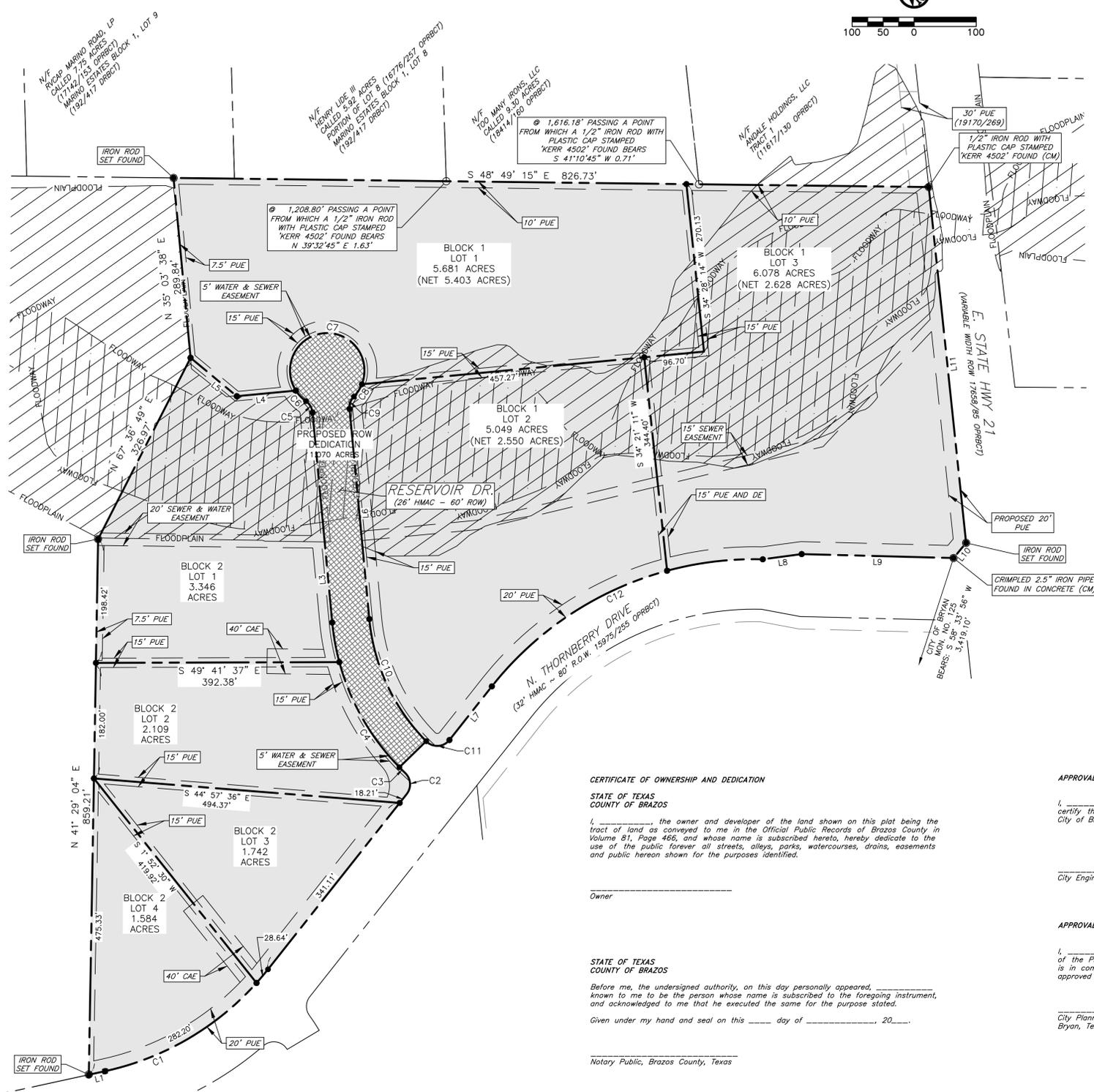
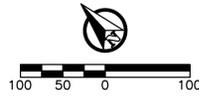


Final Plat

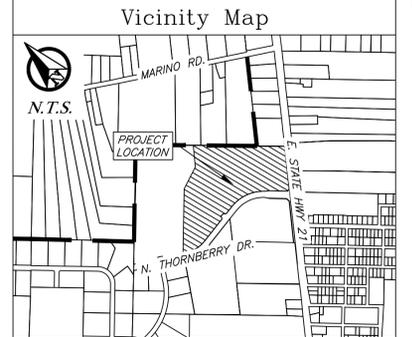
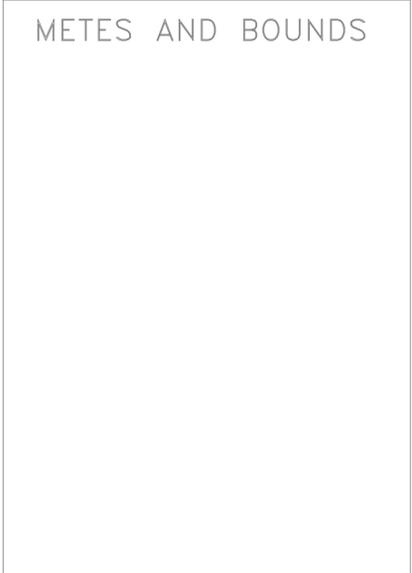


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.76'	N 61° 44' 06" W
L3	338.56'	N 35° 05' 31" E
L4	95.60'	N 54° 56' 22" W
L5	96.74'	N 9° 56' 22" W
L6	338.56'	S 35° 05' 31" W
L7	110.00'	S 78° 58' 03" W
L8	63.24'	N 57° 07' 31" W
L9	244.86'	N 48° 01' 40" W
L10	31.61'	S 80° 23' 24" W
L11	574.04'	S 34° 28' 14" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	315.46'	459.94'	39° 17' 52"	N 81° 23' 02" W	309.32'	164.22'
C2	36.95'	24.98'	84° 44' 41"	S 36° 37' 13" W	33.68'	22.79'
C3	13.31'	379.96'	2° 00' 25"	S 4° 42' 42" E	13.31'	6.66'
C4	196.67'	381.53'	29° 32' 04"	S 10° 38' 00" W	194.50'	100.57'
C5	21.68'	25.00'	49° 40' 47"	N 10° 15' 06" E	21.00'	11.57'
C6	23.62'	60.00'	22° 33' 07"	N 3° 18' 42" W	23.46'	11.96'
C7	245.25'	60.00'	234° 11' 34"	N 54° 56' 22" W	106.83'	117.27'
C8	23.68'	60.00'	22° 36' 53"	N 73° 27' 52" E	23.53'	12.00'
C9	21.68'	25.00'	49° 40' 46"	S 59° 55' 55" W	21.00'	11.57'
C10	220.67'	321.53'	39° 19' 23"	S 15° 25' 50" W	216.36'	114.88'
C11	42.45'	24.99'	97° 20' 00"	N 52° 23' 10" W	37.53'	28.41'
C12	343.64'	539.95'	36° 27' 54"	N 82° 47' 57" W	337.87'	177.86'



- 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 1.00011747627012 (calculated using GROUND2B).
 - 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)
 - Block 1, Lot 2 will not take access from Thornberry Drive.
 - Block 1, Lot 3 will not take access from State Highway 21.
 - 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.

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

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

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

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 COUNTY CLERK



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
 - CAE- Cross Access Easement
 - DE- Drainage Easement
 - PRDE- Private Drainage Easement
 - TV- Typical
 - N/F- Now or Formerly

Final Plat

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

Being a Preliminary plan of a called 50.75 Acre Tract in Volume 14568 Page 225, Stephen Austin No. 10 League Survey, A-63 Bryan, Brazos County, Texas
March 2026

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

Engineer:
IA 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