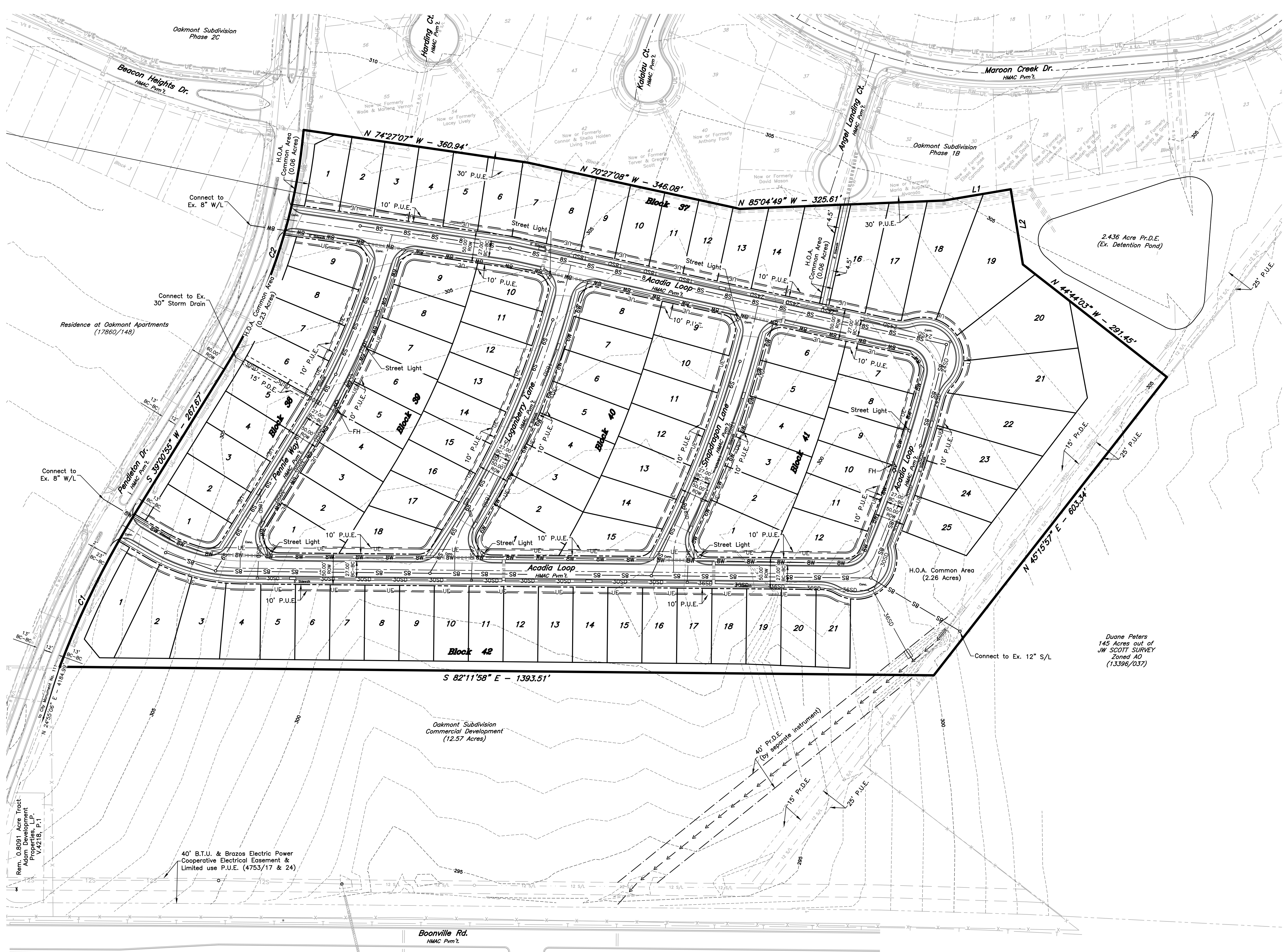


VICINITY MAP

Block	Lot	Width (Ft)	Depth (Ft)	Area (SF)
37	1	55.6	120.0	6,672
37	2	55.2	120.0	6,624
37	3	55.5	120.0	6,660
37	4	55.8	120.0	6,696
37	5	55.8	120.0	6,696
37	6	55.8	120.0	6,696
37	7	57.5	120.1	7,203
37	8	55.9	120.1	6,709
37	9	55.8	120.1	6,699
37	10	55.8	120.1	6,699
37	11	55.8	120.0	6,696
37	12	55.8	120.0	6,696
37	13	55.8	120.0	6,696
37	14	55.8	120.0	6,696
37	15	55.8	120.0	6,696
37	16	59.2	122.5	7,254
37	17	59.2	122.5	7,254
37	18	60.0	125.0	7,500
37	19	56.4	124.7	7,026
37	20	56.4	124.7	7,026
37	21	53.8	120.0	6,456
37	22	59.2	122.5	7,254
37	23	59.2	122.5	7,254
37	24	59.2	122.5	7,254
37	25	59.2	122.5	7,254
38	1	58.2	120.0	6,984
38	2	58.2	120.0	6,984
38	3	58.2	120.0	6,984
38	4	58.2	120.0	6,984
38	5	62.5	120.0	7,500
38	6	62.5	120.0	7,500
38	7	61.8	120.0	7,416
38	8	61.8	120.0	7,416
38	9	61.8	120.0	7,416
39	1	57.1	120.0	6,852
39	2	57.1	120.0	6,852
39	3	57.1	120.0	6,852
39	4	57.1	120.0	6,852
39	5	56.8	120.0	6,816
39	6	57.1	120.0	6,852
39	7	57.1	120.0	6,852
39	8	57.1	120.0	6,852
39	9	57.4	120.1	6,891
39	10	55.5	120.0	6,660
39	11	55.5	120.0	6,660
39	12	55.5	120.0	6,660
39	13	55.5	120.0	6,660
39	14	55.5	120.0	6,660
39	15	55.0	120.0	6,600
39	16	55.0	120.0	6,600
39	17	55.0	120.0	6,600
39	18	55.0	120.0	6,600



LINE TABLE

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°56'20"	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'

Preliminary Plan
 SCALE: Hor: 1" = 80'

Legend

— 8" — 8" —	Existing Sewer Line w/ size
— 6" — 6" —	Existing Water Line w/ size
— 4" — 4" —	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 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. - Private Access Easement
 P.D.E. - Private Drainage Easement
 H.O.A. - Homeowner's Association
 R.O.W. - Right of Way
 B.S.L. - 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, 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.
 - 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
 OCTOBER 2023
 SCALE: 1" = 80'

100 LOTS
 Lots 1-25 Block 37, Lots 1-9 Block 38
 Lots 1-18 Block 39, Lots 1-15 Block 40
 Lots 1-12 Block 41, Lots 1-21 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