



VICINITY MAP

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 32°46'27" W | 50.00'   |
| L2   | S 64°15'02" W | 52.55'   |
| L3   | S 67°09'22" W | 14.39'   |
| L4   | N 30°51'01" W | 16.38'   |
| L5   | N 23°42'38" E | 69.21'   |
| L6   | N 71°10'27" E | 134.46'  |

**CURVE TABLE**

| CURVE | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD BRG.    | CHORD DIST. |
|-------|------------|---------|---------|---------|---------------|-------------|
| C1    | 89°56'05"  | 25.00'  | 39.24'  | 24.97'  | S 12°07'41" E | 35.34'      |
| C2    | 19°15'39"  | 875.00' | 294.14' | 148.47' | S 42°28'11" W | 292.76'     |
| C3    | 84°13'58"  | 25.00'  | 36.75'  | 22.60'  | N 85°47'00" W | 33.53'      |
| C4    | 102°35'58" | 25.00'  | 44.77'  | 31.20'  | S 7°37'58" W  | 39.02'      |
| C5    | 7°45'09"   | 875.00' | 118.39' | 59.29'  | S 62°48'31" W | 118.30'     |
| C6    | 59°27'19"  | 50.00'  | 51.88'  | 28.55'  | N 27°53'06" E | 49.59'      |
| C7    | 57°10'27"  | 485.00' | 483.97' | 264.29' | N 48°15'17" E | 464.14'     |

**Lot Dimension Table**

| Block | Lot | Width (FT) | Depth (FT) | Area (SF) |
|-------|-----|------------|------------|-----------|
| 34    | 1   | 78.3       | 150.0      | 12,080    |
| 34    | 2   | 75.0       | 150.0      | 11,250    |
| 34    | 3   | 75.0       | 150.0      | 11,250    |
| 34    | 4   | 75.0       | 151.2      | 12,161    |
| 34    | 5   | 75.0       | 153.6      | 12,325    |
| 34    | 6   | 75.0       | 156.0      | 12,134    |
| 34    | 7   | 82.3       | 156.6      | 12,958    |
| 35    | 1   | 75.0       | 140.0      | 10,500    |
| 35    | 2   | 75.0       | 140.0      | 10,500    |
| 35    | 3   | 75.0       | 140.0      | 10,500    |
| 35    | 4   | 84.8       | 140.0      | 12,180    |
| 35    | 5   | 91.2       | 140.0      | 11,885    |
| 35    | 6   | 81.6       | 140.0      | 13,975    |
| 36    | 1   | 100.1      | 155.5      | 13,802    |
| 36    | 2   | 75.2       | 155.4      | 10,831    |
| 36    | 3   | 83.5       | 152.1      | 11,494    |
| 36    | 4   | 98.1       | 151.1      | 12,837    |
| 36    | 5   | 81.5       | 150.1      | 11,676    |
| 36    | 6   | 77.1       | 141.0      | 11,291    |
| 36    | 7   | 76.6       | 153.6      | 17,695    |

**Preliminary Plan**

SCALE: Hor: 1" = 50'

**Legend**

|             |                             |
|-------------|-----------------------------|
| — 8S — 8S — | Existing Sewer Line w/ size |
| — 6 — 6 —   | Existing Water Line w/ size |
| — 4S — 4S — | Existing Gas Line           |
| — 6W — 6W — | Proposed Water Line w/size  |
| — 4S — 4S — | Proposed Sewer Line w/size  |
| — SD — 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 4C**

**10.873 ACRES**

OUT OF  
JW SCOTT SURVEY A-49  
BRYAN, BRAZOS COUNTY, TEXAS  
MAY 2023  
SCALE: 1" = 50'

20 LOTS  
Lots 1-7 Block 34, Lots 1-6 Block 35  
Lots 1-7 Block 36

**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

- 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 (20 Lots)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, a 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  
Pr.D.E. - Private Drainage Easement  
H.O.A. - Homeowner's Association  
R.O.W. - Right of Way  
B.S.I. - By Separate Instrument
  - 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, 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.