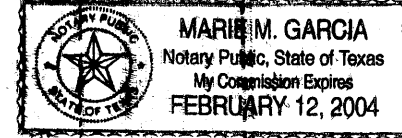


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, LUCILLE RUFFINO, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT WHICH IS DESIGNATED HEREIN AS THE "RUFFINO 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.

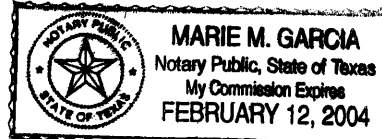
STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L.J. Ruffino KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, RICHARD L. RUFFINO, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT WHICH IS DESIGNATED HEREIN AS THE "RUFFINO 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.

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard L. 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.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, JOHN R. RUFFINO, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT WHICH IS DESIGNATED HEREIN AS THE "RUFFINO 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.

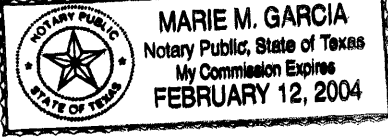
STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John R. Ruffino KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, LARRY J. RUFFINO, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT WHICH IS DESIGNATED HEREIN AS THE "RUFFINO 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.

STATE OF TEXAS
COUNTY OF BRAZOS
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.



CERTIFICATE OF SURVEYOR AND/OR ENGINEER

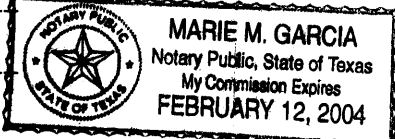
STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION 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.



ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
THE FIRST CHURCH OF THE NAZARENE, BRYAN, TX, REPRESENTED BY THE REV. LONNIE GREEN, BOARD CHAIRMAN, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE "RUFFINO 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.



STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lonnie Green 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.

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lonnie Green 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.

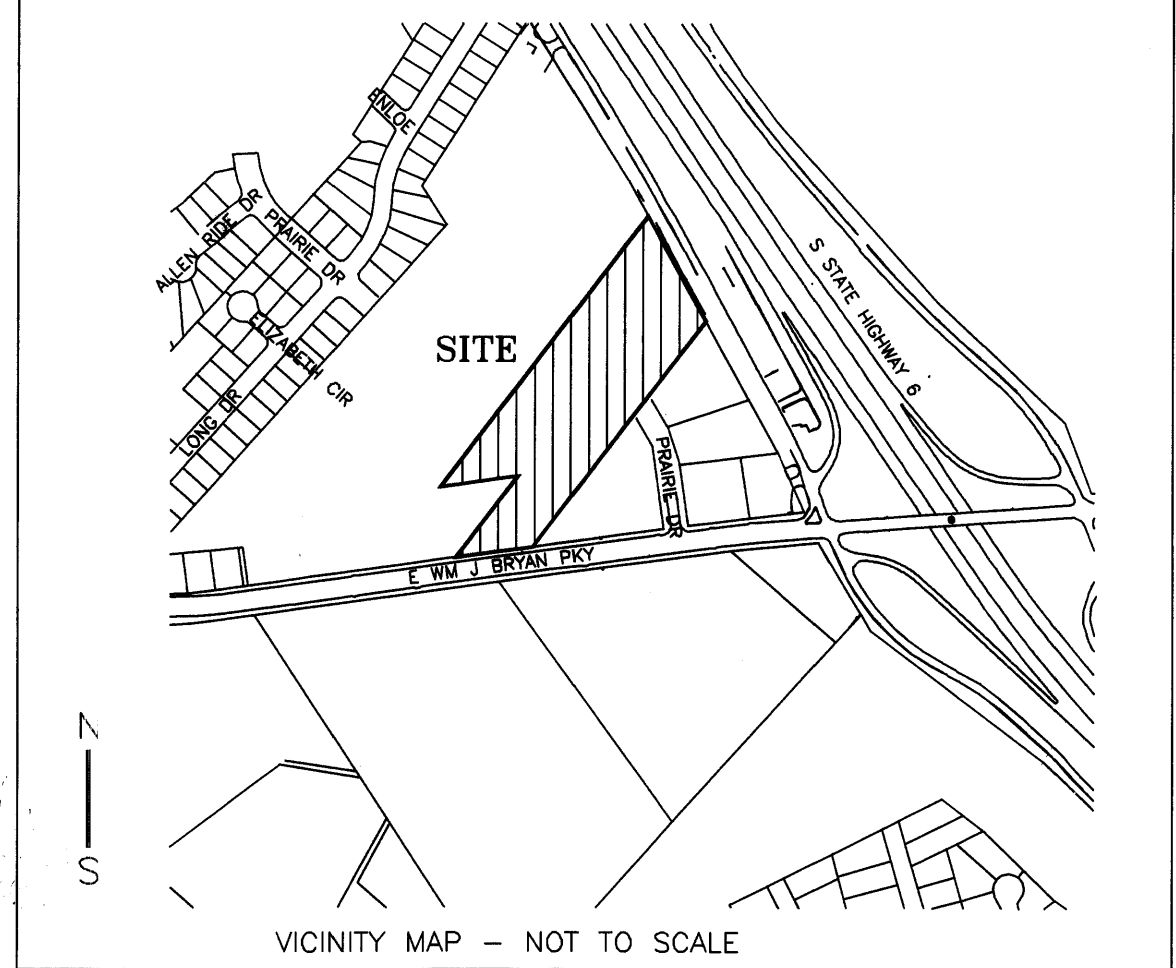
Table with 6 columns: CHORD, BEARING, RADIUS, DELTA, TANGENT, ARC. Contains survey data for various points and lines.

SCALE: 1" = 80'
1" : 960'

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
EOP = EDGE OF PAVEMENT
(R) = RECORDED
(M) = MEASURED

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 9.8914 ACRES
4. BEARING SOURCE IS PLAT OF BOONEVILLE NORTH SUBDIVISION RECORDED IN 495/447.
5. BASE LINE IS NOTED WITH \*\*\*
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR. FLOOD PLAIN (FEMA MAP No. 48041 C 0134 C, JUL. 2, 1992).
7. ON-SITE DETENTION WILL BE PROVIDED AT THE SITE PLAN STAGE OF DEVELOPMENT FOR EACH INDIVIDUAL LOT.
8. THERE SHALL BE A 7.5' INTERIOR B.L. (EXCEPT WHERE THERE IS A P.U.E.) FOR ALL LOTS.



METES & BOUNDS DESCRIPTION

Being a 9.8914-acre tract or parcel of land lying and being situated in the John Austin League, Abstract No. 2., Brazos county, Texas, and being the aggregate of the following tracts:
called 1.499-acre tract conveyed to The First Church of the Nazarene as described in Volume 257, Page 722, Deed of Trust Records, Brazos County, Texas
called 7.748-acre tract, Tract One conveyed to Mike Ruffino as described in Volume 72, Page 536, Release Records, Brazos County, Texas
called 0.623-acre tract, Tract Two conveyed to Mike Ruffino as described in Volume 72, Page 536, Release Records, Brazos County, Texas
and being more particularly described as follows:
BEGINNING at c 1/2" iron rod found located on the northern right of way line of William Joel Bryan Parkway (also known as Highway F.M. 158 and formerly known as Booneville Road), said rod also marking the westernmost corner of Lot 1, Booneville North, an addition to the City of Bryan recorded in Volume 495, Page 447, Deed Records, Brazos County, Texas;
THENCE N 40°12'07" E, along the northwesterly boundary line of said Lot 1, Booneville North, continuing along the northwest end of right of way of Prairie Drive, continuing along the northwesterly boundary line of Lot 3, Block A, Replat of Lot 2, Block A, Honey-Boonville Subdivision, an addition to the City of Bryan recorded in Volume 730, Page 459, Official Records, Brazos County, Texas, a total distance of 933.42' to a 1/2" iron rod found, marking the northernmost corner of said Lot 3, and said rod also being located on the southwesterly right of way line of Earl Rudder Freeway (S.H. 6);
THENCE N 25°34'44" W, along said southwesterly right of way line a distance of 430.86' to a TxDOT concrete right of way marker, located at the easternmost corner of the 20.43-acre tract conveyed to the J.W. Fuller Estate as described in Volume 2050, Page 291, Official Records, Brazos County, Texas;
THENCE S 40°19'21" W, along the easterly boundary line of said J.W. Fuller Estate tract, a distance of 1,255.04' to a 1/2" iron rod set, marking the northwestern corner of Lot 2, Block 1, Anthony Subdivision, on addition to the City of Bryan recorded in Volume 513, Page 769, Deed Records, Brazos County, Texas;
THENCE N 85°06'29" E, along the northerly boundary line of said Lot 1, Block 1, Anthony Subdivision, a distance of 281.50' to a 1/2" iron rod found, marking the northeasterly corner of said Lot 1, Block 1, Anthony Subdivision;
THENCE S 39°58'15" W, along the easterly boundary line of said Lot 1, Block 1, Anthony Subdivision, a distance of 250.00' to a 3/8" iron rod found, marking the southeasternmost corner of said Lot 1, Block 1, Anthony Subdivision and said rod also being located on the aforementioned northern right of way line of William Joel Bryan Parkway;
THENCE N 85°06'29" E, along said northern right of way line, a distance of 277.42' to the POINT OF BEGINNING, containing 9.8914 acres of land, more or less.

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR 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.

APPROVAL OF THE CITY ENGINEER

I, W. Paul Keegan, P.E., CITY 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.

CERTIFICATE OF 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 17 DAY OF July, 2004, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 4933, PAGE 199.

LAND UTILIZATION
EXISTING: VACANT
PROPOSED: 4 COMMERCIAL LOTS

FINAL PLAT
RUFFINO SUBDIVISION
LOTS 1, 2 & 3, BLOCK ONE
LOT 1, BLOCK TWO

Table with 4 columns: OWNER/DEVELOPER, ACRES, DATE APPROVED, PROJECT SHEET. Includes details for L. J. Ruffino, 9.8914 acres, approved January 4, 2000, project 28-99, sheet 1 of 1.

on base 7/17/04

0749232

Filed for Record in: BRAZOS COUNTY, TX
Date: Jul 17, 2004 at 04:38PM
As a Plat
Document Number: 0749232
Amount: 55.00
Receipt Number - 176281
By: Jaime Kelley

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, TEXAS as stamped herein by me.
Jul 17, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY, TEXAS