

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, NASIR VEERANI (NKV HOLDINGS, LLC), the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 8673, Page 237, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

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 stated.

Given under my hand and seal of office this 15 day of January 2010.

Notary Public, Brazos County, Texas
GLENDA BLANCET
My Commission Expires July 19, 2011

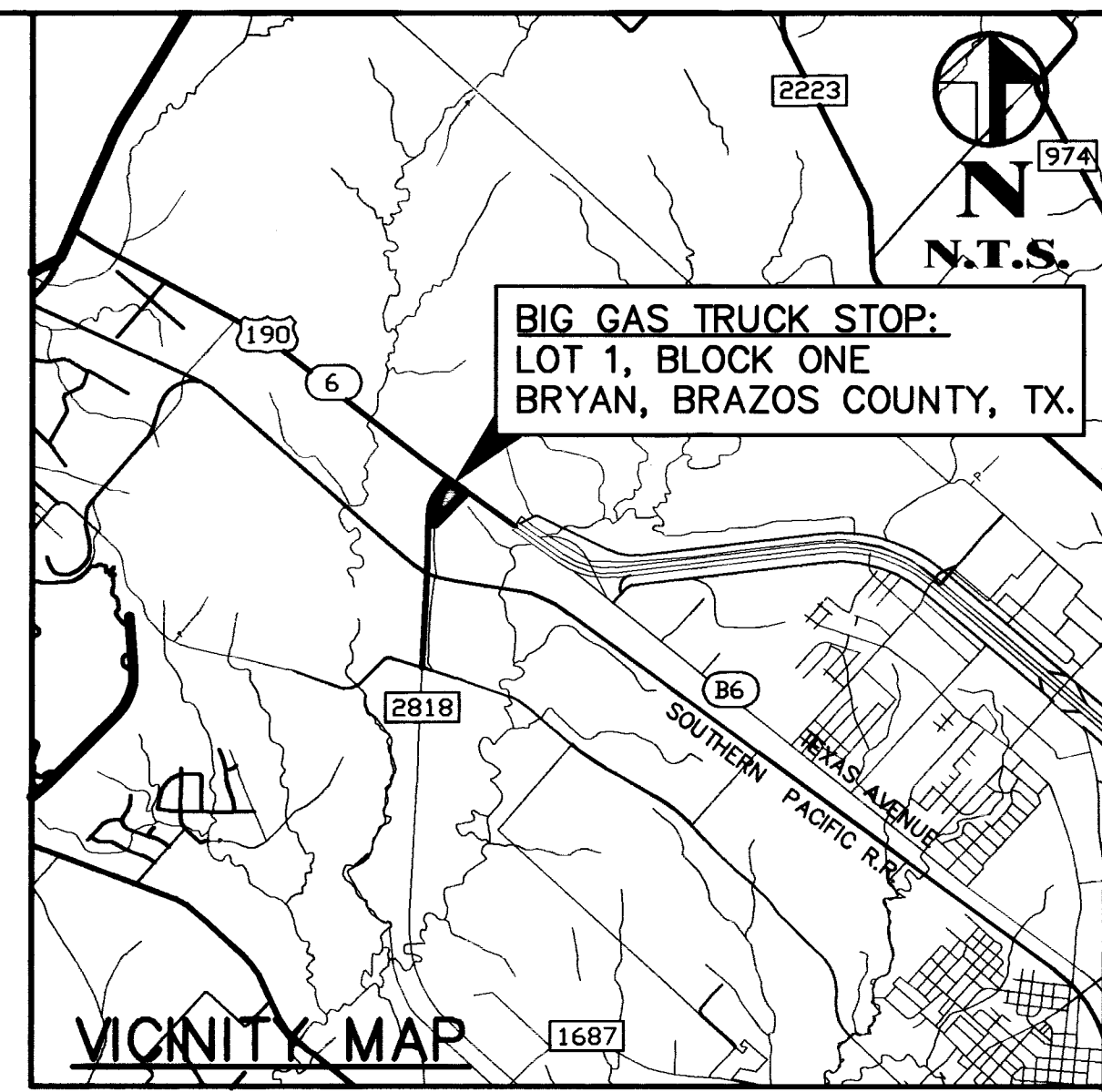
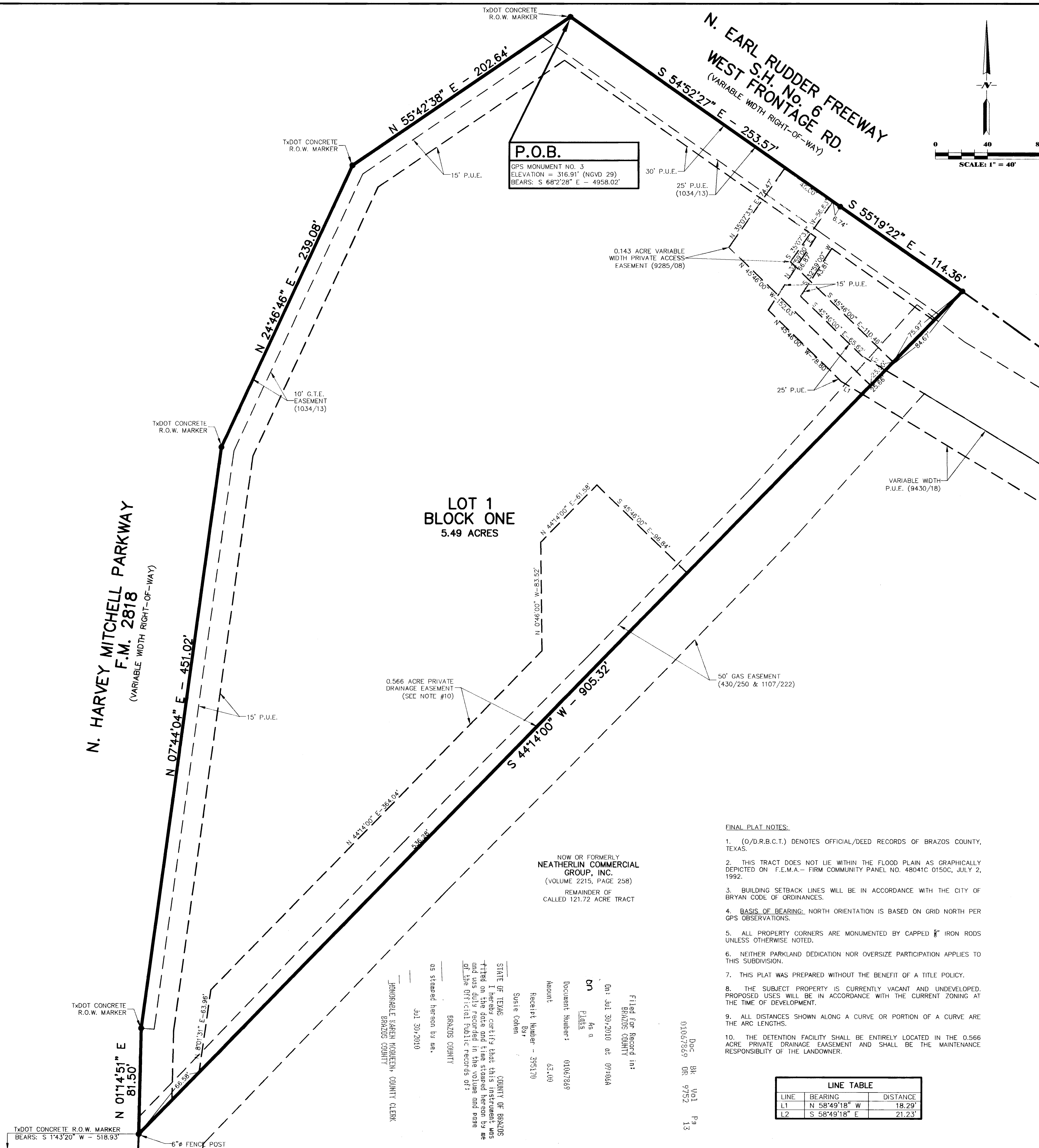
APPROVAL OF THE CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 29th day of June, 2010.

APPROVAL OF THE 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 29th day of June, 2010.

APPROVAL OF THE PLANNING & ZONING COMMISSION
I, Michael Decker, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 22nd day of January, 2009, and same was duly approved on the 22nd day of April, 2009 by said Commission.

CERTIFICATION 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 certificates of authentication was filed for record in my office the 30 day of July, 2010, in the Official Records of Brazos County, Texas, in Volume 9152 Page 13.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, Registered Professional Land 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



METES AND BOUNDS DESCRIPTION
5.49 ACRE TRACT
W. S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE W. S. MARTIN SURVEY, ABSTRACT NO. 35, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF AS DESCRIBED BY A DEED TO NKV HOLDINGS, LLC RECORDED IN VOLUME 8673, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

FINAL PLAT OF BIG GAS TRUCK STOP SUBDIVISION LOT 1, BLOCK ONE 5.49 ACRES

LANDOWNER INFORMATION
NKV HOLDING LLC
4444 SPRING MEADOWS DR
COLLEGE STATION, TX 77845
OFF: (979) 450-0839
FAX: (281) 605-5839
EMAIL: nveerani@netzero.com
SUBMITTED DATE: FEBRUARY 25, 2009
REVISIONS: 3/18/09 & 4/30/09
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A
OFFICE - (979) 690-0329
FAX - (979) 690-0329
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
153 - 0369

- FINAL PLAT 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 5/8" 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 VACANT AND UNDEVELOPED. 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. THE DETENTION FACILITY SHALL BE ENTIRELY LOCATED IN THE 0.566 ACRE PRIVATE DRAINAGE EASEMENT AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LANDOWNER.

LINE TABLE
LINE BEARING DISTANCE
L1 N 58°49'18" W 18.29'
L2 S 58°49'18" E 21.23'

BRAD KERR, RPLS No. 4502
Professional Land Surveyor



BRAD KERR, RPLS No. 4502

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