

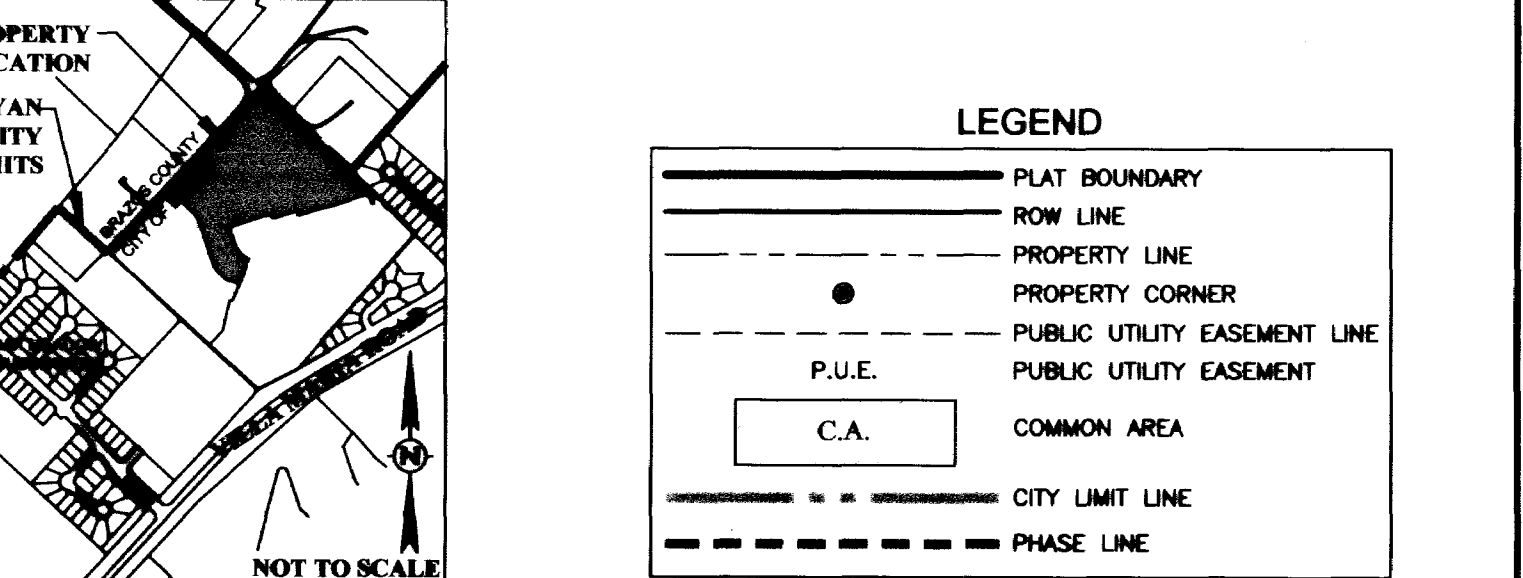
METES AND BOUNDS DESCRIPTION OF A 3.289 ACRE TRACT...
 THOMAS J. WOOTE LEAGUE, A-59
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF AN ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTE LEAGUE, ABSTRACT NO. 58, BRYAN, BRAZOS COUNTY, TEXAS...
 DONALD WAYNE MANRY
 5.88 ACRE TRACT
 2289/83

METES AND BOUNDS DESCRIPTION OF AN ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTE LEAGUE, ABSTRACT NO. 58, BRYAN, BRAZOS COUNTY, TEXAS...
 ROBBERIE J. ROBERTSON
 5.000 ACRE TRACT
 3115/188

LINE TABLE		CURVE TABLE						
LINE	BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
L1	30.61°	C1	26.82'	262.00'	14.37°	28.61'	28.61'	N12°28'53"W
L2	23.34°	C2	21.16'	350.00'	10.58°	21.16'	21.16'	N21°18'15"W
L3	80.03°	C3	105.16'	125.00'	48°12'04"	55.82'	102.08'	S42°44'30"E
L4	120.28°	C4	5.93'	25.00'	11°32'13"	2.53'	5.03'	S81°04'26"E
L5	23.89°	C5	47.84'	405.00'	6°46'03"	23.89'	47.81'	N15°15'28"W
L6	123.10°	C6	225.79'	575.00'	22°29'54"	114.37'	224.34'	N22°53'25"W
L7	50.00°	C7	42.07'	25.00'	98°25'01"	27.97'	37.28'	N89°20'53"W
L8	109.50°	C8	51.36'	25.00'	90°00'00"	25.00'	35.36'	S02°33'23"E
L9	109.50°	C9	132.42'	263.00'	28°54'55"	67.55'	130.82'	N33°05'56"W
L10	50.00°	C10	10.21'	25.00'	2°13'57"	5.11'	10.21'	N17°31'29"W
L11	106.91°	C11	8.11'	238.00'	1°57'11"	4.06'	8.11'	N17°39'52"W
L12	78.49°	C12	39.27'	25.00'	90°00'00"	25.00'	35.36'	N67°38'28"W
L13	18.70°	C13	39.27'	25.00'	90°00'00"	25.00'	35.36'	S22°21'32"E
L14	44.31°	C14	73.04'	350.00'	11°57'28"	36.65'	72.91'	N17°39'45"W
L15	42.84°	C15	62.81'	300.00'	11°57'28"	31.42'	62.49'	N17°39'45"W
L16	50.13°	C16	78.67'	175.00'	25°00'00"	38.98'	78.67'	N33°05'56"W
L17	41.58°	C17	40.93'	25.00'	82°48'48"	28.72'	38.91'	N89°21'01"W
L18	33.37°	C18	35.15'	25.00'	80°33'28"	21.19'	32.33'	S02°09'53"W
L19	70.00°	C19	110.46'	325.00'	17°28'23"	55.77'	109.83'	N28°22'38"W
L20	147.22°	C20	147.22'	175.00'	48°12'04"	78.28'	142.92'	S42°44'30"E
L21	121.77°	C21	93.46'	275.00'	17°28'23"	47.19'	93.01'	N28°22'38"W
L22	89.91°	C22	43.38'	25.00'	97°28'32"	28.50'	38.15'	N87°50'07"W
L23	72.83°	C23	38.27'	25.00'	89°21'57"	24.72'	35.15'	N82°13'52"E
L24	81.97°	C24	39.55'	25.00'	80°30'08"	25.28'	35.56'	N47°38'28"E
L25	15.16°	C25	313.28'	635.00'	28°16'02"	158.80'	310.11'	N32°46'29"W
L26	60.50°	C26	39.27'	25.00'	90°00'00"	25.00'	35.36'	S67°38'28"E
L27	70.93°	C27	157.08'	50.00'	180°00'00"	INFINITE	100.00'	N18°38'28"W
L28	28.43°	C28	39.27'	25.00'	90°00'00"	25.00'	35.36'	S22°21'32"E
L29	79.96°	C29	52.96'	465.00'	8°31'31"	28.51'	52.92'	N17°22'42"W
L30	12.84°	C30	38.27'	25.00'	80°00'00"	25.00'	35.36'	N82°13'52"E
L31	11.80°	C31	38.27'	25.00'	90°00'00"	25.00'	35.36'	S67°38'28"E
L32	85.34°	C32	104.57'	225.00'	26°37'42"	53.25'	103.63'	N37°57'19"W
L33	71.83°	C33	38.27'	25.00'	87°42'43"	24.02'	34.84'	S42°44'30"E
L34	104.17°	C34	39.27'	25.00'	90°00'00"	25.00'	35.36'	S87°22'38"E
L35	89.99°	C35	120.11'	238.00'	28°54'55"	61.36'	118.84'	N33°05'56"W
L36	89.99°	C36	17.28'	11.00'	90°00'00"	11.00'	15.56'	N67°38'28"W
L37	72.83°	C37	12.08'	11.00'	90°00'00"	11.00'	15.56'	N82°13'52"E
L38	60.50°	C38	12.08'	11.00'	90°00'00"	11.00'	15.56'	S67°38'28"E
L39	54.80°	C39	17.28'	11.00'	90°00'00"	11.00'	15.56'	S22°21'32"E
L40	60.70°	C40	44.28'37"					
L41	15.16°	C41	547.33'23"					
L42	79.94°	C42	518.38'28"					
L43	105.00°	C43	520.08'28"					
L44	2.00°	C44	518.38'28"					
L45	105.00°	C45	520.08'28"					
L46	2.00°	C46	518.38'28"					
L47	105.00°	C47	520.08'28"					
L48	13.30°	C48	501.30'56"					
L49	12.08°	C49	570.47'12"					
L50	23.85°	C50	448.49'19"					
L51	67.24°	C51	571.21'32"					

NOTES:
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION.
 2. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804101043-C, EFFECTIVE DATE: 07-02-1992.
 3. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 4. OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEED OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: VOL. 7082, PG. 70.
 5. 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.
 6. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
 7. 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.
 8. 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Randy French, President of BCS Development Company, owner of the 12.428 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, Phases 2B & 3, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, ponds, easements and public places shown hereon for the purposes identified.

Given under my hand and seal on this 3 day of August, 2009

Notary Public in and for the State of Texas
 Printed Name: Jane Ann Gregg
 My Commission Expires: 1-18-2013

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 17th day of August, 2009.

W. Paul Wagner
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, John E. Clark, 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 18th day of August, 2009 and same was duly approved on the 18th day of August, 2009 by said Commission.

John E. Clark
 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 17th day of August, 2009.

Kevin Russell
 Planning Administrator, Bryan, Texas

CERTIFICATE OF 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 17th day of August, 2009 in the Official Records of Brazos County, Texas, in Volume 7160, Page 10.

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

Karen McQueen
 County Clerk
 Brazos County, Texas

Doc. Bk. Vol. Pg.
 01038107 DR 9260 210

Filed for Record in
 BRAZOS COUNTY

On: Aug 11, 2009 at 11:00a

As a
 Plat

Document Number: 01038107

Amount: \$8.00

Receipt Number - 372107

Seth Gallion

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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

FINAL PLAT

AUTUMN LAKE SUBDIVISION

PHASES 2B & 3

PH 2B: 3.289 ACRES PH 3: 9.139 ACRES

BLOCK 9, LOTS 7-11 BLOCK 3, LOTS 12-22
 BLOCK 10, LOTS 1-9 BLOCK 4, LOTS 1-6
 BLOCK 11, LOTS 2-5 BLOCK 7, LOTS 4-7
 (18 LOTS) BLOCK 8, LOTS 1-4
 BLOCK 9, LOTS 1-6
 BLOCK 11, LOTS 6-16
 (42 LOTS)

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

SCALE: 1"=60'

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

ENGINEER:
 ★ CIVIL DEVELOPMENT, L.L.C. ★
 CIVIL ENGINEERING & DESIGN-BUILD SERVICES
 Ginger L. Urso, P.E.
 2033 Harvey Mitchell Parkway South
 College Station, Texas 77840
 P.O. Box 11929, College Station, Texas 77842
 (979) 764-7743 Fax: (979) 764-7759