

LINE TABLE

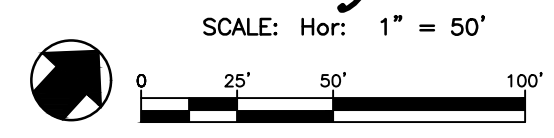
LINE	BEARING	DISTANCE
L1	S 32°46'27" W	50.00'
L2	S 64°15'02" W	52.55'
L3	S 67°09'22" W	14.39'
L4	N 30°51'01" W	16.38'
L5	N 2°53'49" W	78.12'
L6	N 71°10'27" E	134.46'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°56'05"	25.00'	39.24'	24.97'	S 12°07'41" E	35.34'
C2	19°15'39"	875.00'	294.14'	148.47'	S 42°28'11" W	292.76'
C3	84°13'58"	25.00'	36.75'	22.60'	N 85°47'00" W	33.53'
C4	102°35'58"	25.00'	44.77'	31.20'	S 7°37'58" W	39.02'
C5	7°45'09"	875.00'	118.39'	59.29'	S 62°48'31" W	118.30'
C6	59°27'19"	50.00'	51.88'	28.55'	N 27°53'06" E	49.59'
C7	57°10'27"	485.00'	483.97'	264.29'	N 48°15'17" E	464.14'

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, a 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
 Pr.D.E. - Private Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 B.S.I. - By Separate Instrument
 - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association.
 - Water Service for Oakmont Phase 4C to be served by Wickson Creek SUD.
 - 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, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.
 - Lots 1-7, Block 34 and Lot 1, Block 36 shall not take access from Keblor Pass.
 - All sidewalks and trails shown on this plan shall be concrete.

Preliminary Plan



Legend

8S	Existing Sewer Line w/ size
6W	Existing Water Line w/ size
4S	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
□	Fire Hydrant

PRELIMINARY PLAN

OAKMONT SUBDIVISION PHASE 4C

10.873 ACRES
 OUT OF
 JW SCOTT SURVEY A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 MAY 2023
 SCALE: 1" = 50'

20 LOTS
 Lots 1-7 Block 34, Lots 1-6 Block 35
 Lots 1-7 Block 36

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

Surveyor: Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838