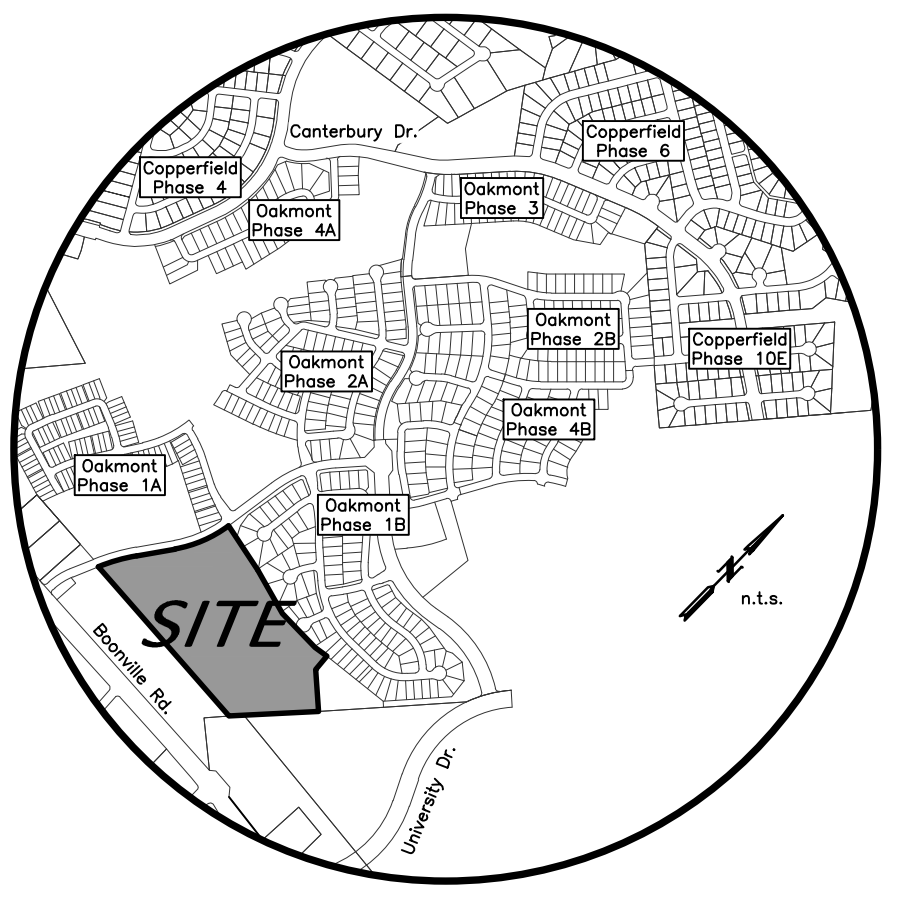


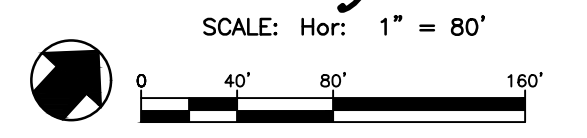
Block	Lot	Width (Ft)	Depth (Ft)	Area (SF)
37	1	120.0	7.078	849.6
37	2	120.0	7.078	849.6
37	3	120.0	7.078	849.6
37	4	120.0	7.078	849.6
37	5	120.0	7.078	849.6
37	6	120.0	7.078	849.6
37	7	120.0	7.078	849.6
37	8	120.0	7.078	849.6
37	9	120.0	7.078	849.6
37	10	120.0	7.078	849.6
37	11	120.0	7.078	849.6
37	12	120.0	7.078	849.6
37	13	120.0	7.078	849.6
37	14	120.0	7.078	849.6
37	15	120.0	7.078	849.6
37	16	120.0	7.078	849.6
37	17	120.0	7.078	849.6
37	18	120.0	7.078	849.6
37	19	120.0	7.078	849.6
37	20	120.0	7.078	849.6
37	21	120.0	7.078	849.6
37	22	120.0	7.078	849.6
37	23	120.0	7.078	849.6
37	24	120.0	7.078	849.6
37	25	120.0	7.078	849.6
37	26	120.0	7.078	849.6
37	27	120.0	7.078	849.6
37	28	120.0	7.078	849.6
37	29	120.0	7.078	849.6
37	30	120.0	7.078	849.6
37	31	120.0	7.078	849.6
37	32	120.0	7.078	849.6
37	33	120.0	7.078	849.6
37	34	120.0	7.078	849.6
37	35	120.0	7.078	849.6
37	36	120.0	7.078	849.6
37	37	120.0	7.078	849.6
37	38	120.0	7.078	849.6
37	39	120.0	7.078	849.6
37	40	120.0	7.078	849.6
37	41	120.0	7.078	849.6
37	42	120.0	7.078	849.6

- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, there is not a portion of this property 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 7 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 P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.
  - All sidewalks shown on this plan shall be concrete.



VICINITY MAP

**Preliminary Plan**



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 87°37'51" W	108.22'
L2	N 1°55'13" W	121.43'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°56'20"	1420.26'	221.58'	111.01'	S 32°22'41" W	221.35'
C2	26°52'29"	865.00'	405.73'	206.67'	S 25°34'40" W	402.02'

- 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

**PRELIMINARY PLAN**  
**OAKMONT SUBDIVISION**  
**PHASE 7**  
**24.943 ACRES**  
 OUT OF  
 JW SCOTT SURVEY A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JULY 2023  
 SCALE: 1" = 80'

37 LOTS  
 Lots 1-33 Block 37, Lots 1-17 Block 38  
 Lots 1-15 Block 39, Lots 1-12 Block 40  
 Lots 1-20 Block 40

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

**Surveyor:** Texas Firm Registration No. 10103300  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 1003  
 College Station, Texas 77845  
 (979) 693-3838