LESTER'S WINDOVER PLACE

FIRST INSTALLMENT

SPENCER J. BUCHANAN & ASSOC.
CONSULTING ENGINEERS
BRYAN TEXAS
SCALE: 1"=100'
APRIL 1957

Joe R Barron
28th
March 57
7th
September 57

9th day of March 58

By Dorothy Sanders

CURVE DATA

CURVE	Δ	D	T	L	R
①	57°01'	19°40'	97.9'	88.22'	292.65'
②	37°51'	16°47'	114.7'	220.56'	342.65'
③	50°35'	18°21'	146.4'	275.68'	313.9'
④	50°35'	22°42'	120.0'	222.8'	255.9'
⑤	50°36'	10°50'30"	250.0'	466.56'	528.9
⑥	50°36'	12°00'	226.3'	421.67'	478.9

NOTE: All Radii at street intersections are 25.00 ft.
EXCEPT: 31.3 ft. Radius at the intersection of Kent Street with the East line of Rusken Street.
27.7 ft. Radius at the intersection of Kent Street with the West line of Rusken Street.
27.9 ft. Radius at the intersection of the West Line of Rusken St. with the North Line of Bristol St.
50.0 ft. Radius at the intersection of the North Line of Bristol St with the East Line of Windsor Dr.
100.0 ft Radius at the interseat of the South Line of Bristol St. with the West Line of Windsor Dr.

DEDICATION

Windover Company of Bryan
A Texas Corporation, owner and developer of this subdivision of a part of the Zera Phillips and John Austin league in Brazos County, Texas, having subdivided same does hereby dedicate the streets as shown for the use and benefit of the public and the easements for the purposes shown hereon.

WINDOVER COMPANY OF BRYAN

BY _____ J.W. LESTER, PRESIDENT

Frances M. Lester
MRS. J.W. LESTER SECRETARY-TREASURER

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF BRAZOS

Before me, the undersigned, a Notary Public in and for said county and state, on this day personally appeared J.W. Lester, President of Windover Company of Bryan, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Windover Company of Bryan, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the 8th day of April, A.D. 1957.

Bill Lucas
Notary Public in and for
Brazos County, Texas.

SURVEYOR'S CERTIFICATE:

Know all men by these presents:
That I, B.J. Kling, Registered Public Surveyor, do hereby certify that I prepared this plat from an actual survey of the land and that the monuments which are shown thereon were properly placed under my supervision.

B.J. KLING

STATE OF TEXAS · B. J. KLING · 680 · REGISTERED PUBLIC SURVEYOR

Sworn and subscribed before me, the undersigned authority on this the 8th day of April 1957.

Joyce W. Smith
Notary Public
Brazos County, Texas

NOTE:
All lot corners are marked with steel rods, and all ends of curves and

10' SECTION OF EASEMENT RELEASED BY RESOLUTION 1672 - clm

This section of 40' esmt reduced to 25' per City Council minutes dated 3/22/63 clm

J.W. LESTER

J.W. LESTER

D.L. WILSON

J.C. CULPEPPER

VILLA MARIA ROAD

29TH STREET

WINDSOR

CAMBRIDGE

OXFORD

KENT

BRISTOL STREET

RUSKEN

STREET

DRIVE

18'/311 PGS 1-2 & 8

Plat copied from courthouse

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a	37°01'	19°40'	97.9'	188.22'	292.65'
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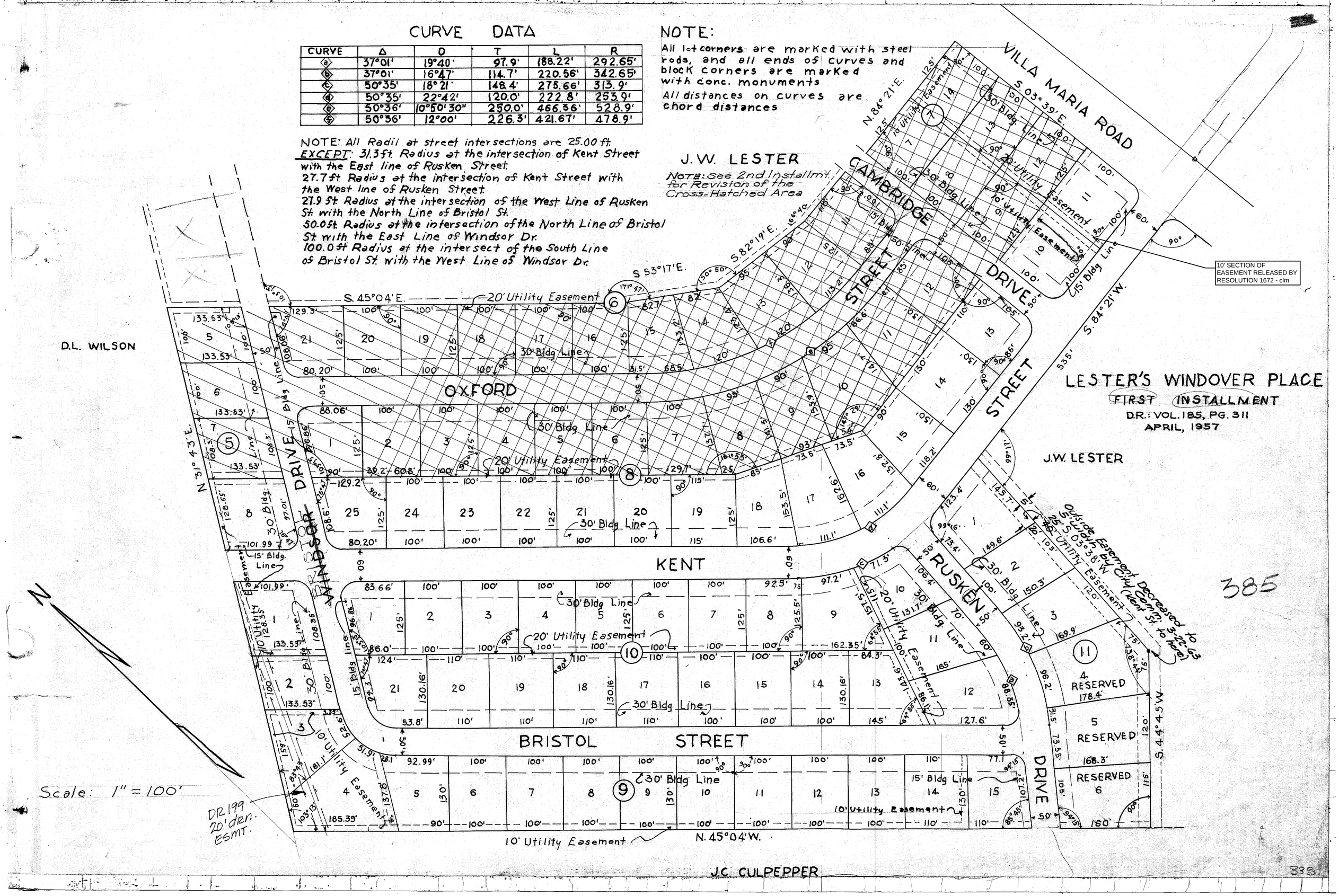
NOTE:
All lot corners are marked with steel rods, and all ends of curves and block corners are marked with conc. monuments
All distances on curves are chord distances

NOTE: See 2nd Installm't. for Revision of the Cross-Hatched Area



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FIRST INSTALLMENT
D.R.: VOL. 185, PG. 311
APRIL, 1957

Plat from City records