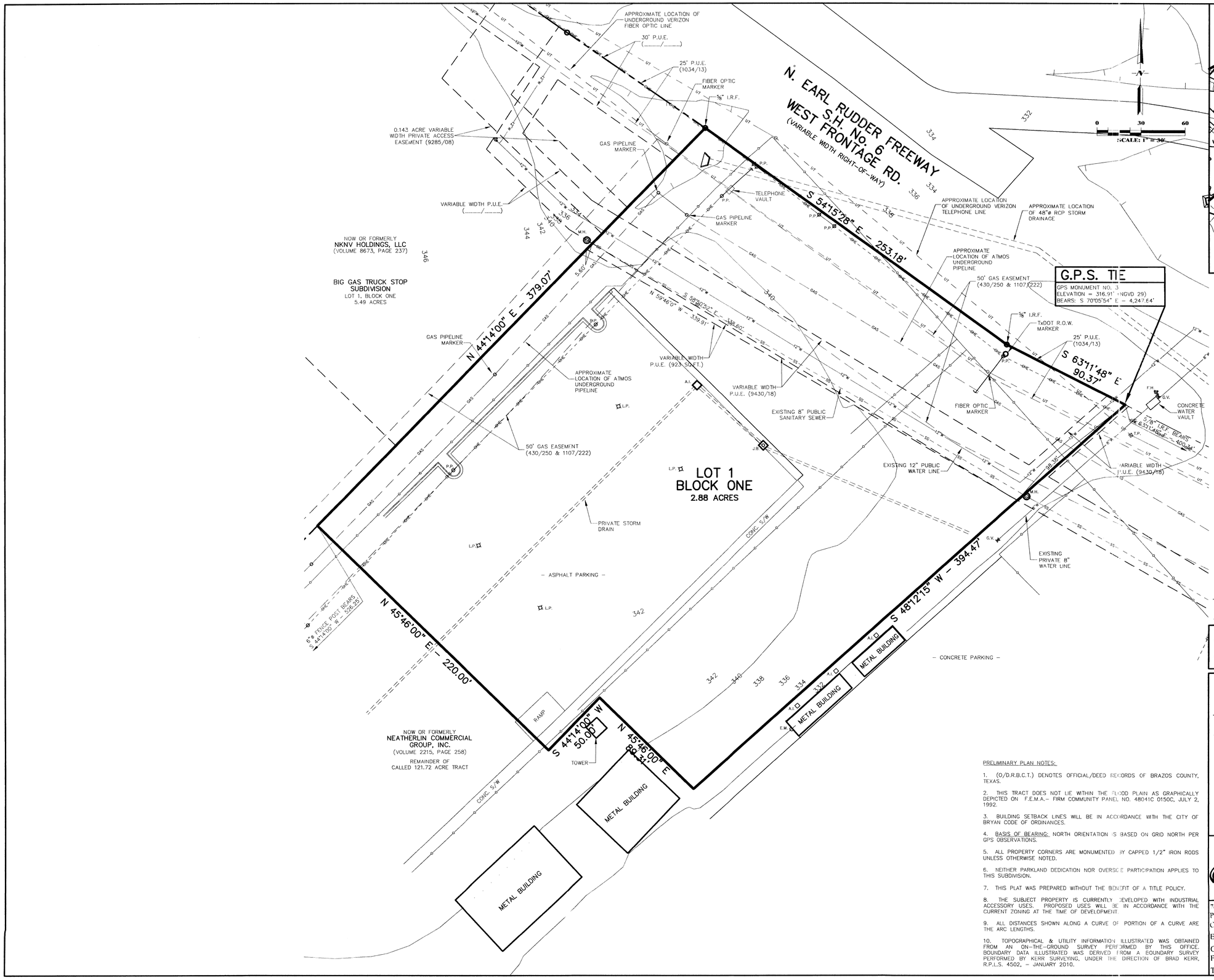

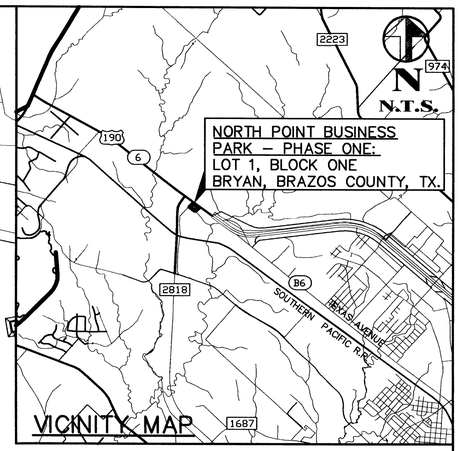

SYMBOL & LINE LEGEND

Ø	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
WV	WATER VALVE
WM	WATER METER
DCV	DOUBLE CHECK VALVE
EV	ELECTRIC VALVE
BV	BALL VALVE
EM	ELECTRICAL TRANSFORMER
GM	GAS METER
MH	MANHOLE
C.O.	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT

NOT FOR RECORD

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PRELIMINARY PLAN OF NORTH POINT BUSINESS PARK SUBDIVISION PHASE ONE

LOT 1, BLOCK ONE
2.88 ACRES
W. S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: JANUARY 2010

JUN 22 2010

PRELIMINARY PLAN NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0150C, JULY 2, 1992.

3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.

5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.

6. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

8. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH INDUSTRIAL ACCESSORY USES. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

9. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC LENGTHS.

10. TOPOGRAPHICAL & UTILITY INFORMATION ILLUSTRATED WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY THIS OFFICE. BOUNDARY DATA ILLUSTRATED WAS DERIVED FROM A BOUNDARY SURVEY PERFORMED BY KERR SURVEYING, UNDER THE DIRECTION OF BRAD KERR, R.P.L.S. 4502, – JANUARY 2010.

RME Consulting Engineers
7607 EASTMARK DR., STE. 252A <77840>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
NEATHERLIN COMMERCIAL GROUP
3828 S. COLLEGE AVENUE
BRYAN, TX 77801
OFF: (979) 268-6840
FAX: (979) 268-6841
EMAIL: john@johnclark.com

FILENAME: 0373PP1A	SCALE: 1"=30'
SUBMITTED DATE: MAY 12, 2010	
REVISIONS: 6/23/10	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
241 – 0380

DP