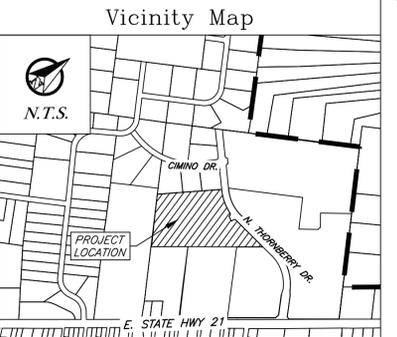
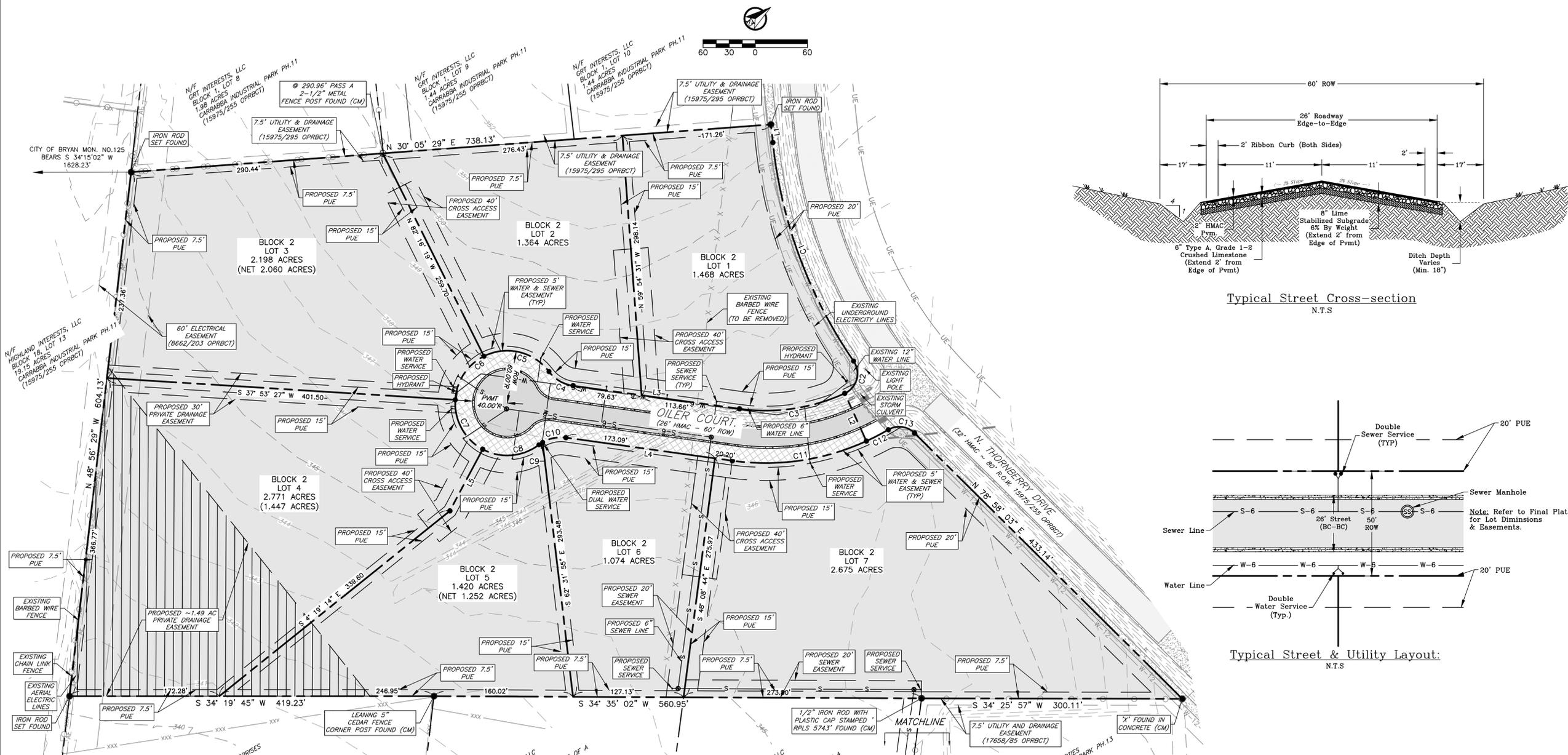
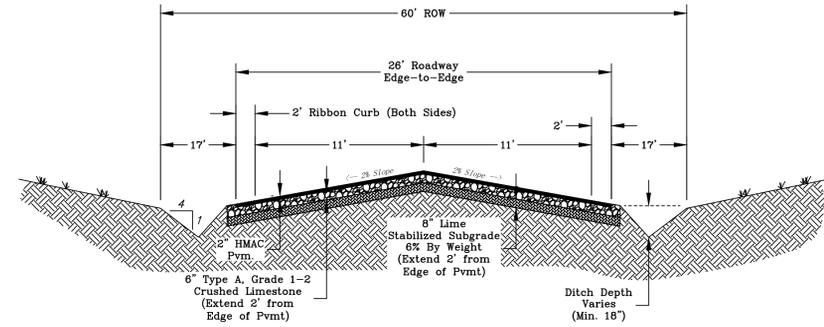


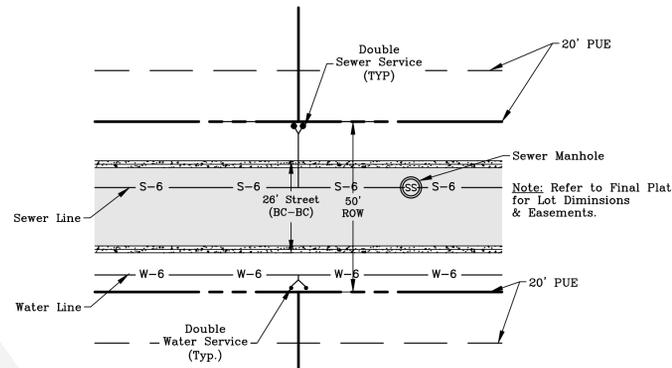
PRELIMINARY PLAN



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4200), 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) divided by a combined scale factor of 1.0001747827012 (calculated using GEOID12B).
 - 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).
 - 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.



Typical Street Cross-section
N.T.S.



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

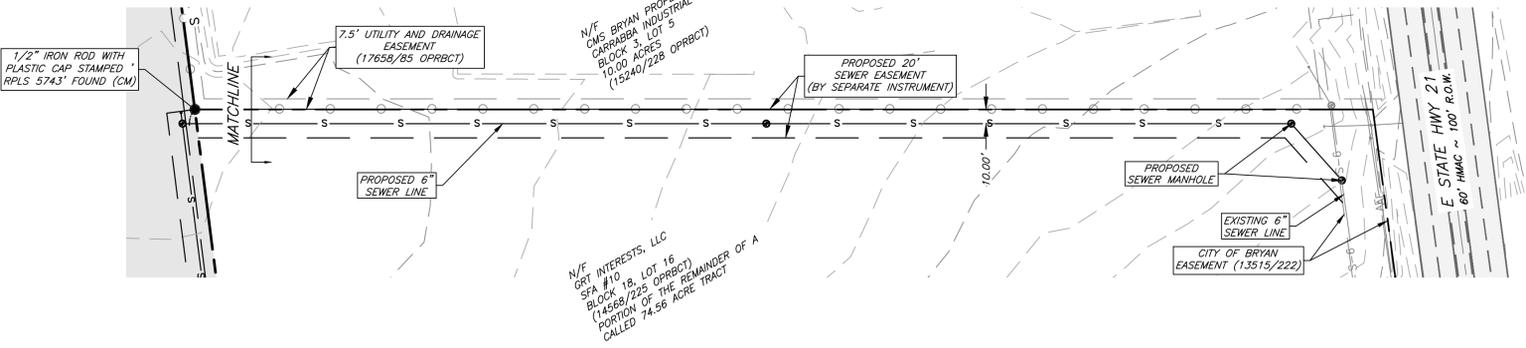
- Annotations:**
- ROW - Right-of-Way
 - HMAC - Hot mix asphaltic concrete
 - DRBCT - Deed Records Of Brazos County, Texas
 - ORBCT - Official Records Of Brazos County, Texas
 - OPRBCT - Official Public Records Of Brazos County, Texas
 - (-) - Record information
 - (CM) - Controlling Monument used to establish property boundaries
 - PUE - Public Utility Easement
 - TYP - Typical
 - N/F - Now or Formerly

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.79'	S 61° 44' 06" E
L2	59.99'	S 80° 09' 46" E
L3	193.28'	S 42° 11' 08" W
L4	193.28'	S 42° 11' 08" W
L5	80.04'	S 27° 30' 41" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	269.71'	539.94'	28° 37' 15"	S 76° 02' 45" E	266.92'	137.73'
C2	43.72'	25.00'	100° 12' 22"	N 40° 15' 35" W	38.36'	29.90'
C3	124.03'	218.96'	32° 27' 25"	S 26° 02' 23" W	122.38'	63.73'
C4	33.06'	42.00'	45° 05' 57"	S 64° 44' 06" W	32.21'	17.44'
C5	83.31'	60.00'	79° 33' 24"	S 47° 30' 23" W	76.78'	49.95'
C6	62.66'	60.00'	59° 50' 14"	S 22° 11' 26" E	59.85'	34.53'
C7	68.49'	60.00'	65° 24' 08"	S 84° 48' 37" E	64.83'	38.52'
C8	68.49'	60.00'	65° 24' 08"	N 29° 47' 15" E	64.83'	38.52'
C10	27.90'	42.00'	38° 03' 34"	N 23° 09' 21" E	27.39'	14.49'
C11	157.91'	278.76'	32° 27' 25"	N 26° 01' 52" E	155.81'	81.14'
C12	28.39'	279.97'	5° 48' 34"	N 6° 55' 56" E	28.37'	14.21'
C13	32.70'	25.00'	74° 56' 34"	N 41° 29' 51" E	30.41'	19.16'



Preliminary Plan

Carrabba Industrial Park Phase 12

Block 2, Lots 1-7 & ROW Dedication - 13.71 Acres

Being a Preliminary plan of all of a called 55 acres in Volume 12690, Page 272 OPRBCT and a portion of the remainder of a called 74.56 acres in called 14568 Page 225 OPRBCT

Stephen Austin No. 10 League Survey, A-63
Bryan, Brazos County, Texas
June 2025

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