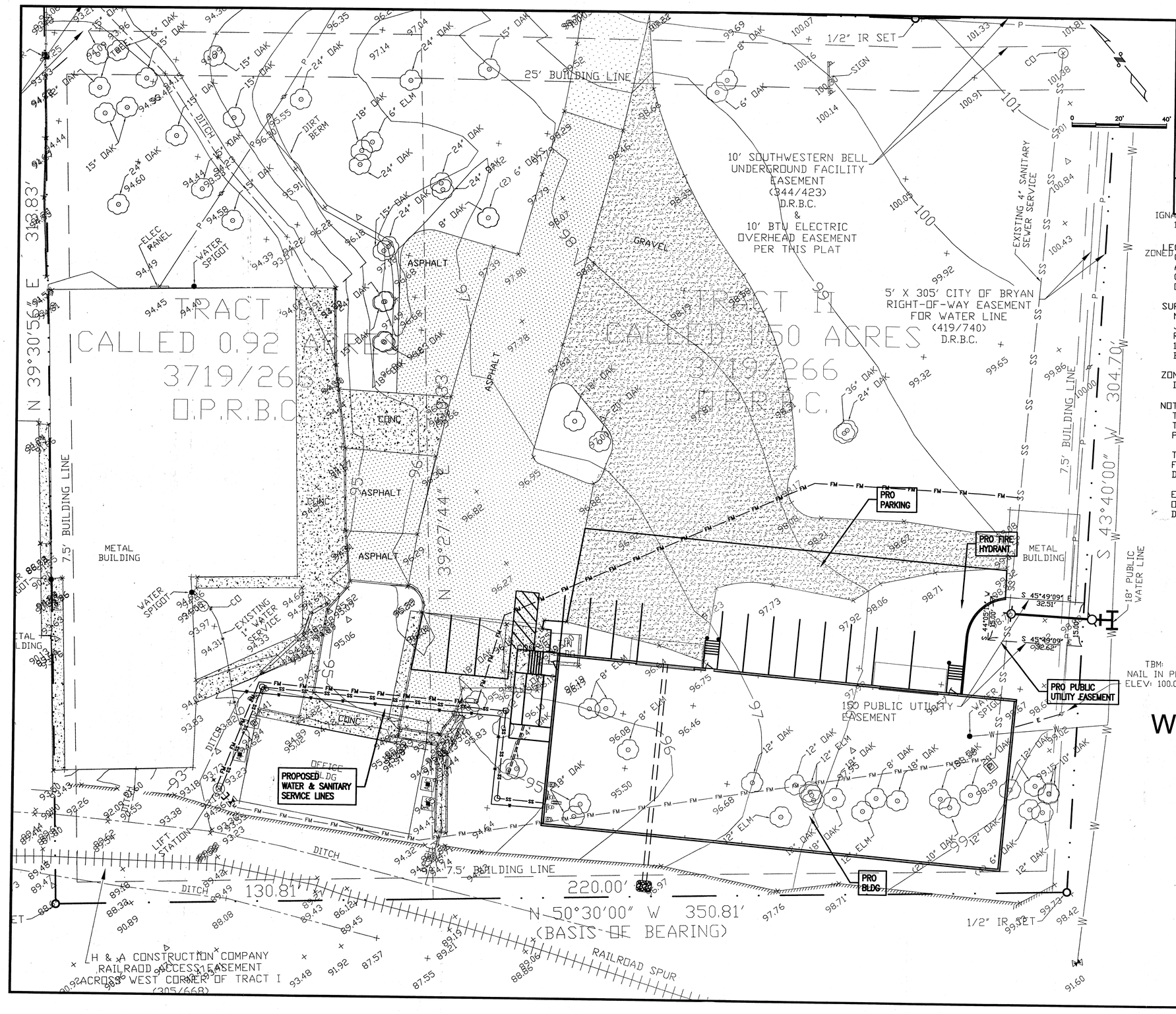

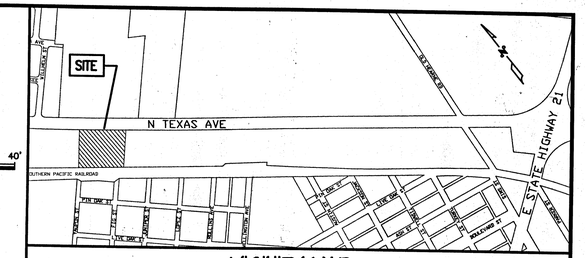

VICINITY MAP
N.T.S.

IGNACIO MOSQUEDA
1.40 ACRES
3436/237
O.P.R.B.C.
ZONED: INDUSTRIAL

LEGAL DESCRIPTION:
0.92 ACRE (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

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

FEB 8 2006

WEATHERFORD ADDITION PRELIMINARY PLAN

2.562 ACRES

FEBRUARY 8, 2006

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

THIS DRAWING IS RELEASED FOR THE PURPOSE OF:
SDRC #3
2-8-06
UNDER THE AUTHORITY OF STEVE E. DUNCAN, P.E. 83252.
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

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

PP05-29 #2