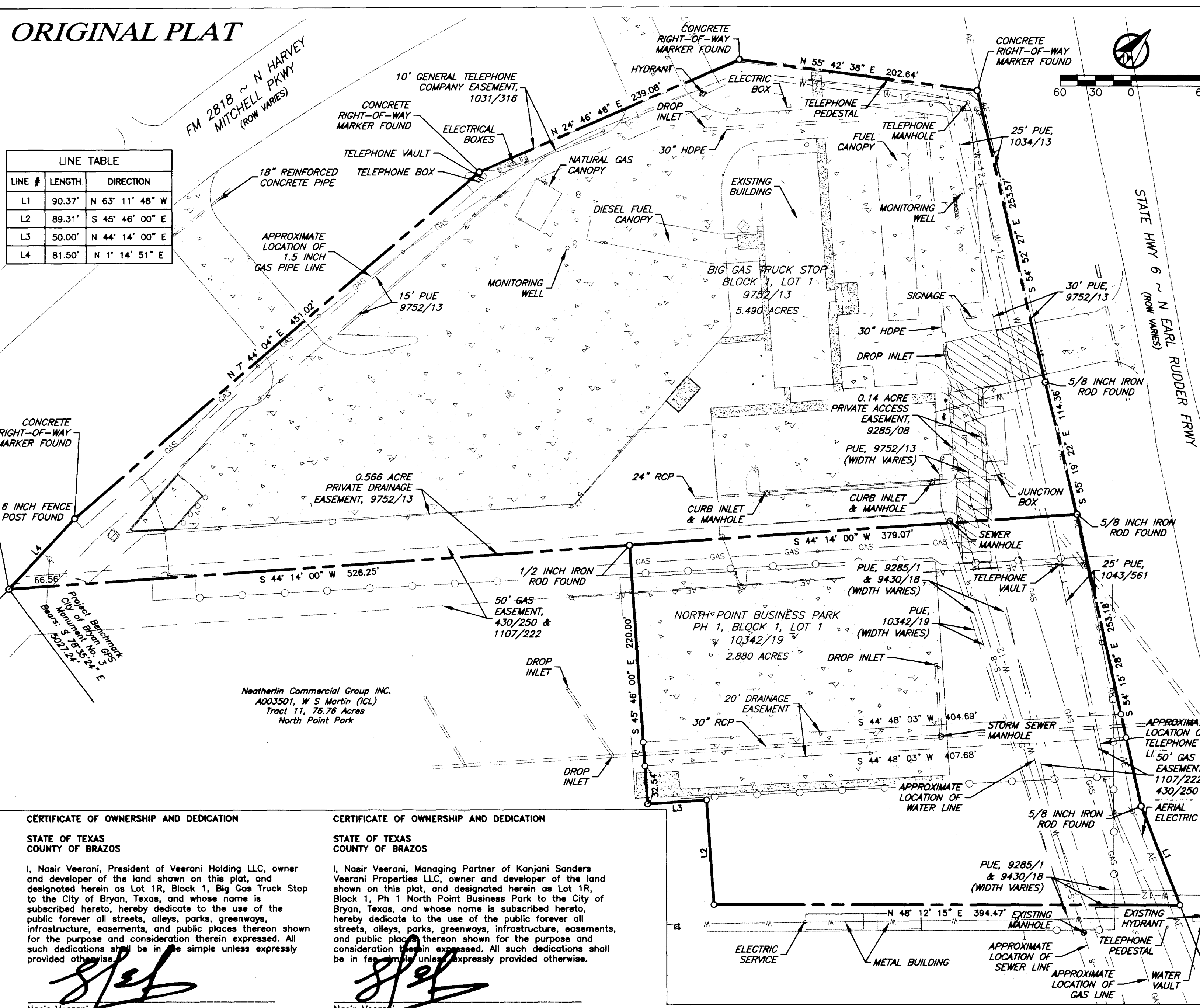


**ORIGINAL PLAT**

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 full force unless expressly provided otherwise.

*Nasir Veerani*  
Nasir Veerani

**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 full force unless expressly provided otherwise.

*Nasir Veerani*  
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 11 day of October, 2015.

*Notary Public, Brazos County, Texas*

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 11 day of October, 2015.

*Notary Public, Brazos County, Texas*

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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*  
Brad Kerr, R.P.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, *Madis Ziemann*, 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 11 day of October, 2015.

*Madis Ziemann*  
City Planner  
Bryan, Texas

**CERTIFICATE OF CITY ENGINEER**

I, *W Paul Kagan*, 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 11 day of October, 2015.

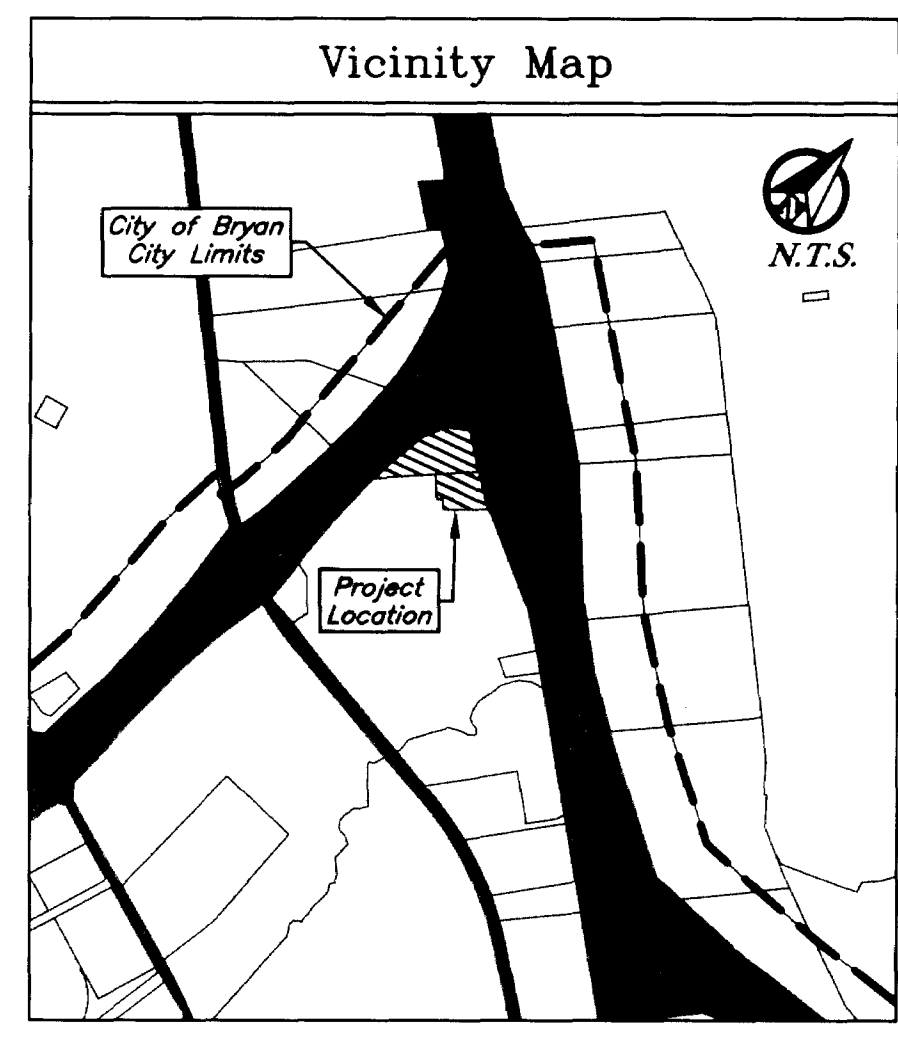
*W Paul Kagan*  
City Engineer, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

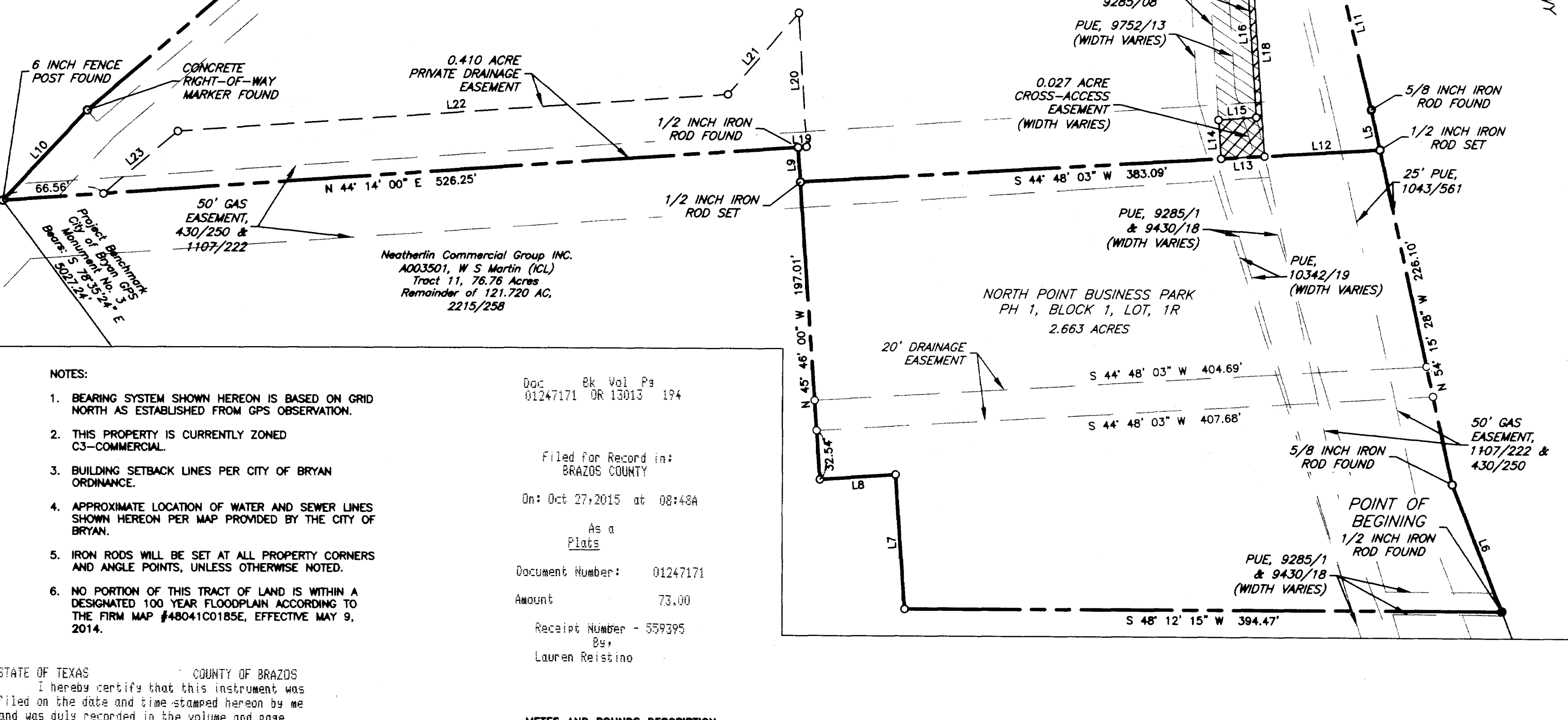
I, *Karen McQueen*, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 11 day of October, 2015, in the Official Records of Brazos County in Volume 10342 Page 844.

*Karen McQueen*  
County Clerk, Brazos County, Texas



**REPLAT**

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'	S 44° 14' 00" W
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	76.23'	S 44° 48' 03" W
L13	28.74'	S 44° 48' 59" W
L14	25.74'	N 45° 46' 00" 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	137.13'	S 45° 39' 27" E
L19	5.54'	S 44° 14' 00" W
L20	88.25'	S 45° 11' 57" E
L21	71.34'	N 0° 46' 00" W
L22	364.03'	N 44° 14' 00" E
L23	63.96'	N 8° 01' 31" E



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THIS PROPERTY IS CURRENTLY ZONED C3-COMMERCIAL.
  - BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
  - APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
  - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
  - NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0185E, EFFECTIVE MAY 9, 2014.

STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Oct 27 2015

*Karen McQueen*, Brazos County Clerk  
BRAZOS COUNTY

Doc: 01247171  
Blk: 013013  
Vol: 194

Filed for Record in:  
BRAZOS COUNTY

On: Oct 27 2015 at 08:48A

As a  
Plat

Document Number: 01247171

Amount: 73.00

Receipt Number: 559395

Lauren Reistino

**METES AND BOUNDS DESCRIPTION**

OF A  
8.371 ACRE TRACT  
W. S. MARTIN SURVEY, A-35  
BRYAN, 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 WEATHERLIN 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 SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST 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.

**AMENDING PLAT**

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

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

August 2015

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

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

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

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