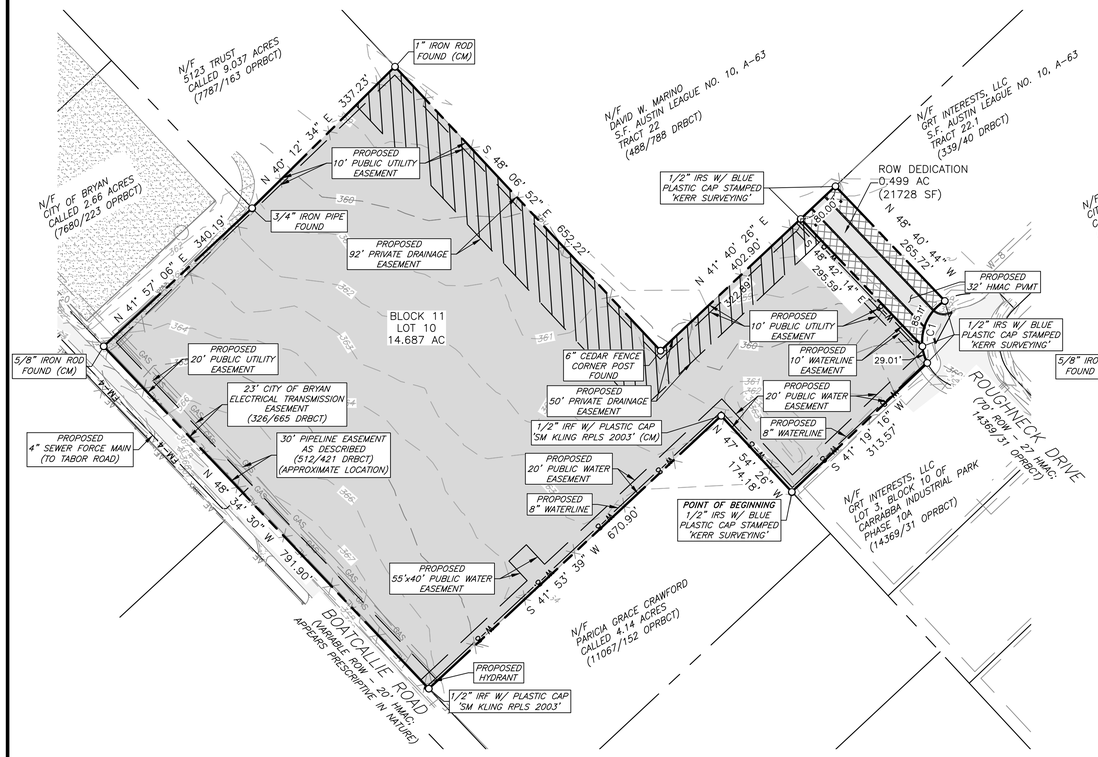
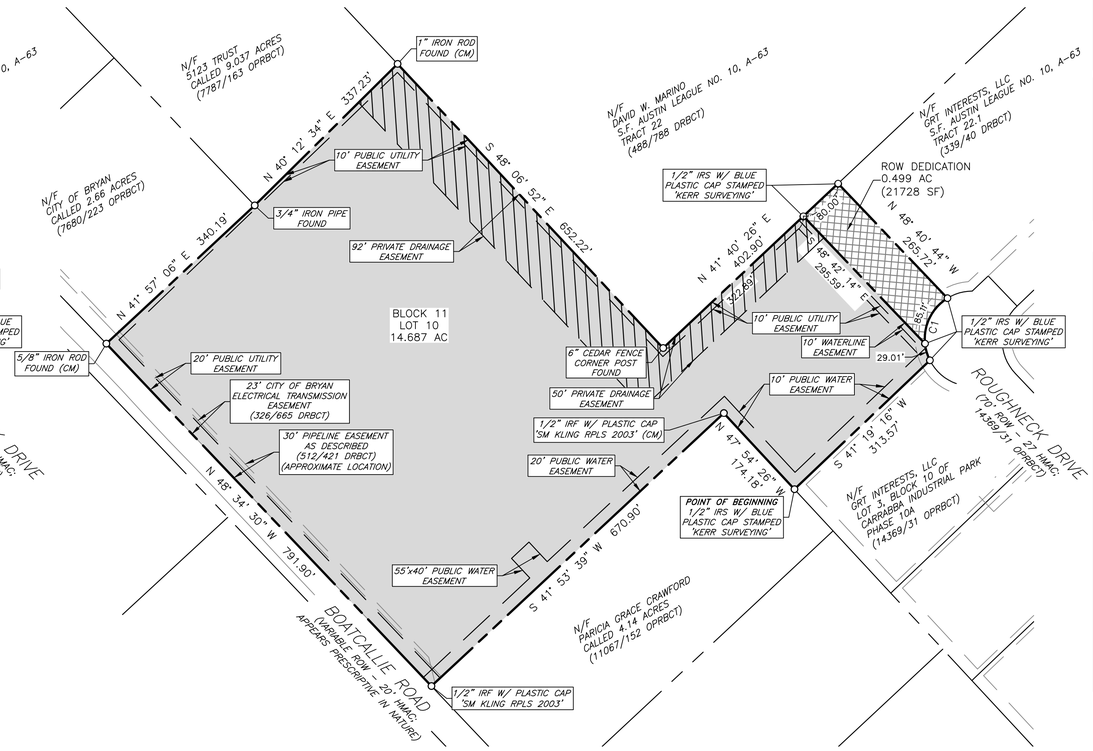
PRELIMINARY PLAN

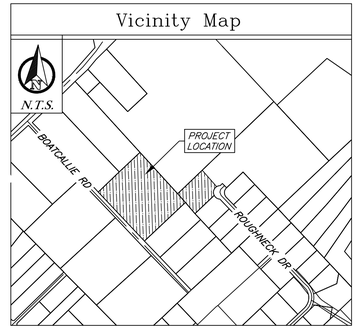
FINAL PLAT

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	118.91'	80.00'	85° 09' 56"	N 10° 40' 17" E	108.26'	73.52'





Vicinity Map



General Notes:

1. 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).
2. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011885434499 (calculated using GEOID12B).
3. This tract does/does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F, effective April 2, 2014.
4. 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. The topography shown is based on survey data.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. The subject property is zoned Planned Development – Industrial District (PD-I) per Ordinance No. 2764 which was passed by the Bryan City Council on November 18, 2025.
8. 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.
9. This survey plat was prepared without the benefit of a title commitment. Easements and other matters may apply.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, Managing Member, owner and developer of the land shown on this plat, and designated herein as Block 11, Lot 10 of the Carrabba Industrial Park Phase 10B a subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
Grant Carrabba, Managing Member
GRT Interests, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Grant Carrabba, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this _____ day of _____, 20__

_____
Notary Public, Brazos County , Texas

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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

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

FIELD NOTES DESCRIPTION
OF A
15.19 ACRE TRACT
STEPHEN F. AUSTIN 4 NO. 10 LEAGUE SURVEY, ABSTRACT 63
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 15.19 ACRES LYING IN THE STEPHEN F. AUSTIN NO. 10 LEAGUE SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, 2.90 ACRES BEING OUT OF THE REMAINDER OF A CALLED 34.84 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 11941, PAGE 227 OF THE OFFICAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND 12.289 ACRES BEING A PORTION OF A CALLED 12.34 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GRT INTERESTS, LLC RECORDED IN VOLUME 12024, PAGE 282 (OPRBCT), MEASURED TO BE 12.73 ACRES; SAID 15.19 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 51.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GOOSENECK TRAILER MANUFACTURING COMPANY, INC. RECORDED IN VOLUME 229, PAGE 680 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AT THE SOUTH CORNER OF LOT 1, BLOCK 10 OF SAID CARRABBA INDUSTRIAL PARK PHASE 10A, SAME BEING THE EAST CORNER OF A CALLED 4.14 ACRE TRACT OF LAND DESCRIBED IN A DEED TO REBECCA JOAN CRAWFORD RUSSELL RECORDED IN VOLUME 11067, PAGE 152 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'CARLOMAGNO' FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF BOATCALLIE ROAD (RIGHT-OF-WAY WIDTH VARIES, DEDICATED UNKNOWN), AT THE SOUTH CORNER OF SAID RUSSEL TRACT BEARS S 41° 49' 51" W A DISTANCE OF 662.25 FEET, AND THE CITY OF BRYAN GPS MONUMENT NO. 125 BEARS S 11° 21' 59" E A DISTANCE OF 3,009.90 FEET FROM SAID 3/8 INCH IRON ROD;

THENCE, WITH THE SOUTHWEST LINE OF SAID CARRABBA INDUSTRIAL PARK PHASE 10A, N 47° 54' 26" W, A DISTANCE OF 637.55 FEET TO A CALCULATED CORNER LYING ON THE NORTHEAST LINE OF A CALLED 4.14 ACRE TRACT OF LAND DESCRIBED IN A DEED AS "TRACT ONE" TO PATRICIA GRACE CRAWFORD RECORDED IN VOLUME 11067, PAGE 152 (OPRBCT), AT THE WEST CORNER OF LOT 3, BLOCK 10 OF SAID CARRABBA INDUSTRIAL PARK PHASE 10A, SAME BEING THE MOST SOUTHERLY CORNER OF SAID REMAINDER TRACT, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT, N 47° 54' 26" W, A DISTANCE OF 174.18 FEET TO 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED 'SM KLING RPLS 2003' FOUND IN THE SOUTHWEST LINE OF SAID REMAINDER TRACT, AT THE NORTH CORNER OF SAID "TRACT ONE", SAME BEING THE EAST CORNER OF SAID GRT 12.34 ACRE TRACT, FOR AN INTERIOR ELL CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID GRT 12.34 ACRE TRACT AND SAID "TRACT ONE", S 41° 53' 39" W, A DISTANCE OF 670.90 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'SM KLING RPLS 2003' FOUND FOR THE SOUTH COMMON CORNER OF SAID GRT 12.34 ACRE TRACT AND SAID CRAWFORD TRACT, LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BOATCALLIE ROAD;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BOATCALLIE ROAD, N 48° 34' 30" W, A DISTANCE OF 791.90 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BOATCALLIE ROAD, AT THE WEST CORNER OF SAID GRT 12.34 ACRE TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 2.66 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 7680, PAGE 223 (OPRBCT), FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, WITH THE SOUTHEAST LINE OF SAID CITY OF BRYAN TRACT THROUGH SAID GRT 12.34 ACRE TRACT, N 41° 57' 05" E, A DISTANCE OF 340.19 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE EAST CORNER OF SAID CITY OF BRYAN TRACT, SAME BEING THE SOUTH CORNER OF A CALLED 9.037 ACRE TRACT OF LAND DESCRIBED IN A DEED TO 5123 TRUST RECORDED IN VOLUME 7787, PAGE 163 (OPRBCT)

THENCE, CONTINUING THROUGH SAID GRT 12.34 ACRE TRACT AND WITH THE SOUTHEAST LINE OF SAID 9.037 ACRE TRACT, N 40° 12' 34" E, A DISTANCE OF 337.23 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF A CALLED 100 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TONY L. MARINO RECORDED IN VOLUME 154, PAGE 262 (DRBCT), FOR THE NORTH CORNER OF SAID GRT 12.34 ACRE TRACT AND THE EAST CORNER OF SAID 5123 TRACT, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHERLY LINES OF SAID MARINO TRACT, FOR THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:

1) S 48° 06' 52" E, A DISTANCE OF 652.22 FEET TO A 6 INCH CEDAR FENCE POST FOUND AT THE SOUTH CORNER OF SAID MARINO TRACT, SAME BEING THE WEST CORNER OF SAID REMAINDER TRACT;
2) N 41° 40' 26" E, A DISTANCE OF 402.89 FEET TO A CALCULATED CORNER LYING ON THE COMMON LINE OF SAID MARINO TRACT AND SAID REMAINDER TRACT, FOR A NORTHERLY CORNER HEREOF, FROM WHICH A 3/8 INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID MARINO AND SAID REMAINDER TRACT BEARS N 41° 40' 26" E A DISTANCE OF 1,186.36 FEET;

THENCE, DEPARTING SAID COMMON LINE AND SEVERING SAID REMAINDER TRACT, S 48° 42' 14" E, A DISTANCE OF 265.74 FEET TO A CALCULATED CORNER LYING ON THE WEST SIDE OF THE CUL-DE-SAC OF ROUGHNECK DRIVE (70' WIDE RIGHT-OF-WAY PER PLAT) OF SAID CARRABBA INDUSTRIAL PARK PHASE 10A, SAID CALCULATED CORNER MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, AROUND SAID CUL-DE-SAC, BEING THE NORTHERLY LINE OF SAID CARRABBA INDUSTRIAL PARK PHASE 10A, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 119.03 FEET, A DELTA ANGLE OF 85° 15' 03", AND A CHORD WHICH BEARS S 10° 42' 50" W, A DISTANCE OF 108.35 FEET TO A CALCULATED CORNER;

THENCE, S 41° 19' 16" W, A DISTANCE OF 313.56 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 15.19 ACRES, MORE OR LESS. SURVEYED ON THE GROUND MARCH 2025 UNDER MY SUPERVISION.
3)

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
PAE-	Public Access Easement
DE-	Drainage Easement
PrDE-	Private Drainage Easement
TYP-	Typical
N/F-	Now or Formerly

Final Plat

Carrabba Industrial Park Phase 10B, Block 11 Lot 10 & R.O.W.

15.19 Acres
Being 2.90 Acres out of the Remainder of a called 34.84 Acres 11941/227 OPRBCT & All of a called 12.34 Acres 12024/282 OPRBCT
Stephen F. Austin No. 10 League Survey, Abstract 63
Bryan, Brazos County, Texas

July 2026
Scale: 1"=120'

Owner:
GRT Interests, LLC
P.O. Box 663
Bryan, TX 77802

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 25-0712

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951