

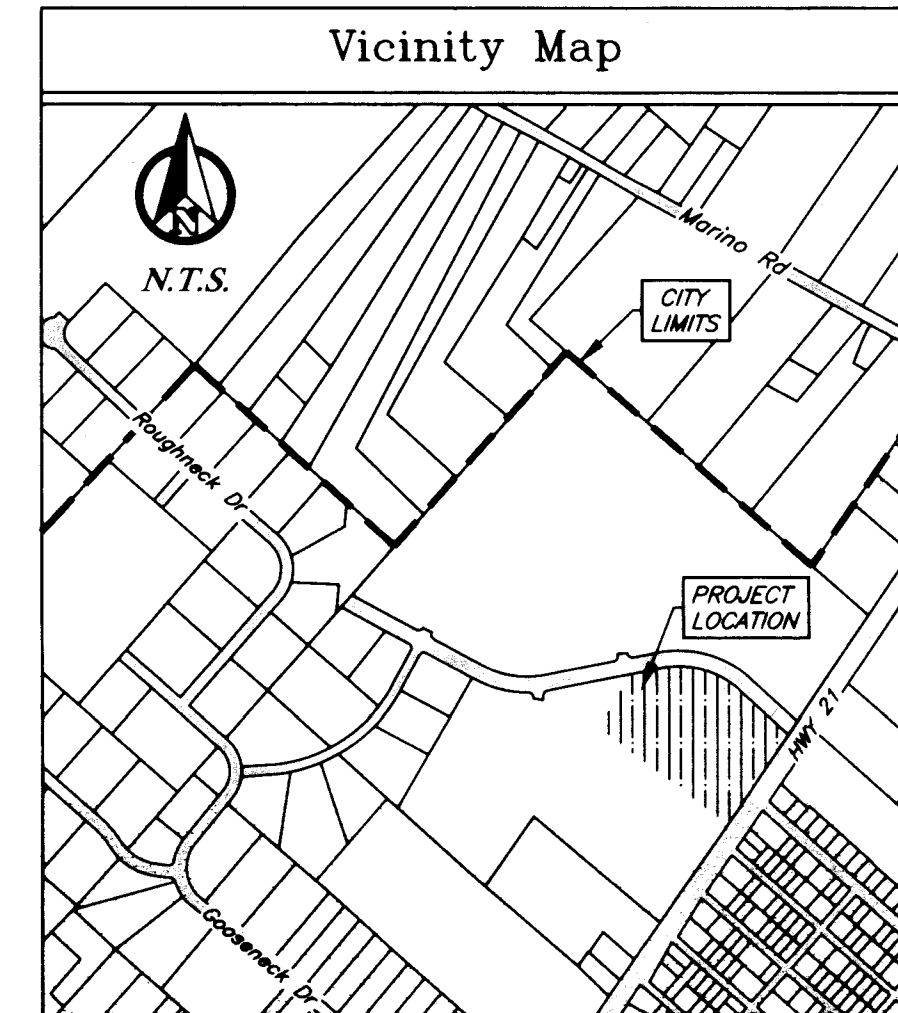
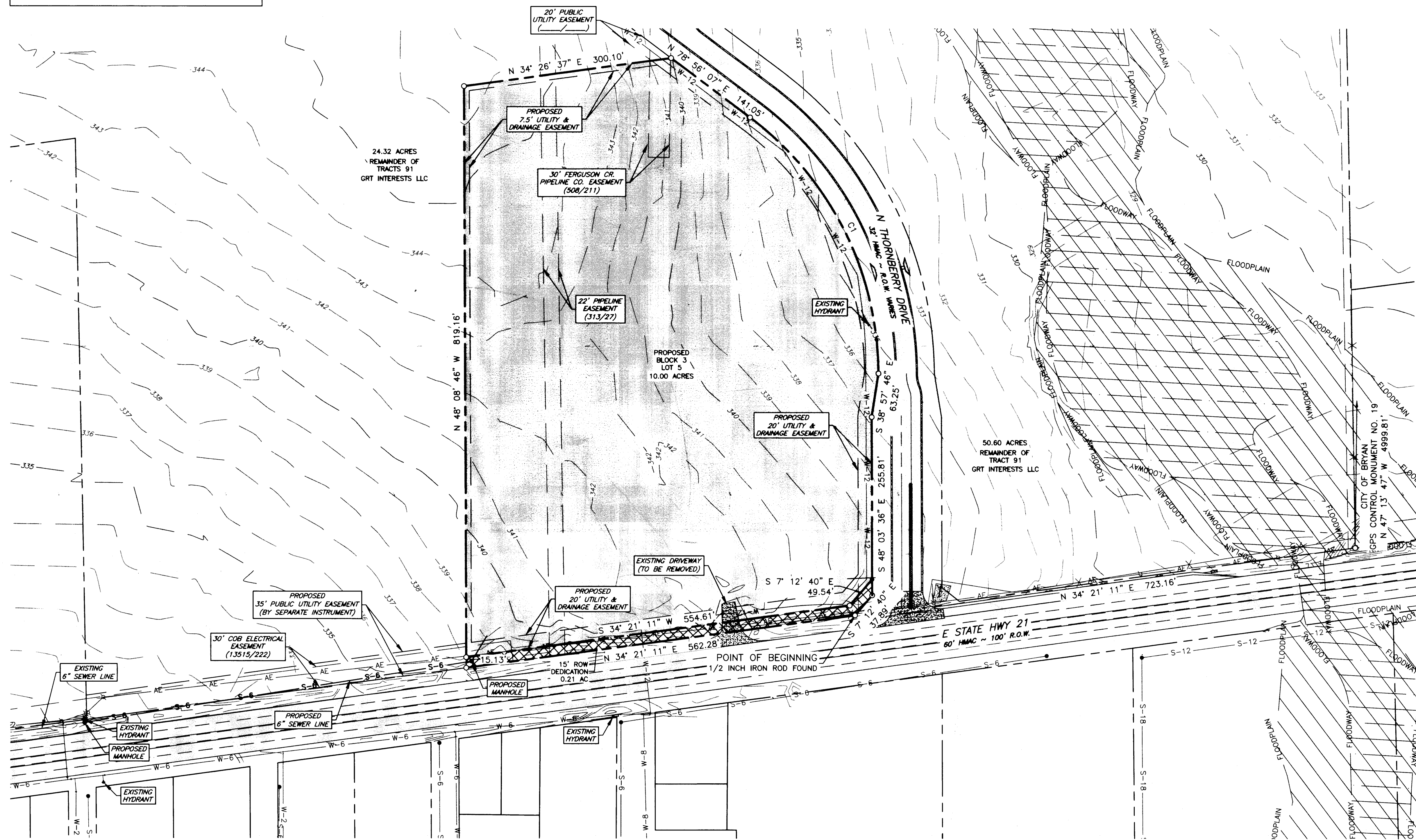
Legend

Line Types

- Proposed Property Line
- Existing Property Line
- Existing Easement
- Proposed Easement
- W-----W Existing Water Line
- W-----W Proposed Water Line
- S-----S Existing Sanitary Sewer
- S-----S Proposed Sanitary Sewer
- AE-----AE Existing Aerial Electrical
- Existing Contour
- ST-----ST Existing Storm Piping
- Existing Wood Fence

- ⊙ Power Pole
- ⊙ Sewer Manhole
- ⊙ Water Meter
- ⊙ Water Valve
- ⊙ Hydrant

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	425.55'	460.00'	053° 00' 16"	410.53'	S74° 33' 44"E	229.37'



General Notes:

1. Bearing system shown hereon is based on Grid North as established by City of Bryan G.P.S. monuments.
2. 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. The topography shown is from field survey data.
4. No portion of this lot is within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
5. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
6. All Drainage Easements are private and will be the responsibility of that lot's owner(s).
7. This property is currently zoned Agricultural Open District (A-0).
8. Lot 5, Block 3 shall only take access from N. Thornberry Drive.



Preliminary Plan

Carrabba Industrial Park  
Phase 13A

Lot 5 of Block 3  
Being 10.00 Acres out of  
Stephen F. Austin No. 10 Tract 91  
Bryan, Brazos County, Texas

July 2018

Owner:  
GRT Interests, LLC  
PO Box 663  
Bryan, TX 77806

Surveyor:  
Paul Williams Land  
Surveying Co.  
1851 Briarcrest Dr.  
Bryan, TX 77802  
RPLS# 5743

Engineer:  
**IA Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0867  
TBPE F-9251