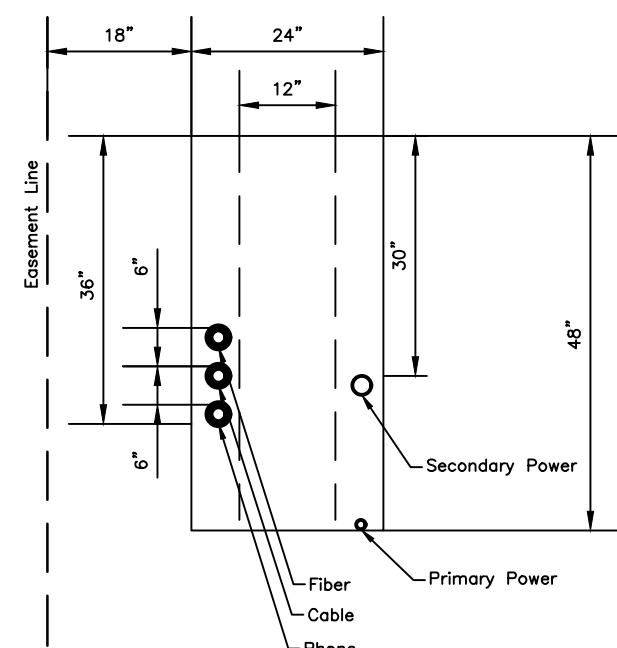
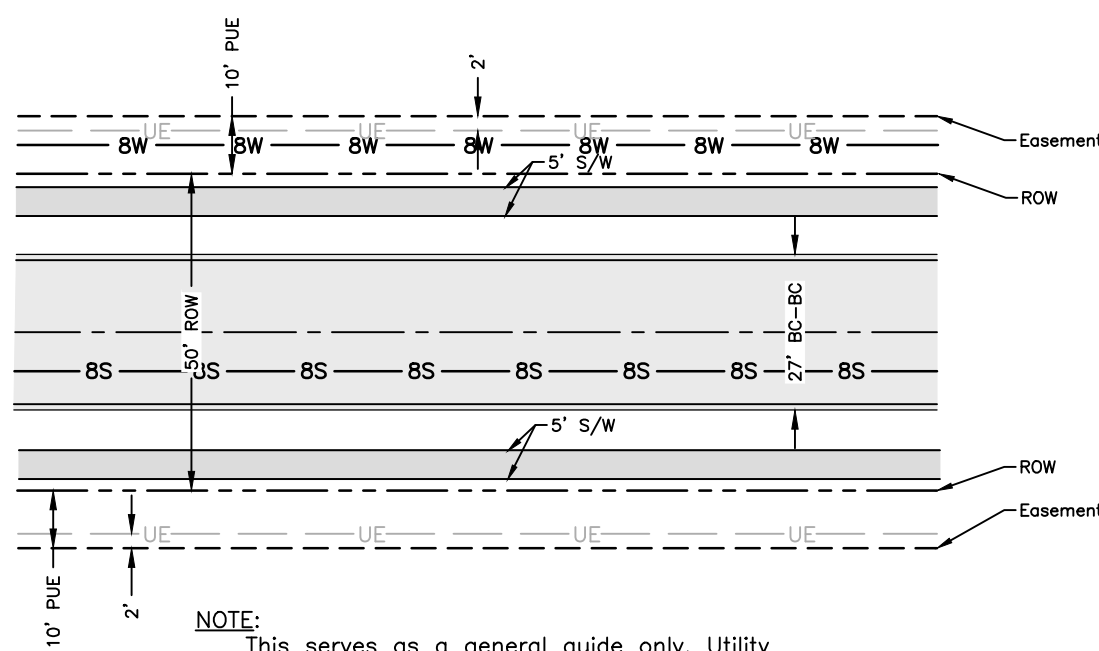


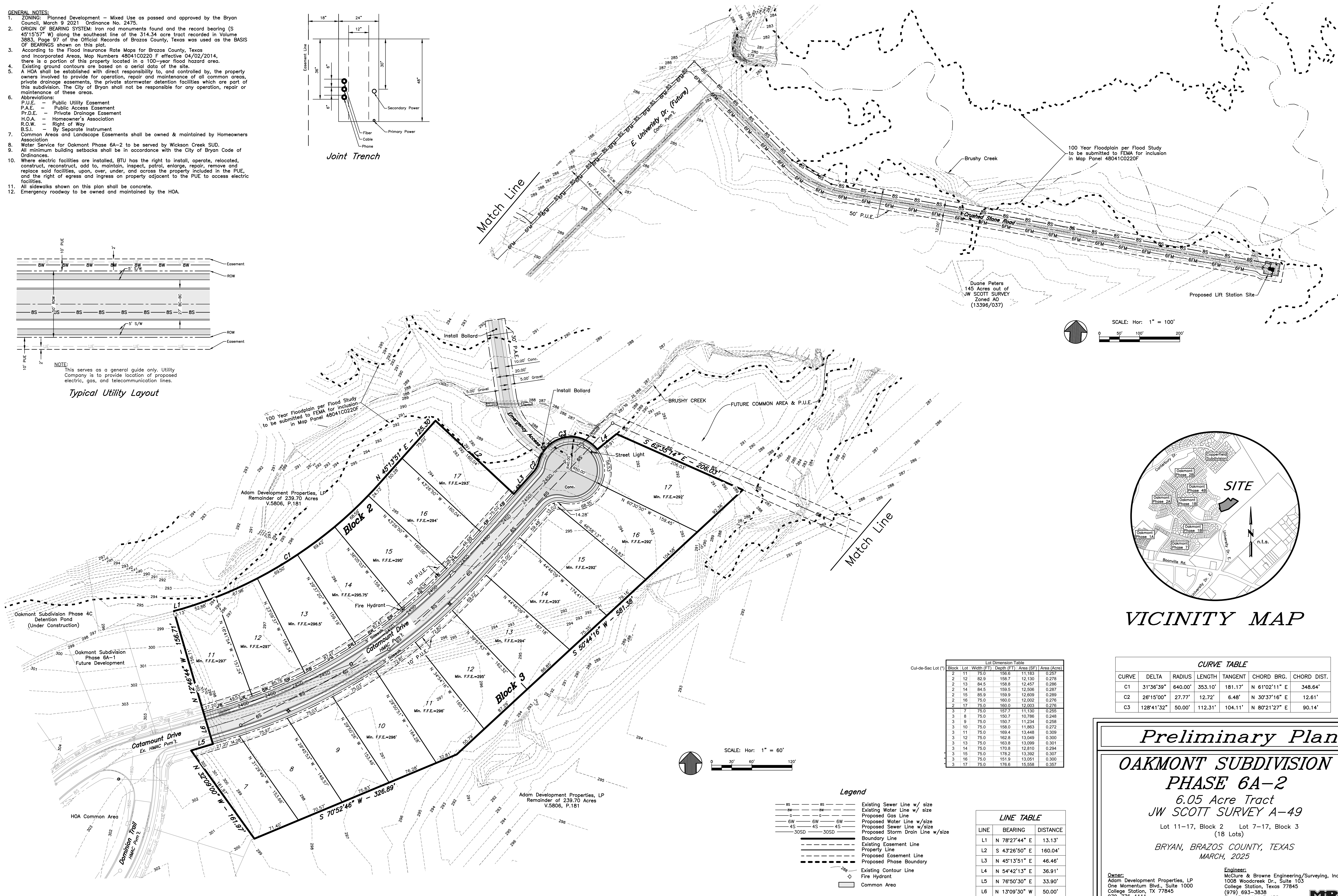
1. ZONING: Planned Development – Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
2. DEED BEARING: The BEARING of the Iron Pillar monuments found and the record bearing (S 45°15'57" W) along the southeast line of the 31.34 acre tract recorded in Volume 3883, Page 97 of the Official Records of Brazos County, Texas was used as the BASIS OF BEARINGS shown on this plat.
3. REFERENCE TO THE Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, there is a portion of this property located in a 100-year flood hazard area.
4. The boundaries and contours are based on a aerial data of the site.
5. 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, and 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.
6. Abbreviations:
 - P.U.E. = Public Utility Easement
 - P.A.E. = Public 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
7. Common Areas and Landscape Easements shall be owned & maintained by Homeowners Association
8. Water Service for Oakmont Phase 6A–2 to be served by Wickson Creek SUD.
9. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
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 abandon facilities and equipment over and across the property included in the P.U.E., and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
11. All sidewalks shown on this plan shall be concrete.
12. Emergency roadway to be owned and maintained by the HOA.



Joint Trench



Typical Utility Layout



Cul-de-Sac Lot (*)	Lot Dimension Table					
	Block	Lot	Width (FT)	Depth (FT)	Area (SF)	Area (Acres)
2	12	75.0	158.0	11,183	0.257	
	12	82.0	158.0	12,956	0.272	
	13	84.5	158.0	12,457	0.281	
	14	84.5	159.5	12,506	0.287	
	15	85.0	159.0	12,609	0.289	
	16	75.0	160.0	12,002	0.276	
3	17	75.0	160.0	12,003	0.276	
	7	75.0	157.0	11,133	0.255	
	8	75.0	150.7	10,786	0.248	
	9	75.0	150.7	11,234	0.258	
	10	75.0	150.7	11,883	0.272	
	11	75.0	169.4	12,448	0.309	
	12	75.0	162.8	13,049	0.300	
	13	75.0	162.8	13,049	0.300	
	14	75.0	170.8	12,810	0.294	
	15	75.0	176.2	13,392	0.307	
	16	75.0	176.2	13,392	0.307	
	17	75.0	176.6	15,558	0.357	

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	31°36'39"	640.00'	353.10'	181.17'	N 61°02'11" E	348.64'
C2	26°15'00"	27.77'	12.72'	6.48'	N 30°37'16" E	12.61'
C3	128°41'32"	50.00'	112.31'	104.11'	N 80°21'27" E	90.14'

Preliminary Plan

*OAKMONT SUBDIVISION
PHASE 6A-2*

6.05 Acre Tract
JW SCOTT SURVEY A-49

Lot 11-17, Block 2 Lot 7-17, Block 3
(18 Lots)

BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2025

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

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

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