

OWNERS ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (we, They), **SYPCON CONSTRUCTION CORPORATION**
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, us) in the Deed Records of Brazos County in Volume 521, Page 281 and designated herein as the **LOT 1-A, RES. TR. "B" & TR. "C", BLK. 3 - MEMORIAL FOREST - 1st INSTALL.** 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.

OWNER

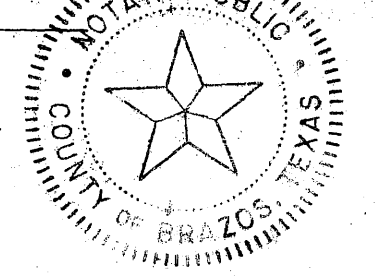
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

A. B. Sypak, Jr.
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 THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 23rd DAY OF NOVEMBER, 1982.

Ann Connor (ANN CONNOR)
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

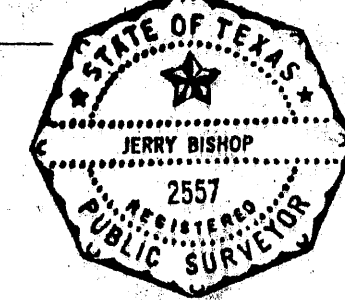


CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Jerry Bishop**, Registered Public Surveyor No. 2557 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

Jerry Bishop
Registered Public Surveyor

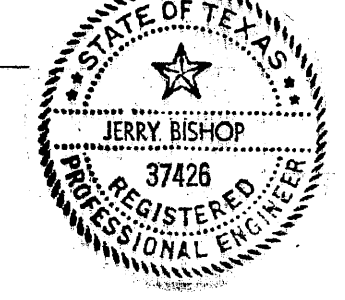


CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Jerry Bishop**, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry Bishop
Registered Professional Engineer



APPROVAL OF THE PLANNING COMMISSION

I, **ROGER JACKSON**, 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 30th day of DECEMBER, 1982.

and same was duly approved on the 6th day of JANUARY, 1983 by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned Director of Planning 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.

Director of Planning
City of Bryan, Texas

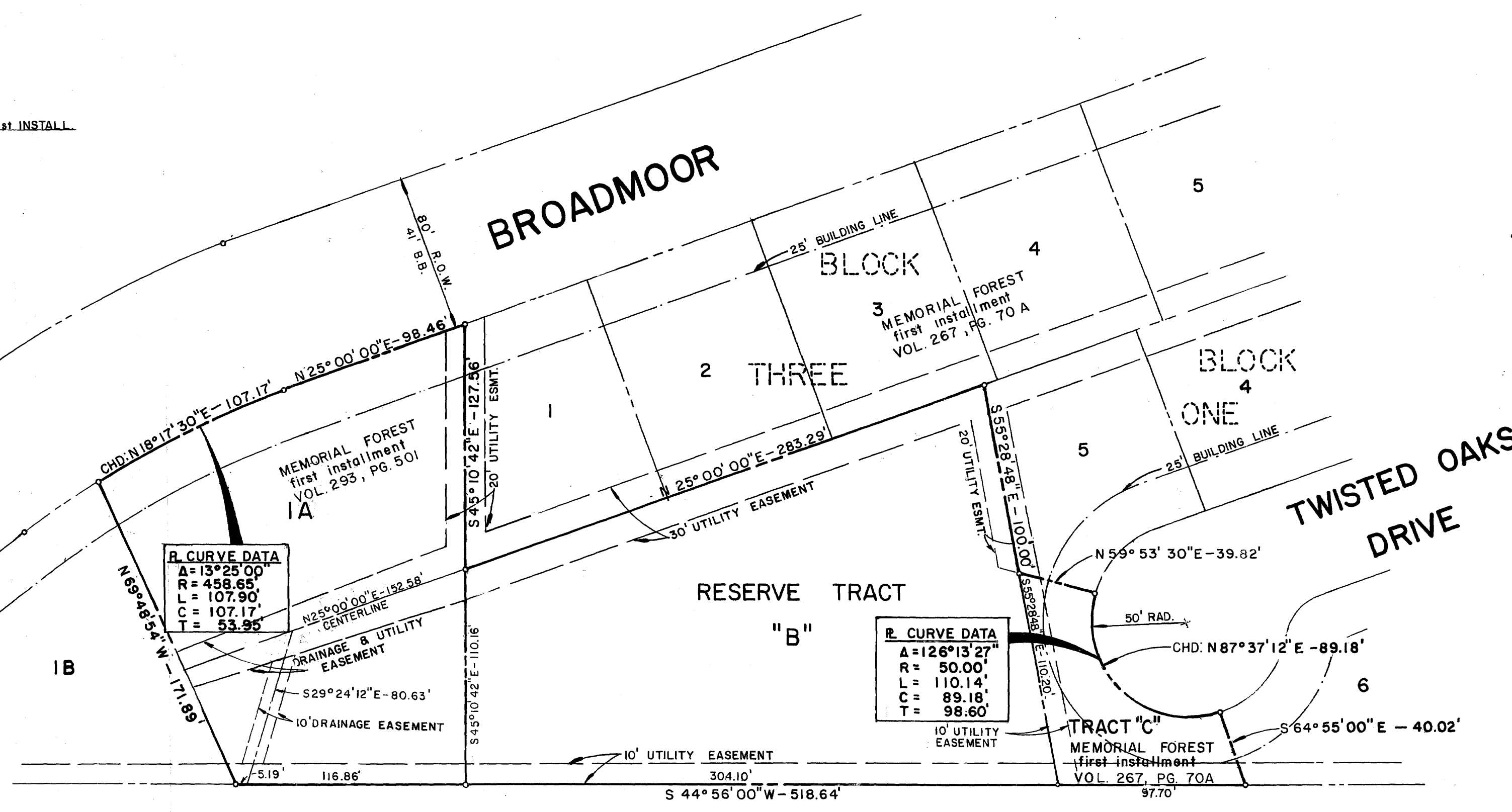
CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, **Frank Boriskie**, County Clerk in and for the said County, do certify that this plat together with its certificates of authentication was filed for record in my office the 22nd day of February, 1982, in the Deed Records of Brazos County, Volume 566, Page 853.

Frank Boriskie
County Clerk
Brazos County, Texas

By Cheryl Thompson



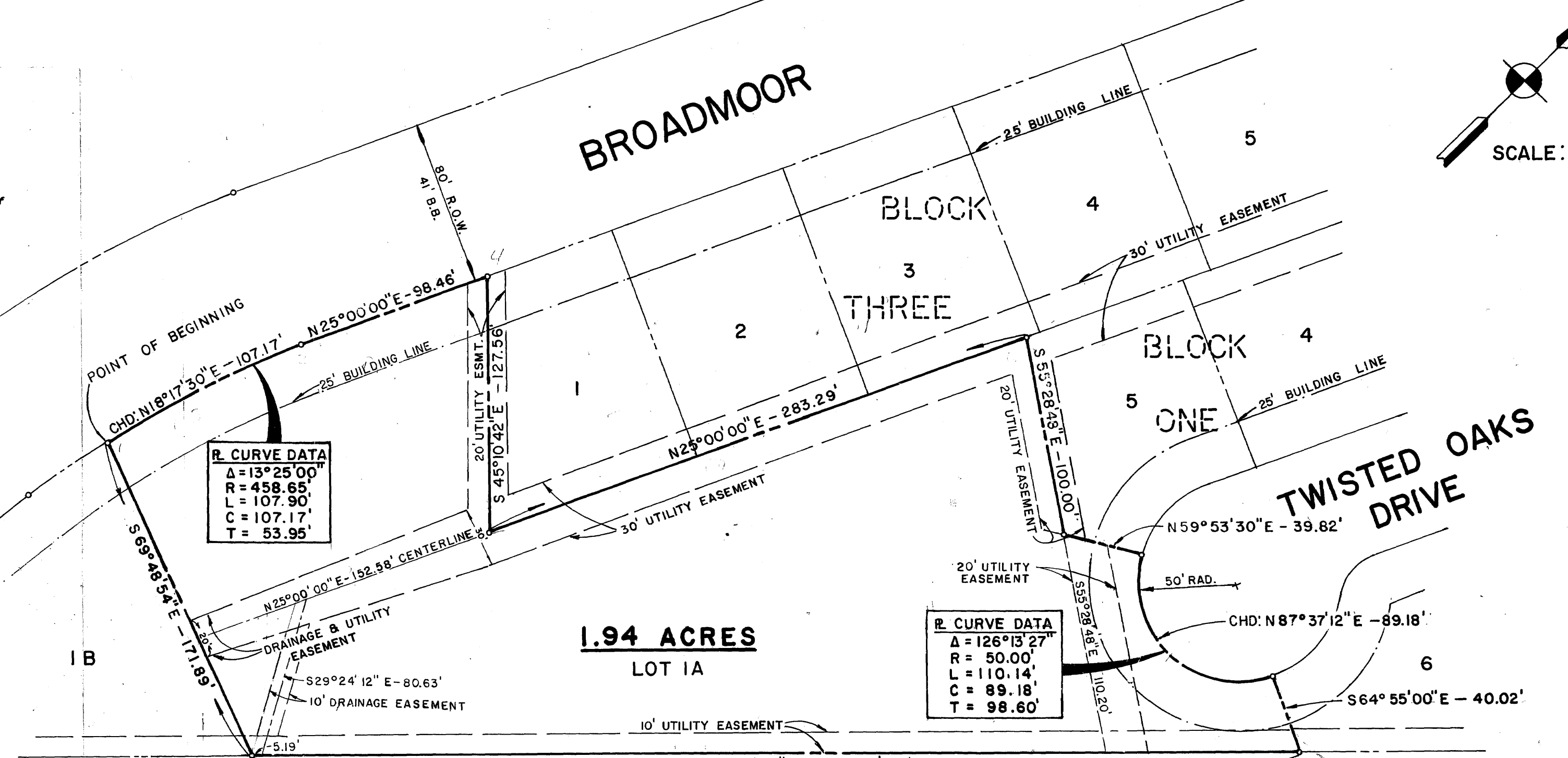
NOW OR FORMERLY LOUIS J. LUZA VOL.266, P.453

ORIGINAL PLAT

SCALE: 1" = 50'

REVISED FIRST INSTALLMENT - MEMORIAL FOREST, VOL. 267, PG. 70 & VOL. 264, PG. 313

FINAL PLAT, ADDENDUM I, RESERVED TRACT "A", BLOCK 3, FIRST INSTALLMENT - MEMORIAL FOREST, VOL. 293, PG. 501



1.94 ACRES
LOT IA

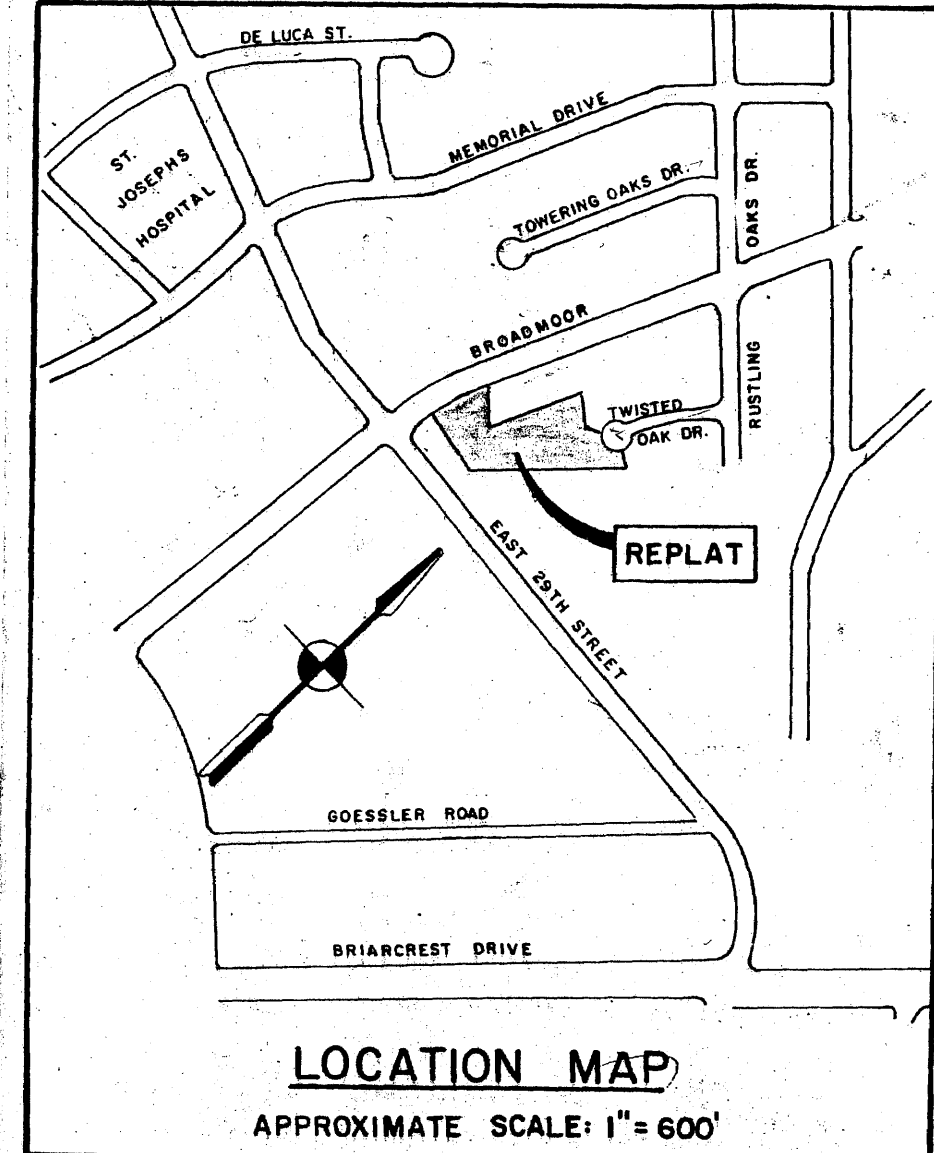
NOW OR FORMERLY LOUIS J. LUZA, VOL.266, P.453

REVISED PLAT

SCALE: 1" = 50'

GENERAL NOTES

- 1. MINIMUM SIDEYARD SETBACK SHALL BE 5.0'
- 2. B.B. - INDICATES DISTANCE MEASURED BACK OF CURB TO BACK OF CURB
- 3. LAND USE - 1.94 ACRE, LOT 1R IS PROPOSED FOR A 31,469 SQ. FT. OFFICE COMPLEX



LOCATION MAP

APPROXIMATE SCALE: 1" = 600'

FIELD NOTES
OF A
1.94 ACRE TRACT
JOHN AUSTIN LEAGUE
ABSTRACT NO. 2
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 1.94 acre tract or parcel of land, lying and being situated in the John Austin League, Abstract 2, Brazos County, Texas and being comprised of the following tracts heretofore conveyed to Syphon Construction Corp. by Vincent D. Kickerillo, Trustee by deed recorded in Volume 521 Page 281 of the deed records of Brazos County;

- (1) TRACT ONE: All of Lot Number One-A (1-A), Block Number Three (3), MEMORIAL FOREST, FIRST INSTALLMENT, an addition to the City of Bryan, Brazos County, Texas, according to the Plat thereof recorded in Volume 293, Page 501, Deed Records of Brazos County, Texas.
- (2) TRACT TWO: A 1.055 acre tract situated in the John Austin League, Abstract 2, Brazos County, Texas.
- (3) TRACT THREE: All of Tract "C", Block Number One (1), MEMORIAL FOREST, FIRST INSTALLMENT, an addition to the City of Bryan, Brazos County, Texas, according to the Plat thereof recorded in Volume 267, Page 70-A, Deed Records of Brazos County, Texas. Said 1.94 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the west corner of the aforementioned Lot 1A, Block 3, MEMORIAL FOREST, FIRST INSTALLMENT, same lying on the southeast right-of-way line of Broadmoor Street, same lying on a curve to the right;

THENCE Northeastly along said curve to the right on the Southeast right-of-way line of Broadmoor Street for an arc distance of 107.90 feet to the end of said curve, (Curve Data: Central angle= 13° 25' 00", Radius= 458.65 feet, Tangent= 53.95 feet, the chord bears N 18° 17' 30" E for a distance of 107.17 feet);

THENCE N 25° 00' 00" E containing along the southeast right-of-way line of Broadmoor Street for a distance of 98.46 feet to an iron rod for corner, same being the west corner of Lot 1, Block 3, Memorial Forest First Installment;

THENCE S 45° 10' 42" E along the Southwest line of said Lot 1, Block 3 for a distance of 127.56 feet to the South corner of said Lot 1;

THENCE N 25° 00' 00" E along the Southeast line of Lots 1, 2 & 3, Block 3, Memorial Forest, First Installment for a distance of 283.29 feet to an iron rod for corner;

THENCE S 55° 28' 48" E along the Southwest line of Lot 5, Block One Memorial Forest, First Installment for a distance of 100.00 feet to an iron rod for corner, same being the south corner of said Lot 5, and the west corner of the aforementioned Tract "C";

THENCE N 59° 53' 30" E along the common line between said Lot 5 and Tract C for a distance of 39.82 feet to an iron rod for corner same lying on the Cul-de-sac right-of-way of Twisted Oaks Drive;

THENCE Northeastly along the curve on the cul-de-sac right-of-way of Twisted Oaks Drive for an arc distance of 110.14 feet to an iron rod for corner, (Curve Data: Central Angle = 126° 13' 27", Radius = 50.00 feet, Tangent= 98.60 feet, the chord bears N 87° 37' 12" E for a distance of 89.18 feet);

THENCE S 64° 55' 00" E along the common line between said Tract "C" and Lot 6, Block One Memorial Forest First Installment for a distance of 40.02 feet to the common rear corner of said Tract "C" and Lot 6;

THENCE S 44° 56' 00" W along the Southeast line of Tract "C", the aforementioned 1.055 acre tract, and said Lot 1A for a total distance of 518.64 feet to an iron rod for corner, same being the south corner of said Lot 1A;

THENCE N 69° 48' 54" W along the Southwest line of said Lot 1A for a distance of 171.89 feet to the PLACE OF BEGINNING and containing 1.94 acres of land, more or less.



Surveyed By: *Jerry Bishop*
Registered Public Surveyor No. 2557

NOV. 1982

255074

FILED
AT 10:30 AM

FEB 22 1983

NOV 23 83

FRANK BORISKIE
County Clerk, Brazos County, Texas

A FINAL PLAT & REPLAT
OF
**LOT 1-A, RESERVED TRACT "B"
& TRACT "C", BLOCK 3
1.94 ACRES**
MEMORIAL FOREST - FIRST INSTALLMENT
VOL. 267, P.70 & VOL. 293, P.501
JOHN AUSTIN LEAGUE - ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50'
NOVEMBER 1982

OWNER:
SYPCON CONSTRUCTION CORP.
2302 BRIAR OAKS
BRYAN, TEXAS 77801
TELEPHONE (713) 779-0095

PREPARED BY:
JERRY BISHOP & ASSOCIATES, INC.
1804 WELSH STREET
COLLEGE STATION, TEXAS 77840
TELEPHONE (713) 693-4216