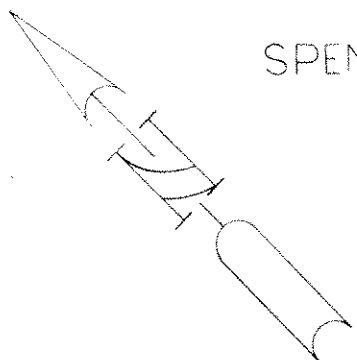


LESTER'S WINDOVER PLACE

FIRST INSTALLMENT

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



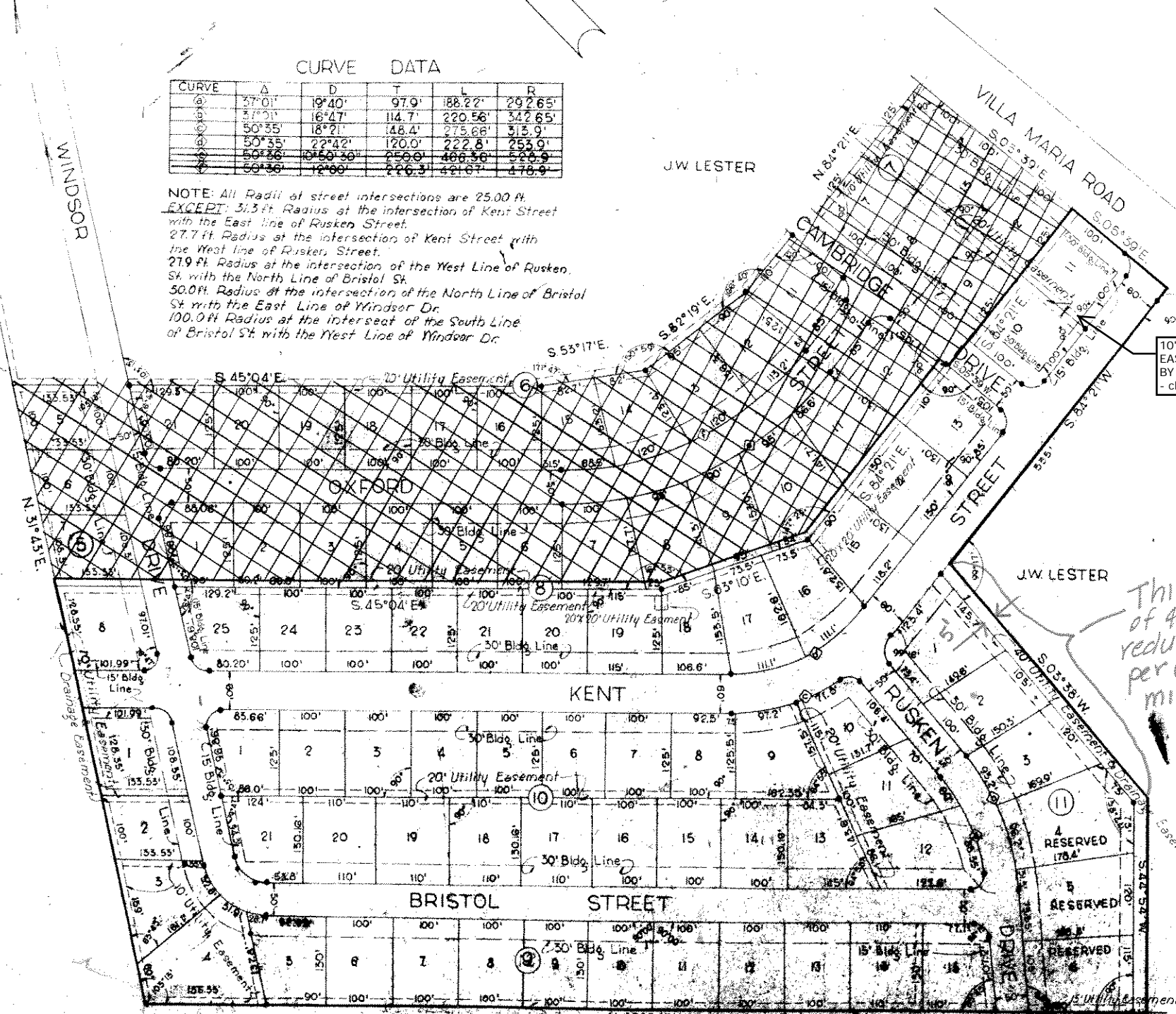
Notary Public in and for the County of Brazos, Texas
I, *Bill Bull*, Notary Public in and for the County of Brazos, Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files and records.
Witness my hand and seal of office this 9th day of March 57.

Joe R. Barron
March 28th 57
September 57

CURVE	Δ	D	T	L	R
1	57°01'	19°40'	97.9'	188.22'	292.65'
2	57°01'	16°47'	114.7'	220.56'	342.65'
3	50°35'	18°71'	148.4'	275.66'	315.9'
4	50°35'	22°42'	120.0'	222.8'	253.0'
5	50°36'	10°50'30"	256.0'	466.56'	526.9'
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 intersection of the South Line of Bristol St. with the West Line of Windsor Dr.

18' / 311' Plat to Sub



DEDICATION
Windover Company of Bryan
A Texas Corporation, owner and developer of this subdivision, a part of the Zero 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 stated herein.

WINDOVER COMPANY OF BRYAN
By: *James M. Lester* PRESIDENT
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 9th day of April, A.D. 1957.
Bill Bull
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
B. J. KLING
680
REGISTERED PUBLIC SURVEYOR

Sworn and subscribed before me, the undersigned authority on this the 9th day of April 1957.
Joyce H. Smith
Notary Public
Brazos County, Texas

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

Plat copied from courthouse

Plat copied from courthouse

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

CURVE DATA

CURVE	Δ	D	T	L	R
ⓐ	37°01'	19°40'	97.9'	188.22'	292.65'
ⓑ	37°01'	16°47'	114.7'	220.56'	342.65'
ⓒ	50°35'	18°21'	148.4'	278.66'	313.9'
ⓓ	50°35'	22°42'	120.0'	222.8'	253.9'
ⓔ	50°36'	10°50'30"	250.0'	466.36'	528.9'
ⓕ	50°36'	12°00'	226.3'	421.67'	478.9'

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

J.W. LESTER

NOTE: See 2nd Installmt. for Revision of the Cross-Hatched Area

D.L. WILSON

10' SECTION OF EASEMENT RELEASED BY RESOLUTION 1672 - cfm

LESTER'S WINDOVER PLACE

FIRST INSTALLMENT

D.R.: VOL. 185, PG. 311

APRIL, 1957

J.W. LESTER

385

Scale: 1" = 100'

DR 199
20' den.
ESMT.

J.C. CULPEPPER

338

Plat from City records

