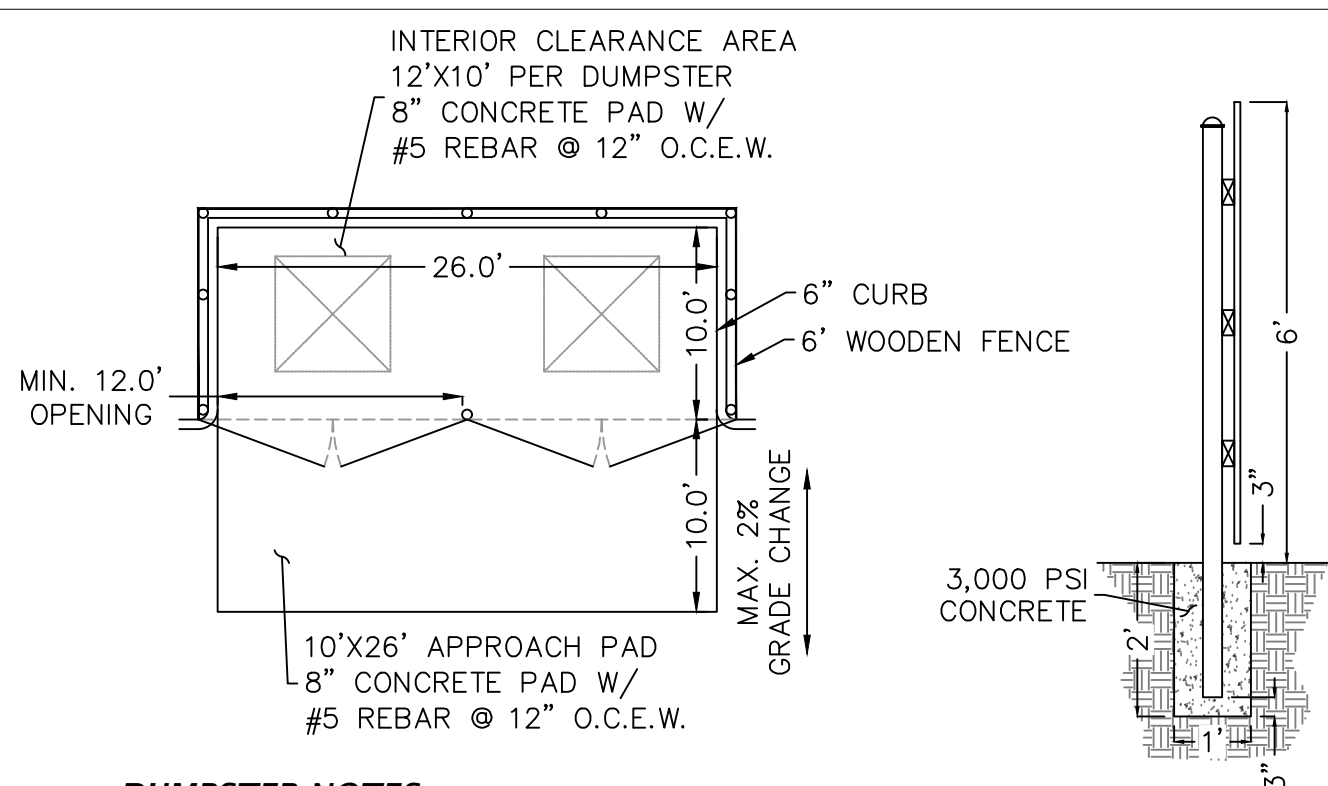




1. DEVELOPER: PROPERTIES & CONSTRUCTION JM LLC
2. CURRENT ZONING: INDUSTRIAL (I)
3. TOTAL LOT ACREAGE: 2.464 ACRES
4. CONTOURS SHOWN WITHIN THE SITE ARE FROM FIELD SURVEY DATA CONDUCTED BY KERR SURVEYING ON 7/28/2026. CONTOURS SHOWN OUTSIDE THE SITE ARE FROM TXGIS AND ARE APPROXIMATE.
5. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
6. THIS TRACT LIES WITHIN FLOOD ZONE 'X' (UNSHADED/SHADED), ZONE 'AE', AND "HABOODWAY" AND DOES LIE PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E, REVISED PER LOMR DATE: 5/09/2014, REFERENCED ON 7/23/2026.
7. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.
8. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 379-821-5770 120 DAYS BEFORE POWER IS NEEDED.
9. ALL ELECTRICAL FACILITIES TO BE INSTALLED BY 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.

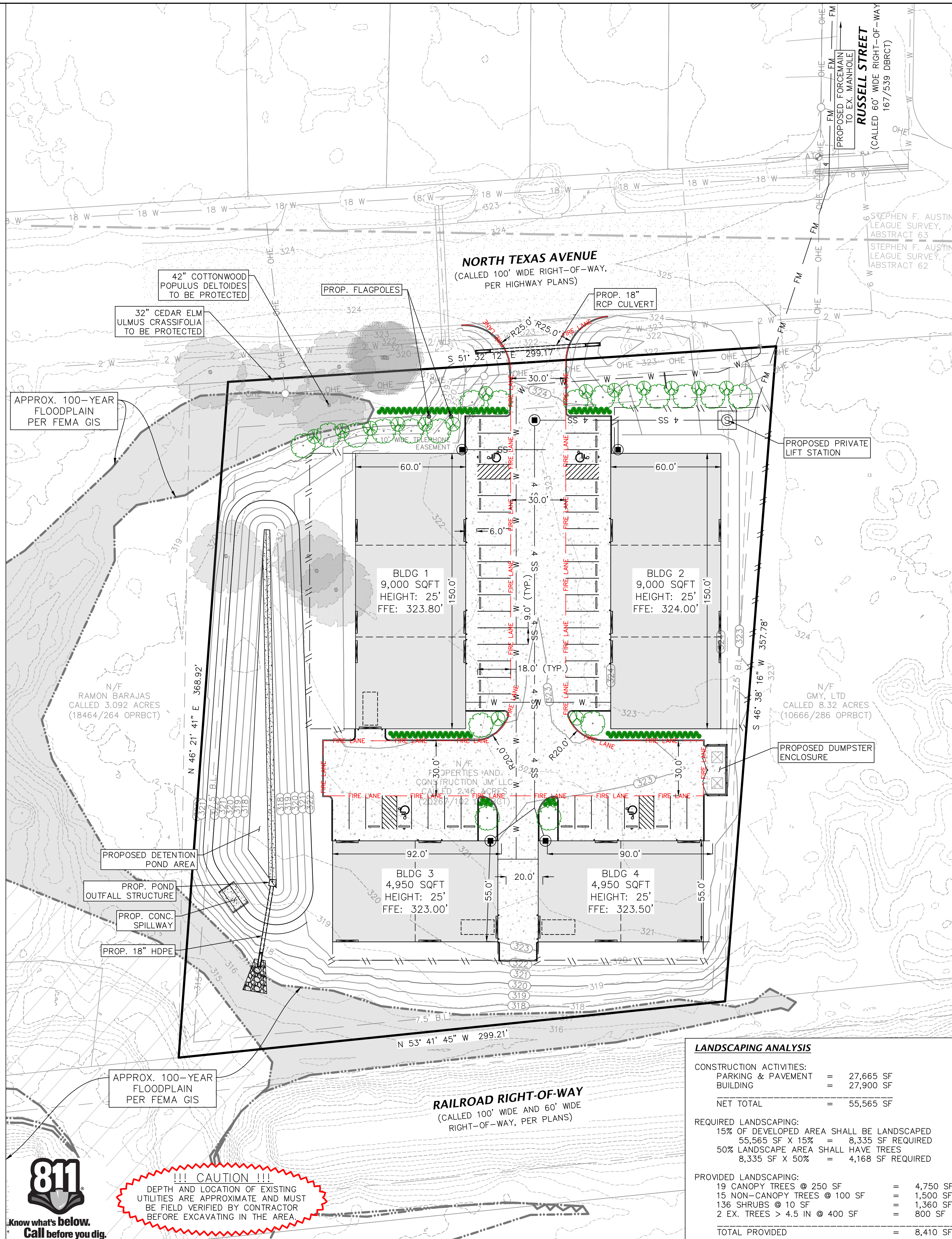
PROPOSED IMPROVEMENTS:			
19,530 SF	WAREHOUSE		
8,370 SF	OFFICE		
REQUIRED PARKING:		PROVIDED PARKING:	
22 (1 SPACE PER 900 SF WAREHOUSE)		46	STRAIGHT IN PARKING
28 (1 SPACE PER 300 SF OFFICE)		3	ADA PARKING W/ VAN ACCESSIBLE
		3	BAY PARKING
50	TOTAL REQUIRED	53	TOTAL REQUIRED



1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

1. ALL FENCE ENCLOSURES SHALL MEET CITY STANDARDS.
2. PICKETS SHALL BE 1X6 DOG EARED, STAINED LEADER ATTACHED WITH GALVANIZED SCREWS.
3. RAILS SHALL BE PRESSURE TREATED 2X4.
4. POSTS SHALL BE METAL POSTS SET IN 3,000 PSI CONCRETE.
5. GATE SHALL HAVE METAL FRAMES AND HAVE A MINIMUM 12' OPENING.

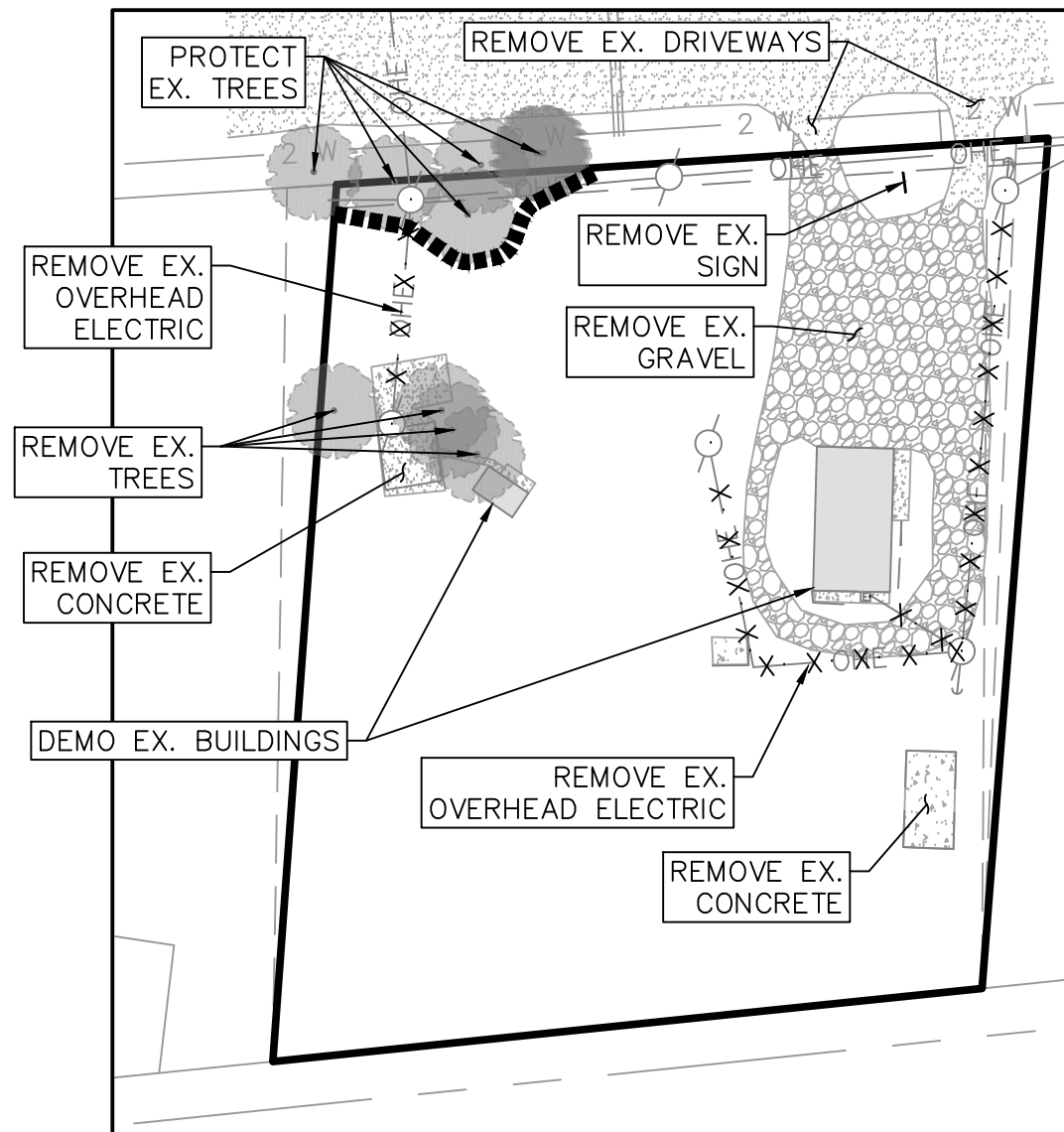
N.T.S.



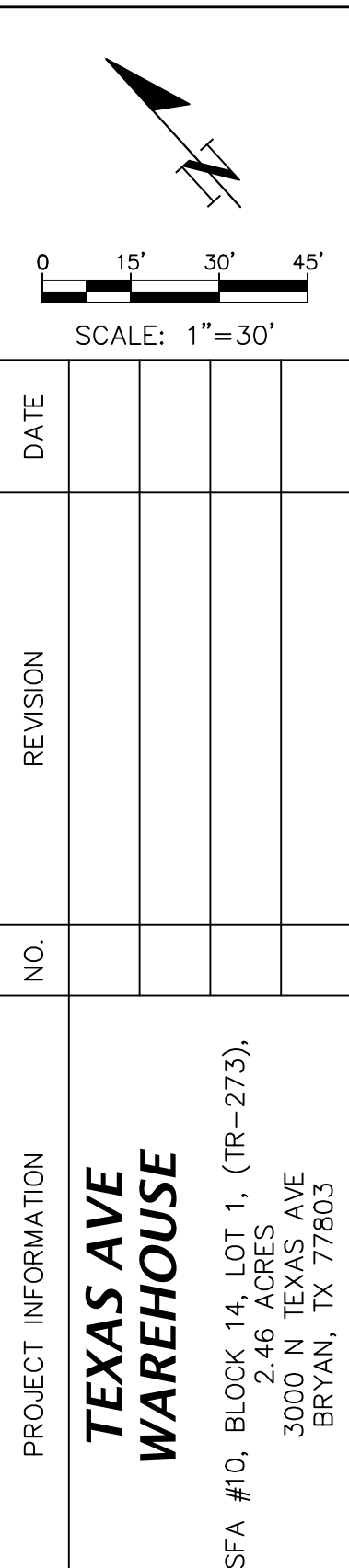
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACK
	EXISTING/PROPOSED CONCRETE PAVEMENT
	EXISTING/PROPOSED ASPHALT PAVEMENT
	EXISTING GRAVEL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR (APPROX.)
	EXISTING MINOR CONTOUR (APPROX.)
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED SEWER FORCE MAIN
	EXISTING/PROPOSED SEWER MANHOLE
	EXISTING/PROPOSED CLEANOUT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING/PROPOSED FIRE HYDRANT
	EXISTING/PROPOSED WATER VALVE
	EXISTING/PROPOSED WATER METER
	EXISTING STORM SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC (BTU)
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED TRANSFORMER
	EXISTING/PROPOSED POWER POLE

1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND QUALITY SEED COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
8. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	SF VALUE
	>4.5" CAL.	EXISTING TREE	400
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	250
	1.5" - 3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	100
	2-5 GAL.	INDIAN HAWTHORN (RHAPHOLEPIS INDICA)	10



SCALE: 1" = 80



SITE PLAN

PRELIMINARY THIS DRAWING IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 08/26/2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.		PROJECT NO. 2612	ENGINEER INFORMATION
DATE 08/26/2026	DESIGNED BY TJJ	CENTER POLE, ENGINEERING BRYAN, TX 77802 (979) 213-6971 TBPELS F-23601	
DRAWN BY TJJ	CHECKED BY PRJ		
SHEET NUMBER C8			