

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	425.55'	460.00'	053° 00' 16"	410.53'	S74° 33' 44"E	229.37'

FIELD NOTES
OF A
10.21 ACRE TRACT
OUT OF THE
S. F. AUSTIN NO. 10 SURVEY, A-63
THE CITY OF BRYAN,
BRAZOS COUNTY, TEXAS
FEBRUARY 11, 2019

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 10.21 ACRES, LYING AND BEING SITUATED IN THE S. F. AUSTIN NO. 10 SURVEY, A-63, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A TRACT OF 74.56 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 14568 PAGE 225, SAID 10.21 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 SOUTH CORNER OF MARINO ESTATES HWY 21 EAST SUBDIVISION, BLOCK 1, LOT 1, BEING A 3.14 ACRE TRACT AND 9.3 ACRE TRACT DESCRIBED IN A DEED TO ANDALE HOLDINGS, LLC RECORDED IN VOLUME 11617 PAGE 130, AND ALSO BEING THE EAST CORNER OF THE SAID GRT INTERESTS 74.56 ACRE TRACT.

THENCE: ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21, ALONG THE SOUTHEAST LINE OF THE SAID GRT INTERESTS 74.56 ACRE, S 34°21'11" W, A DISTANCE OF 723.16 FEET TO A 1/2" IRON ROD SET AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 10.21 ACRE TRACT.

THENCE: CONTINUING ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21, S 34°21'11" W, A DISTANCE OF 562.28 FEET TO A 1/2" IRON ROD SET AT A POINT ALONG THE NORTHWEST RIGHT OF WAY LINE OF SH 21 AND THE SOUTH LINE OF THE SAID GRT INTERESTS 74.56 ACRE TRACT AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED 10.21 ACRE TRACT.

THENCE: DEPARTING THE NORTHWEST RIGHT OF WAY LINE OF SH 21, ACROSS THE SAID GRT INTERESTS 74.56 ACRE TRACT, N 48°08'46" W, A DISTANCE OF 834.28 FEET TO A 1/2" IRON ROD SET AT THE HEREIN DESCRIBED 10.21 ACRE TRACT.

THENCE: N 34°26'37" E, A DISTANCE OF 300.10 FEET TO A 1/2" IRON ROD SET ALONG THE PROPOSED VARIABLE WIDTH RIGHT OF WAY OF NORTH THORNBERY DRIVE.

THENCE: ALONG THE PROPOSED VARIABLE WIDTH RIGHT OF WAY OF NORTH THORNBERY DRIVE, FIVE CALLS:

1. N 78°56'07" E, A DISTANCE OF 141.05 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, DELTA OF 53°00'16", AND AN ARC LENGTH OF 425.55 FEET.
2. ALONG THE SAID CURVE A CHORD BEARING OF S 74°33'44" E, A DISTANCE OF 410.53 FEET, TO A 1/2" IRON ROD SET.
3. S 38°57'46" E, A DISTANCE OF 63.25 FEET TO A 1/2" IRON ROD SET.
4. S 48°03'36" E, A DISTANCE OF 255.81 FEET TO A 1/2" IRON ROD SET.
5. S 07°12'40" E, A DISTANCE OF 37.89 FEET TO THE POINT OF BEGINNING CONTAINING 10.21 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON FEBRUARY 11, 2019 ON THE GROUND, UNDER THE SUPERVISION OF PAUL WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, IN THE STATE OF TEXAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, c/o GRT Interests, LLC, owner of the 10.21 acre tract shown on this plat, being Stephen F. Austin League No. 10 A-63 as conveyed in the Deeds Records of Brazos County in Volume 14568, Page 225, and designated herein as Carrabba Industrial Park Phase 13A, 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.

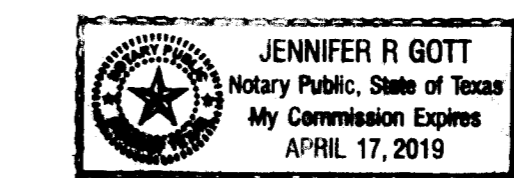
Grant Carrabba
Grant Carrabba
Partner, GRT Interests LLC

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 21st day of March, 2019.

Jennifer R Gott
Notary Public, Brazos County, Texas



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, *Maureen Z...*, 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 21st day of April, 2019.

Maureen Z...
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Williams*, 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 21st day of April, 2019.

W. Williams
City Engineer
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/22/2019 10:56:08 AM
In the PLAT Records

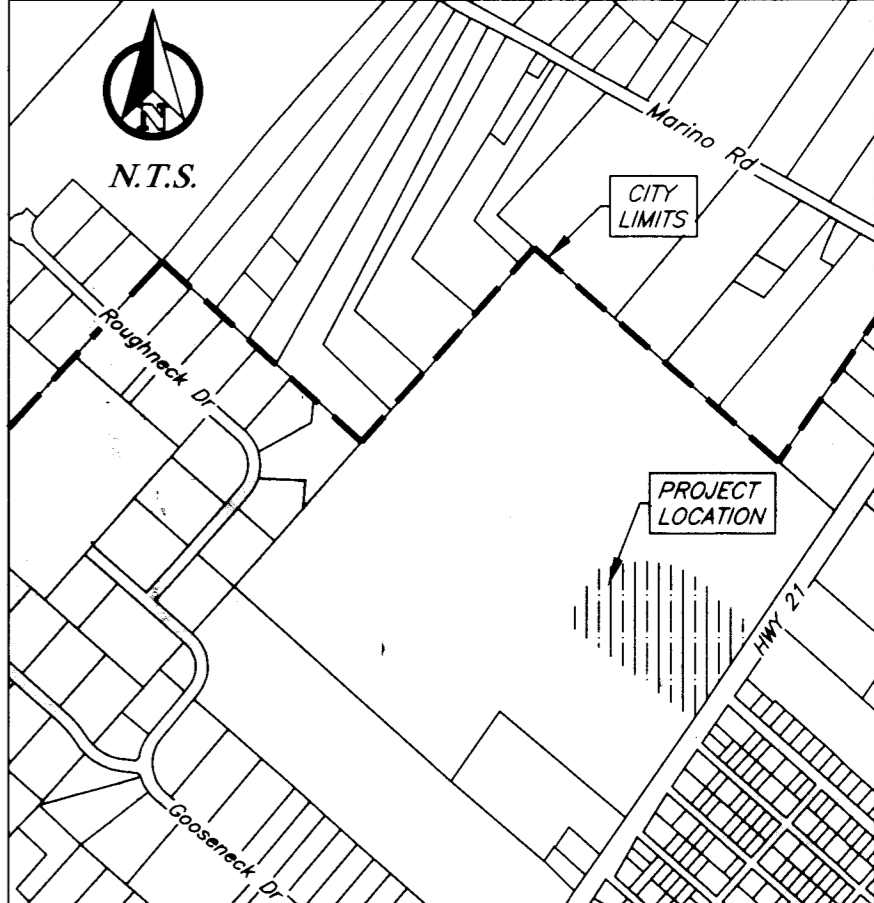
Doc Number: 2019-1368840
Volume - Page: 15240 - 228
Number of Pages: 1
Amount: 73.00
Order#: 201904000021
By: DB

County Clerk
Brazos County, Texas
HKaren McQueen
By: *Debbie Baxa*

Legend

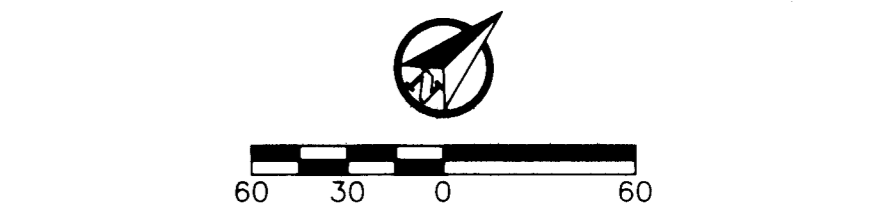
- Line Types
- Proposed Property Line
 - Existing Property Line
 - Proposed Easement
 - Existing Easement

Vicinity Map



General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
4. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
5. All Drainage Easements are private and will be the responsibility of that lot's owner(s).
6. This property is currently zoned Agricultural Open District (A-0).
7. ETC R.O.W. Easement has been released by Volume 14912, Page 109.
8. BTU R.O.W. Easement has been released by Volume 15011, Page 239.
9. The purpose of this amending plat is to correct a scrivener's error within the metes and bounds description.



Amending Plat

Carrabba Industrial Park
Phase 13A

Lot 5 of Block 3
Being 10.21 Acres out of
Stephen F. Austin No. 10 A-63
Bryan, Brazos County, Texas

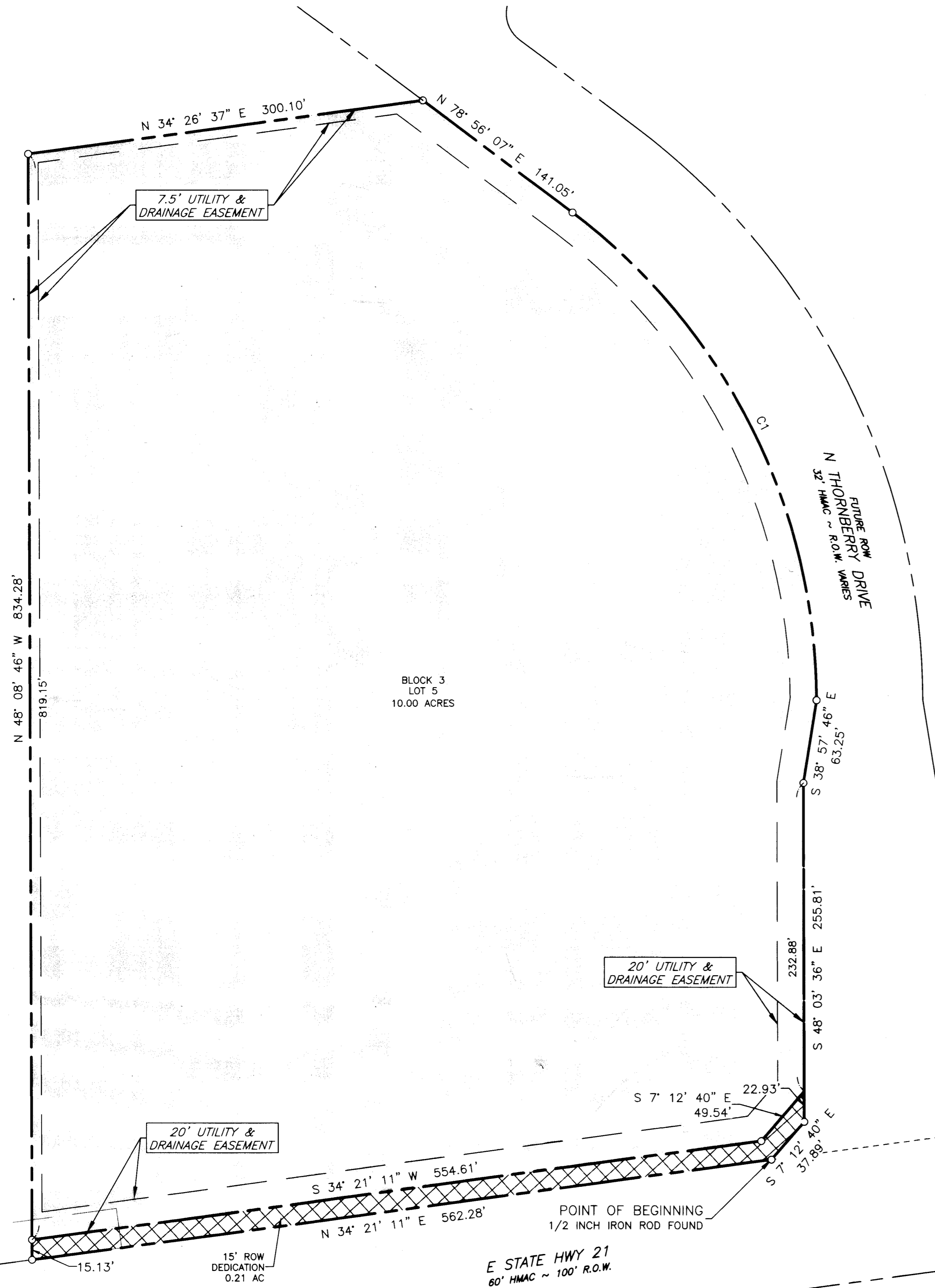
February 2019

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:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9651

24.32 ACRES
REMAINDER OF
TRACT 91
GRT INTERESTS LLC



50.60 ACRES
REMAINDER OF
TRACT 91
GRT INTERESTS LLC

CITY OF BRYAN
GPS CONTROL MONUMENT NO. 19
N 47° 13' 47" W 4999.81'