CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, Kenneth Neatherlin, 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 2215, Page 258, 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.

Owner – President

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kenneth Neatherlin 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 1st day of April 2011

Notary Public, Brazos County, Texas

LUEANN DONALDSON
MY COMMISSION EXPIRES
December 14, 2013

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 28th day of April, 2011.

City Planner, Bryan, Texas

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 28th day of April, 2011.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Michael Beckworth, 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 15th day of July, 2010 and same was duly approved on the 15th day July, 2010 by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

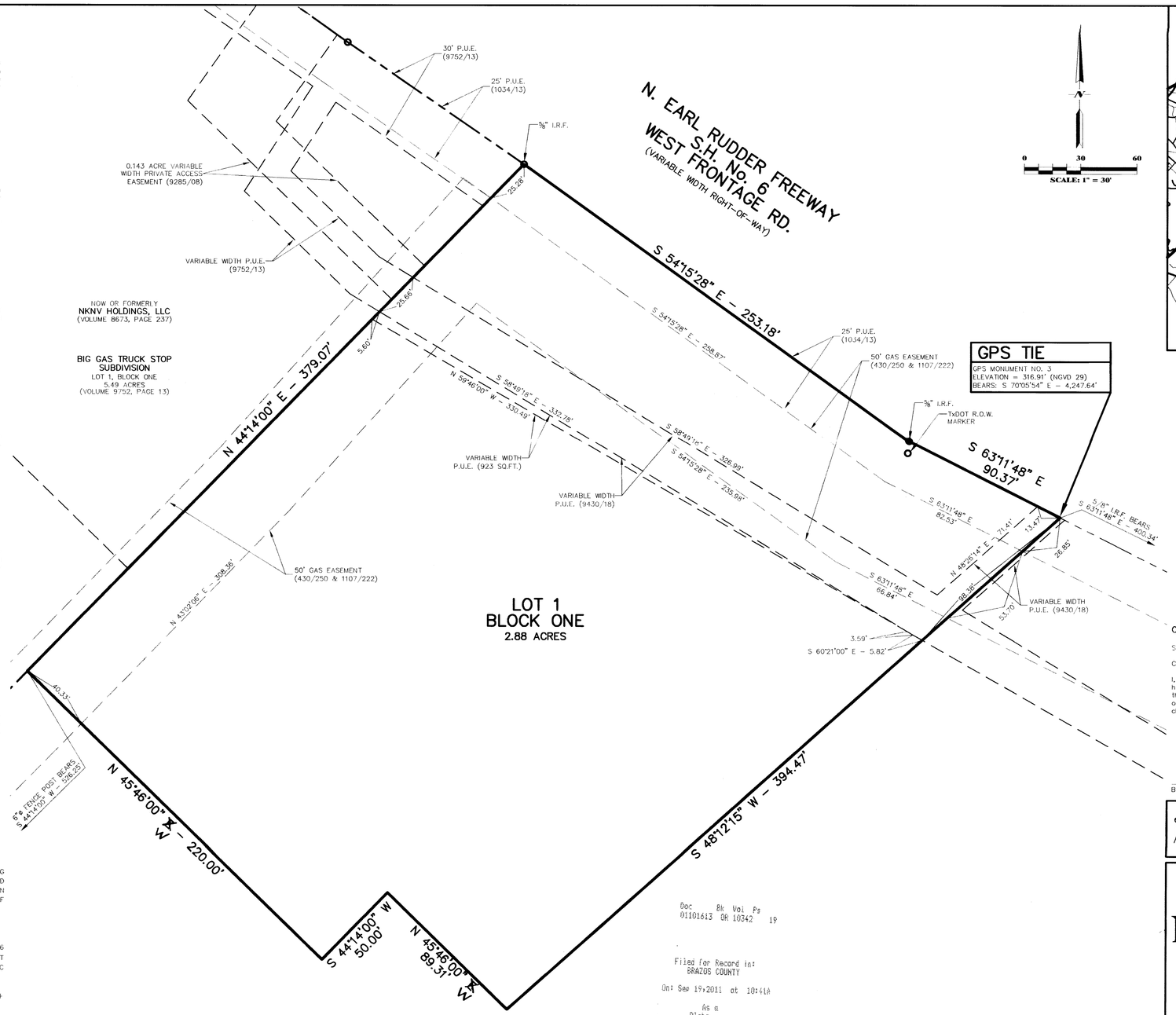
CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

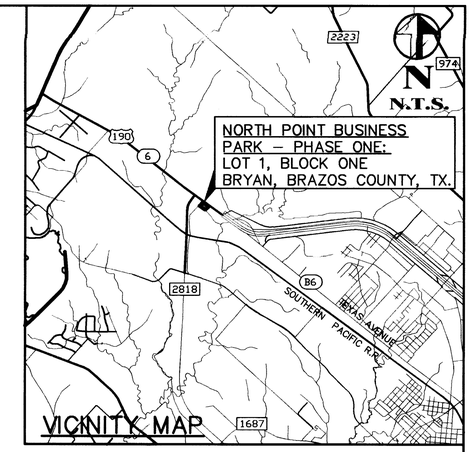
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 19 day of September, 2011, in the Official Records of Brazos County, Texas, in Volume 10342, Page 19.

County Clerk, Brazos County, Texas
By: Ashlie Peters



GPS TIE

GPS MONUMENT NO. 3
ELEVATION = 316.91' (NGVD 29)
BEARS: S 70°05'54" E – 4,247.64'



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.

BRAD KERR, RPLS No. 4502

STATE OF TEXAS
REGISTERED
BRAD KERR
4502
PROFESSIONAL LAND SURVEYOR

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

METES AND BOUNDS DESCRIPTION OF A 2.88 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 A PORTION 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.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 121.720 ACRE TRACT AND THE EAST CORNER OF A CALLED 5.489 ACRE TRACT AS DESCRIBED BY A DEED TO NKNV HOLDINGS, LLC RECORDED IN VOLUME 8673, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 54° 15' 28" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 253.18 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 63° 11' 48" E CONTINUING ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 90.37 FEET TO A ½ INCH IRON ROD SET MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 BEARS: S 63° 11' 48" E FOR A DISTANCE OF 400.34 FEET;

THENCE: THROUGH SAID 121.720 ACRE TRACT FOR THE FOLLOWING CALLS:

S 48° 12' 15" W FOR A DISTANCE OF 394.47 FEET TO A ½ INCH IRON ROD SET;

N 45° 46' 00" W FOR A DISTANCE OF 89.31 FEET TO A ½ INCH IRON ROD SET;

S 44° 14' 00" W FOR A DISTANCE OF 50.00 FEET TO A ½ INCH IRON ROD SET;

N 45° 46' 00" W FOR A DISTANCE OF 220.00 FEET TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID 121.720 ACRE TRACT AND SAID 5.489 ACRE TRACT, FOR REFERENCE A 6 INCH FENCE POST FOUND BEARS: S 44° 14' 00" W FOR A DISTANCE OF 526.25 FEET;

THENCE: N 44° 14' 00" E ALONG THE COMMON LINE OF SAID 121.720 ACRE TRACT AND SAID 5.489 ACRE TRACT FOR A DISTANCE OF 379.07 TO THE POINT OF BEGINNING CONTAINING 2.88 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. SEE PLAT PREPARED MAY 2010 FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Doc 01101613 Bk OR Vol 10342 Pg 19

Filed for Record in:
BRAZOS COUNTY

On: Sep 19,2011 at 10:41A

As a
Plats

Document Number: 01101613

Amount 63.00

Receipt Number - 421573
By:
Amber Moehlman

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.

Sep 19,2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

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 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.

FINAL PLAT 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

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: 037.3FP1A	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