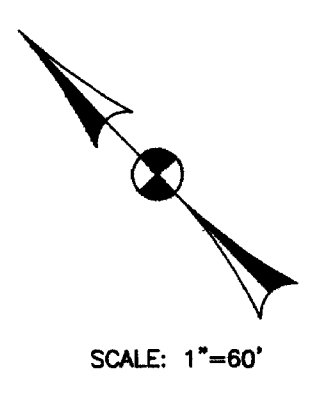
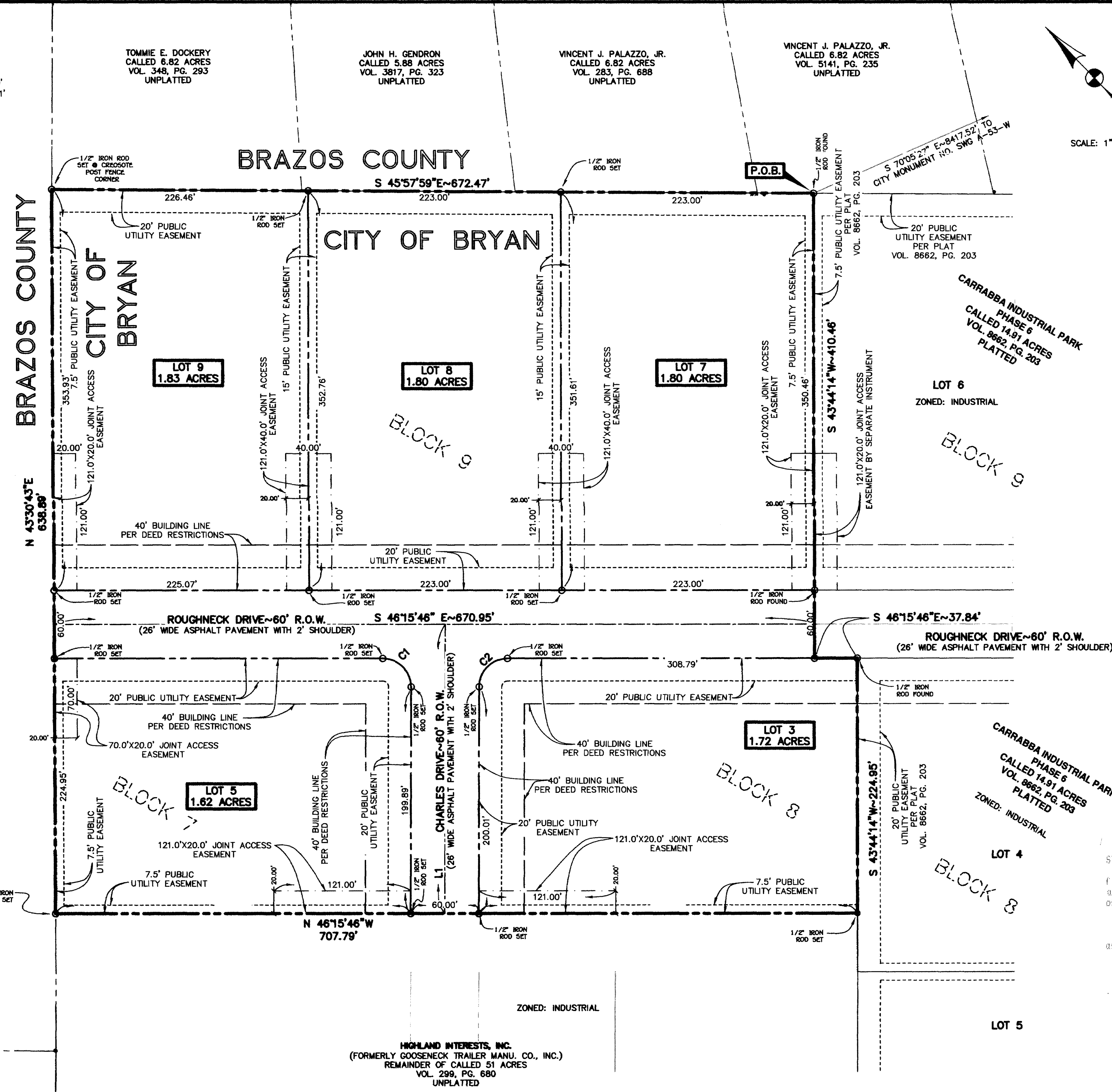


**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.33'	25.00'	90°08'21"	S01°11'35"E~35.40'
C2	39.21'	25.00'	89°51'39"	N88°48'25"E~35.31'

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N43°52'35"E	254.95'



Carrabba Industrial Park - Phase 7B  
10.01 Acre Tract  
S. F. Austin Survey, A-63  
Bryan, Brazos County, Texas

Field notes of a 10.01 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 Gooseneck Trailer Manufacturing Company, Inc., as recorded in Volume 299, Page 680, of the Deed Records of Brazos County, Texas, (NOTE: Gooseneck Trailer Manufacturing Company, Inc., now known as Highland Interests, Inc., by virtue of Certificate of Amendment dated February 26, 1986 and certified by Myra McDaniel - Secretary of State on March 3, 1986), and said 10.01 acre tract being more particularly described as follows:

**BEGINNING** at the 1/2" iron rod found in the northeast line of the beforementioned 51.00 acre tract, same being in the southwest line of the Palazzo, Jr., - called 6.82 acre tract described in Volume 5141, Page 235, of the Official Records of Brazos County, Texas, said 1/2" iron rod found marking the north corner of Carrabba Industrial Park - Phase 6, according to the plat recorded in Volume 8662, Page 203, of the Official Records of Brazos County, Texas;

**THENCE** through the interior of the beforementioned 51.00 acre tract and along the northwest lines of the beforementioned Carrabba Industrial Park - Phase 6, as follows:

S 43° 44' 14" W at a distance of 350.46 feet, pass a 1/2" iron rod found at the west corner of Lot 6, Block 9, Carrabba Industrial Park - Phase 6, in the northeast right-of-way line of Roughneck Drive, continue on, across Roughneck Drive, for a total distance of 410.46 feet and corner in the southwest right-of-way line of Roughneck Drive,

S 46° 15' 46" E along the southwest right-of-way line of Roughneck Drive (60' wide right-of-way), for a distance of 37.84 feet to a 1/2" iron rod found marking the north corner of Lot 4, Block 8, Carrabba Industrial Park - Phase 6,

S 43° 44' 14" W along the northwest line of Lot 4, Block 8, Carrabba Industrial Park - Phase 6, for a distance of 224.95 feet to a 1/2" iron rod set;

**THENCE** continuing through the interior of the beforementioned 51.00 acre tract, as follows:

N 46° 15' 46" W at a distance of 334.28' feet pass a 1/2" iron rod set at the south corner of the southwest end of proposed Charles Drive, continue on, for a total distance of 707.79 feet to a 1/2" iron rod set in the northwest line of the beforementioned 51.00 acre tract, same being in the southeast line of the Carrabba Brothers, Ltd., - called 34.92 acre tract described in Volume 339, Page 40, of the Deed Records of Brazos County, Texas;

**THENCE** N 43° 30' 43" E along the northwest line of the beforementioned 51.00 acre tract, same being the southeast line of the beforementioned 34.92 acre tract, adjacent to a fence, for a distance of 638.89 feet to a 1/2" iron rod set at cross-tie fence corner at the north corner of the 51.00 acre tract, same being the west corner of the Dockery - called 6.82 acre tract described in Volume 348, Page 293, of the Deed Records of Brazos County, Texas;

**THENCE** S 45° 57' 59" E along the northeast line of the beforementioned 51.00 acre tract, same being the southwest line of the following tracts: the beforementioned 6.82 acre tract (348/293), the Gendron - called 5.88 acre tract, Volume 3817, Page 323, of the Official Records of Brazos County, Texas, the Palazzo, Jr. - called 6.82 acre tract, Volume 263, Page 688, of the Deed Records of Brazos County, Texas, and the beforementioned Palazzo, Jr. - 6.82 acre tract (5141/235), adjacent to a fence, for a distance of 672.47 feet to the **PLACE OF BEGINNING**, containing 10.01 acres of land, more or less.

Doc BK Vol Pg  
01143862 08 11118 129

Filed for Record in:  
BRAZOS COUNTY

On: Jan 22, 2013 at 03:11 PM

RE: a  
Plat

Document Number: 01143862  
Amount: 63.00  
Receipt Number: 459344  
By: Patsy Montalbano

STATE OF TEXAS 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.

Jan 22, 2013

Public Relations Section, County Clerk  
BRAZOS COUNTY

- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF CARRABBA INDUSTRIAL PARK, PHASE 6 RECORDED IN VOL. 8662, PG. 203 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 43°44'14"W.
  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, UNLESS OTHERWISE NOTED HEREON.
  4. SUBDIVISION TOTAL ACREAGE = 10.01 ACRES  
LOT ACREAGE: 8.77 ACRES  
STREET ACREAGE: 1.24 ACRES

**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 VP.*  
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 8th day of JANUARY, 2013

KEVIN J. PFUNTNER  
MY COMMISSION EXPIRES  
FEBRUARY 13, 2014

*Kevin J. Pfuntner*  
Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Kevin Maloney* 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 22nd day of January, 2013, in the Official Records of Brazos County, Texas, in Volume 1118 Page 129

County Clerk Brazos County, Texas: *Kevin Maloney*  
*By: Patsy Montalbano*  
Deputy Clerk

**APPROVAL OF THE 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 22nd day of January, 2013

*W. Paul Kasper*  
City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, *Michael Beckendorf* 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 22nd day of September, 2012 and same was duly approved on the 15th day of September, 2012 by said Commission.

*Michael Beckendorf*  
Chair, Planning & Zoning Commission  
City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

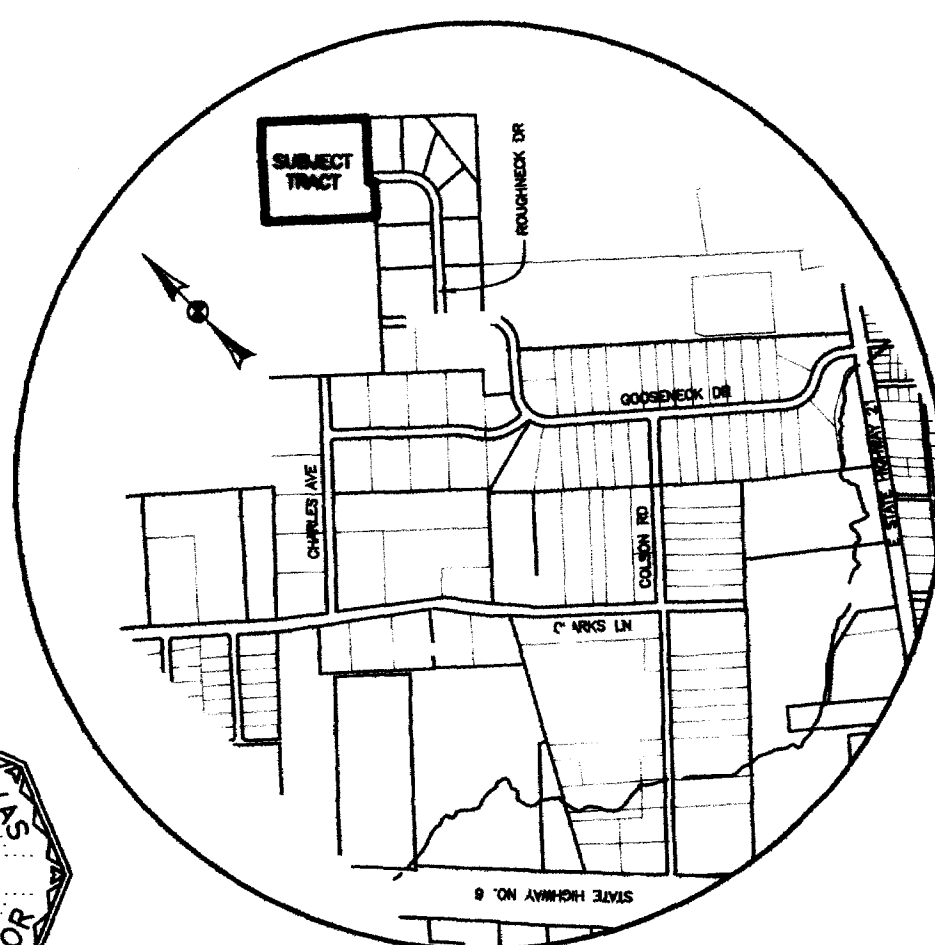
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of January, 2013.

*Dianna Corradi*  
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 geometric form.

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



**FINAL PLAT**  
OF  
**CARRABBA INDUSTRIAL PARK**  
PHASE 7B  
**10.01 ACRE TRACT**  
S. F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

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

SCALE: 1"=60' MAY, 2011  
PREPARED BY:

KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Austin SF A-63\Carrabba Ind Park-NAD 83.dwg\Platting\Phase 7B\Preiminary & Final Plat.dwg 11/22/2011 1:55:45 PM CST