

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
10.0 ACRE TRACT
BEING
A PORTION OF ONE TRACT
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 10.0 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 ONE TRACT, TRACT ONE BEING A 75.5 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS LLC, RECORDED IN VOLUME 14568 PAGE 225; ALL OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID 10.0 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 723.16 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 10.0 ACRE TRACT.

THENCE ALONG THE SAID NORTHWEST RIGHT OF WAY LINE, S 34°21'11" W, A DISTANCE OF 562.28 FEET TO A 1/2" IRON ROD SET.

THENCE DEPARTING THE SAID RIGHT OF WAY LINE OF SH 21, N 48°08'46" W, A DISTANCE OF 819.16 FEET TO A 1/2" IRON ROD SET.

THENCE ACROSS TRACT ONE, N 34°26'37" E, A DISTANCE OF 300.10 FEET TO A 1/2" IRON ROD SET AT THE RIGHT OF WAY LINE OF THORNBERRY DRIVE.

THENCE ALONG THE SAID RIGHT OF WAY LINE OF THORNBERRY DRIVE, 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.

THENCE 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.

THENCE ALONG RIGHT OF WAY LINE OF THORNBERRY DRIVE, S 38°57'46" E, A DISTANCE OF 63.25 FEET TO A 1/2" IRON ROD SET.

THENCE ALONG SAID RIGHT OF WAY LINE, S 48°03'36" E, A DISTANCE OF 255.81 FEET TO A 1/2" IRON ROD SET.

THENCE S 07°12'40" E, A DISTANCE OF 37.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, c/o GRT Interests, LLC, owner of the 10.00 acre tract shown on this plat, being Stephen F. Austin League No. 10 Tract 539 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 19th day of December, 2019.

Jennifer R. Cott
Notary Public, Brazos County, Texas

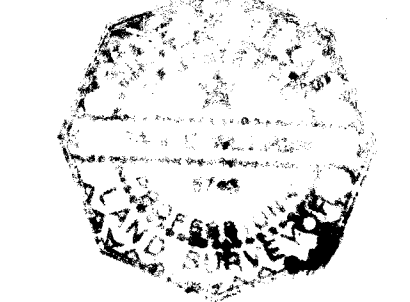


CERTIFICATE OF SURVEYOR

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, *Martin 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 19th day of January, 2019.

Martin Zimmerman
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Paul Kasper*, 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 19th day of January, 2019.

W. Paul Kasper
City Engineer
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gettler*, 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 19th day of January, 2019, and same was duly approved on the 19th day of September, 2018, by said Commission.

Bobby Gettler
Chair, Planning and Zoning Commission
Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

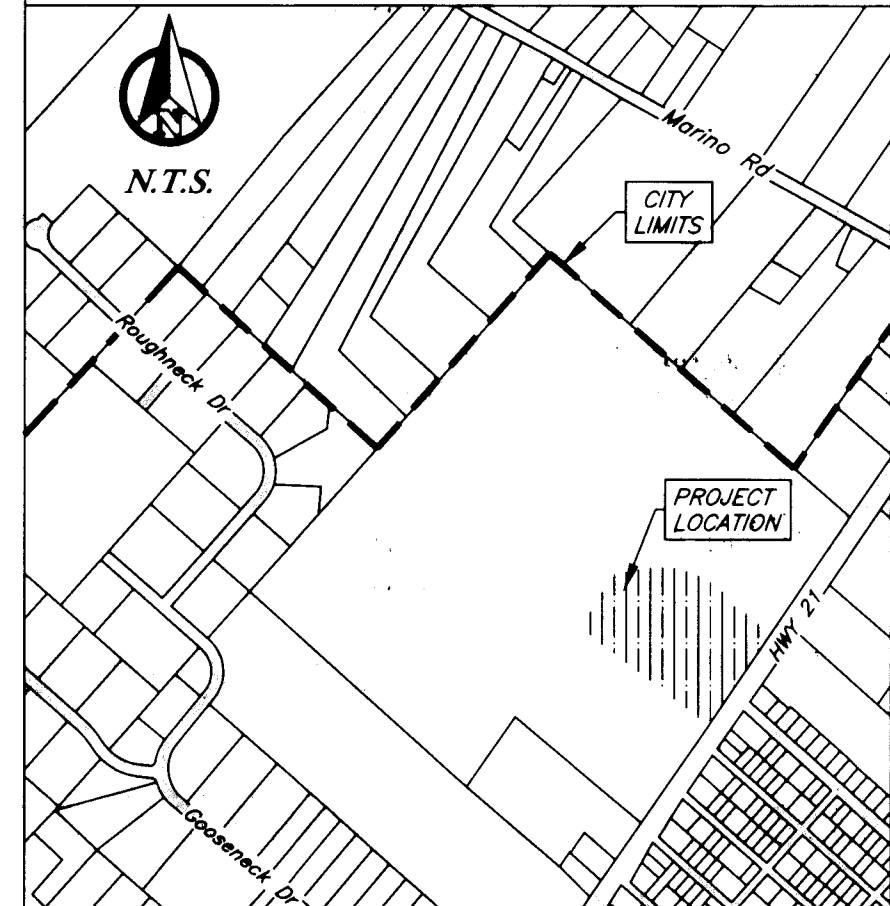
I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

Karen M. Owen by Pauline Taylor
County Clerk
Brazos County, Texas

Legend

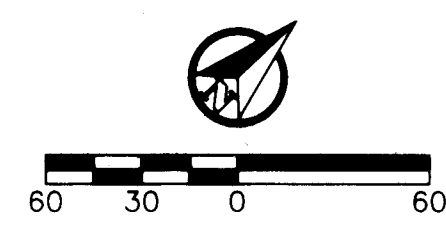
- Line Types
- Proposed Property Line
 - Existing Property Line
 - Proposed Easement
 - Existing Easement

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 DFRM 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-O).
- ETC R.O.W. Easement has been released by Volume 14912, Page 109.
- BTU R.O.W. Easement has been released by Volume 15011, Page 239.



Final Plat

Carrabba Industrial Park Phase 13A

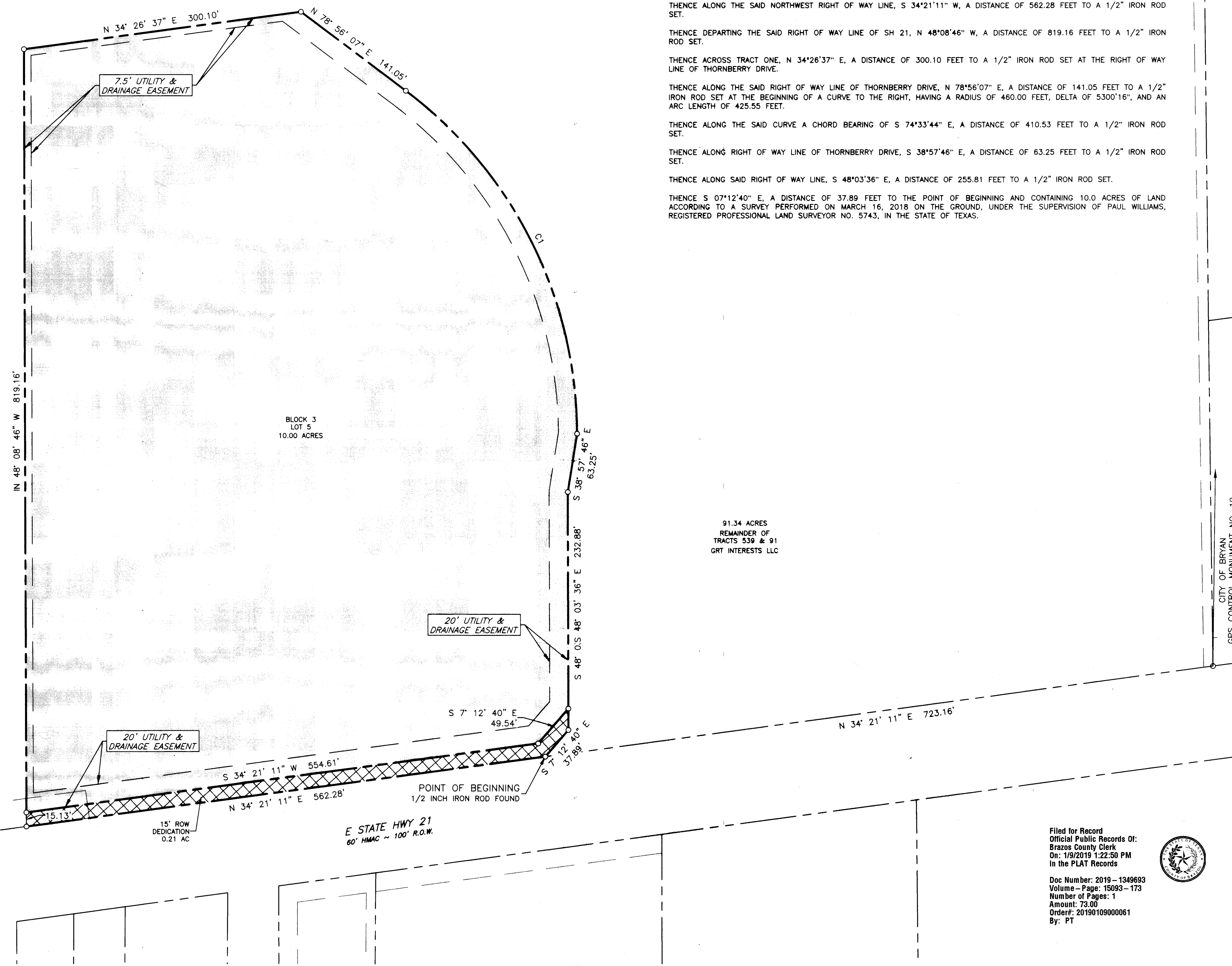
Lot 5 of Block 3
Being 10.00 Acres out of
Stephen F. Austin No. 10 Tract 91
Bryan, Brazos County, Texas

December 2018

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-9951



91.34 ACRES
REMAINDER OF
TRACTS 539 & 91
GRT INTERESTS LLC

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/9/2019 1:22:50 PM
in the PLAT Records

Doc Number: 2019-1349693
Volume-Page: 15093-173
Number of Pages: 1
Amount: 73.00
Order#: 20190109000061
By: PT



11/29/2018 PP and FP-CIP Hwy 21-C02018.dwg JAE Project # 18-027
J4 Engineering