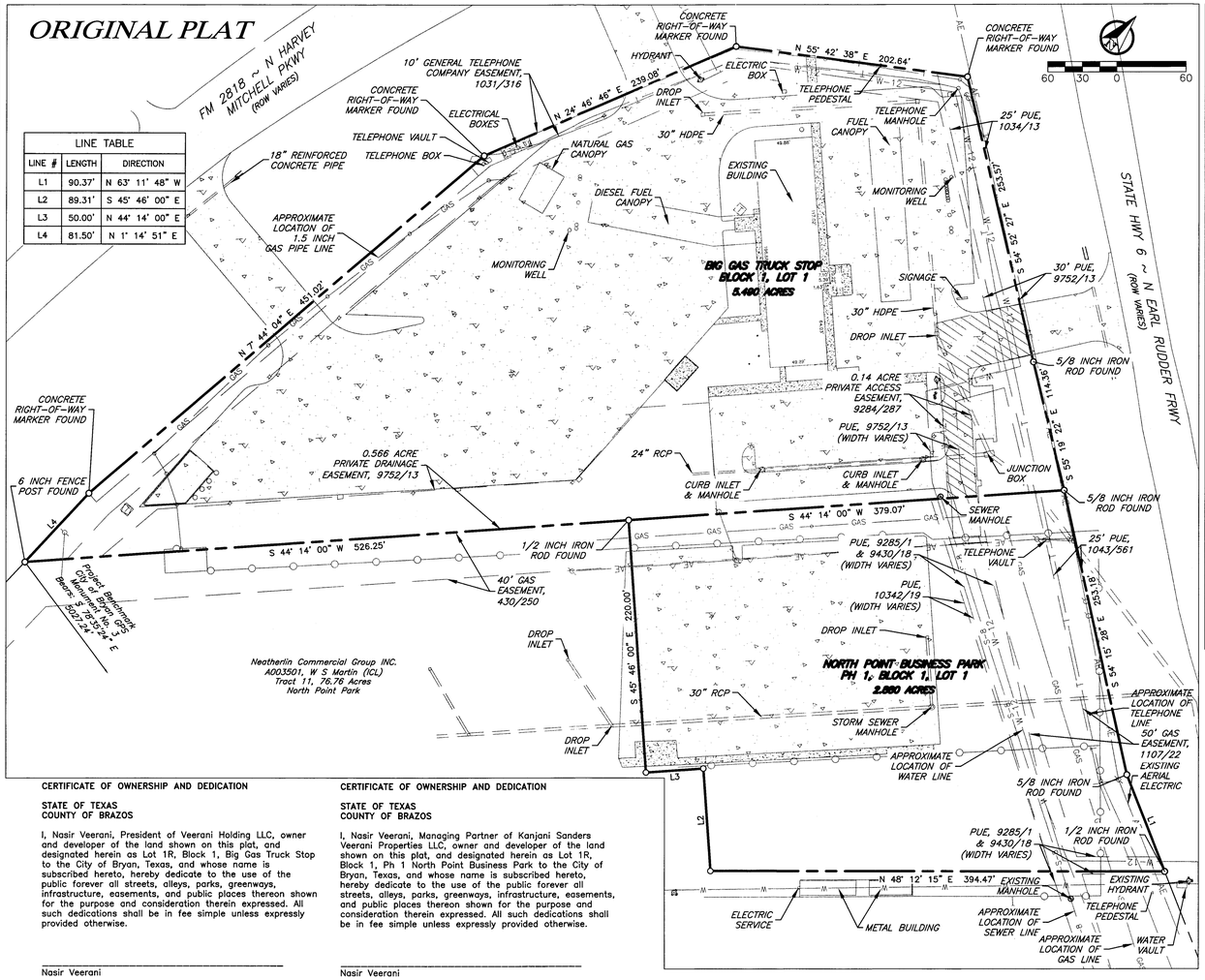
ORIGINAL PLAT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	90.37'	N 63° 11' 48" W
L2	89.31'	S 45° 46' 00" E
L3	50.00'	N 44° 14' 00" E
L4	81.50'	N 1° 14' 51" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nasir Veerani, President of Veerani Holding LLC, owner and developer of the land shown on this plat, and designated herein as Lot 1R, Block 1, Big Gas Truck Stop to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Nasir Veerani

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nasir Veerani, 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nasir Veerani, Managing Partner of Kanjani Sanders Veerani Properties LLC, owner and developer of the land shown on this plat, and designated herein as Lot 1R, Block 1, Ph 1 North Point Business Park to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Nasir Veerani

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Nasir Veerani, 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , 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 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 PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

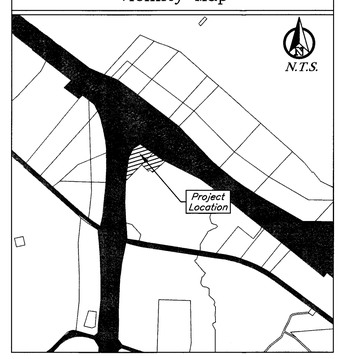
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

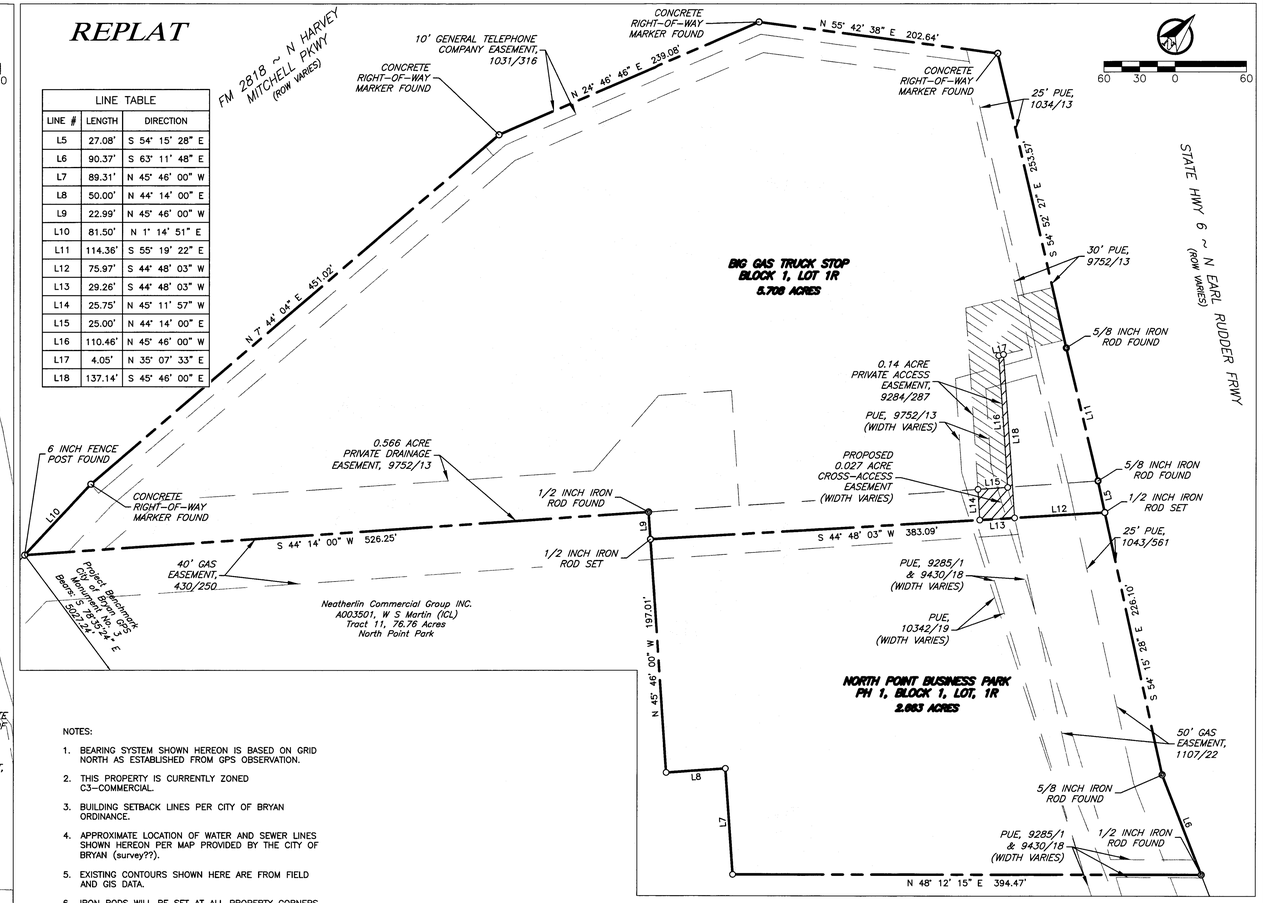
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____ 20_____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

Vicinity Map



REPLAT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	27.08'	S 54° 15' 28" E
L6	90.37'	S 63° 11' 48" E
L7	89.31'	N 45° 46' 00" W
L8	50.00'	N 44° 14' 00" E
L9	22.99'	N 45° 46' 00" W
L10	81.50'	N 1° 14' 51" E
L11	114.36'	S 55° 19' 22" E
L12	75.97'	S 44° 48' 03" W
L13	29.26'	S 44° 48' 03" W
L14	25.75'	N 45° 11' 57" W
L15	25.00'	N 44° 14' 00" E
L16	110.46'	N 45° 46' 00" W
L17	4.05'	N 35° 07' 33" E
L18	137.14'	S 45° 46' 00" E

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS PROPERTY IS CURRENTLY ZONED C3–COMMERCIAL.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
4. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN (survey??).
5. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD AND GIS DATA.
6. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0185E, EFFECTIVE MAY 9, 2014.

MAY 27 2015

METES AND BOUNDS DESCRIPTION
OF A
8.371 ACRE TRACT
W. S. MARTIN SURVEY, A–35
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE W. S. MARTIN SURVEY, ABSTRACT NO. 35, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, BIG GAS TRUCK STOP SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9752. PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 1, NORTH POINT BUSINESS PARK, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 10342, PAGE 19 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 1, NORTH POINT BUSINESS PARK, AND A NORTHERLY CORNER OF THE REMAINDER OF A CALLED 121.720 ACRE TRACT AS DESCRIBED BY A DEED TO NEATHERLIN COMMERCIAL GROUP, INC. RECORDED IN VOLUME 2215, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 1, NORTH POINT BUSINESS PARK, FOR THE FOLLOWING CALLS:

S 48° 12' 15" W FOR A DISTANCE OF 394.47 FEET;

N 45° 46' 00" W FOR A DISTANCE OF 89.31 FEET;

S 44° 14' 00" W FOR A DISTANCE OF 50.00 FEET;

N 45° 46' 00" W FOR A DISTANCE OF 220.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SAID LOT 1, BIG GAS TRUCK STOP, MARKING THE WEST CORNER OF SAID LOT 1, NORTH POINT BUSINESS PARK;

THENCE: S 44° 14' 00" W ALONG THE COMMON LINE OF SAID LOT 1, BIG GAS TRUCK STOP, AND SAID REMAINDER OF 121.720 ACRE TRACT FOR A DISTANCE OF 526.25 FEET TO A 6 INCH FENCE CORNER POST FOUND ON THE SOUTHEAST LINE OF FM 2818 (HARVEY MITCHELL PARKWAY – VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1, BIG GAS TRUCK STOP;

THENCE: ALONG THE SOUTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:

N 01° 14' 51" E FOR A DISTANCE OF 81.50 FEET TO A CONCRETE RIGHT–OF–WAY MARKER FOUND;

N 07° 44' 04" E FOR A DISTANCE OF 451.02 FEET TO A CONCRETE RIGHT–OF–WAY MARKER FOUND;

N 24° 46' 46" E FOR A DISTANCE OF 239.08 FEET TO A CONCRETE RIGHT–OF–WAY MARKER FOUND;

N 55° 42' 38" E FOR A DISTANCE OF 202.64 FEET TO A CONCRETE RIGHT–OF–WAY MARKER FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE NORTH CORNER OF SAID LOT 1, BIG GAS TRUCK STOP;

THENCE: ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

S 54° 52' 27" E FOR A DISTANCE OF 253.57 FEET TO A 5/8 INCH IRON ROD FOUND;

S 55° 19' 22" E FOR A DISTANCE OF 114.36 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 1, BIG GAS TRUCK STOP AND NORTH POINT BUSINESS PARK;

S 54° 15' 28" E FOR A DISTANCE OF 253.18 FEET TO A 5/8 INCH IRON ROD FOUND;

S 63° 11' 48" E FOR A DISTANCE OF 90.37 FEET TO THE POINT OF BEGINNING CONTAINING 8.371 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

FINAL PLAT

Big Gas Truck Stop Block 1, Lot 1R & North Point Business Park Ph 1, Block 1, Lot 1R

Being a Replat of Big Gas Truck Stop Block 1, Lot 1 and Noith Point Business Park Ph 1, Block 1, Lot 1, Bryan, Brazos County, Texas

May 2015

Owner:
Kajani Sanders Veerani Properties, LLC
4444 Spring Meadows Dr
College Station, TX 77845

Owner:
Veerani Holding LLC.
4444 Spring Meadows Dr
College Station, TX 77845

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

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