

- NOTES:**
- LEGAL DESCRIPTION: 0.92 ACRE (TRACT D) AND 1.50 ACRES (TRACT ID) IN STEPHEN F. AUSTIN LEAGUES 9 & 10, ABSTRACT NOS: 62 & 63, BRYAN, BRAZOS COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 - SURVEYED NOVEMBER 7, 2005 BY JOHN E. PLEDGER, III, RPLS NO. 2183.
 - CURRENT ZONING IS I - INDUSTRIAL
 - THERE EXISTS AN UNLOCATABLE 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 (D.R.B.C.) FOR PUBLIC UTILITIES.
 - THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YR FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 480082 0004 B DATED MAY 19, 1981.
 - EXISTING BUILDINGS ENCRDACH SIDE LOT BUILDING SETBACKS AS OUTLINED IN THE SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, DIVISION 1, SECTION 20-56.
 - ALL ELEVATIONS ARE TOP-OF-CURB, TOP-OF-WALK, OR TOP OF GROUND, UNLESS OTHERWISE NOTED. TP = TOP-OF-PAVEMENT, FL = FLOW LINE.
 - THE CONTRACTOR SHALL COMPLETE ALL EXCAVATION ACTIVITIES TO THE LINES AND GRADES SHOWN BY THIS PLAN. UNIFORM SMOOTH GRADING OF ALL AREA SHALL BE ACCOMPLISHED. THE FINISHED SURFACE SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES.
 - THE TOTAL AREA OF THE SITE SHALL HAVE EXISTING VEGETATION AND TOPSOIL REMOVED AND STORED ON-SITE FOR LATER USE IN PROVIDING FINAL COVER.
 - UPON COMPLETION OF FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SEEDING AND FERTILIZER FOR ALL DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION AND REPLANTING UNTIL A COVERED STAND IS OBTAINED.
 - THE CONTRACTOR SHALL COMPLY WITH THE EPA STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR PREPARATION AND FILING OF ANY REQUIRED FORMS.
 - ALL WORK SHALL COMPLY WITH CITY OF BRYAN STANDARDS.
 - DIG TESS WAS CONTACTED ON 11-1-2005 AND ALL UTILITIES THAT WERE LOCATED WERE SURVEYED (TICKET NO. 053054357).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - NORMAL DOMESTIC WASTEWATER WILL BE GENERATED BY THIS SITE.
 - OWNER HAULS SOLID WASTE FROM SITE VIA PRIVATE CONTRACTOR.
 - HEIGHT OF STORED MATERIALS IN PROPOSED WAREHOUSE SHALL NOT EXCEED 12 FEET.
 - OWNER: RONALD WEATHERFORD, 2700 N TEXAS AVE, BRYAN, TX 77803, 979-778-5688.

LANDSCAPE ANALYSIS (ARTICLE VII) :

REQUIRED:

16,000 SF SITE AREA (PROPOSED BLDG & PARKING)	
16,000 SF x 15%.....	2,400 SF
TOTAL LANDSCAPNG REQUIRED.....	2,400 SF

PROPOSED:

EX. CANOPY TREE, PROTECTED DURING CONSTRUCTION,	
11 @ 225 SF.....	2,475 SF

PARKING ANALYSIS:

REQUIRED:

9,600 SF WAREHOUSE BLDG	
1 PARKING SPACE PER 600 SF ...	16 SPACES

PROPOSED:

PROPOSED PARKING AT BLDG	16 SPACES
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVE E. DUNCAN, P.E. 83252 ON MARCH 1, 2006

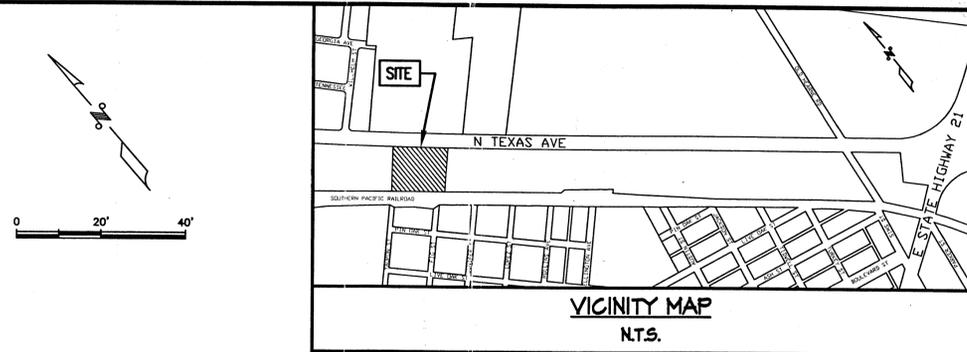
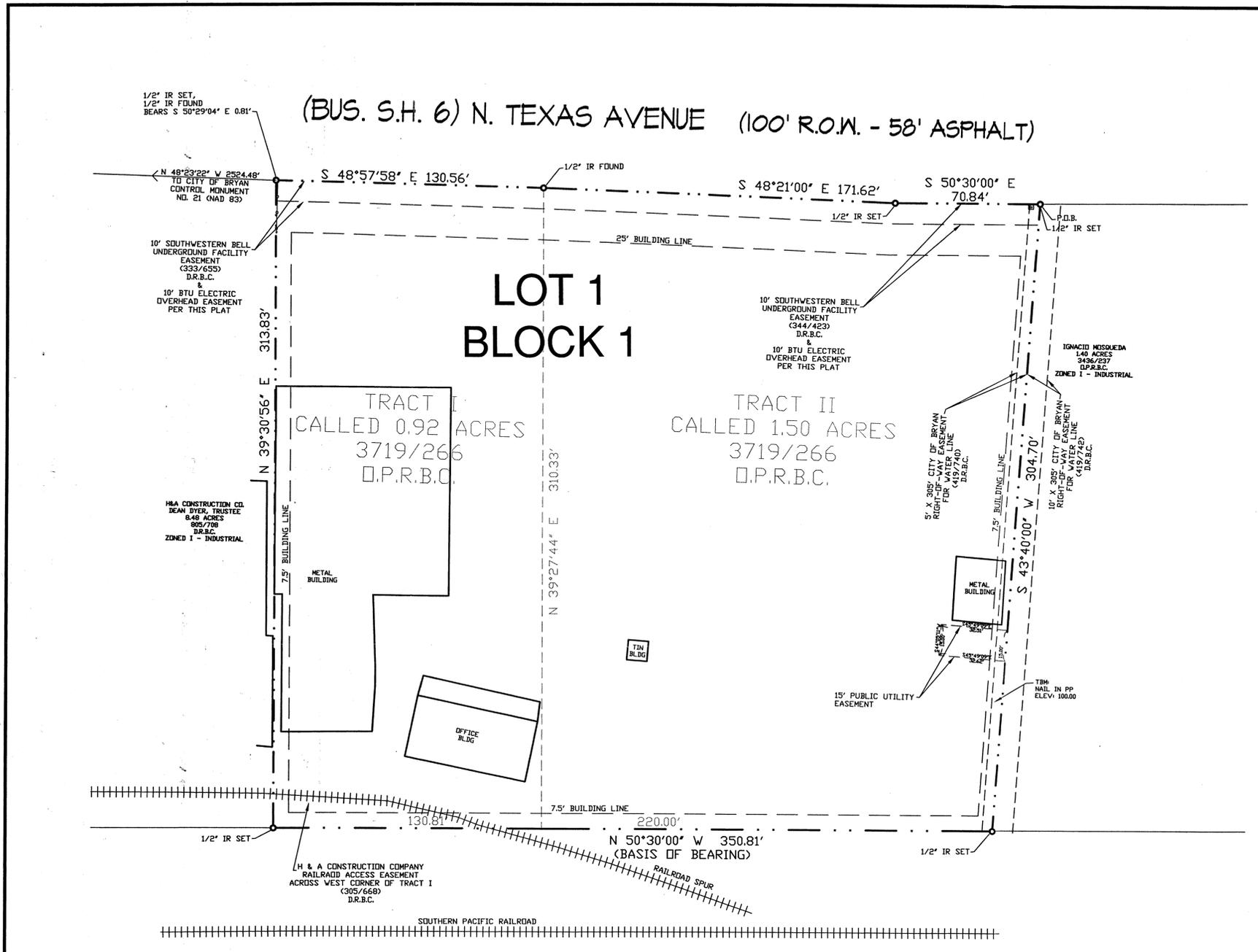


Pledger Kalkomey, Inc.
 Consulting Engineers
 7020 Coyote Run • Bryan, Texas 77808
 979-731-8000 • 979-731-1500 (Fax)
 www.pkengineering.com
 Brenham • Bryan • Rosenberg

Weatherford Door Co., Inc.
 2700 N. Texas Ave., Bryan
 City Site & Erosion Control Plan

Design: SED CAD: BSS Job No: 49305-291 Drawing No: 1 of 2

SP05-52



LEGAL DESCRIPTION:
 0.92 ACRES (TRACT I) AND 1.50 ACRES (TRACT II) IN STEPHEN F. AUSTIN LEAGUES 9 & 10, ABSTRACT NOS. 62 & 63, BRYAN, BRAZOS COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEYED:
 NOVEMBER 7, 2005 BY
 JOHN E. PLEDGER, III,
 RPLS NO. 2183
 1500 S. DAY ST.
 BRENHAM, TEXAS 77833

ZONED:
 I - INDUSTRIAL

METES AND BOUNDS:
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND, lying and being situated in both the Stephen F. Austin League No. 9, A-62 and the Stephen F. Austin League No. 10, A-63, Bryan, Brazos County, Texas and being all of the land described as Tracts I and II in a deed to Weatherford Door Co., Inc and Ronald W. Weatherford recorded in Volume 3719, Page 266 of the Official Public Records of Brazos County, Texas (D.P.R.B.C.) and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod set in the southwest line of Business S.H. 6 (N. Texas Ave.) for the east corner of this tract, also being the east corner of the said Tract II, also being the north corner of the Ignacio M. Mosqueda 1.40-acre tract as recorded in Volume 3436, Page 237 (D.P.R.B.C.);

THENCE along the southeast line of this tract S 43°40'00" W, 304.70 feet to a 1/2" iron rod set for the south corner of this tract, also being the west corner of the said Mosqueda tract, also lying in the northeast line of the Southern Pacific Railroad;

THENCE along the northeast line of the said railroad N 50°30'00" W, 220.00 feet to a 1/2" iron rod set at the west corner of the said Tract II and the south corner of the said Tract I;

THENCE continuing along the northeast line of the said railroad N 50°30'00" W, 130.81 feet to a 1/2" iron rod set for the west corner of this tract, also being the west corner of the said Tract I, also being the south corner of the H. & A. Construction Co. 5.436-acre Tract One as recorded in Volume 805, Page 708 of the Deed Records of Brazos County, Texas;

THENCE along the northwest line of this tract N 39°30'56" E, 313.83 feet to a 1/2" iron rod set for the north corner of this tract, also being the north corner of the said Tract I, also being the east corner of the said H. & A. Construction Co. tract, also lying in the southwest line of Business 6, a found 1/2" iron rod bears S 50°29'04" E, 0.81 feet;

THENCE along the southwest line of Business 6 S 48°57'58" E, 130.56 feet to a 1/2" iron rod found at the east corner of the said Tract I and the north corner of the said Tract II;

THENCE continuing along the southwest line of Business 6 S 48°21'00" E, 171.62 feet to a 1/2" iron rod set for an angle point in the northeast line of this tract;

THENCE continuing along the southwest line of Business 6 S 50°30'00" E, 70.84 feet to the PLACE OF BEGINNING containing 2.562 acres.

NOTES:
 THERE EXISTS AN UNLOCATABLE 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 (D.R.B.C.) FOR PUBLIC UTILITIES.

THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YR FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 480082 0004 B DATED MAY 19, 1981.

EXISTING BUILDINGS ENCRDACH SIDE LOT BUILDING SETBACKS AS OUTLINED IN THE SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, DIVISION 1, SECTION 20-56.

WEATHERFORD ADDITION FINAL PLAT LOT 1, BLOCK 1 2.562 ACRES

MARCH 1, 2006

PROPERTY OWNER: WEATHERFORD DOOR CO., INC. &
 RONALD W. WEATHERFORD
 2700 N. TEXAS AVE.
 BRYAN, TEXAS 77803

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning commission 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 _____, 20____.

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 _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, _____, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Public Records of Brazos County, Texas in Volume _____, Page _____.

WITNESS my hand and official seal, at my office in Bryan, Texas.

County Clerk
 Brazos County, Texas

CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I (We), _____, the owner(s) and developer(s) of the land shown on this plat, being Tracts I and II as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 3719, Page 266, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

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 he/they executed the same for the purpose stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

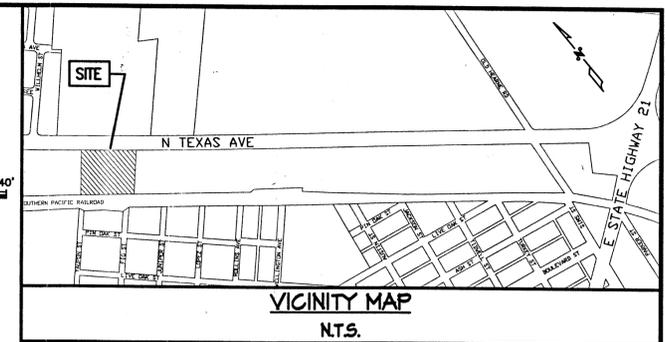
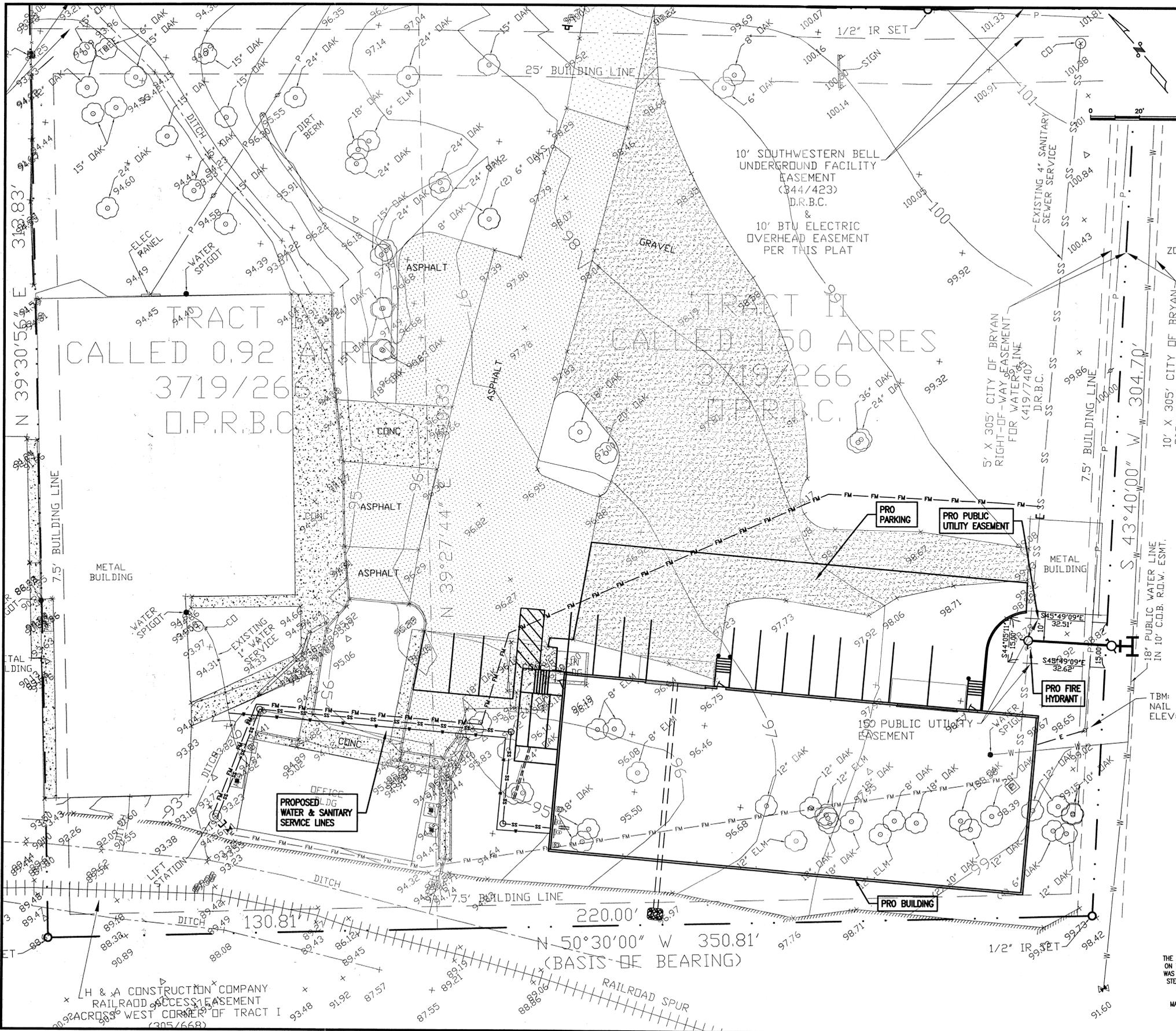
Registered Professional Land Surveyor



Pledger Kalkomey, Inc.
 Consulting Engineers
 7020 Coyote Run • Bryan, Texas 77808
 979-731-8000 • 979-731-1500 (Fax)
 www.pkengineering.com
 Brenham • Bryan • Rosenberg

Received
 FEB 27 2006
 Development & Engineering
 Services

EP05-29 #3



VICINITY MAP
N.T.S.

IGNACIO MUSQUEDA
1.40 ACRES
3436/237
D.P.R.B.C.
ZONED I - INDUSTRIAL

5' X 305' CITY OF BRYAN
RIGHT-OF-WAY EASEMENT
FOR WATER LINE
(419/740)
D.R.B.C.

10' X 305' CITY OF BRYAN
RIGHT-OF-WAY EASEMENT
FOR WATER LINE
(419/742)
D.R.B.C.

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TBM:
NAIL IN PP
ELEV: 100.00

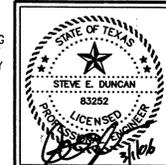
WEATHERFORD ADDITION PRELIMINARY PLAN

2.562 ACRES

MARCH 1, 2006

PROPERTY OWNER: WEATHERFORD DOOR CO., INC. &
RONALD W. WEATHERFORD
2700 N. TEXAS AVE.
BRYAN, TEXAS 77803

THE SEAL APPEARING
ON THIS DOCUMENT
WAS AUTHORIZED BY
STEVE E. DUNCAN,
P.E. 83252
ON
MARCH 1, 2006



P K **Pledger Kalkomey, Inc.**
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