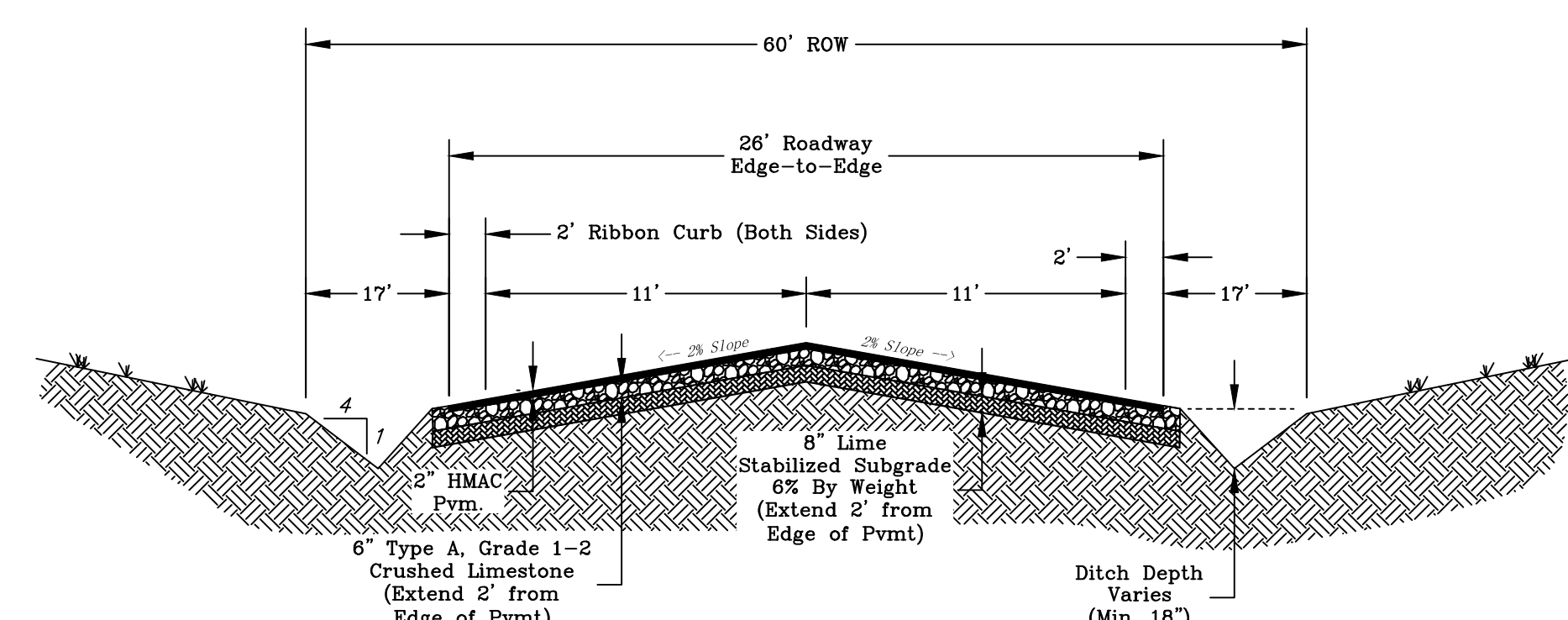
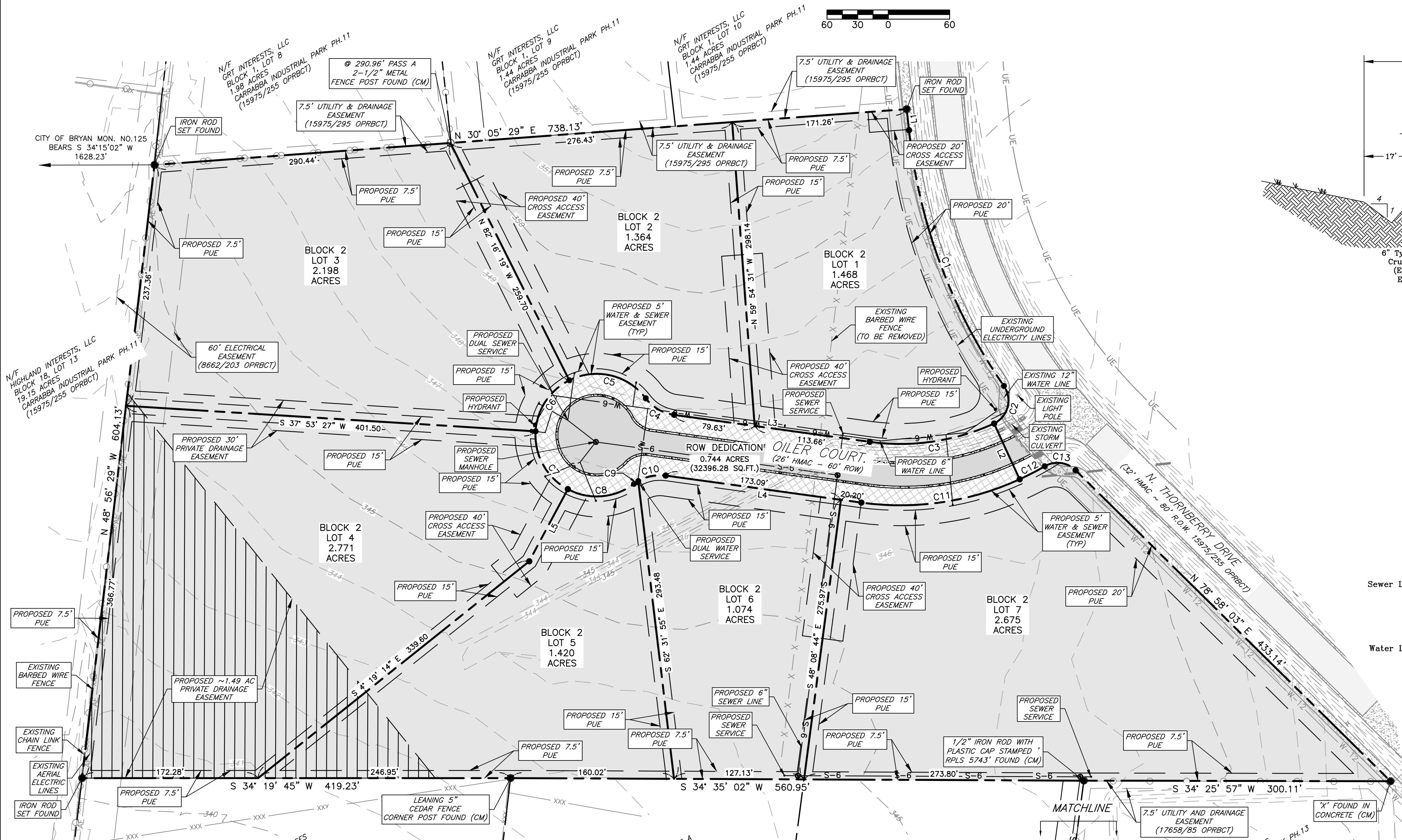
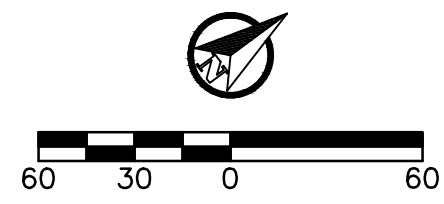
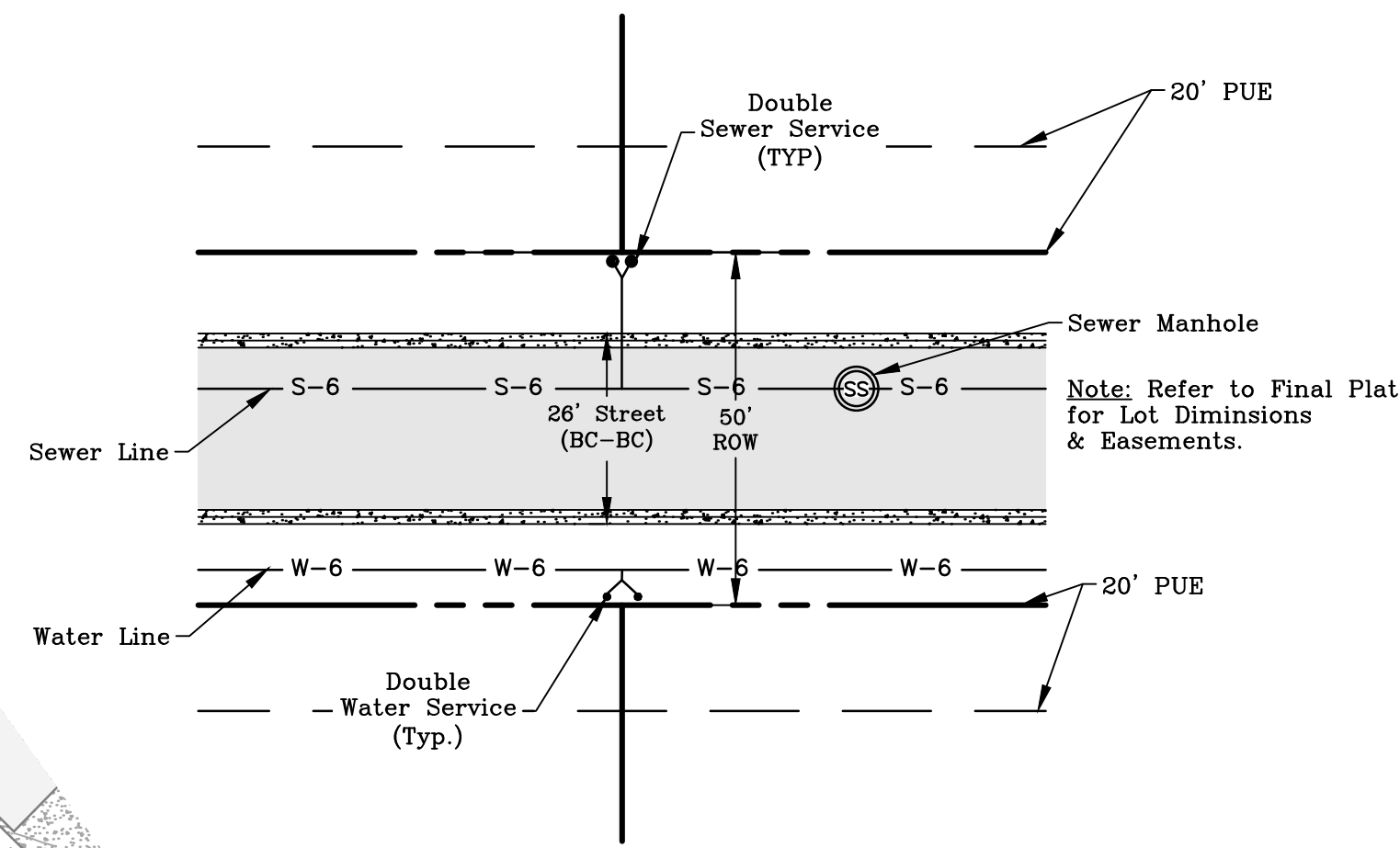


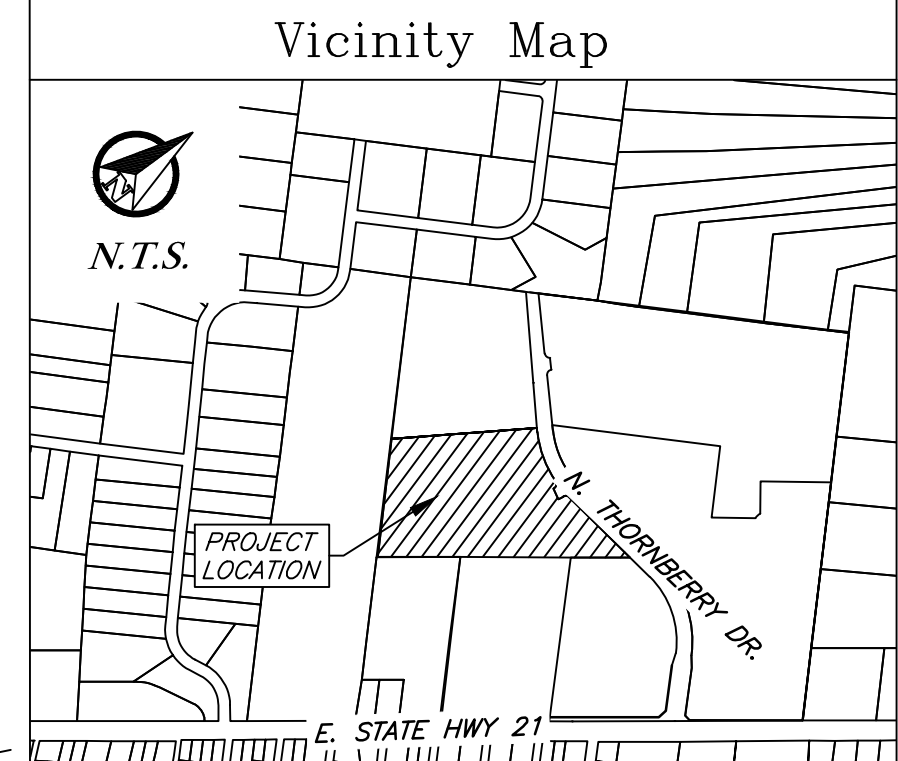
PRELIMINARY PLAN



Typical Street Cross-section  
N.T.S.



Typical Street & Utility Layout:  
N.T.S.



- 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 1.00011747827012 (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
  - OPRBCCT - 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

**Preliminary Plan**

**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

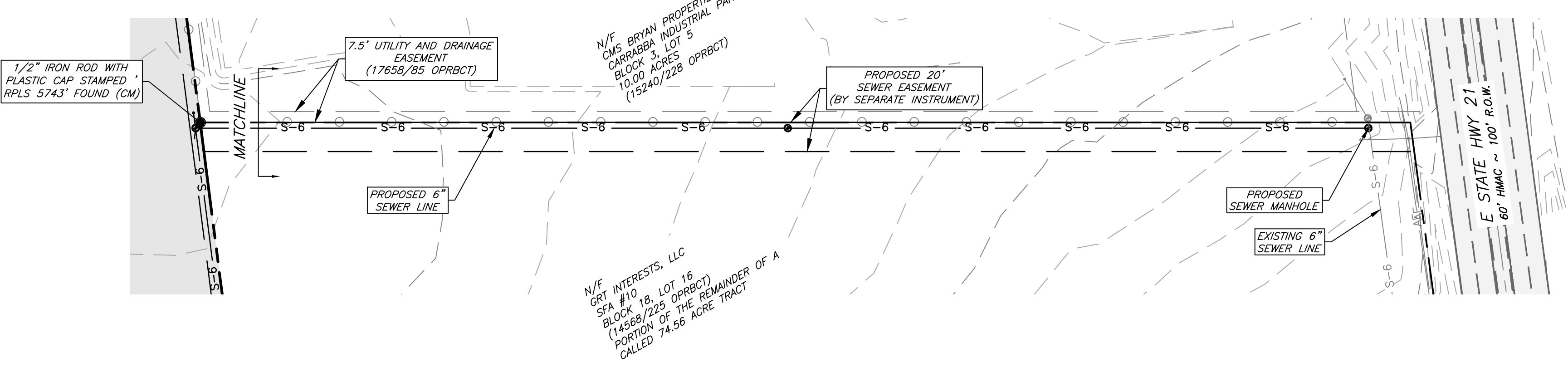
Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS #10018500  
Proj # 23-000

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'



J4 Engineering 2/15/2025 CB Ph.12 - Planning J4E Project # 23-003