

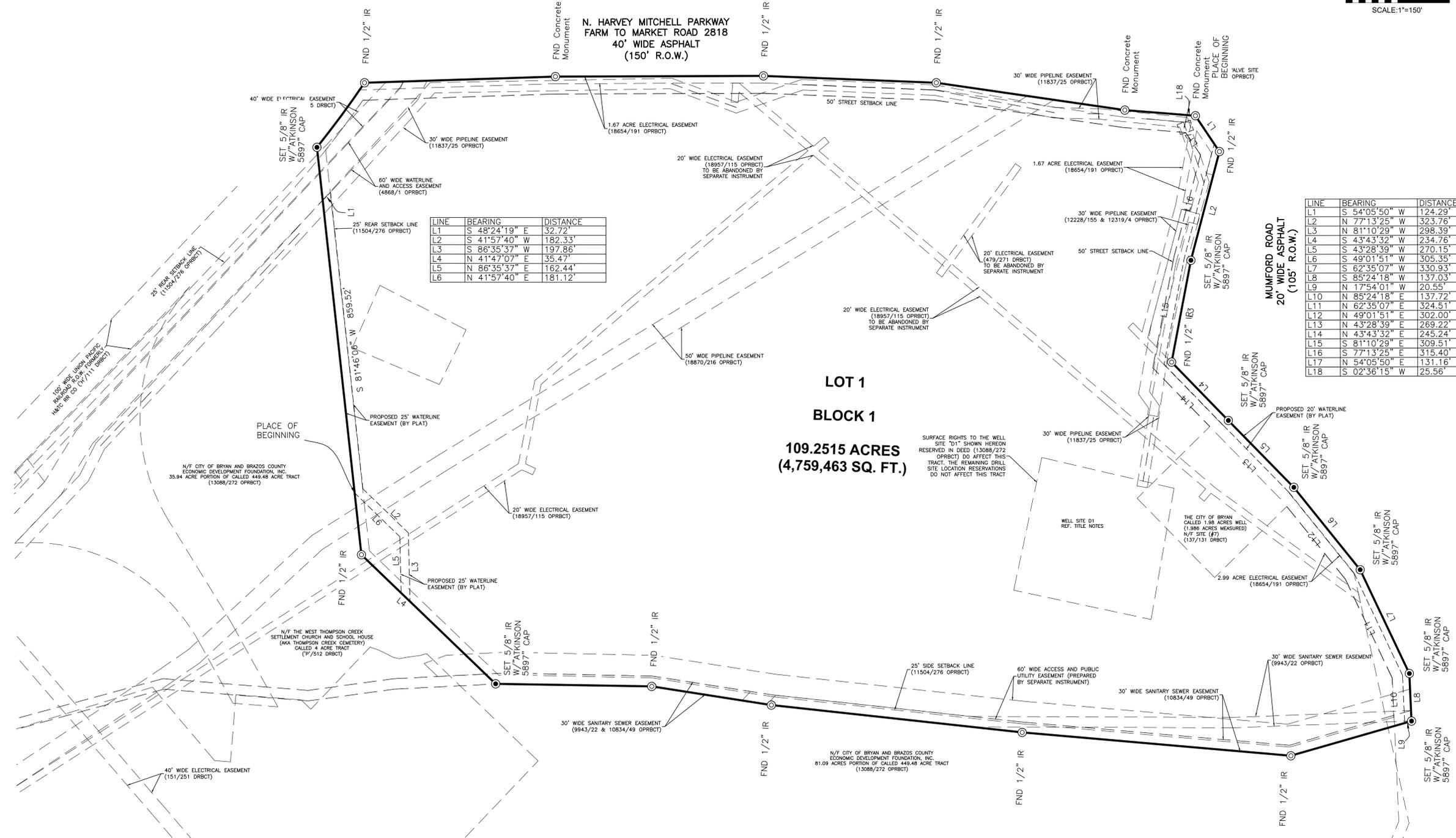
VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 48°24'19" E	32.72'
L2	S 41°57'40" W	182.33'
L3	S 86°35'37" W	197.86'
L4	N 41°47'07" E	35.47'
L5	N 86°35'37" E	162.44'
L6	N 41°57'40" E	181.12'

LINE	BEARING	DISTANCE
L1	S 54°05'50" W	124.29'
L2	N 77°13'25" W	323.76'
L3	N 81°10'29" W	298.39'
L4	S 43°43'32" W	234.76'
L5	S 43°28'39" W	270.15'
L6	S 49°01'51" W	305.35'
L7	S 62°35'07" W	330.93'
L8	S 85°24'18" W	137.03'
L9	N 17°54'01" W	20.55'
L10	N 85°24'18" E	137.72'
L11	N 62°35'07" E	324.51'
L12	N 49°01'51" E	302.00'
L13	N 43°28'39" E	269.22'
L14	N 43°43'32" E	245.24'
L15	S 81°10'29" E	309.51'
L16	S 77°13'25" E	315.40'
L17	N 54°05'50" E	131.16'
L18	S 02°36'15" W	25.56'

LEGEND	
OPRBCT	OFFICIAL PUBLIC RECORDS BRAZOS COUNTY TEXAS
DRBCT	DEED RECORDS BRAZOS COUNTY TEXAS
CM	CONCRETE MONUMENT
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY

LOT 1
BLOCK 1
109.2515 ACRES
(4,759,463 SQ. FT.)



FINAL PLAT

GREY WOLF ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TX 77056
281-543-1138
TBPE FIRM F-21735

BROWN OAK BRICK FACTORY
A SUBDIVISION CONTAINING 109.2515 ACRES OF LAND IN THE
WILLIAM S. MARTIN SURVEY, ABSTRACT NO. 35, CITY OF
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER
BROWN OAK PROPERTIES LLC
840 E. INTERSTATE 2
SAN JUAN, TX 78589
ATTN: MARIA CLARA ANA GONZALEZ FIGUEROA - 979-587-6750

ENGINEER
GREY WOLF ENGINEERS
1832 CHIMNEY ROCK RD.
HOUSTON, TX. 77056
281-543-1138

SURVEYOR
KERR SURVEYING
1718 BRIARCREST DR
BRYAN, TX 77802
979-268-3195

1 BLOCK 1 LOT
FEBRUARY 17, 2026
SHEET 1 OF 2

Date: Feb 20, 2026, 9:55am File: G:\20 PROJECS\B5 Constructores - Brown Oak Brick Factory\25-0023\9.0 Planning and Platting\260217-BROWN OAK BRICK FACTORY - PLAT.dwg

GENERAL NOTES:

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2) .
- 2. ALL BUILDING SETBACKS ARE IN ACCORDANCE TO THE BRYAN CODE OF ORDINANCES.
- 3. THE CURRENT ZONING DISTRICT IS PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT (PD-I).
- 4. 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

BEARING NOTE:

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

FLOODPLAIN NOTE:

ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E & 48041C0200E, REVISED DATE: 05-16-2012, 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 FLOODPLAIN).

**LEGAL DESCRIPTION
109.3 ACRES**

BEING a 109.3 acre tract of land situated in the William S. Martin Survey, Abstract 35, Brazos County, Texas, being all of a called 1.98 acre tract of land described in a Deed to the City of Bryan, recorded in Volume 137, Page 131, of the Deed Records of Brazos County, Texas, and a portion of a called 449.48 acre tract of land described in a Deed to the City of Bryan and Brazos County Economic Development Foundation, Inc., recorded in Volume 13088, Page 272, of the Official Public Records of Brazos County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch Iron Rod with red plastic cap stamped "SM KLING RPLS 2003" found on the north side of Mumford Road (a County maintained public road, right-of-way appears to be prescriptive in nature), at the intersection with west line of N. Harvey Mitchell Parkway - Farm to Market Road 2818, for the southeast corner of said 449.48 acre tract;

THENCE, with the north right-of-way line of Mumford road, same being the south line of said 449.48 acre tract and said 1.98 acre tract, the following seven (7) courses and distances:

- 1) N 77°13'25" W, a distance of 323.80 feet to a 6 inch treated fence post found;
- 2) N 81°10'29" W, a distance of 298.42 feet to a 1/2 inch Iron Rod found;
- 3) S 43°43'32" W, a distance of 234.79 feet to a 1/2 inch Iron Rod with red plastic cap stamped "SM KLING RPLS 2003" found at the east corner of said 1.98 acre tract;
- 4) S 43°28'39" W, a distance of 270.18 feet to a 1/2 inch Iron Rod found at the south corner of said 1.98 acre tract;
- 5) S 49°01'51" W, a distance of 305.38 feet to a 1/2 inch Iron rod with yellow plastic cap stamped "STRONG RPLS 4961" found;
- 6) S 62°35'07" W, a distance of 330.97 feet to a 8 inch cedar fence post found;
- 7) S 85°24'18" W, a distance of 137.05 feet to a 1/2 inch Iron Rod set with blue plastic cap stamped "KERR SURVEYING) at the southwest corner of a 30' wide sanitary sewer easement recorded in Volume 10834, Page 49, of the Official Public Records Brazos County, Texas, for the southwest corner hereof, from which a 1/2 inch Iron Rod with yellow cap stamped "STRONG RPLS 4961" found bears S 85°24'18" W, a distance of 297.41 feet;

THENCE, through said 449.48 acre tract, with the west line of said sewer easement, the following six (6) courses and distances:

- 1) N 17°54'01" W, a distance of 363.40 feet to a 1/2 Iron Rod set;
- 2) N 02°58'51" E, a distance of 780.26 feet to a 1/2 Iron Rod set;
- 3) N 04°12'54" E, a distance of 730.16 feet to a 1/2 Iron Rod set;
- 4) N 06°52'25" E, a distance of 350.16 feet to a 1/2 Iron Rod set;
- 5) N 00°45'37" W, a distance of 420.63 feet to a 1/2 Iron Rod set;;
- 6) N 04°51'20" W, a distance of 31.10 feet to a 1/2 inch Iron Rod set for the northwest corner hereof;

THENCE, crossing said easement and continuing through said 449.48 acre tract, the following two (2) courses and distances:

- 1) N 41°47'07" E, a distance of 537.59 feet to a 1/2 inch Iron Rod set;
- 2) N 81°46'06" E, a distance of 1,180.19 feet to a 1/2 inch Iron Rod set in the southwest right-of-way line of the Union Pacific Railroad (100' wide right-of-way, 'H/111 DRBCT), same being the northeast line of said 449.48 acre tract, from which a point at the beginning of a curve in said railroad right-of-way bears N 50°46'50" W, a chord distance of 239.57 feet and from said point, a 1/2 inch Iron Rod with red plastic cap stamped 'SM KLING RPLS 2003' found bears S41°34'29" W, a distance of 0.37 feet;

THENCE, with the southwest right-of-way line of said railroad, with said curve to the left, having a radius of 2,914.93 feet, an arc length of 231.60 feet, a delta angle of 04°33'08" and a chord which bears S 55°24'42" E, a distance of 231.54 feet, to a point on the west right-of way line of N. Harvey Mitchell Parkway for the northeast corner of said 449.48 acre tract and the northeast corner hereof, from which a 1/2 Iron Rod with orange plastic cap stamped "TAGGART RPLS 5676" found bears N 03°40'04" W, a distance of 3.80 feet and a 1/2 inch Iron Rod with red plastic cap stamped "SM KLING RPLS 2003" found bears S 03°48'52" E, a distance of 0.89 feet;

THENCE, with the west right-of-way line of N. Harvey Mitchell Parkway, the following six (6) courses and distances:

- 1) S 03°48'52" E, a distance of 552.59 feet to a TXDOT type 1 concrete right-of-way marker found;
- 2) S 02°09'34" E, a distance of 602.08 feet to a 1/2 inch Iron Rod with yellow plastic cap stamped "GOODWIN LASITER" found;
- 3) S 00" 18' 49" W, a distance of 500.40 feet ta a point, from which a 1/2 Iron Rod with orange plastic cap stamped "TAGGART RPLS 5676" found bears N 67°15'30" E, a distance of 0.28 feet;
- 4) S 06°14'44" W, a distance of 551.11feet to a point, from which a 1/2 Iron Rod with orange plastic cap stamped "TAGGART RPLS 5676" found bears N 76°14'32" E, a distance of 0.24 feet and a TXOOT type 1 concrete right- of-way marker found bears N 79°56'09" E, a distance of 0.85 feet;
- 5) S 02°36'15" W, a distance of 204.95 feet to a TXOOT type 1 concrete right-of-way marker found;
- 6) S 54°05'50" W, a distance of 124.31 feet to the POINT OF BEGINNING hereof and containing 109.3 acres, more or less.

NOTE: ALL BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH.

OWNER/DEVELOPER

BROWN OAK PROPERTIES LLC
840 E. INTERSTATE 2
SAN JUAN, TX 78589
ATTN: MARIA CLARA ANA GONZALEZ FIGUEROA – 979–587–6750

**LEGAL DESCRIPTION
0.9319 ACRES
20 FEET WATERLINE EASEMENT**

BEING a 0.9319 acre tract of land, being out of a 109.3 acre tract of land described in deed to Brown Oak Properties, LLC., as recorded under Brazos County Clerk's File Number 1520004 of the Official Public Records of Real Property of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at TxDot Monument found in the West line of North Harvey Mitchell Parkway 150 feet wide, for the northern cutback corner as it insects the north line Mumford Road, 105 feet wide;

THENCE S 54°05'50" W 124.29 feet along the north line of said Mumford Road to a 1/2 inch iron rod found for corner;

THENCE N 77°13'25" W 323.76 feet along the north line of said Mumford Road to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE N 81°10'29" W 298.39 feet along the north line of said Mumford Road to a 1/2 inch iron rod found for corner;

THENCE S 43°43'32" W 234.76 feet along the north line of said Mumford Road to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 43°28'39" W 270.15 feet along the north line of said Mumford Road to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 49°01'51" W 305.35 feet along the north line of said Mumford Road to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 62°35'07" W 330.93 feet along the north line of said Mumford Road to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 85°24'18" W 137.03 feet along the north line of said Mumford Road to the west line of said 109.3 acre tract;

THENCE N 17°54'01" W 20.55 feet along the west line of said 109.3 acre tract to a point for corner;

THENCE the following courses and distances across said 109.3 acre tract and parallel to the south line of said 109.3 acre tract:

- N 85°24'18" E 137.72 feet;
- N 62°35'07" E 324.51 feet;
- N 49°01'51" E 302.00 feet;
- N 43°28'39" E 269.22 feet;
- N 43°43'32" E 245.24 feet;
- S 81°10'29" E 309.51 feet;
- S 77°13'25" E 315.40 feet;

THENCE N 54°05'50" E 131.16 feet across said 109.3 acre tract to the west line of said North Harvey Mitchell Parkway;

THENCE S 02°36'15" W 25.56 feet along the west line of said North Harvey Mitchell Parkway to the PLACE OF BEGINNING.

NOTE: ALL BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM.

**LEGAL DESCRIPTION
0.6975 ACRES
25 FEET WATERLINE EASEMENT**

BEING a 0.6975 acre tract of land, being out of a 109.3 acre tract of land described in deed to Brown Oak Properties, LLC., as recorded under Brazos County Clerk's File Number 1520004 of the Official Public Records of Real Property of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from a 1/2 inch iron rod found for the most eastern north corner of said 109.3 acre tract in the west line of Harvey Mitchell Parkway 150 feet wide;

THENCE along the arch of a curve to the left 231.57 feet, having a radius of 2914.58 feet, a central angle of 04°33'08", and a long chord of S 55°24'42" E, 231.51 feet to a 5/8 inch iron rod with "ATKINSON 5897" cap set for corner;

THENCE S 81°46'06" W 153.56 feet along the northwest line of said 109.3 acre tract to a point marking the PLACE OF BEGINNING for the here in described tract;

THENCE the following courses and distances across said 109.3 acre tract:

- S 48°24'19" E 32.72 feet;
- S 81°46'06" W 859.52 feet;
- S 41°57'40" W 182.33 feet;
- S 86°35'37" W 197.86 feet to the north line of said 109.3 acre tract;

THENCE N 41°47'07" E 35.47 feet along the northwest line of said 109.3 acre tract to a point;

THENCE N 86°35'37" E 162.44 feet across said 109.3 acre tract to a point;

THENCE N 41°57'40" E 181.12 feet across said 109.3 acre tract;

THENCE N 81°46'06" E 847.47 feet along the northwest line of said 109.3 acre tract to a point to the PLACE OF BEGINNING.

NOTE: ALL BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204. NAD 1983 DATUM.

CERTIFICATE OF THE 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 under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Neil M. Atkinson, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5897

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Brown Oak Properties LLC, the owner(s) and developers of the land shown on this plat, being the tract of land as conveyed to me (us) in the Deed Records of Brazos County in Document No. _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

BROWN OAK PROPERTIES LLC

BY: _____
Maria Clara Ana Gonzalez Figueroa, CFO

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Clara Gonzalez Figueroa, CFO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

APPROVAL OF THE CITY PLANNER

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 _____, 202__.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 202__.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 202__, and same was duly approved on the ____ day of _____, 202__, by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, does hereby designate the foregoing property as Lot 1, Block 1, Brown Oak Brick Factory, an addition to the City of Bryan, Brazos County, Texas, and does hereby dedicate to the Public's use, the right-of-ways and easements shown hereon.

WITNESS MY HAND at _____ (City), _____ (County), Texas, this ____ day of _____, 202__.

BROWN OAK PROPERTIES LLC

BY: _____
Maria Clara Ana Gonzalez Figueroa, CFO

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 202__, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas



FINAL PLAT

BROWN OAK BRICK FACTORY
A SUBDIVISION CONTAINING 109.2515.ACRES OF LAND IN THE WILLIAM S. MARTIN SURVEY, ABSTRACT NO. 35, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

1 BLOCK 1 LOT

FEBRUARY 17, 2026
SHEET 2 OF 2