

## Oakmont Planned Development Mixed-Use District (PD-M)

### I. Purpose and Intent:

The Oakmont Planned Development Mixed-Use District (“Oakmont PD”) is enacted as a means to provide the City and the Developer with an alternate to the standards set forth by the City for their mutual benefit. This Oakmont PD is intended to improve property utilization by facilitating the highest and best uses, strengthen the area economy, and promote the general welfare of the community.

### II. Definitions:

Terms that are not expressly defined below shall have the meanings set forth in the City of Bryan Code of Ordinances. Terms not defined in either this Oakmont PD or the City of Bryan Code of Ordinances shall have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary.

- A. *Assisted Living Facility* – shall mean a facility providing residence, supervision and daily assistance for individuals, generally persons 55 years of age or older, with common dining and recreational areas designed for the needs of the elderly. Services in these establishments include assistance with routine living functions that are non-medical in nature, such as dressing, grooming, bathing and social and recreational service, such as meal services, transportation, housekeeping, linen, and organized social activities. An assisted living facility may include an adult day care as an accessory use.
- B. *Conditional Uses* – shall mean uses that require approval of a Conditional Use Permit from the City of Bryan Planning and Zoning Commission and shall be subject to City of Bryan development review and approval procedures described in the City’s Code of Ordinances for such a permit.
- C. *Construction Field Office* – shall mean a temporary building used as an office for supervisory or administrative functions related to the construction of (1) new residential structures within the subdivision in which the construction field office is located or (2) a new commercial development on the tract on which the construction field office is located. A Construction Field Office shall not be used as a residence and shall not be constructed with sleeping facilities. RVs, motor homes, or mobile homes are not permitted or defined as a Construction Field Office.
- D. *Consumer Retail Sales and Services* – shall mean a group of commercial uses providing retail sales and services primarily to individuals, typically for frequently or recurrently needed services of a personal nature.
- E. *Detached Single-family Residential* – shall mean dwelling units that are free standing, unattached, and occupied by any number of related persons and no more than three additional persons that are unrelated to the group of related persons.
- F. *Duplex* – shall mean a residential structure containing two (2) attached dwelling units which share common walls and are designed exclusively for the use and occupancy of two families living independently of each other. The land underneath the structure is not divided into separate lots.
- G. *Gated Neighborhood* - shall mean a residential area requiring mandatory membership in a homeowner’s association (HOA) and having its primary means of access controlled by an electric or manual gate administered by the HOA.

- H. *General Office* – shall mean uses characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services. Accessory uses may include sundry shops, cafeterias, health facilities, parking, or other amenities intended primarily for the use of employees in the firm or building. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics, medical and dental labs; and blood collection facilities.
- I. *General Retail* – shall mean uses that are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods and equipment, manufacture or repackaging of good for on-site sale, and parking. Examples include uses for the four following groups:
1. Sales Oriented: Stores selling, leasing, or renting consumer, home and business goods generally intended for actual use by the buyer or renter and not for resale, including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden equipment and supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.
  2. Personal Service Oriented: Branch banks; emergency medical care; laundromats; photographic studios; photocopy and blueprint services; print shops and lithographers (where finished goods are sold primarily onsite and to the general public, not to wholesalers); hair, tanning and personal care services; photo developing and clothes cleaning, with customer drop-off and pickup; business, martial arts and other trade schools; dance or music classes; taxidermists; mortuaries; and animal grooming.
  3. Entertainment Oriented: Restaurants, cafes, delicatessens; indoor continuous entertainment activities such as bowling alleys and ice rinks; dance halls; theaters, health clubs, gyms, membership clubs and lodges; hotels, motels, campgrounds recreational vehicle parks and other temporary lodging with an average length of stay of less than 30 days.
  4. Repair Oriented: Repair of televisions, bicycles, clocks, watches, shoes, guns, appliances and office equipment; tailor; locksmith; and upholsterer.
- J. *Model Home* – shall mean a single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.
- K. *Multi-family Residential* - shall mean a structure or grouping of structures where each structure contains 3 or more dwelling units on a single lot or parcel intended for human habitation, not including hotels, motels and similar lodging uses.
- L. *Neighborhood Amenity Center* – shall mean a private facility associated with a specific residential development that provides social gathering areas, recreational facilities, or other types of common space for the exclusive benefit of residents of the development. The Neighborhood Amenity Center may also serve as a Real Estate Sales Center or information center during the sales life of the community.

- M. *Neighborhood Retail* – shall mean uses that serve and are supported by a relatively small surrounding area – a neighborhood. Allowable uses include a wide variety of office activities, as well as a more limited range of retail trade and services aimed toward meeting the routine needs of residents in that neighborhood. Neighborhood retail development should be low intensity with small floor areas and limited traffic generation and trade area. The character of commercial development is compatible with the surrounding residential neighborhood. Neighborhood Retail use activity, materials and merchandise must be housed entirely inside a building. Neighborhood Retail does not include fuel service stations.
- N. *Oakmont Commercial Association, Inc. (“Commercial Association”)* - shall mean the property owners association formed for the purpose of the enforcement and administering of the provisions of the Declaration of Covenants, Conditions and Restrictions for Oakmont (Commercial Property), to be recorded in the Real Property Records of Brazos County, Texas.
- O. *Oakmont Commercial Guidelines* – shall mean the guidelines promulgated by the board of directors of the Commercial Association and recorded in the Real Property Records of Brazos County, Texas, as may be amended and/or supplemented from time to time.
- P. *Oakmont Residential Association, Inc. (“Residential Association”)* – shall mean the homeowner’s association formed for the purpose of the enforcement and administering of the provisions of the Declaration of Covenants, Conditions and Restrictions for Oakmont (Residential Property), to be recorded in the Real Property Records of Brazos County, Texas.
- Q. *Oakmont Residential Guidelines* – shall mean the guidelines promulgated by the board of directors of the Residential Association and recorded in the Real Property Records of Brazos County, Texas, as may be amended and/or supplemented from time to time.
- R. *Patio Home - (zero lot line dwelling)* shall mean a detached, single-family dwelling located on an individual lot with one wall coincident with a side lot line and a patio or side yard oriented toward the opposite side of the dwelling entirely enclosed by the dwelling wall, lot line wall of the neighboring dwelling, or other fences and walls. Adjoining lots shall not have common zero lot lines.
- S. *Permitted Uses* – all uses permitted by right within the zoning classification specified.
- T. *Professional Office* – shall mean a structure used solely for the provision of executive, management, or legal services. Typical uses include engineering, architectural, and legal offices. Medical offices are excluded from this definition. Normal hours of operation shall be limited to 8:00 AM through 7:00 PM Monday through Friday and 10:00 AM through 5:00 PM Saturday and Sunday.
- U. *Real Estate Sales Center* – shall mean a facility that serves to provide community information and show and sell dwelling units within the same development. The use may be located within a single-family or multi-family structure, a retail space, an office space or in the Neighborhood Amenity Center. Real Estate Sales Centers are allowed only as part of an on-going residential development. Personnel shall be limited to the minimum number needed to provide community information and show and sell the dwelling units within the same development. The normal hours of operation shall be limited to 8:00 AM through 9:00 PM.
- V. *Townhouse* – shall mean a dwelling comprising at least three single-family dwelling units on individual, fee-ownership lots, joined vertically by a party wall at the common property line, with each unit having its own front and rear entrances, front and rear yards, with no unit located over another unit.

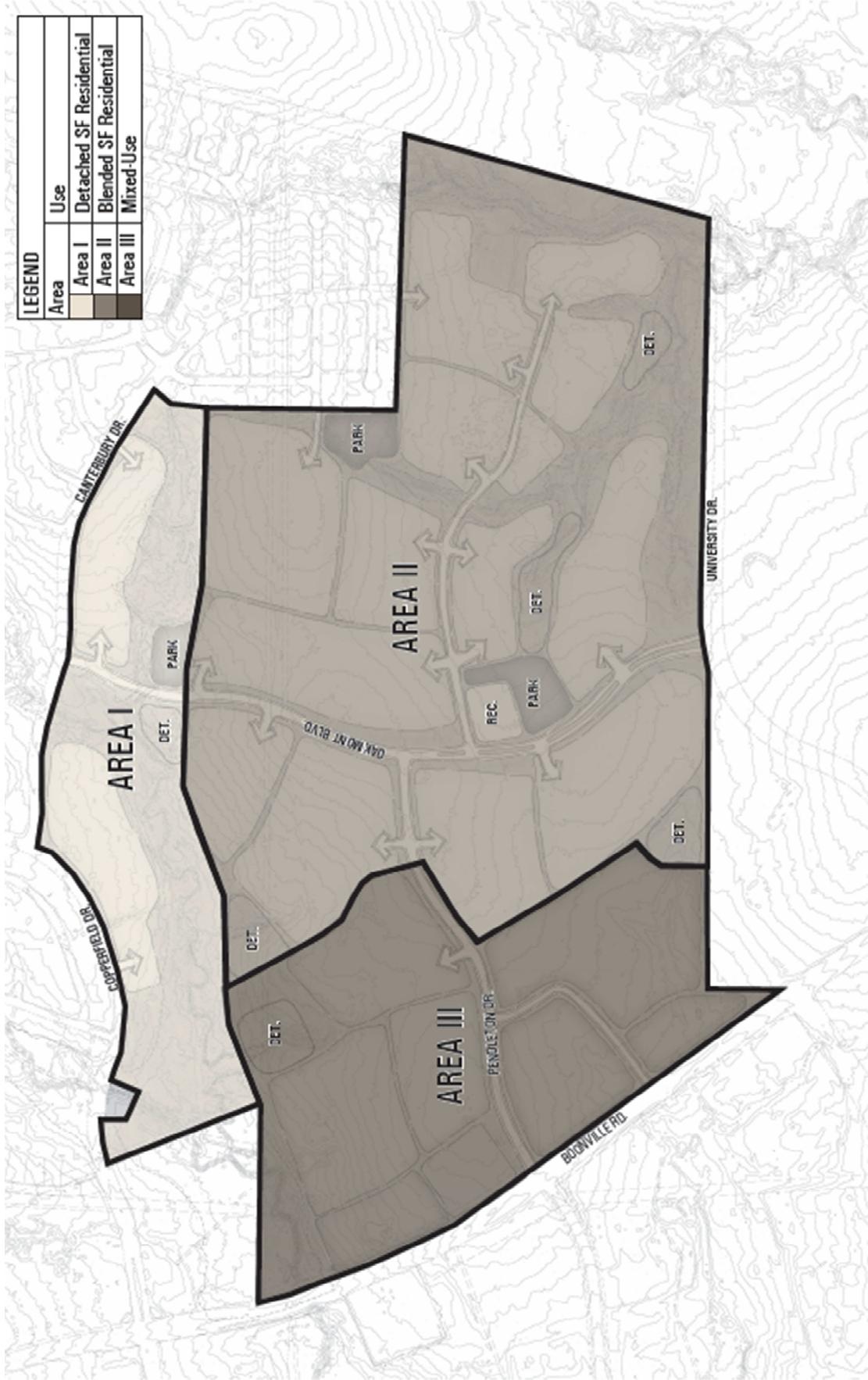
- W. *Twin-home* - shall mean a dwelling comprising two single-family dwelling units on individual, fee-ownership lots, joined vertically by a party wall at the common property line, with each unit having its own front and rear entrances, front and rear yards, and a side yard on one side of the lots.

### III. Land Use:

The Oakmont PD provides for three different planning areas designed to respect and respond to existing conditions at the property boundaries. Please refer to the Oakmont Land Use Plan and Matrix below.

- A. *Land Uses for Planning Area I (Detached Single-Family Residential)* - Planning Area I, located across from the existing Copperfield community, is permitted to allow for development of detached dwelling units on lots of not less than 5,000 square feet. Other uses, such as religious, educational facilities, and open space are also permitted to maintain a balanced, orderly and convenient residential area. Certain uses such as Twin-homes, Townhouses, Patio Homes, and Gated Neighborhoods are conditionally permitted if used in a compatible manner with areas and on lots specified for such a use in an approved plat.
- B. *Land Uses for Planning Area II (Blended Single-Family Residential)* - Planning Area II, located in the middle of the community, is another single-family residential district that allows broader flexibility in housing types including, detached and attached single-family housing. Other uses, such as religious, educational facilities, and open space are also permitted in this area. Gated Neighborhoods, Patio Homes, Townhouses, and Twin-homes are permitted by right on lots specified for such a use in an approved plat. Duplex, Neighborhood Retail and Professional Office uses are conditionally permitted if used in a compatible manner with areas and on reserves specified for such a use in an approved plat.
- C. *Land Uses for Planning Area III (Mixed-Use)* - Planning Area III, located along Boonville Road, provides for greater flexibility of uses in order to respond to changing market conditions over time including; office, retail, multi-family and other residential housing types. It is permitted to provide for development of various associations of uses developed as integral land use units such as offices, commercial or service centers, shopping centers, residential developments of multifamily or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners.

LEGEND	
Area	Use
Area I	Detached SF Residential
Area II	Blended SF Residential
Area III	Mixed-Use



## OAKMONT/ LAND USE PLAN



Bryan, Texas Adam Development 27 September 2016

This plan is a conceptual land use plan and is not intended to be used for any other purpose. It is not intended to be used as a basis for any other planning or development. It is not intended to be used as a basis for any other planning or development. It is not intended to be used as a basis for any other planning or development.

Oakmont Land Use Matrix	Planning Areas					
	Area I Detached SF Residential		Area II Blended SF Residential		Area III Mixed-Use	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
<b>Single Family Residential</b>						
Detached Single-family Residential	✓	-	✓	-	-	✓
Dupleü	-	-	-	✓	-	✓
Gated Neighborhood	-	✓	✓	-	-	✓
Model Homes	✓	-	✓	-	✓	-
Patio Home	-	✓	✓	-	✓*	-
Townhouse	-	✓	✓	-	✓*	-
Twin-home	-	✓	✓	-	✓*	-
Group home/Community Home	✓	-	✓	-	✓	-
<b>Multi-family Residential</b>						
Assisted Living Facility	-	✓	-	✓	✓	-
Multi-family Residential	-	-	-	-	✓	-
Nursing Home (retirement home)	-	-	-	-	✓	-
<b>Retail</b>						
General Retail	-	-	-	-	✓	-
Neighborhood Retail	-	✓	-	✓	✓	-
Real Estate Sales Center	✓	-	✓	-	✓	-
<b>Office</b>						
Construction Field Office	✓	-	✓	-	✓	-
Home Occupation	✓	-	✓	-	✓*	-
General Office	-	-	-	-	✓	-
Personal Care Homes	✓	-	✓	-	✓*	-
Private Utilities (no general outdoor storage yards)	✓	-	✓	-	✓	-
Professional Office	-	✓	-	✓	✓	-
<b>Civic &amp; Institutional</b>						
Community Center	✓	-	✓	-	✓	-
Essential Municipal Uses	✓	-	✓	-	✓	-
Government owned structures, facilities, and uses	✓	-	✓	-	✓	-
Neighborhood Amenity Center	✓	-	✓	-	✓	-
Place of Worship	✓	-	✓	-	✓	-
Schools	✓	-	✓	-	✓	-
<b>Other</b>						
Accessory Dwelling Unit	-	✓	-	✓		✓
Accessory Structures	✓	-	✓	-	✓	-
Accessory Structures if greater than the standards set forth in Sec. 130-34(a)	-	✓	-	✓		✓
Bed and breakfast	-	✓	-	✓	✓	-
Boarding (lodging) house	-	✓	-	✓	✓	-
Child Care - Class B	-	✓	-	✓	✓	-
Country Club or Golf Course	-	✓	-	✓	✓	-
Funeral Home/mortuary	-	✓	-	✓	✓	-
Police Station	-	✓	-	✓	✓	-
Temporary Structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion of construction work	✓	-	✓	-	✓	-
<b>Prohibited Uses</b>						
Adult Entertainment	-	-	-	-	-	-
Credit Access Business	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	-
Tattoo Studio	-	-	-	-	-	-

\* These uses are permitted with approval of a Conditional Use Permit when located within 200' of Boonville Road

#### IV. Physical Development:

The exterior physical development of single-family residential uses (attached and detached) within the Oakmont PD will be governed by the Oakmont Residential Guidelines, made part of the Declaration of Covenants, Conditions, and Restrictions as adopted and amended by the Residential Association from time to time. The exterior physical development of multi-family residential and non-residential uses will be governed by the Oakmont Commercial Guidelines, made part of the Declaration of Covenants, Conditions, and Restrictions as adopted and amended by the Commercial Association from time to time.

A. *Design Criteria* - Design criteria not addressed in the Oakmont Guidelines shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances as follows:

1. Detached Single-family Residential – The physical development of Detached Single-family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Residential District – 5000 (RD-5).
2. Multi-family Residential – The physical development of Multi-family Residential shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Multiple-Family District (MF).
3. Non-residential – The physical development of non-residential uses shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Retail District (C-2).
4. Duplex, Gated Neighborhood, Patio Home, Townhouse, and Twin-home – The physical development of these uses shall generally comply with the development standards and limitations of the City of Bryan Code of Ordinances specific use standards for such uses.
5. Traffic Calming – Traffic calming techniques will be included in the geometric design of the streets within the Oakmont PD with specific attention given to Oakmont Boulevard.

B. *Signage System* – As a part of the overall master plan for Oakmont, the community will be branded with a cohesive signage system. The Developer may install permanent signs in some or all of the locations in general conformance with the attached Oakmont Signage System Exhibit. The permanent signs may or may not be identical in design, but will draw from a complimentary palette of materials, graphics, and style within the overall community character. All permanent signs and hardscape elements will be located entirely on private property. In addition to permanent signage, wayfinding and marketing signs will be used. Street name and other traffic signs will also be designed to follow the community character.

1. Primary Community Entry Monument – The primary community monument will be located at the intersection of Oakmont Boulevard and University Dr. This monument will be of significant scale in order to act as a landmark for the primary community entry. The concept for the monument includes a wall and tower element. These hardscape items will be designed within the constraints outlined below.
  - a) Wall Height – The wall height will not exceed twelve feet (12’).
  - b) Tower Height – The tower height will not exceed thirty feet (30’).

- c) Setback – Hardscape elements will be set back from University Drive a minimum of twenty-five feet (25') and from Oakmont Boulevard a minimum of ten feet (10').
  - d) Font Size – Font size will not exceed two feet (2'), and the overall graphic portion of the monument will not exceed 60 square feet.
  - e) Lighting – Signage may be illuminated using an indirect lighting source.
2. Secondary Community Entry Monuments – Secondary community monuments may be used at community entrances on Boonville Road as shown on the exhibit. They will be smaller in scale, and will be designed within the constraints outlined below.
- a) Height – The height of hardscape elements will not exceed eight feet (8'), unless the hardscape element is a vertical feature, such as a column, sculpture, or fountain, in which case, the total square footage of it will not exceed 60 square feet.
  - b) Setback – Hardscape elements will be set back from Boonville Road a minimum of fifteen feet (15') and from interior roadways a minimum of ten feet (10').
  - c) Font Size – Font size will not exceed one foot (1'), and the overall graphic portion of the monument will not exceed 60 square feet.
  - d) Lighting – Signage may be illuminated using an indirect lighting source.
3. Residential Neighborhood Identifiers – Hardscape and/or landscape elements may be used to identify smaller residential neighborhoods within the overall community. These elements may consist of blade walls, columns, retaining walls, sculptures, planters, fountains, or other hardscape and/or landscape elements. They may or may not include words or graphics. Materials, graphics, and style will be complimentary to the overall community character. The permanent Residential Neighborhood Identifier may be supplemented with temporary marketing and/or wayfinding signs (defined below). They will be designed within the constraints outlined below.
- a) Height – The height of hardscape elements will not exceed six feet (6'), unless it is a vertical feature such as a column, sculpture, or fountain, in which case, it will not exceed 60 square feet.
  - b) Setback – Hardscape elements will be set back from interior roads a minimum of ten feet (10').
  - c) Font Size – Font size will not exceed one foot (1'), and the overall graphic portion of the sign will not exceed 60 square feet.
  - d) Lighting – Signage may be illuminated using an indirect lighting source.
4. Mixed-Use District (Planning Area III) Signage – Signs installed adjacent to Multi-family and/or non-residential uses by the Developer or a third party developer will comply with both the Oakmont Commercial Guidelines and the City of Bryan sign regulations described in Chapter 98 of the City's Code of Ordinances. Prior to submitting an application to the City of Bryan for a sign permit in the Mixed-Use District, the Developer or third party developer must obtain approval from the Architectural Control Committee (ACC) of the Commercial Association. Sign standards shall be as follows:
- a) Single-Family Residential – same as Residential District – 5000 (RD-5).
  - b) Multi-Family Residential – same as Multiple-Family District (MF).
  - c) Non-residential – same as Retail District (C-2).

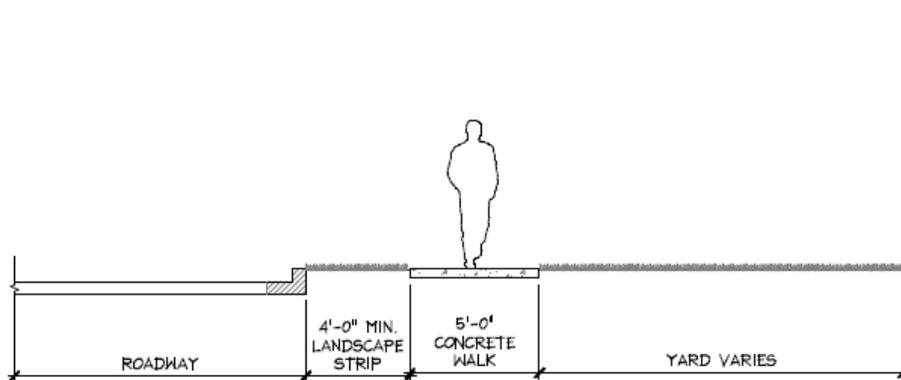
5. Trail and Park Signage –A sign standard incorporating the colors, materials, and style that fits within the overall community character will be designed and used throughout the trails and park system. The sign standard will be reviewed and approved by City staff. In addition to the standard sign, “park identifiers” may also be incorporated into landscape or architectural elements of the park such as archways, seating or retaining walls, custom gates, sculptures, arbors, etc. The standard signs and park identifiers will be designed within the constraints outlined below.
  - a) Height – The height of hardscape elements will not exceed eight feet (8’).
  - b) Setback – Hardscape elements will be set back from interior roads a minimum of ten feet (10’). Signs will be located entirely on private property.
  - c) Font Size – Font size will not exceed one foot (1’).
  - d) Lighting – Signs may be illuminated using an indirect lighting source.
6. Wayfinding and Marketing Signage –A marketing sign standard that incorporates the colors, materials, and style complimentary to the overall community character will be developed. Marketing and way-finding signs will not exceed fifty square feet (50 sf). All sides of the marketing sign will be painted or stained to provide for a finished look. Prior to the installation of permanent primary and secondary community entrances, temporary marketing signs, not to exceed 100 square feet (100 sf), may be installed at proposed community entrances on Boonville Road and University Drive. Marketing signs will be used on Oakmont Boulevard, Boonville Road, Pendleton Drive, Cross Park Drive, and throughout residential streets to guide prospective homebuyers to available inventory, Model Homes, Real Estate Sales Center, and/or the Neighborhood Amenity Center.
7. Street Signage – A community sign standard will be developed for all street name signs and other traffic signs in the community. Street signage shall conform to the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and shall be reviewed and approved by City staff.
8. Other Signs – All other signs shall comply with the Oakmont Residential Guidelines, the Oakmont Commercial Guidelines (as applicable), and the City of Bryan Sign Ordinance. The more stringent criteria will take precedent.
9. Street Lights – A decorative community street light standard will be used throughout Oakmont. The specifications for the street light standard will be coordinated with and approved by Bryan Texas Utilities.



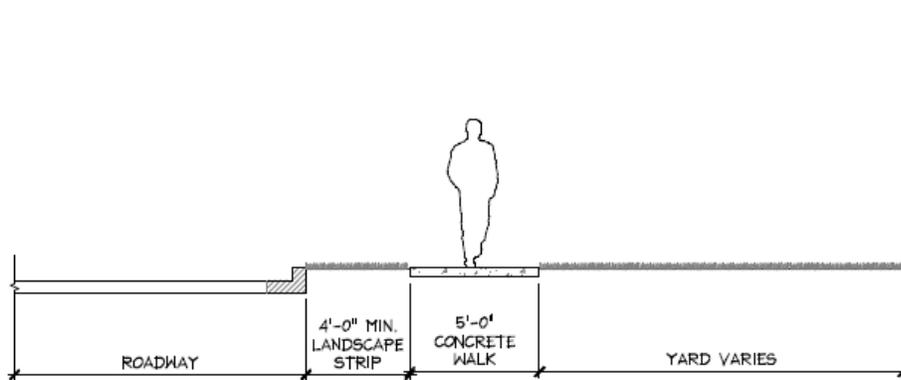
V. **Trail and Park System** – The Trail and Park System described below is in lieu of ordinary parkland dedication and development standards of the City’s Subdivision Ordinance. The Trail and Park System shall be accessible to the general public. Structures within the parks will require building permits.

A. *Trail System* – The trail system for Oakmont will generally follow the attached Parks and Trail System Exhibit. It will consist of a hierarchy of connected trails including interior residential neighborhood trails, commercial district trails, greenbelt trails, and community trails on Pendleton Drive and Oakmont Boulevard. The greenbelt trails will include approximately 13,000 linear feet. All other trails will follow the roadway system as described below.

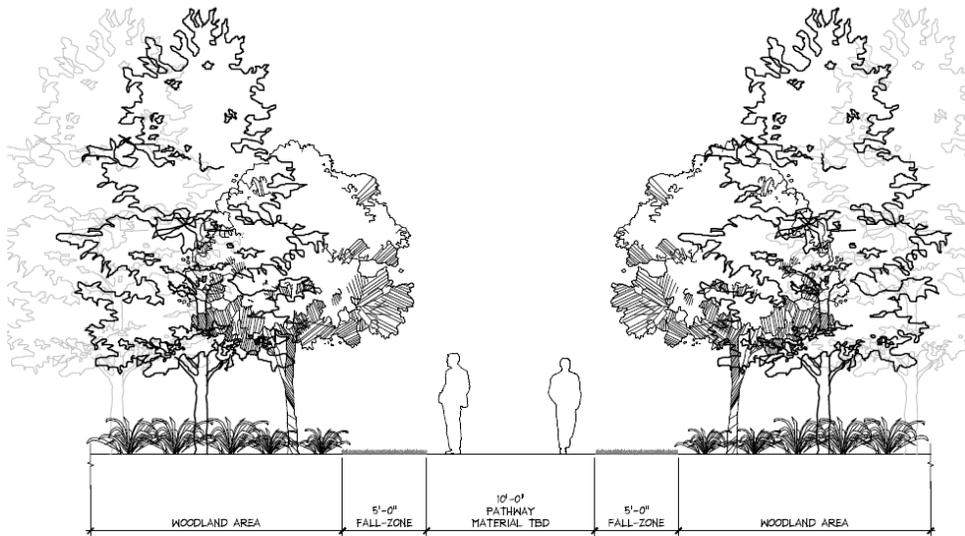
1. Interior Residential Neighborhood Trails in Planning Areas I and II – A five foot (5’) concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4’) from the curb.



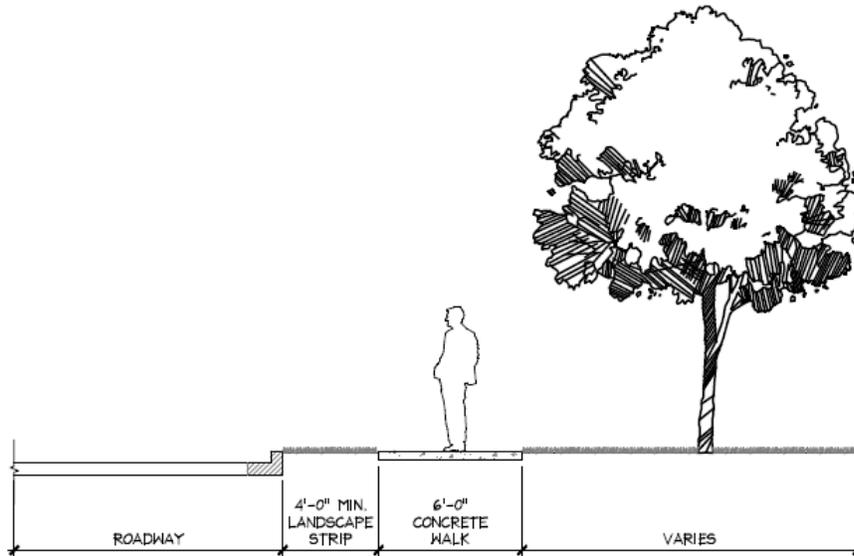
2. Mixed-Use District Trails in Planning Area III – A five foot (5’) concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4’) from the curb.



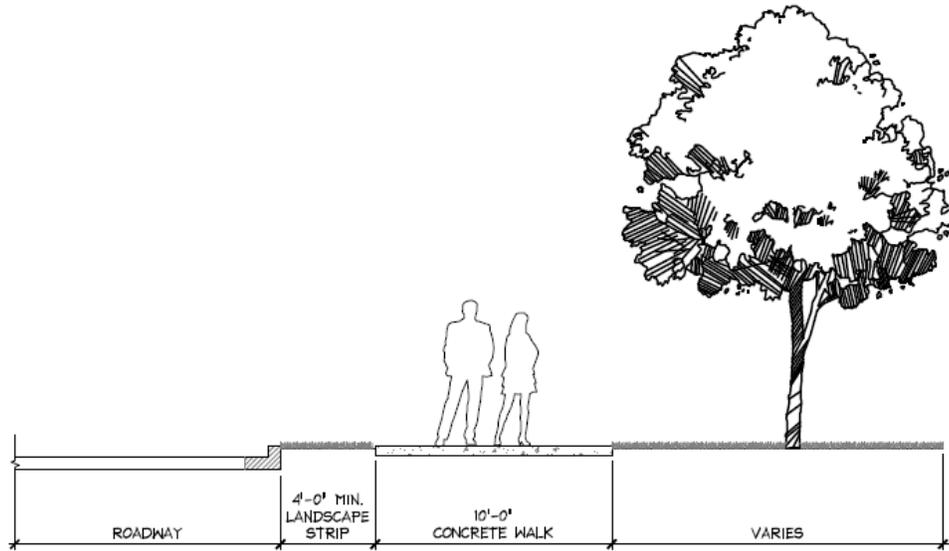
3. Greenbelt Trails – A ten foot (10’) trail will be installed as shown conceptually on the Parks and Trails Exhibit. The greenbelt trails will be installed in phases based upon development phasing. Any greenbelt trail located within 50’ of a residential lot will be constructed at the time the lot is developed. Greenbelt trails will have a five foot (5’) fall-away zone on each side. The material for the trail may be concrete, decomposed granite, or other material.



4. Pendleton Drive Trails -- A six foot (6') or ten foot (10') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved (as shown on the Parks and Trails Exhibit). The sidewalk will be located a minimum of four feet (4') from the curb. The sidewalk may meander in between the street right-of-way and adjacent landscape setbacks.



5. Oakmont Boulevard Trails – A ten foot (10') concrete sidewalk will be installed on one side of the street at the time the adjacent street is paved. The sidewalk will be located a minimum of four feet (4') from the curb. The sidewalk may meander in between the street right-of-way and landscape setbacks.



- B. *Park System* – Parks will be developed by the Developer on land suitable for parks and recreational purposes and deeded to and maintained by either the Commercial Association or the Residential Association. Oakmont is estimated to have approximately 250 multi-family units and 750 single-family units at build-out. Both the parkland acreage and parkland development investment will meet or exceed the City’s criteria: [(250 MF units/90) + (750 SF units/74) = 12.92 acres] and [(250 MF units x \$292) + (750 SF units x \$358) = \$341,500]. Parks will be developed in phases based on the estimated build-out numbers and balanced in the final phase based on actual build-out numbers.
1. Parkland - The park system will include three signature parks, available to the general public, totaling a minimum of 8.8 acres and greenbelt parks totaling a minimum of 60 acres, developed in general conformance with the attached Parks and Trails System Exhibit. Upon the completion of development of a signature park or a greenbelt park, it will be deeded to either the Commercial Association or the Residential Association. The parks will be developed in phases.
    - a) *First Park* - The first park will be developed with the first phase of lot development and will include improvements worth at least 100% of the park development fee for the total number of dwelling units (multi-family and single-family) platted in Phase 1.
    - b) *Second Park* – The second park will be developed with the third phase of lot development or when Oakmont reaches 250 occupied single-family homes, whichever occurs first, and will include improvements worth at least 100% of the park development fee for the total number of dwelling units platted in Phases 2 and 3.
    - c) *Third Park* - The third park will be developed with the fifth phase of development or when Oakmont reaches 500 occupied single-family homes, whichever occurs first, and will include improvements worth 100% of the park development fee for the actual number of dwelling units platted in the community at build-out, less the actual investment of park development improvements previously expended in the first and second parks.
    - d) *Greenbelt Parks* - The greenbelt parks will be developed in phases, based on the phasing of the greenbelt trails described above and will include a ten-foot (10’) wide trail system.
- C. *Trail and Park System Maintenance* – Operation, repair and maintenance of the Oakmont Trail and Park System shall be the responsibility of, and controlled by, the Residential Association or the Commercial Association. The City of Bryan shall not be responsible for operating, repairing, or maintaining the Oakmont Trail and Park System.



# OAKMONT/ PROPOSED PARKS AND TRAIL SYSTEM

Bryan, Tx Adam Development 27 September 2016

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TBG AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TBG. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. TBG AND ITS AFFILIATES ACCEPT NO LIABILITY FOR ANY LOSS OR DAMAGE OF ANY KIND ARISING FROM THE USE OF THIS INFORMATION.

