

# VACATING PLAT

21.24 Acre Tract  
 Composed of  
 Lots 5, 6, 7 Block 2 - Replat Parkwood Estates - 2nd Installment  
 &  
 Lots 7, 8, 9 Block 4 - Resubdivision Carrabba Industrial Park - Phase IV  
 S. F. Austin Survey, A-63  
 Bryan, Brazos County, Texas

Field notes of a 21.24 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 Lots 5, 6 and 7, Block 2, Replat of Parkwood Estates - 2nd Installment, according to the plat recorded in Volume 351, Page 433, of the Deed Records of Brazos County, Texas, and all of Lots 7, 8 and 9, Block 4, Resubdivision of Carrabba Industrial Park - Phase IV, according to the plat recorded in Volume 499, Page 861, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at cross-tie marking the north corner of Lot 7, Block 2, Parkwood Estates, same being in the southwest line of a 51 acre tract described in the deed to Gooseneck Trailer Manufacturing Company, Inc., recorded in Volume 299, Page 682, of the Deed Records of Brazos County, Texas;

THENCE S 46° 15' 46" E along the common line between the before-mentioned Parkwood Estates - 2nd Installment and the 51 acre tract, at a distance of 336.71 feet pass a 1/2" iron rod found marking the west corner of Lot 3, Block 6, Carrabba Industrial Park - Phase V, according to the plat recorded in Volume 499, Page 863, of the Deed Records of Brazos County, Texas, continue on along the common line between the said Parkwood Estates - 2nd Installment and Carrabba Industrial Park - Phase V for a total distance of 990.36 feet to a 1/2" iron rod found at cross-tie fence corner marking the common corner between the said Parkwood Estates - 2nd Installment (east corner) and Carrabba Industrial Park - Phase V (south corner), same being in the northwest line of Lot 10, Block 4, Resubdivision of Carrabba Industrial Park - Phase IV;

THENCE S 43° 53' 32" W along the common line between Lot 7, Block 2, Parkwood Estates - 2nd Installment and Lot 10, Block 4, Carrabba Industrial Park - Phase IV, for a distance of 162.77 feet to a 1/2" iron rod found marking the northerly common corner between Lots 9 and 10, Block 4, Carrabba Industrial Park - Phase IV;

THENCE S 48° 39' 03" E along the common line between the before-mentioned Lots 9 and 10, Block 4 Carrabba Industrial Park - Phase IV, for a distance of 175.59 feet to a 1/2" iron rod found in the northwest right-of-way line of Gooseneck Drive (60' right-of-way), said 1/2" iron rod also being at the beginning of a curve concave to the east having a radius of 230.00 feet;

THENCE Southerly along the west right-of-way line of Gooseneck Drive, for an arc length of 308.85 feet to a 1/2" iron rod found marking the common corner between Lots 6 and 7, Block 4, Carrabba Industrial Park - Phase IV, the chord bears S 02° 52' 48" W - 286.16 feet;

THENCE S 54° 24' 39" W along the common line between Lots 6 and 7, Block 4, Carrabba Industrial Park - Phase IV, for a distance of 423.45 feet to a 1/2" iron rod found marking the south corner of Lot 7, Block 4;

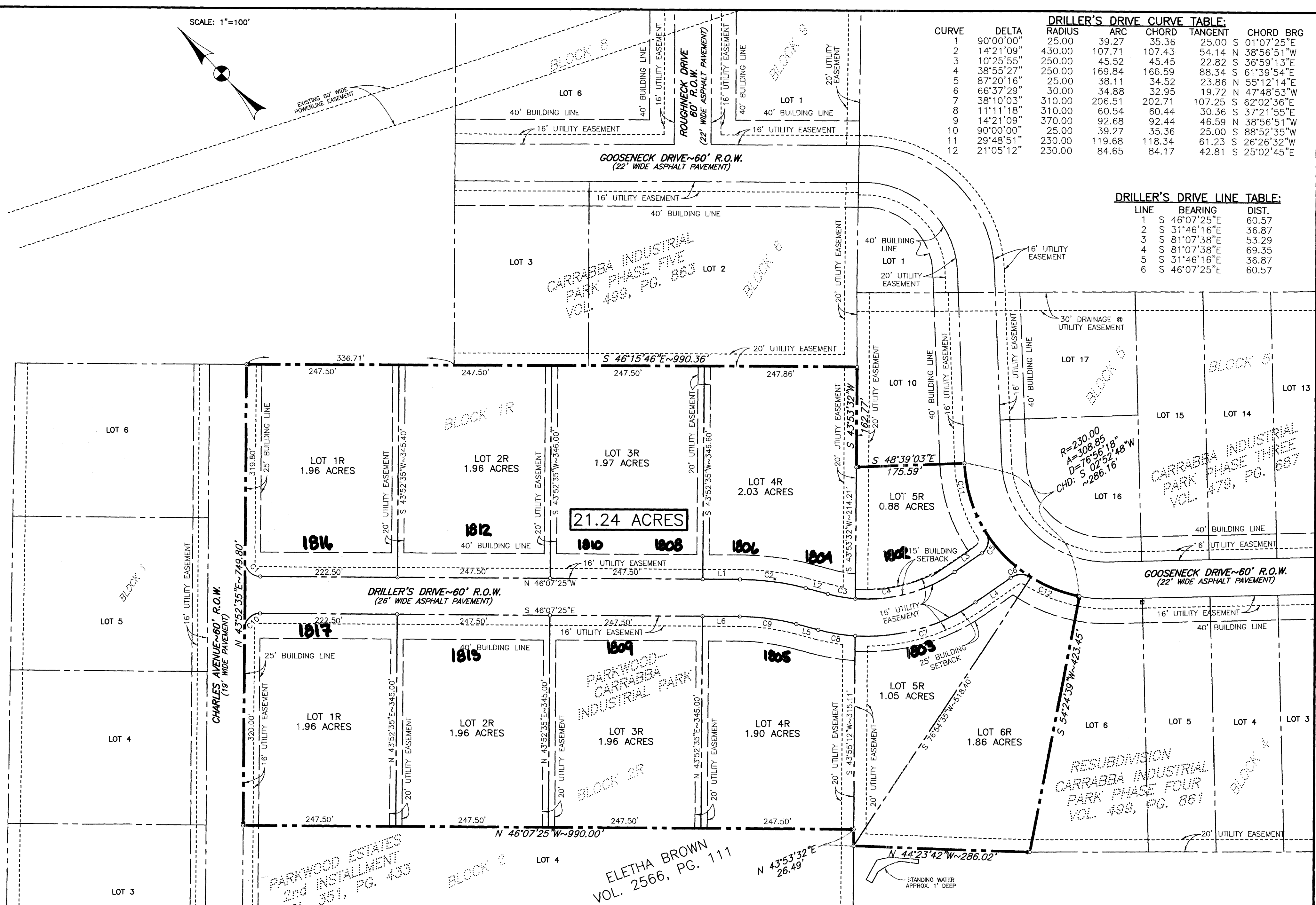
THENCE N 44° 23' 42" W along the southwest line of Lot 7, Block 4, Carrabba Industrial Park - Phase IV, for a distance of 286.02 feet to a 1/2" iron rod found marking the west corner of Block 4, Carrabba Industrial Park - Phase IV, same being in the southeast line of Block 2, Parkwood Estates - 2nd Installment;

THENCE N 43° 33' 43" E along the common line between the before-mentioned Block 4, Carrabba Industrial Park - Phase IV and Parkwood Estates - 2nd Installment, for a distance of 26.49 feet to a 1/2" iron rod set at the common corner between Lots 4 and 5, Block 2 - Parkwood Estates - 2nd Installment;

THENCE N 46° 07' 25" W along the common line between Lots 4 and 5, Block 2, Parkwood Estates - 2nd Installment, for a distance of 990.00 feet to a 5/8" iron rod found marking the west corner of Lot 5, Block 2, same being in the southeast right-of-way line of Charles Ave (60' right-of-way);

THENCE N 43° 52' 35" E along the southeast right-of-way line of Charles Ave, for a distance of 749.80 feet to the PLACE OF BEGINNING, containing 21.24 acres of land, more or less.

- NOTES:
- THE PURPOSE OF THIS REPLAT IS TO CHANGE THE CONFIGURATION OF THE FOLLOWING LOTS:  
 LOTS 5, 6, 7, BLOCK 2 PARKWOOD ESTATES VOL. 351, PG. 433  
 &  
 LOTS 7, 8, 9, BLOCK 4 RESUBDIVISION PLAT OF CARRABBA INDUSTRIAL PARK PHASE FOUR VOL. 499, PG. 861
  - BASIS OF BEARINGS IS THE RECOVERED SOUTHWEST LINE OF CARRABBA INDUSTRIAL PARK, PHASE FIVE ACCORDING TO THE PLAT RECORDED IN VOL. 499, PG. 863 WITH A RECORD BEARING OF S 46° 15' 46" E.
  - NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE 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.
  - 1/2" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
  - BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWABLE BY CITY OF BRYAN ZONING ORDINANCE NO. 756 EXCEPT WHERE SHOWN OTHERWISE.

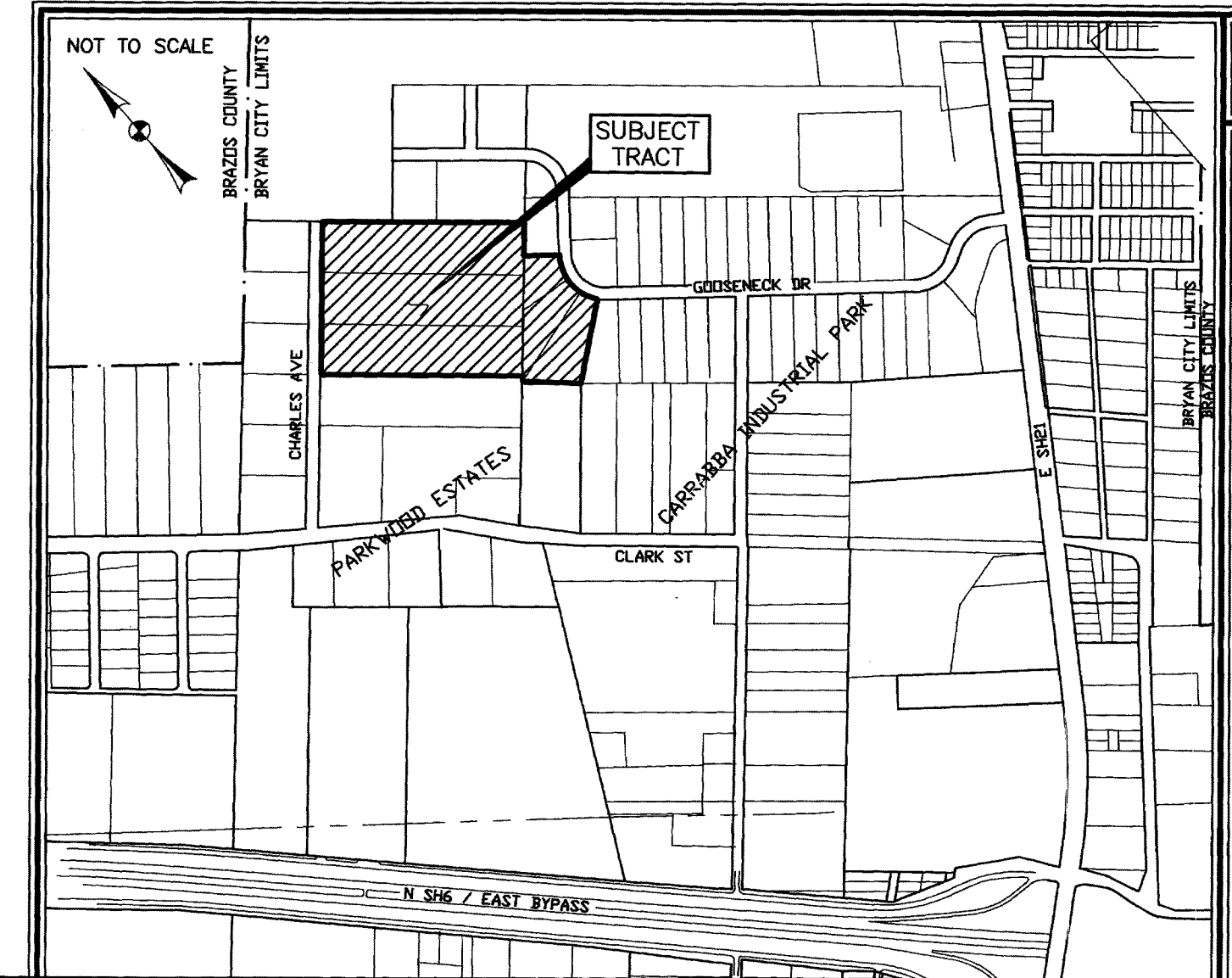


# RESUBDIVISION PLAT

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	90°00'00"	25.00	39.27	35.36	25.00	S 01°07'25"E
2	14°21'09"	430.00	107.71	107.43	54.14	N 38°56'51"W
3	10°25'55"	250.00	45.52	45.45	22.82	S 36°59'13"E
4	38°55'27"	250.00	169.84	166.59	88.34	S 61°39'54"E
5	87°20'16"	25.00	38.11	34.52	23.86	N 55°12'14"E
6	66°37'29"	30.00	34.88	32.95	19.72	N 47°48'33"W
7	38°10'03"	310.00	206.51	202.71	107.25	S 62°02'36"E
8	11°11'18"	310.00	60.54	60.44	30.36	S 37°21'55"E
9	14°21'09"	370.00	92.68	92.44	46.59	N 38°56'51"W
10	90°00'00"	25.00	39.27	35.36	25.00	S 88°52'35"W
11	29°48'51"	230.00	119.68	118.34	61.23	S 26°26'32"W
12	21°05'12"	230.00	84.65	84.17	42.81	S 25°02'45"E

LINE	BEARING	DIST.
1	S 46°07'25"E	60.57
2	S 31°48'16"E	36.87
3	S 81°07'38"E	53.29
4	S 81°07'38"E	69.35
5	S 31°46'16"E	36.87
6	S 46°07'25"E	60.57

ON LAND BEING USED FOR



## REPLAT

### PARKWOOD-CARRABBA INDUSTRIAL PARK

**21.24 ACRES**

OWNED AND DEVELOPED BY:

HIGHLAND INTERESTS, INC. MARK CARRABBA, VICE PRESIDENT P.O. BOX 663 BRYAN, TEXAS 77805 (409) 778-8850	CARRABBA MANAGEMENT TRUST MARK CARRABBA, CO-TRUSTEE DAVID CARRABBA, CO-TRUSTEE P.O. BOX 663 BRYAN, TEXAS 77805 (409) 778-8850
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S. F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' MAY, 1997  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212

**SHEET 1 OF 2**

44 5901

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Highland Interests, Inc.—Mark Carrabba, Vice President, Owners and Developers of Lots 5, 6, 7, Block 2, Parkwood Estates 2nd Installment, shown on this plat as conveyed in Volume 2198, Page 32, and Volume 2198, Page 34, of the Official Records of Brazos County, Texas, and designated herein as the Composite Replat of Parkwood Estates 2nd Installment & Carrabba Industrial Park Phase Four, in the City of Bryan, Texas, Brazos County, Texas, 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 V.P.*  
Mark Carrabba — Vice President

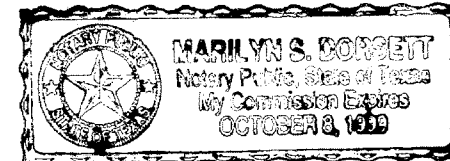
STATE OF TEXAS  
COUNTY OF BRAZOS

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 purposes and considerations therein stated.

Given under my hand and seal this 27th day of April, 1998

*Marilyn S. Dorsett*

Notary Public in and for the State of Texas  
Printed Name: Marilyn S. Dorsett  
My Commission Expires: 10-8-99



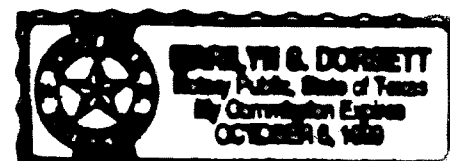
OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Carrabba Management Trust — Mark Carrabba, Co-Trustee and David Carrabba, Co-Trustee, Owners and Developers of Lots 7, 8, 9, Block 4, Resubdivision of Carrabba Industrial Park, Phase Four, shown on this plat as conveyed in Volume 389, Page 362, of the Official Records of Brazos County, Texas, and designated herein as the Composite Replat of Parkwood Estates 2nd Installment & Carrabba Industrial Park Phase Four, in the City of Bryan, Texas, Brazos County, Texas, 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 Co-Trustee*  
Mark Carrabba — Co-Trustee

*David Carrabba Co-Trustee*  
David Carrabba — Co-Trustee



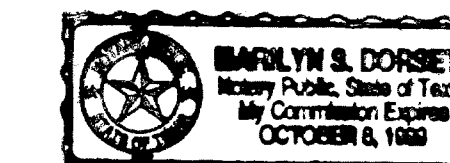
STATE OF TEXAS  
COUNTY OF BRAZOS

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 27th day of April, 1998

*Marilyn S. Dorsett*

Notary Public in and for the State of Texas  
Printed Name: Marilyn S. Dorsett  
My Commission Expires: 10-8-99



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David 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 30th day of April, 1998

*Marilyn S. Dorsett*

Notary Public in and for the State of Texas  
Printed Name: Marilyn S. Dorsett  
My Commission Expires: 10-8-99



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



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 16 day of May, 1998, in the Official Records of Brazos County, Texas, in Volume 3119, Page 146.

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

*Mary Ann Ward by Barbara Johnson, Deputy Clerk*  
Mary Ward, County Clerk, Brazos County

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard C. Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 4th day of September, 1997.

*R.C.P.*  
Chairman of the Planning and Zoning Commission  
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, Joey Dvnn, City Planning Administrator 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.

*Joey Dvnn*  
Planning Administrator, City of Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, Development 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.

*Linda Huff*  
Linda Huff — Development Engineer  
City of Bryan, Texas

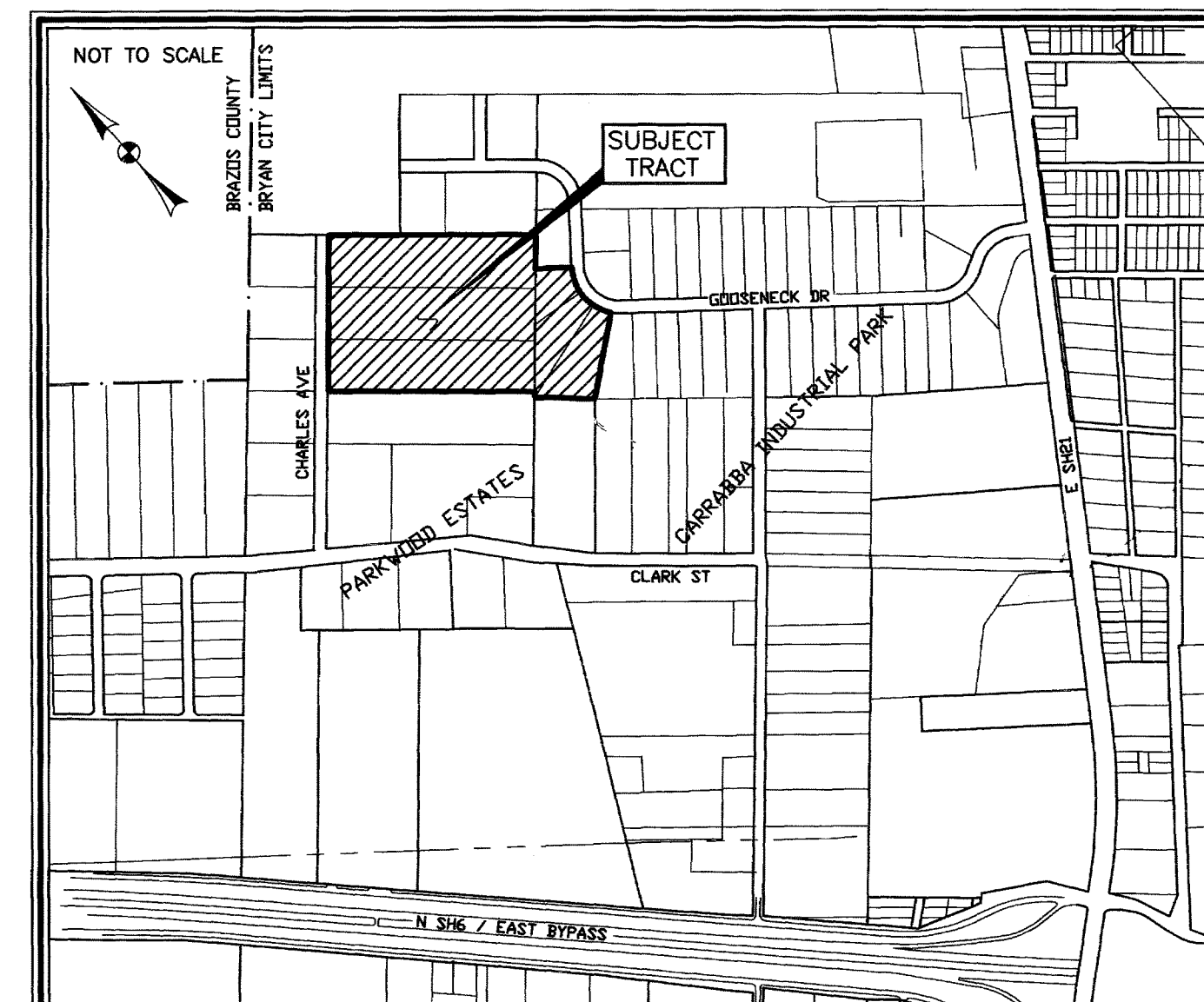
0655535

Filed for Record in:  
BRAZOS COUNTY,  
On: May 15, 1998 at 10:23A  
As a  
Plats  
Document Number: 0655535  
Amount 55.00  
Receipt Number - 118616  
By  
Barbara Johnson

0311901401

STATE OF TEXAS COUNTY OF  
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 named records of:  
BRAZOS COUNTY,  
as stamped hereon by me.  
May 15, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,



**REPLAT**

**PARKWOOD-CARRABBA INDUSTRIAL PARK**

**21.24 ACRES**

**OWNED AND DEVELOPED BY:**

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BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' MAY, 1997  
PREPARED BY:  
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4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212  
**SHEET 2 OF 2**

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