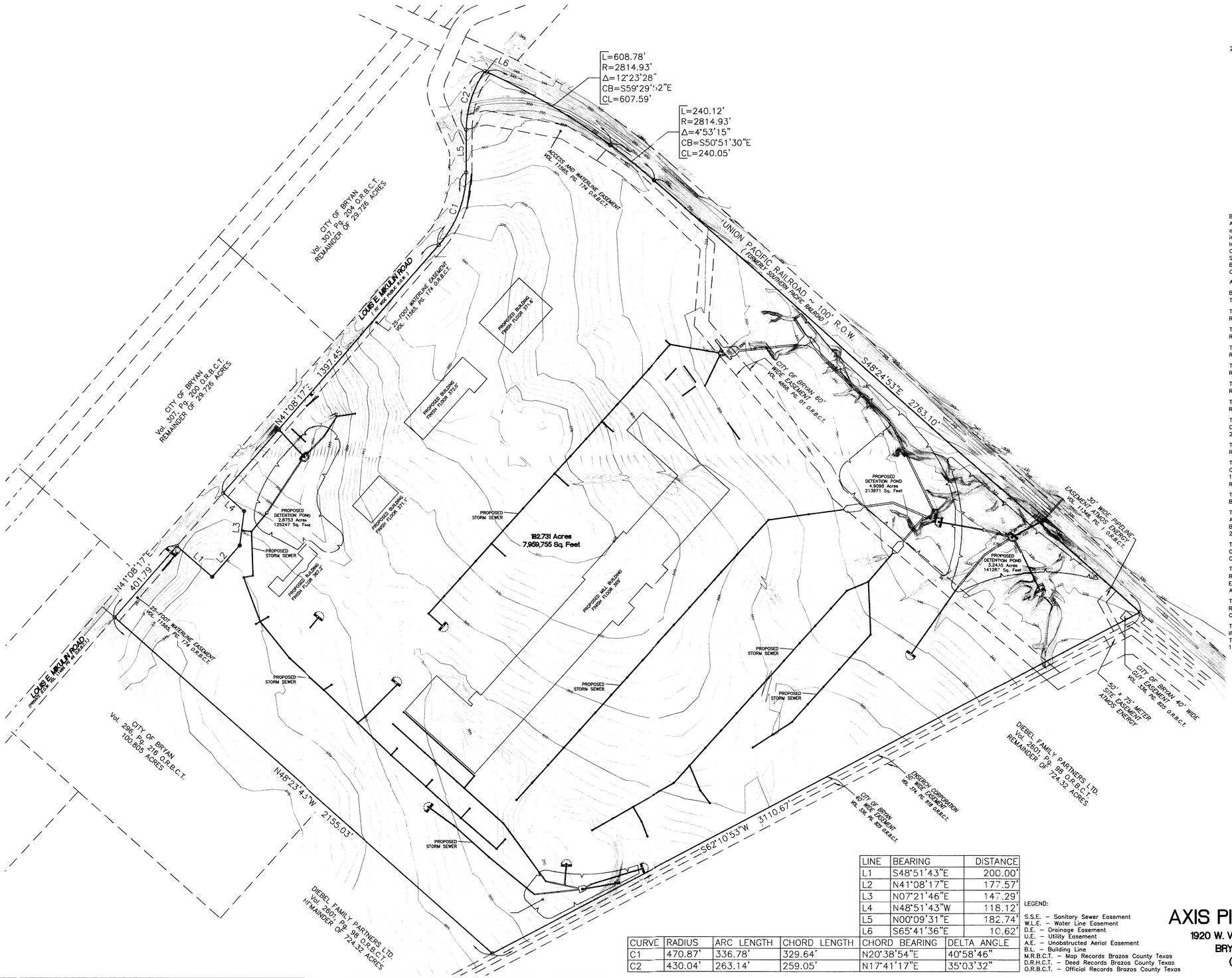

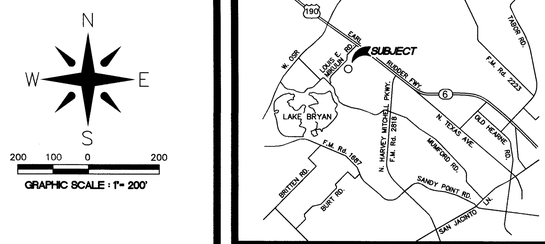

Vicinity Map
not to scale

Being 182.731 acres (7,959,755 square feet), more or less, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, out of and composed of the following two tracts of land, a called 159.047 acre tract or parcel of land, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, Brazos County, Texas, as described in the Special Warranty Deed by and between City of Bryan and Brazos County Economic Development Foundation, Inc. and Axis Pipe and Tube, Inc., as recorded in Volume 11505, Page 1, of the Official Records of Brazos County, Texas and a called 23.684 acre tract or parcel of land, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, Brazos County, Texas, as described in the Special Warranty Deed by and between City of Bryan and Axis Pipe and Tube, Inc., as recorded in Volume 11505, Page 11, of the Official Records of Brazos County, Texas

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH CAP MARKING THE MOST WESTERLY CORNER OF THE SAID 23.684 ACRE TRACT, BEING THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 401.79 FEET TO A SET 1/2" IRON ROD WITH CAP CORNER;

THENCE: SOUTH 48 DEGREES 51 MINUTES 43 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 177.57 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 07 DEGREES 21 MINUTES 46 SECONDS EAST, A DISTANCE OF 147.29 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 48 DEGREES 51 MINUTES 43 SECONDS WEST, A DISTANCE OF 118.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 1397.45 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A SET 1/2" IRON ROD WITH CAP ON SAID CURVE HAVING A RADIUS OF 470.87 FEET, ARC DISTANCE OF 336.78 FEET, CHORD DISTANCE OF 329.64 FEET AND CHORD BEARING OF NORTH 20 DEGREES 38 MINUTES 54 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 182.74 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A SET 1/2" IRON ROD WITH CAP ON SAID CURVE HAVING A RADIUS OF 430.04 FEET, ARC DISTANCE OF 263.14 FEET, CHORD DISTANCE OF 259.05 FEET AND CHORD BEARING OF NORTH 17 DEGREES 41 MINUTES 17 SECONDS EAST TO A CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 65 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.62 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 608.78 FEET, CHORD DISTANCE OF 607.59 FEET AND CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 52 SECONDS EAST, BEING THE MOST EASTERLY CORNER OF THE SAID 23.684 ACRE TRACT AND THE MOST NORTHERLY CORNER OF THE SAID 159.047 ACRE TRACT;

THENCE: CONTINUING AROUND SAID CURVE TO THE RIGHT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 240.12 FEET, CHORD DISTANCE OF 240.05 FEET AND CHORD BEARING OF SOUTH 50 DEGREES 51 MINUTES 30 SECONDS EAST TO THE END OF CURVE;

THENCE: SOUTH 48 DEGREES 24 MINUTES 53 SECONDS EAST, WITH THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY, A DISTANCE OF 2763.10 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE MOST EASTERLY CORNER OF THE SAID 159.047 ACRE TRACT;

THENCE: SOUTH 62 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 3110.67 FEET TO A SET 1/2" IRON ROD WITH CAP FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE MOST SOUTHERLY CORNER OF THE SAID 159.047 ACRE TRACT;

THENCE: NORTH 48 DEGREES 23 MINUTES 43 SECONDS WEST, AT A DISTANCE OF 963.46 FEET PASS A SET 1/2" IRON ROD WITH CAP FOR THE MOST SOUTHERLY CORNER OF THE SAID 23.684 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 2155.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,959,755 SQUARE FEET OR 182.731 ACRES OF LAND.

LINE	BEARING	DISTANCE
L1	S48°51'43"E	200.00'
L2	N41°08'17"E	177.57'
L3	N07°21'46"E	147.29'
L4	N48°51'43"W	118.12'
L5	N00°09'31"E	182.74'
L6	S65°41'36"E	10.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.87'	336.78'	329.64'	N20°38'54"E	40°58'46"
C2	430.04'	263.14'	259.05'	N17°41'17"E	35°03'32"

LEGEND:

S.S.E. – Sanitary Sewer Easement
W.L.E. – Water Line Easement
D.E. – Drainage Easement
U.E. – Utility Easement
A.E. – Unobstructed Aerial Easement
B.L. – Building Line
M.R.B.C.T. – Map Records Brazos County Texas
D.R.H.C.T. – Deed Records Brazos County Texas
O.R.B.C.T. – Official Records Brazos County Texas

PRELIMINARY PLAN
AXIS PIPE AND TUBE BRYAN ONE

182.731 ACRES

LOT 1, BLOCK 1

L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38,

BRAZOS COUNTY, TEXAS

DATE: SEPTEMBER, 2013

SEP 26 2013

OWNER:

AXIS PIPE AND TUBE
1920 W. VILLA MARIA, SUITE 203
BRYAN, TEXAS 77807
(979) 703-6847

SURVEYOR:

TETRA
SURVEYS & APPRAISALS
1601 Welch Street
Houston, Texas 77006
(713)462-6100 FAX (713)432-1003
survey@tsatx.com