

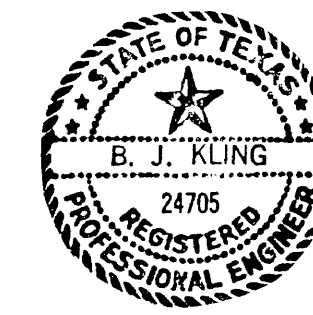
BENCH MARK: RAILROAD SPIKE IN POWER POLE LOCATED N 85° E - 43' LEFT OF WEST CORNER BOONVILLE NORTH PROPERTY. ELEVATION = 340.01

CERTIFICATE OF ENGINEER

STATE OF TEXAS I
COUNTY OF BRAZOS I

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



CERTIFICATE OF SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

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

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS I
COUNTY OF BRAZOS I

WE, THE READFIELD MEAT CO. PARTNERSHIP, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 450, PAGE 466, AND DESIGNATED HEREIN AS THE BOONVILLE NORTH 2.01 ACRE TRACT, IN THE JOHN AUSTIN SURVEY, A-2, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

Richard L. Ruffino
RICHARD L. RUFFINO

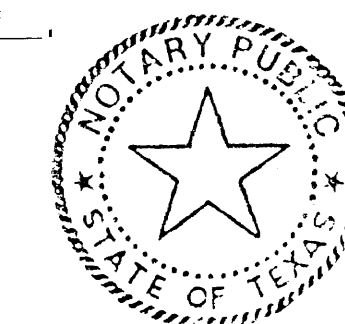
Larry J. Ruffino
LARRY J. RUFFINO

John R. Ruffino
JOHN R. RUFFINO

STATE OF TEXAS I
COUNTY OF BRAZOS I

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD L. RUFFINO, LARRY J. RUFFINO, AND JOHN R. RUFFINO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

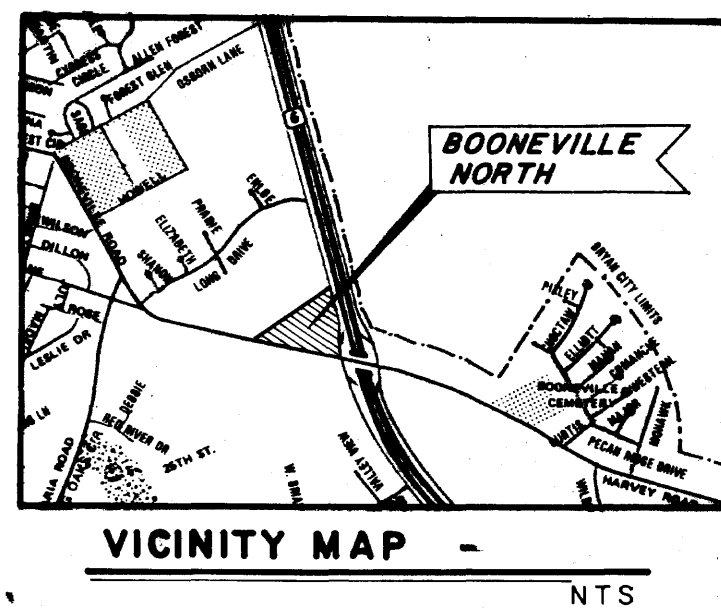
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF August, 1981.



S. M. Kling
NOTARY PUBLIC IN/FOR BRAZOS COUNTY, TEXAS

R. CURVE DATA:

Δ = 31° 52' 25"
R = 335.00'
A = 186.36'
T = 95.66'
CHD = S 20° 49' 43" E 183.97'



Field notes of a 2.01 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 6.827 acre tract described by deed to Readfield Meat Co., Partnership, and being recorded in Volume 450, Page 466, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod found marking the west corner of the above-mentioned 6.827 acre tract, said iron rod being located in the north right-of-way line of Farm-to-Market Road No. 158 (Booneville Road);

THENCE N 40° 12' 07" E along the fence found marking the northwest line of the said 6.827 acre tract for a distance of 533.89 feet to an iron rod set for corner in a curve concave to the southwest having a radius of 335.00 feet;

THENCE Southeast along said curve for an arc distance of 186.36 feet to an iron rod set for corner for the end of this curve, the chord bears S 20° 49' 43" E 183.97 feet;

THENCE S 04° 53' 31" E for a distance of 200.00 feet to an iron rod set in the said north right-of-way line of Farm-to-Market Road No. 158 (Booneville Road), said rod being located in the south line of the said 6.827 acre tract;

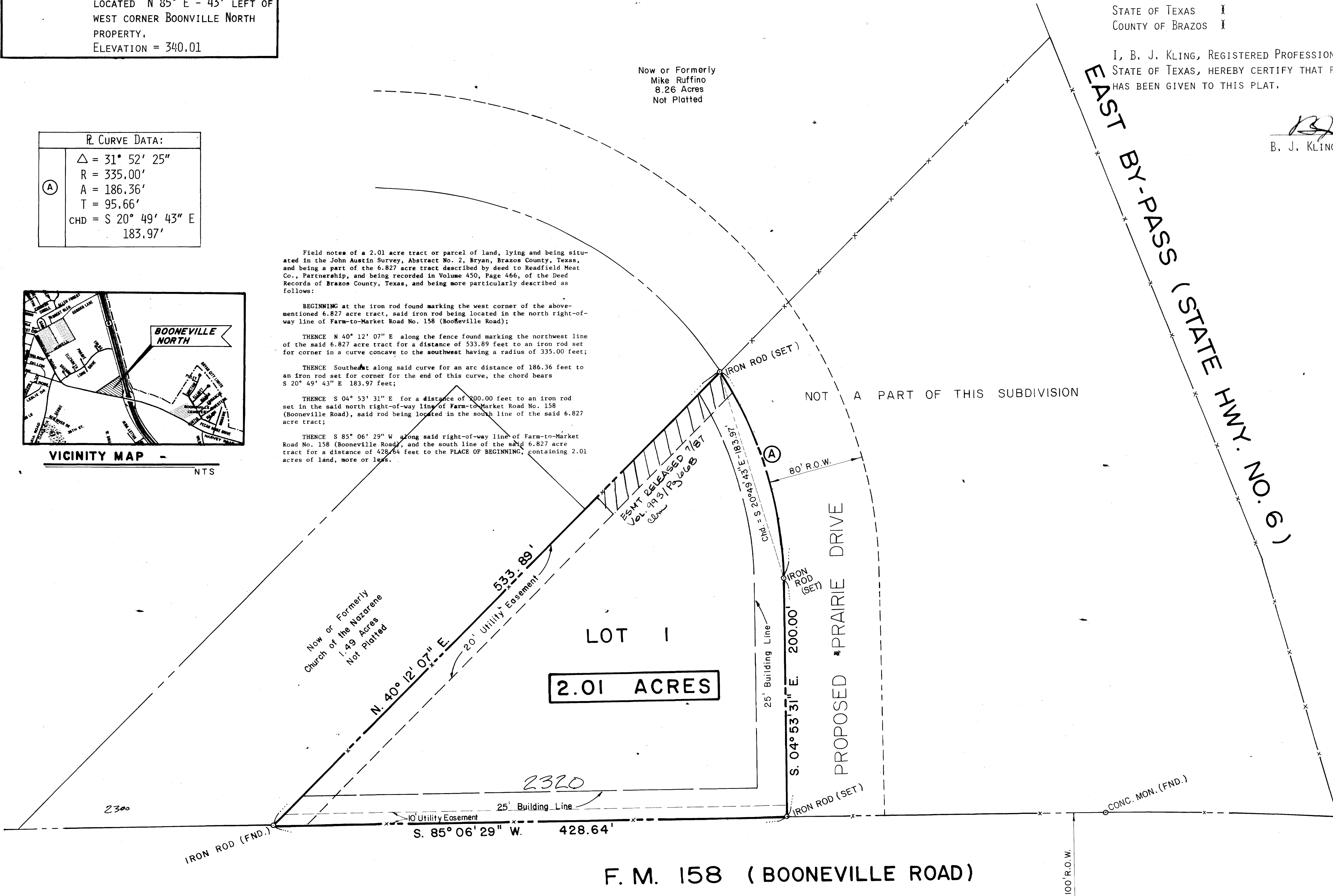
THENCE S 85° 06' 29" W along said right-of-way line of Farm-to-Market Road No. 158 (Booneville Road), and the south line of the said 6.827 acre tract for a distance of 428.64 feet to the PLACE OF BEGINNING, containing 2.01 acres of land, more or less.

Now or Formerly
Mike Ruffino
8.26 Acres
Not Platted

Now or Formerly
Church of the Nazarene
1.49 Acres
Not Platted

Now or Formerly
Land Equities, Inc.
99.10 Acres
Not Platted

Now or Formerly
Mackinnon & Anderson
1.42 Acres
Not Platted



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

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 DAY OF September, 1981, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; IN VOLUME 445, PAGE 447.

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

Frank Boriskie
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, Steve Arden, 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 20 DAY OF August, 1981, AND SAME WAS DULY APPROVED ON THE 3 DAY OF September, 1981, BY SAID COMMISSION.

Steve Arden
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, 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.

Richard Nelson
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

FILED
SEP 22 1981

207870

FINAL PLAT
BOONEVILLE NORTH
2.01 ACRE TRACT
JOHN AUSTIN SURVEY A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50' AUGUST, 1981

OWNER / DEVELOPER:
Readfield Meat Co. Partnership
Richard L. Ruffino · Larry J. Ruffino · John R. Ruffino
2701 Texas Avenue · Bryan, Texas 77801 · (713) 822-1594

PREPARED BY: KLING ENGINEERING & SURVEYING
BRYAN, TEXAS