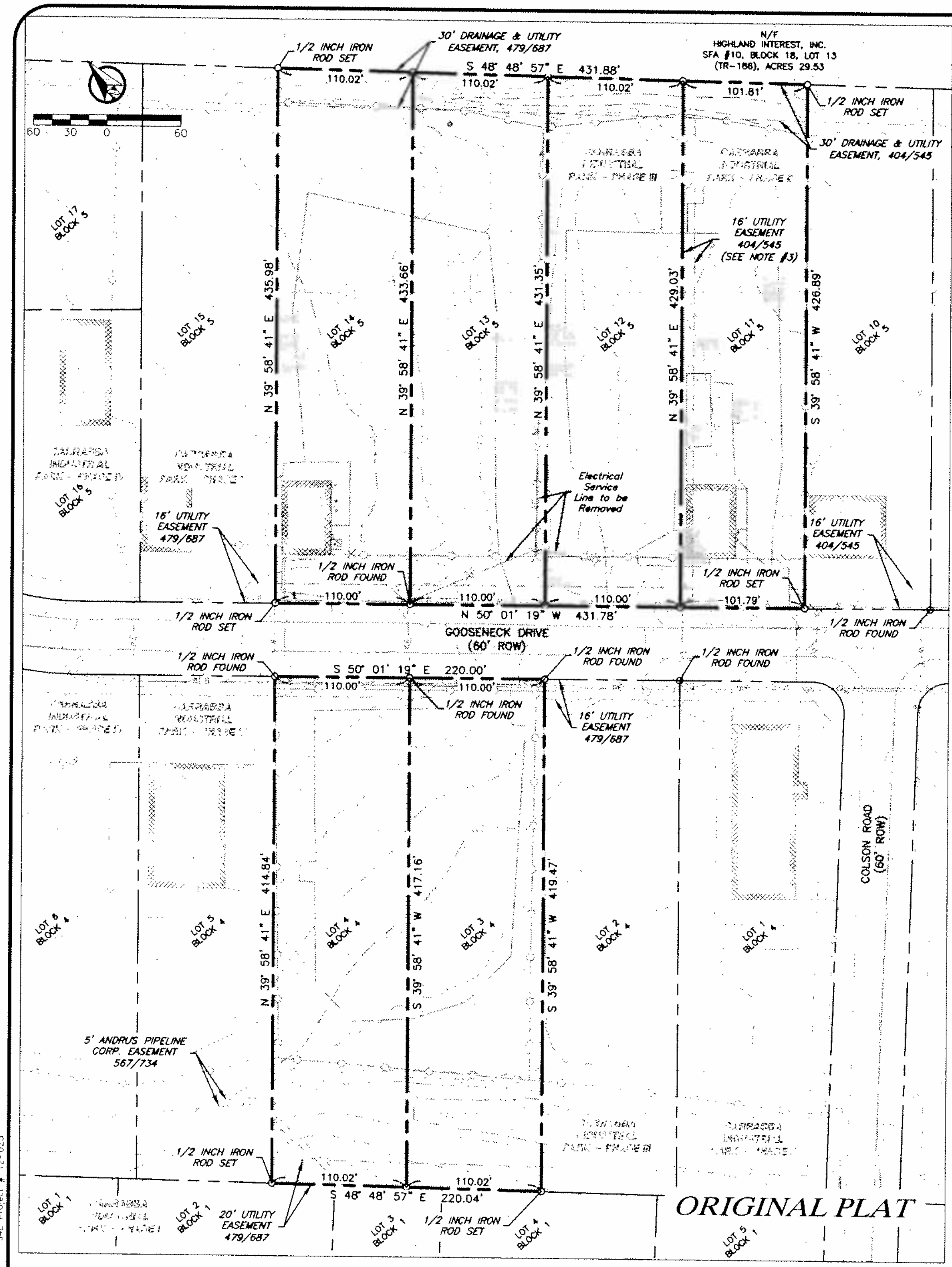
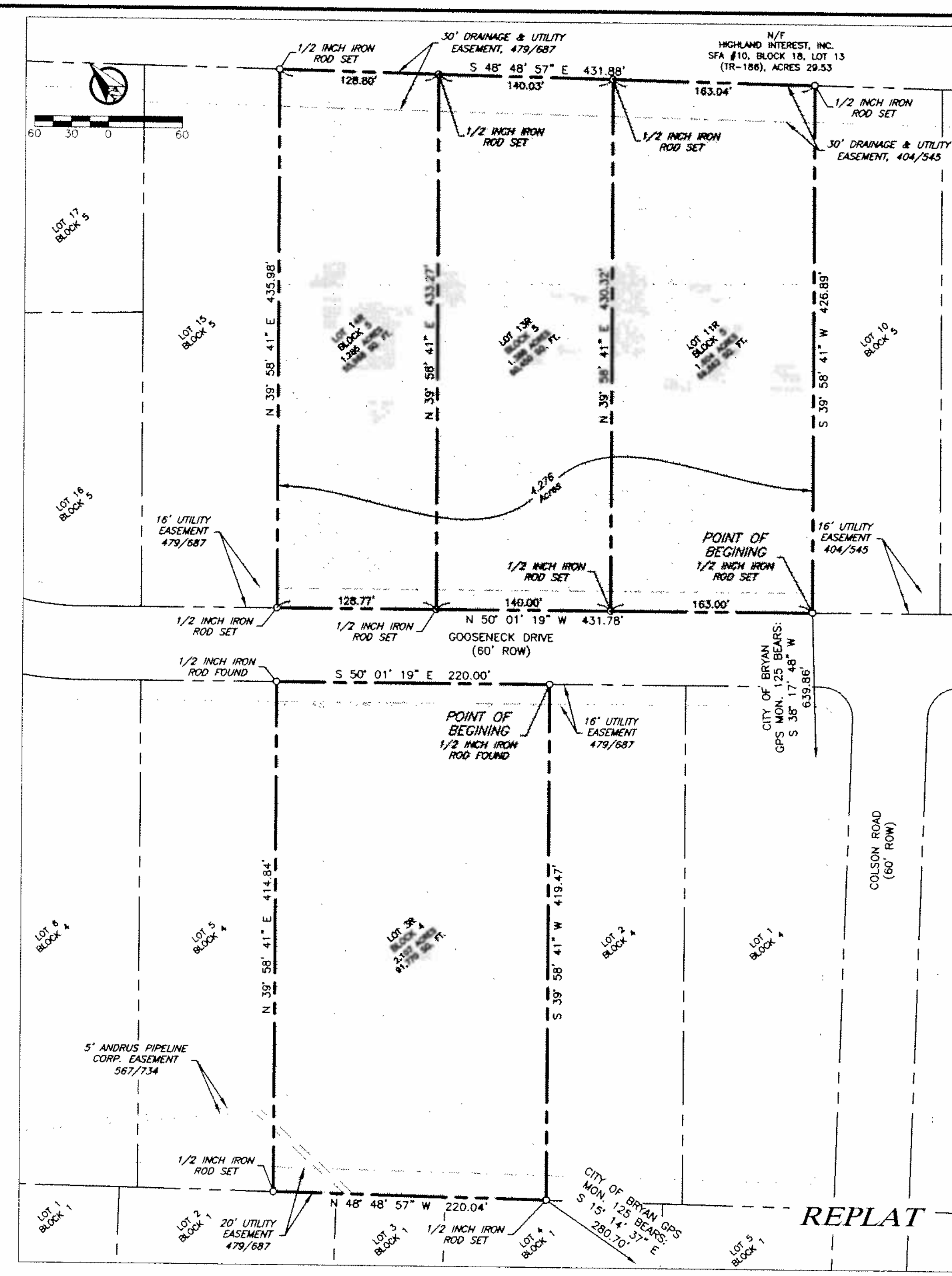




METES AND BOUNDS DESCRIPTION
OF A
4.276 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 11, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 404, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF LOTS 12, 13 AND 14, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE III ACCORDING TO THE PLAT RECORDED IN VOLUME 479, PAGE 687 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOTS BEING THE SAME TRACTS OF LAND AS DESCRIBED BY A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 9866, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF GOOSENECK DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 11 AND THE WEST CORNER OF LOT 10 OF SAID BLOCK 5. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 10 BEARS: S 50° 04' 36" E FOR A DISTANCE OF 102.20 FEET;

THENCE: N 50° 01' 19" W ALONG THE NORTHEAST LINE OF GOOSENECK DRIVE FOR A DISTANCE OF 431.78 FEET (PLAT CALL: N 47° 52' 34" W - 431.78 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID LOT 14 AND THE SOUTH CORNER OF LOT 15 OF SAID BLOCK 5;

THENCE: N 39° 58' 41" E ALONG THE COMMON LINE OF SAID LOT 14 AND 15 FOR A DISTANCE OF 435.98 FEET (PLAT CALL: N 42° 07' 26" E - 435.98 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 14 AND THE EAST CORNER OF SAID LOT 15;

THENCE: S 48° 48' 57" E ALONG THE NORTHEAST LINE OF SAID BLOCK 5 FOR A DISTANCE OF 431.87 FEET (PLAT CALL: S 46° 40' 12" E - 431.87 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 11 AND THE NORTH CORNER OF SAID LOT 10;

THENCE: S 39° 58' 41" W ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 426.89 FEET (PLAT CALL: S 42° 07' 26" W - 426.89 FEET) TO THE POINT OF BEGINNING CONTAINING 4.276 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2012. SEE PLAT PREPARED DECEMBER, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

NOTES:

1. THE FOLLOWING PROPERTY, SHOWN HERE ON THIS PLAT, IS OWNED BY GRT INTERTEST, LLC. PO BOX 663, BRYAN TX 77806:

   CARRABBA INDUSTRIAL PARK, PHASE II-LOTS 10-11, BLOCK 5
   CARRABBA INDUSTRIAL PARK, PHASE III-LOTS 12-17, BLOCK 5
   CARRABBA INDUSTRIAL PARK, PHASE III-LOTS 1-6, BLOCK 4

2. THE FOLLOWING PROPERTY, SHOWN HERE ON THIS PLAT, IS OWNED BY CARRABBA BROTHERS, LTD. PO BOX 663, BRYAN TX 77806:

   CARRABBA INDUSTRIAL PARK, PHASE I-LOTS 1-5, BLOCK 1

3. THE 16' UTILITY EASEMENT FOR PHASE II, LOT 11, BLOCK 5, GRANTED BY THE PLAT OF VOLUME 404, PAGE 545 WILL BE ABANDONED WITH THIS REPLAT.
4. PROPERTY IS CURRENTLY ZONED INDUSTRIAL (I) PER CITY OF BRYAN ORDINANCE.
5. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF BRYAN ORDINANCES AND REGULATIONS.
6. WATER AND SEWER LINES SHOWN HERE ARE APPROXIMATE LOCATIONS ONLY AND ARE BASED ON ABOVE GROUND FIELD EVIDENCE.
7. EXISTING CONTOURS SHOWN HERE ARE TAKEN FROM CITY OF BRYAN GIS DATA.
8. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
9. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
10. NO PORTION OF THESE TRACTS OF LAND ARE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0205E, EFFECTIVE MAY 16, 2012.

METES AND BOUNDS DESCRIPTION
OF A
2.107 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 3 AND 4, BLOCK 4, CARRABBA INDUSTRIAL PARK, PHASE III ACCORDING TO THE PLAT RECORDED IN VOLUME 479, PAGE 687 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOTS BEING THE SAME TRACTS OF LAND AS DESCRIBED BY A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 9866, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF GOOSENECK DRIVE (60' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 2 OF SAID BLOCK 4;

THENCE: S 39° 58' 41" W ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 FOR A DISTANCE OF 419.47 FEET (PLAT CALL: S 42° 07' 26" W - 419.47 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF LOT 4, BLOCK 1, CARRABBA INDUSTRIAL PARK ACCORDING TO THE PLAT RECORDED IN VOLUME 404, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF SAID LOT 2. FOR REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 125 BEARS: S 15° 14' 37" E FOR A DISTANCE OF 280.70 FEET;

THENCE: N 48° 48' 57" W ALONG THE COMMON LINE OF SAID BLOCK 1 AND SAID BLOCK 4 FOR A DISTANCE OF 220.04 FEET (PLAT CALL: N 46° 40' 12" W - 220.04 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID LOT 4, BLOCK 4 AND THE SOUTH CORNER OF LOT 5 OF SAID BLOCK 4;

THENCE: N 39° 58' 41" E ALONG THE COMMON LINE OF SAID LOTS 4 AND 5, BLOCK 4 FOR A DISTANCE OF 414.84 FEET (PLAT CALL: N 42° 07' 26" E - 414.84 FEET) TO A POINT ON THE SOUTHWEST LINE OF GOOSENECK DRIVE MARKING THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF SAID LOT 5. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 50° 01' 19" E FOR A DISTANCE OF 0.26 FEET;

THENCE: S 50° 01' 19" E ALONG THE SOUTHWEST LINE OF GOOSENECK DRIVE FOR A DISTANCE OF 220.00 FEET (PLAT CALL: S 47° 52' 34" E - 220.00 FEET) TO THE POINT OF BEGINNING CONTAINING 2.107 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2012. SEE PLAT PREPARED DECEMBER, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, President of GRT Interest, LLC., owner and developer of the land shown on this plat and designated herein as the Lots 11R, 12R, & 14R, Block 5 and Lot 3R of Carrabba Industrial Park, in the City of Bryan, Texas 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 Interest, 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, Brad Kerr, Registered Public Surveyor No. 4502, 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.

____
Brad Kerr, R.P.L.S. No. 4502

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

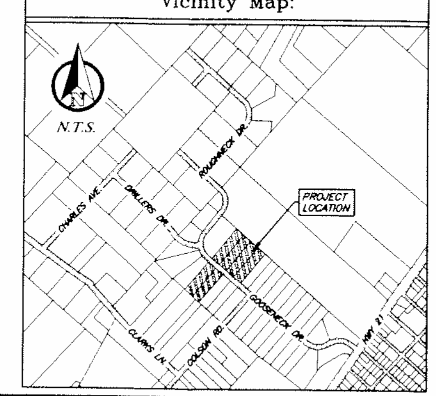
CERTIFICATE OF THE COUNTY CLERK

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

Vicinity Map:



Final Plat
of
Lots 12R, 13R, 14R of Block 5, & Lot 3R of Block 4, Phase III

Being a Replat of
Lot 11, Block 5, Phase II
Lots 12-14, Block 5, Phase III
and
Lots 3-4, Block 4, Phase III
Bryan, Brazos County, Texas

Scale: 1" = 60'

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951