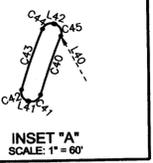
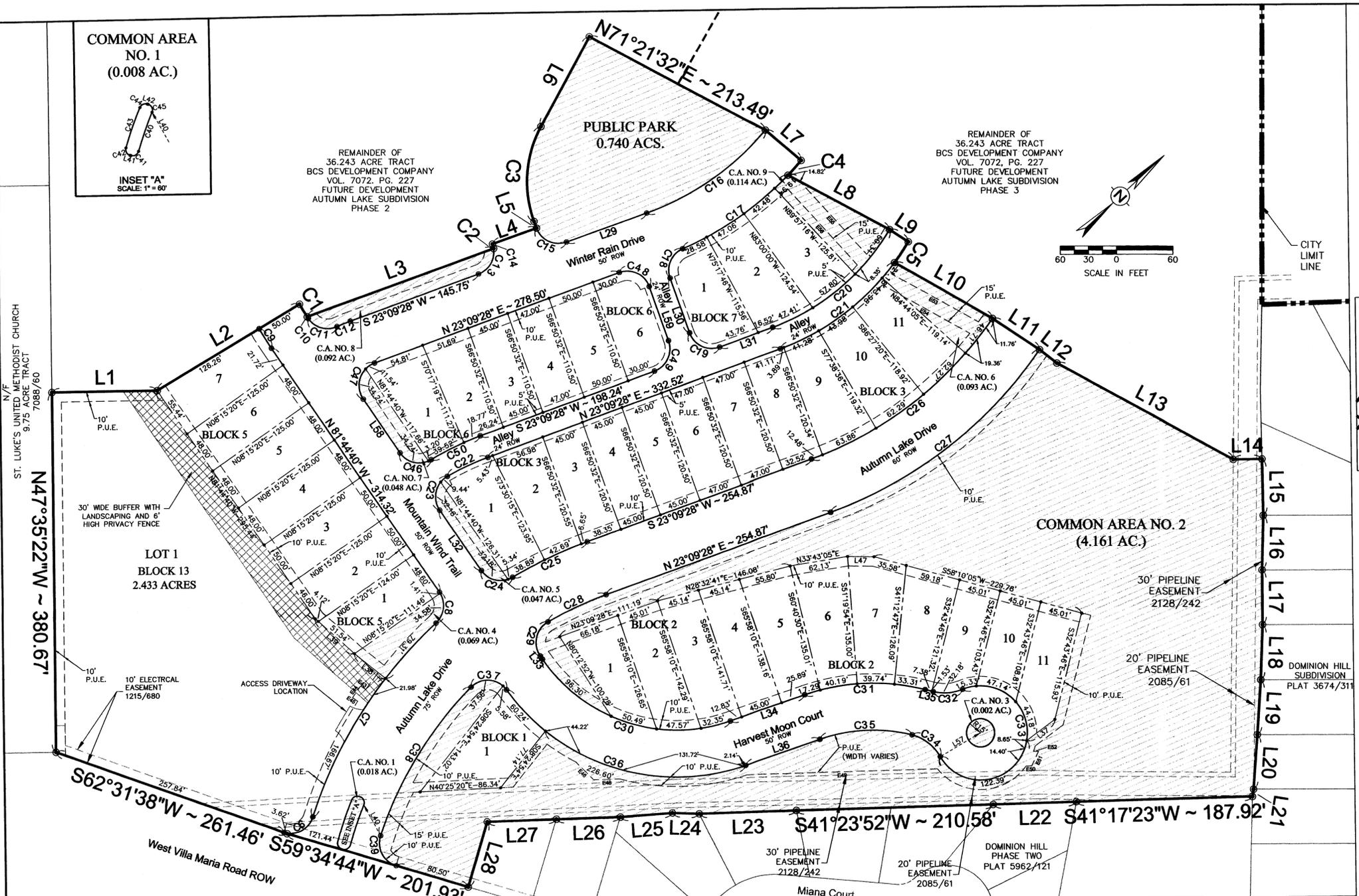


COMMON AREA NO. 1 (0.008 AC.)



REMAINDER OF 36.243 ACRE TRACT BCS DEVELOPMENT COMPANY VOL. 7072, PG. 227 FUTURE DEVELOPMENT AUTUMN LAKE SUBDIVISION PHASE 2

REMAINDER OF 36.243 ACRE TRACT BCS DEVELOPMENT COMPANY VOL. 7072, PG. 227 FUTURE DEVELOPMENT AUTUMN LAKE SUBDIVISION PHASE 3



LINE TABLE

LINE	LENGTH	BEARING
E43	6.53	S77°58'12"W
E44	15.00	N12°04'48"E
E45	6.61	S77°58'12"W
E46	27.03	N88°12'10"E
E48	26.10	N41°20'46"E
E49	203.45	N41°20'46"E
E50	8.18	N41°20'46"E
E51	16.82	N41°20'46"E
E52	5.33	N41°20'46"E
E53	105.24	S71°38'04"W
E54	106.45	S71°38'04"W
E55	105.24	N88°15'53"W
E56	110.47	N88°15'53"W

LINE TABLE

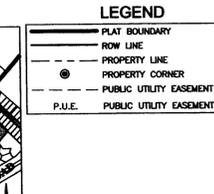
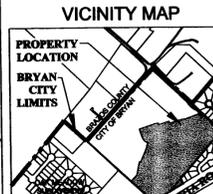
LINE	LENGTH	BEARING
L1	112.56	N62°24'38"E
L2	176.26	N12°32'26"E
L3	212.08	N23°09'28"E
L4	50.00	N83°09'28"E
L5	7.78	N85°50'32"W
L6	109.50	N18°38'28"W
L7	50.00	N83°18'56"E
L8	123.10	N71°21'32"E
L9	23.89	N76°23'28"E
L10	120.29	N72°30'56"E
L11	60.03	N76°14'56"E
L12	23.34	N80°54'38"E
L13	213.43	N71°21'32"E
L14	30.81	N41°48'25"E
L15	59.88	S48°11'02"E

LINE TABLE

LINE	LENGTH	BEARING
L16	57.99	S45°38'23"E
L17	57.98	S47°32'35"E
L18	56.06	S45°08'41"E
L19	56.12	S43°18'28"E
L20	58.14	S42°51'59"E
L21	7.84	S39°01'20"E
L22	89.87	S41°17'23"W
L23	103.54	S41°11'16"W
L24	28.80	S44°49'34"W
L25	53.74	S38°37'20"W
L26	68.48	S41°17'34"W
L27	73.86	S41°08'30"W
L28	71.82	S30°28'52"E
L29	91.33	S23°09'28"W
L30	61.31	N85°50'32"W
L31	60.27	S23°09'28"W
L32	78.31	N81°44'40"W
L33	4.04	S81°44'40"E
L34	83.72	N24°01'50"E
L35	8.91	N57°16'15"E
L36	83.72	N24°01'50"E
L37	37.57	N06°14'56"E
L38	42.14	N81°08'21"E
L39	55.66	N84°13'25"E
L40	37.09	N75°47'32"W
L41	1.00	S86°34'44"W
L42	1.00	N56°24'44"E
L43	28.25	N43°43'40"E
L44	50.00	N12°50'37"E
L45	30.81	N41°48'25"E
L46	60.50	S85°50'32"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	15.60	275.00	3°14'59"	7.80	5.03	S79°05'03"E
C2	5.03	25.00	11°32'13"	2.51	5.03	N61°04'25"W
C3	109.16	125.00	48°12'04"	56.92	109.08	S47°44'30"E
C4	21.18	350.00	3°27'51"	10.59	21.18	N85°51'08"W
C5	26.82	26.00	52°49'15"	13.32	26.81	N13°28'53"W
C6	36.63	25.00	86°31'39"	24.77	34.90	N18°18'55"E
C7	245.88	475.00	28°40'14"	125.81	243.24	S14°08'49"E
C8	35.88	25.00	62°28'00"	21.91	35.88	N40°30'41"W
C9	24.31	325.00	4°17'07"	12.16	24.30	S79°36'07"E
C10	74.98	275.00	13°08'02"	37.49	74.98	S80°55'34"E
C11	34.49	25.00	77°02'00"	21.82	31.82	N58°44'19"E
C12	15.45	225.00	3°56'11"	7.73	15.45	S21°11'23"W
C13	34.24	25.00	77°27'47"	20.41	31.62	N16°04'28"W
C14	5.03	25.00	11°32'13"	2.51	5.03	N61°04'25"W
C15	36.27	25.00	90°00'00"	25.00	35.36	N88°09'28"E
C16	156.25	300.00	27°50'30"	79.84	154.49	N08°14'13"E
C17	138.07	350.00	22°36'00"	69.94	137.18	N05°04'40"E
C18	37.62	25.00	86°13'30"	23.40	34.17	S23°43'47"E
C19	39.27	25.00	90°00'00"	25.00	35.36	N88°09'28"E
C20	288.27	238.00	39°52'45"	88.36	182.20	N53°11'06"E
C21	154.31	265.00	33°44'44"	79.47	152.09	N67°17'06"E
C22	47.85	288.00	9°31'10"	23.98	47.80	S18°23'53"W
C23	41.82	25.00	95°22'59"	27.47	36.96	S34°03'11"E
C24	37.51	25.00	85°07'07"	23.30	34.09	N52°16'16"E
C25	88.23	465.00	10°52'18"	44.26	88.10	S17°43'20"W
C26	247.62	405.00	35°01'53"	127.82	243.78	N05°36'39"E
C27	288.27	465.00	35°12'25"	147.84	281.77	N03°11'45"E
C28	68.57	405.00	9°42'05"	34.37	68.49	S18°18'28"W
C29	41.84	25.00	95°12'04"	27.38	36.92	S34°08'38"E
C30	228.71	175.00	161°33'32"	111.18	228.71	N01°02'30"E
C31	130.43	225.00	33°14'24"	67.16	128.71	S40°39'02"W
C32	32.18	50.00	36°52'12"	16.87	31.82	N38°50'08"E
C33	228.02	50.00	26°28'34"	37.07	228.02	N02°42'46"W
C34	38.90	50.00	14°24'28"	20.49	37.32	S82°23'43"W
C35	99.80	175.00	32°42'23"	51.35	98.54	S40°23'01"W
C36	286.84	225.00	17°02'31"	148.82	287.80	N02°33'06"E
C37	43.14	25.00	85°52'44"	28.71	37.99	S47°38'04"W
C38	198.31	400.00	28°41'14"	94.88	184.63	S15°08'50"E
C39	40.11	25.00	91°58'48"	25.88	35.89	S74°27'22"E
C40	44.85	433.00	5°56'02"	22.44	44.83	S83°26'20"E
C41	10.28	6.50	80°20'06"	6.57	9.94	N14°15'41"E
C42	10.14	6.50	89°22'00"	6.43	9.14	S75°44'18"E
C43	46.19	447.00	5°56'14"	23.12	46.17	S08°38'39"E
C44	9.61	6.50	84°42'46"	5.83	9.70	S17°13'21"W
C45	10.81	6.50	89°17'57"	7.13	9.61	N72°46'18"W
C46	37.44	25.00	85°48'05"	23.23	34.04	N52°11'17"E
C47	45.77	25.00	104°54'09"	32.62	39.84	S21°17'36"E
C48	39.27	25.00	90°00'00"	25.00	35.36	S88°09'28"W
C49	39.27	25.00	90°00'00"	25.00	35.36	N21°50'32"W
C50	58.29	312.00	10°42'14"	29.23	58.20	S17°48'21"W



- NOTES:**
- ACCESS TO LOT 1, BLOCK 13 SHALL BE FROM AUTUMN LAKE DRIVE AT THE LOCATION SHOWN.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
 - NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
 - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 - OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEED OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: VOL. 7082, PG. 70.
 - OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 - BUILDING SETBACKS FOR ALL RESIDENTIAL LOTS ARE AS FOLLOWS:
20' FRONT, 15' FRONT FOR HOMES WITH ALLEYS, 5' SIDE, 7.5' REAR, 15' SIDE STREET, 10' SIDE TO ALLEY.
 - ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT (PD) DISTRICT. LAND USE, PHYSICAL DEVELOPMENT AND SUBDIVISION OF LAND SHALL BE ALLOWED IN ACCORDANCE WITH THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THIS PROPERTY, APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 12, 2006.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 this _____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

Received
JAN 09 2007
Development & Engineering Services

FINAL PLAT
AUTUMN LAKE SUBDIVISION
PHASE 1
16.824 ACRES

BLOCK 1, LOT 1
BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-11
BLOCK 5, LOTS 1-7

BLOCK 6, LOTS 1-6
BLOCK 13, LOT 1

THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'
DECEMBER, 2006
REVISED JANUARY, 2007

OWNER/DEVELOPER:
BCS Development Company
4090 SH 6 South
College Station, TX 77845
(979) 690-1222

PREPARED BY:
CIVIL DEVELOPMENT, Ltd.
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2900 Longmire Drive, Suite K
College Station, Texas 77845

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner of the 16.824 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7082, Page 70, and designated herein as Autumn Lake Subdivision, Phase 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, easements and public places shown hereon for the purposes identified.

Randy French, President
BCS Development Company

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy French, 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 on this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Printed Name: _____
My Commission Expires: _____

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chairman, Planning & Zoning Commission,
Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

Planning Administrator, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

METES AND BOUNDS DESCRIPTION

OF A 16.824 ACRE TRACT
IN THE T. J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 36.243 ACRE TRACT AS DESCRIBED BY A DEED TO ST. LUKE'S UNITED METHODIST CHURCH RECORDED IN VOLUME 7082, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 36.243 ACRE TRACT ENCOMPASSING ALL OF LOT 18, BLOCK 1, IN VOLUME 7082, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKING FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE MOST SOUTHERLY CORNER OF SAID 36.243 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.75 ACRE TRACT AS DESCRIBED BY A DEED TO ST. LUKE'S UNITED METHODIST CHURCH RECORDED IN VOLUME 7082, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 32' 22" E ALONG THE COMMON LINE OF SAID 36.243 ACRE TRACT AND SAID 0.75 ACRE TRACT FOR A DISTANCE OF 380.67 FEET TO A POINT MARKING THE MOST WESTERLY CORNER OF SAID HEREIN DESCRIBED TRACT, FOR REFERENCE TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 36.243 ACRE TRACT MARKING THE NORTH CORNER OF SAID 0.75 ACRE TRACT AND THE EAST CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM HARVEY EDWARDS AND WIFE LINDA MARIA EDWARDS, RECORDED IN VOLUME 2728, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: N 47° 30' 22" W FOR A DISTANCE OF 220.22 FEET;

THENCE: THROUGH SAID 36.243 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 24' 38" E FOR A DISTANCE OF 112.56 FEET TO A POINT;

N 12° 32' 26" E FOR A DISTANCE OF 176.26 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET; THE ENDING POINT OF SAID CURVE;

N 23° 09' 28" E FOR A DISTANCE OF 212.08 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET; THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 14' 59" FOR AN ARC DISTANCE OF 15.60 FEET (CHORD BEARS: S 79° 05' 03" E - 15.60 FEET) TO THE ENDING POINT OF SAID CURVE;

N 23° 09' 28" E FOR A DISTANCE OF 50.00 FEET TO A POINT;

N 05° 50' 32" W FOR A DISTANCE OF 109.50 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 125.00 FEET; THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 12' 04" FOR AN ARC DISTANCE OF 5.03 FEET (CHORD BEARS: N 61° 04' 25" W - 5.03 FEET) TO THE ENDING POINT OF SAID CURVE;

N 23° 09' 28" E FOR A DISTANCE OF 50.00 FEET TO A POINT;

N 05° 50' 32" W FOR A DISTANCE OF 109.50 FEET TO A POINT;

N 18° 38' 28" W FOR A DISTANCE OF 109.50 FEET TO A POINT;

N 71° 21' 32" E FOR A DISTANCE OF 213.43 FEET TO A POINT;

N 03° 18' 56" E FOR A DISTANCE OF 50.00 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 350.00 FEET; THE ENDING POINT OF SAID CURVE;

N 76° 23' 28" E FOR A DISTANCE OF 23.89 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 262.00 FEET; THE ENDING POINT OF SAID CURVE;

N 71° 21' 32" E FOR A DISTANCE OF 123.10 FEET TO A POINT;

N 76° 23' 28" E FOR A DISTANCE OF 23.89 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 262.00 FEET; THE ENDING POINT OF SAID CURVE;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 48' 15" FOR AN ARC DISTANCE OF 26.82 FEET (CHORD BEARS: S 13° 29' 53" E - 26.81 FEET) TO THE ENDING POINT OF SAID CURVE;

METES AND BOUNDS, CONTINUED:

N 72° 30' 59" E FOR A DISTANCE OF 120.29 FEET TO A POINT;

N 76° 14' 56" E FOR A DISTANCE OF 60.03 FEET TO A POINT;

N 80° 54' 38" E FOR A DISTANCE OF 23.34 FEET TO A POINT;

N 71° 21' 32" E FOR A DISTANCE OF 213.43 FEET TO A POINT;

N 41° 48' 25" E FOR A DISTANCE OF 30.81 FEET TO A POINT ON THE SOUTHWEST LINE OF DOMINION HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3674, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 36.243 ACRE TRACT AND DOMINION HILL SUBDIVISION (PLAT 3674/311) FOR THE FOLLOWING CALLS:

S 48° 11' 05" E FOR A DISTANCE OF 56.88 FEET TO A 5/8 INCH IRON ROD FOUND;

S 45° 38' 23" E FOR A DISTANCE OF 57.99 TO A 5/8 INCH IRON ROD FOUND;

S 47° 32' 35" E FOR A DISTANCE OF 57.99 TO A 5/8 INCH IRON ROD FOUND;

S 45° 08' 41" E FOR A DISTANCE OF 58.06 TO A 5/8 INCH IRON ROD FOUND;

S 43° 18' 28" E FOR A DISTANCE OF 58.14 TO A 5/8 INCH IRON ROD FOUND;

S 42° 51' 59" E FOR A DISTANCE OF 58.14 TO A 5/8 INCH IRON ROD FOUND;

S 38° 01' 20" E FOR A DISTANCE OF 7.84 TO A CONCRETE MONUMENT FOUND MARKING THE EAST CORNER OF SAID 36.243 ACRE TRACT AND THE NORTH CORNER OF DOMINION HILL, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 5962, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 36.243 ACRE TRACT AND DOMINION HILL, PHASE TWO, (PLAT 5962/121) FOR THE FOLLOWING CALLS:

S 41° 17' 23" W FOR A DISTANCE OF 187.92 TO A 5/8 INCH IRON ROD FOUND;

S 41° 17' 05" W FOR A DISTANCE OF 88.67 TO A 1/2 INCH IRON ROD FOUND;

S 41° 23' 52" W FOR A DISTANCE OF 210.58 TO A 1/2 INCH IRON ROD FOUND;

S 41° 11' 16" W FOR A DISTANCE OF 103.54 TO A 1/2 INCH IRON ROD FOUND;

S 44° 49' 34" W FOR A DISTANCE OF 28.80 TO A CONCRETE MONUMENT FOUND;

S 38° 37' 20" W FOR A DISTANCE OF 53.74 TO A 1/2 INCH IRON ROD FOUND;

S 41° 07' 34" W FOR A DISTANCE OF 60.48 TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 2, BLOCK 1 (PLAT 5962/121) AND LOT 1A, BLOCK 1 (PLAT 7072/227), DOMINION HILL, PHASE 2;

THENCE: S 41° 08' 30" W ALONG THE COMMON LINE OF SAID 36.243 ACRE TRACT AND SAID LOT 1A (PLAT 7072/227) FOR A DISTANCE OF 73.86 TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1A AND SAID LOT 1B;

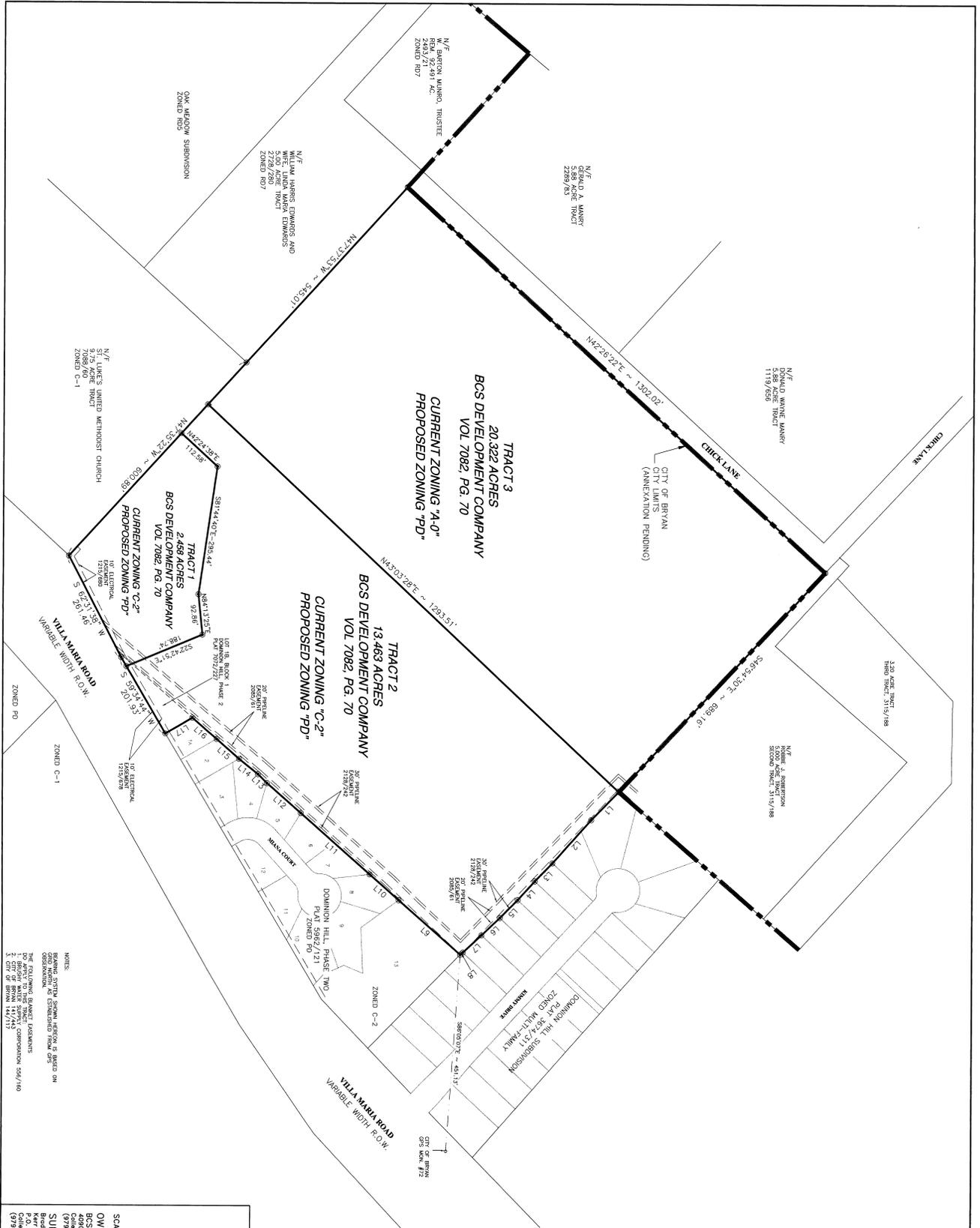
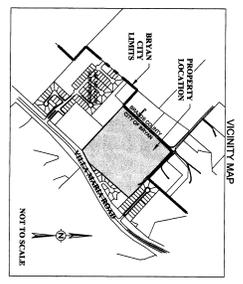
THENCE: S 30° 28' 52" E ALONG THE COMMON LINE OF SA



SCALE: 1" = 100'



LINE	DISTANCE	BEARING
1	132.71'	S 46°11'05" E
2	57.99'	S 45°38'23" E
3	52.08'	S 45°28'55" E
4	52.08'	S 45°28'55" E
5	52.08'	S 45°28'55" E
6	58.17'	S 43°18'28" E
7	58.14'	S 42°51'59" E
8	86.67'	S 41°17'05" W
9	183.82'	S 41°17'05" W
10	86.67'	S 41°17'05" W
11	210.04'	S 41°23'52" W
12	210.04'	S 41°23'52" W
13	252.74'	S 44°49'34" W
14	252.74'	S 38°37'29" W
15	59.48'	S 41°17'34" W
16	59.48'	S 41°17'34" W
17	71.92'	S 30°28'42" E



REZONING MAP
 36.243 ACRES
 Planned Development, (PD)
 THOMAS J. WOOTEN LEAGUE, A-59
 BRAZOS COUNTY, TEXAS
 AUGUST, 2008

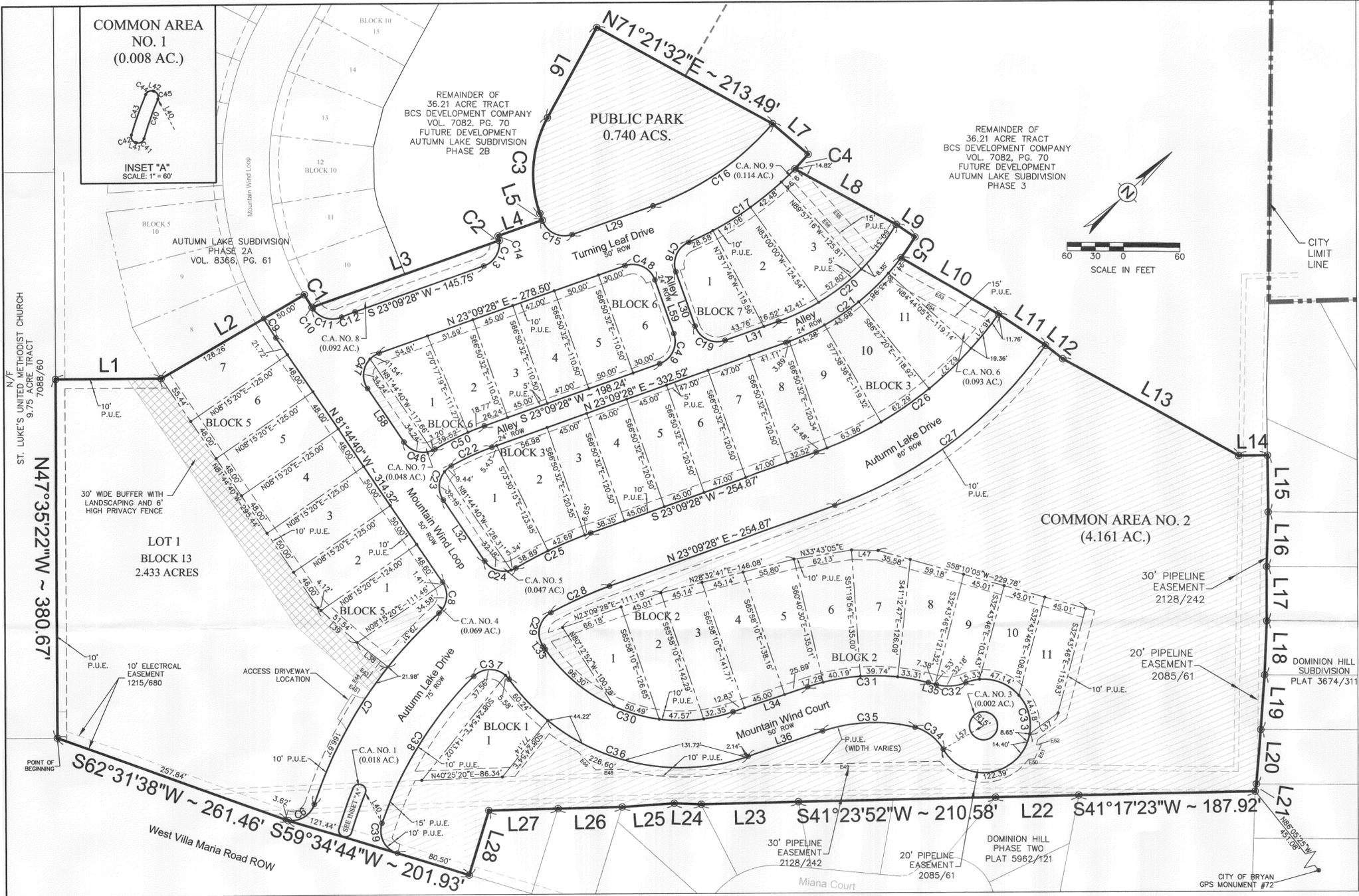
SCALE: 1"=100'

OWNER/DEVELOPER:
 BCS Development Company
 200 College Station, TX 77845
 (979) 680-1222

PREPARED BY:
 City Development Ltd.
 200 College Station, Texas 77845
 P.O. Box 288
 College Station, Texas 77845
 (979) 764-7749 Fax: (979) 764-7759

SURVEYOR:
 Keith Searles, P.L.S., 4502
 P.O. Box 1180, College Station, Texas 77842
 (979) 764-7749 Fax: (979) 764-7759

AUG 31 2008



LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS
E43	6.53	S77°54'12"W	C1	15.60	275.00
E44	15.00	N12°04'48"W	C2	5.93	1132.12
E45	8.81	S77°55'12"W	C3	105.16	125.00
E46	27.03	N88°12'12"E	C4	21.16	350.00
E48	28.14	N41°20'48"W	C5	26.82	265.00
E49	203.46	N41°20'48"W	C6	38.63	26.00
E50	6.18	N41°20'48"W	C7	245.98	475.00
E51	18.62	N41°20'48"W	C8	35.98	25.00
E52	5.33	N41°20'48"W	C9	24.31	92.86
E53	105.74	S71°36'04"W	C10	2.08	275.00
E54	106.48	S71°36'04"W	C11	34.49	25.00
E55	105.74	N88°12'12"E	C12	15.46	225.00
E56	110.47	N88°12'12"E	C13	34.24	28.00
L16	87.92	S45°38'33"E	C14	5.03	25.00
L17	97.96	S47°32'35"E	C15	15.60	275.00
L18	58.06	S45°08'41"E	C16	5.03	25.00
L19	58.12	S47°18'28"E	C17	15.60	275.00
L20	58.14	S47°18'28"E	C18	2.08	275.00
L21	7.84	S38°01'20"E	C19	24.31	92.86
L22	88.67	S41°17'54"W	C20	2.08	275.00
L23	103.54	S41°17'54"W	C21	34.49	25.00
L24	28.80	S44°49'34"W	C22	24.31	92.86
L25	55.74	S38°37'28"W	C23	2.08	275.00
L26	88.48	S41°17'54"W	C24	34.49	25.00
L27	73.96	S41°08'30"W	C25	15.46	225.00
L28	71.92	S30°26'42"E	C26	15.46	225.00
L29	91.33	S23°09'28"W	C27	15.46	225.00
L30	61.31	N66°50'32"E	C28	39.27	25.00
L31	60.27	S23°09'28"W	C29	24.31	92.86
L32	78.31	N81°44'40"W	C30	138.07	350.00
L33	4.04	S81°44'40"W	C31	37.62	25.00
L34	83.72	N42°01'50"E	C32	158.93	300.00
L35	8.91	N57°16'14"E	C33	165.52	238.00
L36	83.72	N42°01'50"E	C34	154.31	282.00
L37	37.57	N01°14'56"E	C35	47.85	288.00
L38	42.14	N81°09'21"E	C36	41.82	86.00
L39	55.66	N83°13'25"E	C37	37.51	25.00
L40	37.09	N78°47'52"E	C38	188.31	400.00
L41	1.00	N59°34'44"E	C39	40.11	25.00
L42	1.00	N59°34'44"E	C40	44.80	433.00
L43	1.00	N59°34'44"E	C41	10.28	6.50
L44	28.25	N43°43'40"E	C42	10.14	6.50
L45	50.00	N12°04'48"W	C43	46.19	447.00
L46	23.34	N87°54'39"E	C44	9.61	6.50
L47	30.81	N41°48'58"W	C45	10.81	6.50
L48	59.88	S48°11'08"E	C46	37.44	25.00
L49	60.50	S66°50'32"E	C47	45.77	86.00
L50	60.50	S66°50'32"E	C48	39.27	25.00
L51	59.88	S48°11'08"E	C49	39.27	25.00
L52	59.88	S47°42'21"E	C50	58.29	312.00

VICINITY MAP

LEGEND

- PLAT BOUNDARY
- ROW LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- PUBLIC UTILITY EASEMENT

NOTES:

- ACCESS TO LOT 1, BLOCK 13 SHALL BE FROM AUTUMN LAKE DRIVE AT THE LOCATION SHOWN.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEED OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: VOL. 7082, PG. 70.
- OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
- IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
- BUILDING SETBACKS FOR ALL RESIDENTIAL LOTS ARE AS FOLLOWS:
20' FRONT, 15' FRONT FOR HOMES WITH ALLEYS, 5' SIDE INCLUDING LOTS ADJACENT TO COMMON AREAS, 7.5' REAR, 15' SIDE STREET, 10' SIDE TO ALLEY.
- ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT (PD) DISTRICT. LAND USE, PHYSICAL DEVELOPMENT AND SUBDIVISION OF LAND SHALL BE ALLOWED IN ACCORDANCE WITH THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THIS PROPERTY, APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 12, 2006.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE STREET NAMES.

FINAL PLAT

OF
AUTUMN LAKE SUBDIVISION
PHASE 1 - 16.824 ACRES
BEING AN
AMENDING PLAT
OF
AUTUMN LAKE SUBDIVISION
PHASE 1 - 16.824 ACRES

BLOCK 1, LOT 1 BLOCK 6, LOTS 1-6
BLOCK 2, LOTS 1-11 BLOCK 7, LOTS 1-3
BLOCK 3, LOTS 1-11 BLOCK 11, LOTS 6-16
BLOCK 5, LOTS 1-7 BLOCK 13, LOT 1

VOL. 8366, PG. 60

THOMAS J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JANUARY, 2008

OWNER/DEVELOPER:
BCS Development Company
4090 SH 6 South
College Station, TX 77845
(979) 690-1222

ENGINEER:
CIVIL DEVELOPMENT, Ltd. ★
CIVIL ENGINEERING & DESIGN-BUILD SERVICES
Ginger L. Urso, P.E.
2033 Harvey Mitchell Parkway South
College Station, Texas 77840

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

P.O. Box 11929, College Station, Texas 77842
(979) 764-7743 Fax: (979) 764-7759

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner of the 16.824 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7082, Page 70, and designated herein as Autumn Lake Subdivision, Phase 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, easements and public places shown hereon for the purposes identified.

Planning Administrator, Bryan, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION

OF A
16.824 ACRE TRACT
T. J. WOOTEN LEAGUE, A-59
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 36.21 ACRE TRACT AS DESCRIBED BY A DEED TO BCS DEVELOPMENT COMPANY RECORDED IN VOLUME 7082, PAGE 70 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 36.21 ACRE TRACT ENCOMPASSING ALL OF LOT 18, BLOCK 1, DOMINION HILL PHASE TWO, ACCORDING TO THE REPLAT RECORDED IN VOLUME 7072, PAGE 227 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKING FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE MOST SOUTHERLY CORNER OF SAID 36.21 ACRE TRACT AND THE EAST CORNER OF A CALLED 0.75 ACRE TRACT AS DESCRIBED BY A DEED TO ST. LUKE'S UNITED METHODIST CHURCH RECORDED IN VOLUME 7086, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 35' 22" W ALONG THE COMMON LINE OF SAID 36.21 ACRE TRACT AND SAID 9.75 ACRE TRACT FOR A DISTANCE OF 380.67 FEET TO A POINT MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 36.21 ACRE TRACT MARKING THE NORTH CORNER OF SAID 0.75 ACRE TRACT AND THE EAST CORNER OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM HARRIS EDWARDS AND WIFE, LINDA MARIA EDWARDS, RECORDED IN VOLUME 2728, PAGE 280 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; BEARS: N 47° 35' 22" W FOR A DISTANCE OF 220.2 FEET;

THENCE: THROUGH SAID 36.21 ACRE TRACT FOR THE FOLLOWING CALLS:

N 42° 24' 38" E FOR A DISTANCE OF 112.58 FEET TO A POINT;

N 12° 32' 28" E FOR A DISTANCE OF 178.26 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 14' 59" FOR AN ARC DISTANCE OF 15.60 FEET (CHORD BEARS: S 79° 05' 03" E - 15.60 FEET) TO THE ENDING POINT OF SAID CURVE;

N 23° 09' 28" E FOR A DISTANCE OF 212.08 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 12' 04" FOR AN ARC DISTANCE OF 5.03 FEET (CHORD BEARS: N 61° 04' 25" W - 5.03 FEET) TO THE ENDING POINT OF SAID CURVE;

N 23° 09' 28" E FOR A DISTANCE OF 50.00 FEET TO A POINT;

N 66° 50' 32" W FOR A DISTANCE OF 7.76 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CURVE CURVE HAVING A RADIUS OF 125.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 12' 04" FOR AN ARC DISTANCE OF 105.16 FEET (CHORD BEARS: N 42° 44' 30" W - 102.08 FEET) TO THE ENDING POINT OF SAID CURVE;

N 18° 38' 28" W FOR A DISTANCE OF 109.50 FEET TO A POINT;

N 71° 21' 32" E FOR A DISTANCE OF 213.49 FEET TO A POINT;

N 83° 18' 58" E FOR A DISTANCE OF 50.00 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 350.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 27' 53" FOR AN ARC DISTANCE OF 21.16 FEET (CHORD BEARS: S 04° 57' 06" E - 21.16 FEET) TO THE ENDING POINT OF SAID CURVE;

N 71° 21' 32" E FOR A DISTANCE OF 123.10 FEET TO A POINT;

N 76° 23' 28" E FOR A DISTANCE OF 23.89 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 262.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 49' 15" FOR AN ARC DISTANCE OF 26.82 FEET (CHORD BEARS: S 13° 29' 53" E - 26.61 FEET) TO THE ENDING POINT OF SAID CURVE;

METES AND BOUNDS, CONTINUED:

N 72° 30' 59" E FOR A DISTANCE OF 120.29 FEET TO A POINT;

N 76° 14' 55" E FOR A DISTANCE OF 60.03 FEET TO A POINT;

N 80° 54' 39" E FOR A DISTANCE OF 23.34 FEET TO A POINT;

N 71° 21' 32" E FOR A DISTANCE OF 213.43 FEET TO A POINT;

N 41° 48' 55" E FOR A DISTANCE OF 30.61 FEET TO A POINT ON THE SOUTHWEST LINE OF DOMINION HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3674, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 36.21 ACRE TRACT AND DOMINION HILL SUBDIVISION (PLAT 3674/311) FOR THE FOLLOWING CALLS:

S 48° 11' 05" E FOR A DISTANCE OF 59.88 FEET TO A 5/8 INCH IRON ROD FOUND;

S 45° 38' 23" E FOR A DISTANCE OF 57.99 TO A 5/8 INCH IRON ROD FOUND;

S 47° 32' 35" E FOR A DISTANCE OF 57.98 TO A 5/8 INCH IRON ROD FOUND;

S 45° 08' 41" E FOR A DISTANCE OF 58.06 TO A 5/8 INCH IRON ROD FOUND;

S 43° 18' 28" E FOR A DISTANCE OF 58.12 TO A 5/8 INCH IRON ROD FOUND;

S 42° 51' 59" E FOR A DISTANCE OF 58.14 TO A 5/8 INCH IRON ROD FOUND;

S 38° 01' 20" E FOR A DISTANCE OF 7.84 TO A CONCRETE MONUMENT MARKING THE EAST CORNER OF SAID 36.21 ACRE TRACT AND THE NORTH CORNER OF DOMINION HILL PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 5962, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID 36.21 ACRE TRACT AND DOMINION HILL, PHASE TWO, (PLAT 5962/121) FOR THE FOLLOWING CALLS:

S 41° 17' 23" W FOR A DISTANCE OF 187.92 TO A 5/8 INCH IRON ROD FOUND;

S 41° 17' 05" W FOR A DISTANCE OF 88.67 TO A 1/2 INCH IRON ROD FOUND;

S 41° 23' 52" W FOR A DISTANCE OF 210.58 TO A 1/2 INCH IRON ROD FOUND;

S 41° 17' 18" W FOR A DISTANCE OF 103.54 TO A 1/2 INCH IRON ROD FOUND;

S 44° 49' 34" W FOR A DISTANCE OF 28.80 TO A CONCRETE MONUMENT FOUND;

S 38° 37' 28" W FOR A DISTANCE OF 55.74 TO A 1/2 INCH IRON ROD FOUND;

S 41° 17' 34" W FOR A DISTANCE OF 90.00 TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOT 2, BLOCK 1 (PLAT 5962/121) AND LOT 1A, BLOCK 1 (PLAT 7072/227), DOMINION HILL, PHASE 2;

THENCE: S 41° 08' 30" W ALONG THE COMMON LINE OF SAID 36.21 ACRE TRACT AND SAID LOT 1A (PLAT 7072/227) FOR A DISTANCE OF 73.96 TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1A AND SAID LOT 1B;

THENCE: S 30° 28' 42" E ALONG THE COMMON LINE OF SAID LOT 1A AND SAID LOT 1B FOR A DISTANCE OF 71.92 TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD MARKING THE SOUTHWEST CORNER OF SAID LOT 1B;

THENCE: S 69° 34' 44" W ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 201.93 TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 62° 31' 38" W CONTINUING ALONG THE NORTHWEST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 261.46 FEET TO THE POINT OF BEGINNING CONTAINING 16.824 ACRES OF LAND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.