

GENERAL NOTES:

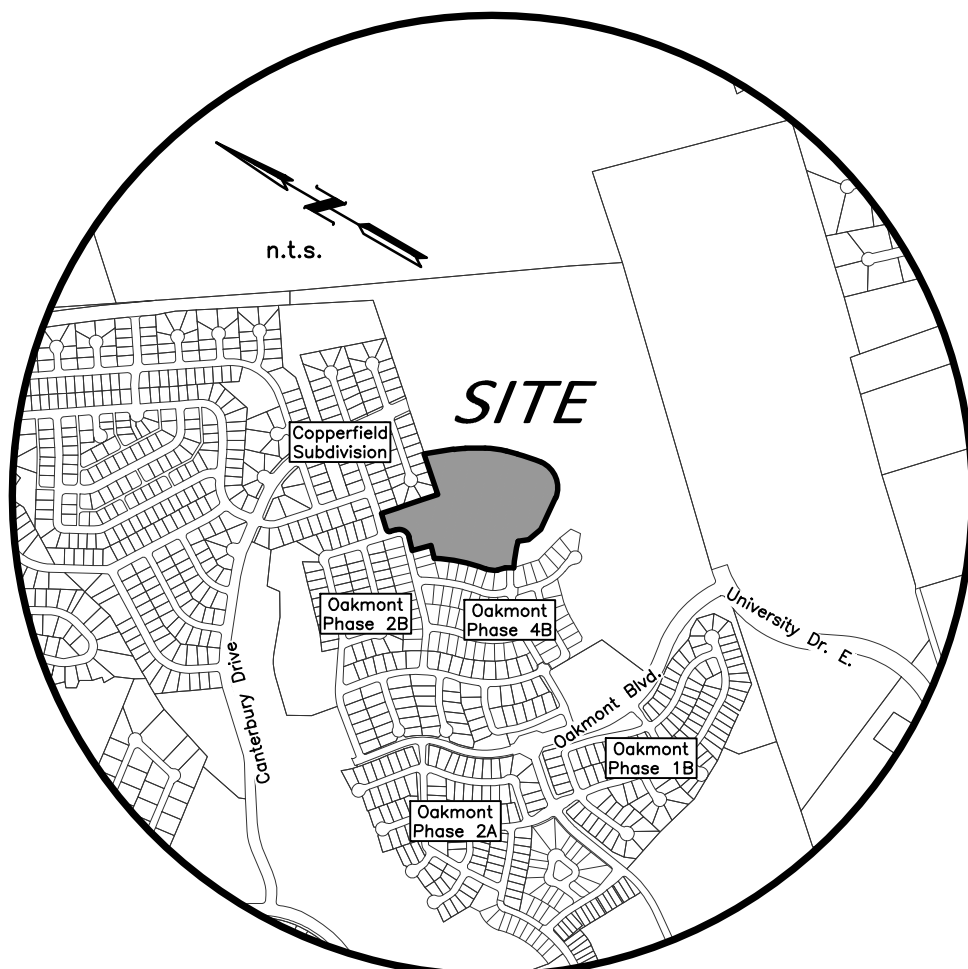
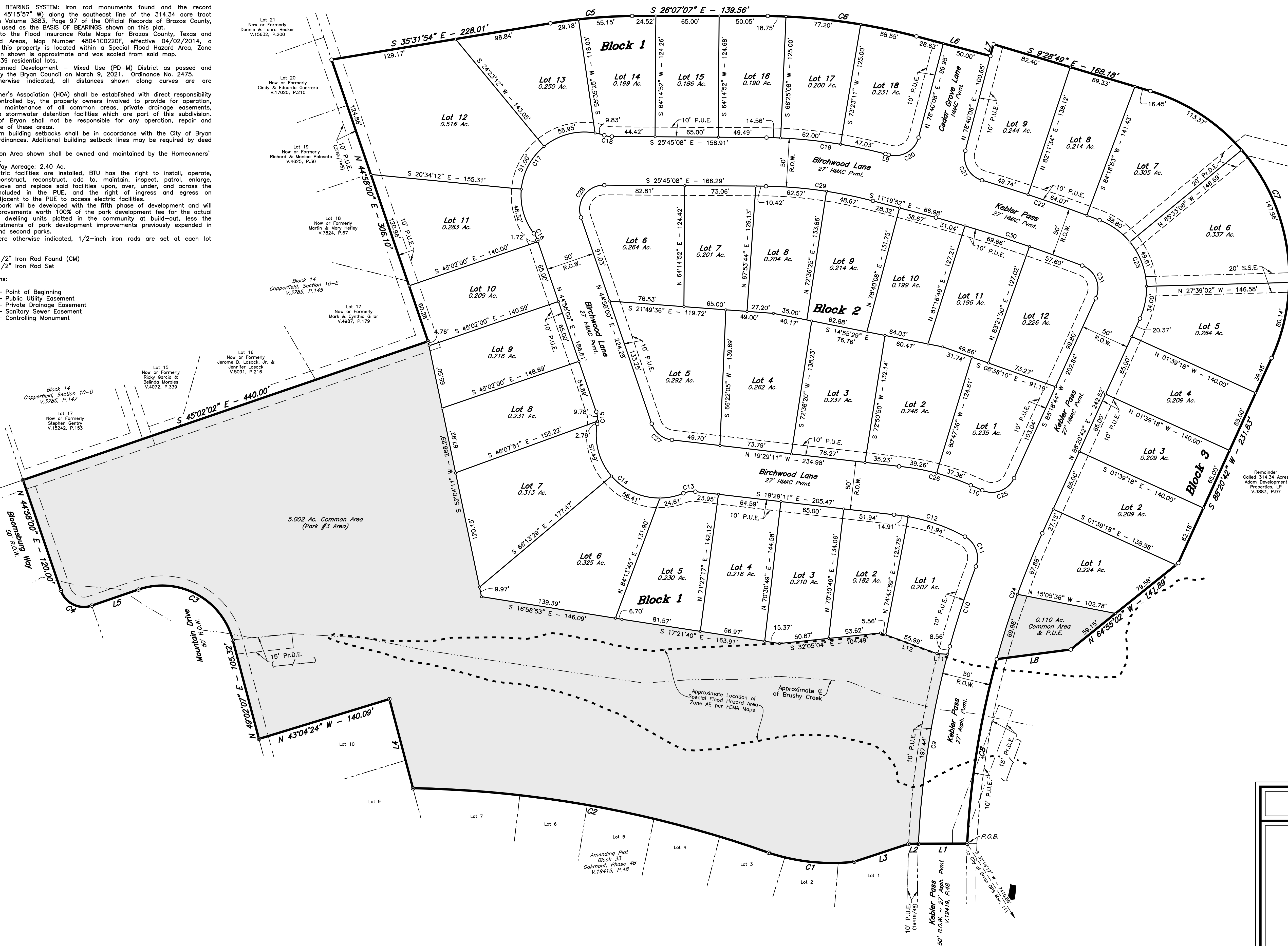
1. ORIGIN OF BEARING SYSTEM: Iron rod monuments found and the record bearing (S 45°15'57" W) along the southeast line of the 314.34 acre tract recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARINGS shown on this plat.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, a portion of this property is located within a Special Flood Hazard Area, Zone AE. Location shown is approximate and was scaled from said map.
3. Land Use: 39 residential lots.
4. Zoning: Planned Development - Mixed Use (PD-M) District as passed and approved by the Bryan Council on March 9, 2021. Ordinance No. 2475.
5. Unless otherwise indicated, all distances shown along curves are arc distances.
6. 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 easements, 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.
7. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances. Additional building setback lines may be required by deed restrictions.
8. The Common Area shown shall be owned and maintained by the Homeowners' Association.
9. Right-of-Way Acreage: 2.40 Ac.
10. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
11. The third park will be developed with the fifth phase of development and will include improvements worth 100% of the park development fee for the actual number of dwelling units plotted in the community at build-out, less the actual investments of park development improvements previously expended in the first and second parks.
12. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set

13. Abbreviations:
- P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - CM - Controlling Monument

Remainder Colled 314.34 Acres Adam Development Properties, LP V.3883, P.97

Scale: 1"=50'



VICINITY MAP

FINAL PLAT

OAKMONT PHASE 5A

LOTS 1-18, BLOCK 1; LOTS 1-12, BLOCK 2;
 LOTS 1-9, BLOCK 3; 0.110 ACRE COMMON AREA;
 5.002 ACRE COMMON AREA
16.914 ACRES
 J.W. SCOTT LEAGUE, A-49
 BRYAN, BRAZOS COUNTY, TEXAS
 FEBRUARY, 2025
 SCALE 1" = 50'

SHEET NO. 1 OF 2 SHEETS

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 103
 College Station, Texas 77845
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