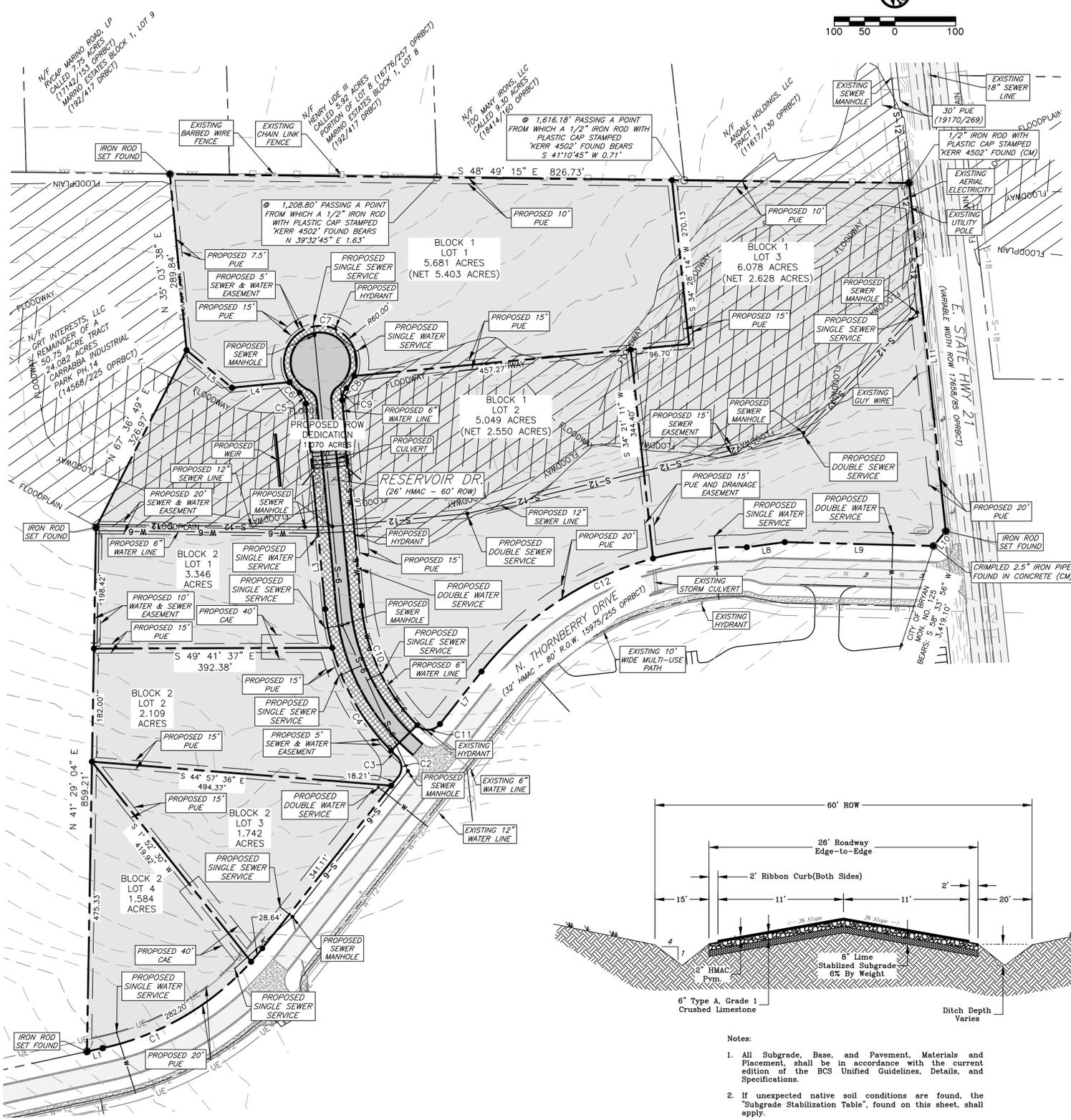
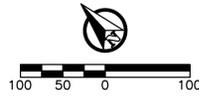


Preliminary Plan



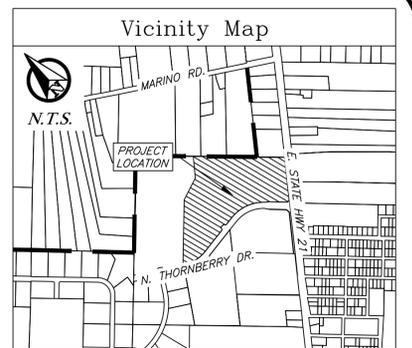
LINE TABLE

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

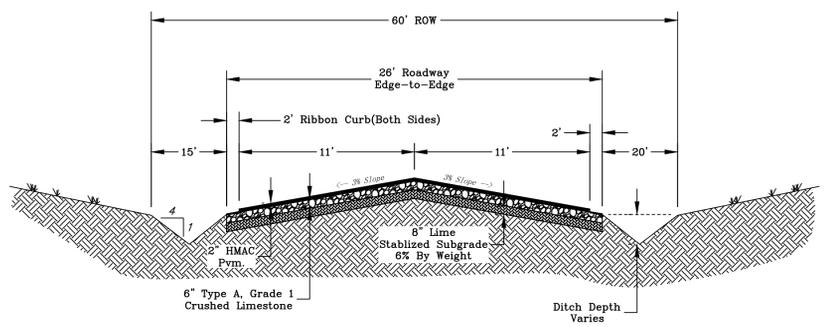
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	315.46'	459.94'	39° 17' 52"	N 81° 23' 02" W	309.32'	164.22'
C2	36.95'	24.98'	84° 44' 41"	S 36° 37' 13" W	33.68'	22.79'
C3	13.31'	379.96'	2° 00' 25"	S 4° 42' 42" E	13.31'	6.66'
C4	196.67'	381.53'	29° 32' 04"	S 10° 38' 00" W	194.50'	100.57'
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'

METES AND BOUNDS



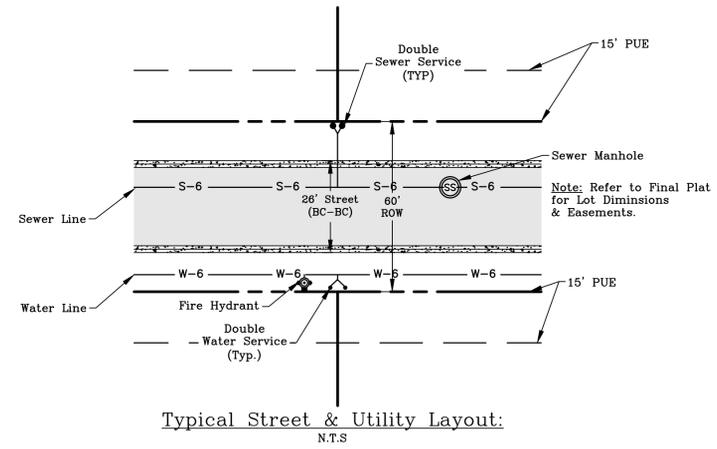
- General Notes:
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011747627012 (calculated using GROID12B).
 - 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.

- Annotations:
- ROW - Right-of-Way
 - HMAC - Hot mix asphaltic concrete
 - DRBCT - Deed Records Of Brazos County, Texas
 - ORBCT - Official Records Of Brazos County, Texas
 - OPBCT - 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
 - TYP - Typical
 - N/F - Now or Formerly



- Notes:
- All Subgrade, Base and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 - See Sheet C1 - General Notes.

Typical Rural Street Cross-section
N.T.S.



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

Preliminary Plan

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

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

J4E Project # 24-017
GRT Ph.14 - Platting
3/24/2026
J4 Engineering