

VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°15'02" E	28.38'
L2	N 28°15'36" W	60.07'
L3	N 44°23'37" W	59.10'
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 23°52'39" E	27.00'
L9	S 25°12'31" E	77.30'
L10	S 32°06'15" E	77.33'
L11	S 39°00'00" E	77.36'
L12	S 44°18'11" E	77.49'
L13	S 40°39'38" W	129.98'
L14	S 49°53'10" E	15.13'
L15	S 7°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 7°37'58" E	39.02'
C4	74°5'09"	875.00'	118.39'	59.29'	N 62°48'31" E	118.30'
C5	24°21'04"	209.28'	88.94'	45.15'	N 20°04'41" W	88.28'
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 4804100220 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 an 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 4B to be served by Wickson Creek SUD.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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.

PRELIMINARY PLAN

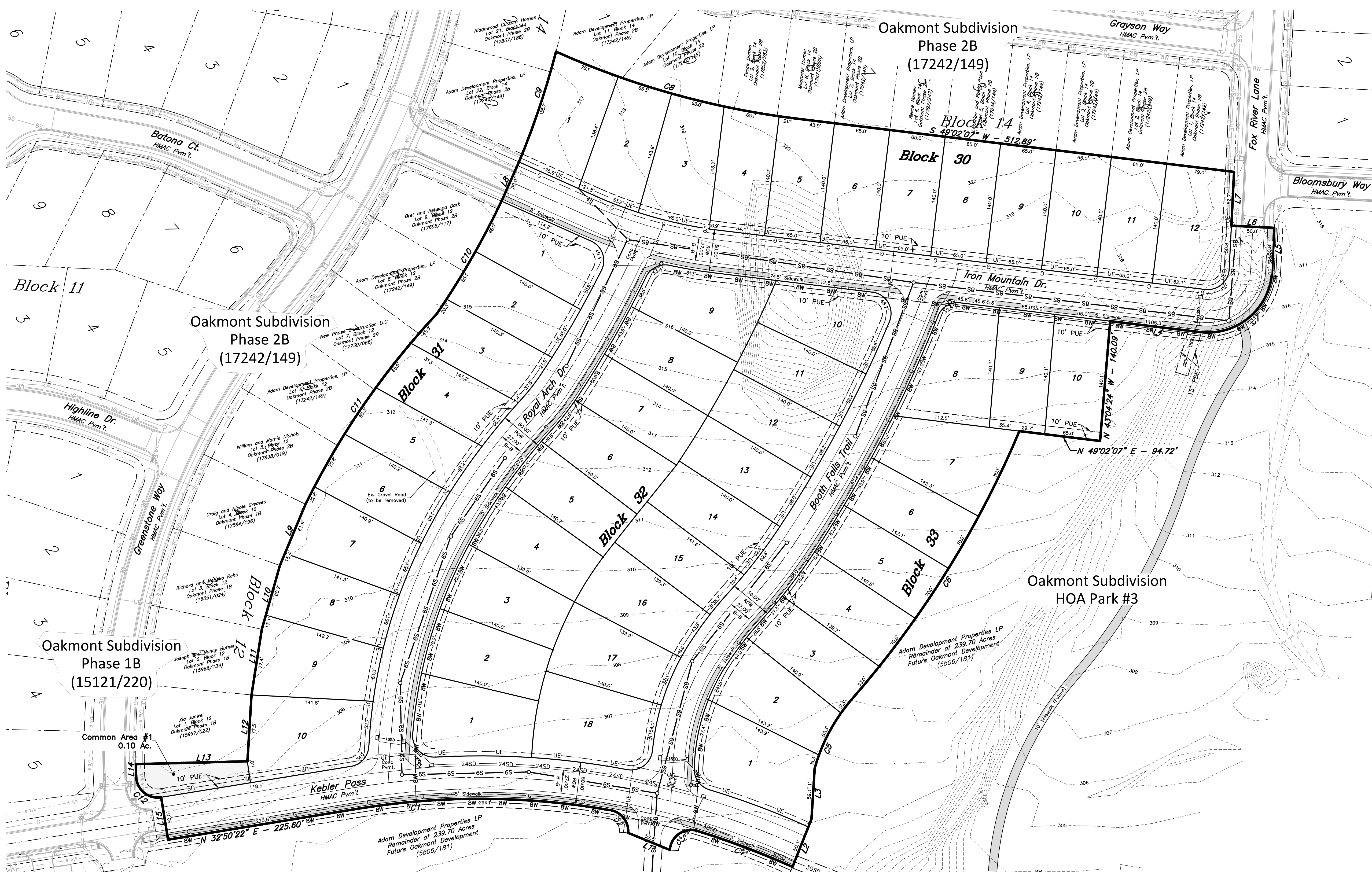
OAKMONT SUBDIVISION
PHASE 4B

15.02 ACRES
OUT OF
JW SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS
December 2022
SCALE: 1" = 60'

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

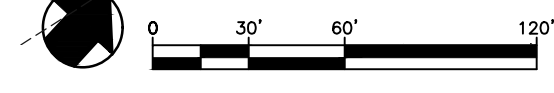
Owner: Adam Development Properties, LP
One Momentum Dr., Suite 1000
College Station, TX 77845
979-776-1111

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



Preliminary Plan

SCALE: Hor: 1" = 60'



Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
30	1	74.9	137.1	10,284
30	2	73.3	141.2	9,903
30	3	81.2	143.8	10,675
30	4	65.0	142.0	9,207
30	5	65.0	140.0	9,102
30	6	65.0	140.0	9,100
30	7	65.0	140.0	9,100
30	8	65.0	140.0	9,100
30	9	65.0	140.0	9,100
30	10	65.0	140.0	9,100
30	11	65.0	140.0	9,100
30	12	67.0	140.0	11,586
31	1	75.8	140.0	9,923
31	2	65.1	140.2	9,108
31	3	65.8	141.6	9,232
31	4	66.1	142.3	9,242
31	5	65.4	140.8	9,145
31	6	67.8	140.8	9,104
31	7	67.8	141.4	9,495
31	8	67.8	141.7	10,506
31	9	67.8	141.9	11,509
31	10	77.3	141.9	12,225

Lot Dimension Table

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
32	1	62.9	140.2	11,261
32	2	76.1	140.1	9,817
32	3	76.7	140.0	10,032
32	4	76.5	140.0	9,801
32	5	66.8	140.0	9,205
32	6	65	140.0	9,403
32	7	65	140.0	9,216
32	8	65	140.0	9,427
32	9	65	140.0	11,193
32	10	90.4	140.0	10,478
32	11	67	140.0	9,991
32	12	67	140.0	9,981
32	13	67	140.0	9,131
32	14	67	140.0	9,203
32	15	65	140.0	8,516
32	16	65	140.0	10,089
32	17	65	140.4	10,305
32	18	73.7	140.8	12,473
33	1	93.73	143.9	12,833
33	2	79.8	142.4	9,895
33	3	65	140.8	9,376
33	4	65	140.3	9,368
33	5	65	141.5	9,479
33	6	65	142.2	9,533
33	7	65	143.3	11,720
33	8	72.2	140.1	12,178
33	9	65	140.1	9,106
33	10	65	140.1	9,106

Legend

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Existing Gas Line
- Proposed Water Line w/size
- Proposed Sewer Line w/size
- Proposed Storm Drain Line
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed Phase Boundary
- Existing Contour Line
- Fire Hydrant

