

VICINITY MAP

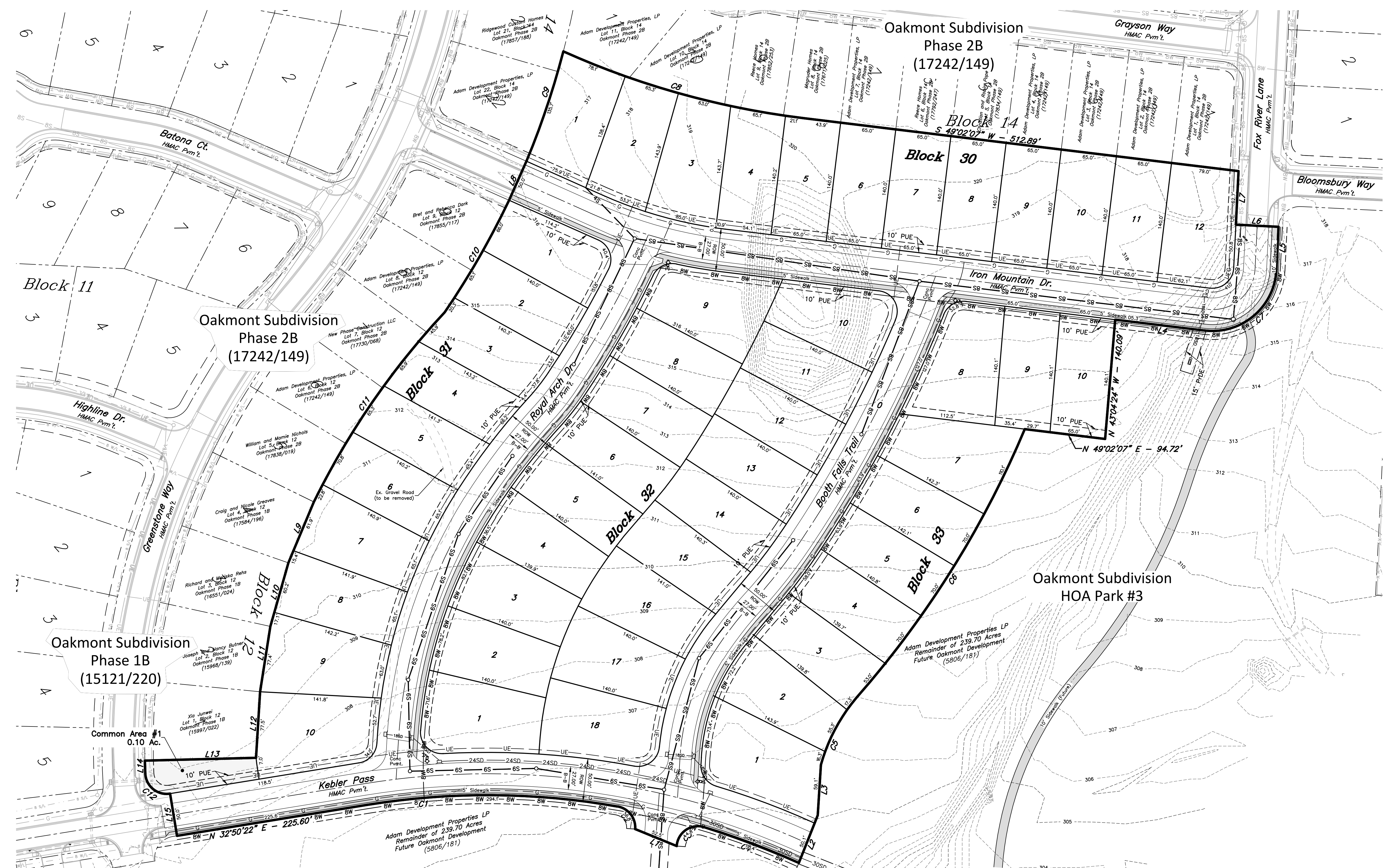
**LINE TABLE**

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 57°09'38" E	50.00'

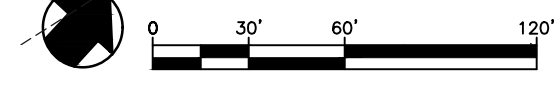
**CURVE TABLE**

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 7°37'58" E	39.02'
C4	74°50'09"	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.
  - Planning Variance case No. PV22-14 was approved by the Planning and Zoning Commission on August 4, 2022 (reduction of lot depth by 2.9-feet for Lot 1, Block 30).
  - 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  
 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.
  - 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.

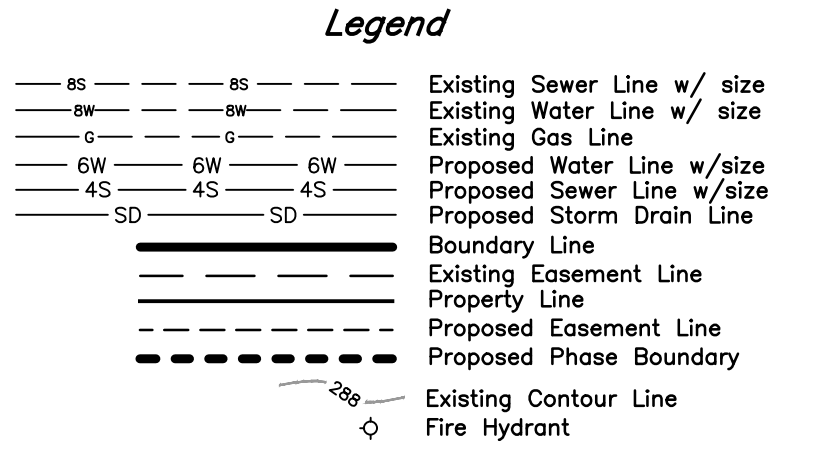


**Preliminary Plan**  
SCALE: Hor: 1" = 60'



**Lot Dimension Table**

Block	Lot	Width (FT)	Depth (FT)	Area (SFT)	Block	Lot	Width (FT)	Depth (FT)	Area (SFT)
30	1	74.9	137.1	10,264	32	1	82.8	140.0	11,581
30	2	73.3	141.2	9,900	32	2	75.3	140.0	9,817
30	3	81.2	143.8	10,675	32	3	73.4	140.0	10,232
30	4	65.0	142.0	9,207	32	4	72.7	140.0	9,424
30	5	65.0	140.0	9,100	32	5	65.0	140.0	9,095
30	6	65.0	140.0	9,100	32	6	65.0	140.0	9,385
30	7	65.0	140.0	9,100	32	7	65.0	140.0	9,368
30	8	65.0	140.0	9,100	32	8	65.0	140.0	9,436
30	9	65.0	140.0	9,100	32	9	65.0	140.0	11,795
30	10	65.0	140.0	9,100	32	10	90.4	140.0	10,478
30	11	65.0	140.0	9,100	32	11	67.0	140.0	9,081
30	12	67.1	140.0	11,598	32	12	67.0	140.0	9,081
30	13	75.8	140.0	9,223	32	13	67.0	140.0	9,131
30	14	65.1	140.2	9,108	32	14	66.3	140.0	9,135
30	15	65.8	141.6	9,233	32	15	65.0	140.0	9,260
30	16	66.1	142.3	9,242	32	16	67.2	140.0	10,299
30	17	65.4	140.8	9,143	32	17	67.1	140.0	10,861
30	18	68.7	140.0	9,757	32	18	63.6	140.0	11,078
31	1	66.6	141.4	10,674	33	1	97.2	143.9	12,833
31	2	66.9	141.7	9,996	33	2	65	140.6	9,304
31	3	68.5	141.3	11,144	33	3	65	140.3	9,368
31	4	68.2	141.9	12,225	33	4	65	142.2	9,533
31	5	65	142.2	9,533	33	5	65	143.3	11,720
31	6	65	142.2	9,533	33	6	72.4	140.1	12,178
31	7	65	143.3	11,720	33	7	65	140.1	9,106
31	8	65	143.3	11,720	33	8	65	140.1	9,106
31	9	65	143.3	11,720	33	9	65	140.1	9,106
31	10	65	143.3	11,720	33	10	65	140.1	9,106



**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'

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

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

Texas Firm Registration No. 10103300