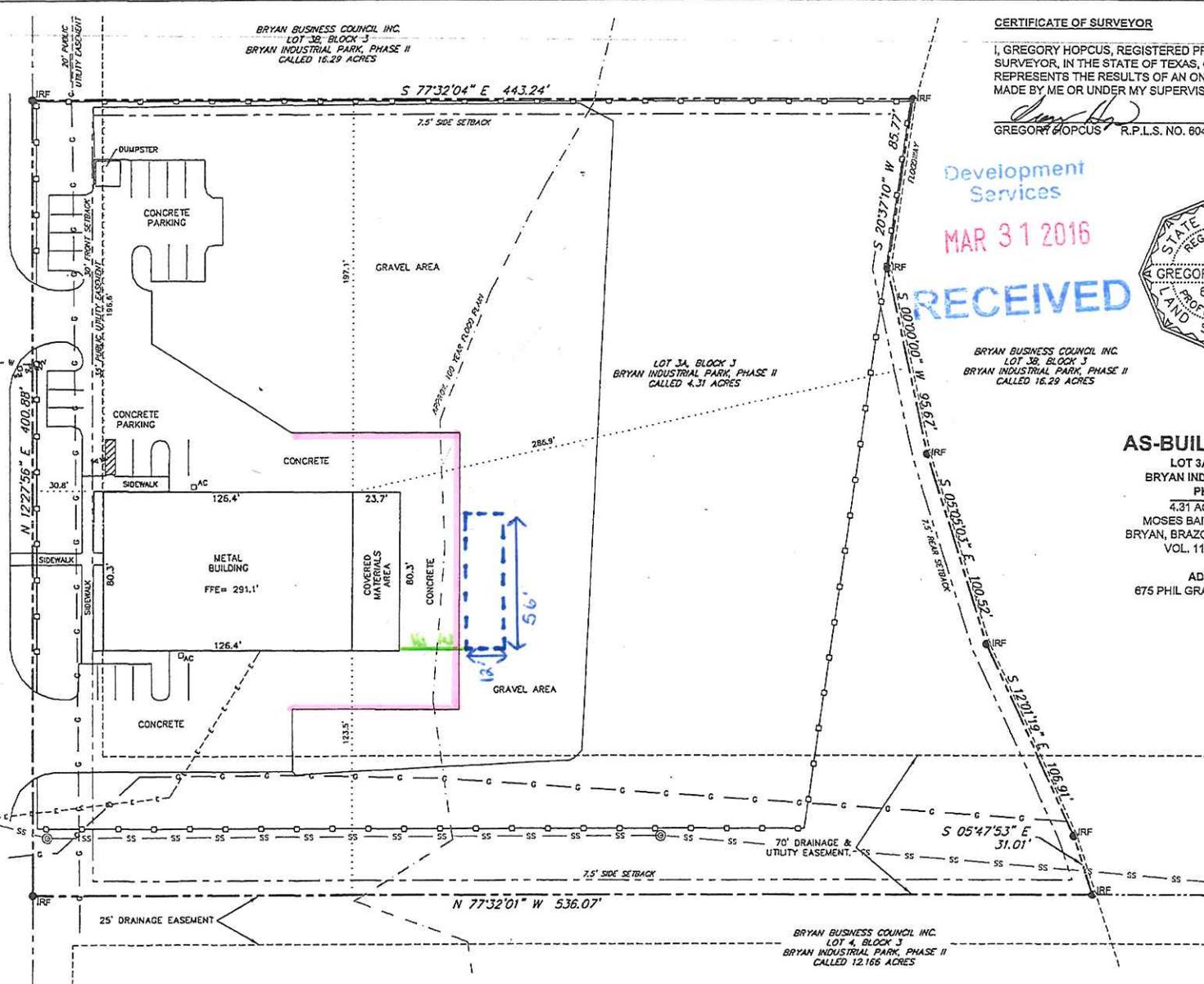


LEGEND

---	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
---	EXISTING PAVEMENT EDGE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
C	EXISTING GAS LINE
○	CHAIN LINK FENCE
⊙	SANITARY SEWER MANHOLE
□ WM	WATER METER
□ WV	WATER VALVE

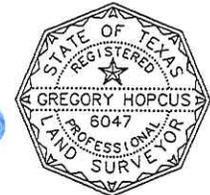


- NOTES:**
1. BEARINGS ARE BASED ON THE MONUMENTED 60' RIGHT OF WAY OF PHIL GRAMM BOULEVARD ACCORDING TO THE PLAT OF THE BRYAN INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 487, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 2. THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN THE 100 YEAR FLOOD LIMIT AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP #48041C0182E FOR BRAZOS COUNTY, TEXAS, REVISED MAY 16, 2013.
 3. THE PROPERTY IS CURRENTLY A ZONED PD-1 (PLANNED DEVELOPMENT-INDUSTRIAL) ORDINANCE #1394.
 4. ELEVATIONS ARE DERIVED FROM CITY OF BRYAN GPS SURVEY MONUMENT #125.
 5. PROPERTY CORNERS ARE MONUMENTED WITH 1" IRON RODS FOUND UNLESS OTHERWISE NOTED.
 6. EASEMENTS AND BUILDING LINES SHOWN AS PER PLAT RECORDED IN VOLUME 487, PAGE 403 AND REPLAT RECORDED IN VOLUME 11652, PAGE 176.
 7. SETBACKS SHOWN ARE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.



CERTIFICATE OF SURVEYOR
 I, GREGORY HOPCUS, REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, CERTIFY THAT THIS SURVEY REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING APRIL 2014.
 Gregory Hopcus 4/10/14
 GREGORY HOPCUS R.P.L.S. NO. 6047

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 MAR 31 2016
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BRYAN BUSINESS COUNCIL INC.
 LOT 3B, BLOCK 3
 BRYAN INDUSTRIAL PARK, PHASE II
 CALLED 16.29 ACRES

AS-BUILT SURVEY
 LOT 3A, BLOCK 3
 BRYAN INDUSTRIAL PARK
 PHASE II
 4.31 ACRE TRACT
 MOSES BAINE SURVEY, A-3
 BRYAN, BRAZOS COUNTY, TEXAS
 VOL. 11652, PG. 176
 ADDRESS:
 675 PHIL GRAMM BOULEVARD

Gessner Engineering
 2501 Ashford Drive, Suite 102
 College Station, Texas 77840
 P.O. Box 10763, 77842-0763
 979.880.8840 (Phone)
 979.880.8841 (Fax)
 www.gessnerengineering.com
 TBPE F-7451
 TBPLS F-10193910

JOB NO.	13-0389
DRAWN BY	MJE
CHECKED BY	GH

Headwaters Office Trailer Permit Application Information

This site plan application for Headwaters is in regards to the addition of an office trailer on our location at 675 Phil Gramm Blvd, Bryan, TX 77807. Pertinent information to the office trailer, our location and plans are below.

Office trailer will be 12' x 56' in size.

It will be located outside the fire lane at the rear of the building blocked and anchored to the ground. It will be set on an area that has limestone base material.

Trailer will be anchored for the duration of its time (approx. 2 years).

No bathroom or water will be connected to the building.

Restrooms are located within 100' walking distance from the proposed location.

of occupants in the office trailer will be no more than 5.

Electricity and data cables will be run from our building to the office trailer via underground conduit.

Survey Legend:

Pink Highlighter - fire lane

Green Pen – shows electrical line to be run to office trailer from building

Blue Pen – approximate proposed location of office trailer.

Development
Services

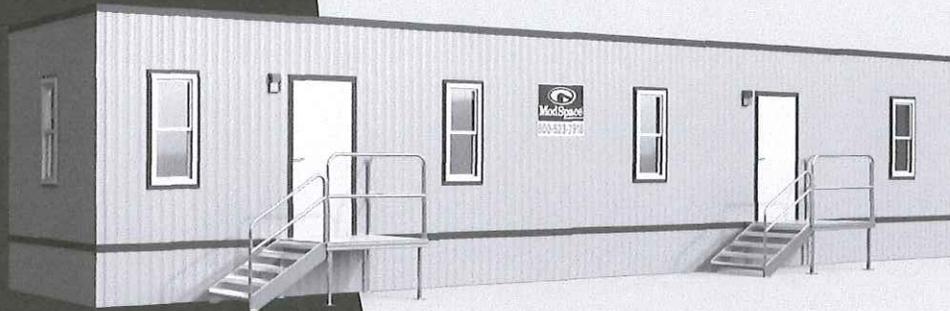
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12x56 Office Trailer

Perfect for space, comfort and productivity.

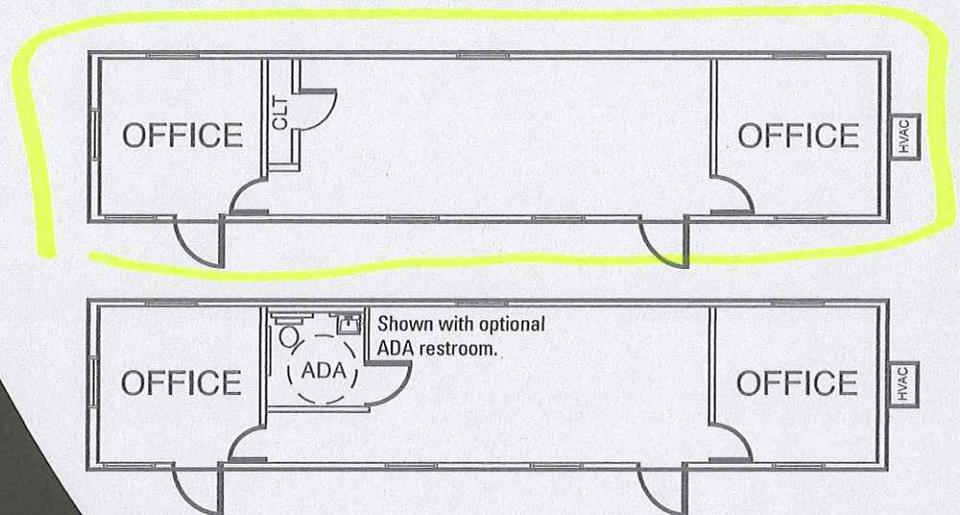


SPECIFICATIONS

- » 12' x 56' building size
- » 12' x 60' with towing hitch
- » (2) 12' x 12' private offices
- » (1) 12' x 32' main office
- » 2 entrances
- » 8' ceiling height
- » Restroom optional

FEATURES

- » Central HVAC
- » Fluorescent lighting
- » Electrical outlets
- » 1/8" vinyl floor



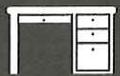
Floor plans may vary. Other sizes, floor plans, configurations and specifications are available.

Ask us about...



STORAGE CONTAINERS

Secure portable storage units in 8' x 20' and 8' x 40' sizes.



FURNITURE

Various prices and styles to fit any budget.



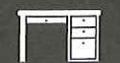
INSURANCE

Optional commercial general liability and damage waiver option.



PORTABLE SANITATION

Hand wash stations, holding tanks, and Porta-Johns.



ACCESSIBILITY

Steps, decks and ramps.

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