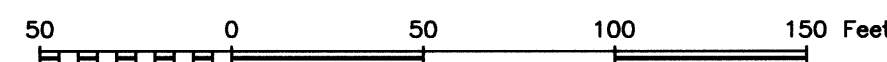
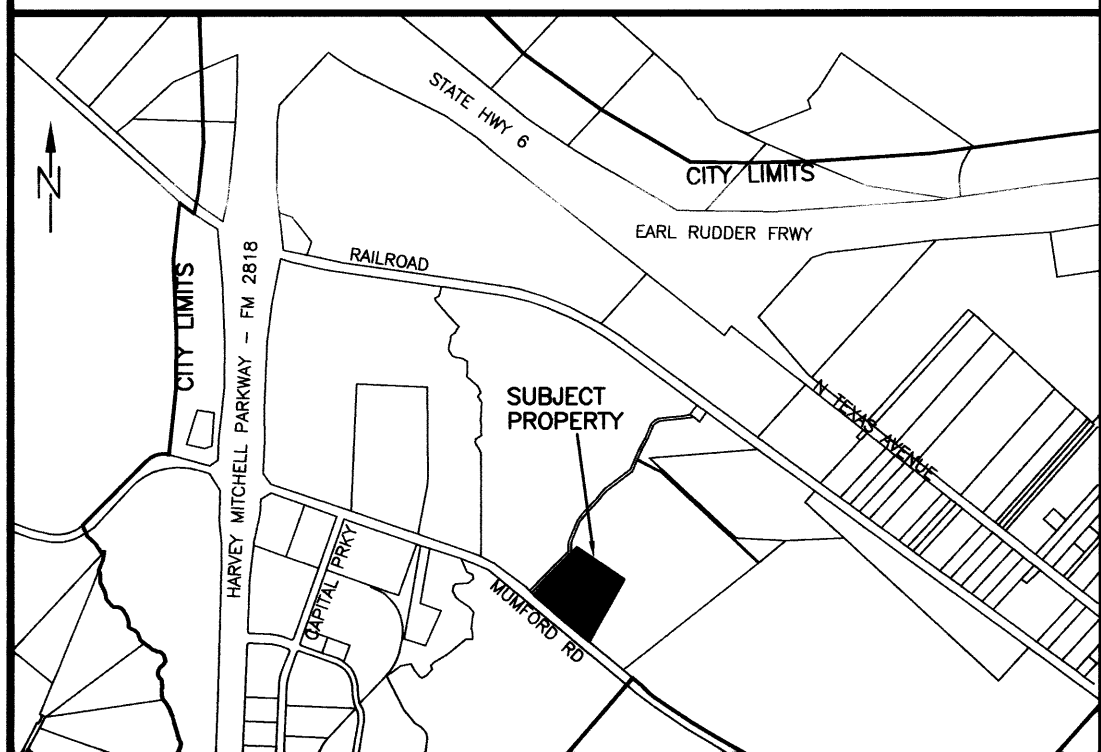


SCALE: 1" = 50'



LINE	DISTANCE	BEARING
L1	8.58'	N 61°06'45" W
L2	7.08'	S 61°06'45" E



VICINITY MAP NOT TO SCALE

N/F CARRABBA BROTHERS, LTD. REMAINDER OF 143.59 ACRE TRACT 5116/224

Doc: 01080798, Bk: DR, Vol: 9982, Pg: 145
 Filed for Record in BRAZOS COUNTY
 On: Jan 05 2011 at 04:39P
 As a FILED
 Document Number: 01080798
 Amount: \$3.00
 Receipt Number: 404220
 By: Susie Cohen
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of BRAZOS COUNTY as stamped herein by me.
 Jan 05 2011
 HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY

LOT 1 11.53 ACRES

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
- PUE = PUBLIC UTILITY EASEMENT.
- 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE 30' ROADWAY EASEMENT SHOWN HEREON SHALL BE FOR INGRESS/EGRESS PURPOSES ONLY FOR THE BENEFIT OF THE CITY OF BRYAN AS REFLECTED IN 3377/309 AND THE BENEFIT OF CARRABBA TERRABON RESEARCH PARK. THE EASEMENT SHALL NOT BE CONSTRUED AS RIGHT-OF-WAY DEDICATION OR A PUBLIC ACCESS EASEMENT.

METES AND BOUNDS DESCRIPTION OF AN 11.69 ACRE TRACT MOSES BAINE LEAGUE, A-3 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A 143.59 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO CARRABBA BROTHERS, LTD., RECORDED IN VOLUME 5116, PAGE 224 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT IN AN EXISTING FENCE ON THE NORTHEAST LINE OF THE APPARENT RIGHT-OF-WAY OF MUMFORD ROAD, FROM WHICH, A 10 INCH FENCE POST FOUND, BEARS: N 29° 17' 59" E FOR A DISTANCE OF 1.18 FEET, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID 143.59 ACRE TRACT BEARS: S 47° 34' 59" E FOR A DISTANCE OF 494.63 FEET;

THENCE: ALONG THE FENCED RIGHT-OF-WAY OF MUMFORD ROAD FOR THE FOLLOWING CALLS: N 87° 18' 44" W FOR A DISTANCE OF 68.68 FEET TO A 4 INCH FENCE POST FOUND; N 51° 28' 29" W FOR A DISTANCE OF 698.68 FEET TO A CROSS-TIE FENCE POST FOUND MARKING THE WEST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE: THROUGH SAID 143.59 ACRE TRACT AND ALONG SAID FENCE FOR THE FOLLOWING CALLS: N 40° 28' 08" E FOR A DISTANCE OF 595.89 FEET TO A 10 INCH GATE POST FOUND; S 80° 10' 41" E FOR A DISTANCE OF 22.82 FEET TO A 10 INCH GATE POST FOUND;

N 39° 32' 46" E FOR A DISTANCE OF 114.42 FEET TO A 10 INCH FENCE POST FOUND MARKING THE NORTH CORNER OF THIS HERIN DESCRIBED TRACT;

S 56° 17' 17" E FOR A DISTANCE OF 595.85 FEET TO A 10 INCH FENCE POST FOUND MARKING THE EAST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE: S 29° 17' 59" W CONTINUING ALONG SAID FENCE LINE FOR A DISTANCE OF 740.29 FEET TO THE POINT OF BEGINNING CONTAINING 11.69 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2009. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

CERTIFICATE OF 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 on the day of January, 2011, in the Official Public Records of Brazos County, Texas, in Volume 5116, Page 224.

Karen McQueen County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION Michael Baderhoff, Chairman 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 13th day of August, 2010, and same was duly approved on the 5th day of August, 2010.
Agulas Palacios, Chairman

CERTIFICATION OF CITY PLANNER I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 6th day of August, 2010.
Kerr, City Planner, City of Bryan

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 14th day of August, 2010.
W. Paul Kays, City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Public 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 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.

Brad Kerr, R.P.L.S. No. 4502

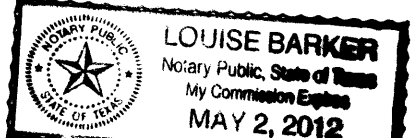


CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS We, Carrabba Brothers Ltd., owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Public Records of Brazos County, in Volume 5116, Page 224, and whose name is 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 J. Cavabala V.P. Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Mark Cavabala, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 20th day of July, 2010.
Louise Barker, Notary Public, Brazos County, Texas



FINAL PLAT
 OF
 LOT 1
CARRABBA TERRABON RESEARCH PARK
 11.69 AC., MOSES BAINE LEAGUE, A-3 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 06-07-10
 PLAT DATE: 06-08-10
 REVISED: 07-20-10
 JOB NUMBER: 10-105
 CAD NAME: 10-105F
 CRS FILE: 10-105

PREPARED FOR:
 CARRABBA BROTHERS LTD.
 P.O. BOX 663
 BRYAN, TEXAS 77806
 PHONE (979) 778-8850

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195