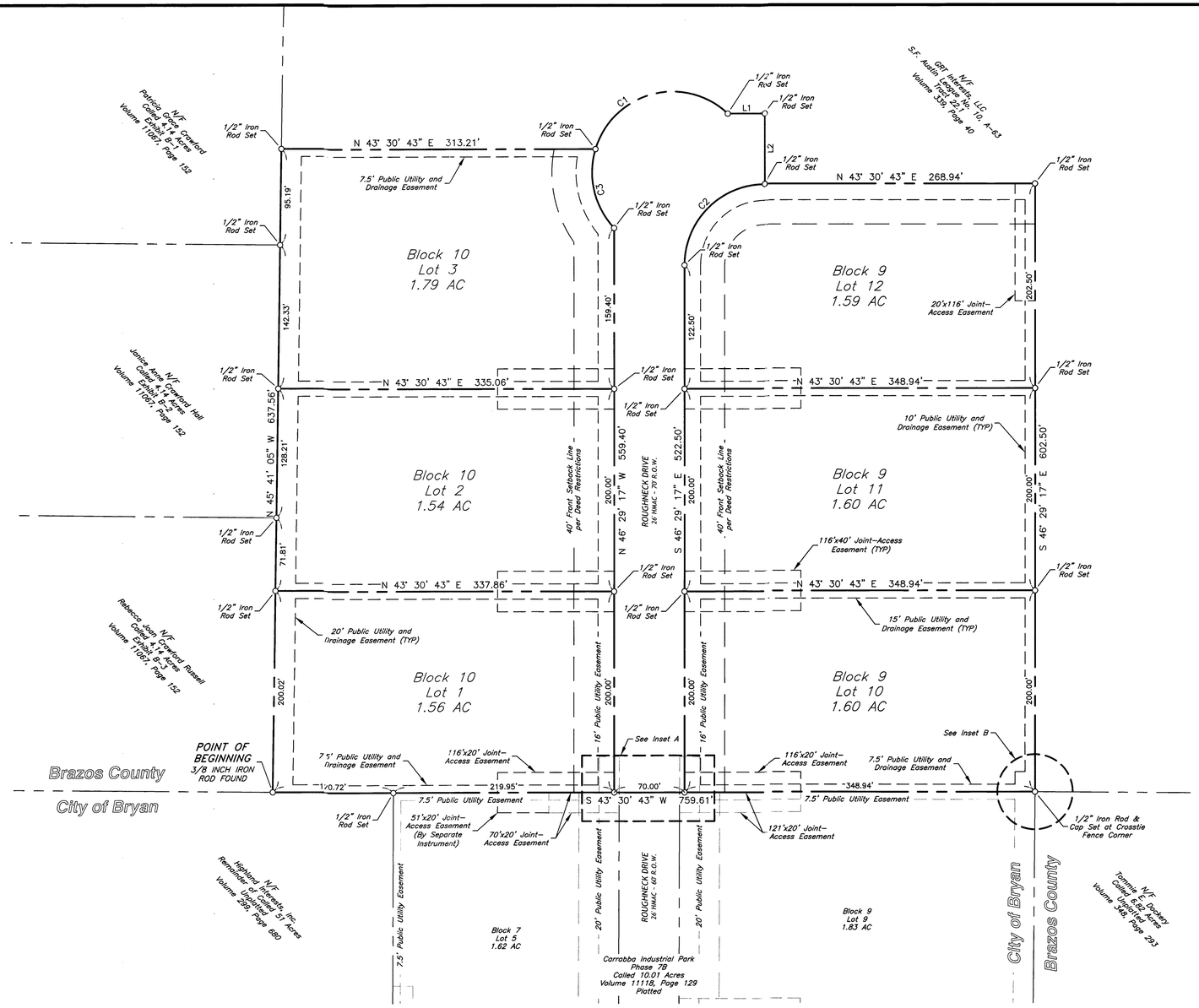


60 30 0 60

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	36.90'	N 43° 30' 43" E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C2	125.66'	80.00'	89° 59' 59"	S 1° 29' 17" E	113.14'	80.00'
C3	84.08'	80.00'	60° 13' 01"	N 59° 49' 53" W	80.26'	46.39'

CARRABBA INDUSTRIAL PARK PH. 10A
11.00 ACRE TRACT
S. F. AUSTIN SURVEY, A-63
BRAZOS COUNTY, TEXAS

FIELD NOTES OF AN 11.00 ACRE TRACT LYING AND BEING SITUATED IN THE S. F. AUSTIN SURVEY, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE 34.925 ACRE – TRACT ONE, DESCRIBED IN THE DEED FROM TONY L. MARINO TO GOOSENECK TRAILER MANUFACTURING COMPANY, INC., RECORDED IN VOLUME 339, PAGE 40, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 11.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND MARKING THE COMMON CORNER BETWEEN THE BEFOREMENTIONED 34.925 ACRE TRACT AND A 4.14 ACRE TRACT, EXHIBIT B–3, DESCRIBED IN THE DEED TO REBECCA JOAN CRAWFORD RUSSELL, RECORDED IN VOLUME 11067, PAGE 152, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND IN THE NORTHWEST LINE OF THE REMAINDER OF A 51 ACRE TRACT, DESCRIBED IN THE DEED TO GOOSENECK TRAILER MANUFACTURING COMPANY, INC., RECORDED IN VOLUME 299, PAGE 680, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 45° 41' 05" W ALONG THE COMMON LINE BETWEEN THE BEFOREMENTIONED 34.925 ACRE TRACT AND THE FOLLOWING THREE TRACTS: THE BEFOREMENTIONED RUSSELL – 4.14 ACRE TRACT, A 4.41 ACRE TRACT, EXHIBIT B–2, DESCRIBED IN THE DEED TO JANICE ANNE CRAWFORD HALL, RECORDED IN VOLUME 11067, PAGE 152, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND A 4.14 ACRE, EXHIBIT B–1; DESCRIBED IN THE DEED TO PATRICIA GRACE CRAWFORD, RECORDED IN VOLUME 11067, PAGE 152, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ADJACENT TO A FENCE, FOR A DISTANCE OF 637.56 FEET TO A ½" IRON ROD AND CAP SET;

THENCE ALONG THE NORTHWEST LINE OF THE PROPOSED 11.00 ACRE TRACT, AS FOLLOWS:

N 43° 30' 43" E FOR A DISTANCE OF 313.21 FEET TO A ½" IRON ROD AND CAP SET IN THE SOUTHWEST RIGHT–OF–WAY LINE OF ROUGHNECK DRIVE EXTENSION – PROPOSED, SAME BEING IN A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 80.00 FEET;

NORTHERLY ALONG SAID CURVE, CONTINUING ALONG THE NORTHWEST RIGHT–OF–WAY LINE OF PROPOSED ROUGHNECK DRIVE EXTENSION, FOR AN ARC DISTANCE OF 162.93 FEET TO A ½" IRON ROD AND CAP SET AT THE END OF THIS CURVE, THE CHORD BEARS N 28° 37' 14" E – 136.19 FEET,

N 43° 30' 43" E FOR A DISTANCE OF 36.90 FEET TO A ½" IRON ROD AND CAP SET AT THE END OF THE PROPOSED ROUGHNECK DRIVE EXTENSION;

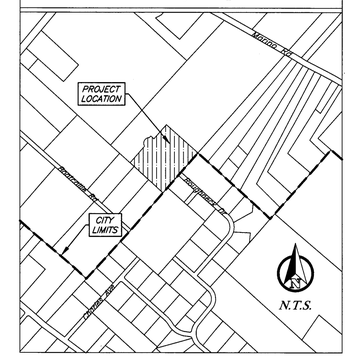
THENCE S 46° 29' 17" E ACROSS THE NORTH TERMINUS OF THE PROPOSED ROUGHNECK DRIVE EXTENSION, FOR A DISTANCE OF 70.00 FEET TO A ½" IRON ROD AND CAP SET;

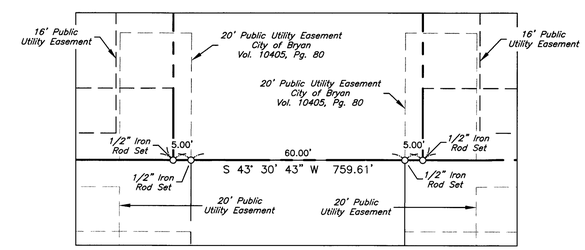
THENCE N 43° 30' 43" E FOR A DISTANCE OF 268.94 FEET TO A ½" IRON ROD AND CAP SET;

THENCE S 46° 29' 17" E FOR A DISTANCE OF 602.50 FEET TO A ½" IRON ROD AND CAP SET AT A CROSSTIE FENCE CORNER MARKING THE COMMON CORNER BETWEEN THE BEFOREMENTIONED 34.925 ACRE TRACT AND LOT 9 – 1.83 ACRES, BLOCK 9, CARRABBA INDUSTRIAL PARK PHASE 7B, ACCORDING TO THE PLAT RECORDED IN VOLUME 11118, PAGE 129, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE S 43° 30' 43" W ALONG THE COMMON LINE BETWEEN THE BEFOREMENTIONED 34.925 ACRE TRACT AND THE FOLLOWING TWO TRACTS: THE BEFOREMENTIONED CARRABBA INDUSTRIAL PARK PHASE 7B, AND THE BEFOREMENTIONED GOOSENECK TRAILER 51 ACRE REMAINDER TRACT, FOR A DISTANCE OF 759.61 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.00 ACRES OF LAND, MORE OR LESS.

Vicinity Map



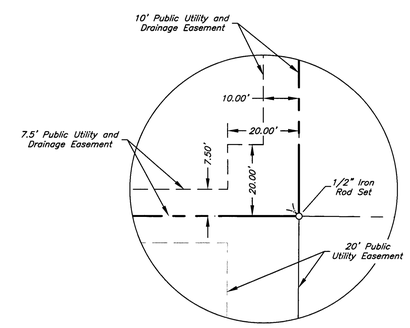


Inset A
Scale: 1"=20'

General Notes:

1. This lot is not within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205E, effective May 16, 2012.
2. Basis of bearings is the monumented northwest line of Carrabba Industrial Park – Phase 7B, according to the plat recorded in Vol. 11118, Pg. 129 of the Official Records of Brazos County, Texas. Record bearing: N43°30'43"E.
3. Water service will be provided by Wickson Creek Special Utility District.
4. Setbacks shall be in accordance with all Brazos County ordinances and regulations.

MAY 21 2014



Inset B
Scale: 1"=20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, President of GRT Interests LLC, owner of the 11.00 acre tract shown on this plat, being the portion of the 34.925 acre tract of land as conveyed in the Deeds Records of Brazos County in Volume 339, Page 40, and whose name is subscribed hereto, dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Grant Carrabba, President–GRT Interests, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Grant 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 on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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 the property markers and monuments were placed under my supervision on the ground.

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

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 _____, 20___.

_____
City Planner, Bryan, Texas

CERTIFICATE OF 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 _____, 20____.

_____
City Engineer, Bryan, Texas

APPROVAL OF 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 and Zoning Commission of the City of Bryan on the ____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE COMMISIONERS COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the ____ day of _____, 20___.

Signed this the ___ day of _____, 20___.

_____
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 20___, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

FINAL PLAT

CARRABBA INDUSTRIAL PARK ~ PHASE 10A

Being a 11.00 Acre Tract of
Stephen F. Austin League No. 10, A-63
Brazos County, Texas

May 2014

Owner:
GRT Interests, LLC
PO Box 663
Bryan, TX 77806

Surveyor:
KLING ENGINEERING & SURVEYING
A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4107 S. Texas Avenue Suite A
Bryan, Texas 77802
(979) 846-6212
Texas Firm Registration Numbers:
Engineering F-2214 & Surveying 100410-00

Engineer:
J4 Engineering
307 South Main, Suite 206
PO Box 5192
Bryan, TX 77805
979-739-0587
TBPE F-9851