



BROWN OAK BRICK FACTORY

PRELIMINARY PLAN OF BLOCK 1 LOT 1 OF BROWN OAK BRICK FACTORY, BEING 109.2515 ACRES OF LAND IN THE WILLIAMS S. MARTIN SURVEY, ABSTRACT NO 35, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

PREPARED ON 2/20/2026
SITE PLAN ADDED FOR REFERENCE ONLY

1 BLOCK 1 LOT
OWNER: BROWN OAK PROPERTIES
DATE: FEBRUARY, 2026 SURVEYOR: GREY WOLF ENGINEERS

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

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 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
2. 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).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS OTHERWISE NOTED.
5. ORIGINAL SURVEY LINES SHOWN HEREON ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
6. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

PRELIMINARY PLAN NOTES:

1. CURRENT ZONING OF SUBJECT SITE: PLANNED DEVELOPMENT DISTRICT - INDUSTRIAL BY ORDINANCE NO. 2350, APPROVED BY COUNCIL ON MAY 14, 2019, AND BY ORDINANCE NO. 2723, APPROVED BY COUNCIL ON DECEMBER 10, 2024.
2. CURRENT SITE USE: VACANT
3. PROPOSED SITE USE: INDUSTRIAL MANUFACTURING - BRICK FACTORY
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY KERR SURVEYING, 1/17/2024.
6. SERVICE REQUIREMENTS ARE AS FOLLOWS: NATURAL GAS: 60 MMBtu/hr @ 30 PSI. ELECTRICAL AT 4,000 AMP 480 VOLT 3 PHASE SERVICE, PROCESS WATER AT 25 GPM (1" METER).
7. SANITARY SEWER: PROPOSED 8" SEWER, CONNECTING TO PUBLIC 18" CITY SANITARY SEWER ON WEST SIDE OF FLOODPLAIN. SEE KEYNOTE 1.
8. DOMESTIC WATER SERVICE: PROPOSED 6" WATER LINE, CONNECTING TO CITY MAIN ON NORTH SIDE OF MUMFORD ROAD. SEE KEYNOTE 2.
9. PROPOSED PRIVATE FIRE HYDRANT TO BE BUILT TO PUBLIC STANDARDS. SEE KEYNOTE 3.
10. ELECTRICAL SERVICE: BTU ELECTRICAL SERVICE FROM MUMFORD ROAD (NOT SHOWN)
11. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREIN SHALL BE DEDICATED WITH THE PLATING OF THIS SUBDIVISION.
12. BOUNDARY SURVEY COMPLETED BY KERR SURVEYING, 1/17/2024
13. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADOWED AND ZONE 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E & 48041C0200E, REVISED DATE: 05-16-2012.

OWNER/DEVELOPER
DB CONSTRUCTORS
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TX 76106
ATTN: JEFF TOON - 817-626-7300

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

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'

Date: Feb 20, 2026, 10:05am File: G:\2.0 PROJECTS\BDB - Constructors - Brown Oak Brick Factory (2-022)\3.0 Planning and Platting\2026\PRELIMINARY PLAT_BROWN OAK BRICK FACTORY.dwg