

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, LARRY J. RUFFINO, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "LOVETT SUBDIVISION", 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: Larry J. Ruffino
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
RENE HAIRSTON
MY COMMISSION EXPIRES October 27, 2006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry J. 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 and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 19th DAY OF November, 2004.
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, J. ROLAND RUFFINO, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "LOVETT SUBDIVISION", 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: J. Roland Ruffino
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
RENE HAIRSTON
MY COMMISSION EXPIRES October 27, 2006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. Roland 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 and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 19th DAY OF November, 2004.
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
WE, L&R PERSONNEL, INC., REPRESENTED BY Larry J. Ruffino, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "LOVETT SUBDIVISION", COLLEGE STATION, 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER: Larry J. Ruffino
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
RENE HAIRSTON
MY COMMISSION EXPIRES October 27, 2006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry J. 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 and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 19th DAY OF November, 2004.
Notary Public, Brazos County, Texas

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, Kevin Russell, 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.

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

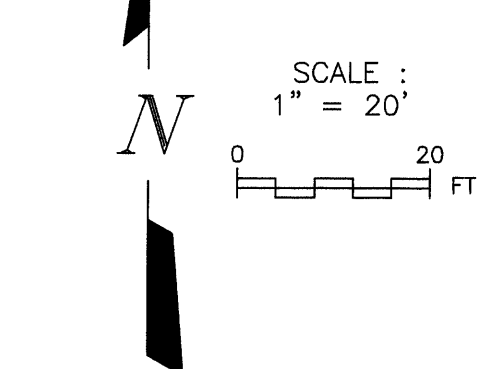
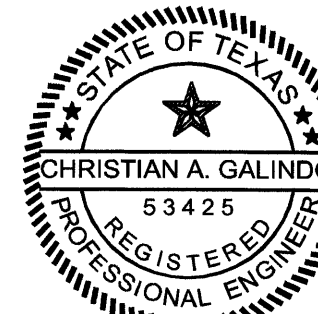
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 14 DAY OF December, 2004 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 6428 PAGE 85.

By: Susan J. Cohen DEPUTY CLERK
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, LICENSED 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 AND CONTROL 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 Galindo
DATE: NOVEMBER 17, 2004



LAND UTILIZATION table: Commercial - 1 Lot, 1.3526 Acres; Total, 1.3526 Acres.

INDIVIDUAL LOT AREAS table: Block One, Lot 1, Area (Sq. Ft.) 58,917.16, Area (Acres) 1.3526; Total: 58,917.16, 1.3526.

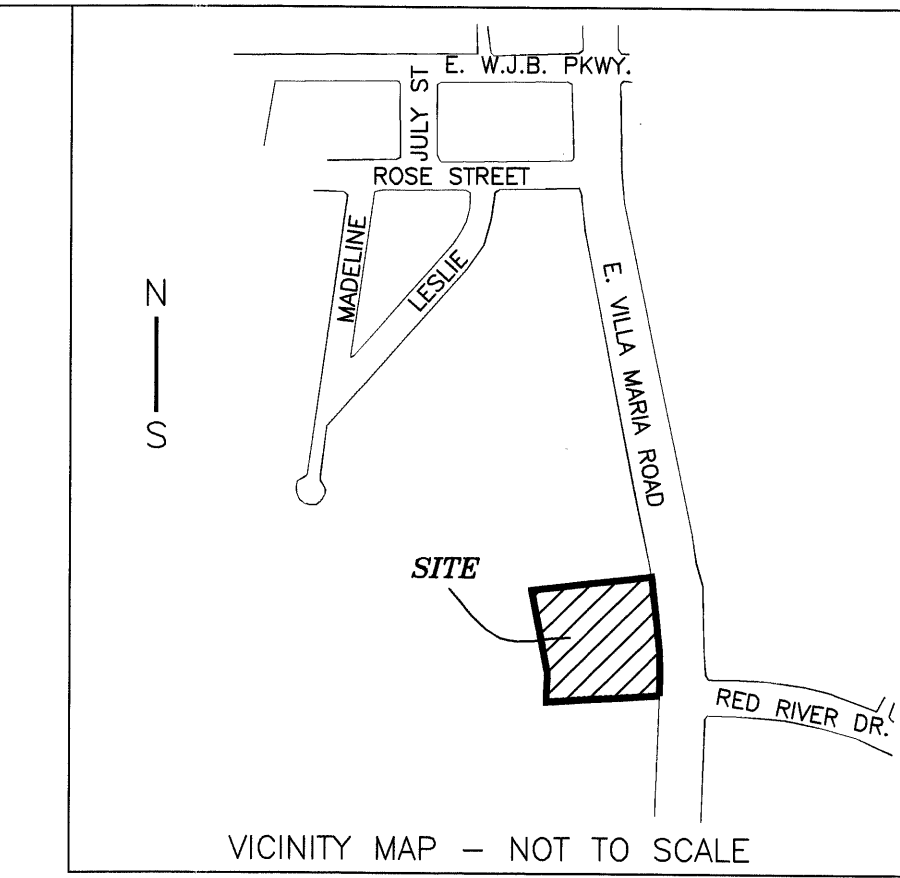
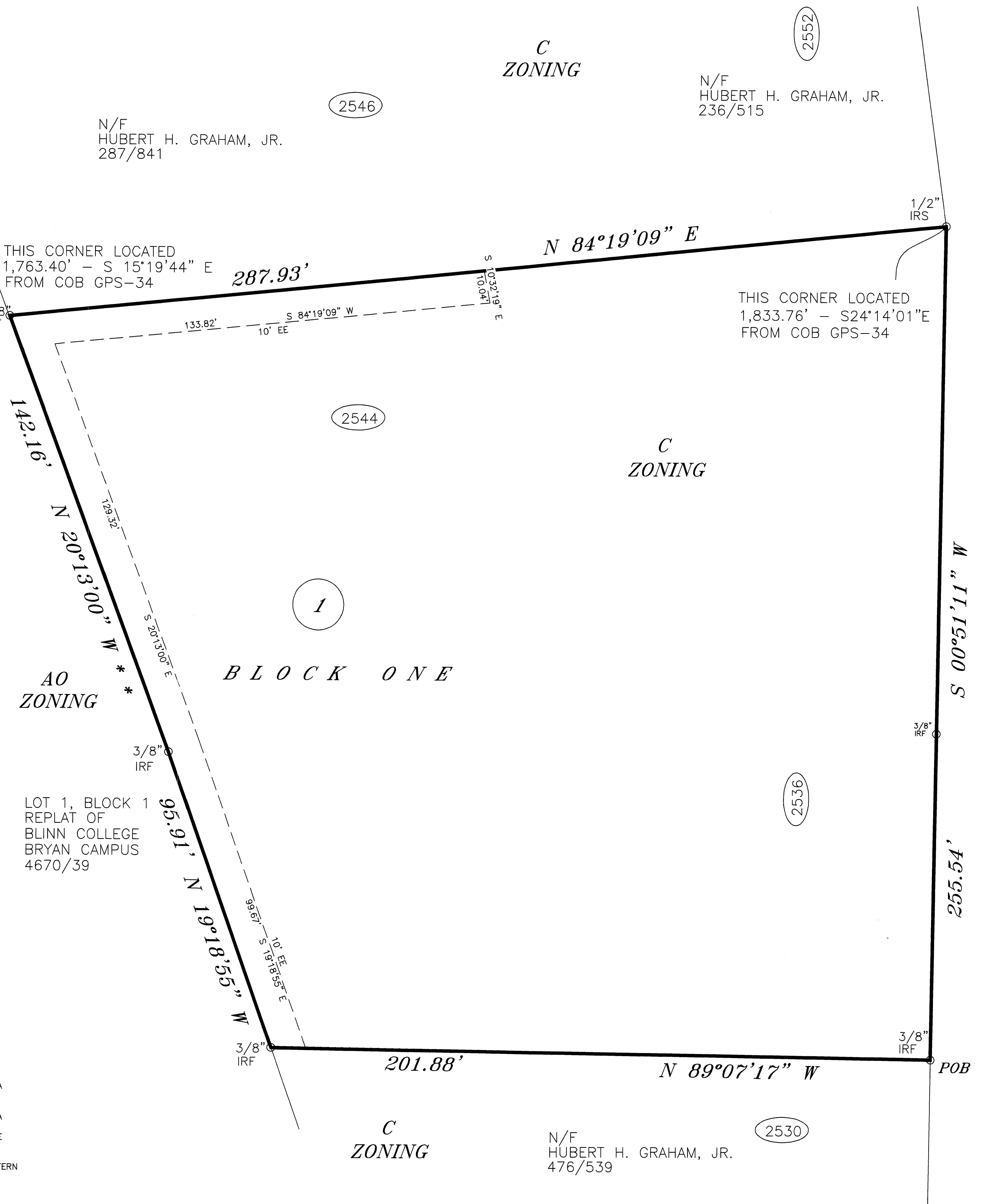
- NOTES: 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. TOTAL AREA = 1.3526 AC. 3. BEARING BASE IS CITY OF BRYAN GPS CONTROL. 4. PRIMARY BM IS CITY OF BRYAN GPS MON. # 34, ELEV=340.58 (NAVD 88). 5. SITE BENCHMARK IS A PK NAIL IN ASPHALT AT THE INTERSECTION OF THE CENTERLINES OF EAST VILLA MARIA ROAD AND RED RIVER DRIVE, ELEV=310.0 (NAVD 88). 6. BASE LINE IS NOTED WITH * * *. 7. BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT. 8. NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP 48041 C 0133 C & 134 C, DATED 07-02-92). 9. WATER/SANITARY SEWER DEMAND CALCULATIONS AND STORM DRAIN DETENTION ARE DEFERRED TO THE SITE PLAN STAGE OF THIS PROJECT. 10. A BLANKET GAS EASEMENT IN 109/552 AFFECTS THIS PROPERTY. A PIPELINE EASEMENT IN 71/390 DEED RECORDS, AND PARTIALLY RELEASED IN 67/663 AND 71/777 RELEASE RECORDS, MAY AFFECT THIS PROPERTY. 11. UNIVERSITY TITLE CO. COMMITMENT GF # 43697 WAS USED IN THE PREPARATION OF THIS PLAT.

MEETS AND BOUNDS DESCRIPTION

BEING A 1.3526-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, A-2, AND BEING ALL OF THE CALLED 0.872-ACRE TRACT CONVEYED TO RICHARD SCHAPERY, ET UX BY DEED RECORDED IN VOLUME 481, PAGE 219, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALL OF THE CALLED 0.478-ACRE TRACT CONVEYED TO RICHARD SCHAPERY, ET UX BY DEED RECORDED IN VOLUME 481, PAGE 215, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.3526-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8" IRON ROD FOUND ON THE WESTERN RIGHT OF WAY LINE OF EAST VILLA MARIA ROAD, A 100'-WIDE PUBLIC RIGHT OF WAY, SAID ROD ALSO MARKING THE NORTHEASTERN CORNER OF A HUBERT H. GRAHAM, JR. TRACT OF LAND DESCRIBED IN DEED RECORD IN VOLUME 476, PAGE 539, DEED RECORDS, BRAZOS COUNTY, TEXAS;
THENCE N 89°07'17" W, ALONG THE NORTHERN BOUNDARY LINE OF SAID HUBERT H. GRAHAM, JR. TRACT FOR A DISTANCE OF 201.88', TO A 3/8" IRON ROD FOUND ON THE EASTERN BOUNDARY LINE OF A CITY OF BRYAN TRACT OF LAND CURRENTLY OCCUPIED BY BLINN COLLEGE;
THENCE N 19°18'55" W, ALONG THE EASTERN BOUNDARY OF SAID CITY OF BRYAN TRACT FOR A DISTANCE OF 95.91', TO A 3/8" IRON ROD FOUND;
THENCE N 20°13'00" W, ALONG THE EASTERN BOUNDARY OF SAID CITY OF BRYAN TRACT FOR A DISTANCE OF 142.16', TO A 3/8" IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF A HUBERT H. GRAHAM, JR. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 287, PAGE 841, DEED RECORDS, BRAZOS COUNTY, TEXAS;
THENCE N 84°19'09" E, FOR A DISTANCE OF 287.93', TO A 1/2" IRON ROD SET ON THE WESTERN RIGHT OF WAY LINE OF EAST VILLA MARIA ROAD, SAID CORNER ALSO MARKING THE SOUTHEASTERN CORNER OF A HUBERT H. GRAHAM, JR. TRACT OF LAND DESCRIBED IN DEED RECORD IN VOLUME 236, PAGE 515, DEED RECORDS, BRAZOS COUNTY, TEXAS;
THENCE S 00°51'11" W, ALONG SAID VILLA MARIA ROAD RIGHT OF WAY LINE FOR A DISTANCE OF 255.54' TO THE POINT OF BEGINNING CONTAINING 1.3526 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, LICENSED 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 AND CONTROL 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.

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868



- LEGEND: IR = IRON ROD, IRP = IRON PIPE, CM = CONCRETE MARKER, MOC = MARK ON CONCRETE, S = SET, F = 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 EASMENT, DE = DRAINAGE EASMENT, AE = ACCESS EASMENT, PAE = PARKING/ACCESS EASMT., ET = ELECTRIC TRANSFORMER, E = ELECTRICAL, PP = POWER POLE, LP = LIGHT POLE, MH = MANHOLE, CO = CLEAN OUT, G = GAS, WV = WATER VALVE, SS = SANITARY SEWER, EPH = ERE HOBART, TS = TELEPHONE PEDESTAL, TV = CABLE TV, M = METER/MARKER, AC = AIR CONDITIONER, OH = OVERHANG, EOP = EDGE OF PAVEMENT, BOC = BACK OF CURB, PE = PEDESTRIAN ACCESS, TR = TO BE REMOVED, (M) = MEASURED, (R) = RECORDED

FINAL PLAT
LOVETT SUBDIVISION

1.3526-ACRES

Table with 4 columns: OWNER/DEVELOPER (George Lovett), DATE (October 25, 2004), PROJECT (21-04), SHEET (1 of 1).