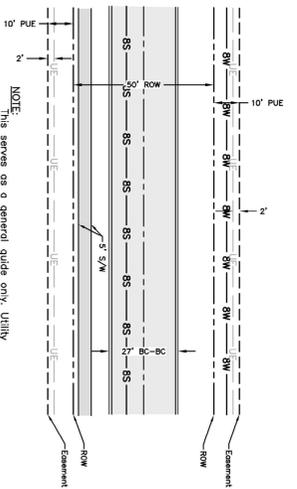


BLOCK NO.	LOT NO.	AREA (Ac)	LOT WIDTH	LOT DEPTH
11	1	0.235	87.32	125.42
11	2	0.200	84.71	129.58
11	3	0.266	85.00	138.36
11	4	0.393	85.00	179.39
11	5	0.212	85.00	132.81
11	6	0.201	86.03	135.29
11	7	0.194	85.07	130.47
11	8	0.191	85.21	127.72
11	9	0.201	85.22	134.80
11	10	0.212	85.20	141.73
11	11	0.425	70.03	182.81
11	12	0.344	85.43	147.88

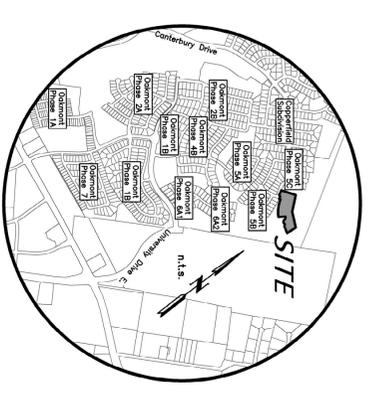
BLOCK NO.	LOT NO.	AREA (Ac)	LOT WIDTH	LOT DEPTH
10	1	0.319	75.01	164.79
10	2	0.282	73.37	153.28
10	3	0.283	74.66	139.59
10	4	0.246	83.92	127.82

LINE	BEARING	DISTANCE
L1	N 30°54'59" W	50.00'
L2	N 30°54'59" W	7.14'
L3	N 30°52'48" W	50.05'
L4	N 59°37'37" W	83.99'
L5	N 67°20'29" W	94.88'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°59'59"	25.00'	39.27'	25.00'	S 75°54'59" E	35.36'
C2	133°12'6"	380.00'	92.05'	46.24'	S 24°09'16" E	91.84'
C3	99°52'46"	50.00'	87.16'	59.46'	S 49°56'23" E	76.54'
C4	62°17'44"	50.38'	54.78'	30.45'	N 25°59'09" W	52.12'



- GENERAL NOTES:**
1. Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021, Ordinance No. 2475.
 2. ORIGIN OF BEARING SYSTEM: from rod monuments found and the record bearing (S 35°31' 00" E) of the official records of Brazos County, Texas, as the BASIS OF BEARINGS shown on this plat.
 3. According to the Flood Insurance Rate Maps for Brazos County, Texas 2014, there is a portion of this property located in a 100-year flood hazard area.
 4. Existing ground contours are based on field shots of the site.
 5. All utility lines shall be installed, repaired, replaced, removed, relocated, and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities, as shown, on this plan shall be concrete.
 6. Abbreviations:
 - P.U.E. - Public Utility Easement
 - P.A.E. - Private Access Easement
 - P.D.E. - Private Driveway Easement
 - R.O.W. - Right of Way
 - B.S.I. - By Separate Instrument
 7. Association
 8. Water Service for Oakmont Phase 6A to be served by Mission 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, RTU has the right to install, operate, relocate, maintain, reconstruct, add to, maintain, inspect, repair, remove, and replace electric facilities, and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities, as shown, on this plan shall be concrete.
 11. Poles and stop signs are the responsibility of the developer. Street name signs will be provided by the city.
 12. All utility lines shall be installed, repaired, replaced, removed, relocated, and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities, as shown, on this plan shall be concrete.
 13. Poles and stop signs are the responsibility of the developer. Street name signs will be provided by the city.



VICINITY MAP

Legend

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

Preliminary Plan

OAKMONT SUBDIVISION

PHASE 6B

4.999 Acre Tract
 JW SCOTT SURVEY A-49

Lot 1-4, Block 10 (16 Lots) Lot 1-12, Block 11

BRYAN, BRAZOS COUNTY, TEXAS
 MAY, 2025
 McClure & Brown Engineering/Surveying, Inc.
 One Momentum Blvd., Suite 1000
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-488

