



**OWNERS' ACKNOWLEDGEMENTS AND DEDICATIONS**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 We, William T. Moore and John C. Culpepper, Jr., owners and developers of the land shown on this plat, being the tracts of land conveyed to us in the Deed Records of Brazos County in Volume 244, Page 209, Volume 244, Page 225, Volume 314, Page 778, and Volume 248, Page 443, and designated herein as the Manor East Mall Shopping Center in the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, prkis, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed; however, nothing contained herein shall in any wise act as a dedication, gift, forfeiture, sale or donation of any minerals or royalty interest from the owners and developers to the City of Bryan, Texas as to any of the land covered by this plat.

*William T. Moore*  
 William T. Moore  
*John C. Culpepper, Jr.*  
 John C. Culpepper, Jr.  
 Notary Public in and for Brazos County, Texas

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 Before me, the undersigned authority, on this day personally appeared William T. Moore and John C. Culpepper, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal of office this 23 day of September, 1982.

**CERTIFICATION BY THE CITY PLANNER**

I, the undersigned, Acting 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 specifications set forth in this Ordinance.

*Cliff Miller*  
 Cliff Miller, Acting Director of Planning, Bryan, Texas

**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 21<sup>st</sup> day of SEPTEMBER 1982 and same was duly approved on the 27<sup>th</sup> day of OCTOBER 1982 by said Commission.

*Frank Murphy*  
 Frank Murphy, Chairman, City Planning Commission, Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 I, Frank Boriskic, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 3<sup>rd</sup> day of OCTOBER, 1982, in the Deed Records of Brazos County in Volume 612, Page 599.

*Frank Boriskic*  
 Frank Boriskic, County Clerk, Brazos County, Texas

**CERTIFICATION BY THE SURVEYOR**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 I, Avin H. Winder, Registered Public Surveyor No. 3856 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.

*Avin H. Winder*  
 Avin H. Winder, Registered Public Surveyor No. 3856

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 Before me, the undersigned authority, on this day personally appeared Avin H. Winder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.  
 Given under my hand and seal of office this 23 day of September, 1982.

*Gayle R. Pineda*  
 Gayle R. Pineda, Notary Public in and for Brazos County, Texas

MANOR EAST MALL SHOPPING CENTER  
 25.162 ACRE TRACT  
 ZENO PHILLIPS LEAGUE  
 BRYAN, BRAZOS COUNTY, TEXAS  
 September, 1982

Being all that certain tract or parcel of land, lying and being situated in the Zeno Phillips League, Brazos County, Texas and being a part of that 25.162 acre tract of land now or formerly owned by William T. Moore and J.C. Culpepper, Jr. and all of that J. S. Doane and O. E. Sanders remaining 0.155 acre tract recorded in Volume 244, Page 209, and that Farr Amusement Company remaining 14.40 acre tract recorded in Volume 244, Page 225, and that B. J. Cargill remaining 0.873 acre tract recorded in Volume 314, Page 778, and that Antone Kronek remaining 3.00 acre tract recorded in Volume 248, Page 443, of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the Southeast right-of-way line of Villa Maria Road with the centerline of Burton Creek, same being the North corner of the above mentioned William T. Moore and J. C. Culpepper, Jr. 25.162 acre Manor East Mall Shopping Center tract;

THENCE in a Southeasterly direction, following the meanders of Burton Creek as follows:

THENCE S 44° 08' 00" E for a distance of 102.00 feet to a point of curvature;

THENCE along a curve to the right having a central angle of 34° 00' 00", a radius of 261.67 feet, a chord distance of 153.01 feet, to a point of tangency;

THENCE S 10° 08' 00" E for a distance of 136.0 feet to a point of curvature;

THENCE along a curve to the left, having a central angle of 28° 39' 12", radius of 313.34 feet, a chord distance 155.07 feet to the point of tangency;

THENCE S 39° 03' 00" E for a distance of 284.01 feet, to a point for corner, same being the most eastern corner of the beforementioned 25.162 acre Manor East Mall Shopping Center tract;

THENCE along a common boundary line with Wal-Mart Properties, Inc. 10.324 acre tract, recorded in Brazos County Deed Record, Volume 477, Page 185 as follows:

THENCE S 46° 36' 39" W for a distance of 262.89 feet, to a point for corner;

THENCE N 43° 17' 53" W for a distance of 100.00 feet, to a point for corner;

THENCE S 45° 53' 28" W for a distance of 316.41 feet, to a point for corner;

THENCE S 44° 00' 16" E for a distance of 100.11 feet, to a point for corner;

THENCE S 45° 56' 47" W for a distance of 294.76 feet, to a point for corner;

THENCE N 43° 54' 45" W for a distance of 34.27 feet, to a point for corner;

THENCE S 45° 59' 55" W for a distance of 497.86 feet, to a point for corner, same being the most Southerly corner of the beforementioned 25.162 acre Manor East Mall Shopping Center tract;

THENCE along and adjacent to the Northeast right-of-way of Texas Avenue as follows:

THENCE N 43° 57' 00" W for a distance of 69.32 feet, to a point;

THENCE N 41° 25' 00" W for a distance of 199.85 feet, to a point;

THENCE N 43° 57' 00" W for a distance of 100.00 feet, to a point;

THENCE N 46° 49' 00" W for a distance of 200.25 feet, to a point;

THENCE N 43° 57' 00" W for a distance of 182.10 feet, to a point for corner, same being the most Westerly corner of the beforementioned 25.162 acre Manor East Mall Shopping Center tract;

THENCE N 45° 52' 00" E along the Southeast right-of-way line of Villa Maria Road for a distance of 1565.17 feet to the PLACE OF BEGINNING and containing 25.162 acres of land, more or less.

— FINAL PLAT —  
**MANOR EAST MALL**

25.162 ACRES  
 ZENO PHILLIPS LEAGUE  
 BRYAN  
 BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY  
 J.C. CULPEPPER, JR. — W.T. MOORE

PREPARED BY  
 WINDER AND ASSOCIATES  
 ENGINEERS INC.  
 BRYAN, TEXAS

OCTOBER 1982

FILED  
 OCT 3 1982  
 FRANK BORISKIC  
 COUNTY CLERK

**LEGEND**

- DENOTES STORM DRAIN
- DENOTES MANHOLE
- DENOTES 3/8" IRON ROD AND/OR "X" ETCHED IN CONCRETE.
- DENOTES POWER POLE
- DENOTES FIRE HYDRANT
- LC DENOTES LENGTH OF CURVE

**NOTE:**

(1) ALL UNDERGROUND UTILITIES AS SHOWN ON THIS FINAL PLAT WERE LOCATED BY THE RESPECTIVE UTILITY COMPANIES. THE LOCATION OF THE UTILITIES HEREON IS FROM AN ACTUAL SURVEY MADE UPON THE GROUND.

(2) ALL FUTURE BLDG. AREA(S) SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.

on base  
 100  
 1/2  
 1/2  
 1/2