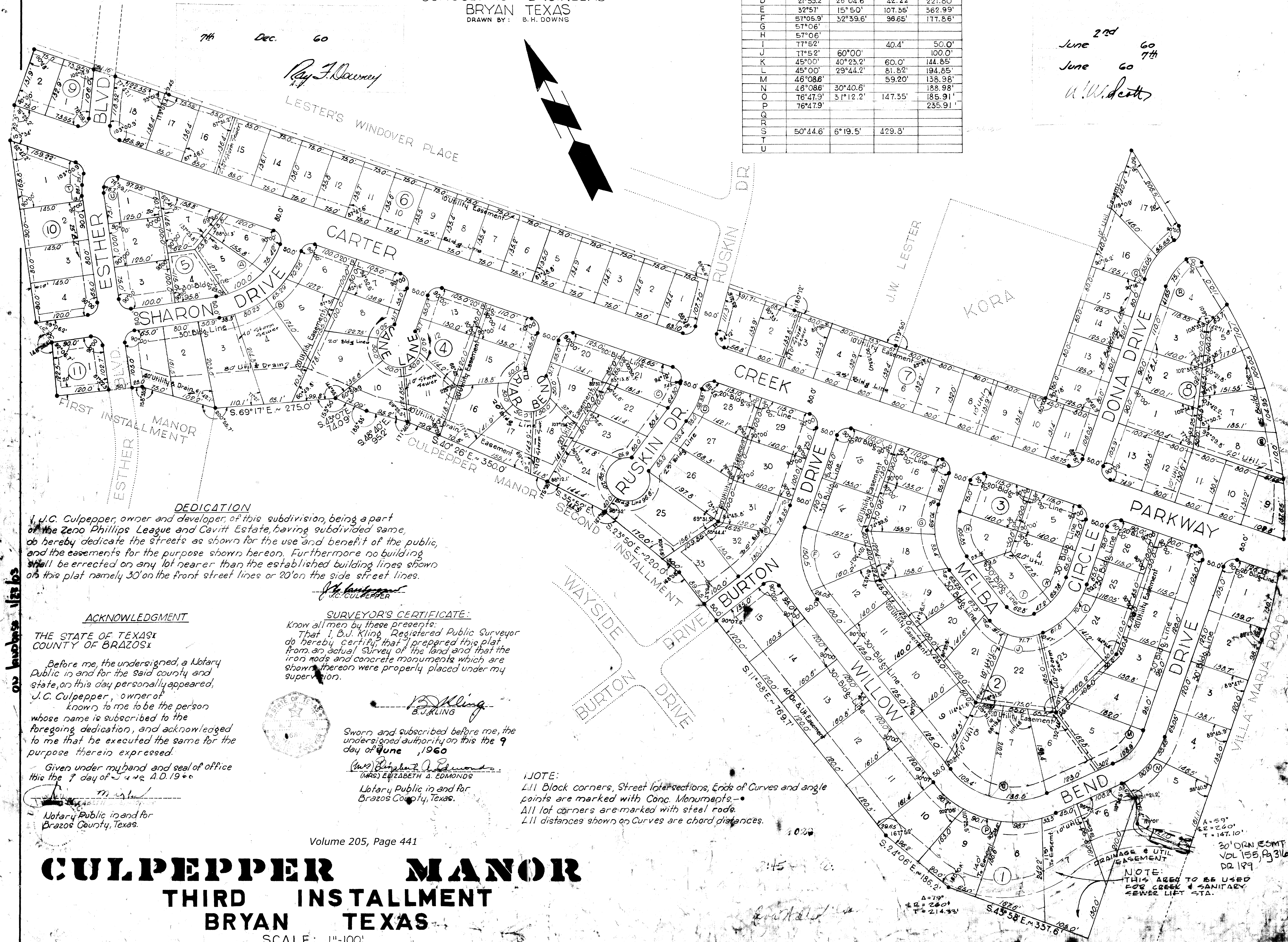


SPENCER J. BUCHANAN & ASSOC.  
CONSULTING ENGINEERS  
BRYAN TEXAS  
DRAWN BY: B. H. DOWNS

CURVE	Δ	D	T	R
A	62°42.1'	31°40.4'	111.5'	183.03'
B	62°42.1'	24°46.8'	141.96'	235.03'
C	21°33.2'	33°50.4'	32.7'	171.80'
D	21°33.2'	26°04.6'	42.22'	221.80'
E	32°57'	15°50'	107.35'	362.99'
F	57°05.9'	32°39.6'	96.65'	177.86'
G	57°06'			
H	57°06'			
I	77°52'		40.4'	50.0'
J	77°52'	60°00'		100.0'
K	45°00'	40°23.2'	60.0'	144.85'
L	45°00'	29°44.2'	81.82'	194.85'
M	46°08.6'		59.20'	138.98'
N	46°08.6'	30°40.6'		188.98'
O	76°47.9'	31°12.2'	147.35'	185.91'
P	76°47.9'			235.91'
Q				
R				
S	50°44.6'	6°19.5'	429.8'	
T				
U				

W.W. Scott

June 2nd 60  
June 6th 60  
June 6th 60  
W.W. Scott



**DEDICATION**

J.C. Culpepper, owner and developer, of this subdivision, being a part of the Zeno Phillips 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 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 7 day of June A.D. 1960

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 iron rods and concrete monuments which are shown thereon were properly placed under my supervision.

B.J. Kling

Sworn and subscribed before me, the undersigned authority on this the 9 day of June, 1960

(Mrs) Elizabeth A. Edmonds  
Notary Public in and for Brazos County, Texas.

**NOTE:**  
All Block corners, Street lot sections, 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.

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**CULPEPPER MANOR**  
**THIRD INSTALLMENT**  
**BRYAN TEXAS**  
SCALE: 1"=100'

**NOTE:**  
THIS AREA TO BE USED FOR CREEK & SANITARY SEWER LIFT STA.

20' DRN ESMT  
VOL 155, P 316  
DR 189

CULPEPPER MANOR III EAST  
6/9/1960