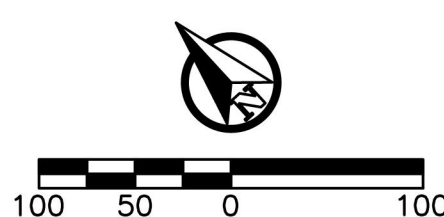
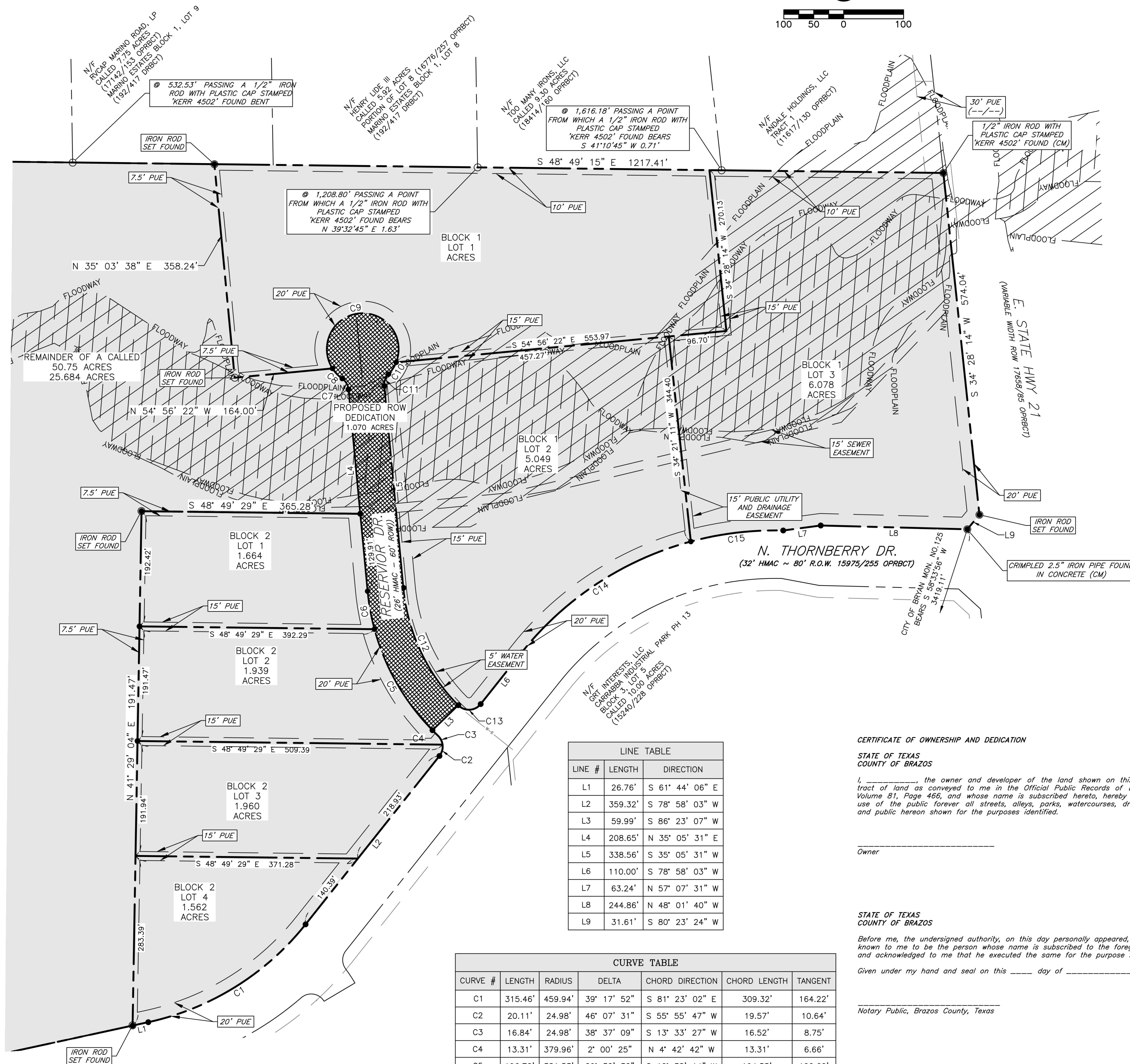


FINAL PLAT



METES AND BOUNDS

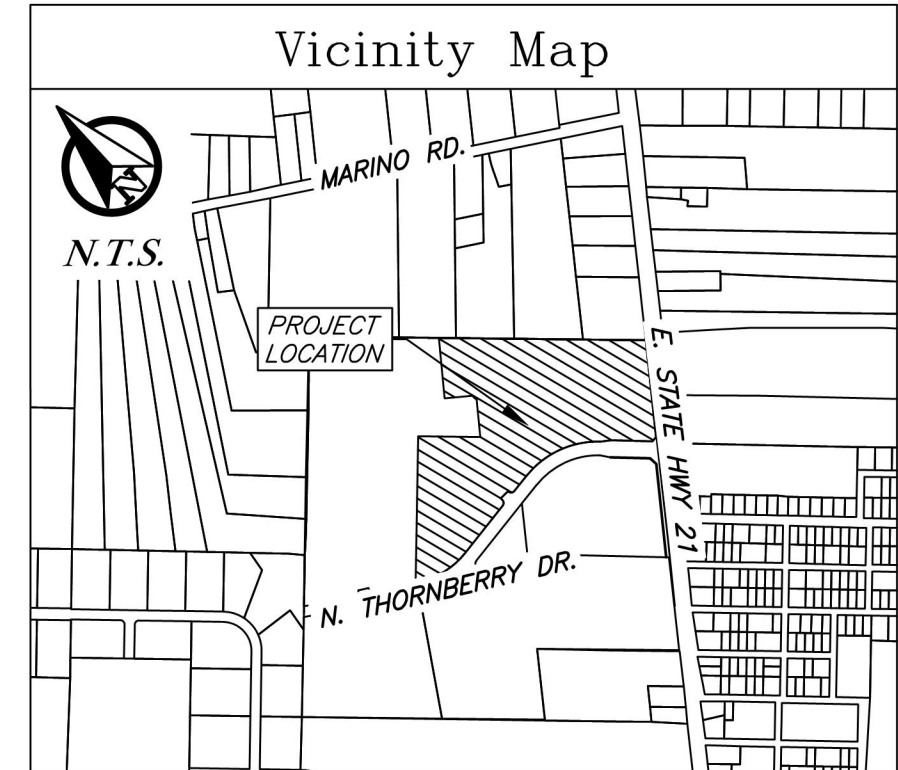


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.76'	S 61° 44' 06" E
L2	359.32'	S 78° 58' 03" W
L3	59.99'	S 86° 23' 07" W
L4	208.65'	N 35° 05' 31" E
L5	338.56'	S 35° 05' 31" W
L6	110.00'	S 78° 58' 03" W
L7	63.24'	N 57° 07' 31" W
L8	244.86'	N 48° 01' 40" W
L9	31.61'	S 80° 23' 24" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	315.46'	459.94'	39° 17' 52"	S 81° 23' 02" E	309.32'	164.22'
C2	20.11'	24.98'	46° 07' 31"	S 55° 55' 47" W	19.57'	10.64'
C3	16.84'	24.98'	38° 37' 09"	S 13° 33' 27" W	16.52'	8.75'
C4	13.31'	379.96'	2° 00' 25"	N 4° 42' 42" W	13.31'	6.66'
C5	196.72'	381.53'	29° 32' 32"	S 10° 38' 14" W	194.55'	100.60'
C6	64.48'	381.53'	9° 41' 01"	S 30° 15' 00" W	64.41'	32.32'
C7	21.68'	25.00'	49° 40' 47"	N 10° 15' 06" E	21.00'	11.57'
C8	23.62'	60.00'	22° 33' 07"	N 3° 18' 42" W	23.46'	11.96'
C9	245.25'	60.00'	234° 11' 34"	N 54° 56' 22" W	106.83'	117.27'
C10	23.68'	60.00'	22° 36' 53"	N 73° 27' 52" E	23.53'	12.00'
C11	21.68'	25.00'	49° 40' 46"	S 59° 55' 55" W	21.00'	11.57'
C12	220.67'	321.53'	39° 19' 23"	S 15° 25' 50" W	216.36'	114.88'
C13	42.45'	24.99'	97° 20' 00"	N 52° 23' 10" W	37.53'	28.41'
C14	343.64'	539.95'	36° 27' 54"	N 82° 47' 57" W	337.87'	177.86'
C15	155.85'	539.95'	16° 32' 18"	N 56° 17' 51" W	155.31'	78.47'



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001747827012 (calculated using GEOID12B).
- This tract does lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F revised date: April 2, 2014.
- 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development (PD).
- Where electric facilities are installed, the City of Bryan has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

APPROVAL OF THE CITY ENGINEER
 I, _____, the undersigned, 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 and was approved on the ____ day of _____, 20__.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

City Planner
 Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 81, Page 466, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____, 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 purpose stated.
 Given under my hand and seal on this ____ day of _____, 20__.

Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20__ and same was duly approved on the ____ day of _____, 20__ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Nathan Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Nathan Kerr, R.P.L.S. No. 6834

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, 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 ____ day of _____, 20__, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/F-	Now or Formerly

Final Plat

**Carrabba Industrial Park
 Phase 14
 Block 1, Lots 1-3 &
 Block 2, Lots 1-4
 25.056 Acres**

Being a final plat of a called
 50.75 Acre Tract in Volume 14568 Page 225,
 Stephen Austin No. 10 League Survey, A-63
 Bryan, Brazos County, Texas
 June 2024

<p>Owner: GRT Interests, LLC PO Box 663 Bryan, TX 77806</p>	<p>Engineer: PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951</p>
<p>Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 23-000</p>	