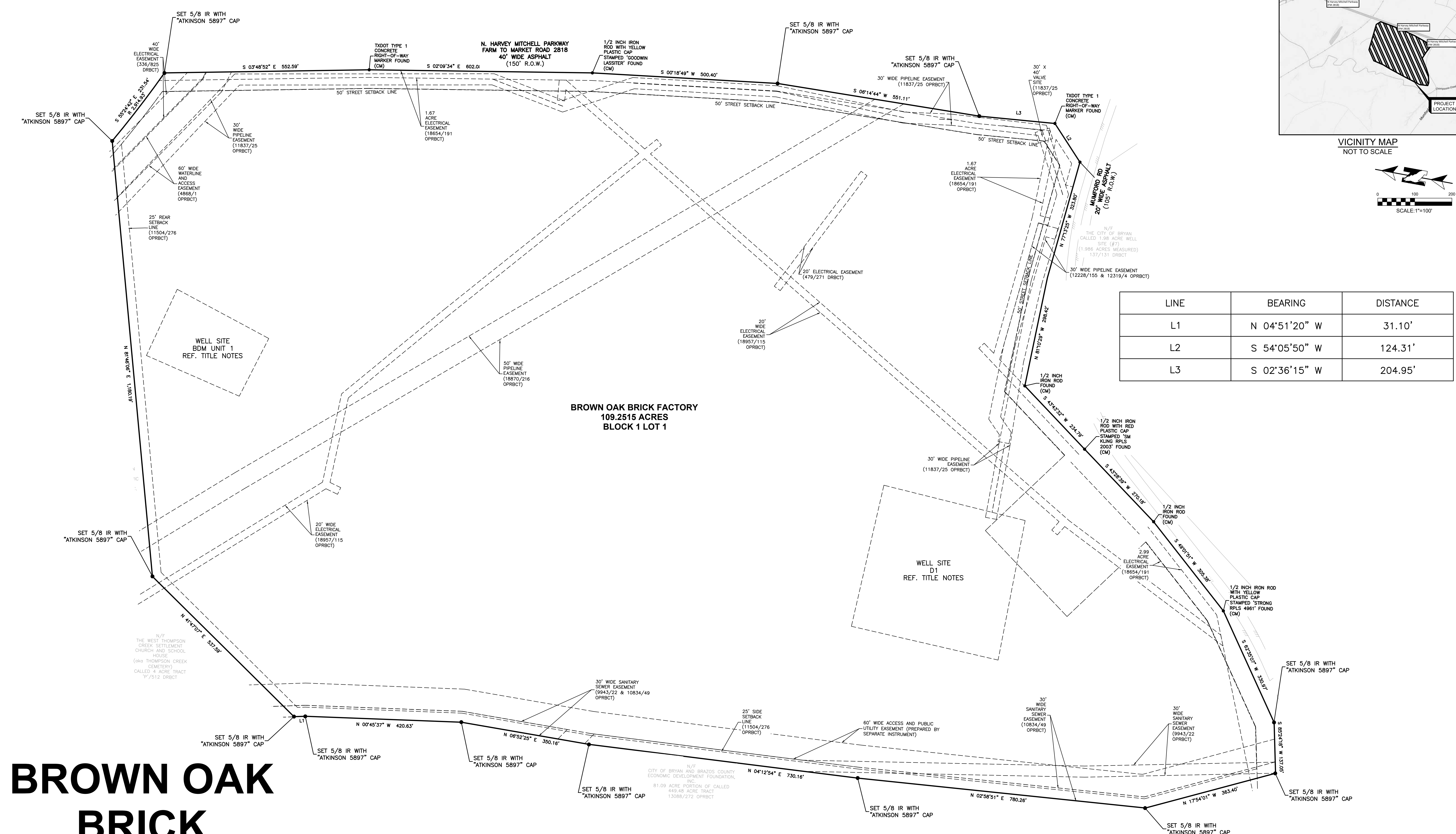
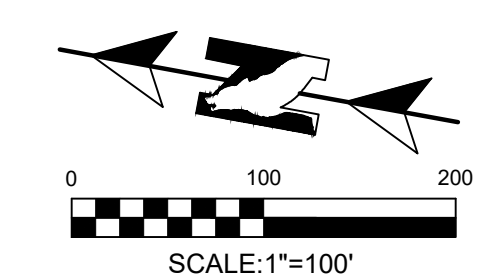


VICINITY MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 04°51'20" W	31.10'
L2	S 54°05'50" W	124.31'
L3	S 02°36'15" W	204.95'

# BROWN OAK BRICK FACTORY

FINAL PLAT OF BLOCK 1 LOT 1 OF A  
109.2515 ACRES OF LAND IN THE  
WILLIAMS S. MARTIN SURVEY,  
ABSTRACT NO 35, BRAZOS COUNTY,  
TEXAS

1 BLOCK 1 LOT  
OWNERS:  
BROWN OAK PROPERTIES  
DATE: MARCH, 2025 SURVEYOR: ATKINSON ENGINEERS

**ATKINSON ENGINEERS**  
1832 CHIMNEY ROCK RD  
HOUSTON, TEXAS 77056  
PHONE: 281.872.7600  
TBPE F-21745  
TBPLS F-10045000

EMAIL: TEAM@ATKINSONENGINEERS.COM  
WWW.ATKINSONENGINEERS.COM

Date: Mar 26, 2025, 11:58am File: G:\20 PROJECTS\BIB Contractors - Brown Oak Brick Factory\BIB Planning and Platting\2. Subdivision Platting\BROWN OAK BRICK FACTORY - PLAT.dwg

LEGAL DESCRIPTION

CERTIFICATION OF OWNERSHIP AND DEDICATION

APPROVAL OF THE CITY PLANNER

I (OR WE) \_\_\_\_\_, OWNER AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BROWN OAK BRICK FACTORY, BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. \_\_\_\_\_ OF THE O.P.R.O.R.P. OF BRAZOS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS OF SAID LIEN (OR LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

I, \_\_\_\_\_, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
PRINT NAME  
OWNER

\_\_\_\_\_  
CITY PLANNER  
BRYAN, TX

STATE OF TEXAS  
COUNTY OF BRAZOS

APPROVAL OF THE CITY ENGINEER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.)

I, \_\_\_\_\_, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS (\_\_\_\_) DAY OF (\_\_\_\_), (2025)

\_\_\_\_\_  
CITY ENGINEER  
BRYAN, TX

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

AFFIX SEAL

I, \_\_\_\_\_, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
CHAIR  
PLANNING AND ZONING COMMISSION  
BRYAN, TX

CERTIFICATION OF SURVEYOR

I, NEIL M. ATKINSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5897 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED AND/OR VERIFIED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BY: \_\_\_\_\_  
NEIL M. ATKINSON  
R.P.L.S.  
STATE OF TEXAS NO. 5897

CERTIFICATION OF THE COUNTY CLERK

I, KAREN MCQUEEN COUNTY CLERK OF BRAZOS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND DULY RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND AT FILM CODE NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF BRAZOS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT BRYAN, THE DAY AND DATE LAST ABOVE WRITTEN.

(CLERK OF COUNTY COURT'S SIGNATURE)  
KAREN MCQUEEN  
COUNTY CLERK OF BRAZOS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, GF NO. S46473, EFFECTIVE DATE: 01-08-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10d: PIPELINE EASEMENT TO SINCLAIR REFINING CO. (132/21 DRBCT) DOES AFFECT THIS TRACT AS PARTIALLY RELEASED AND AMENDED (18870/216 OPRBCT) AND AS SHOWN HEREON.
- 10h: 40' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (336/825 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10j: 20' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (479/271 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10k: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (645/405 ORBCT) DOES AFFECT A PORTION OF THIS TRACT. THIS EASEMENT IS CALLED TO BE 20' WIDE, CENTERED ON AN ELECTRIC TRANSMISSION LINE AS INSTALLED (BLANKET IN NATURE) AND IS NOT PLOTTED AS THE ELECTRIC LINE COVERED BY THIS EASEMENT HAS NOT BEEN IDENTIFIED.
- 10n: 60' WIDE WATERLINE AND ACCESS EASEMENT TO THE CITY OF BRYAN (4868/1 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10o: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (9943/22 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10p: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (10834/49 OPRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10r: 30' WIDE PIPELINE EASEMENT AND 30'X40' VALVE SITE TO HALCON FIELD SERVICES, LLC (11837/25 OPRBCT), DOES CROSS THIS TRACT AS AMENDED (12319/4 OPRBCT) AND AS SHOWN HEREON.
- 10s: 30' WIDE PIPELINE EASEMENT TO HALCON FIELD SERVICES, LLC (12228/155 OPRBCT), DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10u: ELECTRICAL UTILITY EASEMENTS TO BTU (18654/191 OPRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
- 10w: THE 70' PRIVATE ACCESS EASEMENT DESCRIBED IN PARTITION AND EXCHANGE AGREEMENT (2601/98 ORBCT) DOES NOT CROSS THIS TRACT.
- 10x: SURFACE RIGHTS TO THE "D1" AND "BDM UNIT 1" DRILLSITES SHOWN HEREON RESERVED IN DEED (13088/272 OPRBCT) DO AFFECT THIS TRACT. THE REMAINING DRILLSITE LOCATION RESERVATIONS DO NOT AFFECT THIS TRACT.
- 10hr: 20' WIDE ELECTRICAL EASEMENT TO THE CITY OF BRYAN (18957/115 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

NOTES:

- UNLESS OTHERWISE INDICATES, THE BUILDING LINES(B.L.), ARE IN ACCORDANCE WITH THE BRYAN CODE OF ORDINANCES.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE SUBMITTED TO THE CITY OF BRYAN ENGINEERING DEPARTMENT.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF CITY OF BRYAN, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203. NAD 1983 DATUM.
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011993831183 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDAIRES.

LEGEND:

- |                |   |
|----------------|---|
| 1. B.L.        | INDICATED BUILDING LINE                     |
| 2. ESMT.       | INDICATED EASEMENT                          |
| 3. FND.        | INDICATED FOUND                             |
| 4. I.R.        | INDICATED IRON ROD                          |
| 5. I.P.        | INDICATED IRON PIPE                         |
| 6. H.C.C.F.N.  | INDICATED HARRIS COUNTY CLERK'S FILE NUMBER |
| 7. H.C.M.R.    | INDICATED HARRIS COUNTY MAP RECORDS         |
| 8. F.C. No.    | INDICATED FILE CODE NUMBER                  |
| 9. R.O.W.      | INDICATED RIGHT OF WAY                      |
| 10. SQ. FT.    | INDICATED SQUARE FEET                       |
| 11. VOL. & PG. | INDICATED VOLUME & PAGE                     |

FLOODPLAIN NOTE:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E & 48041C0200E, REVISED DATE: 05-16-2012.



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# BROWN OAK BRICK FACTORY

FINAL PLAT OF BLOCK 1 LOT 1 OF A  
109.2515 ACRES OF LAND IN THE  
WILLIAMS S. MARTIN SURVEY,  
ABSTRACT NO 35, CITY OF BRYAN,  
BRAZOS COUNTY, TEXAS

1 BLOCK 1 LOT

OWNER:

BROWN OAK PROPERTIES

DATE: SURVEYOR:

MARCH, 2025 ATKINSON ENGINEERS