

VICINITY MAP

LINE TABLE

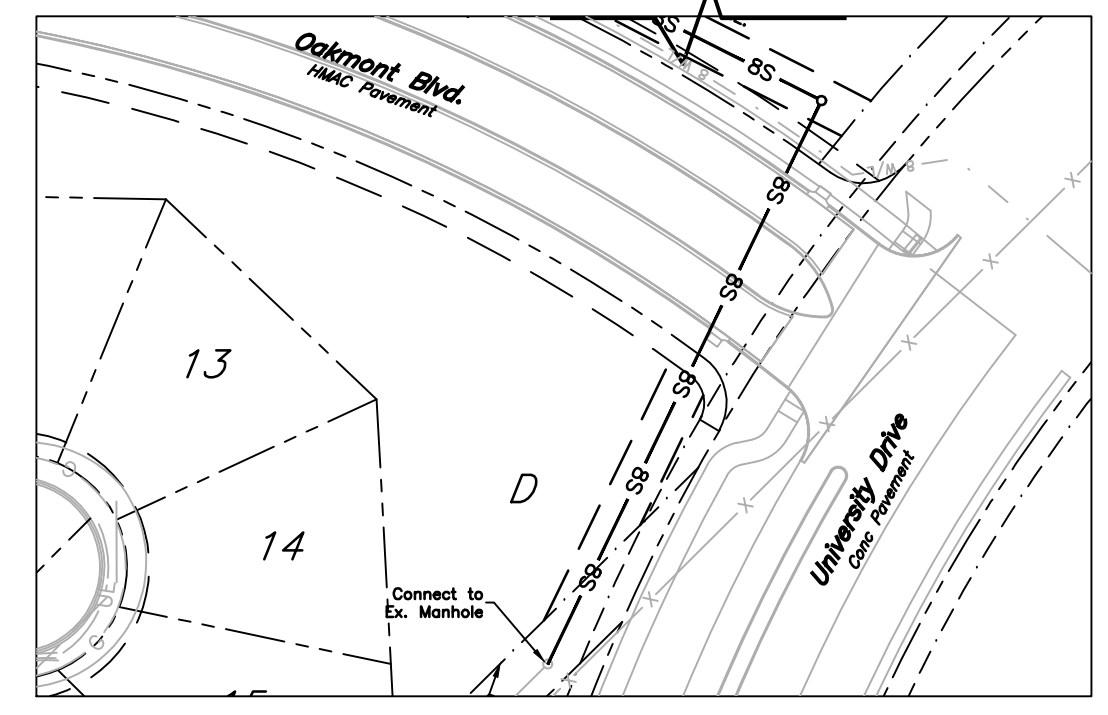
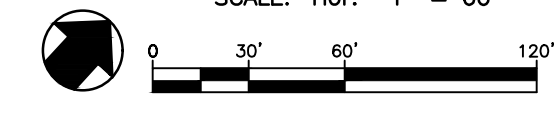
LINE	BEARING	DISTANCE
L1	S 64°15'02" W	28.38'
L2	N 24°53'48" W	50.00'
L3	N 29°45'43" W	43.58'
L4	N 49°02'07" E	105.32'
L5	N 45°02'02" W	50.77'
L6	S 44°57'58" W	50.00'
L7	N 45°02'02" W	62.75'
L8	S 25°12'31" E	77.30'
L9	S 32°06'15" E	77.33'
L10	S 39°00'00" E	77.36'
L11	S 44°18'11" E	77.49'
L12	S 40°39'38" W	129.98'
L13	S 49°53'10" E	15.13'
L14	S 57°09'38" E	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	19°15'39"	875.00'	294.14'	148.47'	N 42°28'11" E	292.76'
C2	84°13'58"	25.00'	36.75'	22.60'	S 85°47'00" E	33.53'
C3	102°35'58"	25.00'	44.77'	31.20'	N 73°37'58" E	39.02'
C4	6°10'16"	875.00'	94.24'	47.17'	N 62°01'04" E	94.20'
C5	24°21'04"	262.85'	111.71'	56.71'	N 17°35'11" W	110.87'
C6	18°30'36"	1155.08'	373.16'	188.22'	N 15°49'48" W	371.54'
C7	94°04'09"	75.00'	123.14'	80.53'	N 2°00'03" E	109.76'
C8	17°11'24"	975.00'	292.52'	147.37'	S 57°37'50" W	291.43'
C9	7°55'55"	980.00'	135.67'	67.94'	S 29°20'16" E	135.56'
C10	8°54'01"	973.97'	151.29'	75.80'	S 18°02'10" E	151.14'
C11	16°57'29"	914.52'	270.67'	136.33'	S 13°19'30" E	269.69'
C12	96°14'46"	25.09'	42.15'	27.99'	N 81°11'49" E	37.37'

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
 - Proposed Land Use: Residential (50 Lots)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on a aerial data of the site.
 - 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.
 - Abbreviations:
 - P.U.E. - Public Utility Easement
 - P.A.E. - Public Access Easement
 - P.D.E. - Public 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
 - Water Service for Oakmont Phase 3B to be served by Wickson Creek SUD.

Preliminary Plan
SCALE: Hor: 1" = 60'



Legend

—BS—	Existing Sewer Line w/ size
—SW—	Existing Water Line w/ size
—G—	Existing Gas Line
—BW—	Proposed Water Line w/size
—4S—	Proposed Sewer Line w/size
—SD—	Proposed Storm Drain Line
—	Boundary Line
—	Existing Easement Line
—	Property Line
—	Proposed Easement Line
—	Proposed Phase Boundary
—	Existing Contour Line
—	Fire Hydrant

PRELIMINARY PLAN

OAKMONT SUBDIVISION
PHASE 3B
15.17 ACRES
OUT OF
JW SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS
May 2022
SCALE: 1" = 60'

Lots 1-12 Block 30, Lots 1-10 Block 31
 Lots 1-18 Block 32, Lots 1-10 Block 33

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

Surveyor: Travis Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

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