

E. 29 TH. STREET

60' Right - Of - Way  
41' Asphalt Pavement Width

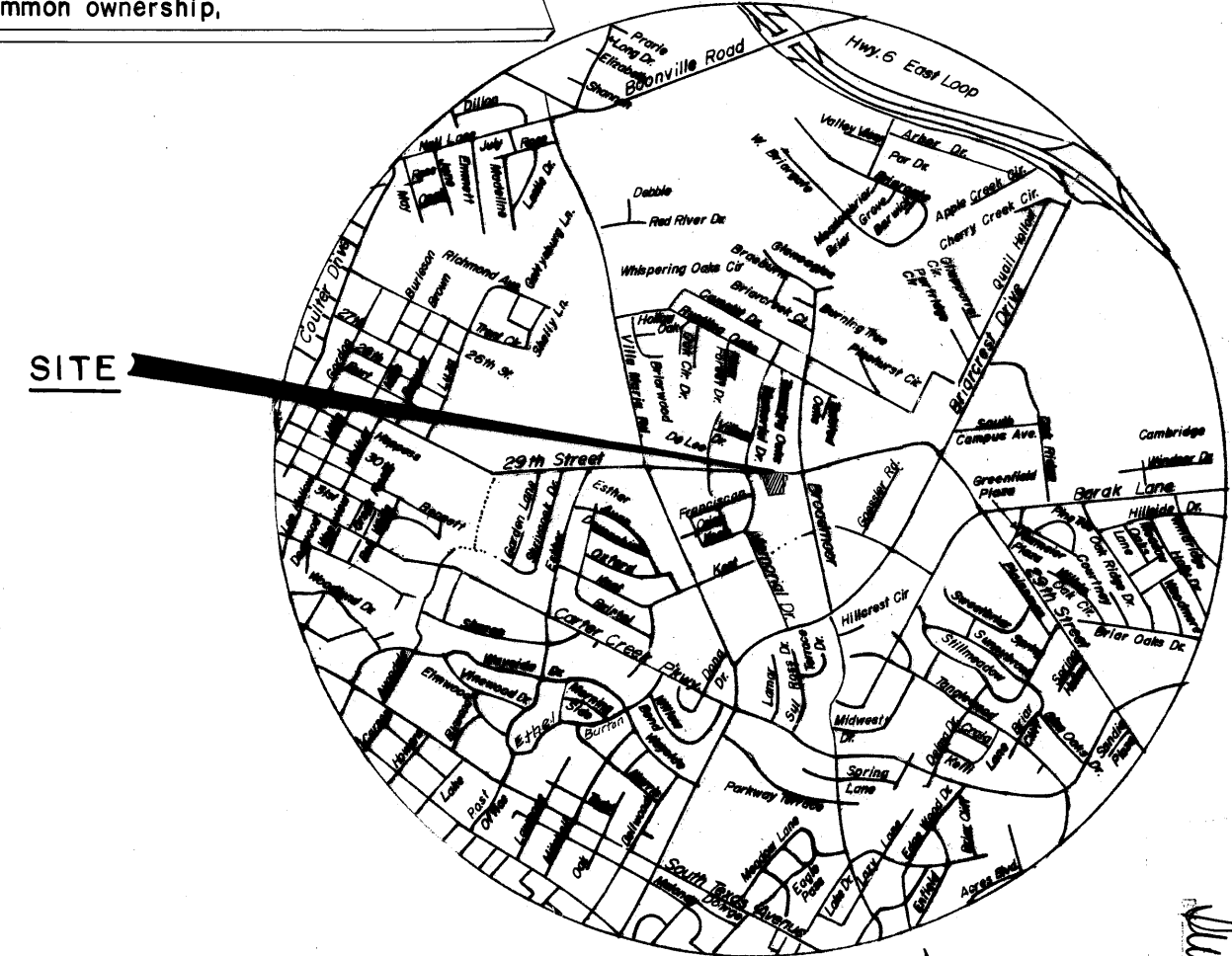
Building Line established by Ordinance dated April 11, 1967. (Vol. 261, Pg. 770)

CERTIFICATION BY THE CITY PLANNER  
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank K. ... 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 12th DAY OF SEPT 1985 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 821, PAGE 521.  
By: ... Deputy  
APPROVAL OF THE PLANNING COMMISSION  
I, ... CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 22nd DAY OF AUGUST, 1985 AND SAME WAS DULY APPROVED ON THE 23rd DAY OF SEPT 1985 BY SAID COMMISSION.

Notes:  
1. Any site plan or building permit on Lot 1 or Lot 2 will be required to conform to the provisions of Sec. 14-J, Drainage, and Sec. 14-F(2), Fire Hydrants, of the Subdivision Control Ordinance of the City of Bryan, or other ordinance in effect at the time.  
2. 5-ft Building Line along side and back lines, except no Building Line along common boundary with Lot R2 Block G, Professional Complex. Side Building Lines do not apply to contiguous lots under common ownership.  
3. At the time of platting, Lot 1, Block I, Business Complex Subdivision, & Lot R2, Block G, Professional Complex, are under common ownership.

SCALE: 1" = 20'



3355419

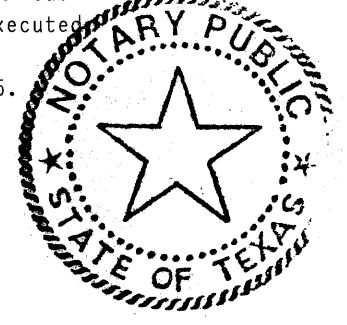
FILED  
1985 SEP 12 AM 11:23  
COUNTY CLERK  
FRANK K. ...

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stephen V. Stephenson, 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.

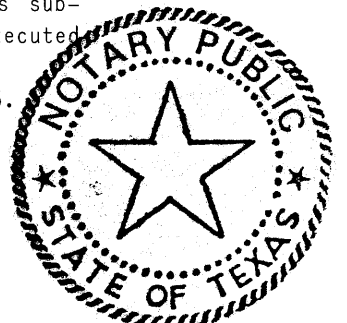
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Glen R. Tunnell, 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.

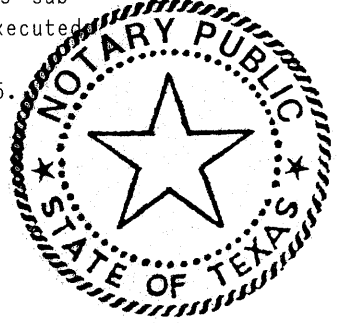
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Valen, 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.

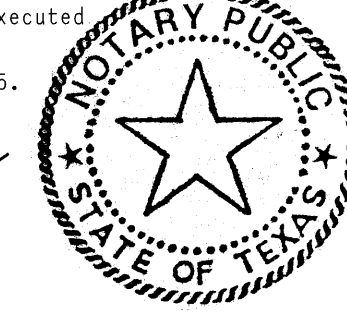
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Victor E. Paulos, 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.

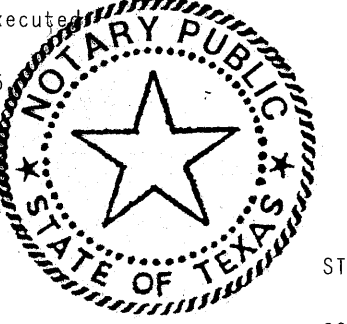
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larry McBurnett, 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.

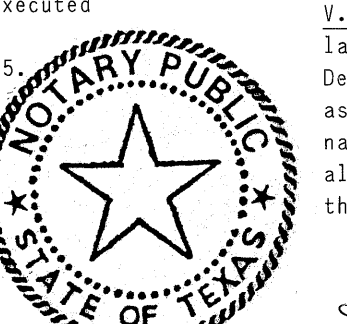
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared E. L. McIlwain, 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.

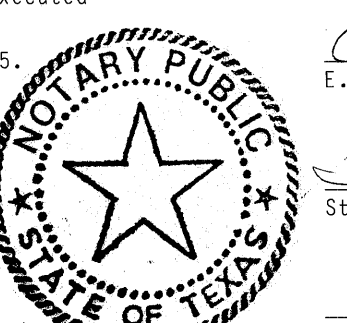
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared E. J. Ogden, 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.

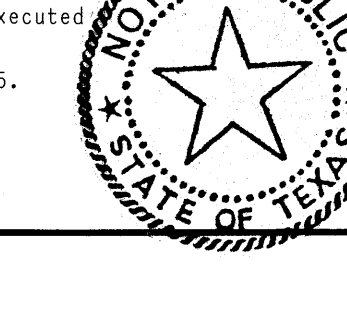
Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Renny K. Boase, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 22nd day of August, 1985.  
Notary Public in and for Brazos County, Texas



BLOCK G LOT R2 PROFESSIONAL COMPLEX VOL. 157 PLATTED

BLOCK G LOT R COMPLEX PROFESSIONAL COMPLEX VOL. 508, Pg. 553 NOT PLATTED

OFFICE BUILDING  
2800 E. 29th ST.

Encroachment into Setback area subject of License to Encroach Vol. 821, Pg. 138 Official Records of Brazos County.

B L O C K 1

LOT 1  
0.945 Acre

LOT 2  
1.139 Acres

OWNERS' ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Renny K. Boase, Larry McBurnett, E. L. McIlwain, E. J. Ogden, Stephen V. Stephenson, Glen R. Tunnell and Paul Valen, Owners and Developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 495, Page 694, and designated herein as the Business Complex Subdivision in the City of Bryan, Texas, and whose names are 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.

Lenny K. Boase  
Renny K. Boase

Larry McBurnett  
Larry McBurnett

E. L. McIlwain  
E. L. McIlwain

Stephen V. Stephenson  
Stephen V. Stephenson

Glen R. Tunnell  
Glen R. Tunnell

Paul Valen  
Paul Valen

Victor E. Paulos  
Victor E. Paulos  
Leinholder Approval

Now or Formerly  
CULPEPPER 23.88 Acres Tract 3  
Vol. 244, Pg. 175  
NOT PLATTED

CERTIFICATION BY ENGINEER  
I, EDESEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7498, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.  
Edsel J. Burkhardt  
Ede J. Burkhardt, R.R.E. NO. 7498  
P.O. BOX 672  
BRYAN, TEXAS 77806  
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS 22nd DAY OF August, 1985.  
Lorri Suehs  
Lorri Suehs  
NOTARY PUBLIC, STATE OF TEXAS  
Commission expires 1-31-88

CERTIFICATION BY SURVEYOR  
I, EDESEL J. BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
Edsel J. Burkhardt  
Ede J. Burkhardt, R.R.S. NO. 2715  
P.O. BOX 672  
BRYAN, TEXAS 77806  
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS 22nd DAY OF August, 1985.  
Lorri Suehs  
Lorri Suehs  
NOTARY PUBLIC, STATE OF TEXAS  
Commission expires 1-31-88

FINAL PLAT

BUSINESS COMPLEX SUBDIVISION

2.084 ACRES TRACT  
JOHN AUSTIN LEAGUE NO. 8, A-2  
(Vol. 495, Pg. 694)  
BRYAN, BRAZOS COUNTY, TEXAS

Land Use: Commercial  
Subdivider: Surgi - Center Joint Venture, 2800 E. 29th, Bryan, Tx.  
Owners: Stephen V. Stephenson, Glen R. Tunnell, Paul Valen, Larry McBurnett, E. L. McIlwain, E. J. Ogden & Renny K. Boase - All principals of Surgi - Center Joint Venture  
Prepared in August, 1985 - Job No. 385-065

BUCHANAN/SOIL MECHANICS, INC. - CONSULTING ENGINEERS - BRYAN, TEXAS

A-867  
17.5800x