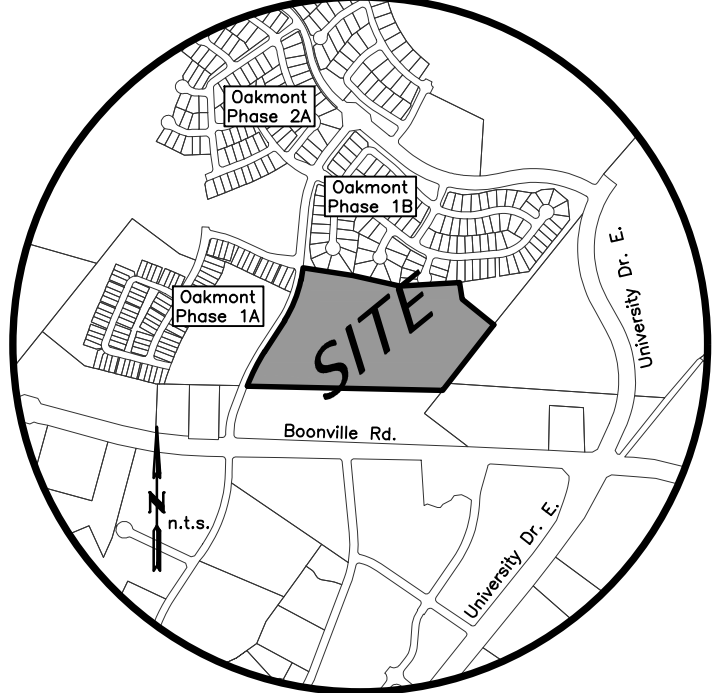




Block	Lot	Width (F1)	Depth (F1)	Area (SF)
37	1	55.6	120.0	6,672
37	2	55.2	120.0	6,624
37	3	55.6	120.0	6,672
37	4	55.8	120.0	6,696
37	5	55.8	120.0	6,696
37	6	55.8	120.0	6,696
37	7	57.5	120.1	7,203
37	8	55.8	120.1	6,696
37	9	55.8	120.1	6,696
37	10	55.8	120.1	6,696
37	11	55.8	120.0	6,696
37	12	55.8	120.0	6,696
37	13	55.7	124.5	6,951
37	14	55.8	120.0	6,696
37	15	55.8	123.6	6,861
37	16	59.2	122.5	7,234
37	17	59.2	107.9	6,381
37	18	60.0	126.2	7,572
37	19	56.4	124.7	7,021
37	20	56.4	122.5	6,909
37	21	63.8	200.9	12,816
37	22	99.2	191.2	19,003
37	23	99.2	162.7	16,156
37	24	59.2	140.3	8,317
37	25	60.0	120.0	7,200
38	1	58.2	120.0	7,011
38	2	58.2	120.0	7,011
38	3	58.2	120.0	7,011
38	4	58.2	120.0	7,011
38	5	62.5	120.0	7,500
38	6	62.5	120.0	7,500
38	7	61.8	120.0	7,416
38	8	61.8	120.0	7,416
38	9	61.8	120.0	7,416
38	10	61.8	120.0	7,416
38	11	61.8	120.0	7,416
38	12	61.8	120.0	7,416
38	13	61.8	120.0	7,416
38	14	61.8	120.0	7,416
38	15	61.8	120.0	7,416
38	16	61.8	120.0	7,416
38	17	61.8	120.0	7,416
38	18	61.8	120.0	7,416
38	19	61.8	120.0	7,416
38	20	61.8	120.0	7,416
38	21	61.8	120.0	7,416
38	22	61.8	120.0	7,416
38	23	61.8	120.0	7,416
38	24	61.8	120.0	7,416
38	25	61.8	120.0	7,416
39	1	57.1	120.0	6,852
39	2	57.1	120.0	6,852
39	3	57.1	120.0	6,852
39	4	57.1	120.0	6,852
39	5	57.1	120.0	6,852
39	6	57.1	120.0	6,852
39	7	57.1	120.0	6,852
39	8	57.1	120.0	6,852
39	9	57.4	120.1	7,203
39	10	55.6	120.0	6,672
39	11	55.6	120.0	6,672
39	12	55.6	120.0	6,672
39	13	55.6	120.0	6,672
39	14	55.6	120.0	6,672
39	15	55.0	120.0	6,600
39	16	55.0	120.0	6,600
39	17	55.0	120.0	6,600
39	18	55.0	120.0	6,600
39	19	55.0	120.0	6,600
39	20	55.0	120.0	6,600
39	21	55.0	120.0	6,600
39	22	55.0	120.0	6,600
39	23	55.0	120.0	6,600
39	24	55.0	120.0	6,600
39	25	55.0	120.0	6,600

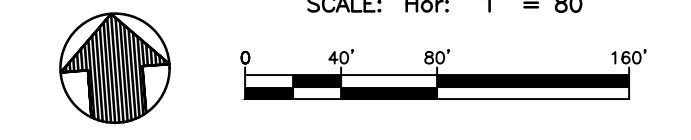
- GENERAL NOTES:**
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, there is not a portion of this property located in a 100-year flood hazard area.
  - Existing ground contours are based on 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. - Private Access Easement  
 P.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, 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 ingress and egress on property adjacent to the PUE to access electric facilities.
  - All sidewalks shown on this plan shall be concrete.
  - 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 ingress and egress on property adjacent to the PUE to access electric facilities.

Duane Peters  
 145 Acres out of  
 JW SCOTT SURVEY  
 Zoned AO  
 (13396/037)



VICINITY MAP

**Preliminary Plan**

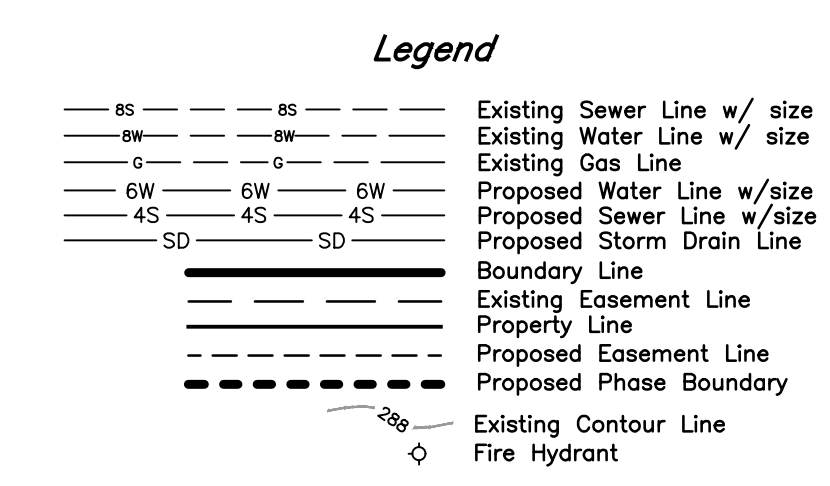


**LINE TABLE**

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°56'21"	1420.24'	221.58'	111.01'	S 32°22'41" W	221.35'
C2	15°35'15"	865.00'	235.32'	118.39'	S 31°13'17" W	234.60'



**PRELIMINARY PLAN**

**OAKMONT SUBDIVISION**

**PHASE 7**

**24.943 ACRES**

OUT OF  
 JW SCOTT SURVEY A-49  
 BRYAN, BRAZOS COUNTY, TEXAS  
 OCTOBER 2023  
 SCALE: 1" = 80'

89 LOTS  
 Lots 1-25 Block 37, Lots 1-9 Block 38  
 Lots 1-18 Block 39, Lots 1-15 Block 40  
 Lots 1-12 Block 41, Lots 1-21 Block 42

**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