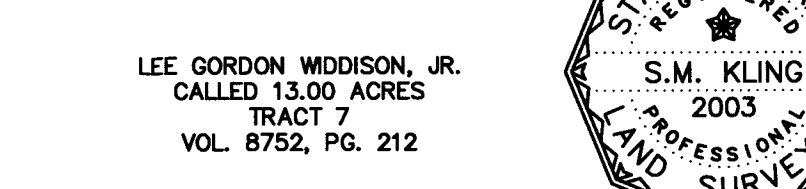
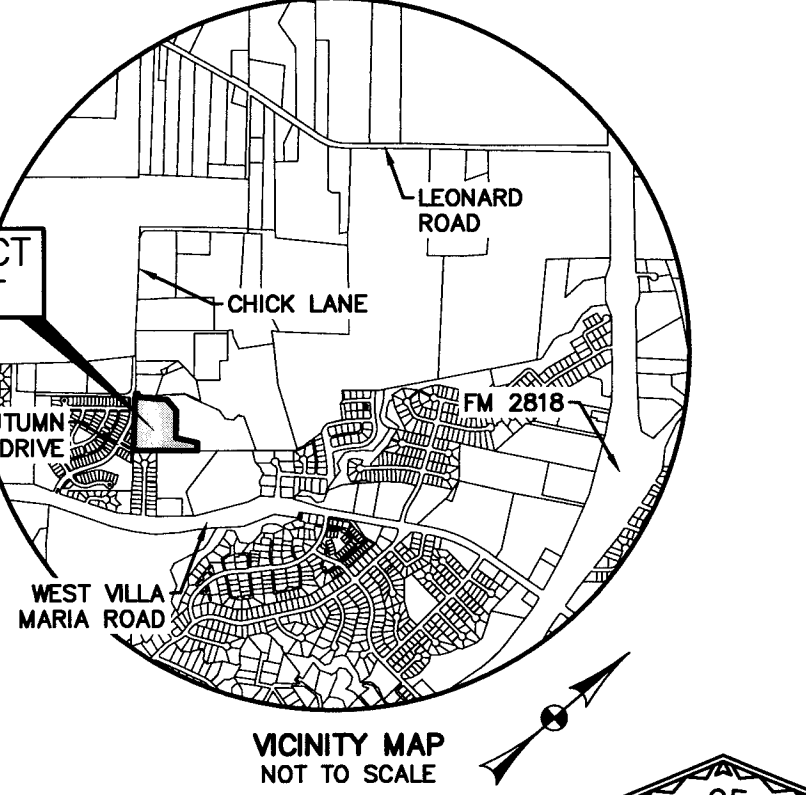


**NOTES:**

- BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST LINE OF AUTUMN LAKE SUBDIVISION - PHASES 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.
- 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.
- 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.
- 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- CURRENT ZONING IS RD-5 (RESIDENTIAL DISTRICT-5000). SETBACKS ARE AS FOLLOWS:
  - FRONT: 25'
  - SIDE: 7.5'
  - REAR: 7.5'
  - SIDE STREET: 15'
- DISTANCES ALONG CURVES ARE ARC DISTANCES.
- AUTUMN RIDGE HOMEOWNER ASSOCIATION WILL MAINTAIN OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS SHOWN HEREON.
- ACCESS TO THE 1.06 ACRE DRAINAGE EASEMENT/ DETENTION POND WILL BE FROM COMMON AREA #1.
- 1.06 ACRES EXPANSION OF DRAINAGE EASEMENT AGREEMENT (DRAINAGE DETENTION FACILITY) - VOL. 13398, PG. 105. THIS INSTRUMENT PROVIDES FOR A DRAINAGE/RETENTION EASEMENT FROM GORDON LEE WIDDISON, JR., et ux TO TDG MANAGEMENT, L.P.
- AUTUMN RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ACCESS TO DETENTION POND.
- AUTUMN RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING AND OTHER IMPROVEMENTS IN THE LANDSCAPE EASEMENTS SHOWN HEREON.
- NO DRIVEWAY ACCESS TO AUTUMN LAKE DRIVE SHALL BE ALLOWED FROM ANY LOTS IN THIS SUBDIVISION.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, TDG MANAGEMENT, L.P., the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 12713, Page 178 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 shown hereon for the purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS

Alton Ofczarzak

Before me, the undersigned authority, on this day personally appeared Alton Ofczarzak, 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 stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, LEE GORDON WIDDISON, JR., the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 8752, Page 212 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 shown hereon for the purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS

Lee Gordon Widdison, Jr.

Before me, the undersigned authority, on this day personally appeared Lee Gordon Widdison, 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 stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public, Brazos County, Texas

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair 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 \_\_\_\_\_, 2017 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 by said Commission.

Chair, Planning & Zoning Commission  
City of Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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 \_\_\_\_\_, 2017.

City Planner, City of Bryan, Texas

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 \_\_\_\_\_, 2017, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

Karen McQueen, County Clerk,  
Brazos County, Texas

**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 \_\_\_\_\_, 2017.

City Engineer, Bryan, Texas

**Autumn Ridge Subdivision**  
9.29 Acre Tract  
Zeno Phillips Survey, A-45  
Bryan, Brazos County, Texas

Field notes of a 9.29 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 8.259 acre tract described in the deed from Karen F. Snowden, to TDG Management, LP, recorded in Volume 12713, Page 178, of the Official Records of Brazos County, Texas, and all of the 1.06 acre tract described in the Expansion of Drainage Easement Agreement between TDG Management, LP and Gordon Lee Widdison, Jr., recorded in Volume 13398, Page 105, of the Official Records of Brazos County, Texas, and said 9.29 acre tract being more particularly described as follows:

BEGINNINGS at a 1/2" iron rod found marking the common corner between the beforemencioned 8.259 acre tract and Lot 12, Block 1, Dominion Hill Subdivision, according to the Amending Plat recorded in Volume 3674, Page 311, of the Official Records of Brazos County, Texas, and lying in the northeast line of Common Area No. 19, according to the plat of Autumn Lake Subdivision, Phases 2B and 3, recorded in Volume 9260, Page 210, of the Official Records of Brazos County, Texas;

THENCE along the southwest line of the beforemencioned 8.259 acre tract, lying to the northeast, and the following two tracts lying to the southwest, the beforemencioned Autumn Lake Subdivision, and the northeast right-of-way line of Chick Lane, as follows:

N 46° 54' 30" W for a distance of 689.65 feet to a 3/8" iron rod found in concrete marking the north corner of the said Autumn Lake Subdivision,

N 48° 37' 30" W for a distance of 11.97 feet to a 1/2" iron rod and cap set at the south corner of a 0.03 acre access easement as reserved by Hartzog and Widdison, described in the Partition Deed recorded in Volume 8752, Page 212, of the Official Records of Brazos County, Texas;

THENCE N 46° 27' 47" E across the beforemencioned 8.259 acre tract and along the southeast line of the beforemencioned 0.03 acre access easement, for a distance of 29.39 feet to the westerly south corner of a 13.00 acre tract described in the Partition Deed to Lee Gordon Widdison, Jr. - Tract 7, as described in Volume 8752, Page 212, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforemencioned 8.259 acre tract and the beforemencioned 13.00 acre tract, as follows:

N 46° 27' 47" E for a distance of 385.10 feet to a 1/2" iron rod found at a 6" creosote fence post,

S 89° 07' 27" E for a distance of 189.57 feet to a 5/8" iron rod and cap found at a 6" creosote fence post,

S 47° 41' 42" E for a distance of 372.99 feet to a 1/2" iron rod and cap found marking the west corner of the beforemencioned 1.06 acre tract;

THENCE along the northwest and northeast lines of the beforemencioned 1.06 acre tract, as follows:

N 47° 07' 05" E for a distance of 373.71 feet to a 1/2" iron rod and cap found;

S 48° 59' 50" E for a distance of 103.72 feet to a 1/2" iron rod and cap found in the northwest line of Lot 1A - 8.647 acres, according to the replat of Villa Maria West, recorded in Volume 7859, Page 97, of the Official Records of Brazos County, Texas;

THENCE S 41° 00' 07" W along the common line between the beforemencioned 1.06 acre tract and the beforemencioned Lot 1A, adjacent to a fence, for a distance of 374.85 feet to 1/2" iron rod found marking the common corner between the beforemencioned 8.259 acre tract, and the beforemencioned 13.00 acre tract, same being the south corner of the said 1.06 acre tract;

THENCE along the common line between the beforemencioned 8.259 acre tract, lying to the northwest, and the following two tracts lying to the southeast, the beforemencioned Lot 1A - 8.647 acres, and the beforemencioned Block 1, Dominion Hills Subdivision, adjacent to a fence, as follows:

S 41° 08' 26" W for a distance of 244.46 feet to a 5/8" iron rod and cap found marking the common corner between the said Lot 1A, and Lot 14, Dominion Hills Subdivision,

S 40° 49' 46" W for a distance of 303.80 feet to the PLACE OF BEGINNING, containing 9.29 acres of land, more or less.

**CERTIFICATION OF THE SURVEYOR**

I, S. M. King, Registered Professional Land Surveyor No. 2003, 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 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.  
S. M. King, R.P.L.S. No. 2003

**BRAZOS COUNTY COMMISSIONERS COURT**

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

County Judge, Brazos County, Texas

**LOT SIZES FOR LOTS LESS THAN 60' WIDTH**

Lot No.	Area
7	5,959 sf
8	8,007 sf
9	6,486 sf
10	7,836 sf
11	5,970 sf
12	6,003 sf
13	5,974 sf
14	6,007 sf
15	6,039 sf
16	5,688 sf
17	6,696 sf
18	8,728 sf
19	6,141 sf
20	6,281 sf
21	6,600 sf
22	6,830 sf
23	6,702 sf
24	7,440 sf
25	12,739 sf
26	6,429 sf
27	5,849 sf

**CURVE TABLE:**

Curve #	Length	Radius	Delta	Chord Brg.	Chord Dist.
C1	78.54'	50.00'	90°00'00"	N88°05'30"E	70.71'
C2	39.27'	25.00'	89°59'59"	N88°05'30"E	35.36'
C3	117.81'	75.00'	90°00'00"	S88°05'30"W	106.07'
C4	21.03'	25.00'	48°11'23"	S71°00'11"E	20.41'
C5	59.38'	50.00'	68°02'51"	N61°04'27"W	55.95'
C6	112.57'	55.00'	117°16'14"	N32°38'46"E	93.93'
C7	16.82'	20.00'	48°11'23"	S67°11'11"W	16.33'
C8	16.82'	20.00'	48°11'23"	S18°59'49"W	16.33'
C9	167.42'	55.00'	174°24'40"	N82°06'27"E	109.87'
C10	6.67'	50.00'	7°38'52"	S02°32'33"E	6.67'
C11	21.03'	25.00'	48°11'22"	N22°48'49"W	20.41'
C12	39.27'	25.00'	90°00'00"	S88°05'30"W	35.36'
C13	39.27'	25.00'	89°59'59"	S01°54'30"E	35.36'
C14	39.27'	25.00'	90°00'00"	S01°54'30"E	35.36'
C15	39.27'	25.00'	90°00'00"	S88°05'30"W	35.36'
C16	39.27'	25.00'	90°00'00"	N01°54'30"W	35.36'
C17	39.27'	25.00'	90°00'00"	N88°05'30"E	35.36'

# FINAL PLAT 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. LEE GORDON WIDDISON, JR.  
4060 HIGHWAY 6 SOUTH COLLEGE STATION, TEXAS 77845 BRYAN, TEXAS 77807  
(979) 690-2406

SCALE: 1"=50' NOVEMBER, 2017  
**CEC** CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AV. STE A  
BRYAN, TX 77802 - (979) 646-8212  
A TEXAS FIRM REGISTRATION NUMBER  
ENG. F-2214 & SURVEYING 100410-00

Development Services  
NOV 13 2017  
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