

Carrabba Industrial Park - Phase 6  
14.91 Acre Tract  
S. F. Austin Survey, A-63  
Bryan, Brazos County, Texas

Field notes of a 14.91 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of the called 51.00 acre tract described in the deed from Charles V. Cash, Sr., et al, to Goose-neck Trailer Manufacturing Company, Inc., as recorded in Volume 299, Page 680, of the Deed Records of Brazos County, Texas. (NOTE: Goose-neck Trailer Manufacturing Company, Inc. now known as Highland Interests, Inc. by virtue of Certificate of Amendment dated February 26, 1986 and certified by Myra McLaniel, Secretary of State on March 3, 1986), and said 14.91 acre tract being more particularly described as follows:

**BEGINNING** at the east corner of Carrabba Industrial Park - Phase V, according to the plat recorded in Volume 499, Page 863, of the Deed Records of Brazos County, Texas, same being in the southeast line of the before-mentioned 51.00 acre tract and being the north corner of the Highland Interests, Inc. - called 30 acre tract described in Volume 285, Page 782, of the Deed Records of Brazos County, Texas, and being the west corner of the Patranello - called 55 acre (27 acre net) tract described in Volume 175, Page 595, of the Deed Records of Brazos County, Texas, from which a 1/2" iron rod found (bent) bears N 66° 08' 33" E - 0.44 feet;

THENCE N 46° 15' 46" W along the northeast line of said Carrabba Industrial Park - Phase V, at a distance of 273.30 feet, cross the centerline of existing Roughneck Drive (60' wide right-of-way), continue on, for a total distance of 658.46 feet to a 1/2" iron rod found marking the north corner of Carrabba Industrial Park - Phase V;

THENCE through the interior of the before-mentioned 51.00 acre tract, as follows:

N 43° 44' 14" E for a distance of 552.97 feet to a 1/2" iron rod set,

N 46° 15' 46" W for a distance of 37.84 feet to a 1/2" iron rod set,

N 43° 44' 14" E at a distance of 30.00 feet, cross the centerline of the proposed extension of Roughneck Drive, continue on, for a total distance of 410.46 feet to a 1/2" iron rod set in the northeast line of the 51.00 acre tract, same being in the southwest line of the Palazzo - called 6.82 acre tract, Volume 5141, Page 235, of the Official Records of Brazos County, Texas;

THENCE along the northeast line of the before-mentioned 51.00 acre tract, same being the southwest line of the before-mentioned 6.82 acre tract and the Lynch - called 5.885 acre - 1st Tract described in Volume 4197, Page 134, of the Official Records of Brazos County, Texas, adjacent to a fence, as follows:

S 45° 57' 59" E for a distance of 603.70 feet to a 3/8" iron rod found at a cross-tie fence angle point,

S 41° 48' 20" E for a distance of 94.70 feet to a 10" creosote post fence corner marking the east corner of the 51.00 acre tract and the south corner of the 5.885 acre tract, same being in the northwest line of the Lampo - called 20 acre tract described in Volume 388, Page 389, of the Deed Records of Brazos County, Texas;

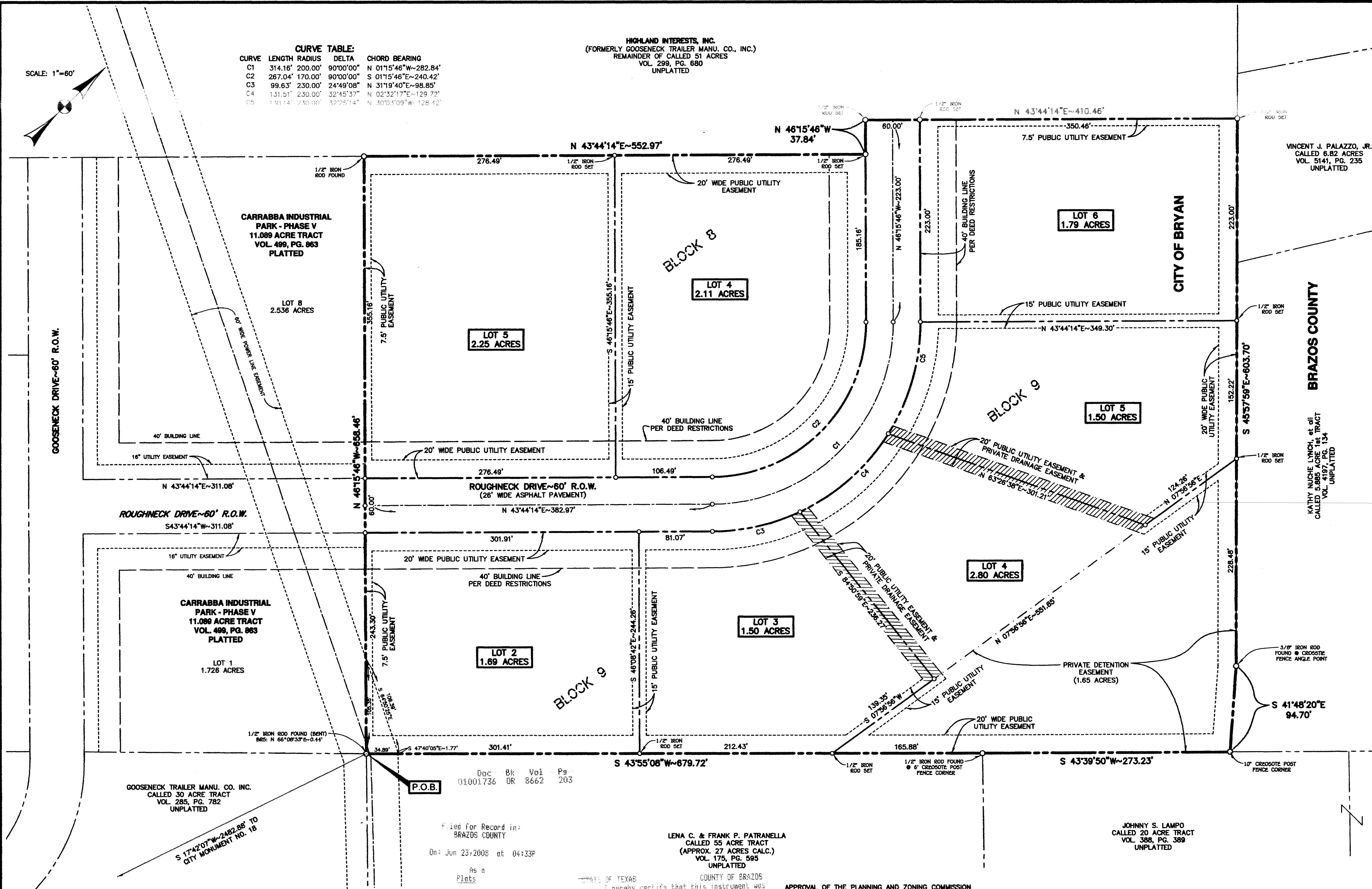
THENCE along the southeast line of the before-mentioned 51.00 acre tract, same being the northwest line of the before-mentioned 20 and 27 acre tracts, adjacent to a fence, as follows:

S 43° 39' 50" W for a distance of 273.23 feet to a 1/2" iron rod found at a 6" creosote post fence corner marking the common, occupied corner between the 20 and 27 acre tracts,

S 43° 55' 08" W for a distance of 679.72 feet to the PLACE OF BEGINNING, containing 14.91 acres of land, more or less.

**NOTES:**

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHEAST LINE OF CARRABBA INDUSTRIAL PARK, PHASE V RECORDED IN VOL. 499, PG. 865 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 46°15'46"E.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.
3. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
4. SUBDIVISION TOTAL ACREAGE = 14.91 ACRES  
LOT ACREAGE: 13.64 ACRES  
STREET ACREAGE: 1.27 ACRES



H:\Land Projects\B3\041\Austin SF A-63\Carrabba Ind Park-NAD.B3.dwg\Plotting\Printing\Preliminary & Final Plat.dwg 3/13/2008 11:24:42 AM GDT

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, HIGHLAND INTERESTS, INC., the owners and developers of the land shown on this plat, being part of the called 51.00 Acre Tract as conveyed to us in the Deed Records of Brazos County in Volume 299, Page 680, 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 shown hereon for the purposes identified.

*Mark Carrabba V.P.*  
Mark Carrabba, Vice President

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 of office this 12th day of March, 2008.

**JENNIFER R. GOTT**  
Notary Public, State of Texas  
My Commission Expires  
APRIL 17, 2011

*Bunnell DA*  
Notary Public, Brazos County, Texas

Doc Bk Vol Pg  
01001736 BR 8662 203

Filed for Record in:  
BRAZOS COUNTY

On: Jun 23, 2008 at 04:33P

As a  
Plats

Document Number: 01001736

Amount: 58.00

Receipt Number: 344256

By:  
Susie Cohen

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 23rd day of June, 2008, in the Official Records of Brazos County, Texas, in Volume 8662, Page 203.

*Karen McQueen*  
Karen McQueen, County Clerk,  
Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

I, 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 JUNE, 2008.

*W.P. D. [Signature]*  
City Engineer, Bryan, Texas

LENA C. & FRANK P. PATRANELLA  
CALLED 55 ACRE TRACT  
(APPROX. 27 ACRES CALC.)  
VOL. 175, PG. 595  
UNPLATTED

COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 23, 2008

*Karen McQueen*  
Karen McQueen, County Clerk,  
Brazos County, Texas

*By: Susie Cohen*

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, John R. Clark, 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 & Zoning Commission of the City of Bryan on the 14th day of November, 2008 and same was duly approved on the 30th day of January, 2008 by said Commission.

*John R. Clark*  
Chair, Planning & Zoning Commission  
City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, 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 14th day of April, 2008.

*Kevin Russell*  
City Planner, City of Bryan, Texas.

**CERTIFICATION OF THE SURVEYOR**

I, S. M. Kling, Registered Professional Land 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, and that the metes and bounds describing said subdivision will describe a closed area and form.

*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

JOHNNY S. LAMPO  
CALLED 20 ACRE TRACT  
VOL. 388, PG. 389  
UNPLATTED

**VICINITY MAP**  
NOT TO SCALE

**FINAL PLAT**  
OF  
**CARRABBA INDUSTRIAL PARK**  
**PHASE 6**  
**14.91 ACRE TRACT**  
S. F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
HIGHLAND INTERESTS,  
4104 HWY. 21 EAST  
BRYAN, TEXAS 77802  
(979) 778-8850

SCALE: 1"=60' MARCH, 2008  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212