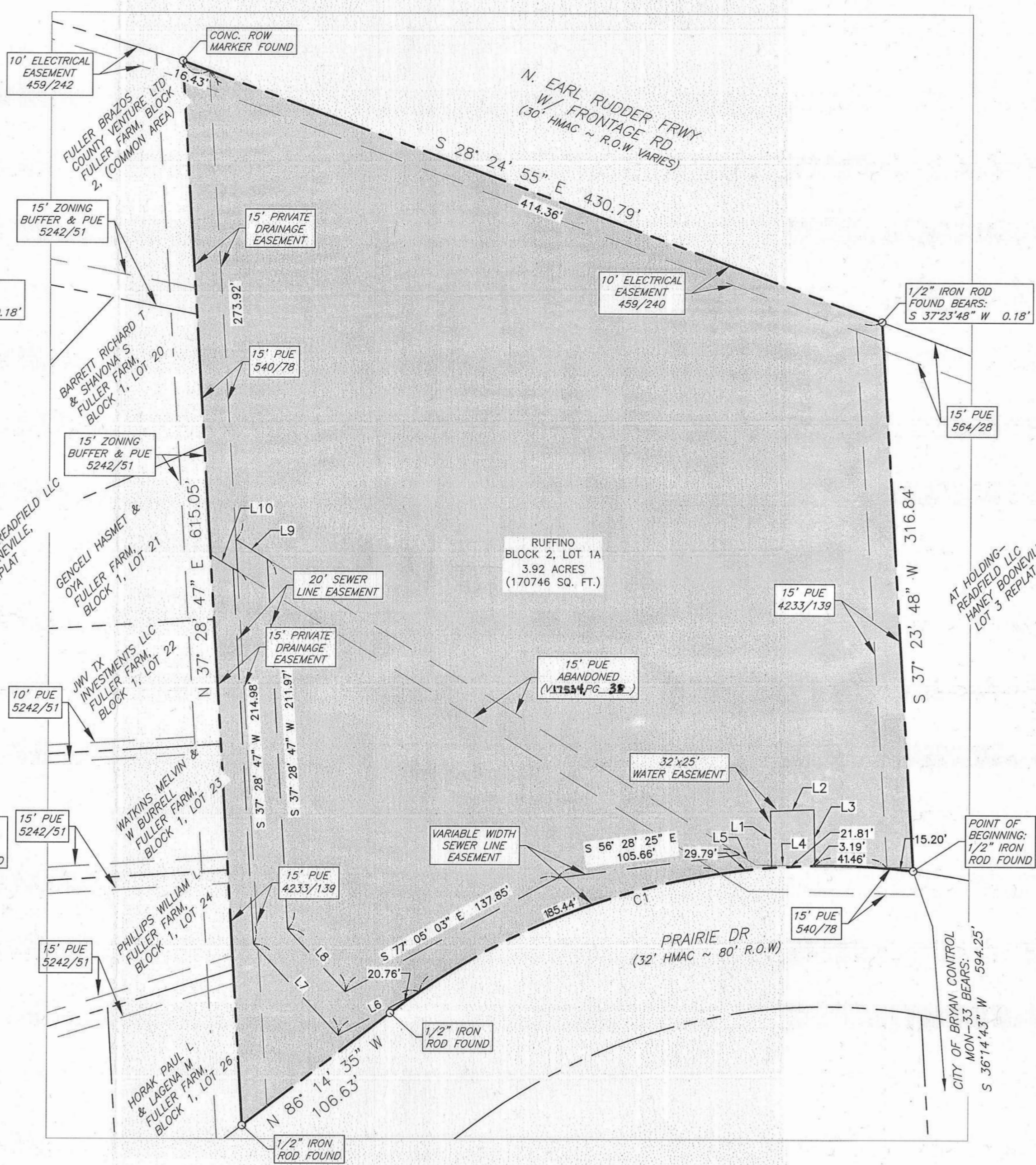
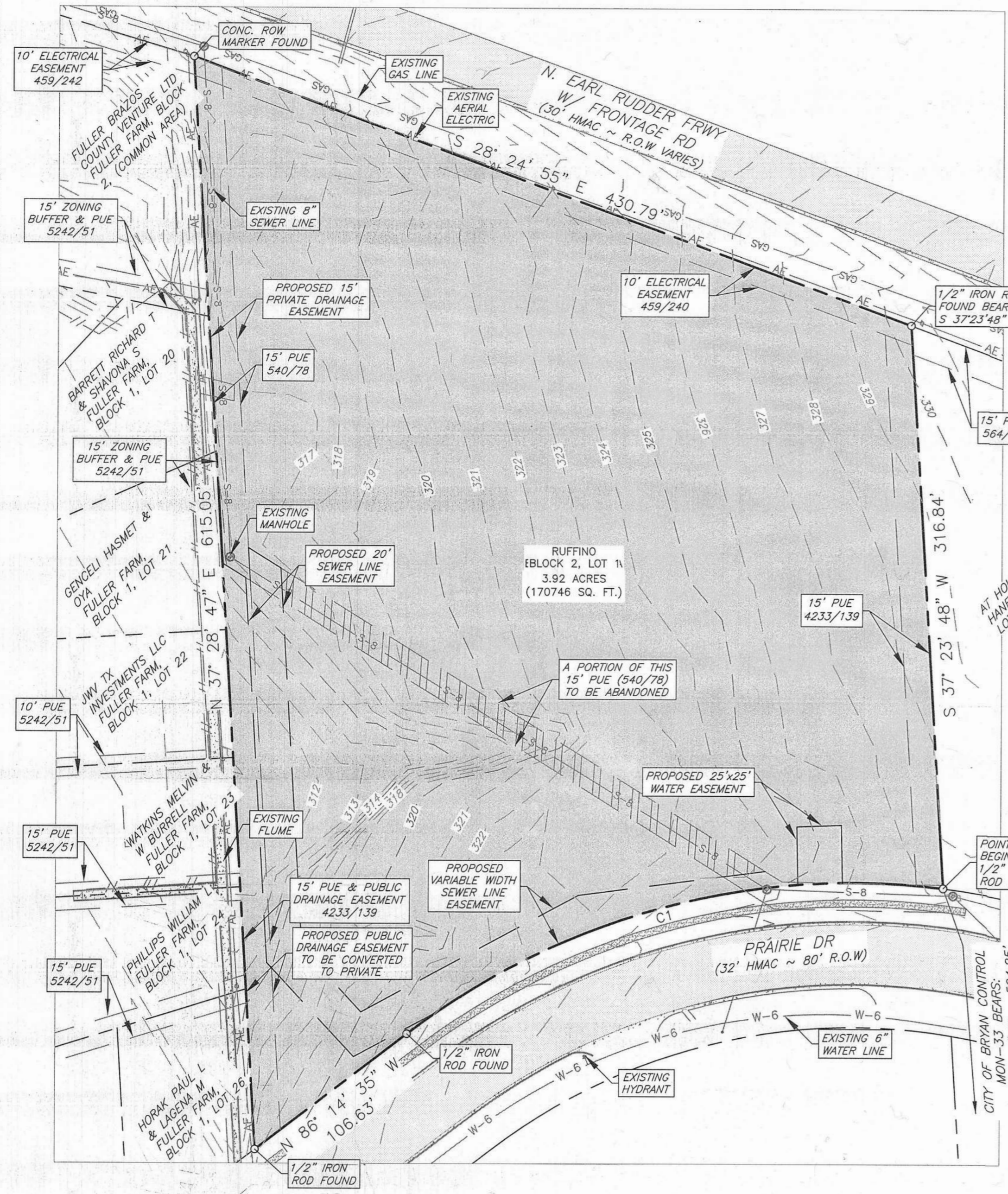


ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Robert S. Horton, Member of Store House Storage Bryan, LLC the owner of the 3.920 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 17372, Page 257, and designated herein as Ruffino, Block 2, Lot 1A, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.

*Robert S. Horton*  
Robert S. Horton  
Member of Store House Storage Bryan, LLC

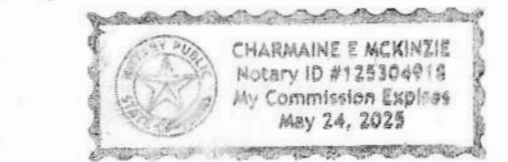
CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Robert S. Horton, 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 on this 4 day of October, 2021.

*Charhaine E. McKintie*  
Charhaine E. McKintie  
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers and monuments were placed under my supervision on the ground, and that the rates and bound describing said subdivision will describe a closed geometric form.

*Nathan Paul Kerr*  
Nathan Paul Kerr, R.P.L.S. No. 6834



APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 12<sup>th</sup> day of January, 2021.

*Martin Zimmermann*  
City Planner  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kappas, 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 the 14<sup>th</sup> day of January, 2021.

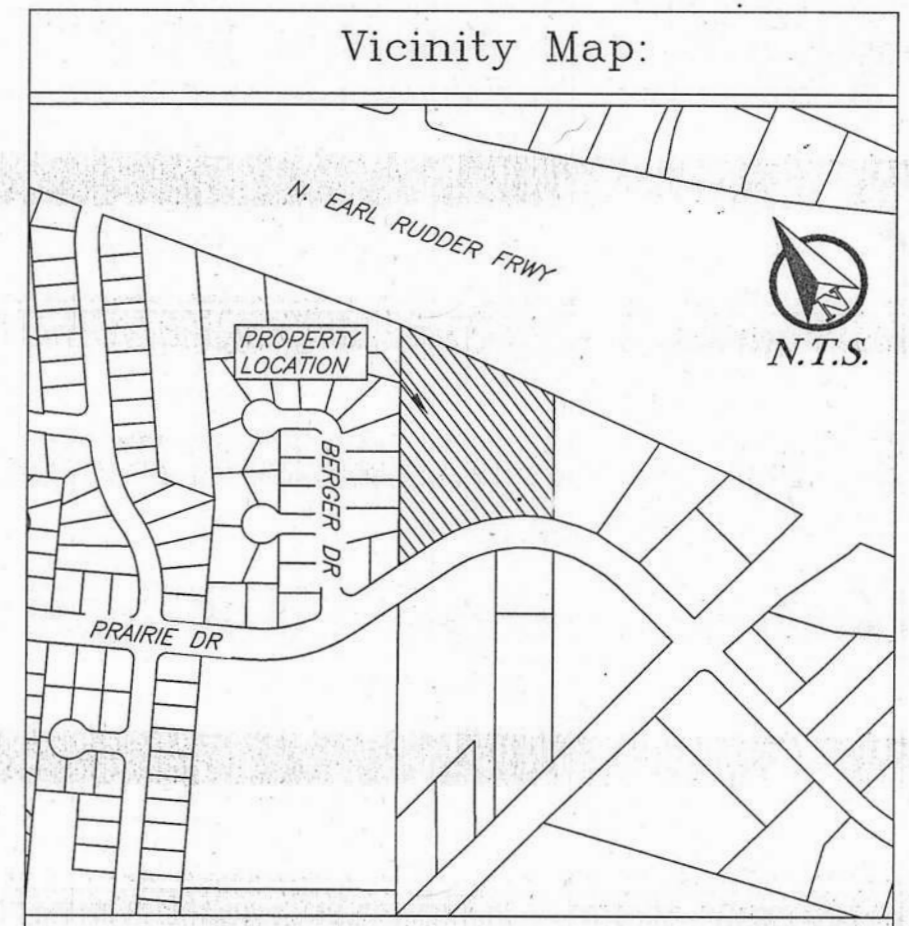
*W. Paul Kappas*  
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 1/18/2022 2:09:24 PM  
in the PLAT Records

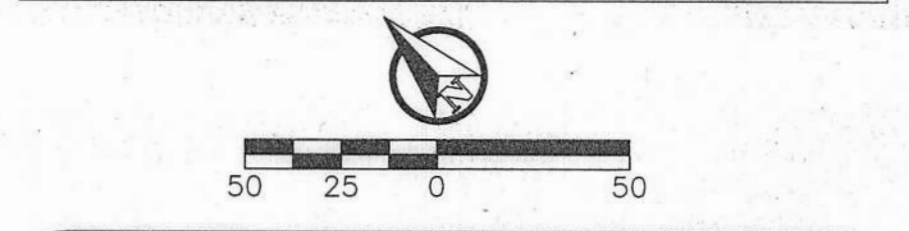
Doc Number: 2022-1458824  
Volume-Page: 17659-69  
Number of Pages: 1  
Amount: \$3.00  
Order#: 20220118000097  
By: TC

*Victoria McQuinn*  
County Clerk, Brazos County, Texas



General Notes:

- Bearing System shown herein is based on the Texas State Plane Central Zone Grid ZNorth as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2).
- Distances shown herein are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001320112191 (calculated using Geoid12B).
- 1/2" Iron rods with blue plastic caps stamped "KERR Surveying" will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
- Building setback lines Per City of Bryan Ordinance.
- The topography shown is from TOPO data.
- This property is zoned Commercial District (C-3).
- All utilities shown herein are approximate locations.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove, and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on the property adjacent to the PUE to access electric facilities.
- Easements and building lines per plat, 4233/139 do apply to this tract.
- Distances shown along curves are chord lengths.



**Final Plat**

**Ruffino  
Lot 1A, Block 2**

Being a Replat of  
Ruffino  
Lot 1, Block 2 ~ 3.92 Acres  
Bryan, Brazos County, Texas

Oct 2021

Owner:  
Store House Storage Bryan, LLC  
2337 Medford Court West  
Fort Worth, TX 76109

Engineer:  
J4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBE F-9551

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave  
Bryan, TX 77803  
Firm No. 10018500  
Job No. 21-474

FIELD NOTES DESCRIPTION  
OF A  
3.92 ACRE TRACT  
BEING ALL OF LOT 1, BLOCK 2  
RUFFINO SUBDIVISION  
VOLUME 4233, PAGE 139 OPRBCT  
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF A 3.92 ACRE TRACT BEING ALL OF LOT 1, BLOCK 2, CALLED TO BE 3.9213 ACRES ON A PLAT OF RUFFINO SUBDIVISION RECORDED IN VOLUME 4233, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, SAID LOT 1, BLOCK 2 CONVEYED TO STORE HOUSE STORAGE BRYAN, LLC IN VOLUME 17372, PAGE 257 (OPRBCT); SAID 3.92 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE NORTHEAST RIGHT-OF-WAY OF PRAIRIE DRIVE (80' RIGHT-OF-WAY, VOLUME 4233, PAGE 139 OPRBCT) MARKING THE WEST CORNER OF LOT 3, BLOCK A, HANEY-BOONEVILLE SUBDIVISION AS DEPICTED ON A PLAT RECORDED IN VOLUME 730, PAGE 459 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT) AND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT; FOR REFERENCE, THE CITY OF BRYAN MONUMENT GPS-33 BEARS: S 36° 14' 43" W A DISTANCE OF 594.25 FEET;

THENCE, WITH SAID NORTHEAST RIGHT-OF-WAY OF PRAIRIE DRIVE AND THE SOUTHWEST BOUNDARY OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 415.00 FEET, A DELTA ANGLE OF 44° 04' 41", AN ARC LENGTH OF 319.26 FEET, A TANGENT OF 168.00 FEET, AND A CHORD WHICH BEARS N 64° 12' 15" W A DISTANCE OF 311.45 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON THE NORTH RIGHT-OF-WAY OF SAID PRAIRIE DRIVE, MARKING A POINT OF TANGENCY;
- N 86° 14' 35" W A DISTANCE OF 106.63 FEET (CALLED N 83° 24' 13" W--106.79 FEET, VOLUME 4233, PAGE 139 OPRBCT) TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" ON SAID NORTH RIGHT-OF-WAY OF PRAIRIE DRIVE, MARKING THE SOUTHWEST CORNER OF FULLER FARM SUBDIVISION, AS DEPICTED ON A PLAT RECORDED IN VOLUME 5242, PAGE 51 (OPRBCT) AND MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED "GALINDO RPLS 4473" MARKING THE MOST WESTERLY CORNER OF LOT 2, BLOCK 1 BEARS S 37° 28' 47" W A DISTANCE OF 639.71 FEET (CALLED S 40° 19' 21" W--639.95 FEET, VOLUME 4233, PAGE 139 OPRBCT);

THENCE, WITH THE SOUTHEAST LINE OF SAID FULLER FARM SUBDIVISION AND THE NORTHWEST LINE OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT, N 37° 28' 47" E A DISTANCE OF 615.05 FEET (CALLED N 40° 19' 21" E--615.10 FEET, VOLUME 4233, PAGE 139 OPRBCT) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF N. EARL RUDDER FREEWAY--STATE HIGHWAY 6 (RIGHT-OF-WAY WIDTH VARIES PER TxDOT PLANS), MARKING THE EAST CORNER OF SAID FULLER FARM SUBDIVISION (VOLUME 5242, PAGE 51 OPRBCT) AND THE NORTH CORNER OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT; FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS N 32° 14' 49" W A DISTANCE OF 557.11 FEET (CALLED N 29° 24' 59" W--557.11 FEET, VOLUME 5242, PAGE 51 OPRBCT);

THENCE, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6 AND THE NORTHEAST LINE OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT, S 28° 24' 55" E A DISTANCE OF 430.79 FEET (CALLED S 25° 34' 44" E--430.86, VOLUME 4233, PAGE 139 OPRBCT) TO A POINT ON SAID SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6, BEING THE NORTH CORNER OF SAID LOT 3, BLOCK A, HANEY-BOONEVILLE SUBDIVISION (VOLUME 730, PAGE 459 OPRBCT) AND THE EAST CORNER OF THIS HEREIN DESCRIBED 3.92 ACRE TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 37° 23' 48" W A DISTANCE OF 0.18 FEET; FOR REFERENCE, A 3/8 INCH IRON ROD FOUND BEARS S 28° 24' 55" E A DISTANCE OF 477.65 FEET (CALLED S 25° 35' 55" E--477.71 FEET, VOLUME 730, PAGE 459 OPRBCT) FROM SAID POINT;

THENCE, WITH THE COMMON LINE OF SAID HANEY-BOONEVILLE SUBDIVISION AND THIS HEREIN DESCRIBED 3.92 ACRE TRACT, S 37° 23' 48" W A DISTANCE OF 316.84 FEET (CALLED S 40° 12' 07" W--316.83 FEET, VOLUME 4233, PAGE 139 OPRBCT) TO THE POINT OF BEGINNING HEREOF AND CONTAINING 3.92 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND JUNE 2021 UNDER MY SUPERVISION. SEE PLAT PREPARED JUNE 2021 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001320112191 (CALCULATED USING GEOD12B). REFERENCE DRAWING: 21-474.

LINE TABLE

| LINE # | LENGTH | DIRECTION       |
|--------|--------|-----------------|
| L1     | 32.30' | N 39° 42' 39" E |
| L2     | 25.00' | S 51° 01' 35" E |
| L3     | 32.00' | S 39° 42' 39" W |
| L4     | 30.78' | N 48° 12' 20" W |
| L5     | 11.04' | S 17° 20' 41" E |
| L6     | 52.87' | S 77° 05' 03" E |
| L7     | 71.12' | S 2° 27' 28" E  |
| L8     | 48.61' | S 2° 27' 28" E  |
| L9     | 21.41' | S 17° 20' 41" E |
| L10    | 15.29' | S 17° 20' 41" E |

CURVE TABLE

| CURVE # | LENGTH  | RADIUS  | DELTA       | CHORD DIRECTION | CHORD LENGTH | TANGENT |
|---------|---------|---------|-------------|-----------------|--------------|---------|
| C1      | 319.26' | 415.00' | 44° 04' 41" | N 64° 12' 15" W | 311.45'      | 168.00' |