SCALE: 1"=60'

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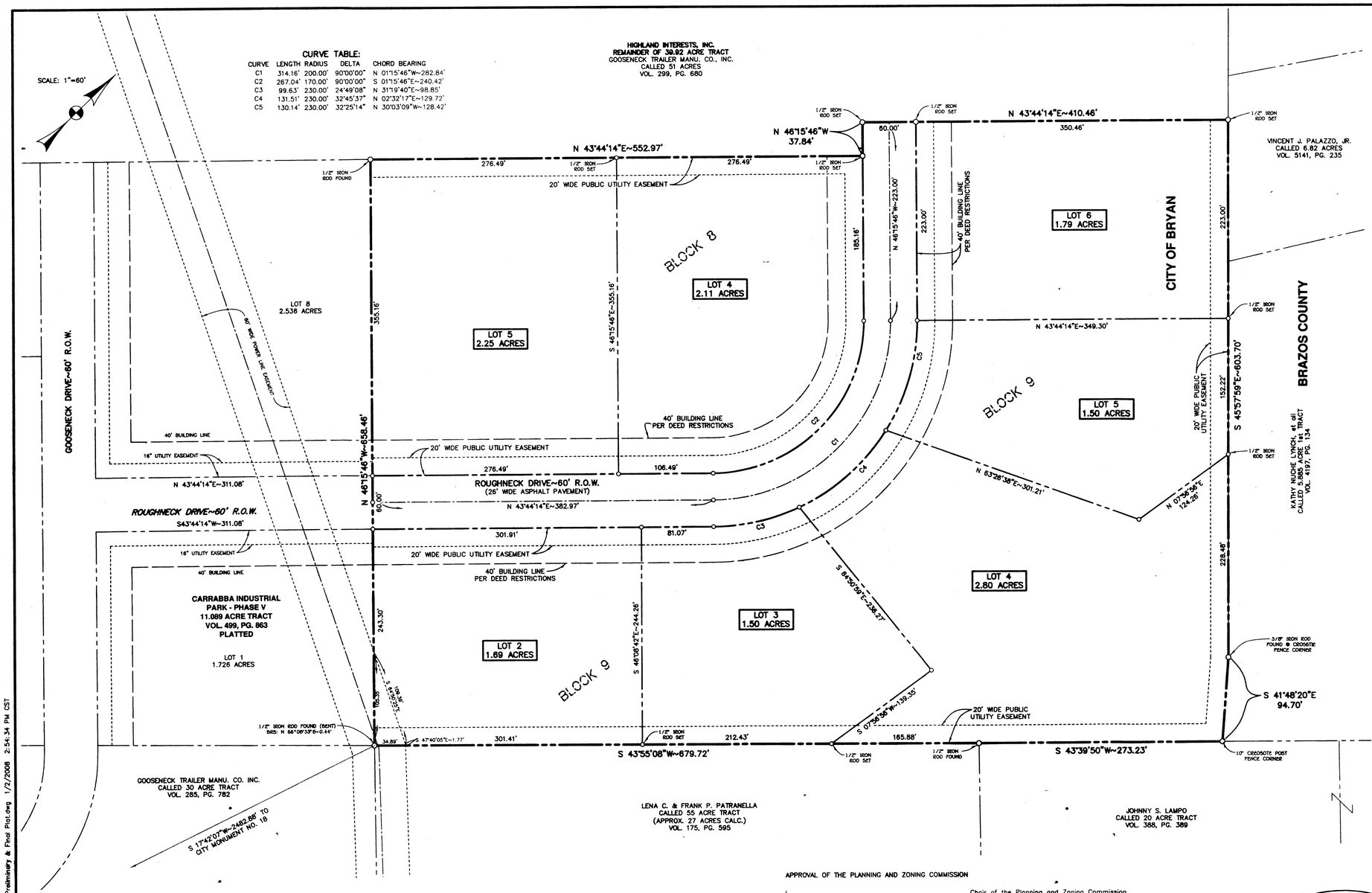


Received
JAN 04 2008
Development & Engineering Services

NOTES:

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHEAST LINE OF CARRABBA INDUSTRIAL PARK, PHASE V RECORDED IN VOL. 499, PG. 865 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 46°15'46"E.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.

3. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CURRENT CITY OF BRYAN ZONING ORDINANCE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, HIGHLAND INTERESTS, INC., the owners and developers of the land shown on this plat, being (part of) the tract of land as conveyed to us in the Deed Records of Brazos County in Volume _____, Page ____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

_____
Mark Carrabba, Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Carrabba, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 2008.

_____
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2008, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2008.

_____
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 2008 and same was duly approved on the _____ day of _____, 2008 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2008.

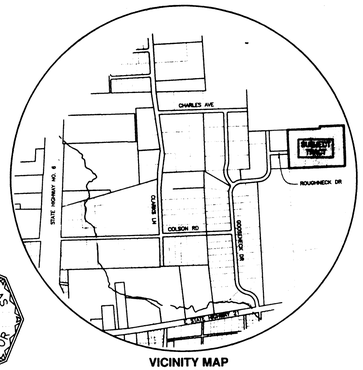
_____
City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
CARRABBA INDUSTRIAL PARK
PHASE 6

14.91 ACRE TRACT

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

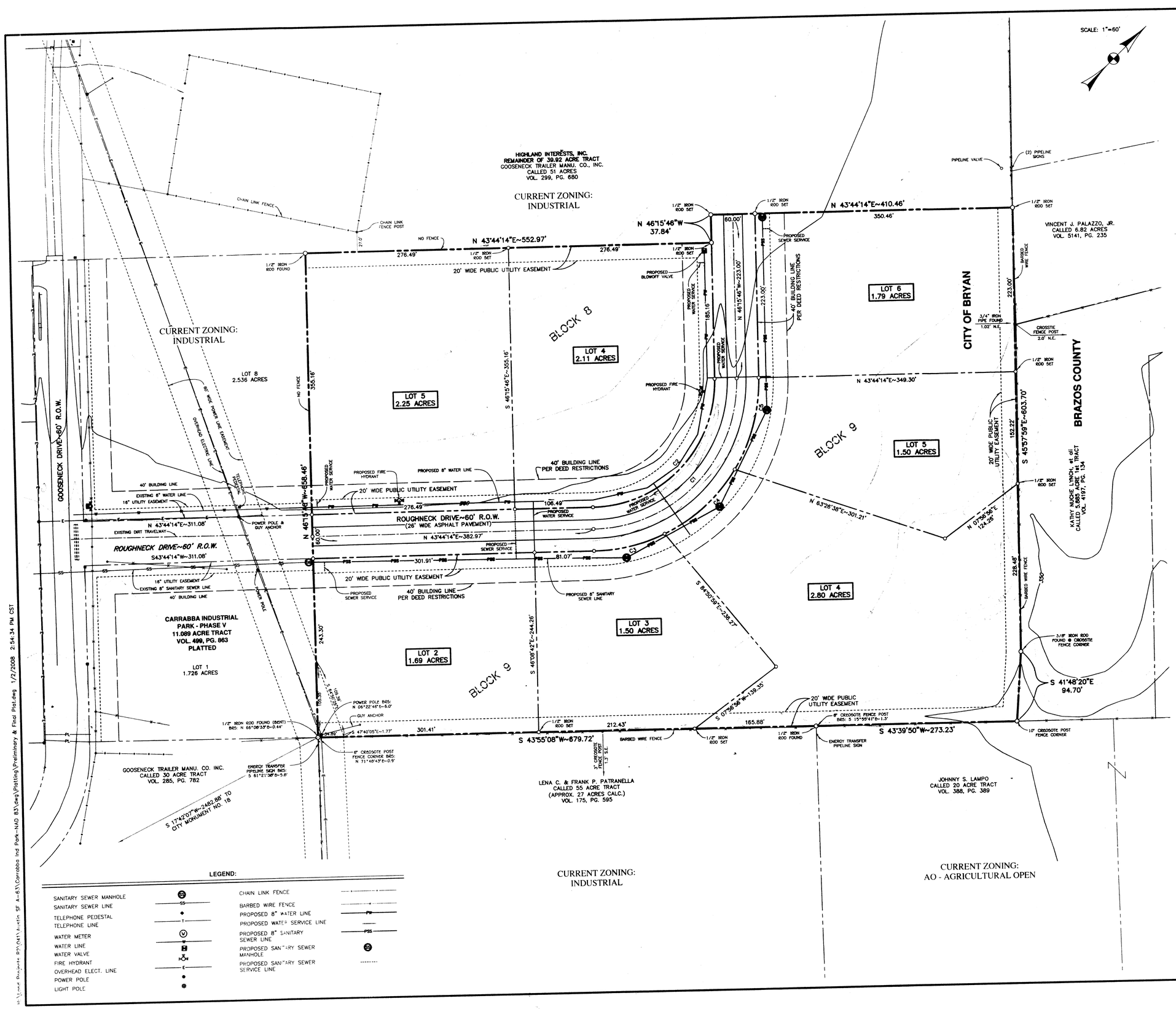
HIGHLAND INTERESTS,
4104 HWY. 21 EAST
BRYAN, TEXAS 77802
(979) 778-8850

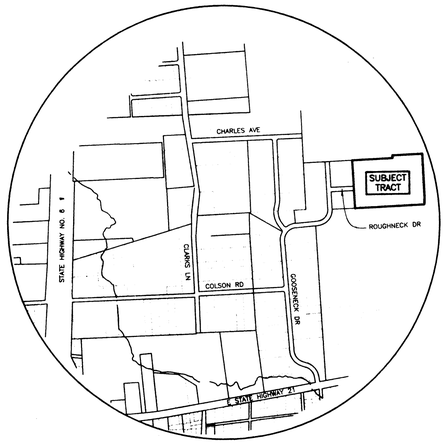
SCALE: 1"=60' JANUARY, 2008

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Austin SF A-63\Carrabba Ind Park-NAD 83\dwg\Platting\Preliminary & Final Plat.dwg 1/2/2008 2:54:34 PM CST





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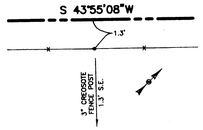
3. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CURRENT CITY OF BRYAN ZONING ORDINANCE.

4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.

5. CURRENT ZONING: I – INDUSTRIAL

SETBACKS FOR INDUSTRIAL ZONING:
FRONT=25'
SIDE=7.5'
REAR=7.5'

6. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



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LEGEND:

SANITARY SEWER MANHOLE	CHAIN LINK FENCE
SANITARY SEWER LINE	BARBED WIRE FENCE
TELEPHONE PEDESTAL	PROPOSED 8" WATER LINE
TELEPHONE LINE	PROPOSED WATER SERVICE LINE
WATER METER	PROPOSED 8" SANITARY SEWER LINE
WATER LINE	PROPOSED SANITARY SEWER MANHOLE
WATER VALVE	PROPOSED SANITARY SEWER SERVICE LINE
FIRE HYDRANT	
OVERHEAD ELECT. LINE	
POWER POLE	
LIGHT POLE	

PRELIMINARY PLAT (NOT FOR RECORD)

OF

CARRABBA INDUSTRIAL PARK PHASE 6

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