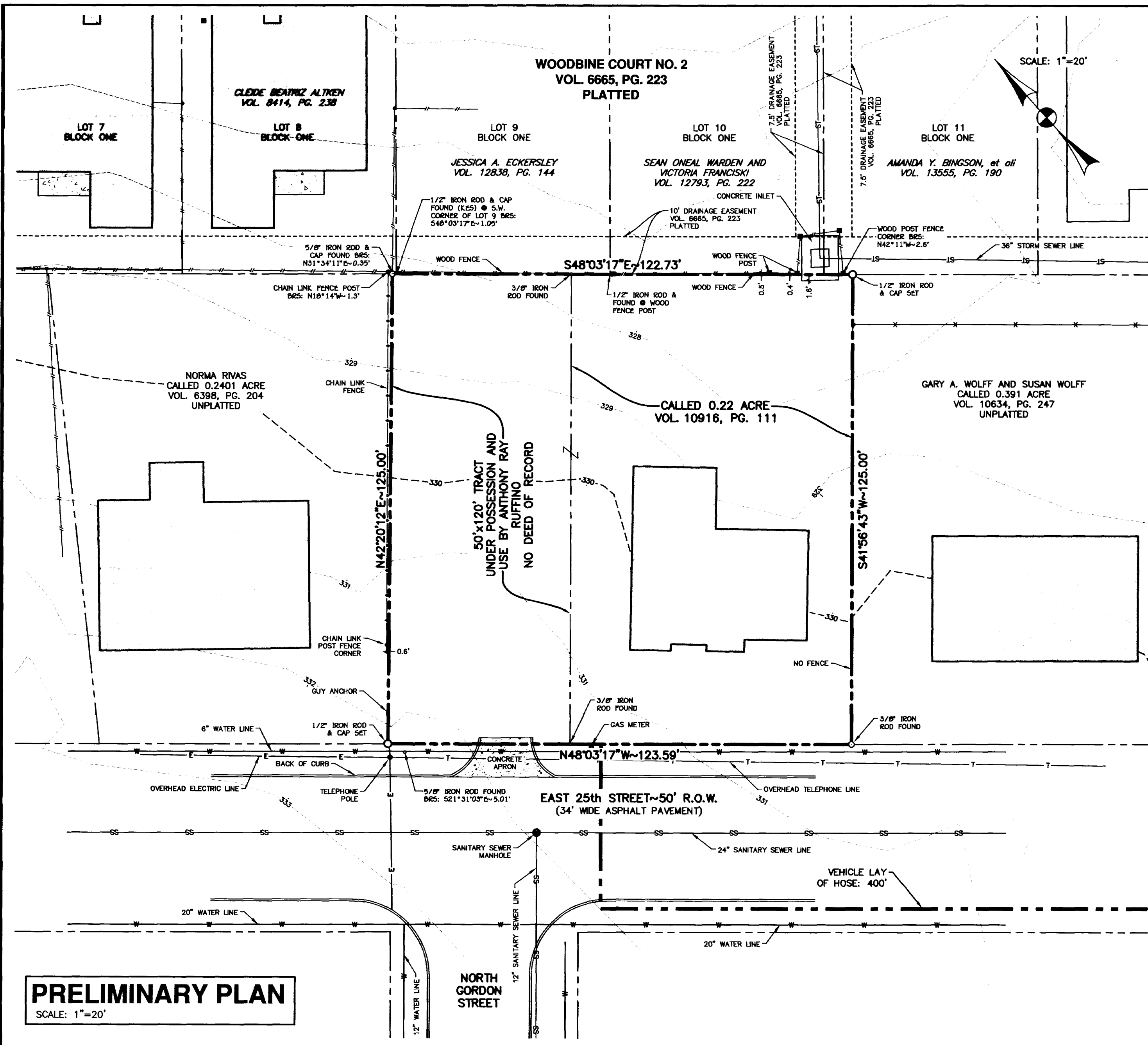


\\sccc\ba\projects\4400\BSC\projects\4400\4400_RUFFINO - GORDON STREET ABANDONMENT.dwg (Plot.dwg) - 6/5/2017 8:37:34 AM



PRELIMINARY PLAN
SCALE: 1"=20'

0.35 Acre Tract
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 0.35 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all of the 0.22 acre tract described in the Gift Deed from Louis T. Ruffino, to Anthony Ray Ruffino, recorded in Volume 10916, Page 111, of the Official Records of Brazos County, Texas, and being part of a 50' x 125' tract being under the possession and used by Anthony Ray Ruffino and predecessors, and being bounded on the southeast by the 0.22 acre tract, bounded on the southwest by East 25th Street, bounded on the northwest by a 0.2401 acre tract described in the deed to Norma Rivas, recorded in Volume 6398, Page 204, of the Official Records of Brazos County, Texas, and bounded on the northeast by Lot 9, Block 1, Woodbine Court No. 2, according to the plat recorded in Volume 6665, Page 223, of the Official Records of Brazos County, Texas, and said 0.35 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found marking the common corner between the aforementioned Ruffino - 0.22 acre tract and a 0.391 acre tract described in the deed to Gary A. Wolff, recorded in Volume 10634, Page 247, of the Official Records of Brazos County, Texas, and said 3/8" iron rod lying in the northeast right-of-way line of East 25th Street - 50' wide right-of-way;

THENCE N 48° 03' 17" W along the northeast right-of-way line of the aforementioned East 25th Street for a distance of 123.59 feet to a 1/2" iron rod and cap set at the common corner between the aforementioned 50' x 120' tract, and the aforementioned Rivas - 0.2401 acre tract;

THENCE N 42° 20' 12" E along the common line between the aforementioned Rivas - 0.2401 acre tract, and the aforementioned 50' x 120' tract, for a distance of 125.00 feet to the east corner of the said Rivas - 0.2401 acre tract, from which a chain link fence corner bears N 18° W - 1.3 feet and a 5/8" iron rod and cap found bears N 31° E - 0.35 feet;

THENCE S 48° 03' 17" E along the common line between the aforementioned Block 1, Woodbine Court No. 2, lying to the northeast, and the following two tracts, lying to the southwest, the aforementioned 50' x 120' tract, and the aforementioned Ruffino - 0.22 acre tract, adjacent to a wood fence, at a distance of 58.05 feet, pass a 1/2" iron rod and cap found marking the common corner between Lot 9 and Lot 10, Block 1, Woodbine Court No. 2, continue on, for a total distance of 122.73 feet to a 1/2" iron rod and cap set at the common corner between the aforementioned Ruffino - 0.22 acre tract and the aforementioned Wolff - 0.391 acre tract;

THENCE S 41° 56' 43" W along the common line between the aforementioned Ruffino - 0.22 acre tract and the aforementioned Wolff - 0.391 acre tract, for a distance of 125.00 feet to the PLACE OF BEGINNING, containing 0.35 acre of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ANTHONY RAY RUFFINO, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 10916, Page 111, 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.

Anthony R. Ruffino
Anthony Ray Ruffino, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Anthony Ray Ruffino, 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 5th day of June, 2017.

Kevin J. Pfuntner
Notary Public, Brazos County, Texas

CERTIFICATION BY 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 20 day of June, 2017, in the Official Records of Brazos County, Texas, in Volume 14094, Page 69.

Karen McQueen
Karen McQueen, County Clerk
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmerman*, 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 15th day of June, 2017.

Martin Zimmerman
City Planner, City of Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, *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 15th day of June, 2017.

W. Paul Kasper
City Engineer, Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

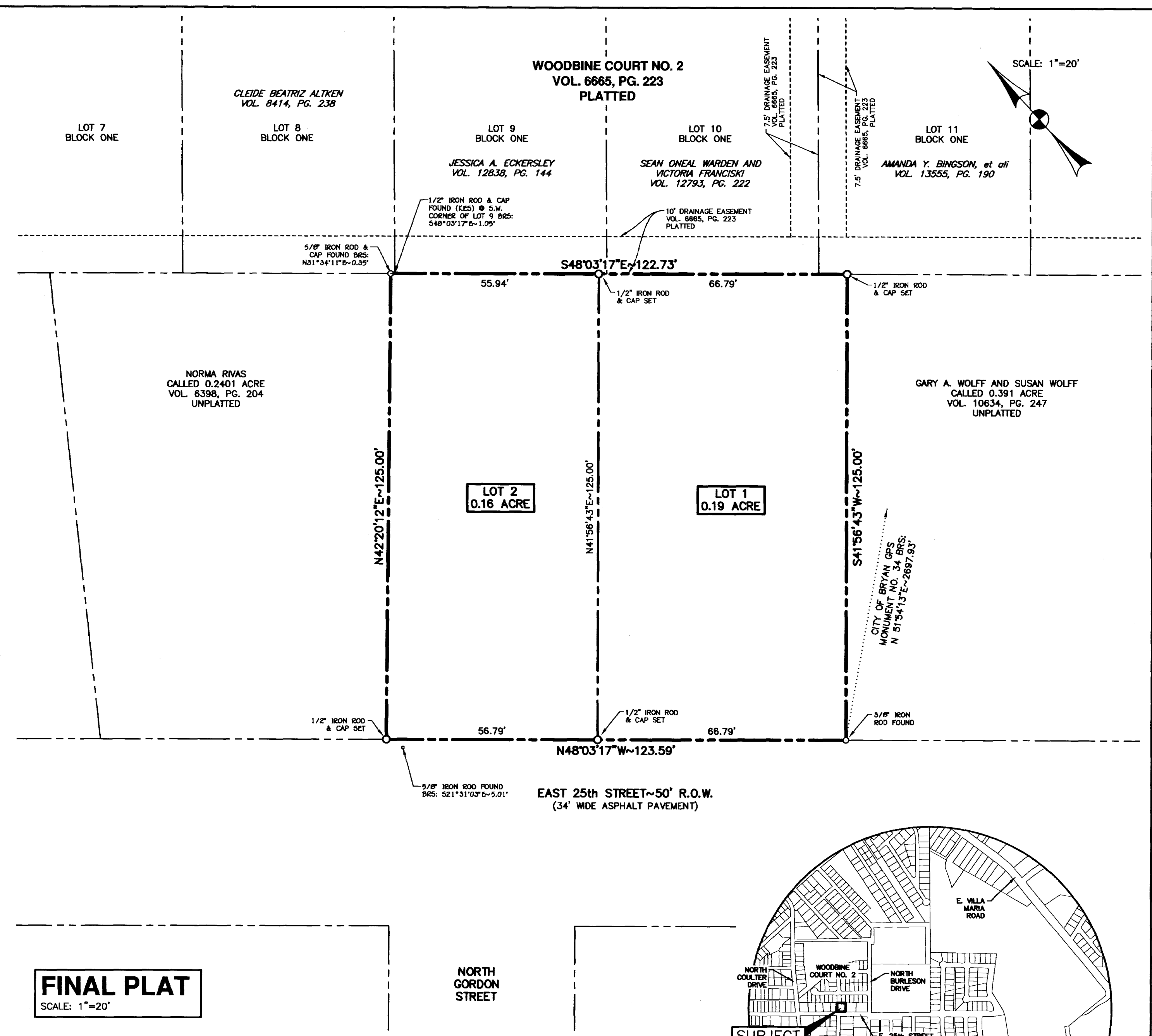
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

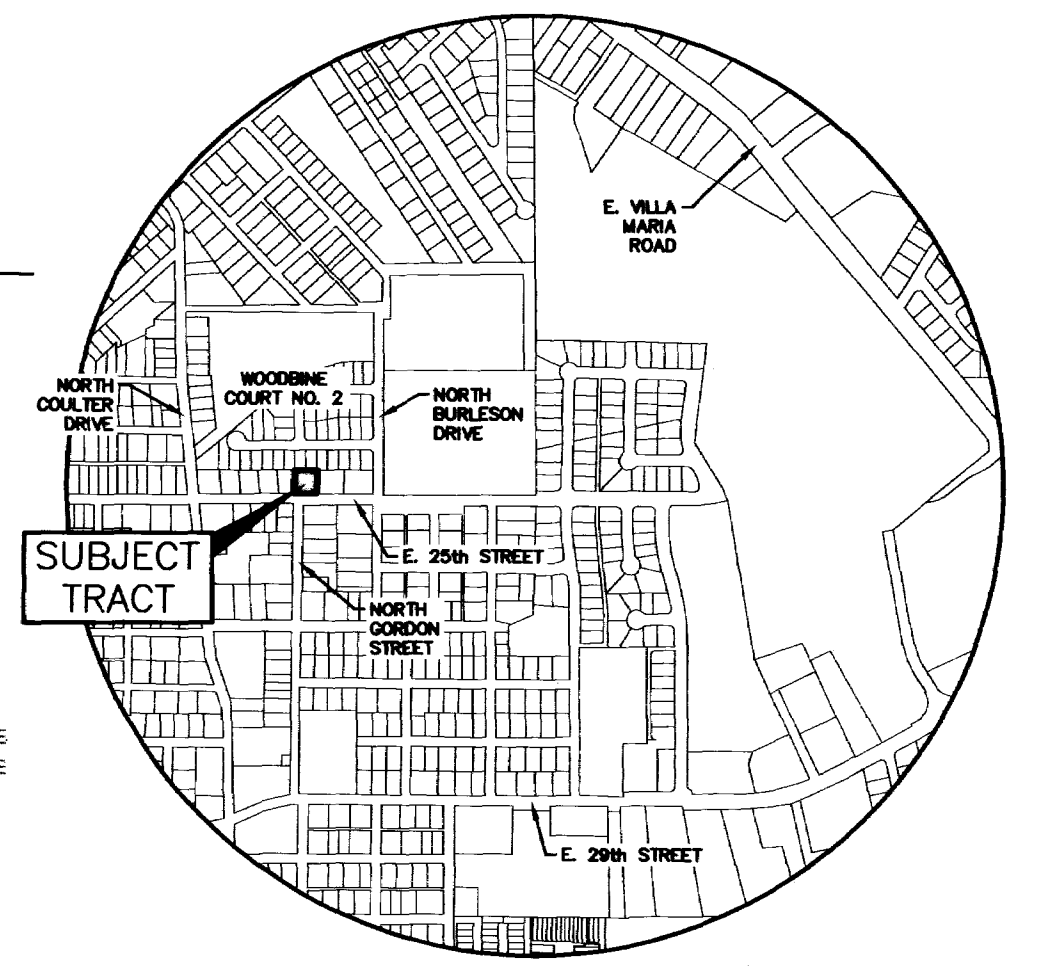
Filed for Record in:
BRAZOS COUNTY
On: Jun 20 2017 at 04:14P
As a
Final
Document Number: 01300878
Amount: 73.00
Receipt Number - 905582
By: Ashlie Peters-Bowman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped herein by me.
Jun 20 2017
Karen McQueen - Brazos County Clerk
BRAZOS COUNTY

- NOTES:**
1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF BLOCK ONE OF WOODBINE COURT NO. 2 ACCORDING TO THE PLAT RECORDED IN VOL. 6665, PG. 223 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 48°03'17"W.
 2. CURRENT TITLE APPEARS VESTED IN ANTHONY RAY RUFFINO BY VIRTUE OF DEED RECORDED IN VOL. 10916, PG. 111 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. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.
 4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. CURRENT ZONING: RESIDENTIAL DISTRICT-5000 (RD-5). 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
SCALE: 1"=20'



FINAL PLAT
OF
A. R. RUFFINO
SUBDIVISION
0.35 ACRE
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
ANTHONY RUFFINO
5765 OAK TRAIL
BRYAN, TEXAS 77807
(979) 778-0789

SCALE: 1"=20' MAY, 2017
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 (979) 848-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100419-00

