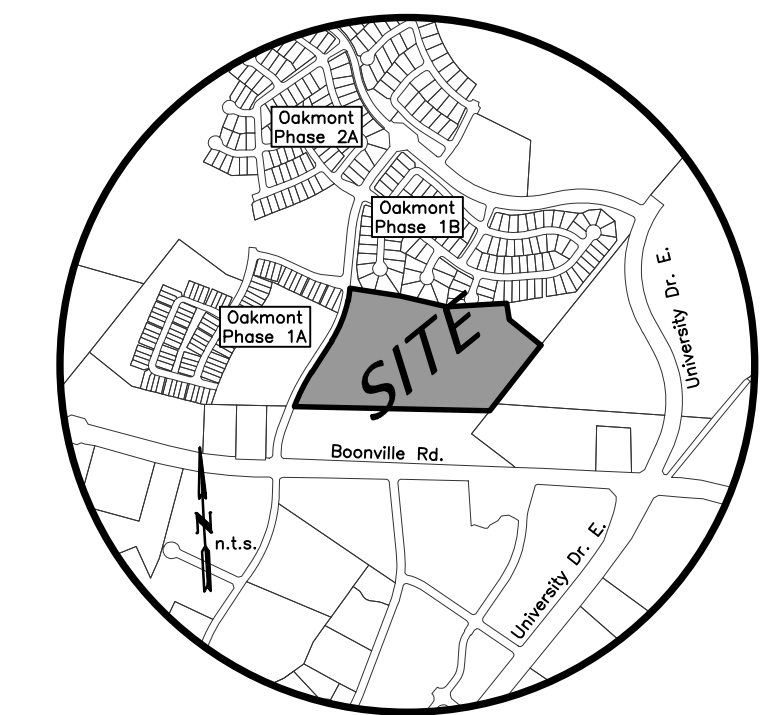


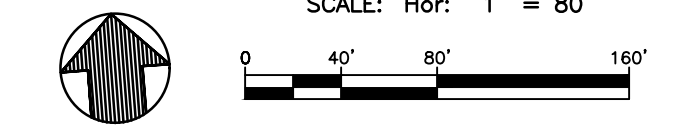


Block	Lot	Width (F1)	Depth (F1)	Area (SF)
37	1	68.2	93.1	6,324
37	2	52.4	120.0	6,294
37	3	52.4	120.0	6,294
37	4	52.6	120.0	6,315
37	5	52.0	120.0	6,240
37	6	53.0	120.0	6,360
37	7	56.6	120.0	6,792
37	8	58.8	120.0	7,056
37	9	58.8	120.1	7,066
37	10	58.9	120.1	7,066
37	11	58.9	120.0	7,066
37	12	58.9	120.0	7,066
37	13	56.6	127.3	7,194
37	14	56.6	141.9	8,037
37	15	56.6	156.6	8,866
37	16	56.6	171.4	9,693
37	17	64.1	188.4	12,166
37	18	62.9	202.5	12,736
37	19	55.9	192.2	10,734
37	20	55.9	181.2	10,044
37	21	60.0	197.7	11,851
37	22	61.9	198.6	12,311
37	23	54.4	181.8	9,801
37	24	55.9	198.8	11,111
37	25	57.8	118.5	6,856
37	26	57.8	120.0	6,936
38	1	60.0	120.0	7,200
38	2	60.5	120.0	7,260
38	3	60.0	120.0	7,200
38	4	55.3	120.0	6,636
38	5	60.9	120.0	7,308
38	6	57.8	120.0	6,936
38	7	57.8	120.0	6,936
38	8	57.8	120.0	6,936
38	9	57.8	120.0	6,936
38	10	57.8	120.0	6,936
38	11	57.8	120.0	6,936
38	12	57.8	120.0	6,936
38	13	57.8	120.0	6,936
38	14	57.8	120.0	6,936
38	15	57.8	120.0	6,936
38	16	57.8	120.0	6,936
38	17	57.8	120.0	6,936
38	18	57.8	120.0	6,936
38	19	57.8	120.0	6,936
38	20	57.8	120.0	6,936
38	21	57.8	120.0	6,936
38	22	57.8	120.0	6,936
38	23	57.8	120.0	6,936
38	24	57.8	120.0	6,936
38	25	57.8	120.0	6,936
38	26	57.8	120.0	6,936
38	27	57.8	120.0	6,936
38	28	57.8	120.0	6,936
38	29	57.8	120.0	6,936
38	30	57.8	120.0	6,936
38	31	57.8	120.0	6,936
38	32	57.8	120.0	6,936
38	33	57.8	120.0	6,936
38	34	57.8	120.0	6,936
38	35	57.8	120.0	6,936
38	36	57.8	120.0	6,936
38	37	57.8	120.0	6,936
38	38	57.8	120.0	6,936
38	39	57.8	120.0	6,936
38	40	57.8	120.0	6,936
39	1	64.9	120.0	7,788
39	2	62.0	120.0	7,440
39	3	62.0	120.0	7,440
39	4	62.0	120.0	7,440
39	5	62.0	120.0	7,440
39	6	62.0	120.0	7,440
39	7	62.0	120.0	7,440
39	8	62.0	120.0	7,440
39	9	62.0	120.0	7,440
39	10	62.0	120.0	7,440
39	11	62.0	120.0	7,440
39	12	62.0	120.0	7,440
39	13	62.0	120.0	7,440
39	14	62.0	120.0	7,440
39	15	62.0	120.0	7,440
39	16	62.0	120.0	7,440
39	17	62.0	120.0	7,440
39	18	62.0	120.0	7,440
39	19	62.0	120.0	7,440
39	20	62.0	120.0	7,440
39	21	62.0	120.0	7,440
39	22	62.0	120.0	7,440
39	23	62.0	120.0	7,440
39	24	62.0	120.0	7,440
39	25	62.0	120.0	7,440
39	26	62.0	120.0	7,440
39	27	62.0	120.0	7,440
39	28	62.0	120.0	7,440
39	29	62.0	120.0	7,440
39	30	62.0	120.0	7,440
39	31	62.0	120.0	7,440
39	32	62.0	120.0	7,440
39	33	62.0	120.0	7,440
39	34	62.0	120.0	7,440
39	35	62.0	120.0	7,440
39	36	62.0	120.0	7,440
39	37	62.0	120.0	7,440
39	38	62.0	120.0	7,440
39	39	62.0	120.0	7,440
39	40	62.0	120.0	7,440



VICINITY MAP

Preliminary Plan



LINE	BEARING	DISTANCE
L1	S 87°37'51" W	108.22'
L2	N 1°55'13" W	121.43'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°56'21"	1420.24'	221.58'	111.01'	S 32°22'41" W	221.35'
C2	15°35'15"	865.00'	235.32'	118.39'	S 31°13'17" W	234.60'

Legend

- 8S --- 8S --- Existing Sewer Line w/ size
- 6W --- 6W --- Existing Water Line w/ size
- 4S --- 4S --- Existing Gas Line
- 6W --- 6W --- Proposed Water Line w/size
- 4S --- 4S --- Proposed Sewer Line w/size
- SD --- SD --- Proposed Storm Drain Line
- --- Boundary Line
- --- Existing Easement Line
- --- Property Line
- --- Proposed Easement Line
- --- Proposed Phase Boundary
- --- Existing Contour Line
- --- Fire Hydrant

- 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, there is not a portion of this property located in a 100-year flood hazard area.
 - Existing ground contours are based on 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. - Private Access Easement
 P.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 7 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 PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
 - All sidewalks shown on this plan shall be concrete.
 - 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 ingress and egress on property adjacent to the PUE to access electric facilities.

PRELIMINARY PLAN

OAKMONT SUBDIVISION PHASE 7

24.943 ACRES
OUT OF
JW SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2023
SCALE: 1" = 80'

99 LOTS

Lots 1-25 Block 37, Lots 1-9 Block 38

Lots 1-17 Block 39, Lots 1-15 Block 40

Lots 1-12 Block 41, Lots 1-20 Block 42

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