PRELIMINARY PLAN

BROWN OAK BRICK FACTORY

109.3 ACRES OF A 445.48 ACRE TRACT
RECORDED IN VOLUME 13088, PAGE 272 OPRBCT
WILLIAMS S. MARTIN SURVEY, ABSTRACT 35
BRAZOS COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

PROJECT LOCATION

SCALE:1"=100'

PROP. 397158 SF BRICK FACTORY INDUSTRIAL BLDG FF: 322.00

PROP. FINISHED GOODS STORAGE

PROP. FINISHED GOODS STORAGE

PROP. FINISHED GOODS STORAGE

PROP. WATER LINE

PROP. SANITARY SEWER LINE

PROP. SANITARY SEWER LINE

PROP. WATER LINE

FLOOD ZONE 'AE'

FLOOD ZONE 'AE'

40' WIDE ELECTRICAL EASEMENT (336/825 DRBCT)

30' WIDE PIPELINE EASEMENT (11837/25 OPRBCT)

60' WIDE WATERLINE AND ACCESS EASEMENT (4868/1 OPRBCT)

25' REAR SETBACK LINE (11504/276 OPRBCT)

20' WIDE ELECTRICAL EASEMENT (18957/115 OPRBCT)

50' WIDE PIPELINE EASEMENT (18870/216 OPRBCT)

1.67 ACRE ELECTRICAL EASEMENT (18654/191 OPRBCT)

50' STREET SETBACK LINE

50' STREET SETBACK LINE

50' STREET SETBACK LINE

30' WIDE PIPELINE EASEMENT (11837/25 OPRBCT)

30' X 40' VALVE SITE (11837/25 OPRBCT)

1.67 ACRE ELECTRICAL EASEMENT (18654/191 OPRBCT)

20' ELECTRICAL EASEMENT (479/271 DRBCT)

30' WIDE PIPELINE EASEMENT (12228/155 & 12319/4 OPRBCT)

20' WIDE ELECTRICAL EASEMENT (18957/115 OPRBCT)

30' WIDE PIPELINE EASEMENT (11837/25 OPRBCT)

2.99 ACRE ELECTRICAL EASEMENT (18654/191 OPRBCT)

30' WIDE SANITARY SEWER EASEMENT (9943/22 & 10834/49 OPRBCT)

25' SIDE SETBACK LINE (11504/276 OPRBCT)

60' WIDE ACCESS AND PUBLIC UTILITY EASEMENT (PREPARED BY SEPARATE INSTRUMENT)

30' WIDE SANITARY SEWER EASEMENT (10834/49 OPRBCT)

30' WIDE SANITARY SEWER EASEMENT (9943/22 OPRBCT)

S 55°24'02" E 231.54'
R 2,914.93'

S 03°48'52" E 552.59'

S 02°09'34" E 602.08'

S 00°18'49" W 500.40'

S 06°14'44" W 551.11'

L3

L2

N 77°13'25" W 323.80'

N 61°10'29" W 298.42'

S 43°43'32" W 234.79'

S 43°28'36" W 270.18'

S 45°01'57" W 305.38'

S 62°58'07" W 330.97'

S 85°24'18" W 137.05'

N 17°54'01" W 363.40'

N 02°58'51" E 780.26'

N 04°12'54" E 730.16'

N 06°52'25" E 350.16'

N 00°45'37" W 420.63'

L1

N 41°47'07" E 537.59'

N 81°46'06" E 1,180.19'

1

2

PRELIMINARY PLAN NOTES:

1. CURRENT ZONING OF SUBJECT SITE : PLANNED DEVELOPMENT DISTRICT – INDUSTRIAL
2. CURRENT SITE USE : VACANT
3. PROPOSED SITE USE : INDUSTRIAL MANUFACTURING – BRICK FACTORY
4. THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN SITE DEVELOPMENT ORDINANCE AS FOLLOWS:
   FRONT OF BUILDING SETBACK : 25'
   SIDE OF BUILDING SETBACK : 25'
   REAR OF BUILDING SETBACK : 25'
5. THE MEETS AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY KERR SURVEYING, 1/17/2024.
6. SANITARY SEWER: PROPOSED 8" SEWER, CONNECTING TO CITY MAIN ON WEST SIDE OF FLOODPLAIN. SEE KEYNOTE ①.
7. DOMESTIC WATER SERVICE: PROPOSED 6" WATER LINE, CONNECTING TO CITY MAIN ON NORTH SIDE OF MUMFORD ROAD. SEE KEYNOTE ②.
8. ELECTRICAL SERVICE: BTU ELECTRICAL SERVICE FROM MUMFORD ROAD (NOT SHOWN)
9. ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREIN SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
10. BOUNDARY SURVEY COMPLETED BY KERR SURVEYING, 1/17/2024
11. 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.

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'

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

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

Date: Mar 12, 2025, 8:44am File: G:\2.0 PROJECTS\DB Constructors - Brown Oak Brick Factory\9.0 Planning and Platting\9.1 Planning\PRELIMINARY PLAN\PRELIMINARY PLAT EB20035-24.dwg