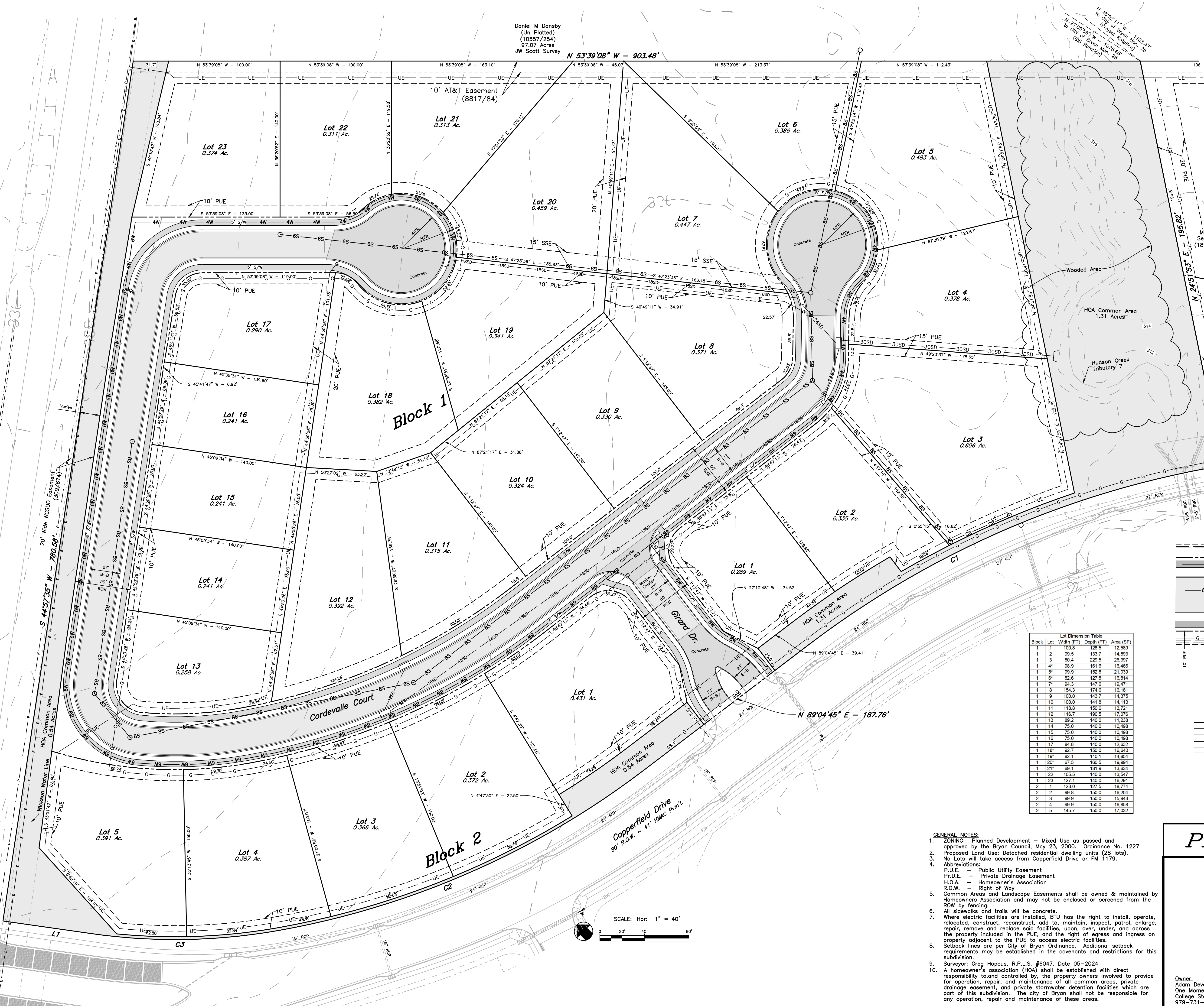


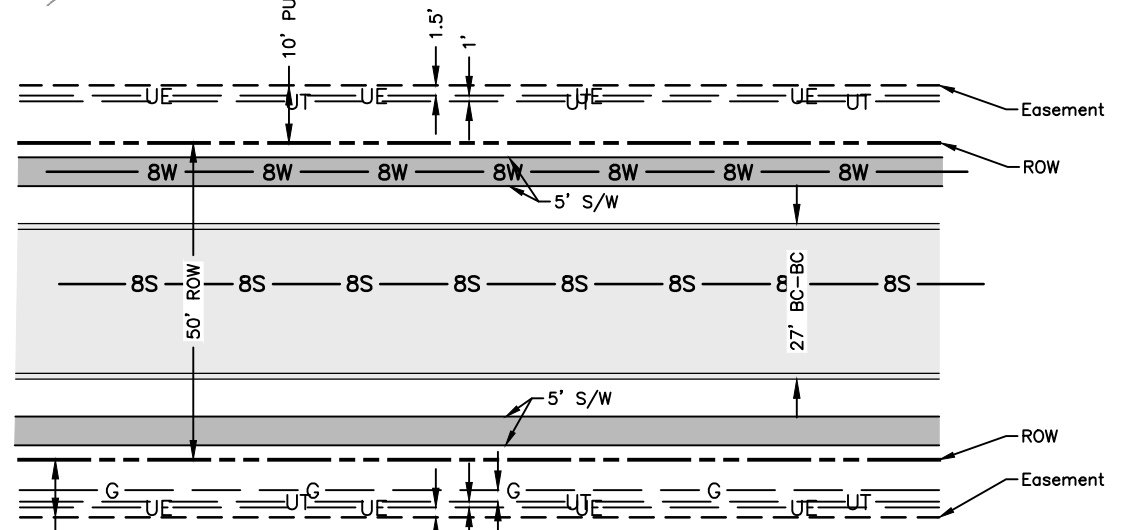
VICINITY MAP

Daniel M. Dansby  
(Un Platted)  
(10557/254)  
97.07 Acres  
JW Scott Survey

N 53°39'08" W - 903.48'



Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	100.8	728.5	12,589
1	2	99.5	133.7	14,593
1	3	80.4	229.5	26,397
1	4	98.9	161.8	16,466
1	5	99.9	152.8	21,239
1	6	82.6	127.8	16,814
1	7	94.3	147.6	19,471
1	8	154.3	174.6	16,161
1	9	100.0	143.7	14,375
1	10	100.0	141.8	14,113
1	11	118.8	150.6	13,721
1	12	116.7	190.5	17,076
1	13	89.2	140.0	11,238
1	14	75.0	140.0	10,498
1	15	75.0	140.0	10,498
1	16	75.0	140.0	10,498
1	17	84.8	140.0	12,632
1	18	92.7	150.0	16,640
1	19	82.1	110.1	14,554
1	20	67.5	160.5	19,994
1	21	69.1	131.9	13,634
1	22	105.5	140.0	13,547
1	23	127.1	140.0	16,391
2	1	123.0	127.5	18,774
2	2	99.8	150.0	16,204
2	3	98.9	150.0	15,943
2	4	99.9	150.0	16,858
2	5	145.7	150.0	17,032



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

- 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  
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 and may not be enclosed or screened from the ROW by fencing.
  - All sidewalks and trails will 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 egress and ingress on property adjacent to the PUE 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
  - A homeowner's association (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 easement, and private stormwater detention facilities which are part of this subdivision. The city of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

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:  
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