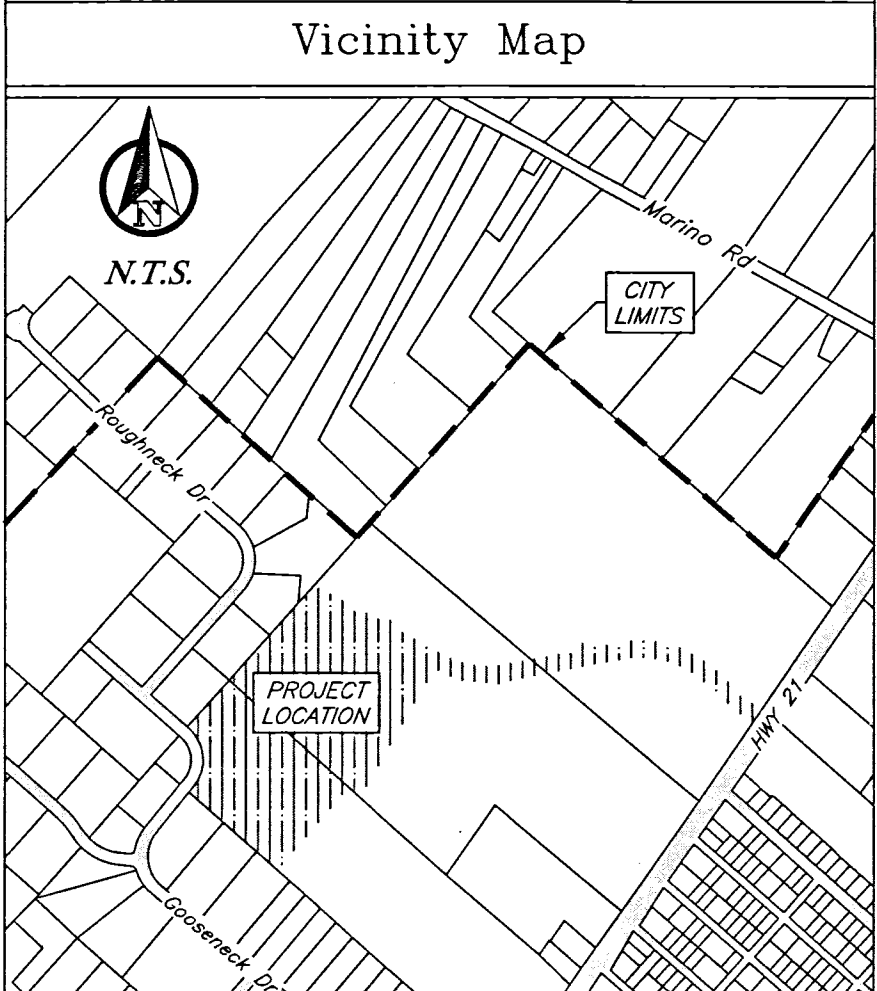


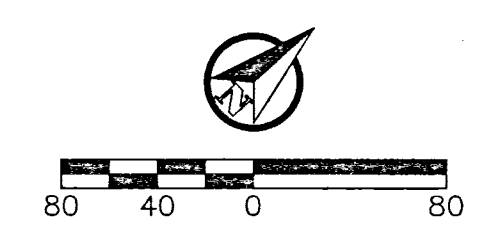
Legend

Line Types

- Proposed Property Line
- Existing Property Line
- Proposed Easement
- Existing Easement



- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
 - 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - No portion of this lot is within the 100-year floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
 - Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
 - All Drainage Easements are private and will be the responsibility of that lot's owner(s).
 - This property is currently zoned Agricultural Open District (A-0).



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	425.55'	460.00'	053° 00' 16"	410.53'	N74° 33' 44"W	229.37'
C2	32.70'	25.00'	074° 56' 25"	30.42'	S41° 27' 55"W	19.16'
C3	28.39'	280.00'	005° 48' 36"	28.38'	S06° 54' 00"W	14.21'
C4	43.72'	25.00'	100° 11' 38"	38.36'	N40° 17' 31"W	29.90'
C5	269.75'	540.00'	028° 37' 17"	266.95'	N76° 04' 41"W	137.75'
C6	39.02'	25.00'	089° 25' 10"	35.18'	N73° 31' 23"E	24.75'
C7	39.52'	25.00'	090° 34' 50"	35.53'	S16° 28' 37"E	25.25'
C8	315.50'	460.00'	039° 17' 50"	309.35'	N81° 24' 57"W	164.24'
C9	36.96'	25.00'	084° 41' 42"	33.68'	N36° 35' 16"E	22.79'
C10	13.31'	390.00'	002° 00' 26"	13.31'	N04° 44' 55"W	6.66'
C11	42.45'	25.00'	097° 17' 33"	37.53'	S52° 25' 06"E	28.40'
C12	499.56'	540.00'	053° 00' 16"	481.93'	S74° 33' 44"E	269.26'
C13	131.48'	210.97'	035° 42' 25"	129.36'	N21° 10' 11"E	67.95'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C14	95.11'	830.00'	006° 33' 55"	95.05'	N82° 04' 52"E	47.60'
C15	162.26'	830.00'	011° 12' 04"	162.01'	N73° 11' 53"E	81.39'
C16	118.77'	830.00'	008° 11' 56"	118.67'	N63° 29' 52"E	59.49'
C17	222.19'	830.00'	015° 20' 17"	221.53'	N51° 43' 45"E	111.76'
C18	220.87'	830.00'	015° 14' 49"	220.22'	N36° 26' 12"E	111.09'
C19	39.02'	25.00'	089° 25' 10"	35.18'	N73° 31' 23"E	24.75'
C20	39.52'	25.00'	090° 34' 50"	35.53'	S16° 28' 37"E	25.25'
C21	123.34'	770.00'	009° 10' 40"	123.21'	S33° 24' 08"W	61.80'
C22	307.42'	770.00'	022° 52' 31"	305.38'	S49° 25' 44"W	155.79'
C23	329.22'	770.00'	024° 29' 50"	326.72'	S73° 06' 55"W	167.16'
C24	60.20'	210.97'	016° 21' 01"	60.00'	N04° 51' 32"W	30.31'
C25	130.92'	210.97'	035° 33' 17"	128.83'	N30° 48' 41"W	67.64'

LINE TABLE

LINE #	LENGTH	BEARING
L1	102.22	N 85° 21' 50" E
L2	102.45	S 85° 21' 50" W

Final Plat 1 of 2

Carrabba Industrial Park Phase 11
 Lots 1-10 of Block 1
 Being a total of 24.76 Acres out of Stephen F. Austin League, No. 10 Tract 186, Tract 539 & Tract 91
 Bryan, Brazos County, Texas
 March 2020

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

Surveyor:
 Paul Williams Land Surveying Co.
 1851 Briarcrest Dr.
 Bryan, TX 77802
 RPLS# 5743

Engineer:
 I4 Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9511

J4 Engineering
 J:\317\2020 PP and FF-OP Hwy 21-C3202018.dwg -J4E Project # 18-027

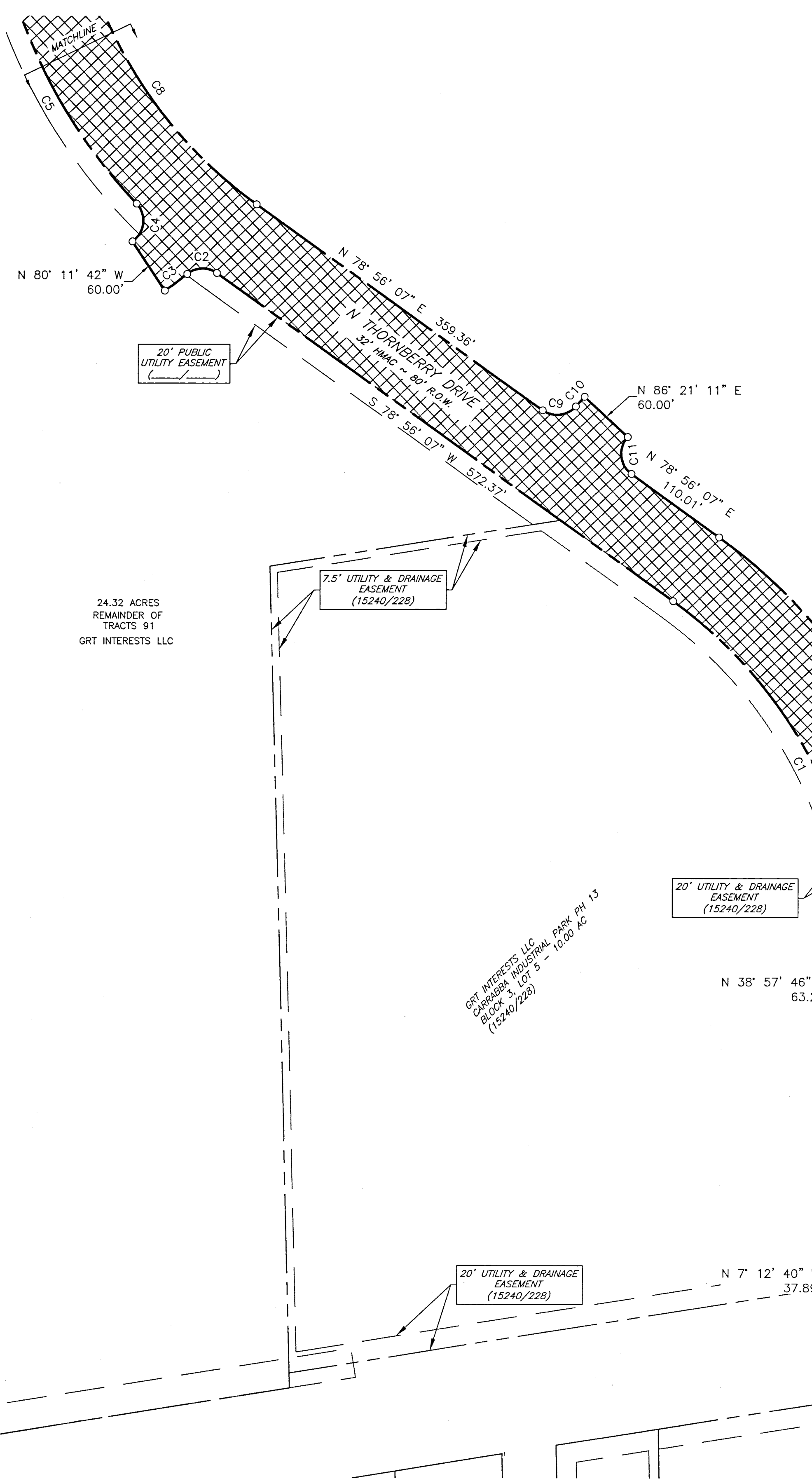
**FIELD NOTES
OF A
24.76 ACRE TRACT
BEING
A PORTION OF THREE TRACTS
BEING OUT OF THE
S. F. AUSTIN LEAGUE NO. 10, A-63
THE CITY OF BRYAN,
BRAZOS COUNTY, TEXAS
MARCH 16, 2018**

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 24.76 ACRES, LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, A-63, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS. BEING OUT OF THREE TRACTS: TRACT ONE BEING A 75.5 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS LLC, RECORDED IN VOLUME 14568 PAGE 225; TRACT TWO BEING A 27.5 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS LLC, RECORDED IN VOLUME 12690 PAGE 272; TRACT THREE BEING A 29.53 ACRE TRACT OF LAND AS THE REMAINING ACREAGE OF A 51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GOOSENECK TRAINER MFG., RECORDED IN VOLUME 299 PAGE 680, ALL OF THE OFFICIAL AND DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID 24.68 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY 21 (SH 21). POINT BEING THE COMMON CORNER OF SAID TRACT ONE AND THE SOUTH CORNER OF THE MARINO ESTATES HWY 21 EAST SUBDIVISION DESCRIBED IN A DEED TO ANDALE HOLDINGS, LLC, RECORDED IN VOLUME 11617 PAGE 130.
THENCE ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21, S 34°21'11" W, A DISTANCE OF 572.28 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 24.76 ACRE TRACT.
THENCE CONTINUE ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21 AND S 34°21'11" W, A DISTANCE OF 150.88 FEET TO A 1/2" IRON ROD SET.
THENCE DEPARTING SAID RIGHT OF WAY LINE, N 07°12'40" W, A DISTANCE OF 37.89 FEET TO A 1/2" IRON ROD SET.
THENCE N 48°03'36" W, A DISTANCE OF 255.81 FEET TO A 1/2" IRON ROD SET.
THENCE N 385°7'46" W, A DISTANCE OF 63.25 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, DELTA OF 530°16", AND AN ARC LENGTH OF 425.55 FEET.
THENCE ALONG SAID CURVE A CHORD BEARING OF N 74°33'44" E, A DISTANCE OF 410.53 FEET TO A 1/2" IRON ROD SET.
THENCE N 48°03'36" W, A DISTANCE OF 572.37 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 74°56'25", AND AN ARC LENGTH OF 32.70 FEET.
THENCE ALONG SAID CURVE A CHORD BEARING OF S 41°27'55" E, A DISTANCE OF 30.42 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE

LEFT, HAVING A RADIUS OF 280.00 FEET, DELTA OF 548°36", AND AN ARC LENGTH OF 28.39 FEET.
THENCE ALONG SAID CURVE A CHORD BEARING OF S 06°54'00" W, A DISTANCE OF 28.38 FEET, TO A 1/2" IRON ROD SET.
THENCE N 80°11'42" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 100°11'38", AND AN ARC LENGTH OF 43.72 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 40°17'31" W, A DISTANCE OF 38.36 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.00 FEET, DELTA OF 283°17", AND AN ARC LENGTH OF 269.75 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 76°04'41" W, A DISTANCE OF 266.95 FEET, TO A 1/2" IRON ROD SET.
THENCE N 61°46'02" W, A DISTANCE OF 22.29 FEET, TO A 1/2" IRON ROD SET.
THENCE S 30°05'12" W, PASSING ON LINE THE COMMON LINE BETWEEN SAID TRACT ONE AND SAID TRACT TWO, A DISTANCE OF 739.75 FEET TO A 1/2" IRON ROD SET AT A POINT ALONG THE COMMON LINE BETWEEN TRACT TWO AND SAID TRACT THREE.
THENCE ALONG THE COMMON LINE BETWEEN TRACT TWO AND TRACT THREE, N 48°43'53" W, A DISTANCE OF 68.96 FEET TO A 1/2" IRON ROD SET.
THENCE ACROSS TRACT THREE, S 40°56'26" W, A DISTANCE OF 546.84 FEET TO A 1/2" IRON ROD SET AT A POINT ALONG THE COMMON LINE BETWEEN TRACT THREE AND THE BOUNDARY OF THE CARRABBA INDUSTRIAL PARK, PHASE III (THREE). A SUBDIVISION TO THE CITY OF BRYAN.
THENCE ALONG THE COMMON LINE BETWEEN TRACT THREE AND THE CARRABBA INDUSTRIAL PARK PHASE III, N 48°59'48" W, PASSING ON LINE THE COMMON LINE WITH THE CARRABBA INDUSTRIAL PARK, PHASE IV (FOUR), A SUBDIVISION TO THE CITY OF BRYAN, A DISTANCE OF 545.41 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THE CARRABBA INDUSTRIAL PARK, PHASE V (FIVE), A SUBDIVISION IN THE CITY OF BRYAN. POINT BEING ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE.
THENCE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE AND THE COMMON LINE BETWEEN TRACT THREE AND THE CARRABBA INDUSTRIAL PARK, PHASE V, N 39°01'23" E, A DISTANCE OF 35.20 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.974 FEET, DELTA OF 87°36'43", AND AN ARC LENGTH OF 322.60 FEET.
THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG SAID CURVE A CHORD BEARING OF N 04°46'58" W, A DISTANCE OF 292.08 FEET TO A 1/2" IRON ROD SET.
THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, N 48°15'46" W, A DISTANCE OF 9.70 FEET TO A 1/2" IRON ROD SET AT THE SOUTH CORNER OF LOT 1, BLOCK 9, OF THE CARRABBA INDUSTRIAL PARK PHASE V, AND THE NORTHWEST LINE OF TRACT THREE.
THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG THE COMMON LINE BETWEEN TRACT THREE AND CARRABBA INDUSTRIAL PARK PHASE V, N 42°01'10" E, A DISTANCE OF 311.08 FEET TO A 1/2" IRON ROD SET AT THE COMMON CORNER OF TRACT THREE, TRACT TWO, THE CARRABBA INDUSTRIAL PARK, PHASE V, AND THE CARRABBA INDUSTRIAL PARK, PHASE 6, A SUBDIVISION IN THE CITY OF BRYAN.

THENCE ALONG THE COMMON LINE BETWEEN TRACT TWO AND CARRABBA INDUSTRIAL PARK PHASE 6, N 41°35'34" E, A DISTANCE OF 300.12 FEET TO A 1/2" IRON ROD FOUND.
THENCE CONTINUE ALONG THE COMMON LINE BETWEEN TRACT TWO AND CARRABBA INDUSTRIAL PARK PHASE 6, N 41°53'45" E, A DISTANCE OF 350.40 FEET TO A 1/2" IRON ROD SET.
THENCE S 61°46'02" E, PASSING ON LINE THE COMMON LINE BETWEEN TRACT ONE AND TRACT TWO, A DISTANCE OF 310.08 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 89°25'10", AND AN ARC LENGTH OF 39.02 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 73°31'23" E, A DISTANCE OF 35.18 FEET TO A 1/2" IRON ROD SET.
THENCE S 62°15'04" E, A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 90°34'50", AND AN ARC LENGTH OF 39.52 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 16°28'37" E, A DISTANCE OF 35.53 FEET TO A 1/2" IRON ROD SET.
THENCE S 61°46'02" E, A DISTANCE OF 281.19 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, DELTA OF 39°17'50", AND AN ARC LENGTH OF 315.50 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 81°24'57" E, A DISTANCE OF 309.35 FEET TO A 1/2" IRON ROD SET.
THENCE N 78°56'07" E, A DISTANCE OF 359.36 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 84°41'42", AND AN ARC LENGTH OF 36.96 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 36°35'16" E, A DISTANCE OF 33.68 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, DELTA OF 200°26", AND AN ARC LENGTH OF 13.31 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF N 44°45'55" E, A DISTANCE OF 13.31 FEET, TO A 1/2" IRON ROD SET.
THENCE N 86°21'11" E, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, DELTA OF 97°17'33", AND AN ARC LENGTH OF 42.45 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 52°25'06" E, A DISTANCE OF 37.53 FEET TO A 1/2" IRON ROD SET.
THENCE N 78°56'07" E, A DISTANCE OF 110.01 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, DELTA OF 53°00'16", AND AN ARC LENGTH OF 499.56 FEET.
THENCE ALONG THE SAID CURVE A CHORD BEARING OF S 74°33'44" E, A DISTANCE OF 481.93 FEET TO A 1/2" IRON ROD SET.
THENCE S 57°09'27" E, A DISTANCE OF 63.25 FEET TO A 1/2" IRON ROD SET.
THENCE S 48°03'36" E, A DISTANCE OF 244.89 FEET TO A 1/2" IRON ROD SET.
THENCE N 80°22'29" E, A DISTANCE OF 31.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.72 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON MARCH 16, 2018 ON THE GROUND, UNDER THE SUPERVISION OF PAUL WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, IN THE STATE OF TEXAS.



50.60 ACRES
REMAINDER OF
TRACT 91
GRT INTERESTS LLC

24.32 ACRES
REMAINDER OF
TRACTS 91
GRT INTERESTS LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mark Carrabba, c/o Highland Interests INC, owner of the 8.54 acre tract shown on this plat, being a part of Stephen F. Austin League No. 10, Tract 186 as conveyed in the Deeds Records of Brazos County in Volume 299, Page 680, and designated herein as Carrabba Industrial Park Phase 11, 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.

Mark Carrabba, V.P.
Mark Carrabba, Vice President
Highland Interests INC

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 on this 2nd day of April, 2020.

Jennifer R. Gott
Notary Public, Brazos County, Texas

JENNIFER R GOTT
Notary Public, STATE OF TEXAS
My Commission Expires 04/17/2023
I.D.# 1154289-6

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, c/o GRT Interests LLC, owner of the 18.12 acre tract shown on this plat, being a part of Stephen F. Austin League No. 10, Tract 539 as conveyed in the Deeds Records of Brazos County in Volume 12690, Page 272, and a part of Tract 91 as conveyed in Volume 14568, Page 225, designated herein as Carrabba Industrial Park Phase 11, 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
Grant Carrabba, Partner
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 2nd day of April, 2020.

Jennifer R. Gott
Notary Public, Brazos County, Texas

JENNIFER R GOTT
Notary Public, STATE OF TEXAS
My Commission Expires 04/17/2023
I.D.# 1154289-6

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Paul Williams, Registered Professional Land Surveyor No. 5743 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Paul Williams
Paul Williams, R.P.L.S. No. 5743

APPROVAL OF THE CITY PLANNER

I, *Heath Zimmerman*, 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 18th day of April, 2020.

Heath Zimmerman
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Walker*, 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 18th day of April, 2020.

W. Walker
City Engineer
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gujarran*, 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 18th day of April, 2020 and same was duly approved on the 18th day of April, 2020 by said Commission.

Bobby Gujarran
Chair, Planning & Zoning Commission
Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/14/2020 9:12:25 AM
In the PLAT Records

Doc Number: 2020-1300315
Volume - Page: 15975-255
Number of Pages: 2
Amount: 73.00
Order#: 20200414000014
By: MO

Karen McQueen
County Clerk
Brazos County, Texas

Legend

Line Types

- Proposed Property Line
- Existing Property Line
- Proposed Easement
- Existing Easement

Vicinity Map

General Notes:

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
- No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 480410205P, effective April 2, 2014.
- Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
- All Drainage Easements are private and will be the responsibility of that lot's owner(s).
- This property is currently zoned Agricultural Open District (A-O).

Final Plat 2 of 2

**Carrabba Industrial Park
Phase 11**

Lots 1-10 of Block 1
Being a total of 24.76 Acres out of Stephen F. Austin League, No. 10 Tract 186, Tract 539 & Tract 91
Bryan, Brazos County, Texas
March 2020

Owner:
GRT Interests, LLC
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Bryan, TX 77806

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Bryan, TX 77802
RPLS# 5743

Engineer:
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TBPE F-9951

44 Engineering
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PP and PR-CP Hwy 21-CAD2018.dwg
AE Project # 18-027