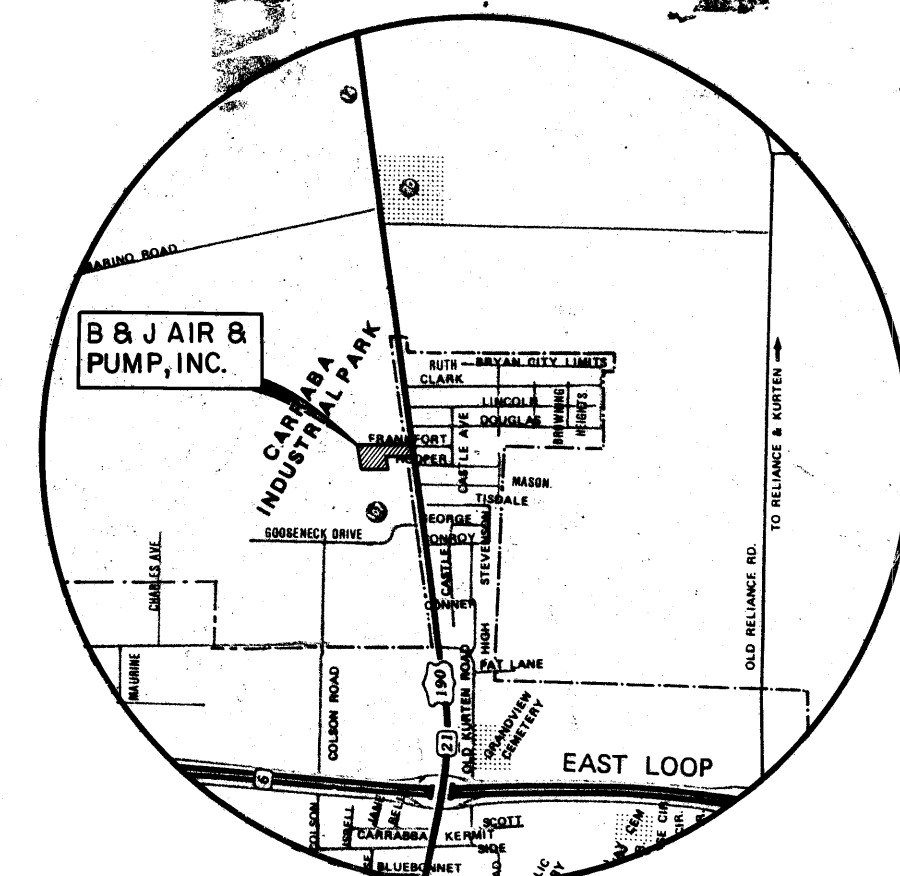


I, Frank Mondy, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 5 day of November, 1981, and same was duly approved on the 14 day of November, 1981, by said Commission.

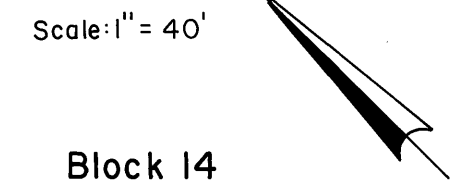
Now Or Formerly
Frank J. Patroneilla
51.0 Acres
Unplatted

Frank Mondy
Chairman, City Planning Commission
City of Bryan, Texas



VICINITY MAP

NTS



Scale: 1" = 40'

Block 14

FRANKFORT STREET

HOOPER STREET

MASON STREET

CASTLE HEIGHTS ADDITION (platted)
VOL. 134, PG. 183

Fnd. Iron Rod

Fnd. Iron Rod

S46°51'00"E - 835.00'

16' UTILITY EASEMENT

Field notes of a 7.00 acre tract or parcel of land, lying and being situated in the Stephen F. Austin Survey, Abstract No. 63, Brazos County, Texas, and being the same 7.00 acre tract of land as described by deed to B. & J. Air & Pump, Inc. as recorded in Volume 438, Page 635, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod found marking the east corner of the abovementioned 7.00 acre tract and being located in the northwest right-of-way line of State Highway No. 21;

THENCE S 36° 30' 53" W along a southeast line of the said 7.00 acre tract, same being the northwest right-of-way line of State Highway No. 21 for a distance of 208.70 feet to an iron rod set for corner;

THENCE N 46° 51' 00" W for a distance of 211.50 feet to an iron rod set for an interior ell corner;

THENCE S 35° 58' 21" W for a distance of 212.60 feet to an iron rod set for corner, same being a south corner of the said 7.00 acre tract;

THENCE N 46° 51' 00" W along a southwest line of the said 7.00 acre tract for a distance of 626.30 feet for the west corner of same;

THENCE N 36° 37' 10" E along the northwest line of the said 7.00 acre tract for a distance of 420.97 feet to an iron rod found for the north corner of same;

THENCE S 46° 51' 00" E along the northeast line of said 7.00 acre tract for a distance of 835.00 feet to the PLACE OF BEGINNING, containing 7.00 acres of land, more or less.

LOT 1, BLOCK 1
7.00 ACRES

NOTE: LAND USE TO BE COMMERCIAL

N36°37'10"E - 420.97'

Fnd. Iron Rod

N46°51'00"W - 626.30'

N46°51'00"W - 211.50'

Now Or Formerly
Elmira Sims
Residue 4 Acres
Unplatted

ELEVATIONS OF 18" C.M.P.'S	
⊕	E. = 327.38 (Upstream)
⊕	E. = 327.45 (Upstream)
⊕	E. = 327.04 (Downstream)
⊕	E. = 327.16 (Downstream)
⊕	E. = 328.13 (Upstream)
⊕	E. = 325.95 (Upstream)
⊕	E. = 325.90 (Downstream)
⊕	E. = 325.86 (Downstream)

CERTIFICATION BY THE DIRECTOR OF PLANNING

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

CERTIFICATE BY COUNTY JUDGE

Now Or Formerly
Goosneck Trailer Sales
30.0 Acres
Unplatted

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

STATE OF TEXAS X
COUNTY OF BRAZOS X

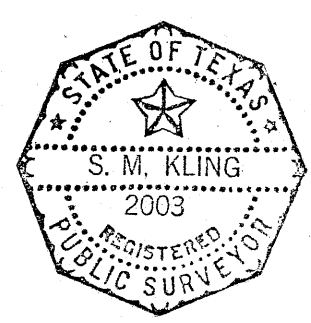
I, BILL VANOVER, PRESIDENT OF B. & J. AIR & PUMP, INC., OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 438, PAGE 635, AND DESIGNATED HEREIN AS THE B. & J. AIR & PUMP, INC., LOT 1, BLOCK 1, 7.00 ACRES, S. F. AUSTIN SURVEY, A-63, IN THE CITY OF BRYAN, TEXAS, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

CERTIFICATE OF SURVEYOR

Nubert Nelson
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, S. M. KLING, REGISTERED PUBLIC 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.



S. M. Kling
S. M. KLING, REGISTERED PUBLIC SURVEYOR

Bill Vanover
BILL VANOVER, PRESIDENT
B. & J. AIR & PUMP, INC.

STATE OF TEXAS X
COUNTY OF BRAZOS X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL VANOVER, 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 OF OFFICE THIS 20th DAY OF November, 1981.

Robin L. Harris
NOTARY PUBLIC IN/FOR BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, FRANK BORISKIE, 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 19th DAY OF November, 1981, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 537, PAGE 233.

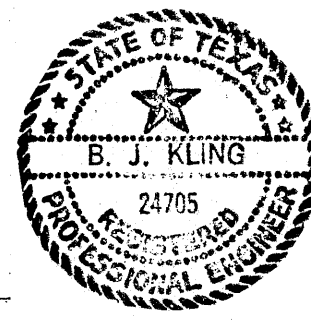
WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

Frank Boriskie
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS X
COUNTY OF BRAZOS X

I, B. J. KLING, REGISTERED PROFESSIONAL ENGINEER, No. 24705, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



B. J. Kling
B. J. KLING, REGISTERED PROFESSIONAL ENGINEER

FINAL PLAT
of

B & J AIR & PUMP, INC.
LOT 1, BLOCK 1 ~ 7.00 ACRES
 S. F. AUSTIN SURVEY, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 40' NOVEMBER, 1981

Owned and Developed by:
 B & J AIR & PUMP, INC.
 BRYAN, TEXAS

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 1806 WILDE OAK CIRCLE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 713/846-6212

Revised 11-30-1981 Added 16' U.E.

Entered 5/16/2000 w/b