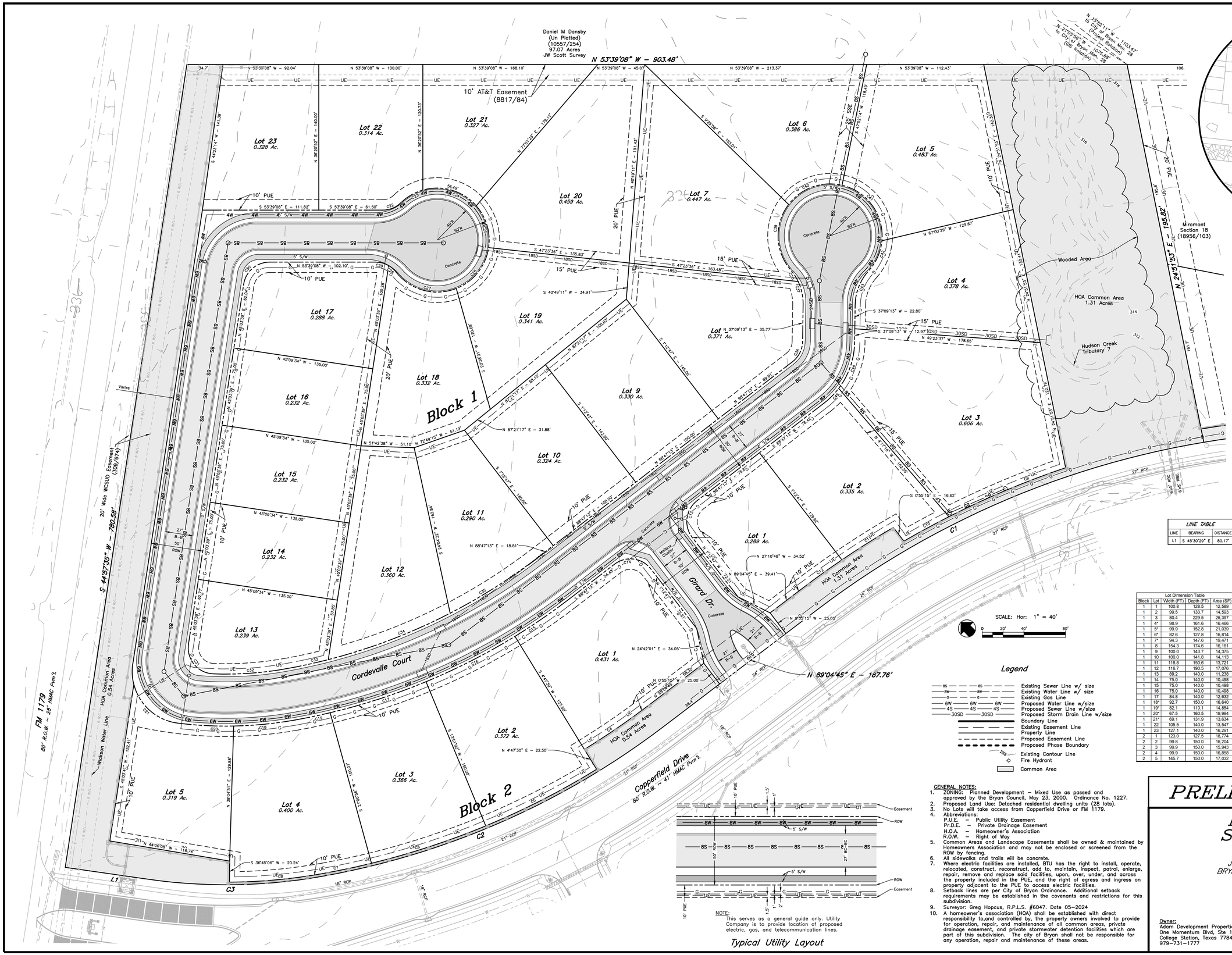

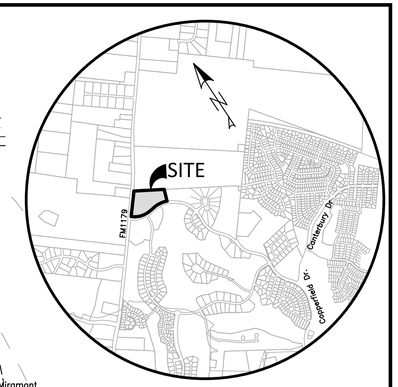

VICINITY MAP

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	27°47'03"	840.00'	407.34'	207.76'	S 77°01'43" E	403.36'
C2	27°09'40"	760.00'	360.28'	183.59'	S 77°20'25" E	356.91'
C3	18°15'06"	530.50'	168.99'	85.22'	S 54°38'02" E	168.28'
C4	5°42'45"	735.00'	73.28'	36.67'	S 88°03'52" E	73.25'
C5	9°03'31"	757.50'	119.76'	60.01'	S 80°40'44" E	119.64'
C6	8°44'46"	757.50'	115.63'	57.93'	S 71°46'36" E	115.52'
C7	3°38'38"	757.50'	48.18'	24.10'	S 65°34'54" E	48.17'
C8	9°44'54"	528.00'	89.83'	45.03'	S 58°53'08" E	89.73'
C9	8°13'19"	848.50'	121.76'	60.98'	N 76°24'09" W	121.66'
C10	3°19'36"	848.50'	49.26'	24.64'	N 82°10'37" W	49.26'
C11	3°52'35"	865.00'	58.52'	29.27'	N 85°54'50" W	58.51'
C12	3°04'07"	865.00'	46.33'	23.17'	N 89°23'11" W	46.32'
C13	90°00'00"	25.00'	39.27'	25.00'	N 43°47'13" E	35.36'
C14	90°00'00"	25.00'	39.27'	25.00'	N 46°12'47" W	35.36'
C15	6°00'18"	607.50'	63.67'	31.86'	S 88°12'38" E	63.64'
C16	9°03'31"	607.50'	96.05'	48.12'	S 80°40'44" E	95.95'
C17	9°08'12"	607.50'	96.87'	48.54'	S 71°34'53" E	96.77'
C18	8°59'20"	378.00'	59.30'	29.71'	S 59°15'55" E	59.24'
C19	3°15'12"	607.50'	34.50'	17.25'	S 65°23'11" E	34.49'
C20	8°08'20"	378.00'	53.70'	26.89'	S 50°42'05" E	53.65'
C21	68°51'49"	50.00'	60.09'	34.28'	S 12°12'00" E	56.54'
C22	44°09'35"	25.00'	19.27'	10.14'	S 75°43'55" E	18.79'
C23	28°11'55"	50.00'	24.61'	12.56'	N 83°42'45" W	24.36'
C24	64°43'55"	50.00'	56.49'	31.69'	N 37°14'50" W	53.53'
C25	49°32'34"	50.00'	43.23'	23.07'	N 19°53'24" E	41.90'
C26	60°06'22"	50.00'	52.45'	28.93'	N 74°42'52" E	50.08'
C27	73°33'38"	50.00'	64.19'	37.38'	S 38°27'08" E	59.87'
C28	21°58'10"	25.00'	9.59'	4.85'	N 12°39'24" W	9.53'
C29	30°00'39"	25.00'	13.09'	6.70'	N 38°38'48" W	12.95'
C30	81°17'13"	25.00'	35.47'	21.46'	N 85°42'16" E	32.57'
C31	96°34'26"	25.00'	42.14'	28.05'	S 3°13'34" E	37.32'
C32	12°14'48"	328.00'	70.11'	35.19'	S 57°38'11" E	69.97'
C33	4°16'46"	557.50'	41.64'	20.83'	S 65°53'57" E	41.63'
C34	12°54'44"	557.50'	125.64'	63.09'	S 74°29'42" E	125.37'
C35	10°15'43"	557.50'	99.85'	50.06'	S 86°04'56" E	99.72'
C36	51°38'00"	25.00'	22.53'	12.09'	S 62°58'13" W	21.77'
C37	25°52'05"	50.00'	22.57'	11.48'	S 24°13'10" W	22.38'
C38	15°32'29"	50.00'	13.56'	6.82'	S 3°30'53" W	13.52'
C39	77°42'01"	50.00'	67.81'	40.27'	S 34°35'39" W	62.73'
C40	66°11'50"	50.00'	57.77'	32.59'	N 73°27'26" W	54.61'
C41	82°06'19"	50.00'	71.65'	43.55'	N 0°41'39" E	65.68'
C42	36°48'59"	50.00'	32.13'	16.64'	N 60°09'18" E	31.58'
C43	41°24'35"	50.00'	36.14'	18.90'	N 57°51'30" E	35.36'
C44	36°25'10"	75.00'	47.67'	24.67'	N 55°21'48" E	46.87'
C45	15°12'49"	75.00'	19.91'	10.02'	N 81°10'48" E	19.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°30'29" E	80.17'

Lot Dimension Table				
Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	100.8	128.5	12,589
1	2	99.5	133.7	14,593
1	3	80.4	229.5	26,397
1	4*	98.9	161.6	16,466
1	5*	99.9	152.8	21,039
1	6*	82.6	127.8	16,814
1	7*	94.3	147.6	19,471
1	8	154.3	174.6	16,161
1	9	100.0	143.7	14,375
1	10	100.0	141.8	14,113
1	11	118.8	150.6	13,721
1	12	116.7	190.5	17,076
1	13	89.2	140.0	11,238
1	14	75.0	140.0	10,498
1	15	75.0	140.0	10,498
1	16	75.0	140.0	10,498
1	17	84.8	140.0	12,632
1	18*	92.7	150.0	16,640
1	19*	82.1	110.1	14,854
1	20*	67.5	160.5	19,994
1	21*	69.1	131.9	13,634
1	22	105.5	140.0	13,547
1	23	127.1	140.0	16,291
2	1	123.0	127.5	18,774
2	2	99.8	150.0	16,204
2	3	99.9	150.0	15,943
2	4	99.9	150.0	16,858
2	5	145.7	150.0	17,032

Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Line w/size
- Proposed Storm Drain Line w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant
- Common Area

NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use as passed and approved by the Bryan Council, May 23, 2000. Ordinance No. 1227.
2. Proposed Land Use: Detached residential dwelling units (28 lots).
3. No Lots will take access from Copperfield Drive or FM 1179.
4. Abbreviations:
   P.U.E. – Public Utility Easement
   Pr.D.E. – Private Drainage Easement
   H.O.A. – Homeowner's Association
   R.O.W. – Right of Way
5. Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
6. All sidewalks and trails will be concrete.
7. 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.
8. Setback lines are per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
9. Surveyor: Greg Hopcus, R.P.L.S. #6047. Date 05–2024
10. A homeowner's association (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 easement, and private stormwater detention facilities which are part of this subdivision. The city of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

PRELIMINARY PLAN

MIRAMONT SECTION 17

14.15 ACRES
OUT OF
J.W. SCOTT LEAGUE, A–49
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2024
SCALE: 1" = 40'

Owner:
Adam Development Properties
One Momentum Blvd, Ste 1000
College Station, Texas 77845
979–731–1777

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

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