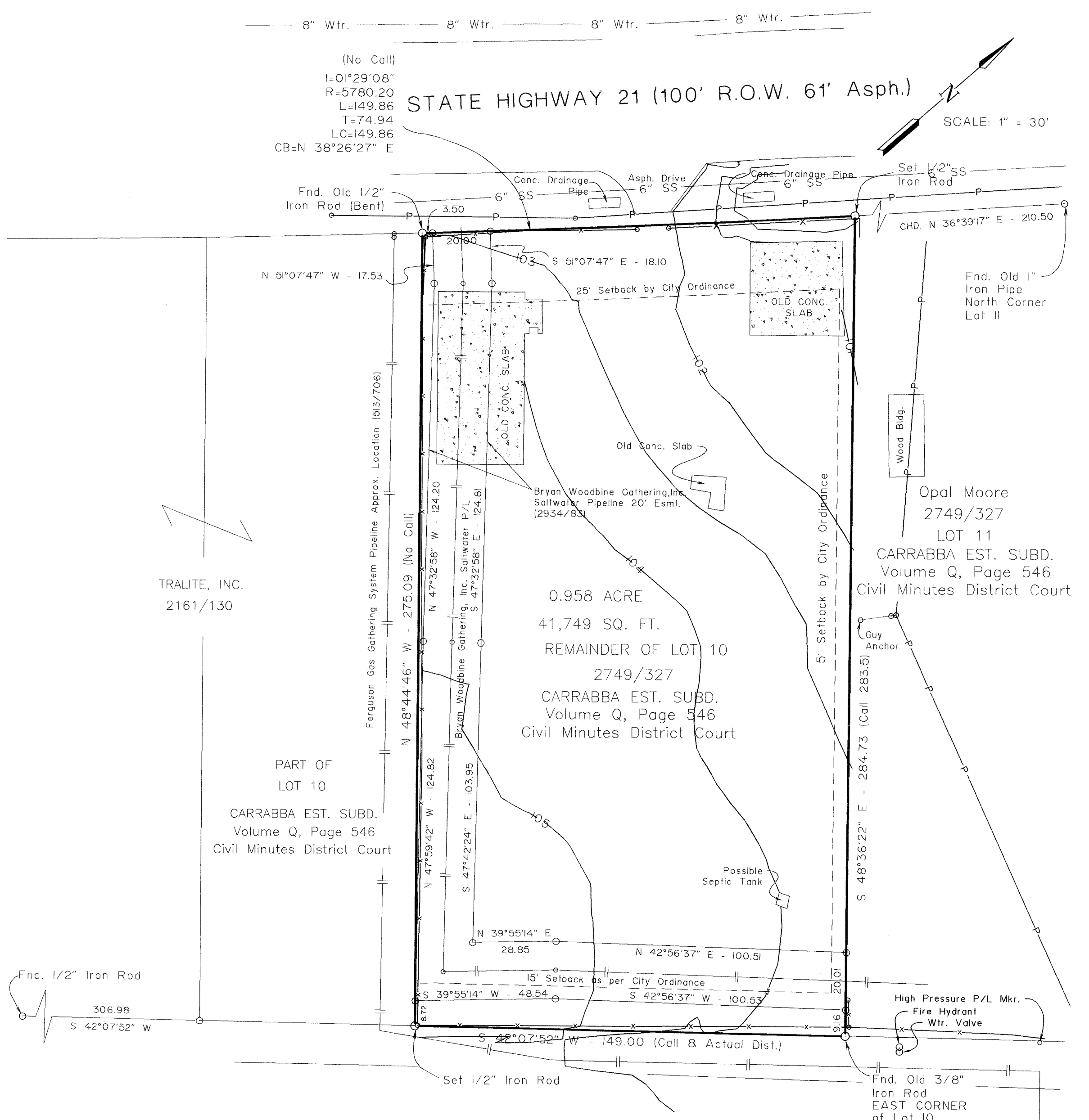
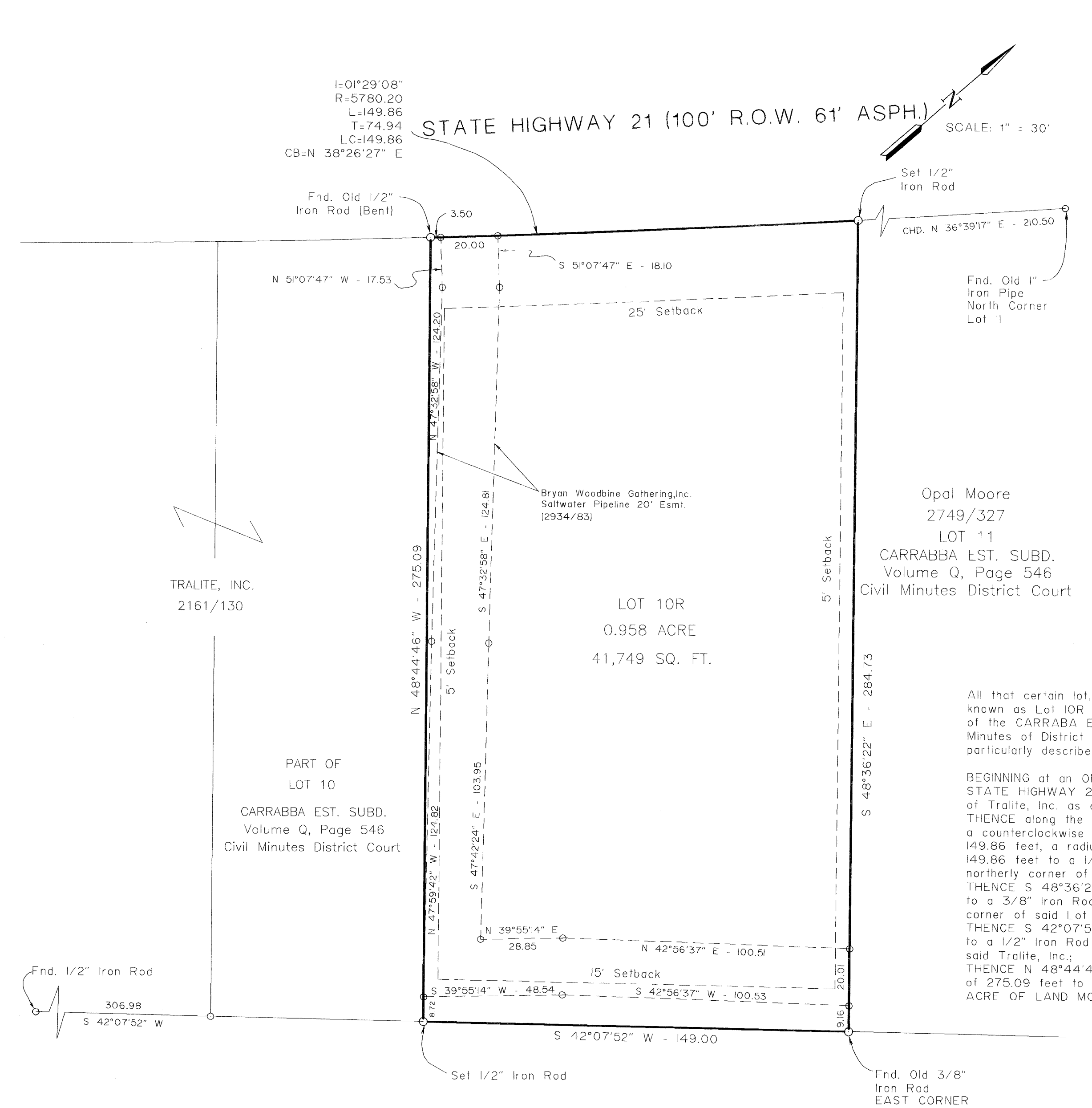


on base wd 11/2/97



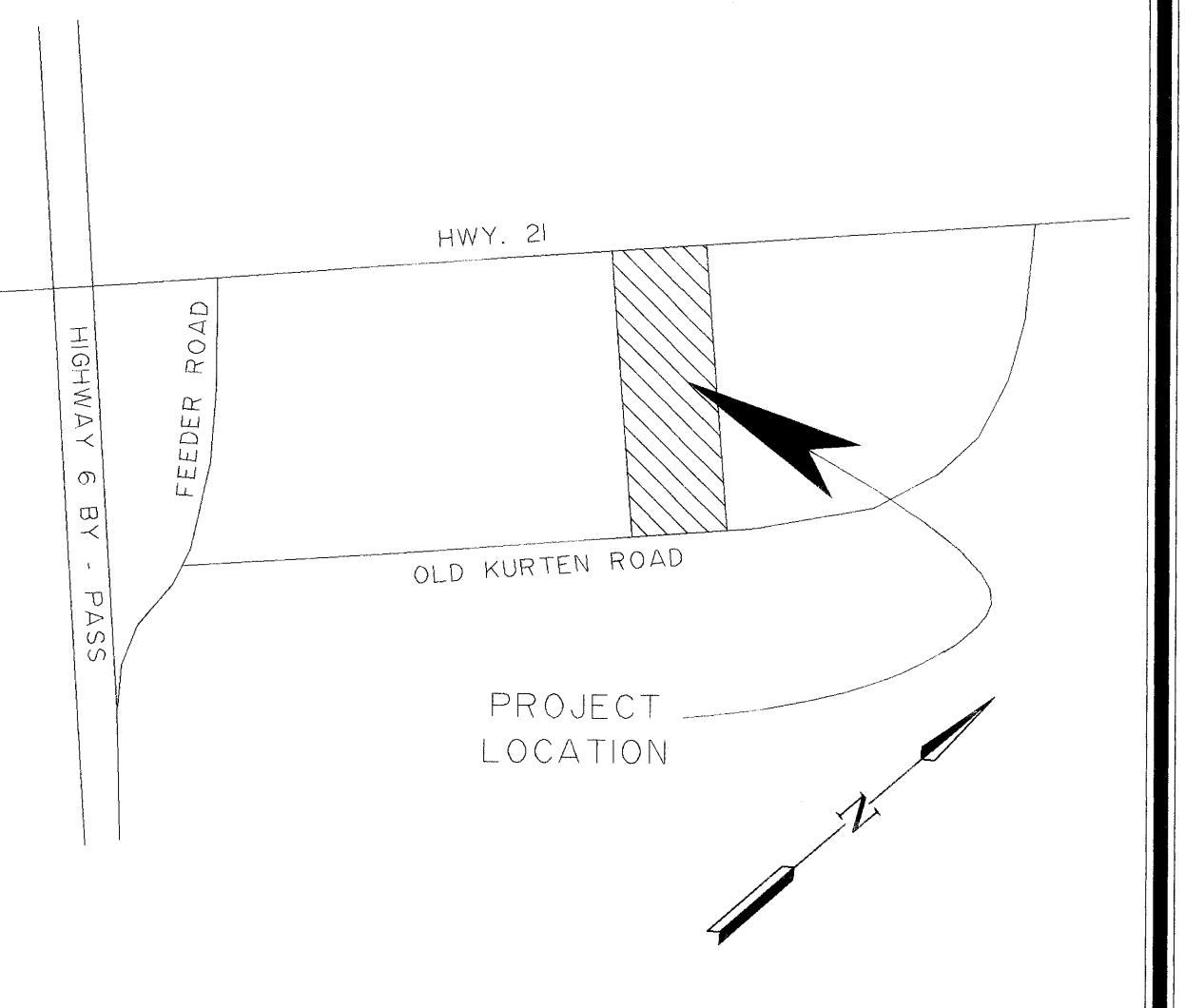
OLD KURTEN ROAD (23' w. Asph. - Approx. 60' R.O.W.)

# ORIGINAL PLAT



OLD KURTEN ROAD (23' w. Asph. - Approx. 60' R.O.W.)

# REPLAT



## LOCATION MAP

NOT TO SCALE

### FIELD NOTES:

All that certain lot, tract or parcel of land being 0.958 of one acre and hereafter being known as Lot 10R of the CARRABBA ESTATE SUBDIVISION, same being a part of Lot 10 of the CARRABBA ESTATE SUBDIVISION as recorded in Volume Q, Page 546 of the Civil Minutes of District Court of Brazos County, Texas, said 0.958 acre tract being more particularly described by metes and bounds as follows:

BEGINNING of an Old Bent 1/2" Iron Rod found in the southeast right-of-way line of STATE HIGHWAY 21 for the most westerly corner, same being the most northerly corner of Tralite, Inc. as described in Volume 2161, Page 130;

THENCE along the northwest line of said Lot 10 with said right-of-way line around a curve in a counterclockwise direction having a delta angle of 01°29'08", an arc distance of 149.86 feet, a radius of 5780.20 feet, and a chord of N 38°26'27" E, a distance of 149.86 feet to a 1/2" Iron Rod set for the most northerly corner, same being the most northerly corner of said Lot 10;

THENCE S 48°36'22" E along the northeast line of said Lot 10 a distance of 284.73 feet to a 3/8" Iron Rod found for the most easterly corner, same being the most easterly corner of said Lot 10;

THENCE S 42°07'52" W along the southeast line of said Lot 10 a distance of 149.00 feet to a 1/2" Iron Rod set for the most southerly corner, same being the most easterly corner of said Tralite, Inc.;

THENCE W 48°44'46" W along the common line of this tract and Tralite, Inc., a distance of 275.09 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.958 OF ONE ACRE OF LAND MORE OR LESS.

### NOTES:

NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE OF LOT 10 TO PLAT CALLS IN REPLAT OF LOT 9 IN 802/67.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY UNIVERSITY TITLE COMPANY. ALL EASEMENT INFORMATION APPLICABLE TO THIS SURVEY IS SHOWN ACCORDING TO POLICY GF 970103.

CONTOURS ARE BASED ON AN ASSUMED ELEVATION OF 100' AT THE NORTH CORNER.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 - YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 4804IC013 C, DATED JULY 2, 1992.

PROPERTY IS ZONED (I) INDUSTRIAL.

SALTWATER PIPELINE WAS DEDICATED IN VOLUME 2934, PAGE 83.

### CERTIFICATE OF SURVEYOR

I, H. CURTIS STRONG, Registered Professional Land Surveyor No.4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*H. Curtis Strong*  
H. CURTIS STRONG, R.P.L.S. NO. 4961

### CERTIFICATE OF DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Amick Shultz Hoff*  
Amick Shultz Hoff  
Development Engineer, Bryan, Texas

### APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 10th day of SEPTEMBER, 1997 and same was duly approved on the 16th day of OCTOBER, 1997 by said commission.

*R. Perkins*  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

### CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 10th day of SEPTEMBER, 1997, in the Deed / Official Records of Brazos County, Texas, in Volume 2934, Page 113.

*MaryAnn Ward*  
County Clerk  
Brazos County, Texas

### CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

*MaryAnn Ward*  
Planning Administrator, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, They), LOVETT HOLDINGS, L.L.C., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 2934, Page 83 and designated herein as LOT 10R of the CARRABBA ESTATE SUBDIVISION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Lovett Holdings, L.L.C.  
Owner  
By: *Steve Lovett*  
Managing Member  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steve Lovett, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 19th day of November, 1997.

*Maie M. Garcia*  
Notary Public, State of Texas

644494

FILED

97 DEC -5 AM 10:24

*Ryan...*  
CLERK  
BRAZOS COUNTY COURTHOUSE  
BRYAN, TEXAS  
BY: *Lawrence...*  
DEPUTY

# CARRABBA ESTATE SUBDIVISION

## 0.958 OF ONE ACRE

### REPLAT OF PART OF LOT 10

VOLUME Q, PAGE 546 CIVIL MINUTES OF DISTRICT COURT

S. F. AUSTIN LEAGUE, A - 10  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' SEPTEMBER 10, 1997

PREPARED BY:

OWNER:  
LOVETT HOLDINGS, L.L.C.  
3600 Lovett Lane  
College Station, Tx. 77845  
Telephone No. 774 - 8943

**STRONG SURVEYING**  
1212 Neal Pickett  
College Station TX 77840  
Phone: (409) 696-6609  
Fax: (409) 764-3094  
email: cstrong@cy-net.net