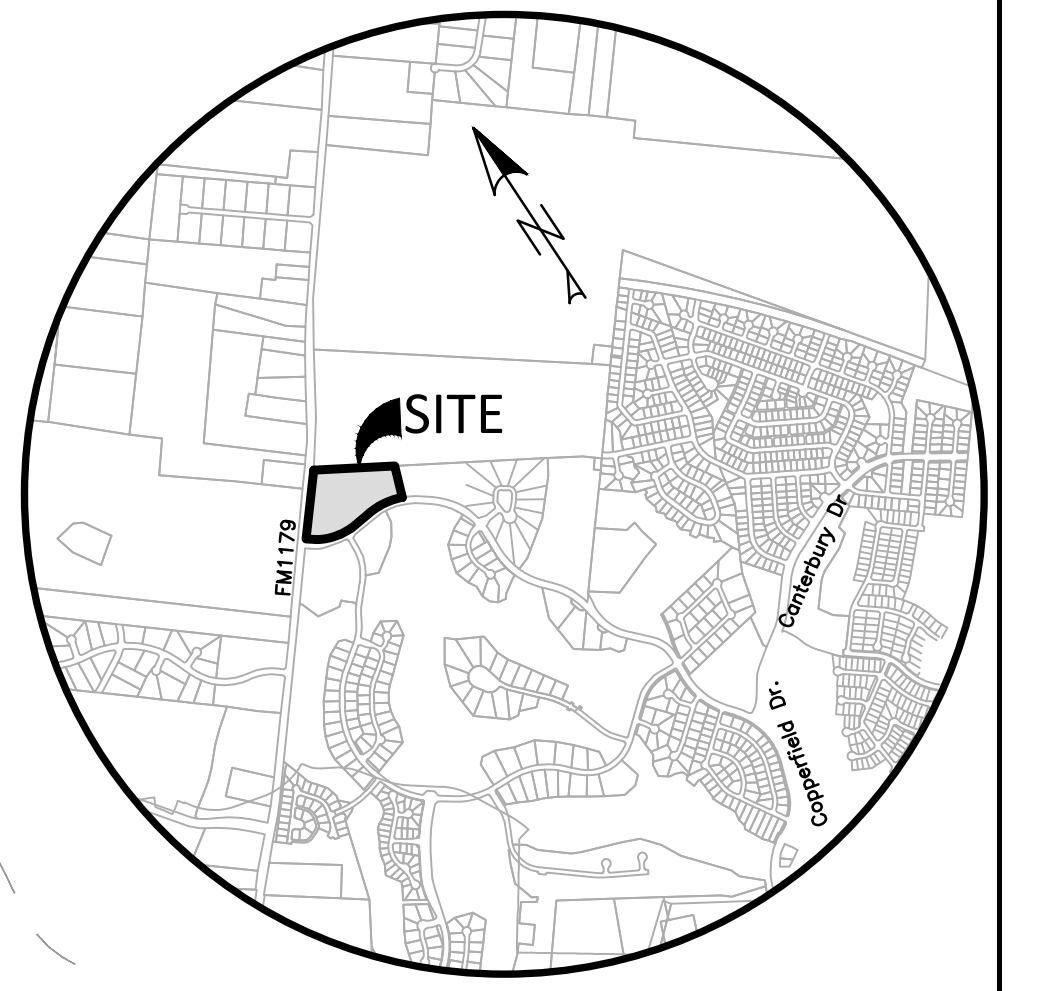
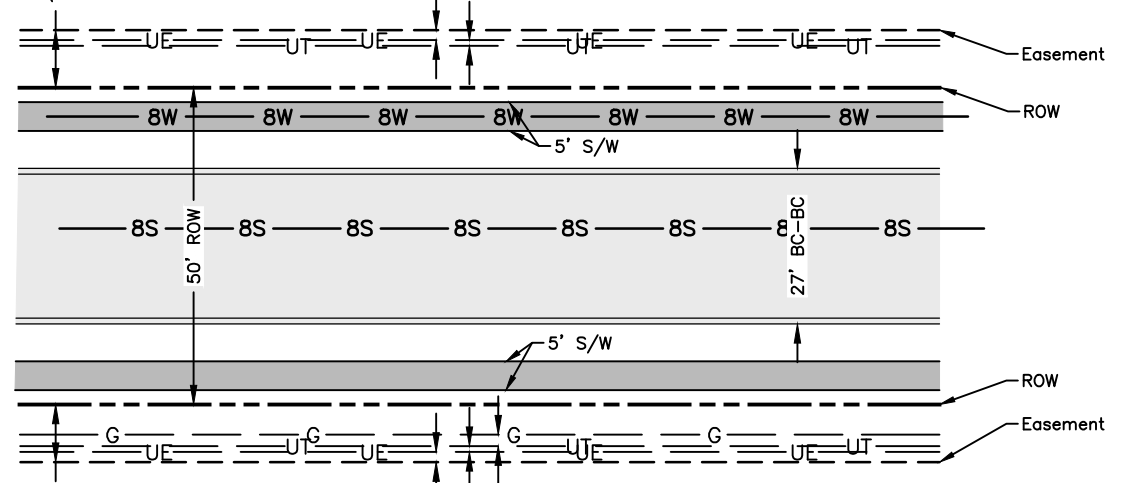
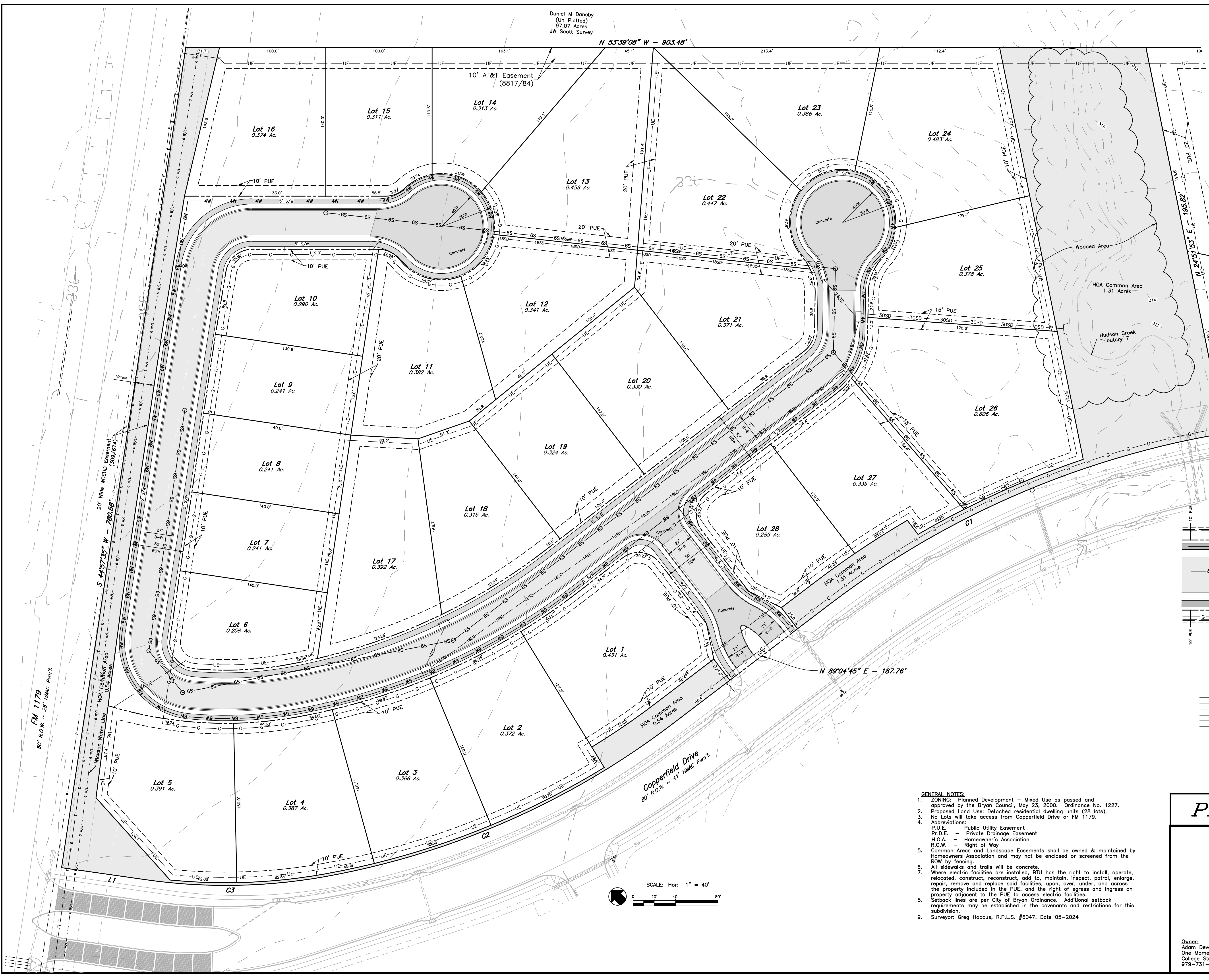


Daniel M. Dansby
(Un. Plattd)
97.07 Acres
JW Scott Survey



VICINITY MAP



NOTE:
This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout Legend

— 8S —	— 8S —	Existing Sewer Line w/ size
— 8W —	— 8W —	Existing Water Line w/ size
— G —	— G —	Existing Gas Line
— 6W —	— 6W —	Proposed Water Line w/size
— 4S —	— 4S —	Proposed Sewer Line w/size
— 30SD —	— 30SD —	Proposed Storm Drain Line w/size
— — —	— — —	Boundary Line
— — —	— — —	Existing Easement Line
— — —	— — —	Property Line
— — —	— — —	Proposed Easement Line
— — —	— — —	Proposed Phase Boundary
— — —	— — —	Existing Contour Line
— — —	— — —	Fire Hydrant
— — —	— — —	Common Area

- GENERAL NOTES:
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, May 23, 2000. Ordinance No. 1227.
 - Proposed Land Use: Detached residential dwelling units (28 lots).
 - No Lots will take access from Copperfield Drive or FM 1179.
 - Abbreviations:
P.U.E. - Public Utility Easement
P.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 and may not be enclosed or screened from the ROW by fencing.
 - All sidewalks and trails will be concrete.
 - Where electric facilities are installed, STU 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - Setback lines are per City of Bryan Ordinance. Additional setback requirements may be established in the covenants and restrictions for this subdivision.
 - Surveyor: Greg Hopcus, R.P.L.S. #6047. Date 05-2024



PRELIMINARY PLAN

MIRAMONT SECTION 17

14.15 ACRES
OUT OF
J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2024
SCALE: 1" = 40'

Owner:
Adam Development Properties
One Momentum Blvd, Ste 1000
College Station, Texas 77845
979-731-1777

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

