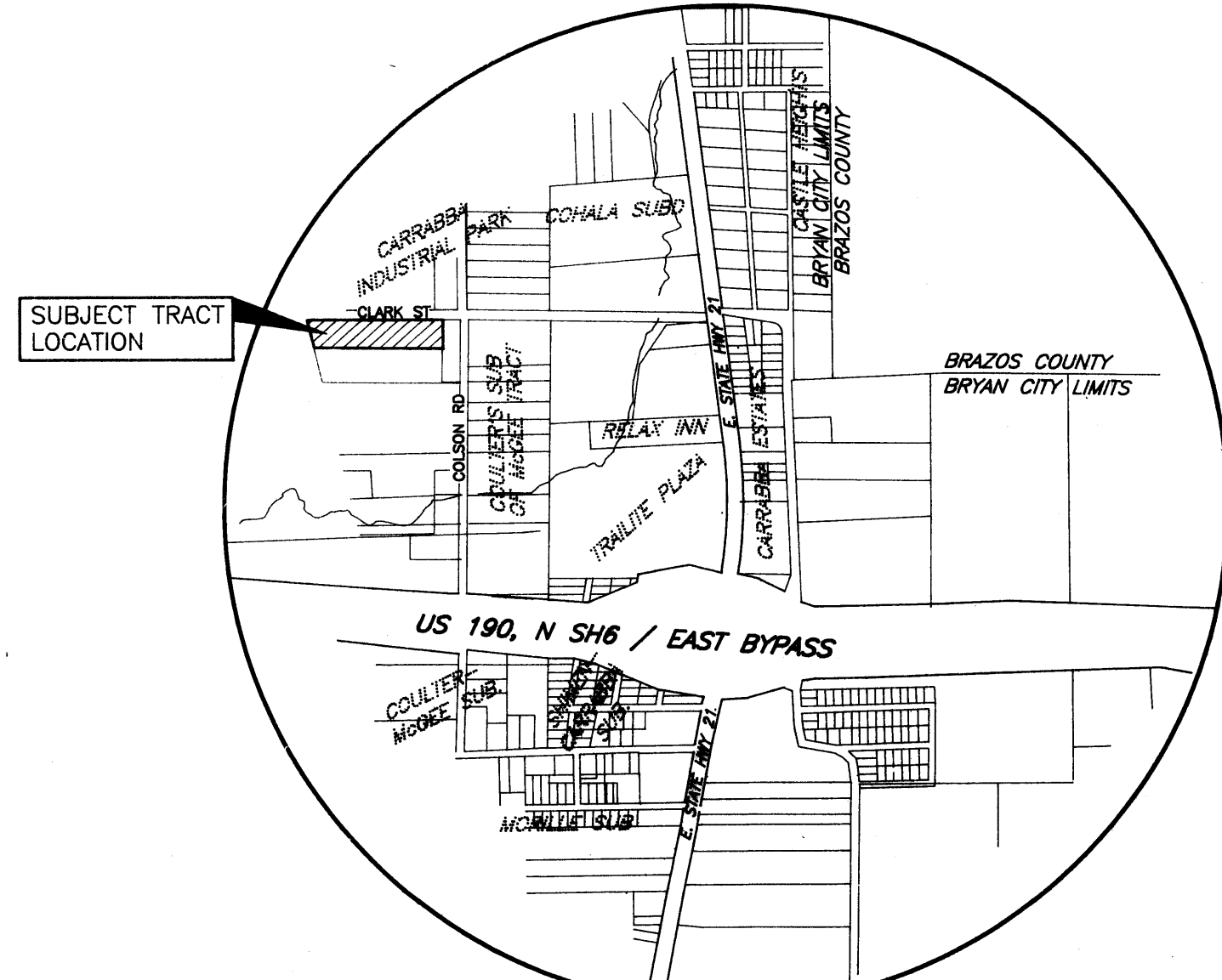


FILED

95 JUL 20 AM 9:39

Surveyor's Seal: S. M. KLING, Registered Professional Land Surveyor No. 2003, State of Texas.

584485



VICINITY MAP
N.T.S.

NOTES:

- 1. THIS TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY NO. 480082, PANEL NO. 01500, EFFECTIVE DATE: JULY 2, 1992.
2. CURRENT ZONING FOR THE SUBJECT TRACT IS INDUSTRIAL. PROPOSED LAND USE IS TO BE INDUSTRIAL.
3. THERE SHALL BE A 25' FRONT BUILDING SETBACK AND 5' SIDELINE AND REAR SETBACKS.
4. THE BEARING SYSTEM IS BASED ON THE RE-ESTABLISHED SOUTHWEST R.O.W. LINE OF CLARK LANE WITH A CALLED PLAT (92/421) BEARING OF S 45°00'00" E. THIS IS ALSO THE SAME BEARING SYSTEM AS FOUND IN THE CALLED 3.19 ACRE TRACT (1555/33).
5. THERE ARE NO DEED RESTRICTIONS OF RECORD ON THE SUBJECT TRACT.

Carrabba Brothers, Inc.
3.178 Acre Tract
Part of Lot 7, Coulter's Subdivision
Volume 92, Page 421
S.F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 3.178 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 Lot 7, Coulter's Subdivision, according to the plat recorded in Volume 92, Page 421, of the Deed Records of Brazos County, Texas, and being the called 3.19 acre tract described in the deed from James S. Howak, et ux, to Carrabba Brothers, Inc., recorded in Volume 1555, Page 33, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

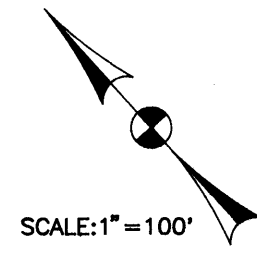
BEGINNING at the 1/2" iron rod found at a cross-tie fence corner marking the north corner of Lot 7, Coulter's Subdivision in the southwest line of Clark Lane, said iron rod also being the east corner of Lot 1, Block 6, Parkwood Estates, First Installation, according to the plat recorded in Volume 314, Page 612, of the Deed Records of Brazos County, Texas, said iron rod also being the north corner of the beforementioned 3.19 acre tract;

THENCE S 45° 00' 00" E along the common line between Lot 7 and Clark Lane, for a distance of 827.50 feet to a 1/2" iron rod set at the east corner of the beforementioned 3.19 acre tract;

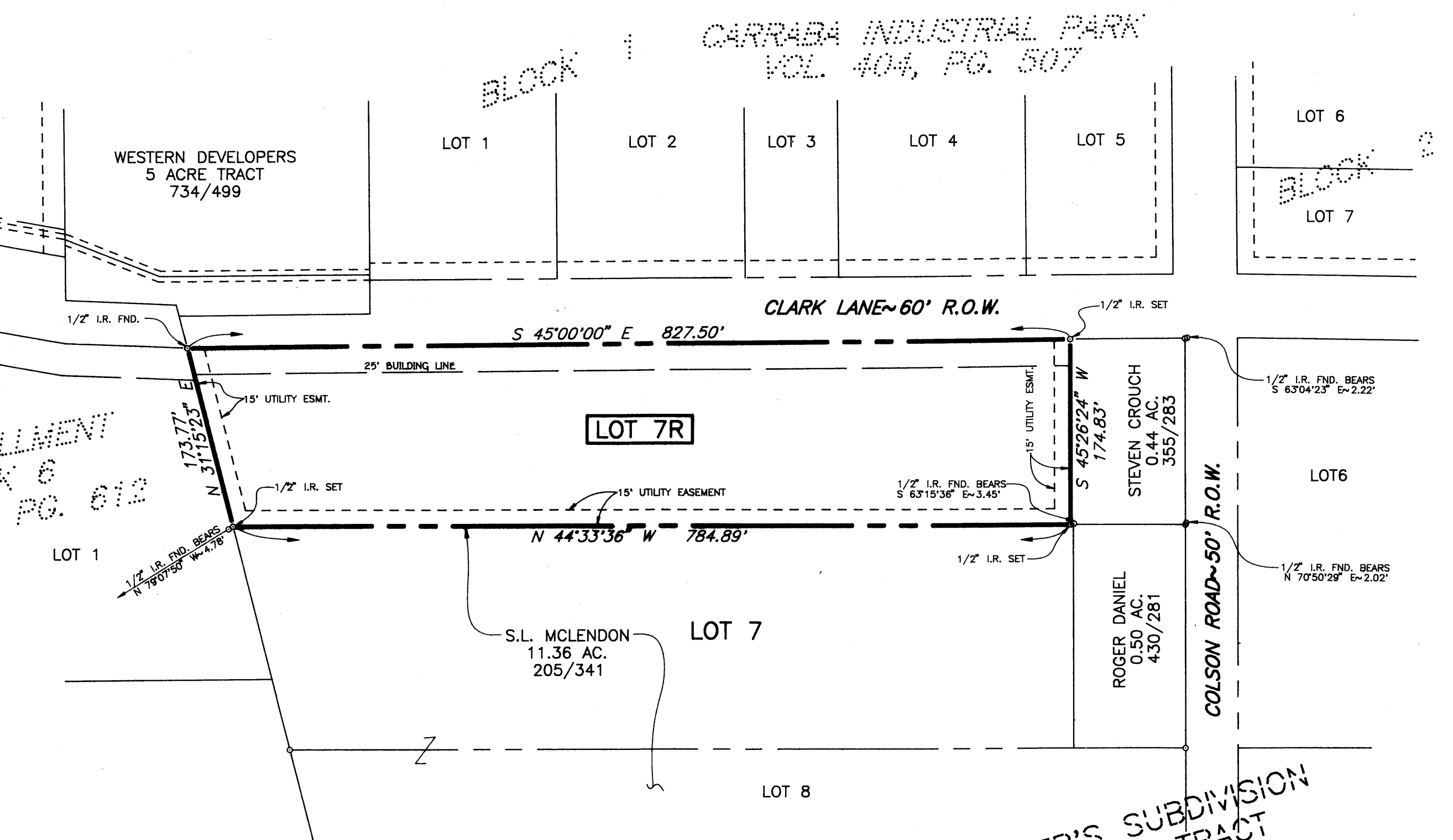
THENCE S 45° 26' 24" W along the common line between the beforementioned 3.19 acre tract and a 0.44 acre tract described in the deed from Charles Leo Otto to Steven Crouch, recorded in Volume 355, Page 283, of the Deed Records of Brazos County, Texas, for a distance of 174.83 feet to a 1/2" iron rod set at the common corner between the beforementioned 3.19 acre tract and the 0.44 acre tract;

THENCE N 44° 33' 36" W along the common line between the beforementioned 3.19 acre tract and the tract described in the deed from Quentin W. Adcock, et ux, to S. L. McClendon and Ethel McClendon, recorded in Volume 205, Page 341, of the Deed Records of Brazos County, Texas, for a distance of 784.89 feet to a 1/2" iron rod set in the northwest line of Lot 7, at the common corner between the beforementioned 3.19 acre tract the McClendon tract;

THENCE N 31° 15' 23" E along the common line between the beforementioned Lot 7, Coulter's Subdivision and Lot 1, Parkwood Estates, for a distance of 173.77 feet to the PLACE OF BEGINNING, containing 3.178 acres of land, more or less.



1st INSTALLMENT
BLOCK 6
VOL. 314, PG. 612



COULTER'S SUBDIVISION
OF MCGEE TRACT
VOL. 92, PG. 421

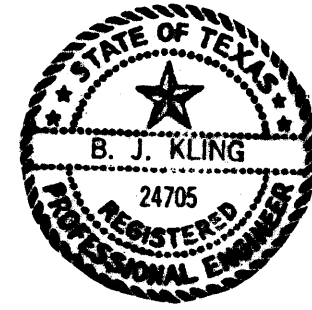


CERTIFICATE OF SURVEYOR

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 accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S. M. Kling, R.P.L.S. No. 2003
Date: Oct 13 93

CERTIFICATE OF ENGINEER



STATE OF TEXAS
COUNTY OF BRAZOS

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling, P.E. No. 24705
Date: Oct 13 1993

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art King, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 18th day of AUGUST 1993 and same was duly approved on the 2nd day of SEPTEMBER 1993.

Art King, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

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, P.E. - City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ward, 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 21st day of AUGUST 1993, in the Official Records of Brazos County, Texas, in Volume 92, Page 421.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Ph.D., City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

Rafeek Shanaa, Ph.D., City Planner
City of Bryan, Texas

REPLAT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mark Carrabba, Vice-president of Carrabba Brothers, Inc., owner and developer of a 3.178 acre tract as recorded in Volume 1555, Page 33 of the Deed Records of Brazos County, Texas, and designated herein as Lot 7R of Coulter's Subdivision of McGee Tract, 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 thereon shown for the purpose and consideration therein expressed.

Mark Carrabba
Owner - Mark Carrabba, vice-president of Carrabba Brothers, Inc.

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 purposes and considerations therein stated.
Given under my hand and seal this 13th day of October 1993.

Marilyn S. Dorsett
Notary Public and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: Oct 8, 1995

REPLAT OF
PART OF LOT 7
3.178 ACRE TRACT
COULTER'S SUBDIVISION
VOLUME 92, PAGE 421
S.F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' MAY, 1993

OWNER & DEVELOPER:
CARRABBA BROTHERS, INC.
MARK CARRABBA, VICE PRESIDENT
4104 Hwy 21 EAST
BRYAN, TEXAS 77802
(409) 778-8850

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212

REVISED: OCTOBER 8, 1993
PLANNING & ZONING'S COMMENTS