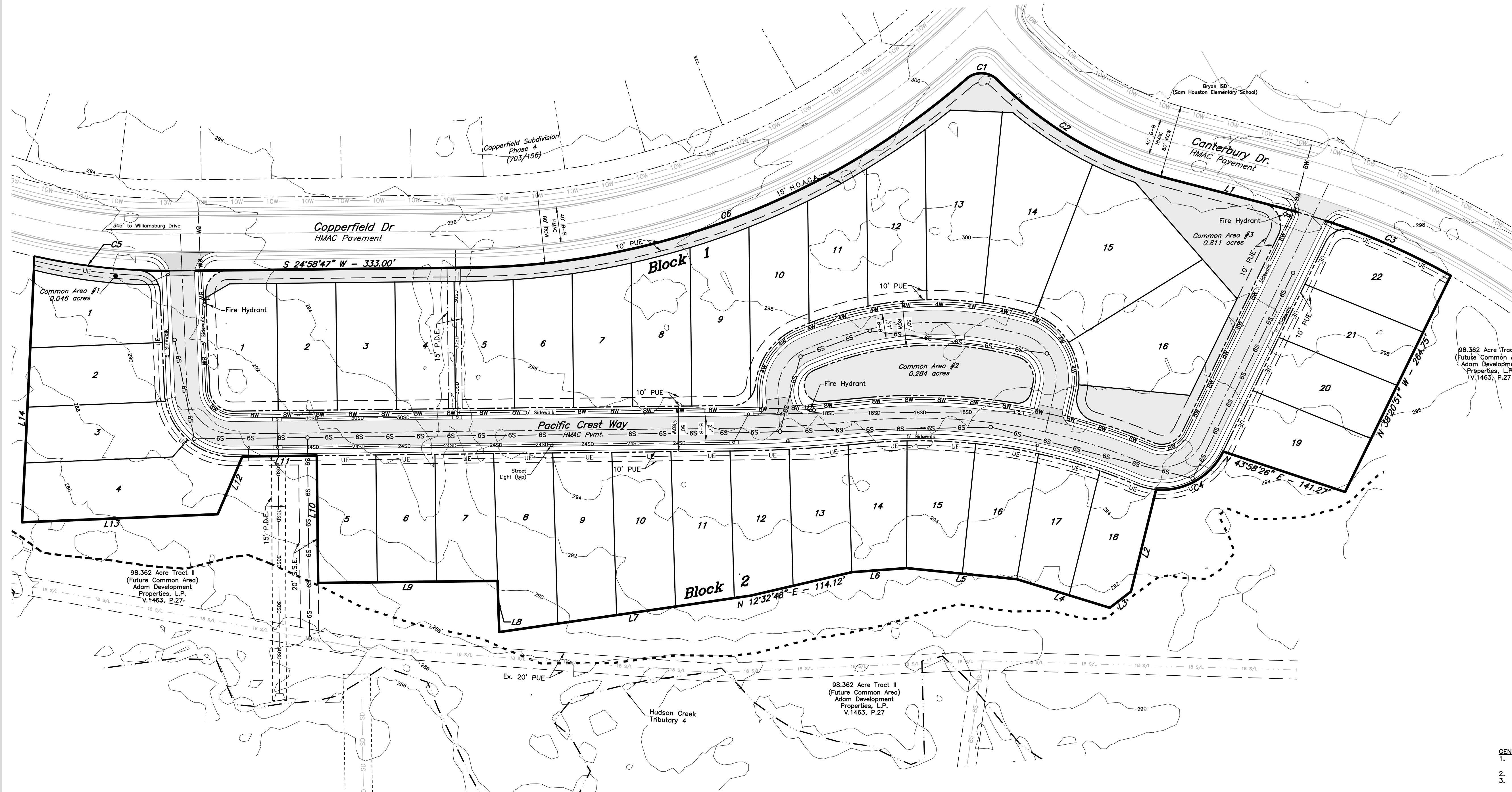


VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°09'27" W	130.00'
L2	N 50°32'46" W	115.64'
L3	N 12°02'46" W	29.30'
L4	N 42°45'20" E	107.12'
L5	N 31°19'54" E	121.84'
L6	N 21°23'13" E	60.41'
L7	N 17°22'38" E	279.50'
L8	S 66°12'04" E	56.35'
L9	N 24°58'47" E	197.37'
L10	S 65°01'13" E	140.00'
L11	N 24°58'47" E	81.87'
L12	N 41°18'10" W	69.02'
L13	N 23°14'15" E	215.46'
L14	S 61°41'13" E	292.70'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	86°16'24"	25.00'	37.64'	23.42'	S 27°35'58" W	34.19'
C2	30°34'43"	415.00'	221.48'	113.45'	S 55°26'49" W	218.87'
C3	14°54'11"	760.00'	197.68'	99.40'	S 47°36'33" W	197.13'
C4	68°53'01"	75.00'	90.17'	51.43'	N 3°54'20" W	84.84'
C5	13°24'55"	640.00'	149.85'	75.27'	S 31°41'15" W	149.51'
C6	40°30'51"	840.00'	593.97'	310.01'	S 4°43'11" W	581.67'

GENERAL NOTES:

- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
- Proposed Land Use: Residential (38 Lots)
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
- Existing ground contours are based on an aerial data of the site.
- A HOA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- Abbreviations:
 P.U.E. - Public Utility Easement
 P.A.E. - Public Access Easement
 P.D.E. - Public Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 S.S.E. - Sanitary Sewer Easement
- Common Areas shall be owned & maintained by Homeowners Association
- Water Service for Oakmont Phase 4A to be served by City of Bryan.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
- No lots shall take direct access from Copperfield Drive or Canterbury Drive.

Preliminary Plan

SCALE: Hor: 1" = 60'



Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	75.1	140.0	10,508
1	2	65.0	140.0	9,100
1	3	65.0	140.0	9,100
1	4	65.0	140.0	9,100
1	5	65.0	140.0	9,117
1	6	65.0	143.5	9,340
1	7	65.0	151.9	9,887
1	8	65.0	165.5	10,770
1	9	65.0	184.5	11,949
1	10	65.0	140.2	9,341
1	11	65.0	140.2	9,169
1	12	65.0	166.6	10,884
1	13	65.0	208.9	15,059
1	14	65.0	189.3	16,167
1	15	65.0	175.2	18,324
1	16	65.0	178.0	16,187

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
2	1	65.0	140.2	10,185
2	2	65.0	140.1	9,637
2	3	65.0	140.0	10,087
2	4	65.0	140.0	15,164
2	5	65.0	140.0	9,100
2	6	65.0	140.0	9,100
2	7	65.0	140.0	9,230
2	8	65.0	192.1	12,450
2	9	65.0	183.5	11,922
2	10	65.0	174.7	11,359
2	11	65.0	166.1	10,797
2	12	65.0	157.7	10,164
2	13	65.0	145.1	9,419
2	14	65.0	140.0	8,798
2	15	73.1	141.9	9,773
2	16	68.3	141.9	9,774
2	17	68.3	140.5	9,163
2	18	65.0	140.0	8,837
2	19	72.8	140.0	9,750
2	20	65.0	140.0	9,122
2	21	65.0	140.0	9,122
2	22	75.0	140.0	10,237

Legend

- 6S Existing Sewer Line w/ size
- 6W Existing Water Line w/ size
- c Existing Gas Line
- 6W Proposed Water Line w/ size
- 4S Proposed Sewer Line w/ size
- SD Proposed Storm Drain Line
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- - - Existing Contour Line
- o Fire Hydrant

PRELIMINARY PLAN

OAKMONT SUBDIVISION PHASE 4A

12.72 ACRES
 OUT OF
 JW SCOTT SURVEY A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 April 2023
 SCALE: 1" = 60'
 Lots 1-16 Block 1
 Lots 1-22 Block 2

Owner: Adam Development Properties, LP
 One Momentum Blvd., Suite 1000
 College Station, TX 77845
 979-776-1111

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838