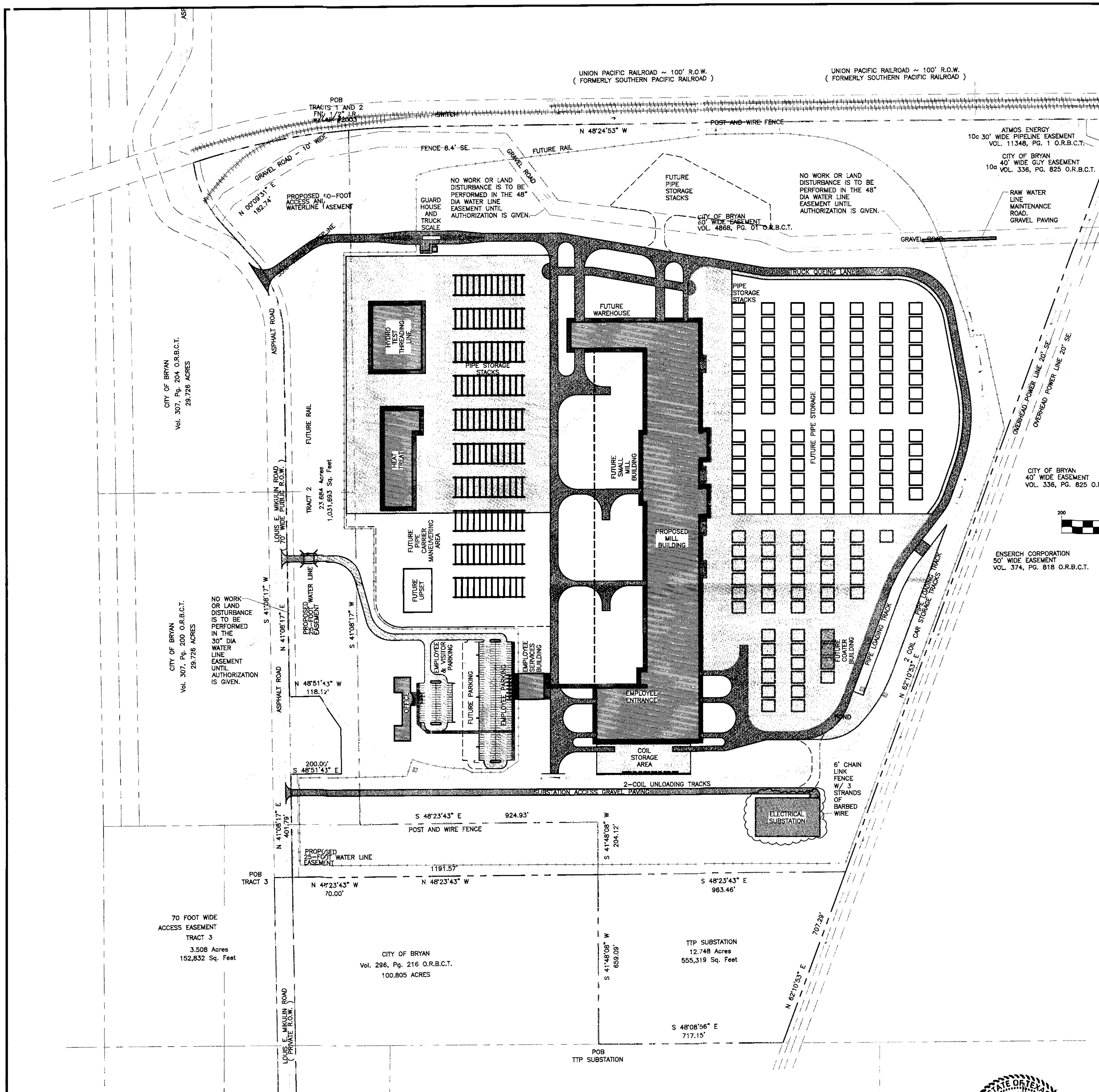


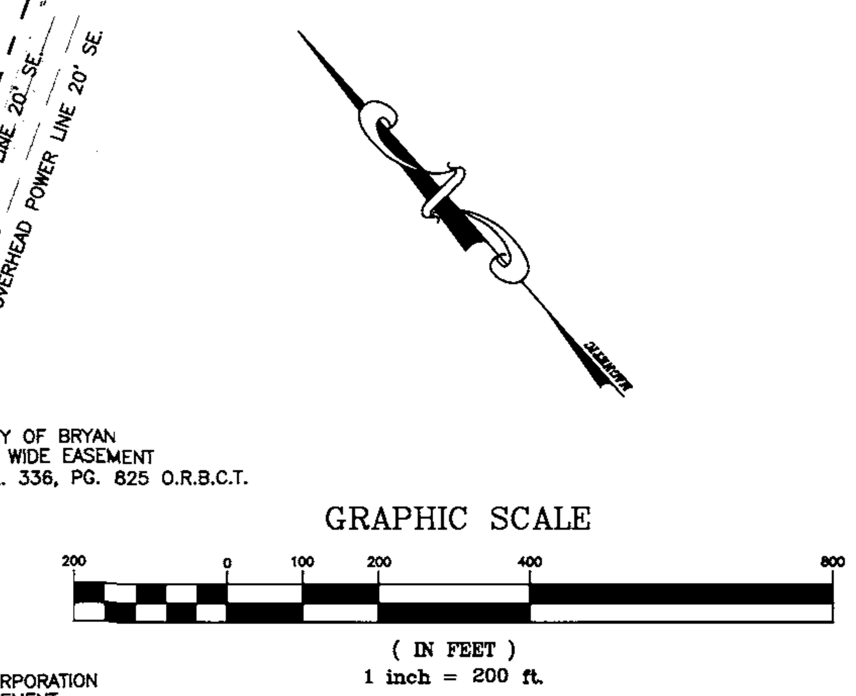


PROPERTY LEGAL DESCRIPTION

TRACT 1
(DIEBEL LANDS)
159.047 ACRES

BEING 159.047 ACRES (6,928,062 SQUARE FEET), MORE OR LESS, LYING AND BEING SITUATED IN THE L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38, OUT OF AND A PART OF A CALLED 725.31 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38, IN THE W. S. MARTIN SURVEY, ABSTRACT NO. 35, IN THE O. WILCOX SURVEY, ABSTRACT NO. 234, IN THE M. MITCHELL SURVEY, ABSTRACT NO. 181, AND IN THE A. G. GHOLSON SURVEY, ABSTRACT NO. 123, BRAZOS COUNTY, TEXAS, AS DESCRIBED IN THE PARTITION AND EXCHANGE AGREEMENT BY AND BETWEEN ESTHER JANE GRANT MCDOUGAL, ET VIR, AND DIEBEL FAMILY PARTNERS, LTD, AS RECORDED IN VOLUME 2601, PAGE 98, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST NORTHERLY CORNER OF THE SAID 725.31 ACRE TRACT;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 725.31 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A SOUTHWEST LINE OF THE SAID 725.31 ACRE TRACT, A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 725.31 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, A DISTANCE OF 963.46 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 62 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 3110.67 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: NORTH 48 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY, A DISTANCE OF 2763.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP #2003 FOR BEGINNING OF CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT 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 NORTH 50 DEGREES 51 MINUTES 30 SECONDS WEST TO THE PLACE OF BEGINNING AND CONTAINING 6,928,062 SQUARE FEET OR 159.047 ACRES OF LAND.

TRACT 2
(CITY OF BRYAN LANDS)
23.684 ACRES

BEING 23.684 ACRES (1,031,693 SQUARE FEET), MORE OR LESS, OUT OF AND A PART OF THE FOLLOWING TRACTS LYING AND BEING SITUATED IN THE L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38, BRAZOS COUNTY, TEXAS:

1.) 100.805 ACRES AS DESCRIBED IN DEED EXECUTED BY CLARA M. KONECNY, ET AL TO THE CITY OF BRYAN, RECORDED IN VOLUME 296, PAGE 216, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2.) 29.726 ACRES AS DESCRIBED IN DEED EXECUTED BY ESTHER JANE GRANT MCDOUGAL TO THE CITY OF BRYAN, RECORDED IN VOLUME 307, PAGE 200, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

3.) 29.726 ACRES AS DESCRIBED IN DEED EXECUTED BY PAULINE BRUCE GRANT TO THE CITY OF BRYAN, RECORDED IN VOLUME 307, PAGE 204, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST EASTERLY CORNER OF THE SAID (3.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 204 O.R.B.C.T.;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (3.) 29.726 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER BEING THE SOUTHERLY CORNER OF THE SAID (2.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 200 O.R.B.C.T.;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A NORTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT RECORDED IN VOLUME 296, PAGE 216 O.R.B.C.T., A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 48 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 1191.57 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

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;

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 TO THE PLACE OF BEGINNING AND CONTAINING 1,031,693 SQUARE FEET OR 23.684 ACRES OF LAND.

TRACT 3
ACCESS EASEMENT SOUTH
(70 FOOT ACCESS EASEMENT)
3.508 ACRES

BEING 3.508 ACRES, MORE OR LESS, OUT OF AND A PART OF THE FOLLOWING TRACTS LYING AND BEING SITUATED IN THE L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38, BRAZOS COUNTY, TEXAS AND SITUATED IN THE O. WILCOX SURVEY, ABSTRACT NO. 284, BRAZOS COUNTY, TEXAS:

1.) 100.805 ACRES AS DESCRIBED IN DEED TO THE CITY OF BRYAN, RECORDED IN VOLUME 296, PAGE 216, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2.) 133.016 ACRES AS DESCRIBED IN DEED TO THE CITY OF BRYAN, RECORDED IN VOLUME 291, PAGE 576, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD MARKING THE MOST NORTHWESTERLY CORNER OF A 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 204 O.R.B.C.T.;

THENCE: SOUTH 61 DEGREES 41 MINUTES 36 SECONDS EAST, WITH THE NORTHEAST LINE OF THE SAID 29.726 ACRE TRACT, BEING THE SOUTH RIGHT-OFWAY (R.O.W.) LINE OF UNION PACIFIC RAILROAD (FORMERLY SOUTHERN PACIFIC RAILROAD), A DISTANCE OF 204.43 FEET TO A POINT;

THENCE: SOUTH 24 DEGREES 11 MINUTES 25 SECONDS WEST, A DISTANCE OF 99.63 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A POINT ON SAID CURVE HAVING A RADIUS OF 185.00 FEET, ARC DISTANCE OF 152.81 FEET, CHORD DISTANCE OF 148.50 FEET AND CHORD BEARING OF SOUTH 00 DEGREES 31 MINUTES 40 SECONDS WEST TO THE END OF CURVE;

THENCE: SOUTH 23 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 181.96 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE: AROUND SAID CURVE TO THE RIGHT TO A POINT ON SAID CURVE HAVING A RADIUS OF 115.00 FEET, ARC DISTANCE OF 46.75 FEET, CHORD DISTANCE OF 46.43 FEET AND CHORD BEARING OF SOUTH 11 DEGREES 29 MINUTES 16 SECONDS EAST TO THE END OF CURVE;

THENCE: SOUTH 00 DEGREES 09 MINUTES 31 SECONDS WEST, A DISTANCE OF 61.88 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A POINT ON SAID CURVE HAVING A RADIUS OF 400.87 FEET, ARC DISTANCE OF 286.71 FEET, CHORD DISTANCE OF 280.64 FEET AND CHORD BEARING OF SOUTH 20 DEGREES 38 MINUTES 54 SECONDS WEST TO THE END OF CURVE;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, A DISTANCE OF 2099.24 FEET TO THE POINT OF BEGINNING;

THENCE: SOUTH 40 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 1155.51 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A POINT ON SAID CURVE HAVING A RADIUS OF 450.00 FEET, ARC DISTANCE OF 509.13 FEET, CHORD DISTANCE OF 482.41 FEET AND CHORD BEARING OF SOUTH 08 DEGREES 30 MINUTES 26 SECONDS WEST TO THE END OF CURVE;

THENCE: SOUTH 23 DEGREES 54 MINUTES 19 SECONDS EAST, A DISTANCE OF 363.43 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A POINT ON SAID CURVE HAVING A RADIUS OF 145.00 FEET, ARC DISTANCE OF 154.40 FEET, CHORD DISTANCE OF 147.21 FEET AND CHORD BEARING OF SOUTH 06 DEGREES 35 MINUTES 58 SECONDS WEST TO THE END OF CURVE, BEING IN THE NORTHEAST LIMIT OF MUMFORD ROAD;

THENCE: SOUTH 46 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 70.25 FEET TO A SET ½" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A SET ½" IRON ROD WITH CAP ON SAID CURVE HAVING A RADIUS OF 215.00 FEET, ARC DISTANCE OF 236.18 FEET, CHORD DISTANCE OF 224.48 FEET AND CHORD BEARING OF NORTH 07 DEGREES 33 MINUTES 54 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 23 DEGREES 54 MINUTES 19 SECONDS WEST, A DISTANCE OF 363.43 FEET TO A SET ½" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE: AROUND SAID CURVE TO THE RIGHT TO A SET ½" IRON ROD WITH CAP ON SAID CURVE HAVING A RADIUS OF 380.00 FEET, ARC DISTANCE OF 429.94 FEET, CHORD DISTANCE OF 407.37 FEET AND CHORD BEARING OF NORTH 08 DEGREES 30 MINUTES 26 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 40 DEGREES 55 MINUTES 11 SECONDS EAST, A DISTANCE OF 1154.67 FEET TO A SET ½" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 48 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 152,832 SQUARE FEET OR 3.508 ACRES OF LAND.

PAUL A. COYNE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6374

| PARKING TABLE | | |
|---|---|---|
| 90° PARKING SPACE REQUIREMENTS | | |
| | REQ. | ACTUAL |
| PARKING LENGTH | 20' | 20' |
| PARKING WIDTH | 9' | 9' |
| DRIVE ISLE | 23' | 24' |
| OVERALL | 63' | 64' |
| | | |
| PARKING SPACES | 153 | 252 |
| ADA SPACES | | 10 |

GENERAL NOTES

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 OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.

DEMOLITION/CONSTRUCTION WASTE – SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OF CITY PERMITTED CONTRACTOR(S) ONLY.


Axis Pipe and Tube
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*Project Director*
*Axis Pipe & Tube Inc*
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*979-314-7078 Office*
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| NO | DATE | RELEASE DESCRIPTION |
|---|---|---|
| A | 09/05/13 | ISSUED FOR SITE PLAN REVIEW AND BUILDING SHELL PERMIT |

STATE OF TEXAS
ROBERT M. BURNS
82534
REGISTERED PROFESSIONAL ENGINEER


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SCALE 1"=200'

| DRAWN | CHECKED | APPRVD |
|---|---|---|
| JLF | BCA | RVE |

PROJECT
NEW FACILITY FOR
AXIS PIPE AND TUBE
BRYAN, TEXAS

SHEET TITLE
SITE PLAN

FILENAME 12067CE0-1
PROJECT NUMBER 12067
SHEET NUMBER CE-0.1
PLOT DATE 2/28/2012 3:07 PM