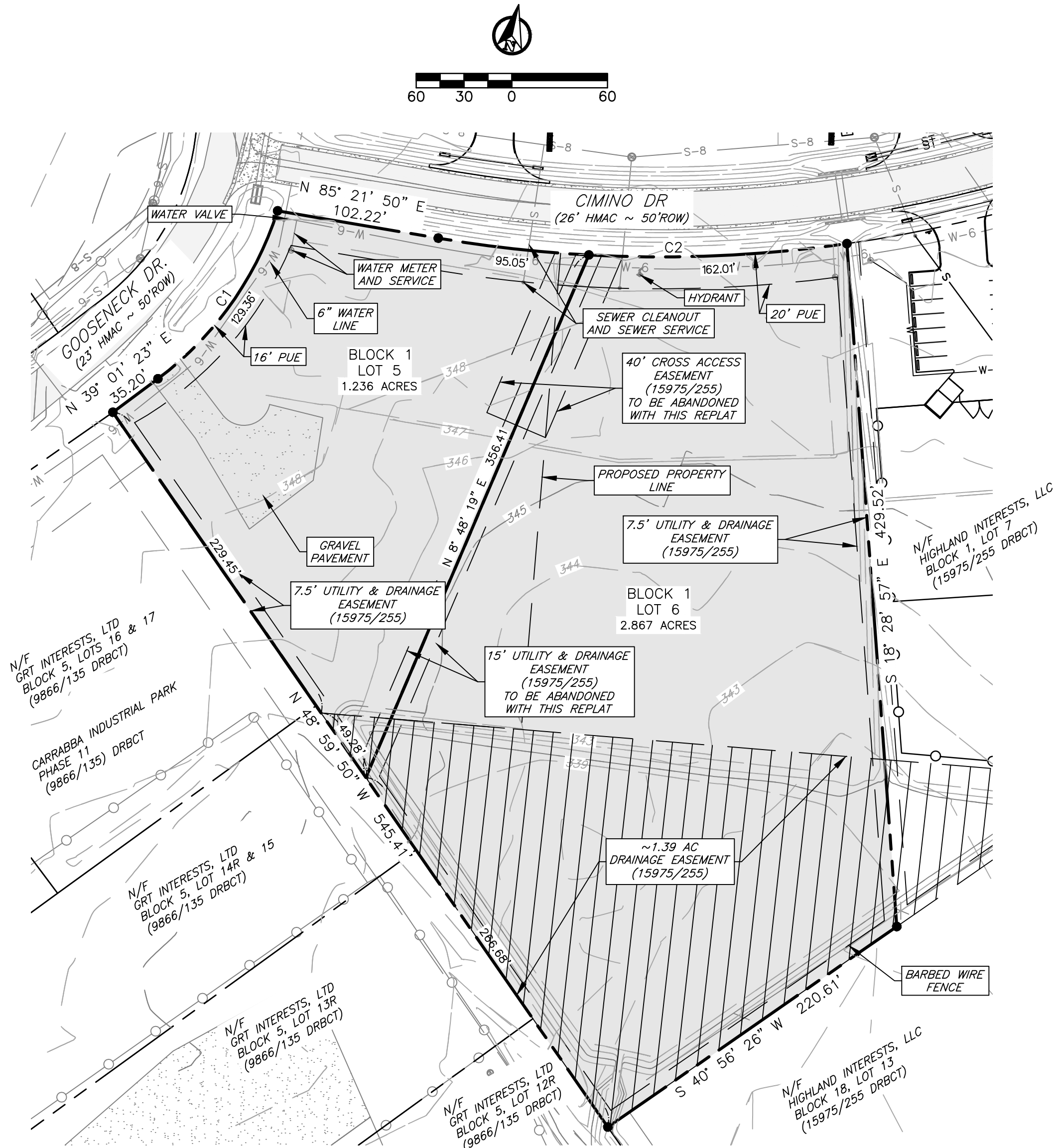
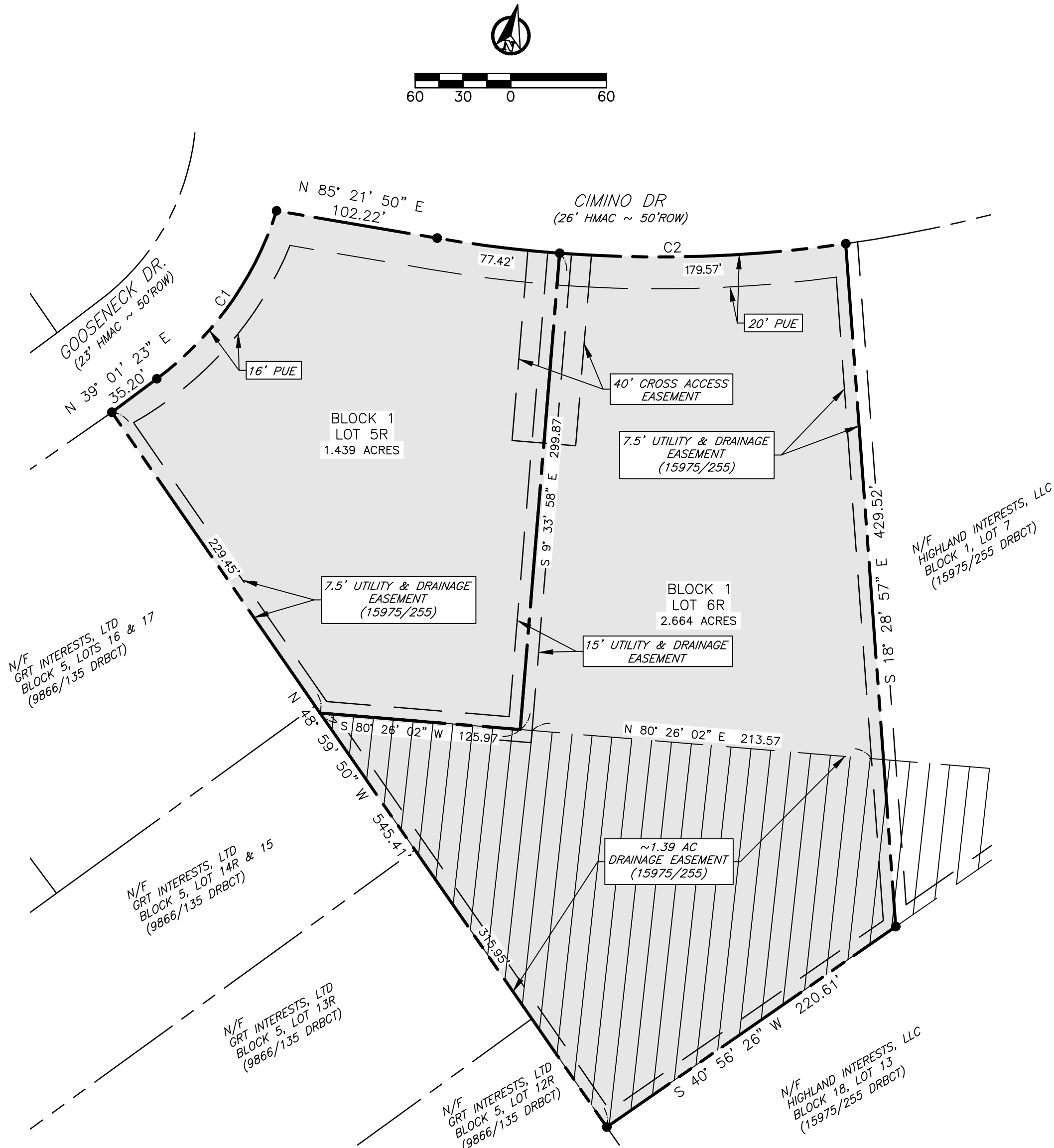


ORIGINAL



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	131.48'	210.97'	35° 42' 25"	N 21° 10' 11" E	129.36'	67.95'
C2	257.37'	830.00'	17° 45' 59"	N 76° 28' 50" E	256.34'	129.73'

REPLAT



FIELD NOTES
OF A 4.118 ACRE TRACT
BEING LOT 5 AND LOT 6, BLOCK 1
CARRABBA INDUSTRIAL PARK, PHASE 11
S. F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND CONTAINING 4.118 ACRES, LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, A-63, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING LOT 5 AND LOT 6, BLOCK 1, CARRABBA INDUSTRIAL PARK, PHASE 11, RECORDED IN VOLUME 15975 PAGE 255 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 4.118 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A POINT ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, A CITY STREET, BEING THE NORTH CORNER OF LOT 17, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE 4 REVISED, AND THE WEST CORNER OF LOT 5, BLOCK 1 OF CARRABBA INDUSTRIAL PARK, PHASE 11.

THENCE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE AND COMMON LINE WITH SAID LOT 5, N 39°01'23" E, A DISTANCE OF 35.20 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.97 FEET, DELTA OF 35°42'25", AND AN ARC LENGTH OF 131.48 FEET.

THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG THE SAID CURVE A CHORD BEARING OF N 21°10'11" E, A DISTANCE OF 129.36 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE AND THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE, A CITY STREET.

THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF GOOSENECK DRIVE, ALONG THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE, BEING THE NORTH LINE OF LOT 5, N 85°21'50" E, A DISTANCE OF 102.22 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 830.00 FEET, DELTA OF 17°46'00", AND AN ARC LENGTH OF 257.37 FEET.

THENCE CONTINUE ALONG THE SOUTH RIGHT OF WAY LINE OF CIMINO DRIVE, ALONG THE SAID CURVE A CHORD BEARING OF N 76°28'50" E, A DISTANCE OF 256.34 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, CARRABBA INDUSTRIAL PARK, PHASE 11. POINT BEING THE COMMON CORNER WITH LOT 7 OF SAID PHASE 11.

THENCE ACROSS PHASE 11, ALONG THE COMMON LINE BETWEEN LOT 6 AND LOT 7 PHASE 11, S 18°28'57" E, A DISTANCE OF 429.52 FEET TO A 1/2" IRON ROD SET. POINT BEING ALONG THE NORTH LINE OF A 19.15 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HIGHLAND INTERESTS, INC., RECORDED IN VOLUME 15975 PAGE 255.

THENCE ALONG THE COMMON LINE BETWEEN THE SAID HIGHLAND INTERESTS 19.15 ACRE TRACT AND CARRABBA INDUSTRIAL PARK, PHASE 11, S 40°56'26" W, A DISTANCE OF 220.61 FEET TO A 1/2" IRON ROD FOUND, BEING THE SOUTH CORNER OF LOT 6, AT THE NORTHWEST CORNER OF THE HIGHLAND INTERESTS 19.15 ACRE TRACT, AND BEING A POINT ALONG THE NORTHEAST LINE OF LOT 13R, BLOCK 5, CARRABBA INDUSTRIAL PARK, PHASE 3.

THENCE CONTINUE ALONG THE COMMON LINE BETWEEN THE CARRABBA INDUSTRIAL PARK, PHASE 3 AND THE HEREIN DESCRIBED TRACTS OF LOT 5 AND LOT 6, CARRABBA INDUSTRIAL PARK, PHASE 11, N 48°59'48" W, A DISTANCE OF 545.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.118 ACRES OF LAND ACCORDING TO A SURVEY PERFORMED ON JANUARY 24, 2024 ON THE GROUND, UNDER THE SUPERVISION OF PAUL WILLIAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5743, IN THE STATE OF TEXAS.

Vicinity Map



General Notes:

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
- The topography shown is from field survey data.
- No portion of this lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C0205F, effective April 2, 2014.
- Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
- Distances shown along curves are chord lengths.
- All Drainage Easements are private and will be the responsibility of that lot's owner(s).
- This property is currently zoned Planned Development - (PD).
- Where electric facilities are installed, 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

REPLAT

Carrabba Indusriial Park Ph.11
Block 1, Lots 5R & 6R

Being a Replat of Carrabba Industrial Park Ph.11
Block 1, Lots 5 & 6 - 4.103 Acres
Volume 15975, Page 255 DRBCT
Zeno Phillips League Survey, A-145
Bryan, Brazos County, Texas

March 2024

Owner:
GRT Interests, LLC
P.O. Box 663
Bryan, TX 77806

Surveyor:
Paul Williams Land
Surveying Co.
1851 Briarcrest Dr.
Bryan, TX 77802
RPLS #5743

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

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 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 _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

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 15975, Page 255, 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, Paul Williams, Registered Professional Land Surveyor No. 5743, 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.

Paul Williams, R.P.L.S. No. 5743