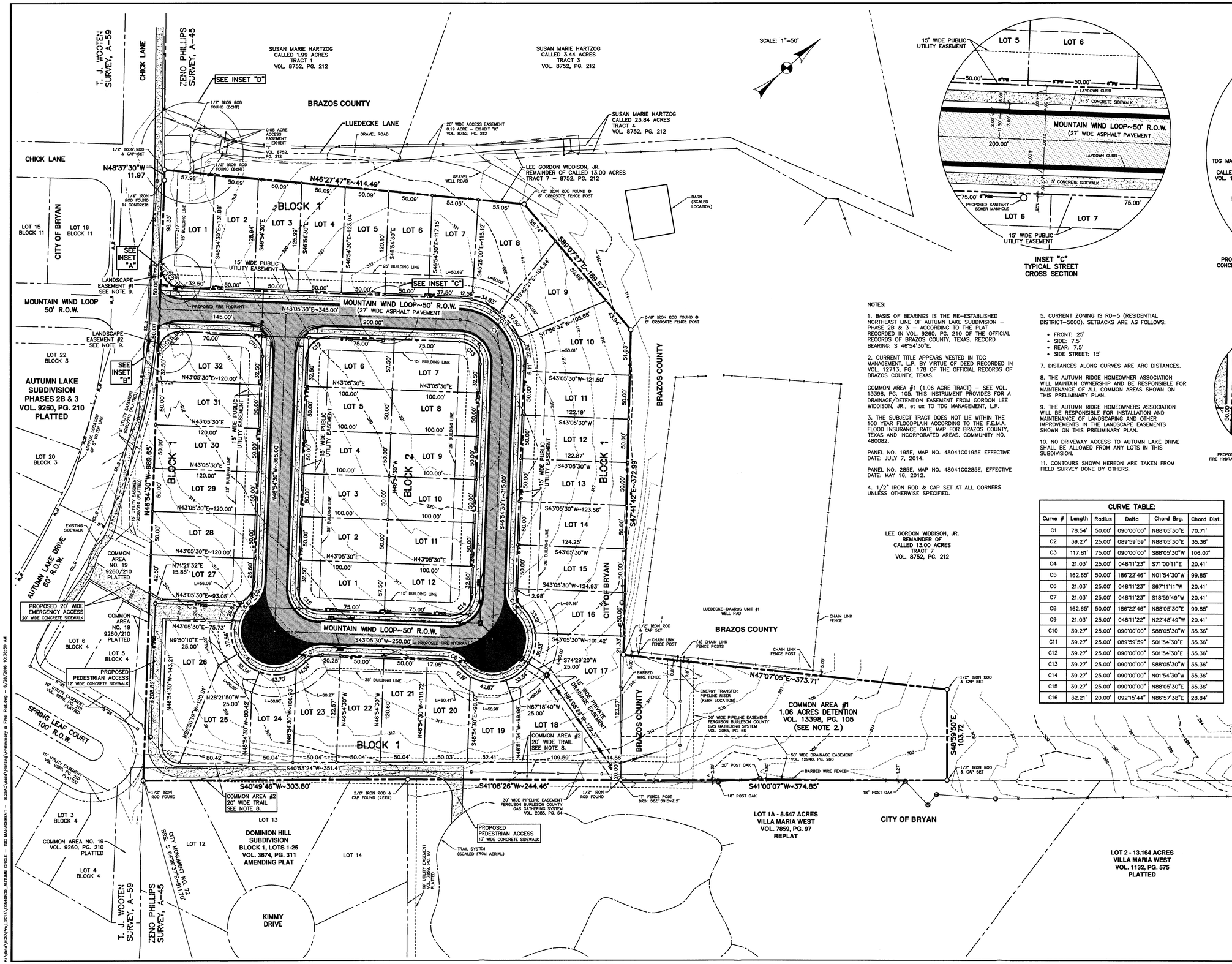
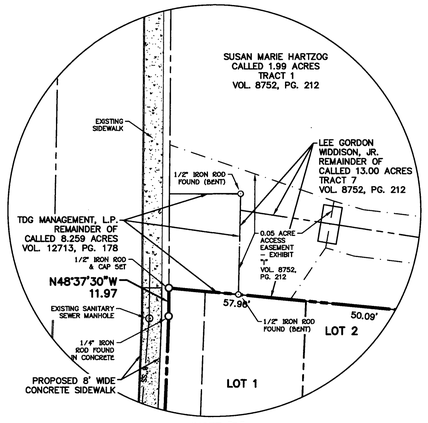
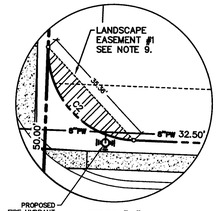


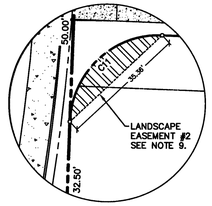
INSET "C"
TYPICAL STREET CROSS SECTION



INSET "D"



INSET "A"
LANDSCAPE EASEMENT #1



INSET "B"
LANDSCAPE EASEMENT #2

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST LINE OF AUTUMN LAKE SUBDIVISION - PHASE 2B & 3 - ACCORDING TO THE PLAT RECORDED IN VOL. 9260, PG. 210 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 46°54'30"E.

2. CURRENT TITLE APPEARS VESTED IN TDG MANAGEMENT, L.P. BY VIRTUE OF DEED RECORDED IN VOL. 12713, PG. 178 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

COMMON AREA #1 (1.06 ACRE TRACT) - SEE VOL. 13398, PG. 105. THIS INSTRUMENT PROVIDES FOR A DRAINAGE/DETENTION EASEMENT FROM GORDON LEE WIDDISON, JR., et ux TO TDG MANAGEMENT, L.P.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082,

PANEL NO. 195E, MAP NO. 48041C0195E EFFECTIVE DATE: JULY 7, 2014.

PANEL NO. 285E, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.

4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

5. CURRENT ZONING IS RD-5 (RESIDENTIAL DISTRICT-5000). SETBACKS ARE AS FOLLOWS:

- FRONT: 25'
- SIDE: 7.5'
- REAR: 7.5'
- SIDE STREET: 15'

7. DISTANCES ALONG CURVES ARE ARC DISTANCES.

8. THE AUTUMN RIDGE HOMEOWNER ASSOCIATION WILL MAINTAIN OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS SHOWN ON THIS PRELIMINARY PLAN.

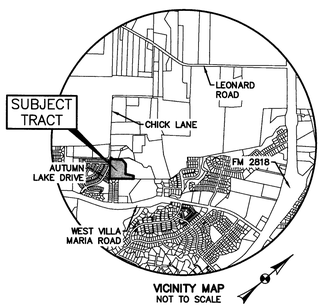
9. THE AUTUMN RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING AND OTHER IMPROVEMENTS IN THE LANDSCAPE EASEMENTS SHOWN ON THIS PRELIMINARY PLAN.

10. NO DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE SHALL BE ALLOWED FROM ANY LOTS IN THIS SUBDIVISION.

11. CONTOURS SHOWN HEREON ARE TAKEN FROM FIELD SURVEY DONE BY OTHERS.

CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Brg.	Chord Dist.
C1	78.54'	50.00'	090°00'00"	N88°05'30"E	70.71'
C2	39.27'	25.00'	089°59'59"	N88°05'30"E	35.36'
C3	117.81'	75.00'	090°00'00"	S88°05'30"W	106.07'
C4	21.03'	25.00'	048°11'23"	S71°00'11"E	20.41'
C5	162.65'	50.00'	186°22'46"	N01°54'30"W	99.85'
C6	21.03'	25.00'	048°11'23"	S67°11'11"W	20.41'
C7	21.03'	25.00'	048°11'23"	S18°59'49"W	20.41'
C8	162.65'	50.00'	186°22'46"	N88°05'30"E	99.85'
C9	21.03'	25.00'	048°11'22"	N22°48'49"W	20.41'
C10	39.27'	25.00'	090°00'00"	S88°05'30"W	35.36'
C11	39.27'	25.00'	089°59'59"	S01°54'30"E	35.36'
C12	39.27'	25.00'	090°00'00"	S01°54'30"E	35.36'
C13	39.27'	25.00'	090°00'00"	S88°05'30"W	35.36'
C14	39.27'	25.00'	090°00'00"	N01°54'30"W	35.36'
C15	39.27'	25.00'	090°00'00"	N88°05'30"E	35.36'
C16	32.21'	20.00'	092°15'44"	N86°57'38"E	28.84'



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAN
OF
AUTUMN RIDGE SUBDIVISION

9.29 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN & BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
TDG MANAGEMENT, L.P.
4060 HIGHWAY 6 SOUTH
COLLEGE STATION, TEXAS 77845

SCALE: 1"=50' JUNE, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

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