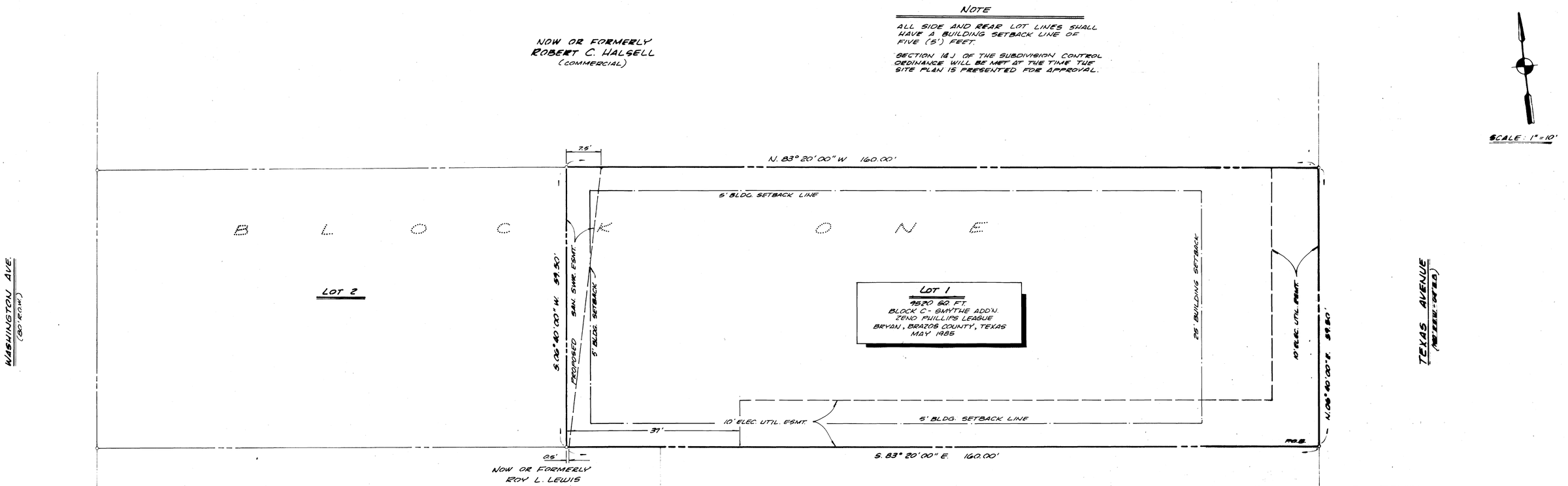
NOTE

ALL SIDE AND REAR LOT LINES SHALL HAVE A BUILDING SETBACK LINE OF FIVE (5') FEET.

SECTION 16 J. OF THE SUBDIVISION CONTROL ORDINANCE WILL BE MET AT THE TIME THE SITE PLAN IS PRESENTED FOR APPROVAL.



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS I

COUNTY OF BRAZOS I

I, (We, The), JOHN C. CULPEPPER, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 187, Page 187, and designated herein as the DALY ESTATES, LOT 1 in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

Owner

STATE OF TEXAS I

COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared John C. Culpepper, Jr., 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 13th day of June, 1985.

NOTARY PUBLIC STATE OF TEXAS

Notary Public in and for Brazos County, Texas
Commission Expires: 3-10-86
ADRIAN MARTINEZ

CERTIFICATION BY THE DIRECTOR OF PLANNING:

I, the undersigned, 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 standards and specifications set forth in this Ordinance.

Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, G. KENNY MALLARD JR., 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 14th day of JUNE, 1985 and same was duly approved on the 20th day of JUNE, 1985 by said commission.

Chairman, City Planning Commission
Bryan, Texas

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS I

COUNTY OF BRAZOS I

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.

STATE OF TEXAS AVIN H. WINDER 3856 REGISTERED PUBLIC SURVEYOR

Avin H. Winder
Registered Public Surveyor, No. 3856

CERTIFICATE BY THE ENGINEER

STATE OF TEXAS I

COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer, No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

STATE OF TEXAS A. H. WINDER 23313 REGISTERED PROFESSIONAL ENGINEER

Avin H. Winder
Registered Professional Engineer, No. 23313

CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS I

COUNTY OF BRAZOS I

I, Juanita Kemanek, 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 25th day of June, 1985, in the Deed Records of Brazos County in Volume 1102, Page 73.

Juanita Kemanek, deputy clerk
County Clerk, Brazos County, Texas

Legal Description
for
Lot 1, Block 1

DALY ESTATES
(9520 Square feet)
ZENO PHILLIPS LEAGUE
Bryan, Brazos County, Texas

Being a 9520 square feet tract or parcel of land lying and bieng situated in the Zeno Phillips League, Bryan, Brazos County, Texas and being a tract or parcel of land 59.50 feet by 160.00 feet in Block "C" SMYTHE ADDITION, an addition to the City of Bryan according to the plat recorded in Volume 23, Page 42, dated December 18, 1899, Deed Records of Brazos County and further being a part of that 59.50 foot by 260.00 foot tract of land conveyed to J.C. Culpepper by George C. Buckhalter by Warranty Deed dated February 1, 1958, recorded in Volume 187, Page 157, Deed Records of Brazos County and being more particularly described by metes and bounds as follows;

COMMENCING at the south east corner of the above referenced Block "C", said point being the intersection of the North Right-of-Way of Homestead Street and the West Right-of-Way of South Texas Avenue;

THENCE N06°40'00"E along the East Right-of-Way of Texas Avenue for a distance of 270.00 feet to an iron rod set for the PLACE OF BEGINNING;

THENCE N06°40'00"E continuing along the East Right-of-Way line of Texas Avenue for a distance of 59.50 feet to an iron rod set for corner;

THENCE N83°20'00"W into Block "C", Smythe Addition along the common property line of the J.C. Culpepper tract and a tract of land now or formerly owned by Robert C. Halsell for a distance of 160.00 feet to an iron rod set for corner;

THENCE S06°40'00"W across the J.C. Culpepper tract for a distance of 59.50 feet to an iron rod set for corner;

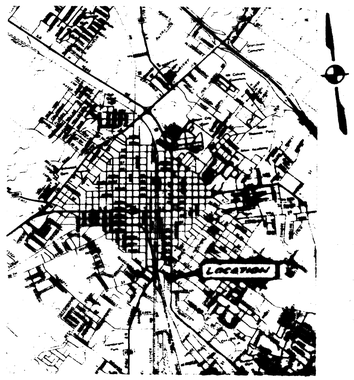
THENCE S83°20'00"E along the Common Property line of the J.C. Culpepper tract and a tract of land now or formerly owned by Roy L. Lewis for a distance of 160.00 feet to the PLACE OF BEGINNING and containing 9520 square feet of land more or less.

Prepared from an actual survey made on the ground under my supervision in May, 1985.

A.H. (HOLLAND) WINDER, RPS No. 3856

FILED
1985 JUN 25 PM 3:42
Juanita Kemanek COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Karen Murphy

329588



VICINITY MAP
SCALE: 1" = 6000'

OWNER
JOHN C. CULPEPPER, JR.
1700 KYLE STREET, SO.
SUITE 140
COLLEGE STATION, TX.

DEVELOPER
KEEVIN STROUMEYER
TUNE UP PLUS STORES
P.O. BOX 4703
BRYAN, TEXAS

WINDER AND ASSOCIATES ENGINEERS INC.
1700 KYLE SOUTH SUITE 130 COLLEGE STATION, TX. 693-4795

FINAL PLAT OF LOT 1, DALY ESTATES
BLOCK 'C', SMYTHE ADD'N.
ZENO PHILLIPS LEAGUE, BRYAN, BRAZOS CO.

SCALE: 1" = 10'	W & A JOB NO.	SHEET: 1 / 1
DATE: MAY 1985		

on tape base 3/13/01 WD