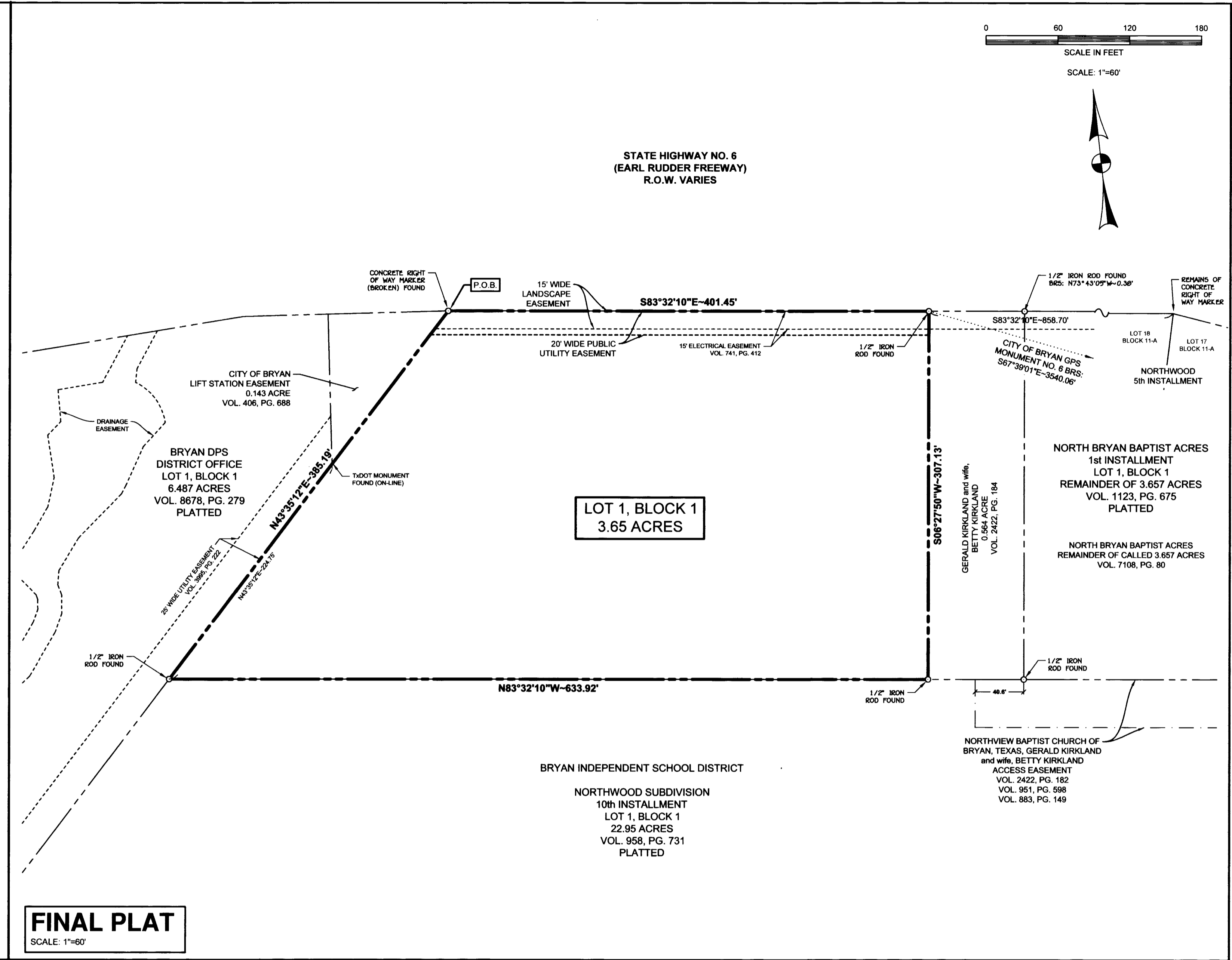


**PRELIMINARY PLAN**  
SCALE: 1"=60'



**FINAL PLAT**  
SCALE: 1"=60'

Gerald Kirklund  
3.65 Acre Tract  
Moses Baine Survey, A-3  
Bryan, Brazos County, Texas

Field notes of a 3.65 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of the 3.65 acre tract described in the deed from First Baptist Church of Bryan, to Gerald Kirklund, and wife Betty Kirklund, recorded in Volume 2422, Page 176, of the Official Records of Brazos County, Texas, and said 3.65 acre tract being more particularly described as follows:

BEGINNING at a concrete right-of-way marker found in the south right-of-way line of State Highway No. 6 - Earl Rudder Freeway, and at the common corner between the beforementioned 3.65 acre tract and a 0.143 acre tract described in the deed to The City of Bryan (lift station), recorded in Volume 406, Page 688, of the Deed Records of Brazos County, Texas, from which an angle point in said State Highway No. 6 bears N 83° 32' 10" W - 3.35 feet;

THENCE S 83° 32' 10" E along the south right-of-way line of the beforementioned State Highway No. 6, for a distance of 401.45 feet to a 1/2" iron rod found marking the common corner between the beforementioned 3.65 acre tract and a 0.564 acre tract described in the deed to Gerald Kirklund, recorded in Volume 2422, Page 184, of the Official Records of Brazos County, Texas, from which a concrete right-of-way marker found bears S 83° 32' 10" E - 858.70 feet;

THENCE S 06° 27' 50" W along the common line between the beforementioned 3.65 acre tract and the beforementioned 0.564 acre tract, for a distance of 307.13 feet to a 1/2" iron rod found marking the southerly common corner between the said 3.65 acre tract and the 0.564 acre tract and in the north line of Lot 1, Block 1 - 22.95 acres, Northwood Subdivision, Installment 10, according to the plat recorded in Volume 958, Page 731, of the Official Records of Brazos County, Texas;

THENCE N 83° 32' 10" W along the common line between the beforementioned 3.65 acre tract and the beforementioned Lot 1, Block 1 - 22.95 acres, Northwood Subdivision, for a distance of 633.92 feet to a 1/2" iron rod found marking the common corner between the said 3.65 acre tract and the said Lot 1, Block 1 - Northwood Subdivision, and in the southeast line of Lot 1, Block 1 - 6.487 acres, according to the plat of Bryan DPS District Office, recorded in Volume 8678, Page 279, of the Official Records of Brazos County, Texas;

THENCE N 43° 35' 12" E along the common line between the beforementioned 3.65 acre tract, lying to the east, and the following two tracts, lying to the west: the beforementioned Bryan DPS - Lot 1, Block 1 - 6.487 acres, and the beforementioned City of Bryan - 0.143 acre tract, at a distance of 224.75 feet, pass a TxDOT monument found, continue on, for a total distance of 385.19 feet to the PLACE OF BEGINNING, containing 3.65 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Betty Kirklund, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 2422, Page 176, 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 hereon for the purposes identified.

*Betty Kirklund*  
Betty Kirklund, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, *Andrea Goodson*, the undersigned authority, on this day personally appeared Betty Kirklund, 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 16 day of May, 2018.

*Andrea B. Goodson*  
Notary Public, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/24/2018 9:47:59 AM  
In the PLAT Records  
Doc Number: 2018 - 1330185  
Volume - Page: 14688 - 28  
Number of Pages: 1  
Amount: 73.00  
Order#: 20180524000017  
By: MO

hat this plat  
e the  
zos County.

*Karen McQueen*  
Karen McQueen, County Clerk,  
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

*John Zinnerman*, 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 21 day of May, 2018.

*John Zinnerman*  
City Planner, City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

*W. Paul Kasper*, 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 21 day of May, 2018.

*W. Paul Kasper*  
City Engineer, Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

*S. M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

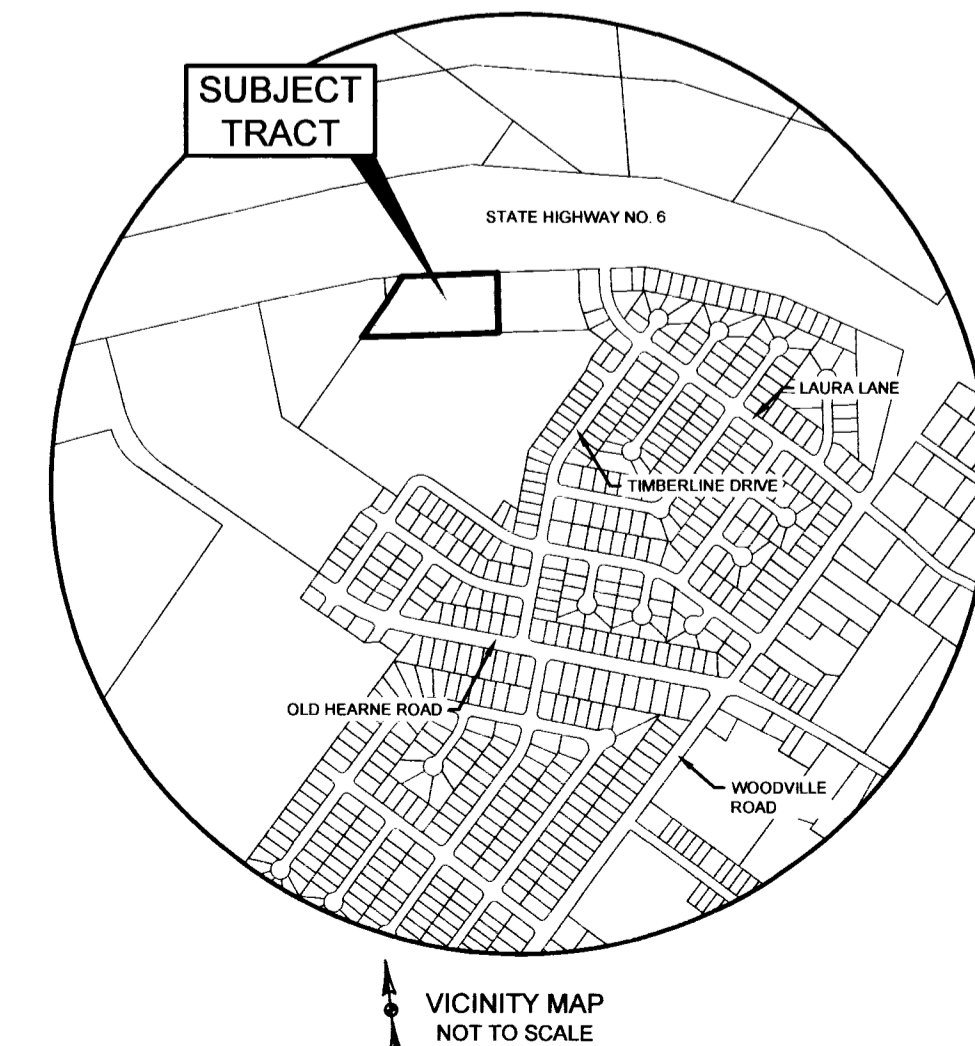
APPROVAL OF THE PLANNING AND ZONING COMMISSION

*Bobby Gutierrez*, 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 21 day of May, 2018, and same was duly approved on the 23 day of May, 2018 by said Commission.

*Bobby Gutierrez*  
Chair, Planning & Zoning Commission  
City of Bryan, Texas.

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 6 WITH A PLAT BEARING OF S 83°32'10"E ACCORDING TO THE PLAT OF NORTH BRYAN BAPTIST ACRES RECORDED IN VOL. 1123, PG. 675.
2. CURRENT TITLE APPEARS VESTED IN GERALD KIRKLAND and wife, BETTY KIRKLAND BY VIRTUE OF DEED RECORDED IN VOL. 2422, PG. 176 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480062, PANEL NO. 0185E, MAP NO. 48041C0185E. EFFECTIVE DATE: MAY 9, 2014.
4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. CURRENT ZONING: COMMERCIAL (C-3). SETBACKS PER ZONING: 25' FRONT, 7.5' SIDE, 7.5' REAR.
6. CONTOURS SHOWN HEREON IS TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.



**FINAL PLAT**  
OF  
**LOT 1, BLOCK 1**  
**ARLEDGE**  
**SUBDIVISION**  
**3.65 ACRES**  
MOSES BAINE SURVEY, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
BETTY KIRKLAND  
1465 SOUTHWOOD DRIVE  
HUNTSVILLE, TEXAS 77340

SCALE: 1"=60' APRIL, 2018

CIVIL ENGINEERING CONSULTANTS  
4107 S. TEXAS AV. STE A  
BRYAN, TX 77802 — (979) 846-6212  
TEXAS FIRM REGISTRATION NUMBERS  
ENG. F-2214 & SURVEYING 100410-00

**GEC**

I:\members\_projects\Brazos\Brazos\_Plat\_2017\Brazos\_Plat\_Final.dwg 5/15/2018 2:12 PM