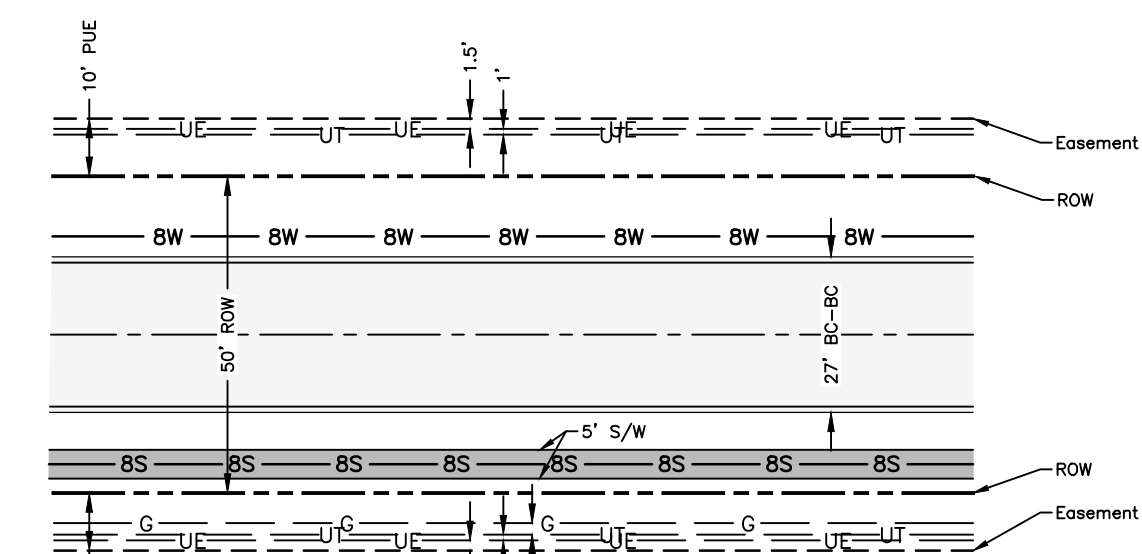
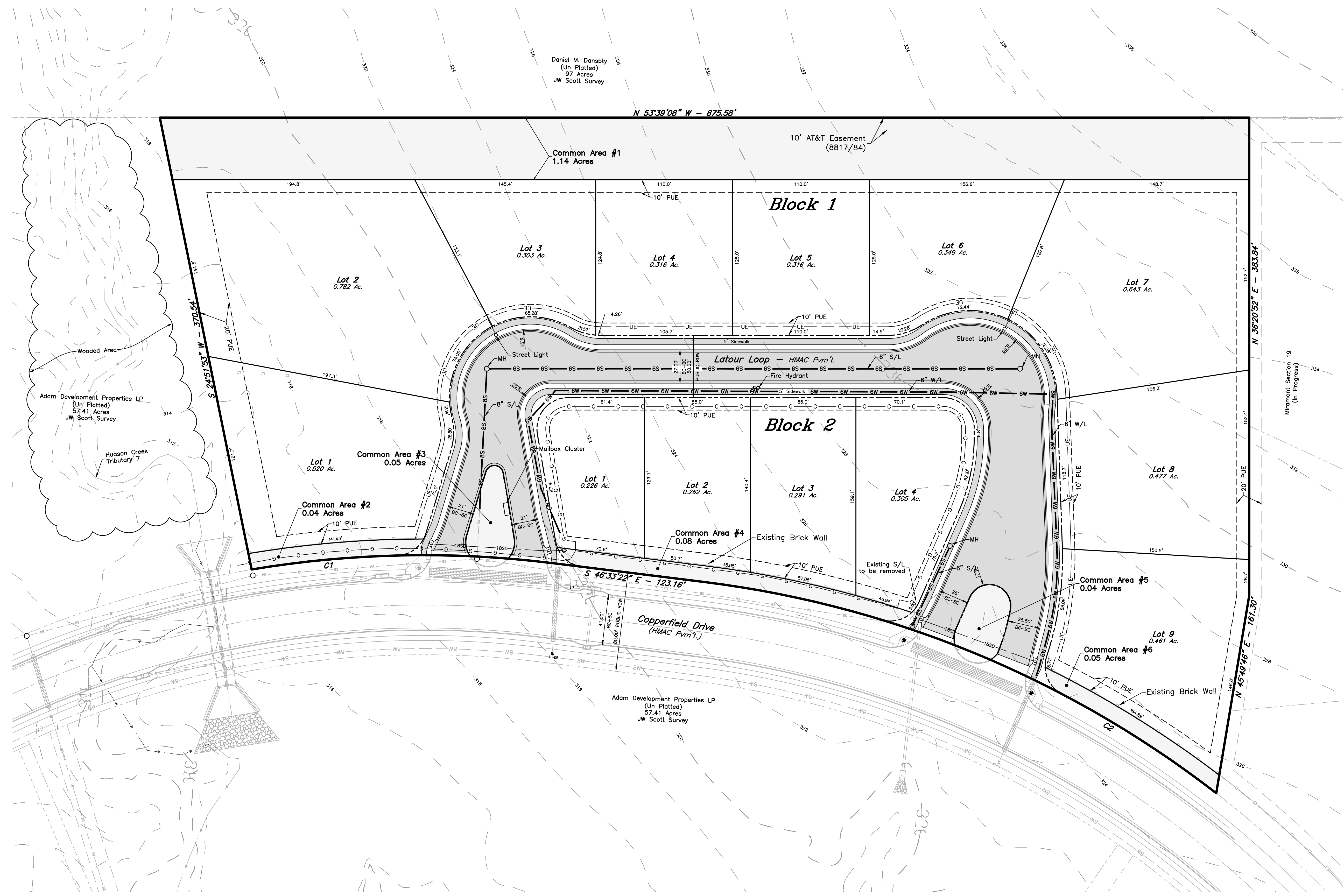
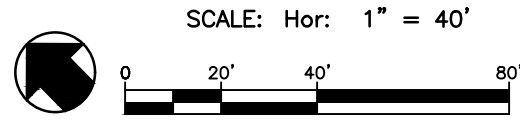
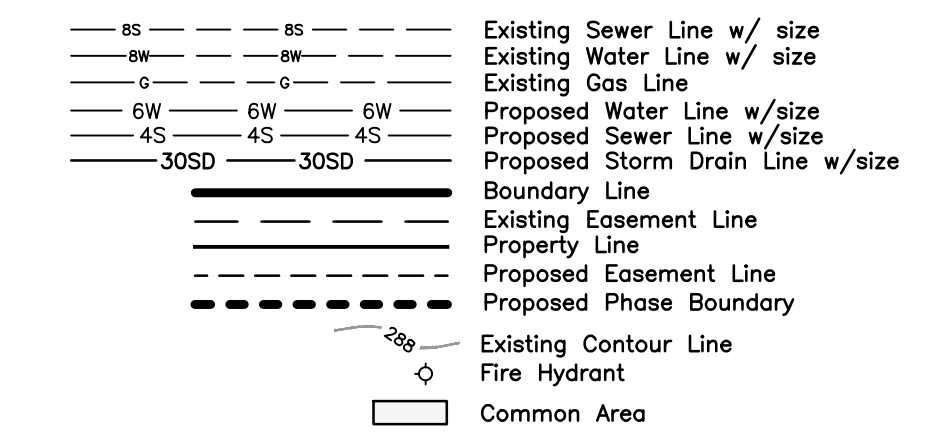


VICINITY MAP



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



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	16°34'49"	840.00'	243.08'	122.40'	S 54°50'47" E	242.23'
C2	30°41'03"	840.00'	449.85'	230.46'	S 31°12'51" E	444.50'

- 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).
  - No Lots will take access from Copperfield Drive.
  - Abbreviations:  
P.U.E. - Public Utility Easement  
P.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. Date 05-2022

**PRELIMINARY PLAN**

**MIRAMONT SECTION 18**

7.70 ACRES  
OUT OF  
J.W. SCOTT LEAGUE, A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY 2022  
SCALE: 1" = 40'  
Block 1, Lots 1-9  
Block 2, Lots 1-4

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

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

