

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, FRANK BORISKIE, 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 August, 1981, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 499, PAGE 863.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

Frank Boriskie
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE BY COUNTY JUDGE

I, R. J. Halmgreen, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS COURT ON THE 26th DAY OF October, 1981.

R. J. Halmgreen
COUNTY JUDGE, BRAZOS COUNTY, TEXAS

Field notes of an 11.089 acre tract of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Brazos County, Texas, and being a part of the 30 acre tract described by deed to Gooseneck Trailer Manufacturing Company, Inc., and recorded in Volume 285, Page 782, and also being a part of the 51.00 acre tract described by deed to Gooseneck Trailer Manufacturing Company, Inc., and recorded in Volume 299, Page 682, both references being recorded in the Deed Records of Brazos County, Texas, said 11.089 acre tract being more particularly described as follows:

BEGINNING at the iron rod found marking the south corner of the above-mentioned 51.00 acre tract, said iron rod being the east corner of Lot 6, Block 3, of the Parkwood Estates, Second Installment, Subdivision to the City of Bryan, Texas, and being recorded in Volume 351, Page 433, of the Deed Records of Brazos County, Texas, said iron rod being located in the northwest line of the Carrabba Industrial Park, Phase IV Subdivision to the City of Bryan, Texas;

THENCE N 46° 15' 46" W along the northeast line of the said Parkwood Estates, Second Installment, and the southwest line of the said 51.00 acre tract for a distance of 653.65 feet to an iron rod set for corner;

THENCE N 43° 44' 14" E for a distance of 671.08 feet to an iron rod set for corner;

THENCE S 46° 15' 46" E for a distance of 658.46 feet to an iron rod found for corner in the southeast line of the said 51.00 acre tract, said iron rod being located in the northwest line of the above-mentioned 30 acre tract;

THENCE S 44° 20' 44" W along the common line of the said 51.00 acre tract and the said 30 acre tract for a distance of 311.09 feet to an iron rod set for corner;

THENCE S 46° 15' 46" E for a distance of 9.68 feet to the beginning of a curve concave to the west having a radius of 210.97 feet;

THENCE Southeast along said curve for an arc distance of 322.60 feet to the end of this curve, the chord bears S 02° 27' 24" E a distance of 292.08 feet;

THENCE S 41° 20' 57" W for a distance of 35.65 feet and corner in the southwest line of the said 30 acre tract, same being the northeast line of the said Carrabba Industrial Park, Phase IV;

THENCE N 46° 40' 12" W along the common line of the said 30 acre tract and the said Carrabba Industrial Park, Phase IV, for a distance of 224.51 feet to the west corner of the said 30 acre tract and the north corner of the said Carrabba Industrial Park, Phase IV, said point being located in the southeast line of the said 51.00 acre tract;

THENCE S 43° 14' 48" W along the common line of the said 51.00 acre tract and the said Carrabba Industrial Park, Phase IV, for a distance of 130.60 feet to the PLACE OF BEGINNING, containing 11.089 acres of land, more or less.

PARKWOOD ESTATES
2nd Installment
Platted
Vol. 351, Pg. 433

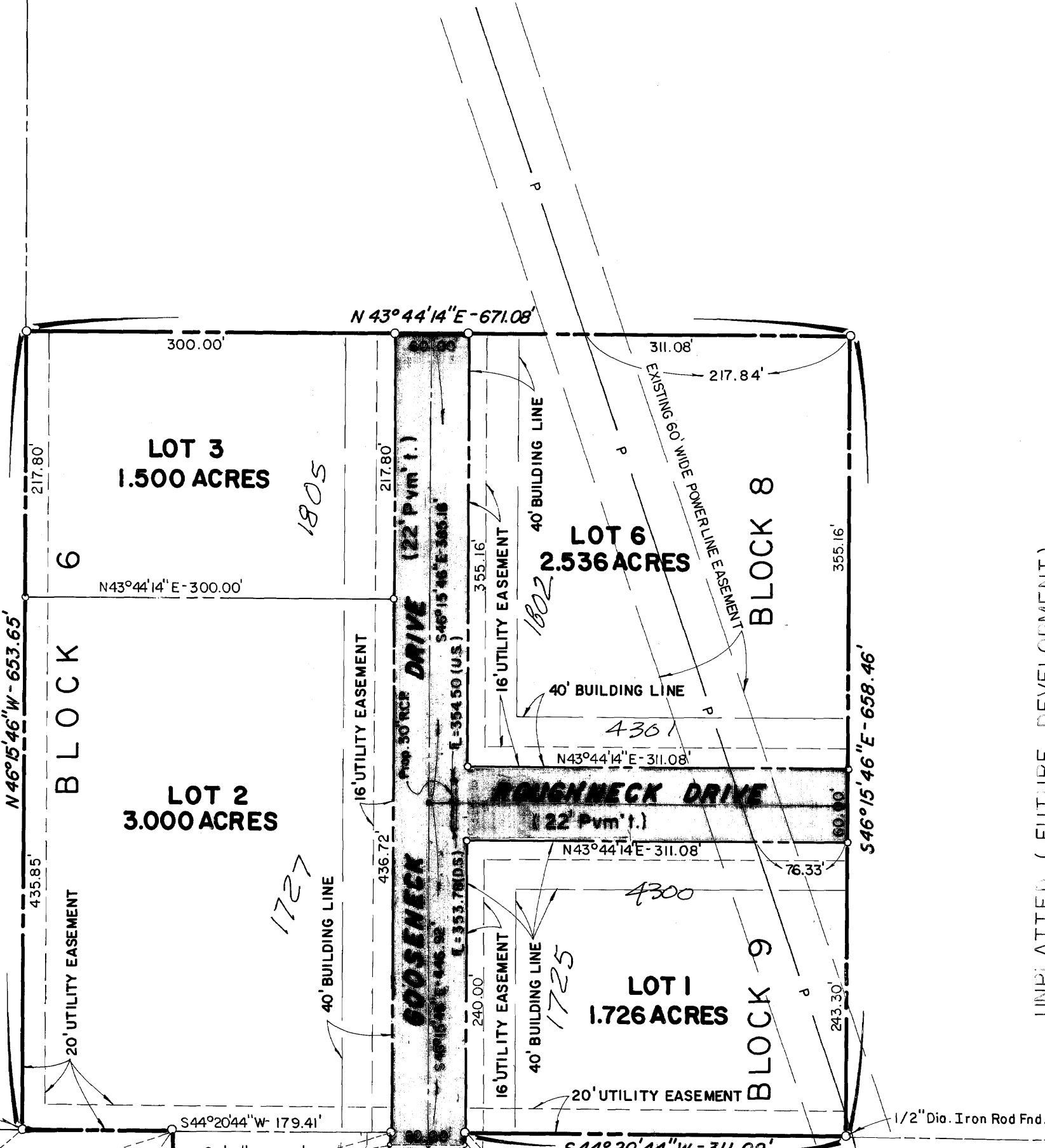
CARRABBA INDUSTRIAL PARK
Phase IV
Platted
Vol. 479, Pg. 687

Proposed 36" R.C.P.
Flowline = 346.95 (U.S.)
Flowline = 346.75 (D.S.)

GOOSENECK TRAILER COMPANY
285/782
Unplatted

NOTE: BENCH MARK - TOP OF MANHOLE RIM
@ STA. (-)1+13.4, GOOSENECK DRIVE
ELEVATION = 351.55
CITY OF BRYAN DATUM

UNPLATTED (FUTURE DEVELOPMENT)



UNPLATTED (FUTURE DEVELOPMENT)

APPROVAL OF THE PLANNING COMMISSION

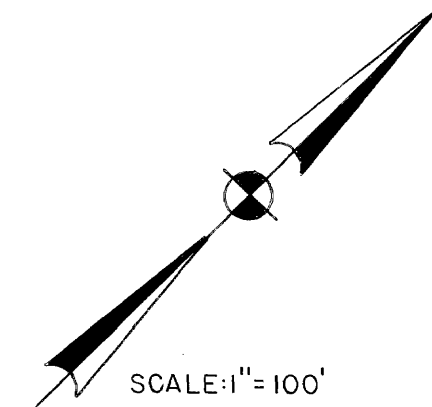
I, Steve Arden, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 20th DAY OF August, 1981, AND SAME WAS DULY APPROVED ON THE 17th DAY OF September, 1981, BY SAID COMMISSION.

Steve Arden
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

Hulbert Nelson
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS X
COUNTY OF BRAZOS X

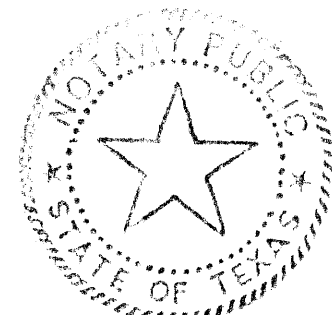
I, (WE, THE), *John Ben Carrabba*, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND (BEING PART OF THE TRACT OF LAND) AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 299, PAGE 680, AND DESIGNATED HEREIN AS THE Carrabba Industrial Park IN THE 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 CONSIDERATIONS THEREIN EXPRESSED.

John Ben Carrabba

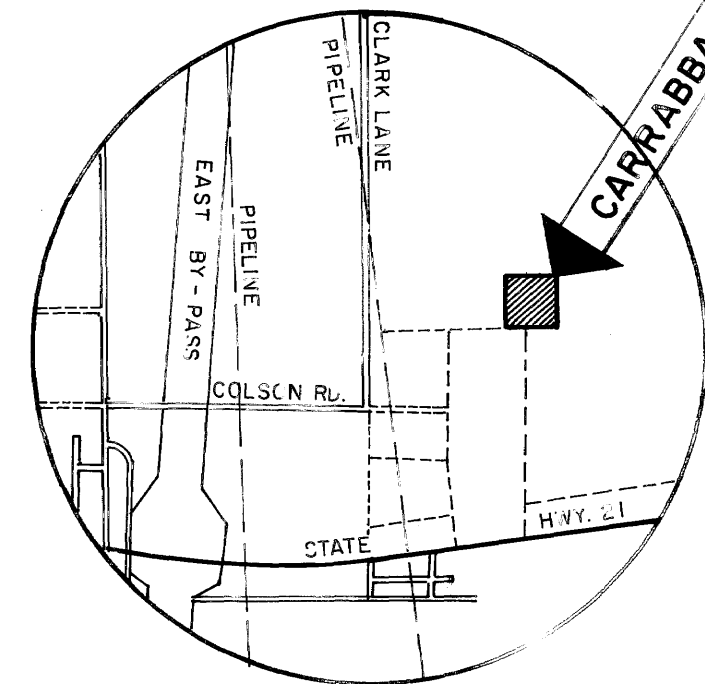
STATE OF TEXAS X
COUNTY OF BRAZOS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *John Ben 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF August, 1981.



Janet De Richmond
NOTARY PUBLIC IN/FOR BRAZOS COUNTY, TEXAS



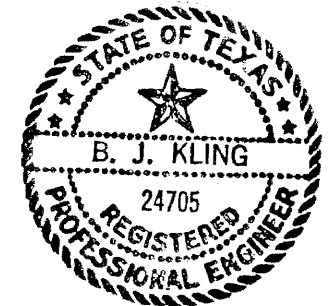
VICINITY MAP
SCALE: 1" = 2000'

CERTIFICATE OF ENGINEER

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, B. J. KLING, REGISTERED PROFESSIONAL ENGINEER, No. 24705, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

B. J. Kling
B. J. KLING, REGISTERED PROFESSIONAL ENGINEER

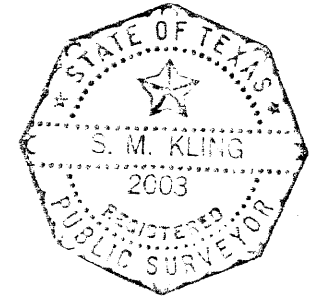


CERTIFICATE OF SURVEYOR

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, S. M. KLING, REGISTERED PUBLIC SURVEYOR No. 2003, 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 PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

S. M. Kling
S. M. KLING, REGISTERED PUBLIC SURVEYOR



FILED
At 1:55 O'clock P.M.

OCT 27 1981
FRANK BORISKIE
County Clerk, Brazos County, Bryan, Texas
By

210235

FINAL PLAT
of

CARRABBA INDUSTRIAL PARK

PHASE IV
11.089 ACRES TRACT

S.F. AUSTIN SURVEY A-63

BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' AUGUST, 1981

OWNED & DEVELOPED BY: JOHN BEN CARRABBA
4400 E. HWY. 21 P.O. BOX 832-BRYAN, TEXAS 77801-Ph. 713/775-0134
PREPARED BY: KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE-P.O. BOX 4234-BRYAN, TEXAS 77801-Ph. 713/848-6212