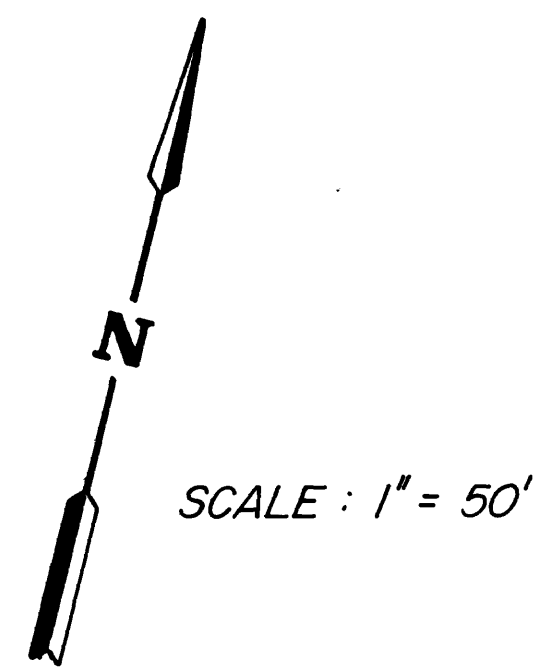
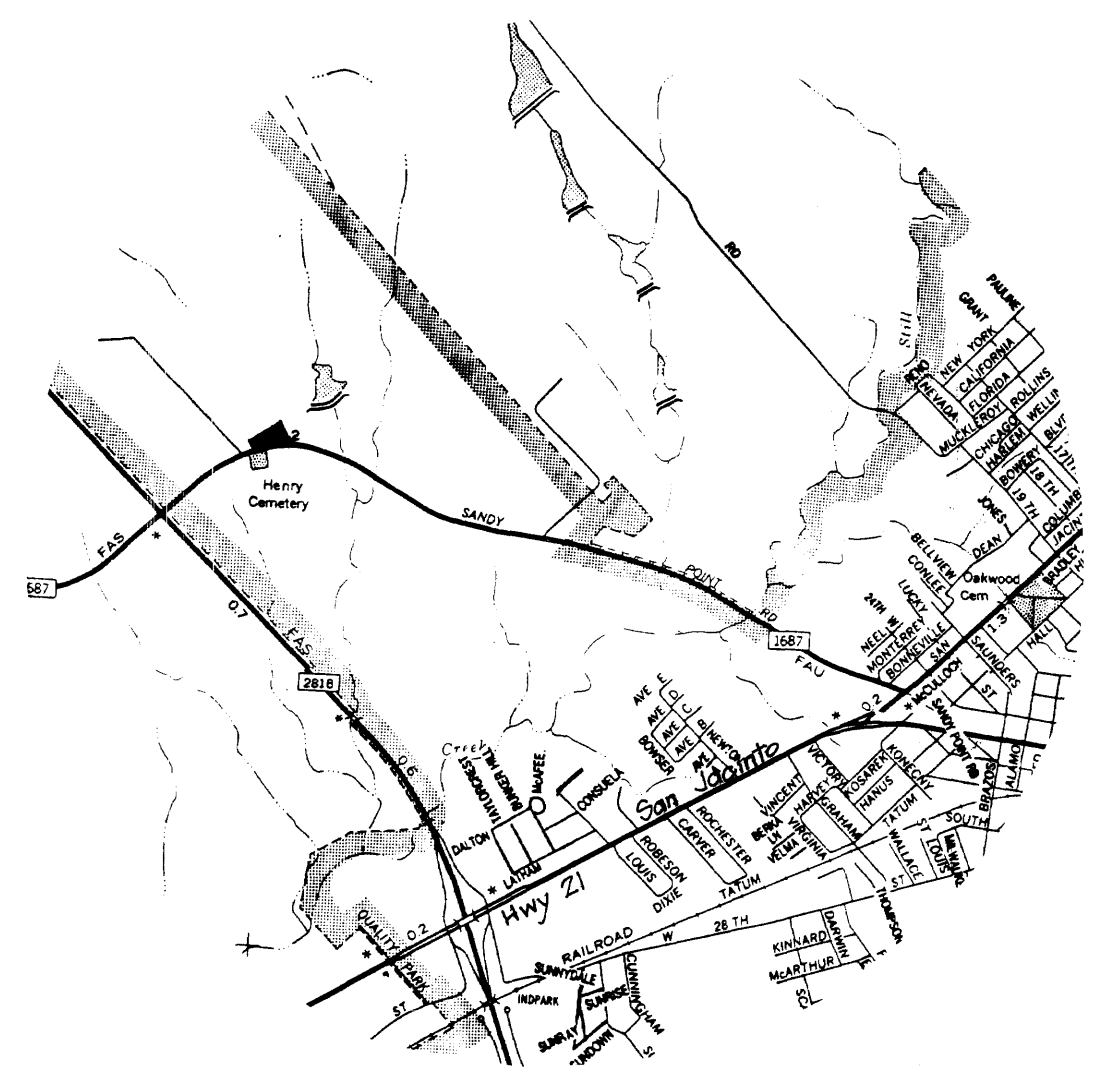
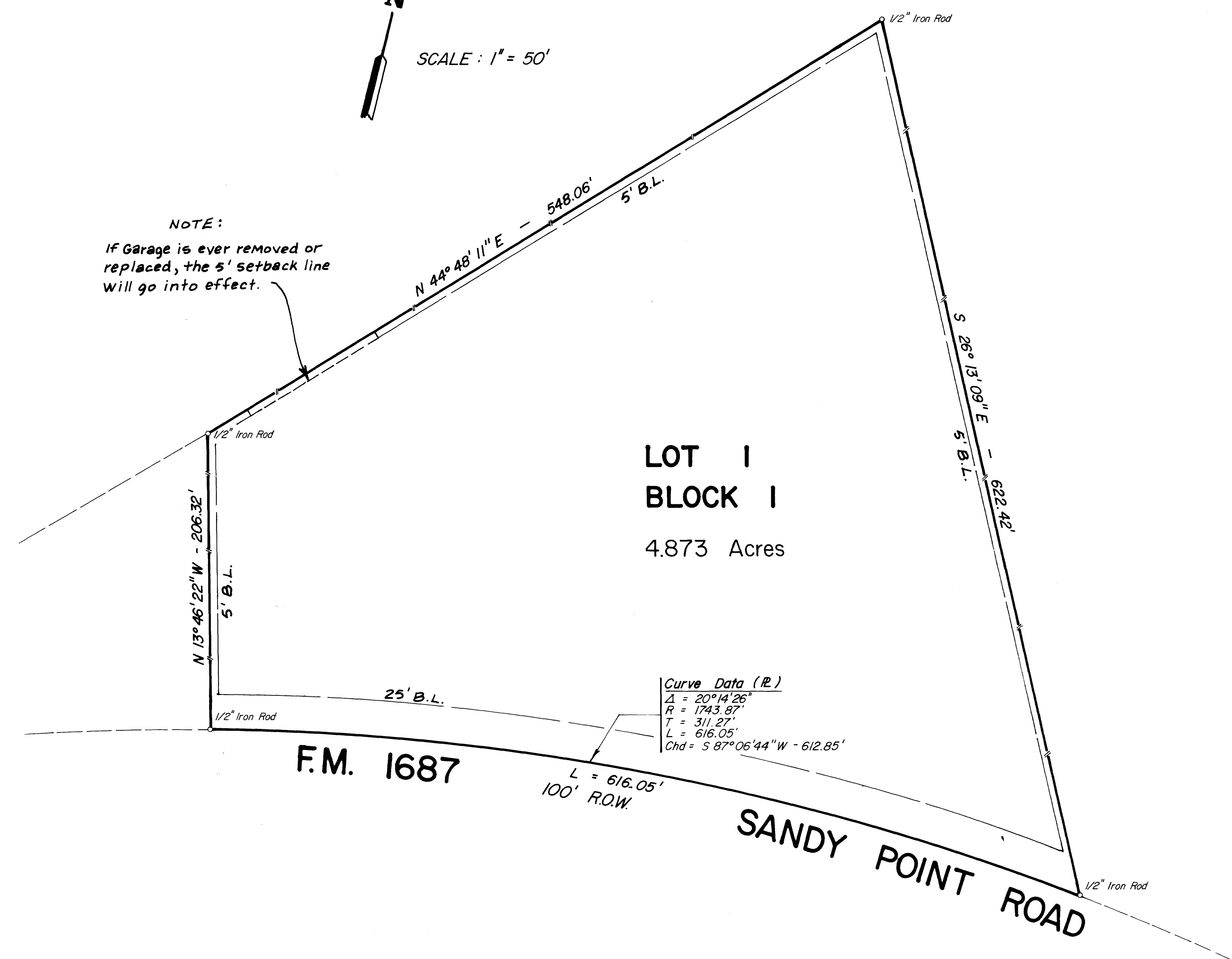


FILED
 1990 OCT 04 10
 CLERK
Richard Johnson
 453929



NOTE:
 If Garage is ever removed or replaced, the 5' setback line will go into effect.



LOT 1
 BLOCK 1
 4.873 Acres

Curve Data (R)
 $\Delta = 20^{\circ}14'26''$
 $R = 1743.87'$
 $T = 311.27'$
 $L = 616.05'$
 $Chd = S 87^{\circ}06'44'' W - 612.85'$

F.M. 1687

L = 616.05'
 100' ROW

SANDY POINT ROAD

on base UD 6/13/62

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We/They) ANDREW RUIZ
 owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 1108 Page 189 and designated herein as the RUIZ ADDITION in the City of 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 thereon shown for the purpose and consideration therein expressed.

Andrew Ruiz
 Owner

APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Ke...
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING COMMISSION
 I, REBA C. RAGSDALE, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 23 day of AUGUST, 1990, and same was duly approved on the 4 TH day of OCTOBER, 1990 by said commission.

VIC: *Reba C. Ragsdale*
 Chairman of the Planning Commission, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 CERTIFICATE OF THE COUNTY CLERK
 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 02 day of October, 1990, in the Deed Records of Brazos County, Texas, in Volume 1217, Page 123.

Frank Boriskie
 County Clerk
 Brazos County, Texas
 By: *Karen McJullin*

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Andrew Ruiz, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 02 day of August, 1990.

CERTIFICATION OF THE CITY PLANNER
 I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Ray Shanna
 City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790

FINAL PLAT
 of
 LOT 1 BLOCK 1
 RUIZ ADDITION

JAMES M. WEBB SURVEY
 BRYAN, BRAZOS COUNTY, TEXAS
 AUGUST 1990

Owner & Developer:
 Andrew Ruiz
 4350 Sandy Point Road
 Bryan, Texas 77803
 775-8879

Prepared By:
 Garrett Engineering
 4444 Carter Creek Prkwy. Ste. 108
 Bryan, Texas 77802

DONALD GARRETT
 Notary Public, State of Texas
 My Commission Expires
 September 19, 1992
 Notary's Name: Donald Garrett
 Notary's Commission Expires:
 9-19-92

