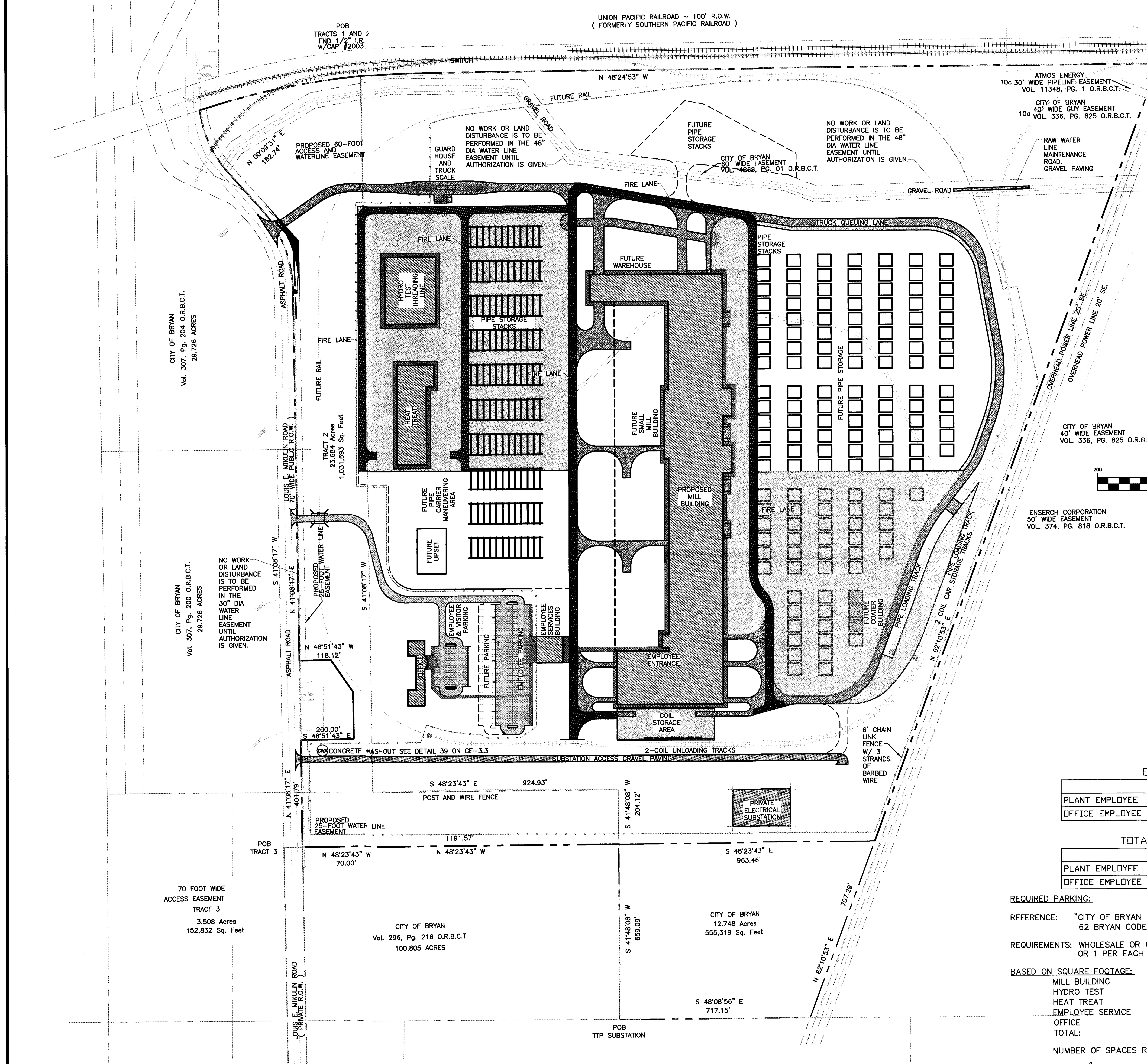

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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	80	252
ADA SPACES	7	10
EMPLOYEES	SEE	BELOW

DESIGNATED FIRE LANE ROUTE

EMPLOYEE PHASE I

	1st SHIFT	2nd SHIFT	3rd SHIFT
PLANT EMPLOYEE	100	90	90
OFFICE EMPLOYEE	60	0	0

TOTAL EMPLOYEE PHASE II

	1st SHIFT	2nd SHIFT	3rd SHIFT
PLANT EMPLOYEE	135	125	125
OFFICE EMPLOYEE	60	8	6

REQUIRED PARKING:

REFERENCE: "CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE – CHAPTER 62 BRYAN CODE OF ORDINANCE" SECTION 62-297 (i) (2) H3

REQUIREMENTS: WHOLESALE OR MANUFACTURING OPERATIONS: 1 PER 1,000 SQ FT GFA OR 1 PER EACH 2 EMPLOYEES ON LARGER SHIFT.

BASED ON SQUARE FOOTAGE:

MILL BUILDING	411,503 FT²
HYDRO TEST	48,450 FT²
HEAT TREAT	43,205 FT²
EMPLOYEE SERVICE	10,000 FT²
OFFICE	12,024 FT²
TOTAL:	525,182 FT²

NUMBER OF SPACES REQUIRES: 526

BASED ON EMPLOYEES:
LARGEST SHIFT: 160 EMPLOYEES
SPACES REQUIRED = 80 SPACES

TRACT 1
(AXIS PIPE AND TUBE, INC. LANDS)
182.731 ACRES

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.

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

PLEASE REFERENCE DESIGN SHEET M-1.1, FOR SITE UTILITIES PLAN AND FIRE LOOP

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.

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NO	DATE	RELEASE DESCRIPTION
A	09/05/13	ISSUED FOR SITE PLAN REVIEW AND BUILDING SHELL PERMIT
B	09/25/13	REVISED PER CITY OF BRYAN COMMENTS

STATE OF TEXAS
ROBERT M. BURNS
82534
REGISTERED ENGINEER
10-1-13

Warning: It is a violation of the law for any person, unless acting under the direction of a licensed architect/engineer, to alter an item in any way.

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SCALE	1"=200'
DRAWN	JLF
CHECKED	BCA
APPRVD	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