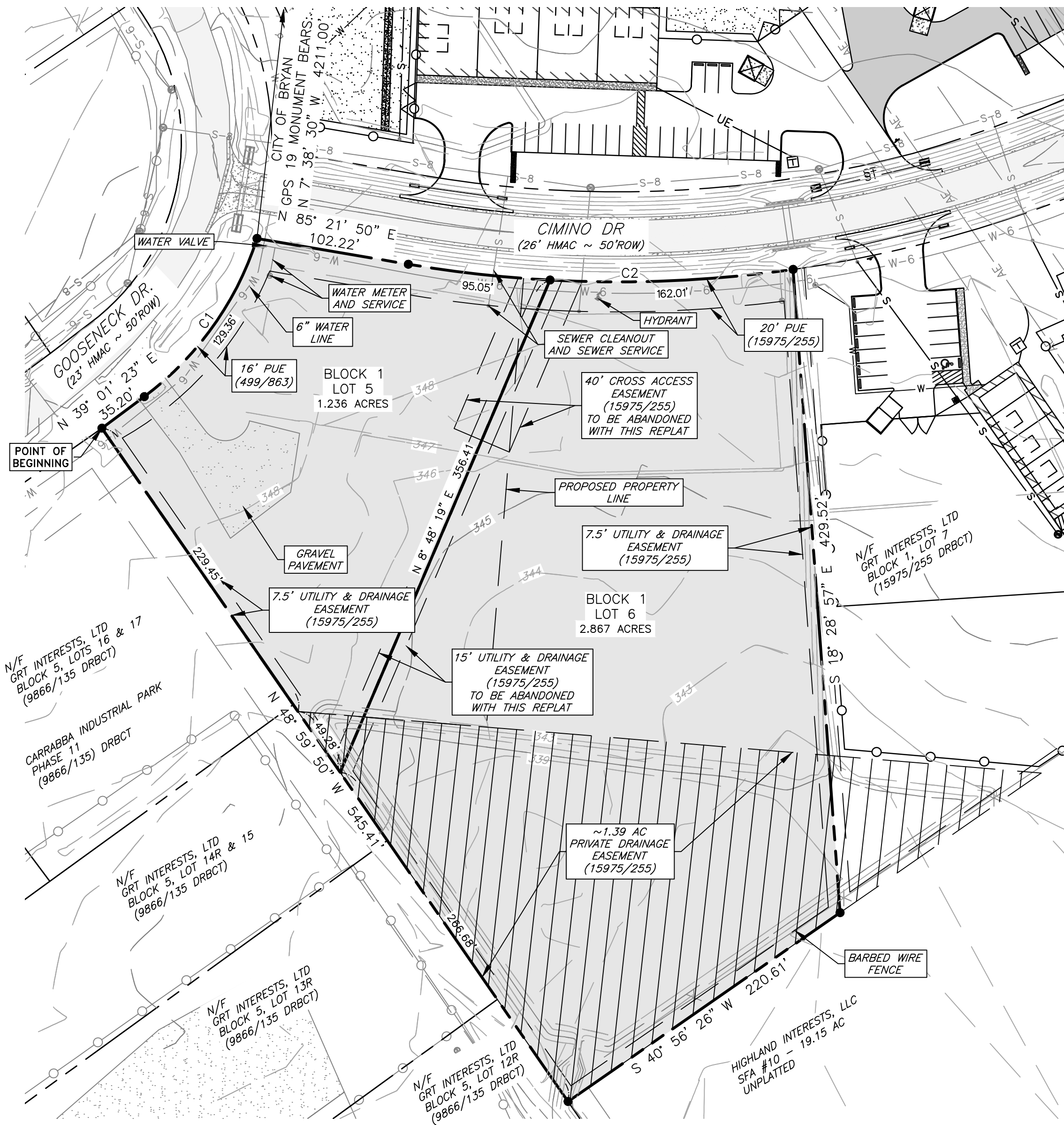
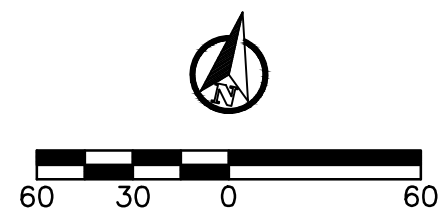
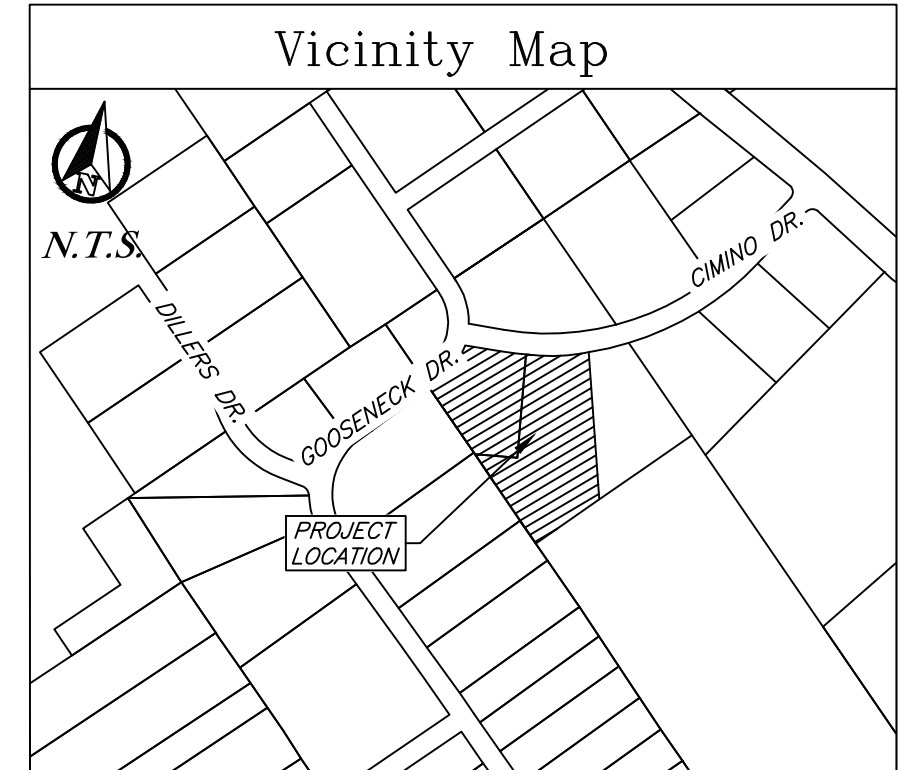
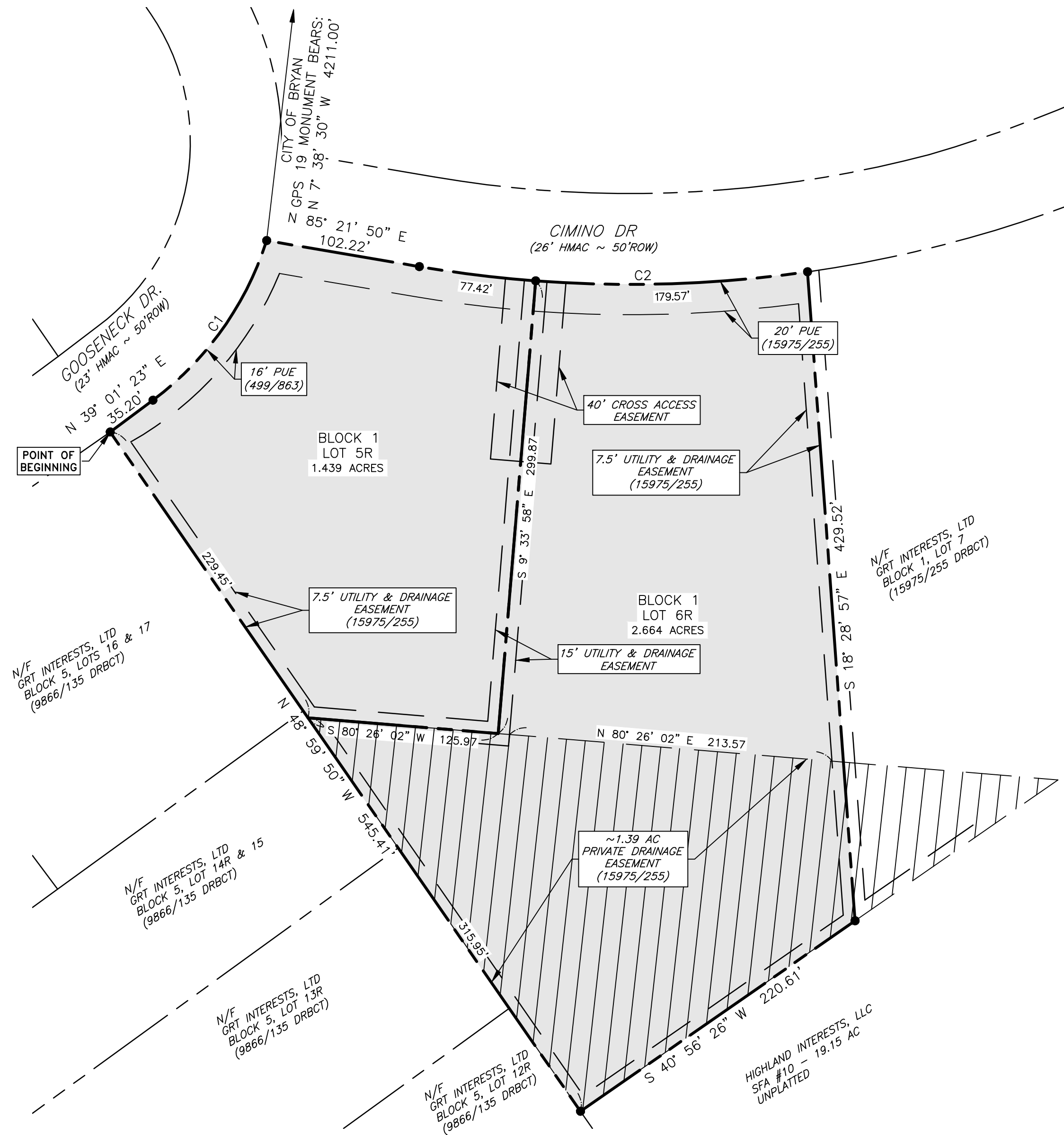
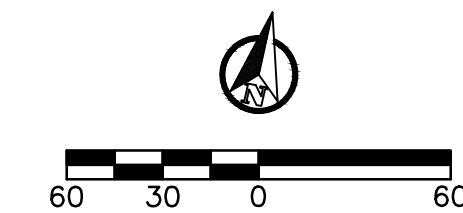


ORIGINAL



REPLAT



General Notes:

- 1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. 1/2" iron rods will be set at all angle points and lot corners, unless stated otherwise.
3. The topography shown is from field survey data.
4. 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.
5. Setbacks shall be in accordance with all City of Bryan ordinances and regulations.
6. Distances shown along curves are chord lengths.
7. All Drainage Easements are private and will be the responsibility of that lot's owner(s).
8. This property is currently zoned Planned Development - Industrial (PD-I), established by Ordinance No. 2597.
9. 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
HMAL - 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

CURVE TABLE
Table with 7 columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH, TANGENT. It lists two curves, C1 and C2, with their respective dimensions.

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...

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____.

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____.

Notary Public, Brazos County, Texas

City Engineer, Bryan, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

REPLAT
Carrabba Industrial 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
Engineer: I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951
Surveyor: Paul Williams Land Surveying Co.
1851 Briarcrest Dr.
Bryan, TX 77802
RPLS #5743

44E Project # 23-034
1800 Cimino - Replat.dwg
4/24/2024
J4 Engineering