

OWNERS ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), A.B. SYPTAK, JR.
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, etc) in the Deed Records of Brazos
County in Volume, 483 Pages 357, 359 and designated
herein as the REPLAT OF THE SYPTAK ADDITION
in the City of Bryan, Texas, and whose name is subscribed
herein, 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.

[Signature]
Owner
FIRST BANK + TRUST
[Signature] EXVP
Lienholder Approval

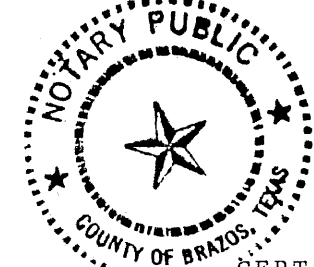
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

A.B. SYPTAK 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/they executed the same
for the purpose and consideration therein stated.

Given under my hand and seal on this 4th day of February
19 82.



[Signature]
Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, FRANK BORISKIE County Clerk,
in and for the said County, do hereby certify that this plat together
with its certificates of authentication was filed for record in my office
on the 8 day of March, 1982, in the Deed Records of
Brazos County, Volume 513, Page 781

[Signature]
County Clerk, Brazos County, Texas
[Signature]

APPROVAL OF THE PLANNING COMMISSION

I, FRANK MURPHY, 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
4 day of FEBRUARY, 1982,
and same was duly approved on the 4 day of MARCH
1982, by said Commission.

[Signature]
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 specifi-
cations set forth in this Ordinance.

[Signature]
Director of Planning
Bryan, Texas 3-5-82

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 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 on the ground.

[Signature]
Registered Professional Engineer

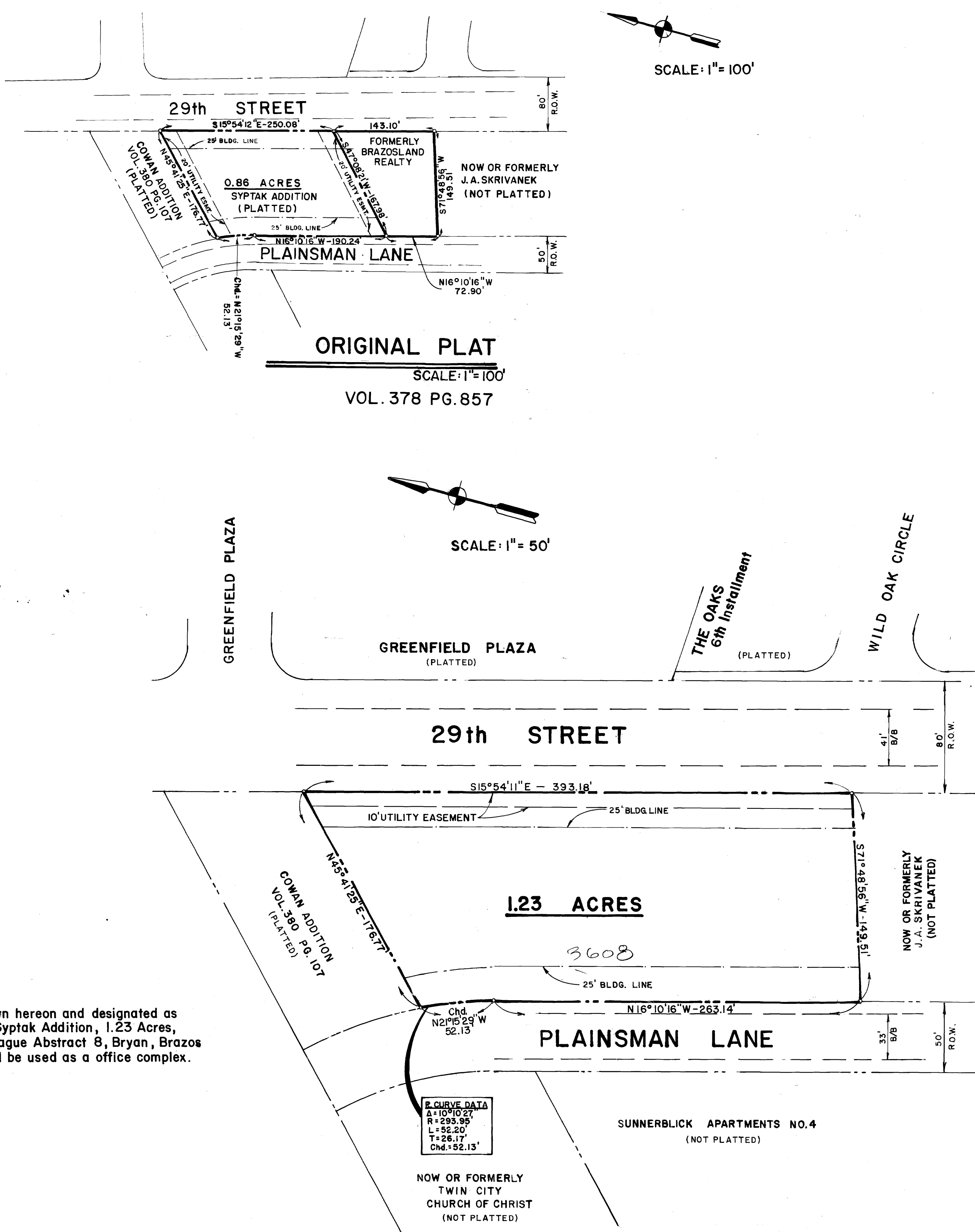
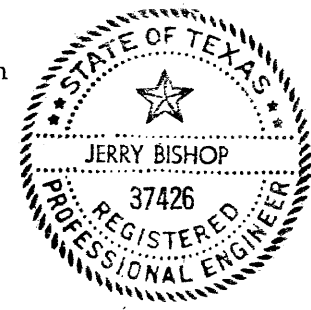


CERTIFICATION BY THE ENGINEER

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.

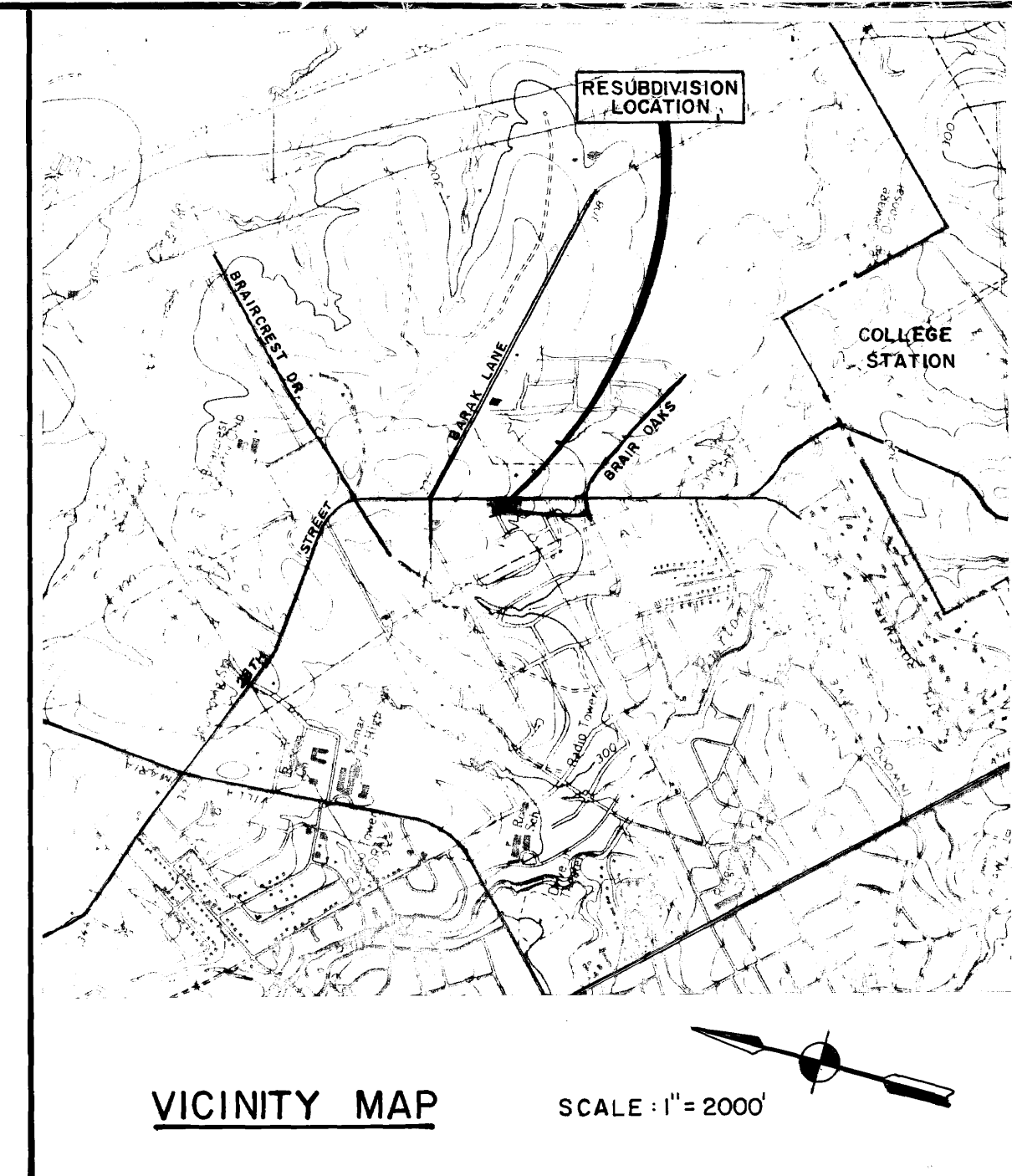
[Signature]
Registered Professional Engineer



SCALE: 1" = 100'

SCALE: 1" = 50'

SCALE: 1" = 50'



VICINITY MAP SCALE: 1" = 2000'

FIELD NOTES

OF A
1.23 ACRE TRACT
RICHARD CARTER LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 1.23 acre tract or parcel of land, lying
and being situated in the Richard Carter League, Brazos County
Texas and comprising a 0.37 acre tract conveyed to A.B. Syptak,
Jr. by John C. Mayfield, Jr. by deed recorded in Volume 483,
Page 357 of the Deed Records of Brazos County, Texas and a
0.86 acre tract conveyed to A.P. Syptak, Jr. by GMX Corp. by
deed recorded in Vol. 483, Pg. 359 of the Deed Records of
Brazos County, Texas and being more particularly described by
metes and bounds as follows:

BEGINNING at the North corner of the aforementioned 0.86
acre tract, same lying on the west right-of-way line of East
29th Street;

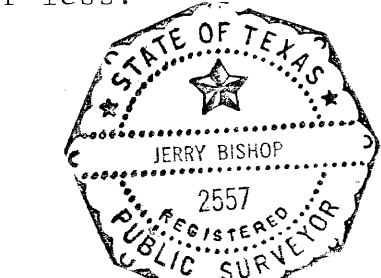
THENCE S 15° 54' 11" E along the west right-of-way line
of East 29th St. for a distance of 393.18 feet to an iron rod
for corner;

THENCE S 71° 48' 56" W for a distance of 149.51 feet to
an iron rod for corner, same lying on the East right-of-way
line of Plainsman Lane;

THENCE N 16° 10' 16" W along the East right-of-way line
of Plainsman Lane for a distance of 263.14 feet to the
beginning of a curve to the left;

THENCE Northwest along said curve to the left for
an arc distance of 52.20 to an iron rod for corner, (Curve Data:
central angle= 10° 10' 27", Radius= 293.95 feet, Tangent=
26.12 feet, the chord bears N 21° 15' 29" W for a distance of
52.13 feet);

THENCE N 45° 41' 25" E for a distance of 176.77 feet
to the PLACE OF BEGINNING and containing 1.23 acres of land,
more or less.



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

JAN., 1982

NOTE:
The property shown hereon and designated as
A Replat Of The Syptak Addition, 1.23 Acres,
Richard Carter League Abstract 8, Bryan, Brazos
County, Texas, will be used as a office complex.

A PLAT OF

**AN EASEMENT ABANDONMENT
AND REPLAT
OF THE
SYPTAK ADDITION
1.23 ACRES**

**RICHARD CARTER LEAGUE, ABSTRACT 8
BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: AS SHOWN
FEBRUARY 1982

OWNERS:
A.B. SYPTAK, JR.
% SYPON CORP.
1700 PURYEAR DRIVE SUITE 160
COLLEGE STATION, TEXAS 77840
TELEPHONE: (713) 779-0095

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

on base
and stakes

8:30 A

[Signature]

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