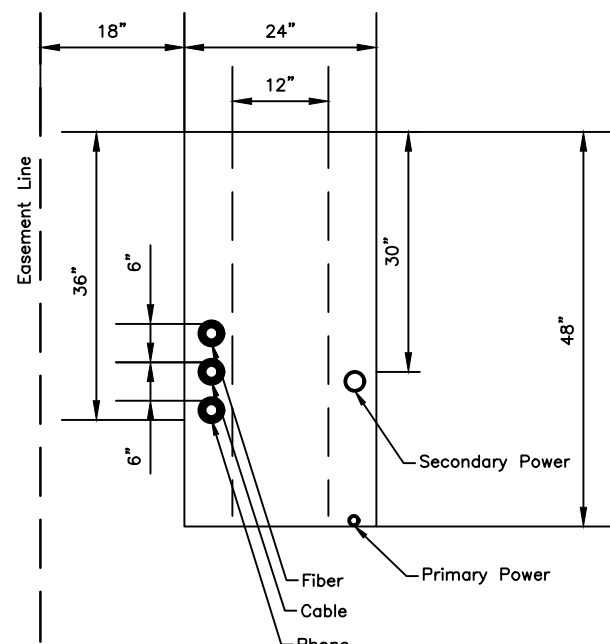
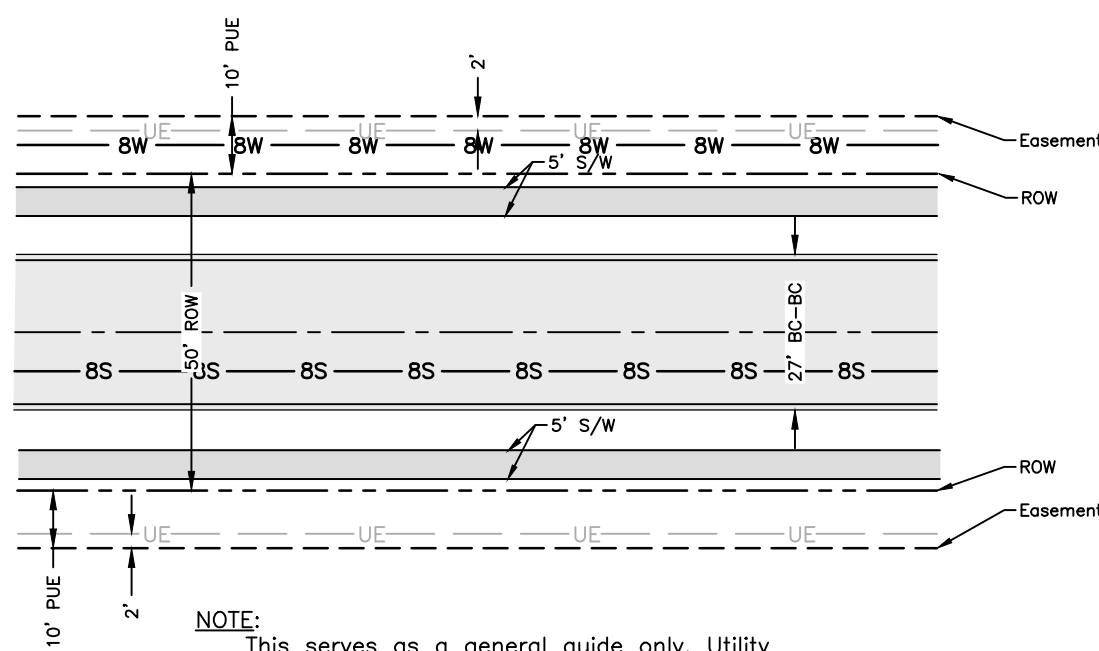


- GENERAL NOTES:
1. ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9, 2021 Ordinance No. 2475.
 2. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°15'57" W) along the southeast line of the 314.34 acre tract recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARINGS shown on this plan.
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, there is a portion of this property located in a 100-year flood hazard area.
 4. Existing ground contours are based on a aerial data of the site.
 5. 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.
 6. Abbreviations:
 - P.U.E. - Public Utility Easement
 - P.A.E. - Public 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
 7. Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association.
 8. Water Service for Oakmont Phase 6A-2 to be served by Wickson Creek SUD.
 9. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 10. 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.
 11. All sidewalks shown on this plan shall be concrete.
 12. Emergency roadway to be owned and maintained by the HOA.
 13. Emergency roadway is to be capable of supporting loads of up to 84,000 pounds and the proposed gravel will be an all-weather surface.

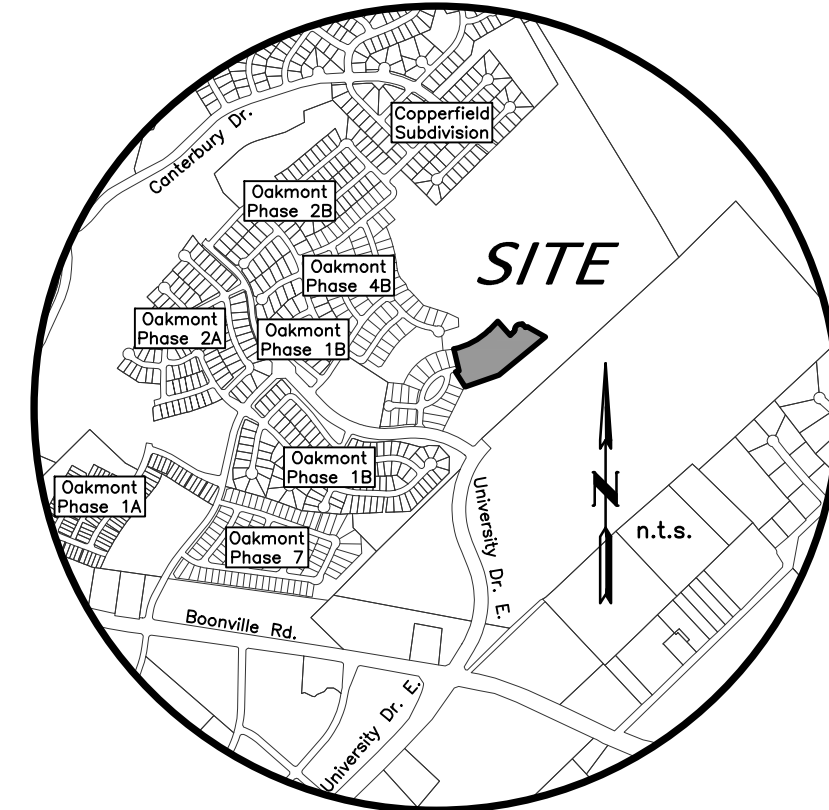
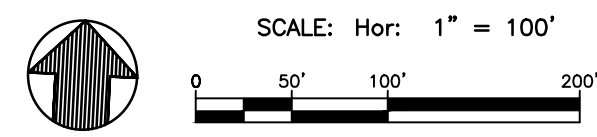
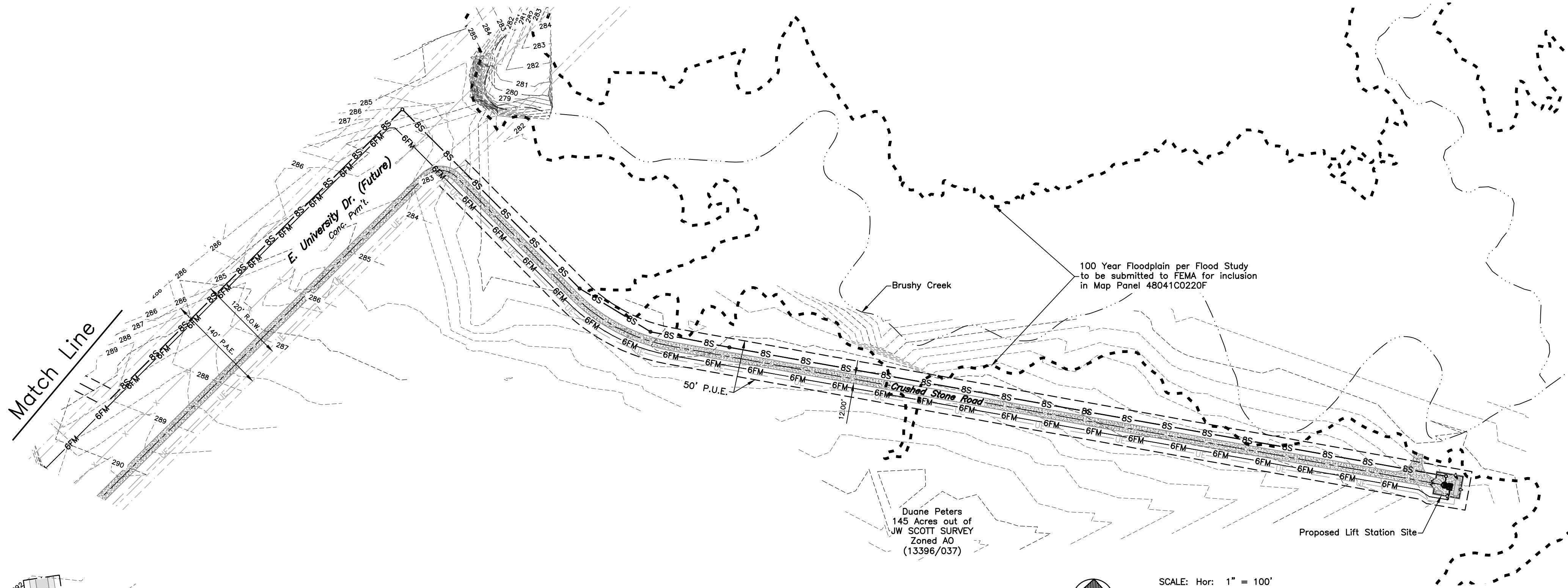


Joint Trench

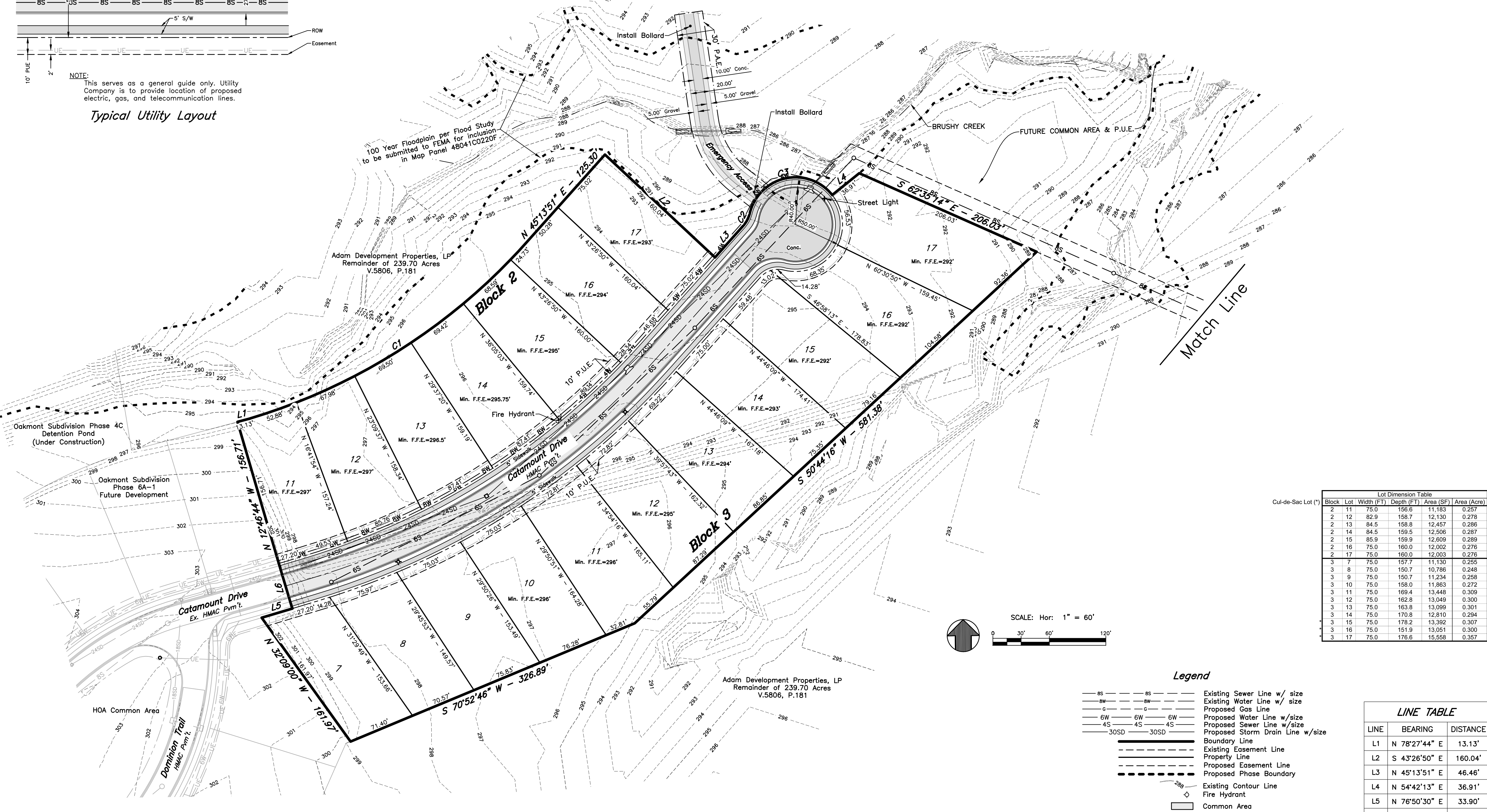


NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout



VICINITY MAP



Coi-de-Sac Lot (*)	Dim Dimension Table						
	Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Area (Acres)	
2	11	1	75.0	156.6	11,183	0.257	
		2	12	82.9	158.7	12,130	0.278
		3	13	84.5	158.8	12,457	0.286
		4	14	84.5	159.5	12,506	0.287
		5	15	85.9	159.9	12,609	0.289
	16	6	16	75.0	160.0	12,002	0.276
		7	17	75.0	160.0	12,003	0.276
		8	7	75.0	157.7	11,130	0.255
		9	8	75.0	150.7	10,786	0.246
		10	9	75.0	150.7	11,234	0.258
3	7	11	10	75.0	158.0	11,863	0.272
		12	11	75.0	169.4	12,448	0.300
		13	12	75.0	162.8	13,049	0.300
	12	14	13	75.0	163.8	13,099	0.301
		15	14	75.0	170.8	12,810	0.294
		16	15	75.0	178.2	13,392	0.307
		17	16	75.0	151.9	13,051	0.300
3	17	75.0	176.6	15,588	0.357		

Legend

BS	Existing Sewer Line w/ size
BW	Existing Water Line w/ size
G	Proposed Gas Line
GW	Proposed Water Line w/size
AS	Proposed Sewer Line w/size
30SD	Proposed Storm Drain Line w/size
---	Boundary Line
---	Existing Easement Line
---	Property Line
---	Proposed Easement Line
---	Proposed Phase Boundary
---	Existing Contour Line
Q	Fire Hydrant
---	Common Area

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°27'44" E	13.13'
L2	S 43°26'50" E	160.04'
L3	N 45°13'51" E	46.46'
L4	N 54°42'13" E	36.91'
L5	N 76°50'30" E	33.90'
L6	N 13°09'30" W	50.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.
C1	31°36'39"	640.00'	353.10'	181.17'	N 61°02'11" E
C2	26°15'00"	27.77'	12.72'	6.48'	N 30°37'16" E
C3	128°41'32"	50.00'	112.31'	104.11'	N 80°21'27" E

Preliminary Plan

OAKMONT SUBDIVISION

PHASE 6A-2

6.05 Acre Tract
JW SCOTT SURVEY A-49

Lot 11-17, Block 2 Lot 7-17, Block 3
(18 Lots)

BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 2025

Owner:
Adam Development Properties, LP
1008 Woodcreek Dr., Suite 103
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

MB

10520072-RP