

METES AND BOUNDS DESCRIPTION OF A 10.554 ACRE TRACT... METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS...

LINE TABLE with columns: LINE #, LENGTH, BEARING. L1 34.39 N 83° 13' 07" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Grant Carrabba, c/o GRT Interests, LLC, owner of the 10.55 acre tract shown on this plat, being Carrabba Industrial Park Phase 6 as conveyed in the Deeds Records of Brazos County in Volume 8662, Page 203, and designated herein as Carrabba Industrial Park Phase 6, Block 8 Lot 4 & Block 9 Lots 3-6, 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.

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 20th day of March 2020.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land Surveyor No. 4502 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.

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 20th day of March 2020.

APPROVAL OF THE CITY PLANNER

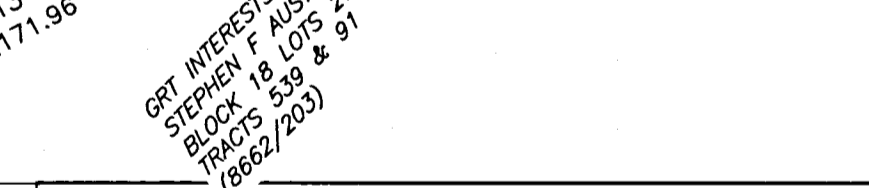
I, Heather Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 20th day of April 2020.

APPROVAL OF CITY ENGINEER I, Jennifer R. C., 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 20th day of April 2020.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 12th day of April 2020, and same was duly approved on the 20th day of April 2020, by said Commission.

Filed for Record Official Public Records Of: Brazos County Clerk On: 4/14/2020 9:23:20 AM In the PLAT Records Doc Number: 2020-1390317 Volume: Page: 15975-258 Number of Pages: 1 Amount: 73.00 Order#: 2020041400023 By: MO



General Notes:

- 1. Coordinates and bearing system shown herein are NAD83 (Texas state plane central zone grid north) based on the published coordinates of the city of Bryan Control Monument GPS-125 (Y:10242367.294, X:3545959.049) and as established by GPS observation.
2. Distances shown herein are grid distances. To determine surface distances, multiply by a combined scale factor of 1.000117642 (calculated using GEOD12B).
3. This property is currently zoned Industrial.
4. These lots are not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 46041C0205F, effective April 2, 2014.
5. Setbacks shall be in accordance with City of Bryan Ordinances.
6. All Drainage Easements are private and maintained by the owner or HOA.
7. The total ROW Dedication for this replat is 0.82 acres.
8. All contours are from survey data.
9. 1/2" iron rod set at all corners unless otherwise noted.
10. Distances shown along curves are chord lengths.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD LENGTH, CHORD DIRECTION, TANGENT. C1 33.64' 290.00' 006° 38' 48" 3.62' N58° 26' 38" W 16.84'

Final Plat Carrabba Industrial Park Phase 6, Block 9 Lots 3R-6R & Block 8 Lot 4R. Being a Replat of 10.55 Acres of Carrabba Industrial Park Phase 6 Block 9 Lots 3-6 & Block 8 Lot 4 Bryan, Brazos County, Texas. September 2018. Owner: GRT Interests, LLC PO Box 663 Bryan, TX 77806. Surveyor: Kerr Surveying, LLC 409 N. Texas Avenue Bryan, Texas 77803 979-298-3195. Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-298-0567 TBPE F-9051