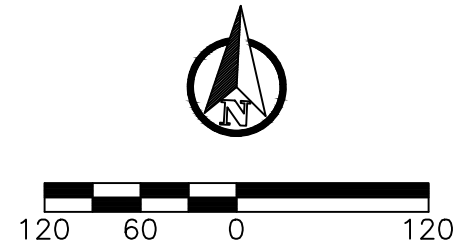
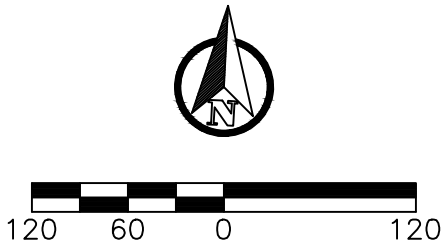


PRELIMINARY PLAN

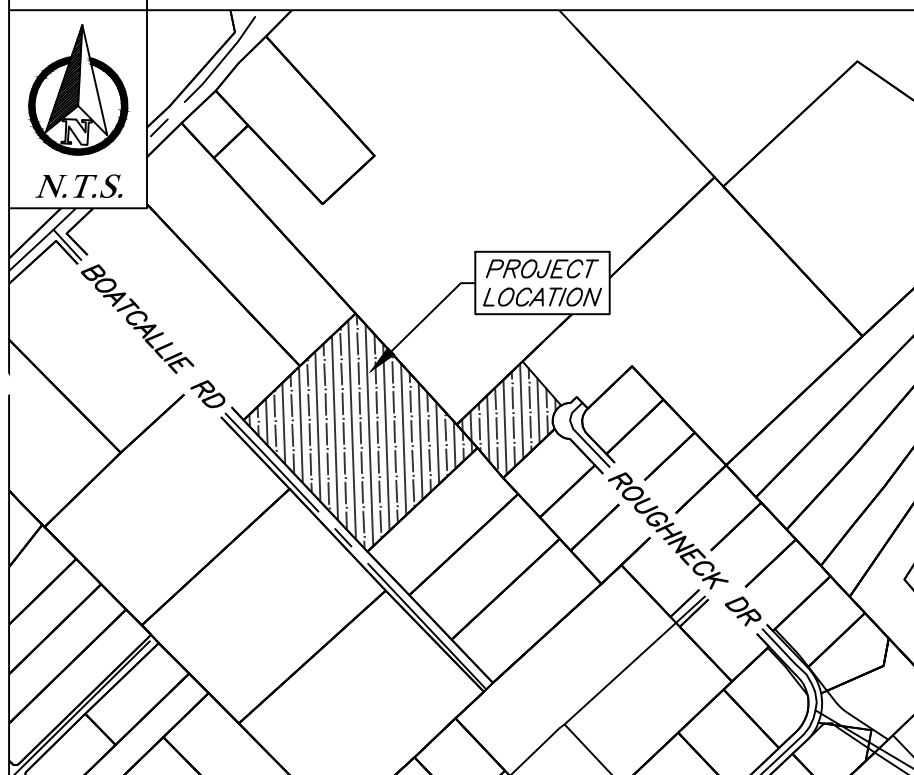


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	118.91'	80.00'	85° 09' 56"	N 10° 40' 17" E	108.26'	73.52'

FINAL PLAT



Vicinity Map



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 1.00011885434499 (calculated using GEOD12B).
- This tract does/does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F, effective 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.
- The topography shown is based on survey data.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- The subject property is zoned Planned Development - Industrial District (PD-1) per Ordinance No. 2764 which was passed by the Bryan City Council on November 18, 2025.
- 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.
- This survey plat was prepared without the benefit of a title commitment. Easements and other matters may apply.
- It is the responsibility of the proerty owner, not the City, to provide for the operation, repair, and maintenance of all private drainage easements and private stormwater detention facilities that are a part of this plat. The City of Bryan shall not be responsible for any operation, repair, and maintenance of these areas.

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
(I)-	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
PDE-	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:

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951