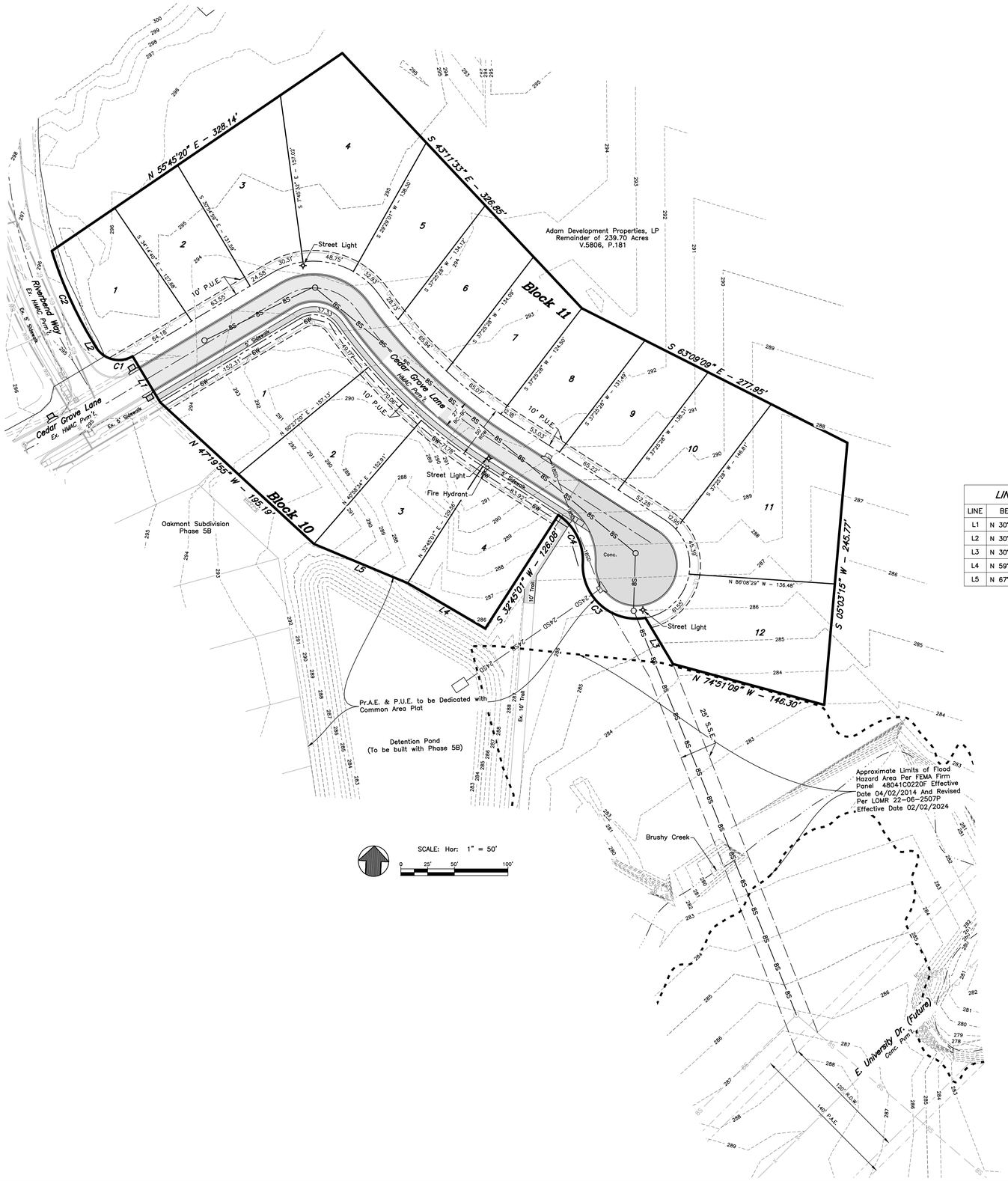
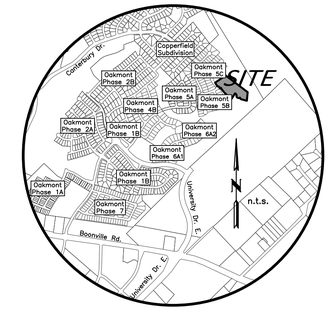
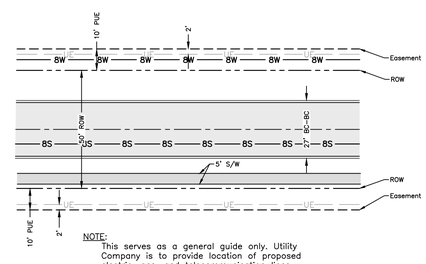




VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°54'59" W	50.00'
L2	N 30°54'59" W	7.14'
L3	N 30°52'48" W	50.05'
L4	N 59°37'37" W	83.99'
L5	N 67°20'29" W	94.88'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	89°59'59"	25.00'	39.27'	25.00'	S 75°54'59" E	35.36'
C2	13°31'26"	390.00'	92.05'	46.24'	S 24°09'16" E	91.84'
C3	99°52'46"	50.00'	87.16'	59.46'	S 49°56'23" E	76.54'
C4	62°17'44"	50.38'	54.78'	30.45'	N 25°59'09" W	52.12'



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

- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Proposed Gas Line
- Proposed Water Line w/size
- Proposed Sewer Line w/size
- Proposed Storm Drain Line w/size
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Proposed FEMA Floodplain Boundary
- Existing Contour Line
- Fire Hydrant
- Common Area

GENERAL NOTES:

1. ZONING: Planned Development – Mixed Use as passed and approved by the Bryan Council, March 9 2021 Ordinance No. 2475.
2. 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.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 F effective 04/02/2014, there is a portion of this property located in a 100–year flood hazard area.
4. Existing ground contours are based on field shots 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, 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
   Pr.A.E. – Private Access Easment
   Pr.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 5A 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, relocated, 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.
11. All sidewalks shown on this plan shall be concrete.
12. Poles and stop signs are the responsibility of the developer. Street name signs will be provided by the city.
13. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

Preliminary Plan

OAKMONT SUBDIVISION PHASE 6B

4.90 Acre Tract
JW SCOTT SURVEY A–49

Lot 1–4, Block 10 (16 Lots) Lot 1–12, Block 11

BRYAN, BRAZOS COUNTY, TEXAS
MAY, 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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