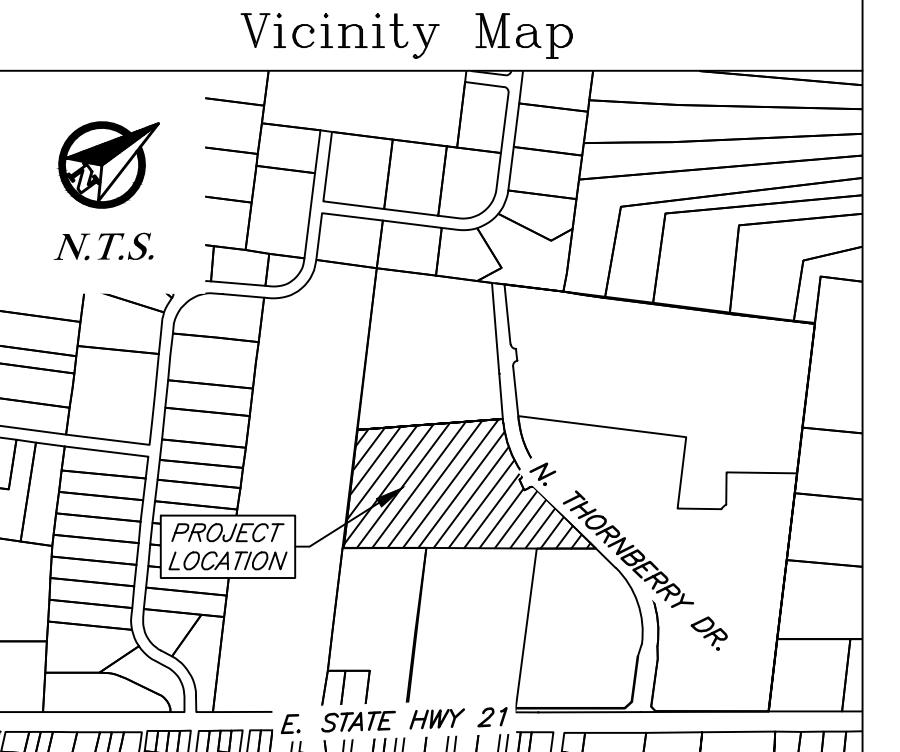
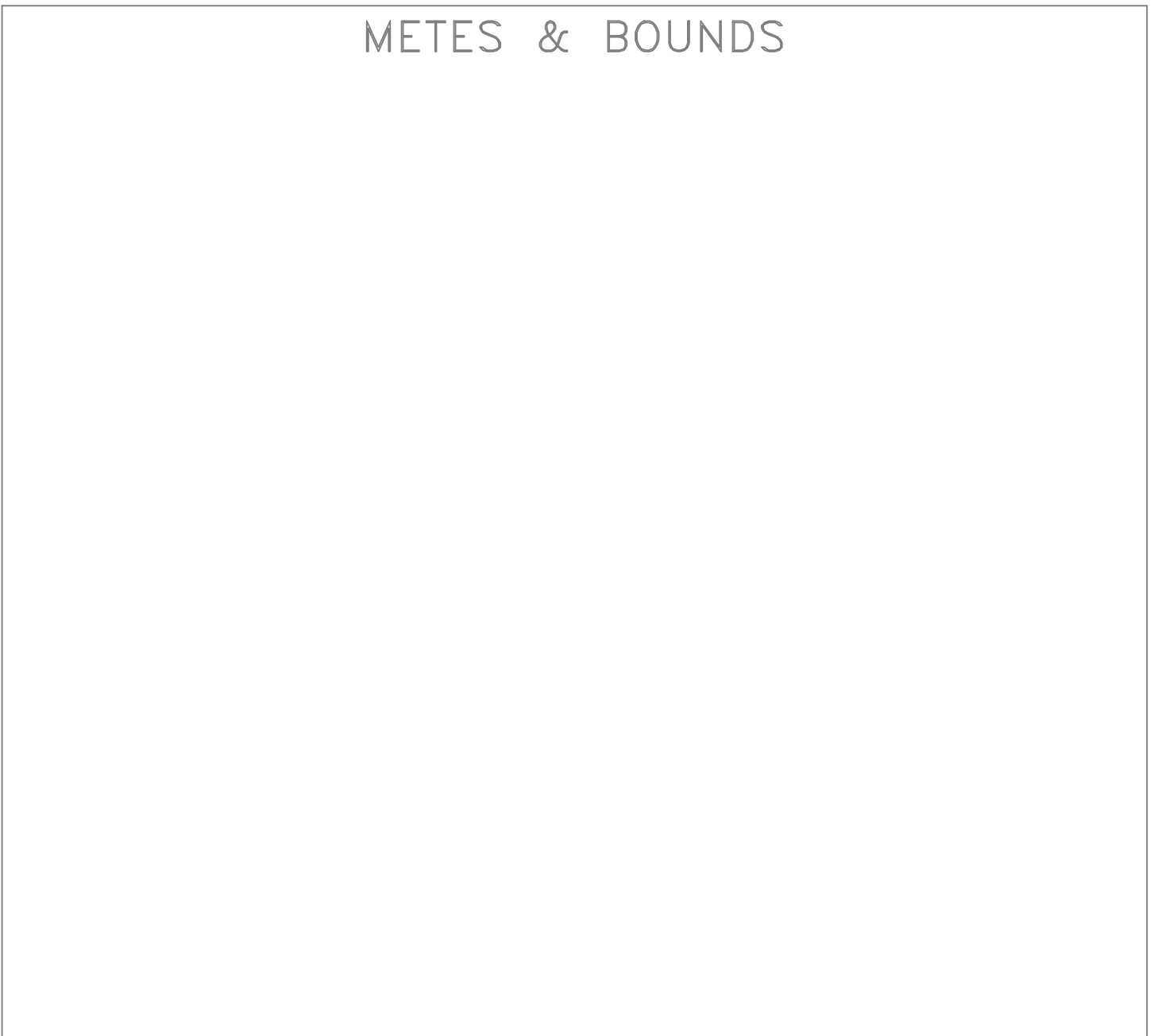
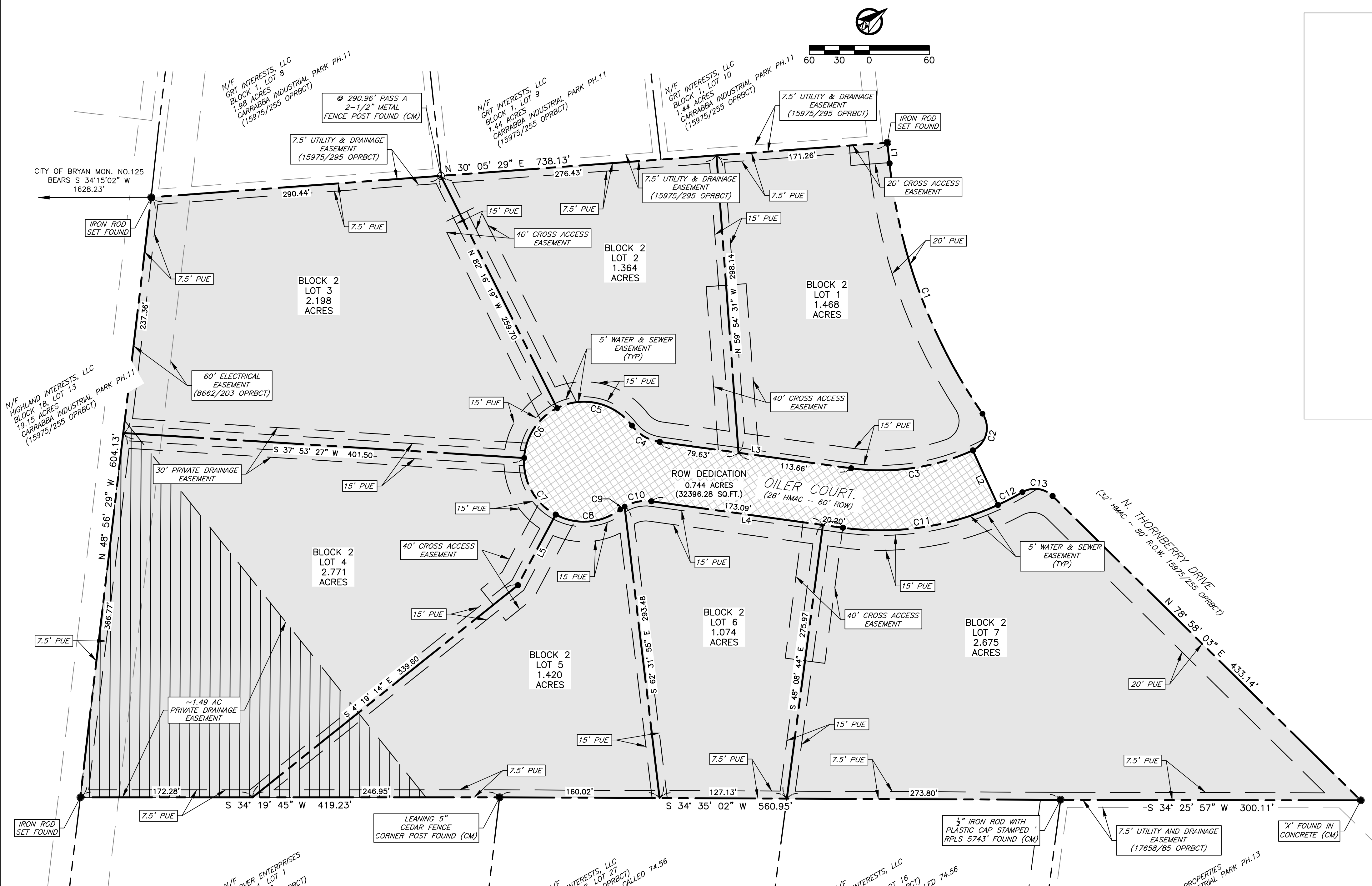


FINAL PLAT



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4200), 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) divided 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-Industrial District (PD-I). (Ord. No. 2597)
 - Where electric facilities are installed, the BTU 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.

- 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

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, (We), _____, the owner(s) and developer(s) of the land shown on this plat being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____, Page _____, 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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

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

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 _____, 202____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.79'	S 61° 44' 06" E
L2	60.00'	N 80° 16' 17" W
L3	193.28'	S 42° 11' 08" W
L4	193.28'	S 42° 11' 08" W
L5	80.04'	S 27° 30' 41" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	269.71'	539.94'	28° 37' 15"	S 76° 02' 45" E	266.92'	137.73'
C2	43.11'	25.00'	98° 48' 29"	S 40° 57' 32" E	37.96'	29.17'
C3	124.63'	220.00'	32° 27' 25"	S 25° 57' 25" W	122.97'	64.03'
C4	33.06'	42.00'	45° 05' 57"	S 64° 44' 06" W	32.21'	17.44'
C5	83.31'	60.00'	79° 33' 24"	S 47° 30' 23" W	76.78'	49.95'
C6	62.66'	60.00'	59° 50' 14"	S 22° 11' 26" E	59.85'	34.53'
C7	68.49'	60.00'	65° 24' 08"	S 84° 48' 37" E	64.83'	38.52'
C8	68.49'	60.00'	65° 24' 08"	N 29° 47' 15" E	64.83'	38.52'
C9	5.16'	42.00'	7° 02' 23"	N 0° 36' 22" E	5.16'	2.58'
C10	27.90'	42.00'	38° 03' 34"	N 23° 09' 21" E	27.39'	14.49'
C11	158.61'	280.00'	32° 27' 25"	S 25° 57' 25" W	156.50'	81.50'
C12	27.66'	280.18'	5° 39' 25"	N 6° 51' 25" E	27.65'	13.84'
C13	32.70'	25.00'	74° 56' 34"	N 41° 29' 51" E	30.41'	19.16'

Final Plat

Carrabba Industrial Park
Phase 12
Block 2, Lots 1-7 & ROW Dedication - 13.71 Acres

Being a Preliminary plan of all of a called 55 acres in Volume 12690, Page 272 OPRBCT and a portion of the remainder of a called 74.56 acres in called 14568 Page 225 OPRBCT

Stephen Austin No. 10 League Survey, A-63
Bryan, Brazos County, Texas
February 2025

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

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 23-000