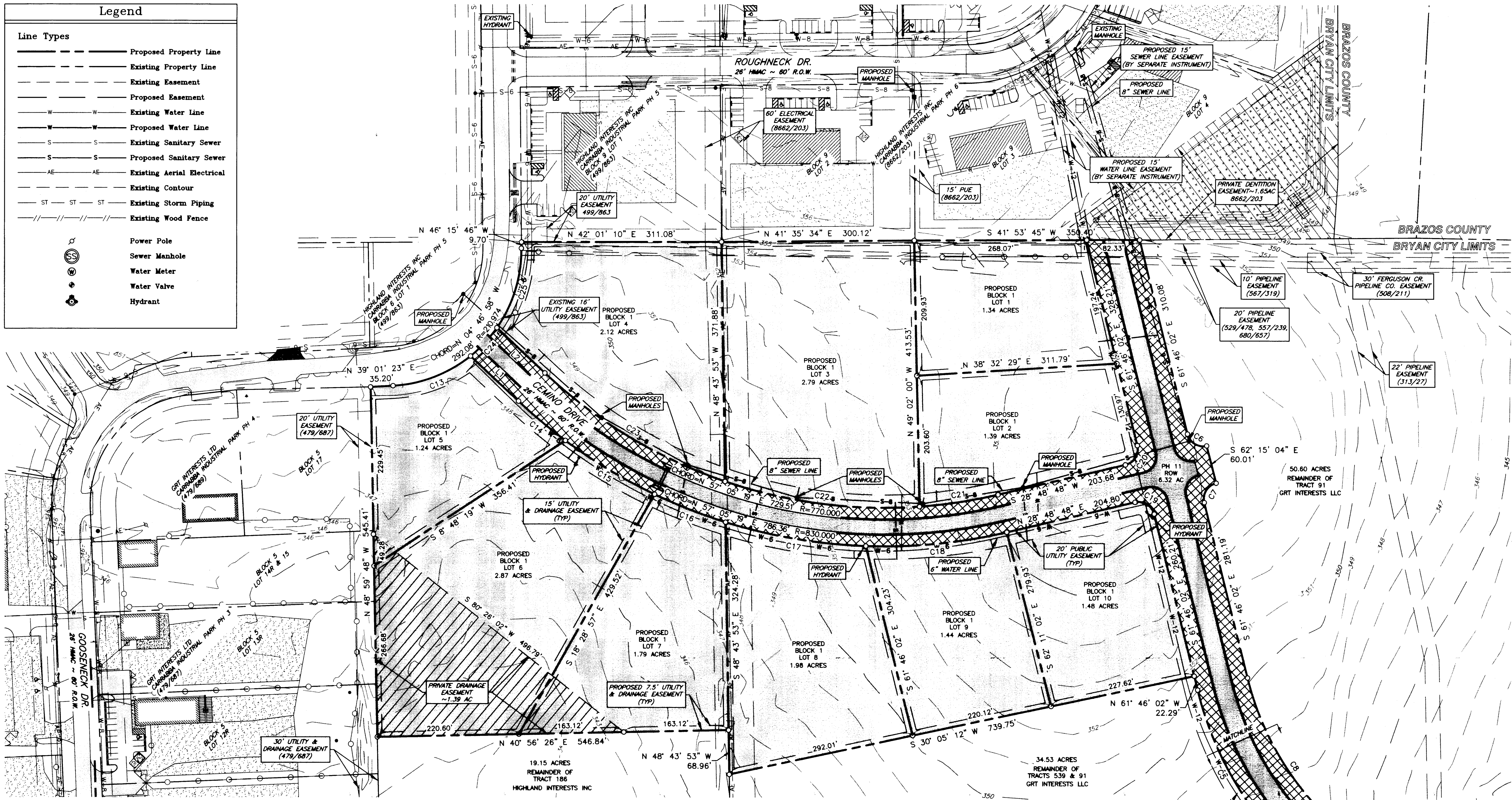


Legend

Line Types

- Proposed Property Line
- Existing Property Line
- Existing Easement
- Proposed Easement
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer
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- Existing Aerial Electrical
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Power Pole
 Sewer Manhole
 Water Meter
 Water Valve
 Hydrant



- General Notes:**
- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
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 - No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 46041C0205F, effective April 2, 2014.
 - Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
 - All Drainage Easements are private and will be the responsibility of that lot's owner(s).
 - This property is currently zoned Agricultural Open District (A-0).

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C1	425.55'	460.00'	053° 00' 16"	410.53'	N74° 33' 44"W	229.37'
C2	32.70'	25.00'	074° 56' 25"	30.42'	S41° 27' 55"W	19.16'
C3	28.39'	280.00'	005° 48' 36"	28.38'	S06° 54' 00"W	14.21'
C4	43.72'	25.00'	100° 11' 38"	38.36'	N40° 17' 31"W	29.90'
C5	269.75'	540.00'	028° 37' 17"	266.95'	N76° 04' 41"W	137.75'
C6	39.02'	25.00'	089° 25' 10"	35.18'	N73° 31' 23"E	24.75'
C7	39.52'	25.00'	090° 34' 50"	35.53'	S16° 28' 37"E	25.25'
C8	315.50'	460.00'	039° 17' 50"	309.35'	N81° 24' 57"W	164.24'
C9	36.96'	25.00'	084° 41' 42"	33.68'	N36° 35' 16"E	22.79'
C10	13.31'	380.00'	002° 00' 26"	13.31'	N04° 44' 55"W	6.66'
C11	42.45'	25.00'	097° 17' 33"	37.53'	S52° 25' 06"E	28.40'
C12	499.56'	540.00'	053° 00' 16"	481.93'	S74° 33' 44"E	269.26'
C13	131.48'	210.97'	035° 42' 25"	129.36'	N21° 10' 11"E	67.95'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION	TANGENT
C14	95.11'	830.00'	006° 33' 55"	95.05'	N82° 04' 52"E	47.60'
C15	162.26'	830.00'	011° 12' 04"	162.01'	N73° 11' 53"E	81.39'
C16	118.77'	830.00'	008° 11' 56"	118.67'	N63° 29' 52"E	59.49'
C17	222.19'	830.00'	015° 20' 17"	221.53'	N51° 43' 45"E	111.76'
C18	220.87'	830.00'	015° 14' 49"	220.22'	N36° 26' 12"E	111.09'
C19	39.02'	25.00'	089° 25' 10"	35.18'	N73° 31' 23"E	24.75'
C20	39.52'	25.00'	090° 34' 50"	35.53'	S16° 28' 37"E	25.25'
C21	123.34'	770.00'	009° 10' 40"	123.21'	S33° 24' 08"W	61.80'
C22	307.42'	770.00'	022° 52' 31"	305.38'	S49° 25' 44"W	155.79'
C23	329.22'	770.00'	024° 29' 50"	326.72'	S73° 06' 55"W	167.16'
C24	60.20'	210.97'	016° 21' 01"	60.00'	N04° 51' 32"W	30.31'
C25	130.92'	210.97'	035° 33' 17"	128.83'	N30° 48' 41"W	67.64'

LINE TABLE

LINE #	LENGTH	BEARING
L1	102.22	N 85° 21' 50" E
L2	102.45	S 85° 21' 50" W

Preliminary Plan
1 of 2
Carrabba Industrial Park
Phase 11
 Lots 1-10 of Block 1
 Being a total of 24.76 Acres out of Stephen F. Austin
 League, No. 10 Tract 186, Tract 539 & 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:

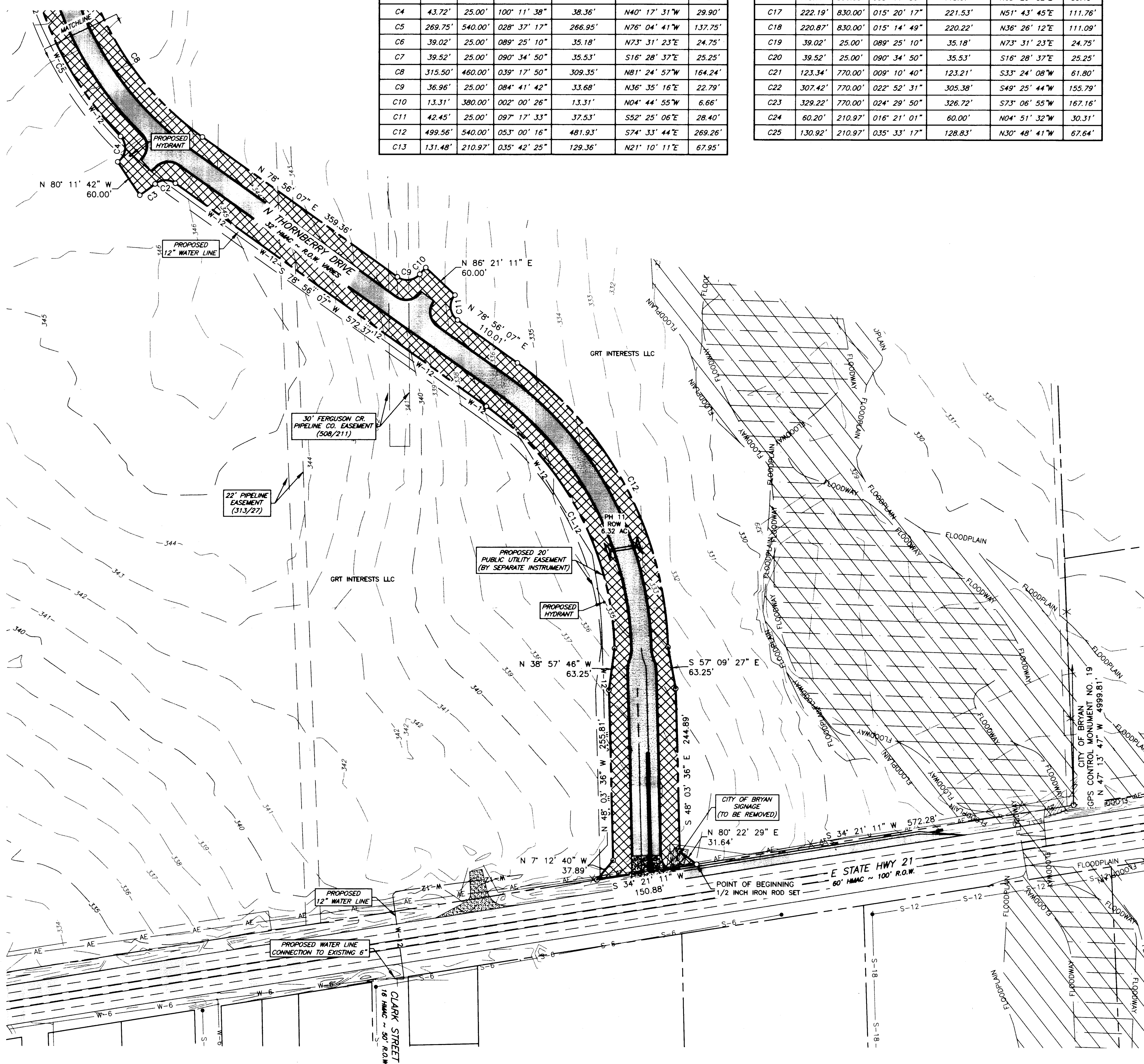
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE-F-9951

8/22/2018 PP and FP-CIP Hwy 21-CIP2018.dwg JAE Project # 18-027

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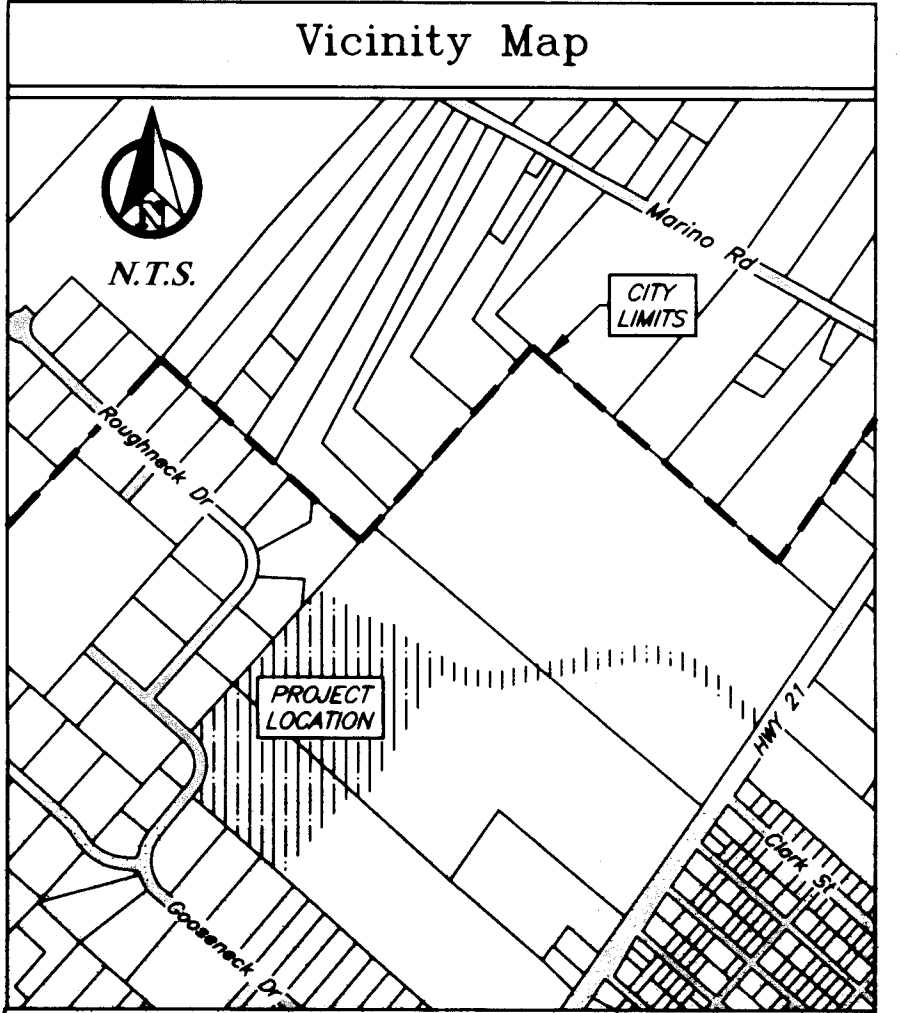


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8/22/2018 PP and FP-Clp Hwy 21-C:\2020\18.dwg JAE Project # 18-027