

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, GERALD KIRKLAND & BETTY KIRKLAND, OWNERS OF THE LAND SHOWN ON THIS PLAT AND RECORDED IN VOLUME 2620, PAGE 168, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS "THE KIRKLAND SUBDIVISION" IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Gerald Kirkland
 OWNERS

NONE
 LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
 COUNTY OF BRAZOS WALKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gerald Kirkland 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 15th DAY OF October, 1996.

Melissa J. Hallen
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
 Walker

STATE OF TEXAS
 COUNTY OF BRAZOS WALKER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Betty Kirkland 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 15th DAY OF October, 1996.

Melissa J. Hallen
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS
 Walker

CERTIFICATION OF CITY PLANNER

I, Mark L. Smith, CITY PLANNER 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 CITY ORDINANCES.

Mark L. Smith
 CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 16th DAY OF OCTOBER, 1996 AND SAME WAS DULY APPROVED ON THE 7th DAY OF NOVEMBER, 1996.

Richard Perkins
 CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E., ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
 DEVELOPMENT ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, MARY ANN WARD, 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 12 DAY OF July, 1996, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 2721, PAGE 125.

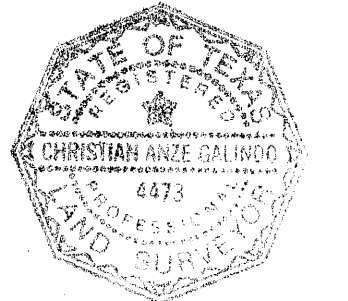
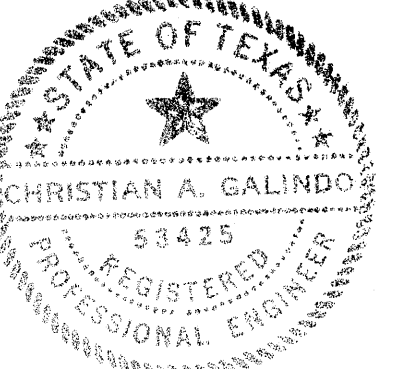
Mary Ann Ward by Barbara Johnson
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

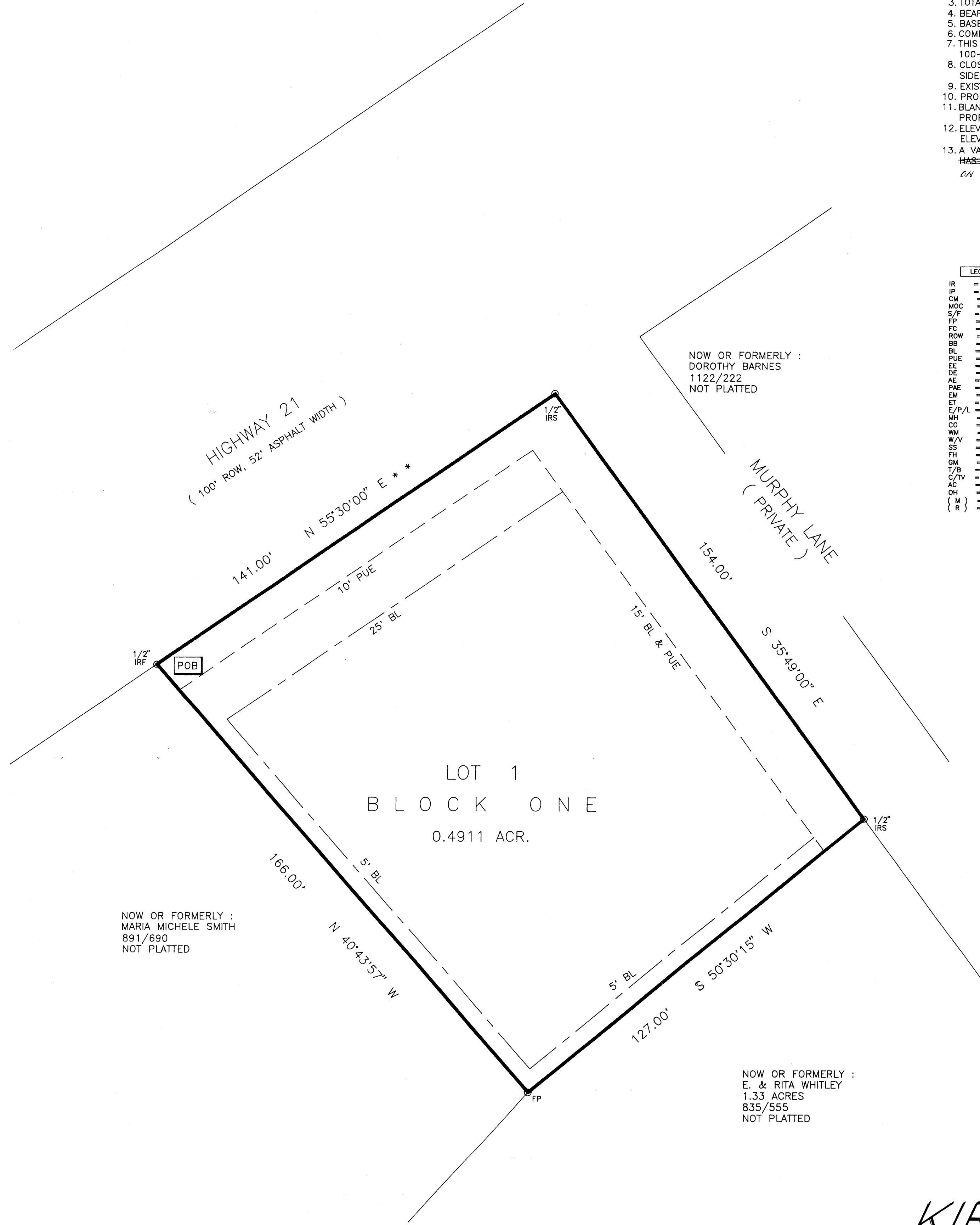
STATE OF TEXAS
 COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian A. Galindo
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.

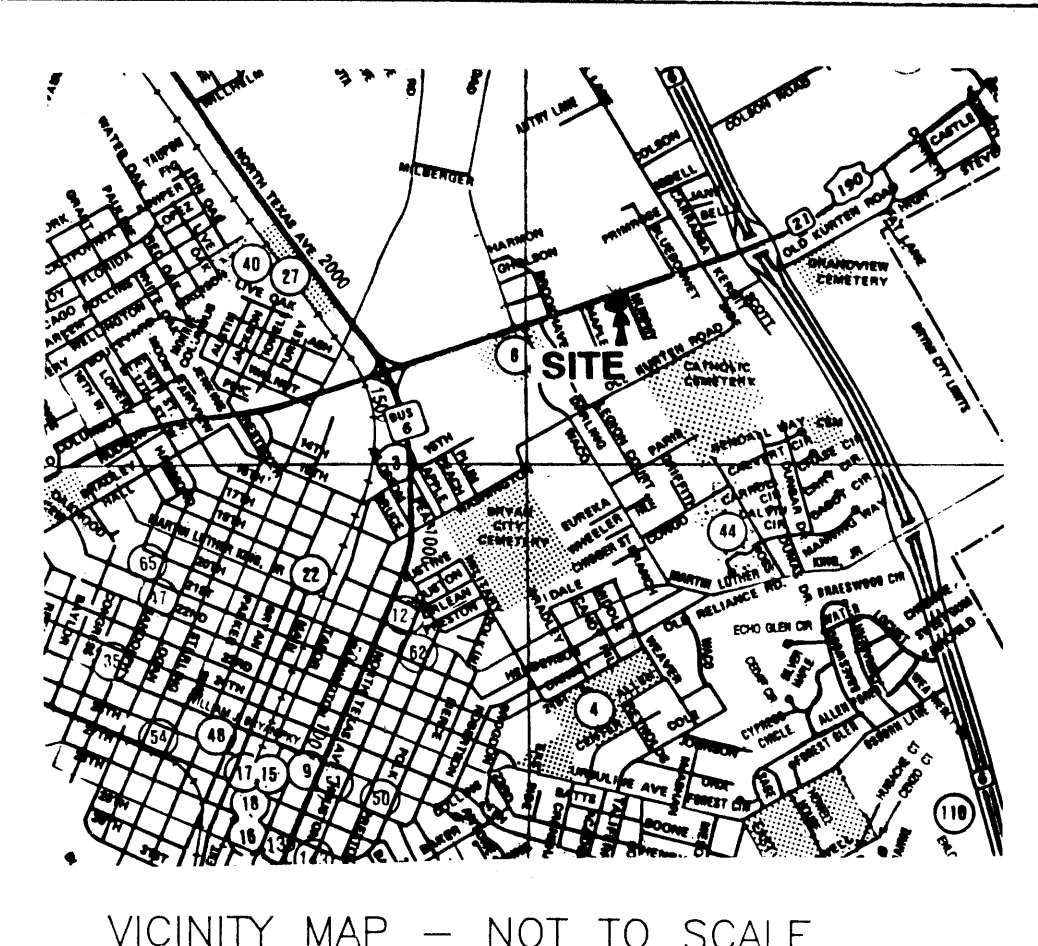


ALINDO ENGINEERS AND PLANNERS
 3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868



- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
 2. ALL CALLS ARE MEASURED CALLS.
 3. TOTAL AREA (A.M.) = 0.4911 ACR.
 4. BEARING SOURCE IS PLAT IN 2180/307.
 5. BASE LINE IS NOTED WITH * * *
 6. COMMITMENT REF: LAWYERS TITLE S16204 LPM.
 7. THIS PROPERTY DOES NOT LIE WITHIN AN UNIDENTIFIED 100-YR FLOOD PLAIN. SEE FEMA MAP No. 48041C 0133 C.
 8. CLOSEST EXISTING FIRE HYDRANT IS LOCATED ON THE NORTH SIDE OF S.H. 21 DIRECTLY ACROSS FROM SUBJECT PROPERTY.
 9. EXISTING ZONING DISTRICT IS "C".
 10. PROPOSED LAND USE: TOOL & EQUIPMENT RENTAL FACILITY.
 11. BLANKET LONE STAR GAS EASMT. IN 71/411 AFFECTS THIS PROPERTY.
 12. ELEVATION B.M. IS NAIL IN POWER POLE NEAR NORTH CORNER OF TRACT. ELEVATION = 350.26' (APPROX. CITY OF BRYAN DATUM).
 13. A VARIANCE REQUEST TO SIDEWALK REQUIREMENTS / HAS BEEN / ~~IS NOT BEING~~ / APPROVED BY THE PLANNING & ZONING COMMISSION, ON NOVEMBER 7, 1996.

- LEGEND
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S/F = SET OR FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - EM = ELECTRIC METER
 - ET = ELECTRIC TRANSFORMER
 - E/P/L = ELECTRICAL POLE/LIGHT
 - MH = MANHOLE
 - CO = CLEAN OUT
 - WM = WATER METER
 - W/V = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - GM = GAS METER
 - T/B = TELEPHONE PEDESTAL
 - C/TV = CABLE TV
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - M = MEASURED
 - R = RECORDED



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 BRAZOS COUNTY CLERK
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
 DEPUTY

GERALD KIRKLAND AND BETTY KIRKLAND
 0.4911-ACRE TRACT
 S.F. AUSTIN LEAGUE #10
 BRYAN, BRAZOS COUNTY, TEXAS

Being a 0.4911-acre tract or parcel of land lying and being situated in the S.F. Austin League #10, Bryan, Brazos County, Texas, and being a part of the 3.0-acre tract conveyed to F. B. Cargill by W. C. Mitchell by deed dated June 15, 1933, recorded in volume 94, page 435, Deed Records, Brazos County, Texas, and being the same property conveyed to Gerald & Betty Kirkland by Ozelle Dodson Smith by deed recorded in Volume 2620, Page 168, Official Records, Brazos County, Texas, and said 0.4911-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the northernmost corner of the Maria Michele Smith tract recorded in Volume 891, Page 690, Official Records, Brazos county, Texas, said rod also marking the westernmost corner of the tract herein conveyed, and furthermore said rod being located on the southeasterly right of way line of State Highway 21.

THENCE N 55°30'00" E, along said State Highway 21 right of way line, for a distance of 141.00' to a 1/2" iron rod set on the southwestwesterly right line of Murphy Lane, a private road;

THENCE S 35°49'00" E, along said Murphy Lane right of way line, to the E. & Rita Whitley 1.33-acre tract recorded in Volume 835, Page 555, Official Records, Brazos County, Texas, for a distance of 154.00' to a 1/2" iron rod set;

THENCE S 50°30'15" W, along the northwesterly boundary line of said Whitley tract and generally following a chain link fence, for a distance of 127.00' to a metal fence post;

THENCE N 40°43'57" W, along the northeasterly boundary line of the above reference M. M. Smith tract, to the POINT OF BEGINNING, containing 0.4911 acre of land, more or less.

Note: Bearing source is the Crowley Subdivision Plat recorded in Volume 2180, Page 307, Official Records, Brazos County, Texas.

**FINAL PLAT
 KIRKLAND SUBDIVISION**

OWNER/DEVELOPER: GERALD KIRKLAND 4100 I.H. 45 HUNTSVILLE, TX 77340 409-295-6605	0.4911 ACRE 1000 S. H. 21 STEPHEN F. AUSTIN LEAGUE No. 10 BRYAN, BRAZOS COUNTY, TEXAS	DATE: SEPTEMBER 23, 1996 APPROVED BY: CG REVISIONS: OCT. 23, 1996	PROJECT 22-96 SHEET 1 of 1
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On base and 1/2" IR