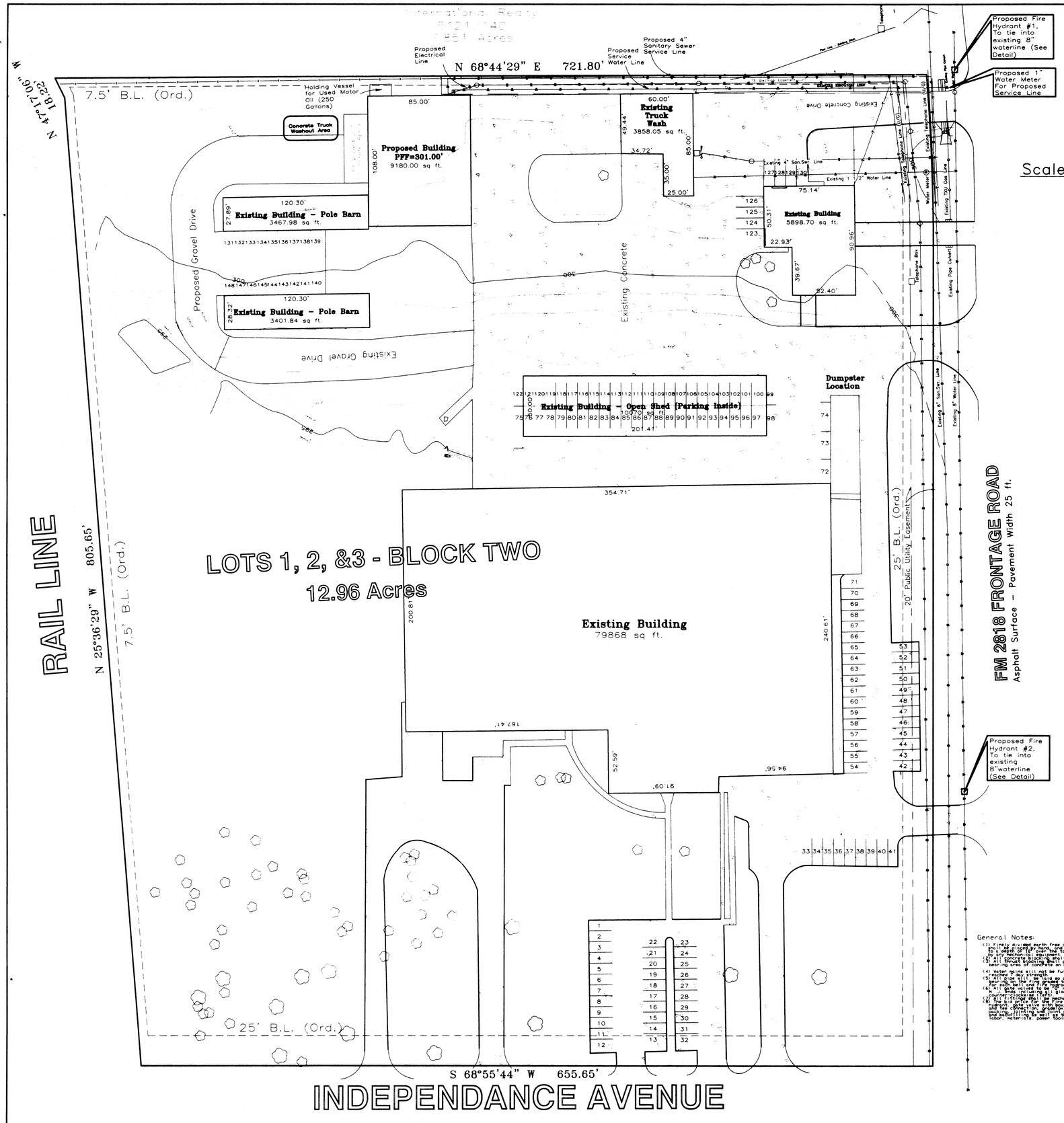
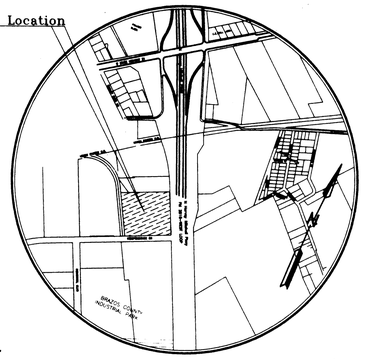


Scale: 1" = 40'

Project Location



VICINITY MAP

- Not To Scale -

LANDSCAPING ANALYSIS:

Total improved Area = 9180 sq.ft.
5% of Total Improved Area = 459 sq.ft.
Number of canopy trees required = 459/225 = 2
Number of canopy trees existing = 20+

PARKING ANALYSIS:

1 Parking space is required per 600 gross square feet of Warehouse/Storage. The gross square footage is approximately 85800 sq.ft. 85800/600=143 parking spaces required. There are 148 existing parking spaces on site.

EASEMENTS:

1. Right-of-Way Easement to Missouri Pacific Railroad Company, recorded in Volume 298, Page 874.

2. Right-of-Way Easement to the City of Bryan, recorded in Volume 308, Page 657.

3. Right-of-Way Easement to the City of Bryan, recorded in Volume 308, Page 783.

GENERAL NOTES:

1. This property does not lie within the 100-year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Community Panel No.48041C0129C and 48041C0137C; Effective Date : July 1992.

2. Current zoning of the subject property is Industrial (PD-I).

3. * Deed bearing used as Basis of Bearing.

4. Fire Hydrant used as Site Benchmark, Elevation = 294.43'

5. The contractor shall be responible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to pervent the occurrence of wind blown litter from the project site.

6. The wastestream being produced is classified as Normal Domestic Wastewater.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registerd Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds description will describe a closed geometric form.

R.P.L.S. No.2972 — Donald D. Garrett,

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

No.22790 — Donald D. Garrett, P.E

SITE PLAN for Truck/Car Shop

Jack Hilliard Distribution Co., Inc.

12.96 Acres

LOTS 1, 2, &3 - BLOCK TWO

BRAZOS COUNTY INDUSTRIAL PARK - PHASE III

Volume 1128 Page 150

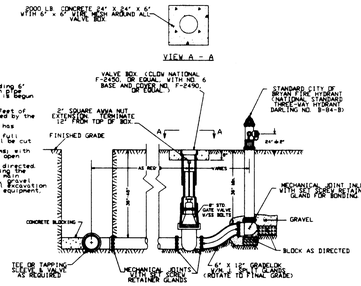
Stephen F. Austin League, A-9

Bryan, Brazos County, Texas

Scale : 1" = 40' March 2007

General Notes:

(1) Finish disturb earth free of rock, lumps and clods exceeding 6" in diameter. Scarify and compact the top 6" of the ditch before backfill is begun by any mechanical equipment.
(2) All concrete bedding shall be 2000 lb.
(3) Concrete bedding shall be placed in the bearing area of pipe and to a depth of 1/4 approx fore of bearing area of concrete on undisturbed soil or as directed by the
(4) Water piping will not be fully pressurized until concrete has cured for a minimum of 48 hrs.
(5) All pipe will be laid so as the entire barrel will have full bearing on the trench bottom. Bell holes shall be cut as required.
(6) All gate valves to be "Y" pattern slide type, with nonrising stem, with 2 inch square operating nut, glands, bolts and gaskets and to open counterclockwise.
(7) Fittings shall be mechanical joints unless otherwise directed.
(8) The bid price for the Fire Hydrant shall include furnishing the hydrant, gate valve and box, connecting pipe to the water main, excavation, trenching and bedding, backfilling and compacting, shoring, dewatering and joint materials and bolts, include all excavation and bedding, trenching and joint materials and bolts, include all excavation and bedding, trenching and joint materials and bolts, include all labor, materials, power tools and transportation.



STANDARD FIRE HYDRANT ASSEMBLY
(COMPLETE WITH VALVE & BOX & TEE & GRADELOK)

OWNER
Jack Hilliard Distribution Co., Inc.
P.O. Box 349
Temple, Bell County
Texas 76503

DEVELOPER
John Martin
President, Premier Homes
P.O.Box 6201
Temple
Texas 76503
Phone : (254) 760-0710
Fax : (254) 773-8007

GARRETT ENGINEERING
Consulting Civil & Land Surveying
4444 S. Green St. & Loop Hwy 363
Brenham, Texas 77833
Phone: (979) 836-3888
Fax: (979) 836-3884

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Received
MAR 2 1 2007
Development & Engineering Services