Copy from courthouse
Cbm 12/6/7

CURVE	Δ	D	T	L	R
A	50°18'	21°56'	123.5'	229.3'	263.0'
B	5°01'8"	21°10'	100.0'	185.2'	215.0'
C	44°15'		24.4'		84.7'
D	83°38'	24°50'	144.2'	256.2'	232.5'
E	69°38'	20°24'	175.2'	311.9'	282.5'
F	28°27.9'	11°06'	151.2'	256.5'	517.9'
G	28°27.9'	10°08	163.9'	281.5'	567.2
H	52°00'	9°58'	165.0'	321.06'	575.4'
I	31°00'	10°5.6'	150.7'	2 92.7'	525.0'
J	13°10.9'	13°1'2'	50.2'	99.9'	435.09'
K	15°10.9'	14°54.4'	44.5'	88.5'	365.09'
L	20°30.5'		18.1'		100.1'
M	20°30.5'		26.4'		146.1'
N	20°30.5'	9°3.7'	107.6'	213.2'	596.5'
O	20°30.5'	8°5.2'	116.0'	231.2'	646.6'
P	61°19'	36°.56'	94.4'	187.7'	159.25'
Q	61°19'	27°39'	124.0'	221.8'	209.25'
R	40°49.7'	29°0.1'	74.0'	140.2'	196.8'
S	40°45.7'	39°18'	55.4'	104.0'	149.8'
T	46°.20'	21°18'	115.8'	217.5'	210.63'
U	46°.20'	11°56.4'	137.0''	258.5'	320.63'
V	25°4.0.1'	14°17.2'	112.8'	221.2'	493.62'
W	61°.20'	54°30'	100.0'	177.8'	168.6'
X	10°33'		51.9'		56.6'
Y					50.0'
Z	15°47'	19°53'	55.1'	99.0'	444.5'

DEDICATION

I, J.C. Culpepper, owner and developer, of this subdivision, being a part of the Zeno Phillipe League and Cavitt Estate, having subdivided same, do hereby dedicate the streets as shown for the use and benefit of the public, and the easements for the purpose shown hereon. Furthermore no building shall be erected on any lot nearer than the established building lines shown on this plat namely 30' on the front street lines or 20' on the side street lines.

J.C. CULPEPPER

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned, a Notary Public in and for the said county and state, on this day personally appeared, J.C. Culpepper, owner of Culpepper Manor, known to me to be the person whose name is subscribed to the foregoing dedication, and acknowledged to me that he executed the same for the purpose therein expressed.

Given under my hand and seal of office this the 24 day of March, A.D. 1958

(MRS.) ELIZABETH A. EDMONDS
Notary Public in and for Brazos County, Texas.

SURVEYOR'S CERTIFICATE

Know all men by these presents

That I, B.J. King, Registered Public Surveyor do hereby certify that I prepared this plat from an actual survey of the land and that the iron rods and concrete monuments which are shown thereon were properly placed under my supervision.

B. J. KING

Sworn and subscribed before me, the undersigned authority on this the 24 day of March, 1958

Notary Public in and for Brazos County, Texas.

NOTE:
All Block corners, Street intersections, Ends of Curves and angle points are marked with Conc. Monuments.—•
All lot corners are marked with steel rods.
All distances shown on Curves are chord distances.
All Streets are 50.0' wide.
All Block corners have 25' tangents unless otherwise noted.

CULPEPPER MANOR

SECOND INSTALLMENT

BRYAN TEXAS

SCALE: 1"=100'

SPENCER J. BUCHANAN & ASSOC.
CONSULTING ENGINEERS
BRYAN TEXAS

CERTIFICATE OF APPROVAL

I, Joe R. Bacon, Chairman of the City Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning & Zoning Commission of the City of Bryan on the 24th day of March A.D. 1958 and same was duly approved on the 25th day of March A.D. 1958 by said Commission.

Joe R. Bacon
Chairman, City Planning & Zoning Commission, Bryan, Texas

To The County Clerk of Brazos County:
Under Ordinance _____ of the City of Bryan, the approval of this plat by the City Planning & Zoning Commission is automatically terminated after the 26th day of March, 1958, and unless this plat is presented for filing on or before said date it should not be accepted for filing.

City Planning & Zoning Commission
By Fred L. Gault
City Engineer

FILED
M. Nov. 0'Brien
A.D. 1958
8:15 A.M.
COUNTY CLERK
BRAZOS COUNTY, TEXAS
By Deputy

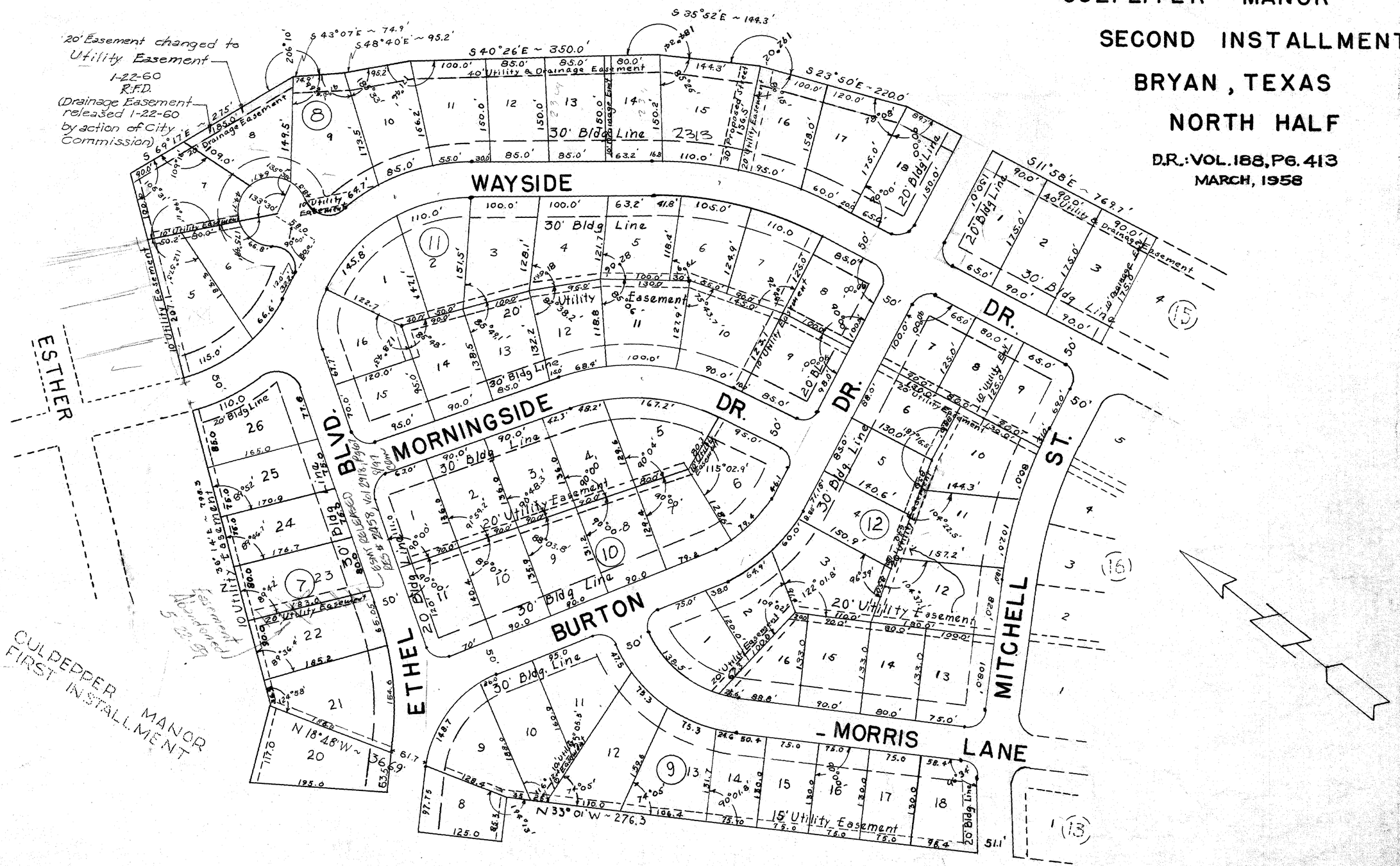
COPY FROM COURTHOUSE

413

SCALE 1" = 100'

CULPEPPER MANOR
SECOND INSTALLMENT
BRYAN, TEXAS
NORTH HALF

D.R.: VOL. 188, PG. 413
MARCH, 1958



Sheet 1 of 2

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CULPEPPER MANOR
SECOND INSTALLMENT
BRYAN, TEXAS
SOUTH HALF

D.R.: VOL. 188, PG. 413
MARCH, 1958

SCALE: 1" = 100'

CURVE DATA

CURVE	Δ	D	T	L	R
A	50°18'	21°56'	123.5'	229.3'	263.0'
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G	28°27.9'	10°06'	143.9'	281.8'	567.2'
H	32°00'	9°58'	165.0'	321.06'	575.4'
I	32°00'	10°56'	150.7'	292.7'	525.4'
J	13°10.9'	13°12'	50.2'	99.9'	435.09'
K	13°10.9'	14°54.4'	44.5'	88.5'	385.09'
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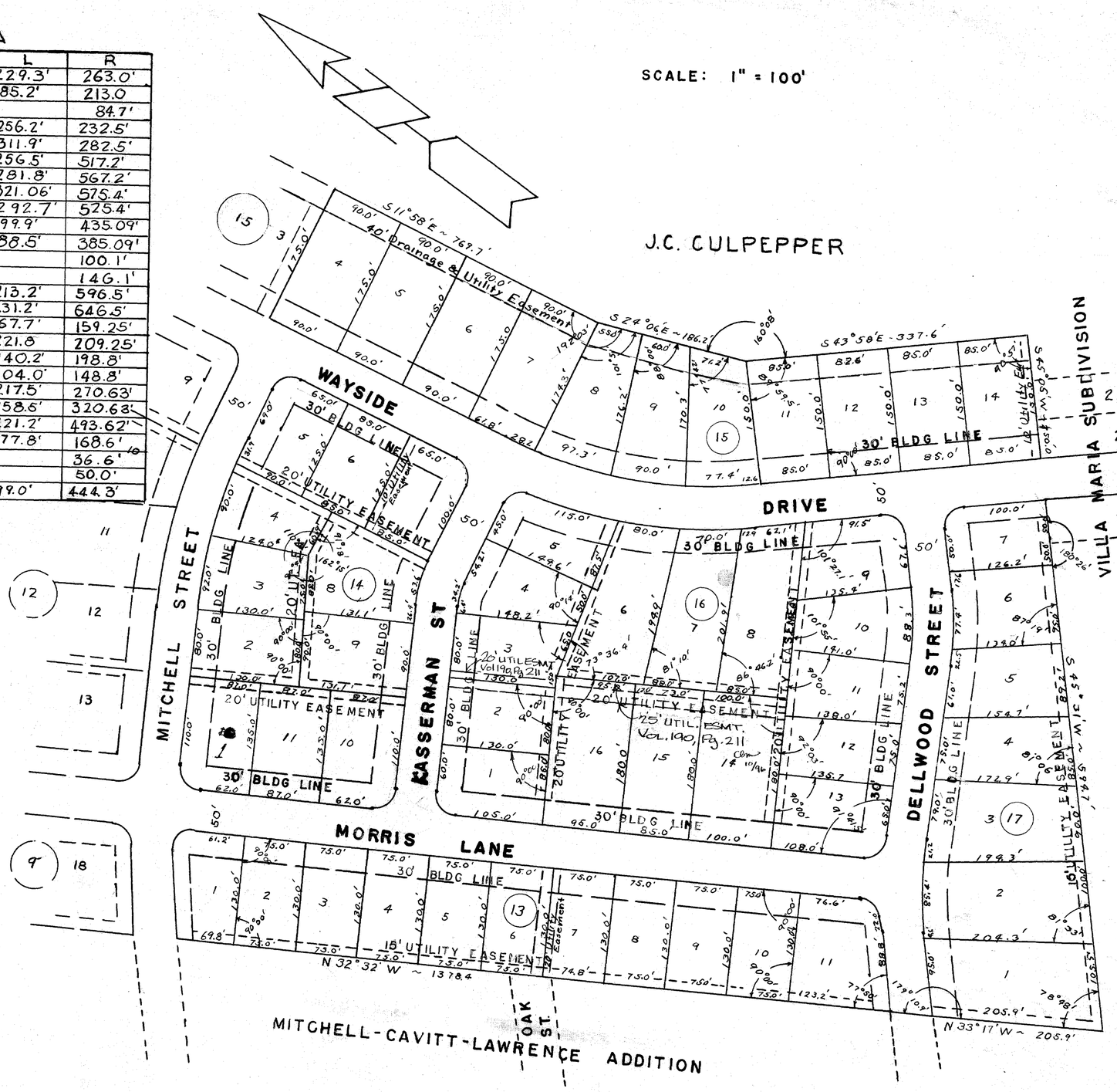
M	20°30.5'		26.4'		146.1'
N	20°30.5'	9°37'	107.8'	213.2'	596.5'
O	20°30.5'	8°52'	116.9'	231.2'	646.5'
P	61°19'	36°36'	94.4'	167.7'	159.25'
Q	61°19'	27°39'	124.0'	221.8	209.25'
R	40°49.7'	29°07'	74.0'	140.2'	198.8'
S	40°49.7'	39°16'	55.4'	104.0'	148.8'
T	46°20'	21°18'	115.8'	217.5'	270.63'
U	46°20'	17°56.4'	137.2'	258.6'	320.63'
V	25°42.1'	11°37.2'	112.6'	221.2'	493.62'
W	61°20'	34°30'	100.0'	177.8'	168.6'
X	109°37'		51.9'		36.6'
Y					50.0'
Z	13°47'	13°55'	53.7'	99.0'	444.3'



on landbase
WD 2/11/00

Sheet 2 of 2