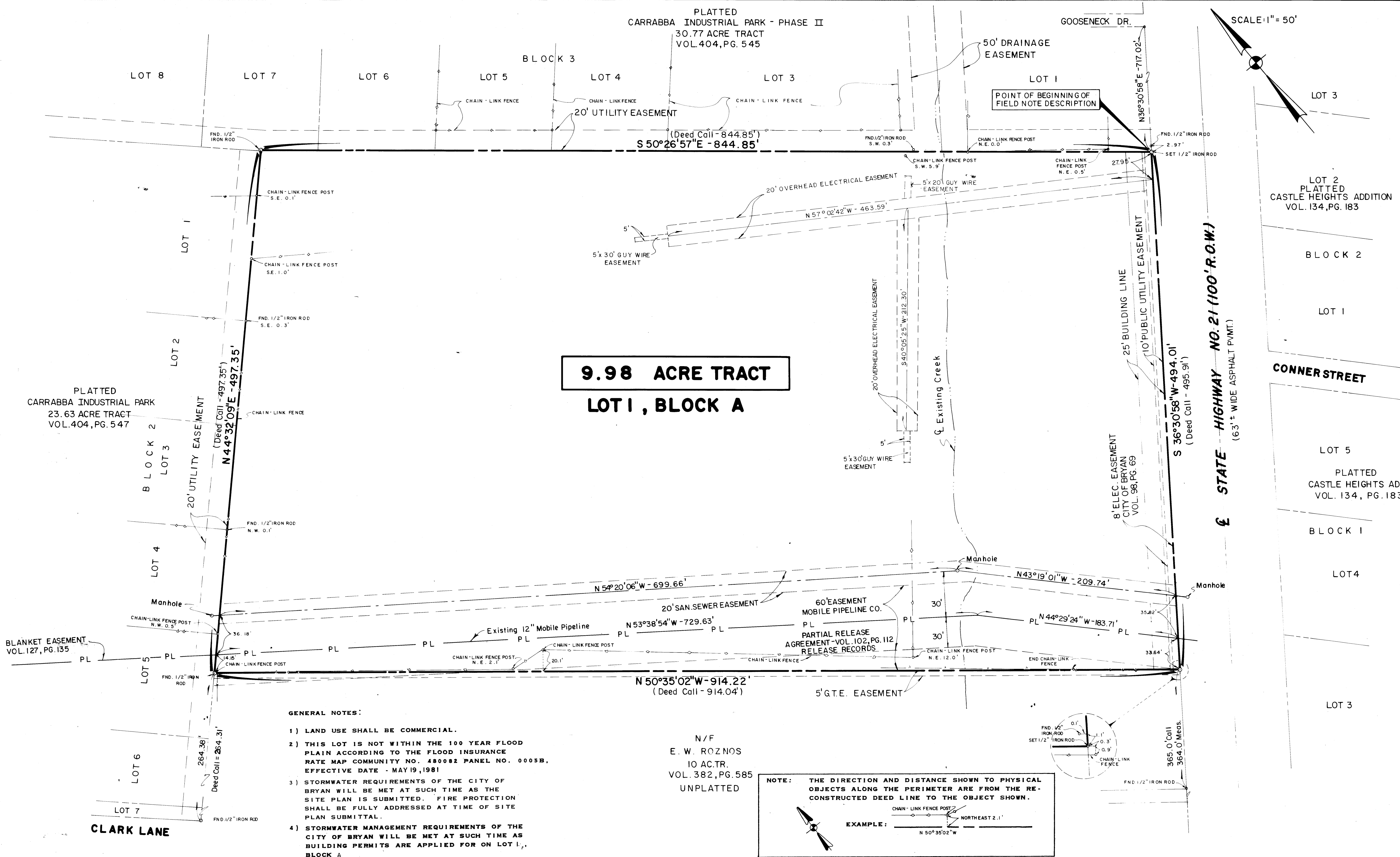


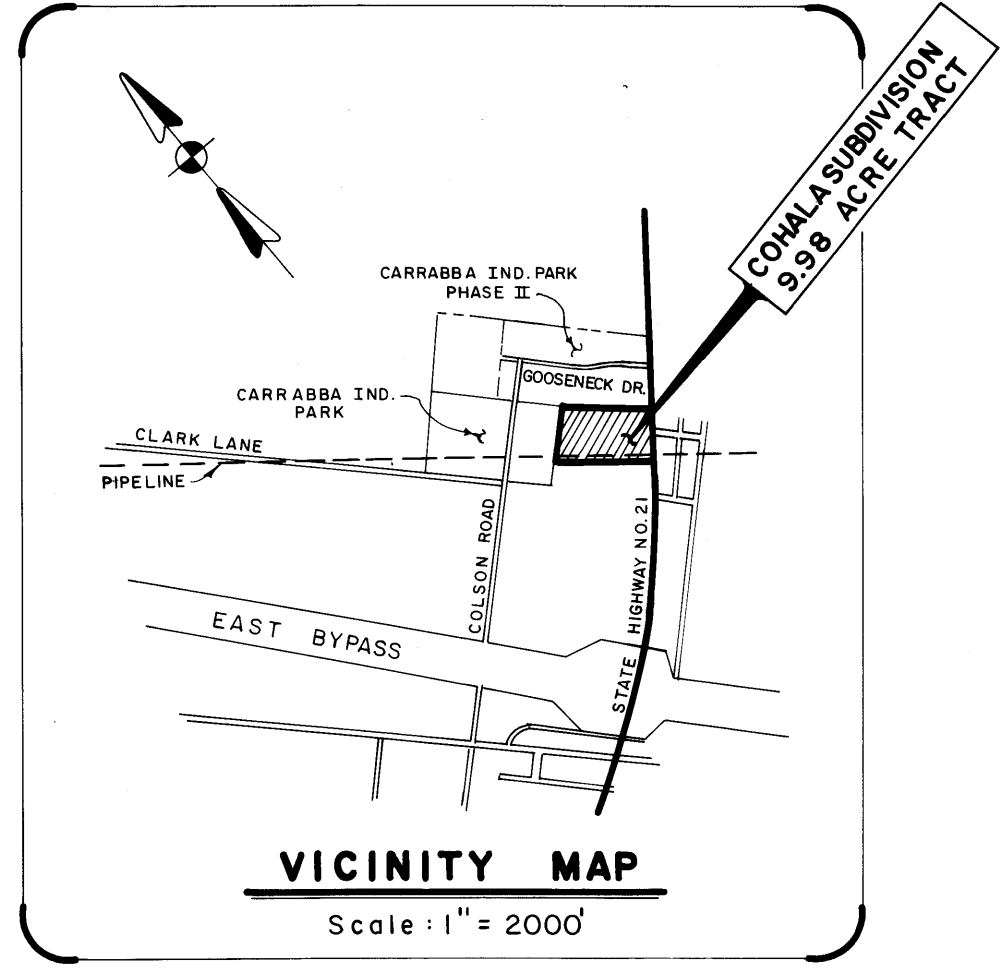
on base  
12/16/01 WD

PLATTED  
CARRABBA INDUSTRIAL PARK - PHASE II  
30.77 ACRE TRACT  
VOL.404, PG. 545



**9.98 ACRE TRACT  
LOT I, BLOCK A**

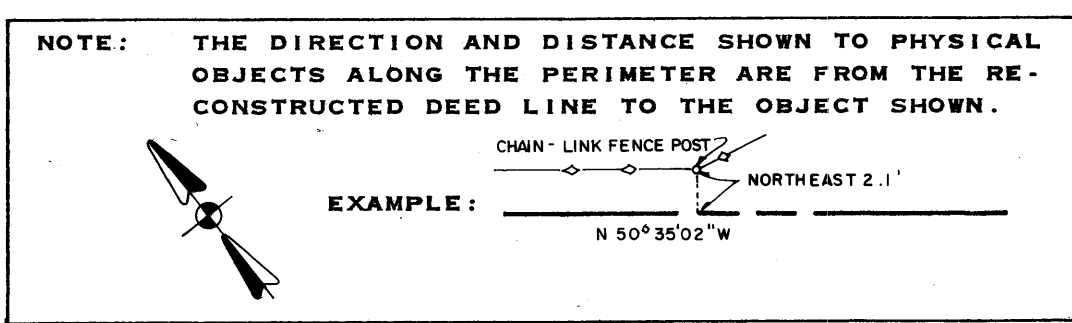
SCALE: 1" = 50'



FILED  
1007 MAR 25 PM 4:28  
383225

- GENERAL NOTES:**
- 1) LAND USE SHALL BE COMMERCIAL.
  - 2) THIS LOT IS NOT WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY NO. 480082 PANEL NO. 0005B, EFFECTIVE DATE - MAY 19, 1981
  - 3) STORMWATER REQUIREMENTS OF THE CITY OF BRYAN WILL BE MET AT SUCH TIME AS THE SITE PLAN IS SUBMITTED. FIRE PROTECTION SHALL BE FULLY ADDRESSED AT TIME OF SITE PLAN SUBMITTAL.
  - 4) STORMWATER MANAGEMENT REQUIREMENTS OF THE CITY OF BRYAN WILL BE MET AT SUCH TIME AS BUILDING PERMITS ARE APPLIED FOR ON LOT I, BLOCK A
  - 5) THERE SHALL BE A MINIMUM 3 FOOT SIDE YARD AND REAR YARD BUILDING SET-BACK.

N/F  
E. W. ROZDOS  
10 AC TR.  
VOL. 382, PG. 585  
UNPLATTED



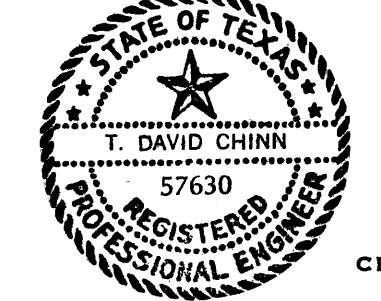
APPROVAL OF THE CITY ENGINEER  
I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Bruce Karr*  
BRUCE KARR, P.E.  
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING  
I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, 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.

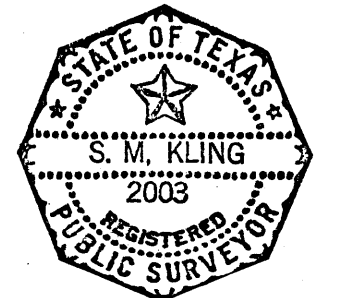
*Cliff Miller*  
CLIFF MILLER, DIRECTOR OF PLANNING  
CITY OF BRYAN, TEXAS

CERTIFICATE OF ENGINEER  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



*T. David Chinn*  
T. DAVID CHINN, P.E. NO. 57630

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
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 MADE UNDER MY SUPERVISION ON THE GROUND.



*S.M. Kling*  
S.M. KLING, R.P.S. NO. 2003

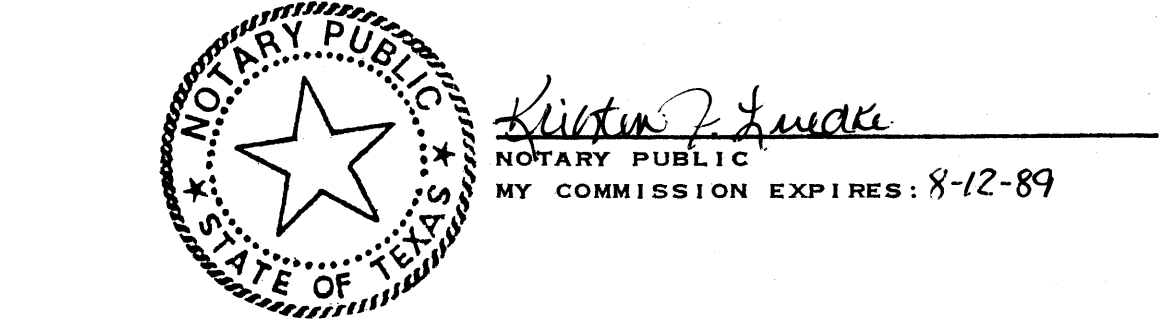
CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, FRANK BORISKE, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 27 DAY OF March 1987 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 359, PAGE 241.

*Frank Boriske*  
FRANK BORISKE, COUNTY CLERK  
BRAZOS COUNTY, TEXAS  
By: *Jared McQueen*, Deputy

APPROVAL OF THE PLANNING COMMISSION  
I, G. KENNY MALLARD, 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 24 DAY OF FEBRUARY, 1987 AND SAME WAS DULY APPROVED ON THE 19 DAY OF MARCH, 1987.

*G. Kenny Mallard*  
CHAIRMAN, BRYAN PLANNING COMMISSION  
CITY OF BRYAN, TEXAS

Field notes of a 9.98 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 all of the called 10.00 acre tract described in the deed from First Bank & Trust, Bryan, Texas, to Cohala, Inc., as recorded in Volume 404, Page 545, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:  
BEGINNING at the 1/2" iron rod set at the east corner of the beforementioned 10.00 acre tract, same being the south corner of Carrabba Industrial Park-Phase II, according to the plat recorded in Volume 404, Page 545, of the Deed Records of Brazos County, Texas, and same being in the northwest right-of-way line of State Highway No. 21, (100' right-of-way), from which a 1/2" iron rod found bears N 37° 49' 52" E 2.97 feet;  
THENCE S 36° 30' 58" W along the northwest right-of-way line of State Highway No. 21, for a distance of 494.01 feet (deed call - 495.91 feet) to a 1/2" iron rod set at the south corner of the beforementioned 10.00 acre tract, same being the east corner of a 10 acre tract described in the deed to E. W. Rozdos, as recorded in Volume 382, Page 585, of the Deed Records of Brazos County, Texas, from which a 1/2" iron rod found bears N 51° 52' 31" E 1.12 feet, and a 1/2" iron rod found marking the south corner of the E. W. Rozdos 10 acre tract bears S 36° 30' 58" W 364.00 feet (deed call - 365.00 feet);  
THENCE N 50° 35' 02" W along the southwest line of the beforementioned 10.00 acre tract, adjacent to a fence, for a distance of 914.22 feet to a 1/2" iron rod found marking the west corner of the 10.00 acre tract, same being in the southeast line of Carrabba Industrial Park, according to the plat recorded in Volume 404, Page 547, of the Deed Records of Brazos County, Texas, from which the 1/2" iron rod found marking the south corner of lot 7, Block 2, of Carrabba Industrial Park bears S 44° 30' 54" W 264.38 feet (deed call - 264.31 feet);  
THENCE N 44° 32' 09" E along the common line between the beforementioned 10.00 acre tract and Carrabba Industrial Park, adjacent to a fence, for a distance of 497.35 feet to a 1/2" iron rod found marking the north corner of the 10.00 acre tract, same being the east corner of Carrabba Industrial Park and same being at an angle point corner of lot 7, Block 3, of the beforementioned Carrabba Industrial Park-Phase II;  
THENCE S 50° 26' 57" E along the common line between the beforementioned 10.00 acre tract and the beforementioned Carrabba Industrial Park-Phase II, at a distance of 670.1 feet, pass a chain-link fence post, continue on for a total distance of 844.85 feet to the PLACE OF BEGINNING, containing 9.98 acres of land, more or less.



**FINAL PLAT  
of  
Cohala Subdivision**

**LOT I, BLOCK A  
9.98 ACRE TRACT  
STEPHEN F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS**  
FEBRUARY, 1987 SCALE: 1" = 50'

Owned and Developed by:  
COHALA, INC.  
4000 HIGHWAY 21 EAST  
BRYAN, TEXAS 77803  
PH. 778 - 6646

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212