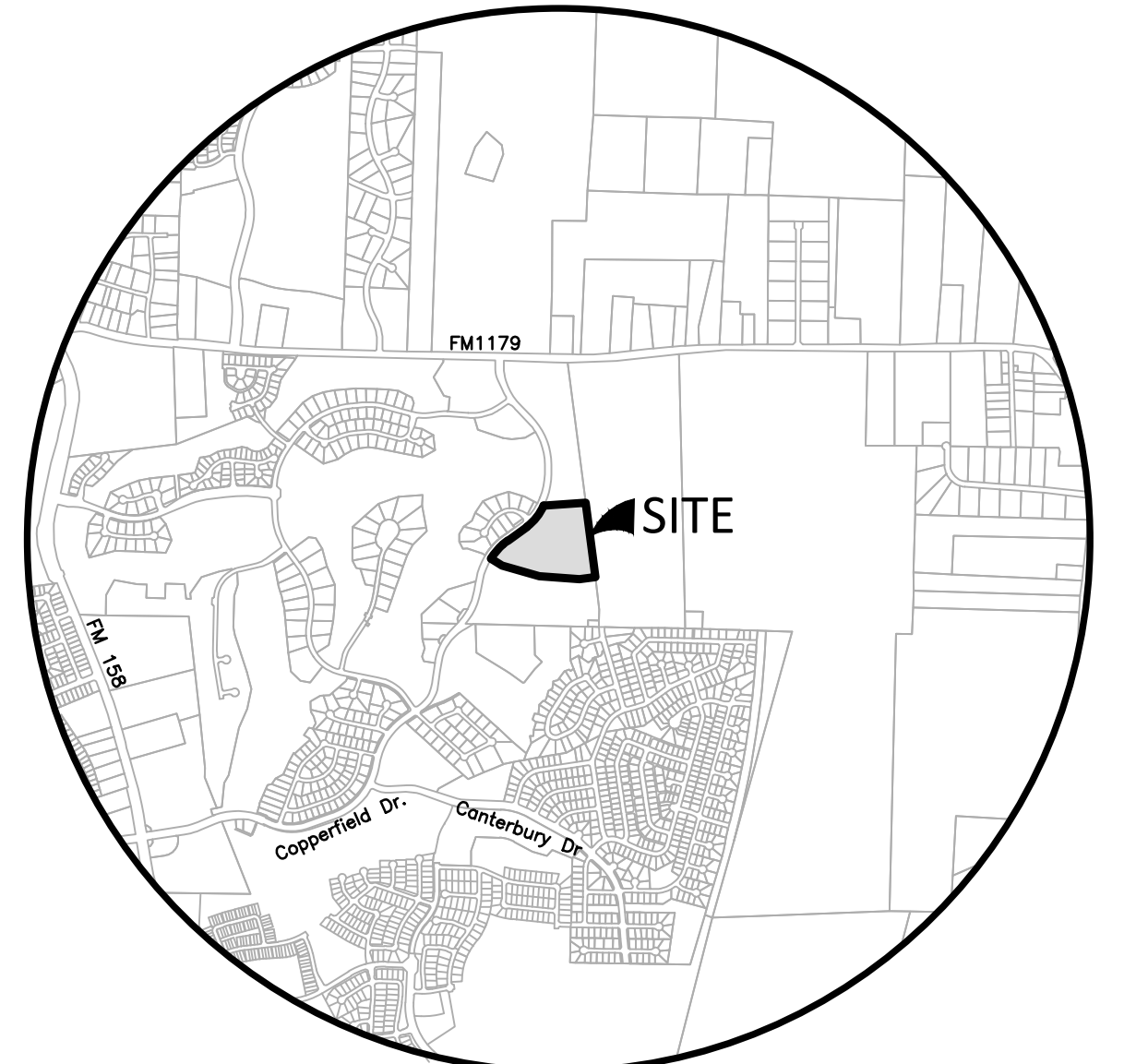


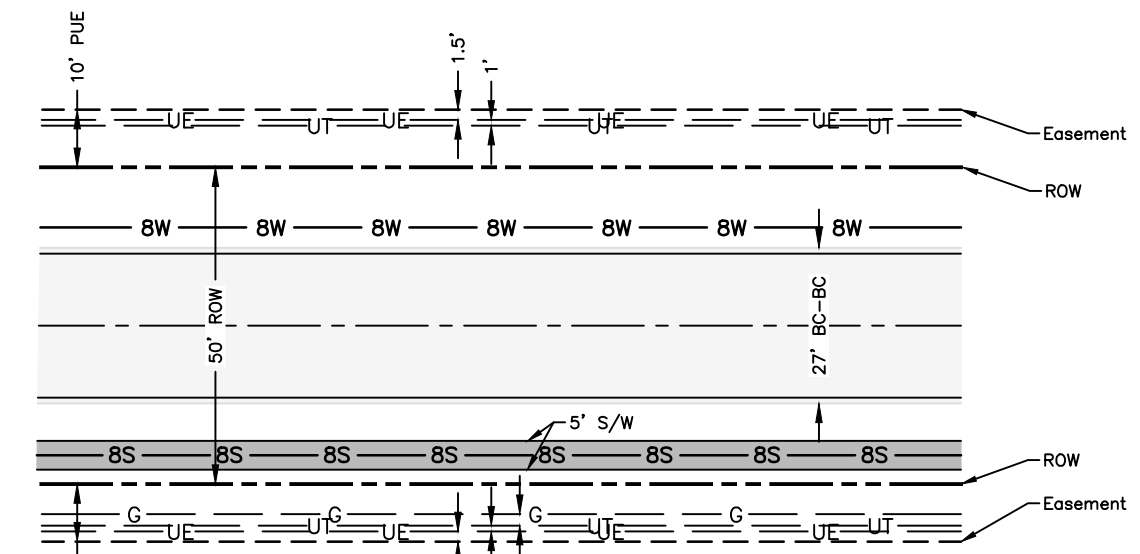
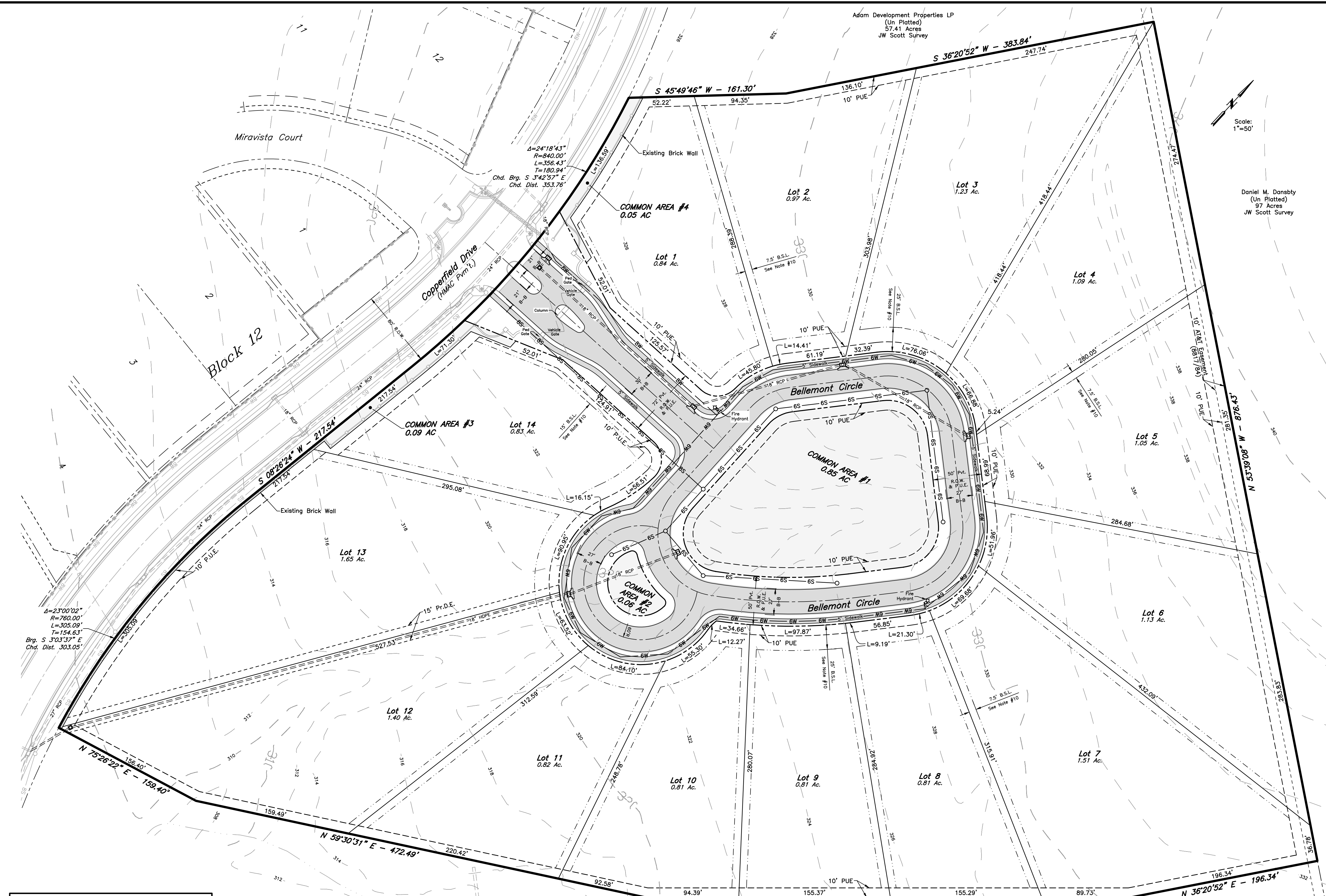
Adam Development Properties LP  
(Un Platted)  
57.41 Acres  
JW Scott Survey



VICINITY MAP

Scale:  
1"=50'

Daniel M. Dansby  
(Un Platted)  
97 Acres  
JW Scott Survey



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

Typical Utility Layout Legend

- 8S Existing Sewer Line w/ size
- 8W Existing Water Line w/ size
- 8G Existing Gas Line
- 6W Proposed Water Line w/size
- 4S 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
- Fire Hydrant
- Common Area

| PARCEL TABLE |           |            |            |            |
|--------------|-----------|------------|------------|------------|
| LOT NO.      | BLOCK NO. | AREA (Sf.) | WIDTH (FT) | DEPTH (FT) |
| 1            | 1         | 36,623 SF  | 105.79'    | 286.37'    |
| 2            | 1         | 42,282 SF  | 110.66'    | 274.68'    |
| 3            | 1         | 53,686 SF  | 126.35'    | 335.82'    |
| 4            | 1         | 47,587 SF  | 100.48'    | 308.54'    |
| 5            | 1         | 45,804 SF  | 121.09'    | 261.83'    |
| 6            | 1         | 49,354 SF  | 98.53'     | 341.34'    |
| 7            | 1         | 65,848 SF  | 103.70'    | 370.91'    |
| 8            | 1         | 35,164 SF  | 101.82'    | 295.08'    |
| 9            | 1         | 35,363 SF  | 110.96'    | 278.54'    |
| 10           | 1         | 35,128 SF  | 127.06'    | 271.60'    |
| 11           | 1         | 35,585 SF  | 109.72'    | 252.26'    |
| 12           | 1         | 61,201 SF  | 88.99'     | 386.11'    |
| 13           | 1         | 71,963 SF  | 120.06'    | 399.26'    |
| 14           | 1         | 36,305 SF  | 134.91'    | 255.20'    |

- GENERAL NOTES:
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, May 23, 2000. Ordinance No. 1227.
  - Proposed Land Use: Detached residential dwelling units (14 lots).
  - This Phase will be gated and will comply with Section 110-59(m) of the subdivision ordinance.
  - No Lots will take access from Copperfield Drive.
  - 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
  - Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
  - Street maintenance shall be the responsibility of the Homeowners Association.
  - All sidewalks and trails will 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 egress and ingress on property adjacent to the PUE to access electric facilities.
  - Setback lines are per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
  - Surveyor: Greg Hopcus, R.P.L.S. #6047.
  - Drive gate to be equipped with a Fire Knox Access.
  - Developer will pay into a street maintenance fund in an amount equal to \$78.30 per linear foot of private street.



# PRELIMINARY PLAN

## MIRAMONT SECTION 19

17.8 ACRES  
OUT OF  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
MARCH, 2022  
SCALE: 1" = 50'  
Block 1, Lots 1-14

Prepared By:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3638

