

THREE-R SUBDIVISION
3.2553-ACRE TRACT

BEING A 3.2553-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 CALLED 2.725-ACRE 3R & L G.P. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2834, PAGE 217, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND THE CALLED 0.53-ACRE 3R & L G.P. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2494, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 3.2553-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERMOST CORNER OF AUTUMN WOODS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, AS PLATTED AND RECORDED IN VOLUME 3755, PAGE 320, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, AND FURTHERMORE SAID ROD ALSO BEING LOCATED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF HOLLOW HILL DRIVE, A 70'-WIDE CITY OF BRYAN RIGHT OF WAY;

THENCE S 46°03'37" E, ALONG THE SOUTHERNMOST BOUNDARY LINE OF SAID AUTUMN WOODS SUBDIVISION, FOR A DISTANCE OF 338.27' TO A CAPPED IRON ROD FOUND;

THENCE S 71°03'12" E, CONTINUING ALONG SAID BOUNDARY LINE, FOR A DISTANCE OF 212.18' TO A CAPPED IRON ROD FOUND MARKING THE EASTERMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, SAID ROD ALSO MARKING THE SOUTHERNMOST CORNER OF SAID AUTUMN WOODS SUBDIVISION, FURTHERMORE SAID ROD ALSO LYING ON THE NORTHWESTERN LINE OF A 50'-WIDE STREET RESERVATION DESCRIBED IN DEED RECORDED IN VOLUME 85, PAGE 204, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 18°55'02" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID STREET RESERVATION, FOR A DISTANCE OF 274.51' TO A CAR AXLE MARKING THE SOUTHERNMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, SAID CAR AXEL ALSO LYING ON THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET, A VARIABLE WIDTH CITY OF BRYAN RIGHT OF WAY;

THENCE N 70°47'37" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 11.66' TO A CAPPED IRON FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 268.47', BEARING N 58°29'34" W, RADIUS 630.070', LENGTH 270.540', DELTA ANGLE 24°36'06" TO A CAPPED IRON ROD FOUND;

THENCE N 46°11'26" W, CONTINUING ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 348.72' TO A 1/2" IRON ROD FOUND MARKING THE WESTERMOST CORNER OF THE SUBJECT 3.2553-ACRE TRACT, WHICH IS ALSO THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET AND THE SOUTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE;

THENCE N 43°39'57" E, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE FOR A DISTANCE OF 23.95' TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 35.31', BEARING N 01°11'06" W, RADIUS 25.00', LENGTH 39.21', DELTA ANGLE 89°51'55" TO A 1/2" IRON ROD FOUND;

THENCE S 43°54'56" E, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 173.70' TO THE POINT OF BEGINNING, CONTAINING 3.2553 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZOS
3R & L G.P., REPRESENTED BY LARRY J. RUFFINO
OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF THE "THREE-R SUBDIVISION" AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Larry J. Ruffino
OWNER

W.C.R.E.
LIEN HOLDER APPROVAL

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.

GIVEN UNDER MY HAND AND SEAL ON THIS 4th DAY OF November, 2005.

Robert M. Moore 6-11-06
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, Kevin Russell, 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.

Kevin Russell
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER
I, Linda Huff, 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.

Linda Huff
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Kim Casey, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 20 DAY OF September, 2005 AND SAME WAS DULY APPROVED ON THE 17 DAY OF November, 2005.

Kim Casey
CHAIR, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
WE, KIM NGUYEN PHAN AND THANH NGUYEN, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF THE "THREE-R SUBDIVISION" AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

LIEN HOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIM NGUYEN PHAN AND THANH NGUYEN, 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 ON THIS 20 DAY OF November, 2005.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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 20 DAY OF November, 2005, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 7032, PAGE 295.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS
By: Susie L. Cohen
Deputy Clerk

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

STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of the County of Brazos, Texas, as stated herein by me.

Nov 22, 2005
HONORABLE KAREN McQUEEN, COUNTY CLERK, BRAZOS COUNTY

Filed for Record in:
BRAZOS COUNTY
Date: Nov 22, 2005 at 09:29:34
As a
Plat
Document Number: 00910162
Amount: \$8,100
Receipt Number: 279323
Susie Cohen, By

RIGHT OF WAY DEDICATION
0.1360-ACRE TRACT

BEING A 0.1360-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE CALLED 2.725-ACRE 3R & L G.P. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2834, PAGE 217, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND A PART OF THE CALLED 0.53-ACRE 3R & L G.P. TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2494, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.1360-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAR AXLE FOUND MARKING THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET, A VARIABLE WIDTH CITY OF BRYAN RIGHT OF WAY, AND THE NORTHWESTERN BOUNDARY LINE OF A 50'-WIDE STREET RESERVATION DESCRIBED IN DEED RECORDED IN VOLUME 85, PAGE 204, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 70°47'37" W, ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 11.66' TO A CAPPED IRON FOUND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 268.47', BEARING N 58°29'34" W, RADIUS 630.070', LENGTH 270.540', DELTA ANGLE 24°36'06" TO A CAPPED IRON FOUND;

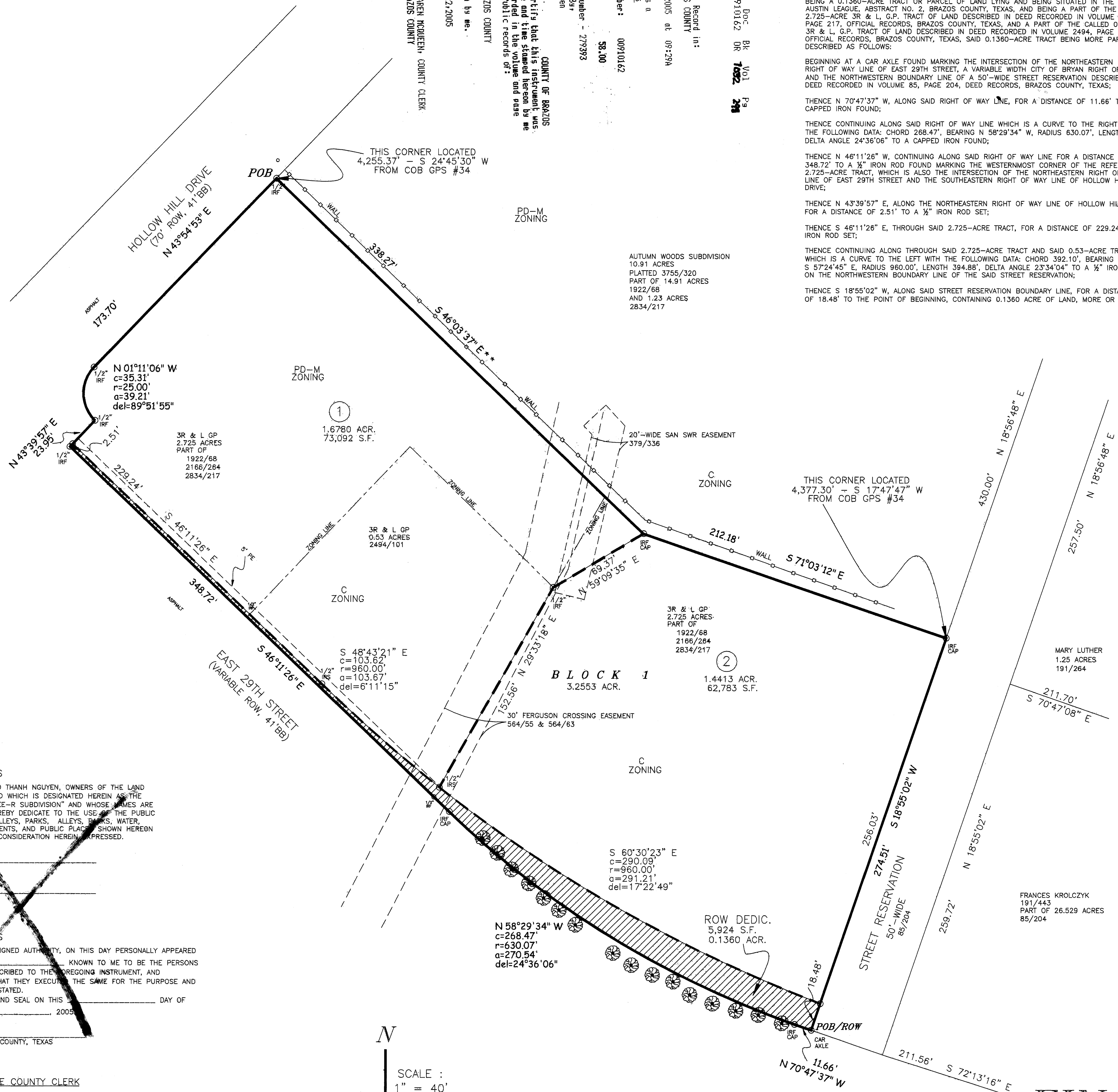
THENCE N 46°11'26" W, CONTINUING ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 348.72' TO A 1/2" IRON ROD FOUND MARKING THE WESTERMOST CORNER OF THE REFERENCED 2.725-ACRE TRACT, WHICH IS ALSO THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 29TH STREET AND THE SOUTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE;

THENCE N 43°39'57" E, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF HOLLOW HILL DRIVE FOR A DISTANCE OF 2.51' TO A 1/2" IRON ROD SET;

THENCE S 46°11'26" E, THROUGH SAID 2.725-ACRE TRACT, FOR A DISTANCE OF 229.24' TO A 1/2" IRON ROD SET;

THENCE CONTINUING ALONG THROUGH SAID 2.725-ACRE TRACT AND SAID 0.53-ACRE TRACT WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD 392.10', BEARING S 57°24'45" E, RADIUS 960.00', LENGTH 394.88', DELTA ANGLE 23°34'04" TO A 1/2" IRON SET ON THE NORTHWESTERN BOUNDARY LINE OF THE SAID STREET RESERVATION;

THENCE S 18°55'02" W, ALONG SAID STREET RESERVATION BOUNDARY LINE, FOR A DISTANCE OF 18.48' TO THE POINT OF BEGINNING, CONTAINING 0.1360 ACRE OF LAND, MORE OR LESS.



- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - TOTAL AREA = 3.2553 ACR.
 - BEARING SOURCE IS PLAT RECORDED IN 3755/320, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
 - PRIMARY BM IS CITY OF BRYAN GPS MON. #34, ELEV=340.58 (NAVD 88).
 - BASE LINE IS NOTED WITH **.
 - BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
 - NO PORTION OF THIS PROPERTY LIES WITHIN AN IDENTIFIED 100-YR FLOOD PLAN (FEMA MAP 48041 C 0141 C, DATED 07-02-92).
 - UNIVERSITY TITLE CO. COMMITMENT # 00052897 WAS USED IN THE PREPARATION OF THIS PLAN.
 - 5'-WIDE SIDEWALK SHALL BE INSTALLED ALONG FRONT ON EAST 29TH STREET.

CERTIFICATE OF SURVEYOR AND 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: OCTOBER 7, 2005



AREAS

BLOCK 1		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	73,092	1.6780
2	62,783	1.4413
ROW DEDICATION	5,924	0.1360
TOTAL:	141,799	3.2553

- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MU = 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 EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - E = ELECTRIC TRANSFORMER
 - PP = POWER POLE
 - LP = LIGHT POLE
 - MH = MANHOLE
 - CO = CLEAN OUT
 - G = GAS
 - W = WATER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - TB = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EDP = EDGE OF PAVEMENT
 - BCH = BACK OF CURB
 - PE = PEDESTRIAN ACCESS EASMT.
 - IV = IRRIGATION VALVE
 - (M) = MEASURED
 - (R) = RECORDED

FINAL PLAT
THREE-R SUBDIVISION

OWNER/DEVELOPER: ROLAND RUFFINO C/O 3R & L G.P. PARTNERSHIP RUFFINO MEATS & FOOD SERV. 2130 EAST W. BRYAN PKWY. BRYAN, TX 77802 VOICE: 776-5685 FAX: 774-7713	LOTS 1 & 2, BLOCK 1 3.2553 ACRES JOHN AUSTIN SURVEY, A-2 PART OF 2.725 ACR (2834/217) AND 0.53 ACR (2494/101) OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS	DATE: SEPTEMBER 19, 2005 DRAWN BY: ACA APPROVED BY: CAG REVISIONS: OCT. 7, 2005	PROJECT 25-05 SHEET 1 OF 1
--	--	--	---