

VICINITY MAP

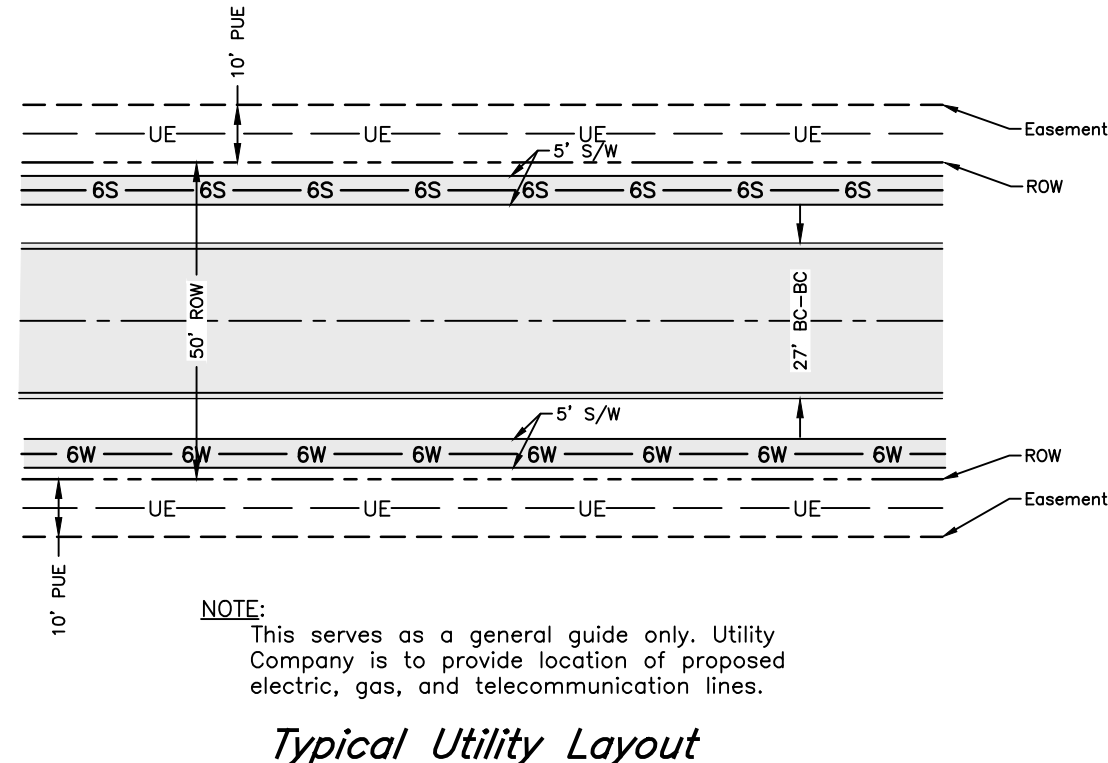
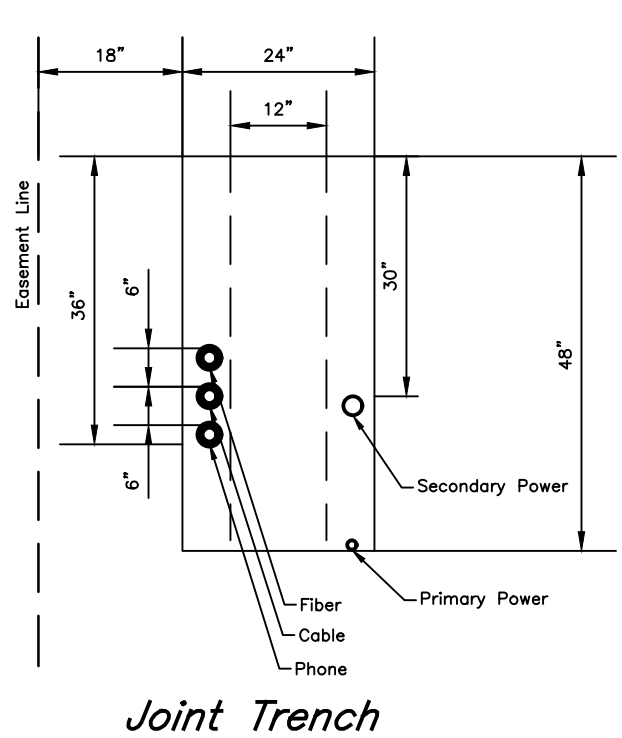
Lot Dimension Table

| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
|-------|-----|------------|------------|-----------|
| 1 | 1 | 73.4 | 147.6 | 12,161 |
| 1 | 2 | 81.3 | 162.4 | 11,612 |
| 1 | 3 | 79.6 | 152.2 | 12,119 |
| 1 | 4 | 79.5 | 141.2 | 11,226 |
| 2 | 1 | 71.5 | 153.4 | 10,974 |
| 2 | 2 | 75.7 | 157.2 | 11,632 |
| 2 | 3 | 75.0 | 153.5 | 11,458 |
| 2 | 4 | 78.9 | 137.6 | 11,423 |
| 2 | 5 | 75.8 | 160.2 | 14,951 |
| 2 | 6 | 75.8 | 160.0 | 13,974 |
| 2 | 7 | 75.2 | 160.0 | 14,025 |
| 2 | 8 | 75.2 | 160.0 | 13,948 |
| 2 | 9 | 75.3 | 160.2 | 12,857 |
| 2 | 10 | 77.0 | 157.8 | 12,213 |
| 3 | 1 | 75.0 | 225.9 | 17,357 |
| 3 | 2 | 110.3 | 234.4 | 17,118 |
| 3 | 3 | 93.6 | 167.1 | 12,990 |
| 3 | 4 | 73.1 | 140.3 | 10,528 |
| 3 | 5 | 75.5 | 136.6 | 10,305 |
| 3 | 6 | 113.3 | 162.4 | 13,132 |

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
|-------|-----------|---------|---------|---------|---------------|-------------|
| C1 | 30°50'21" | 485.00' | 261.05' | 133.77' | N 61°25'20" E | 257.91' |
| C2 | 24°36'50" | 850.00' | 365.15' | 185.44' | N 82°57'36" W | 362.35' |
| C3 | 9°13'56" | 750.00' | 120.85' | 60.56' | S 89°20'58" W | 120.72' |

- 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 4804100220 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 HCA 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 6A1 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 P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - All sidewalks shown on this plan shall be concrete.
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Legend

| | | |
|------|------|----------------------------------|
| 8S | 8S | Existing Sewer Line w/ size |
| 6W | 6W | Existing Water Line w/ size |
| 4S | 4S | Proposed Gas Line |
| 6W | 6W | Proposed Water Line w/size |
| 4S | 4S | Proposed Sewer Line w/size |
| 30SD | 30SD | Proposed Storm Drain Line w/size |
| --- | --- | Proposed Easement Line |
| --- | --- | Proposed Phase Boundary |
| --- | --- | Existing Easement Line |
| --- | --- | Property Line |
| --- | --- | Existing Contour Line |
| ○ | ○ | Fire Hydrant |
| □ | □ | Common Area |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 13°09'30" E | 50.00' |
| L2 | S 76°50'30" W | 33.90' |
| L3 | S 70°52'46" W | 5.46' |
| L4 | S 19°20'49" W | 26.73' |

Preliminary Plan

OAKMONT SUBDIVISION PHASE 6A1

7.00 Acre Tract
 JW SCOTT SURVEY A-49

Lot 1-4, Block 1 Lot 1-6, Block 2 Lot 1-6, Block 3
 (16 Lots)

BRYAN, BRAZOS COUNTY, TEXAS
 JUNE, 2024
 SCALE: 1"=40'

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

Engineer: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458

