

Autumn Woods
10.91 Acres
John Austin Survey, A-2
Bryan, Brazos County, Texas

Field notes of a 10.91 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being part of the following two tracts:

- 14.91 acre tract described in the deed from Woodson Lumber and Building Company to Larry J. Ruffino, J. Roland Ruffino and L & R Personnel, Inc., recorded in Volume 1922, Page 68, of the Official Records of Brazos County, Texas.
- 1.23 acre tract described in the deed from Durwood Thompson, Jr., to Larry J. Ruffino, J. Roland Ruffino and L & R Personnel, Inc., recorded in Volume 2854, Page 217, of the Official Records of Brazos County, Texas,

and being more particularly described as follows:
BEGINNING at the 1/2" iron rod found marking the common corner between the aforementioned 14.91 acre tract and Lot 1, Block 1 - 72.50 acres - Blinn College, Bryan campus, according to the plat recorded in Volume 2852, Page 285, of the Official Records of Brazos County, Texas, said 1/2" iron rod also marking the southwest right-of-way line of East 25th Street - 80' right-of-way, same being a curve concave to the northeast having a radius of 590.00 feet, said 1/2" iron rod also being the south corner of Wood Forest, 2nd Installment, according to the plat recorded in Volume 372, Page 753, of the Deed Records of Brazos County, Texas;

THENCE S 34° 24' 57" W along the northwest line of the aforementioned Lot 1, Block 1, Blinn College, Bryan campus, for a distance of 837.66 feet to a 1/2" iron rod found marking a common corner between the aforementioned Lot 1, Block 1, at the 1/2" iron rod also marking the southwest right-of-way line of the remainder of the John Luza - 26.529 acre tract described in the deed recorded in Volume 85, Page 204, of the Deed Records of Brazos County, Texas, same being a 50' wide strip extending from 29th Street approximately 709 feet;

THENCE S 18° 56' 48" W along the common line between the aforementioned 14.91 acre tract and the Luza remainder (50' wide strip) for a distance of 430.00 feet to a 1/2" iron rod found marking the south corner of the said 14.91 acre tract, the south corner of the aforementioned 1.23 acre tract bears S 18° 56' 48" W approximately 55 feet;

THENCE N 71° 03' 12" W for a distance of 211.43 feet to a 1/2" iron rod found;

THENCE N 46° 03' 37" W at a distance of approximately 51 feet pass the common line between the aforementioned 14.91 acre tract and the 0.543 acre tract described in the deed to 3R & L, recorded in Volume 2494, Page 101, of the Official Records of Brazos County, Texas, continue across the 14.91 acre tract for a total distance of 339.07 feet to a 1/2" iron rod found in the southeast right-of-way line of Hollowhill Drive - 70' right-of-way according to the plat of Wood Forest, Phase Three, recorded in Volume 861, Page 619, of the Official Records of Brazos County, Texas;

THENCE along the southeast right-of-way line of Hollowhill Drive as follows:

N 43° 56' 23" E 589.99 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the northwest having a radius of 935.00 feet, Northeastly along said curve for an arc distance of 248.24 feet to a 1/2" iron rod found marking the end of this curve, the chord bears N 36° 06' 15" E - 247.51 feet;

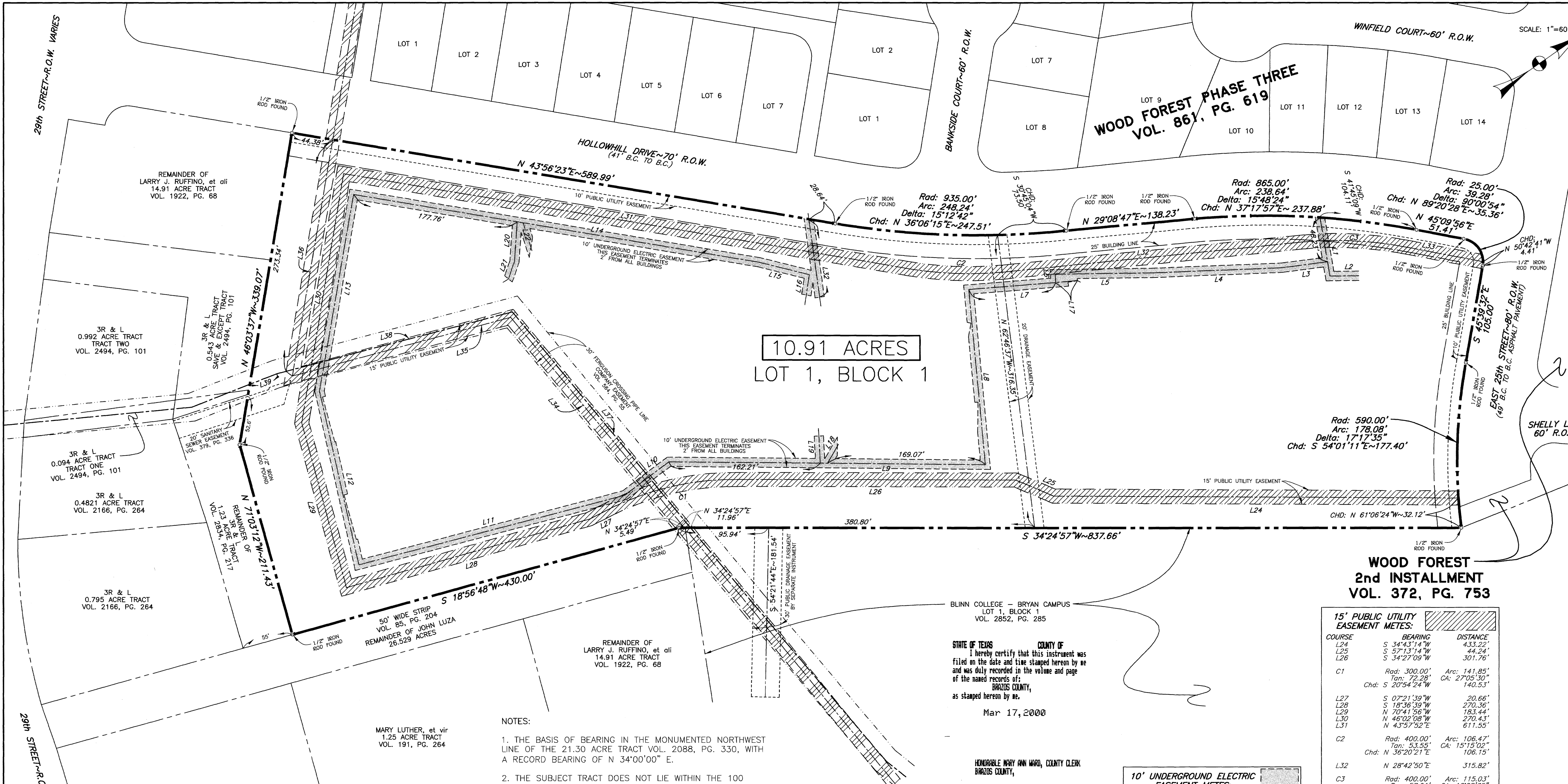
N 29° 08' 47" E 138.23 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the southeast having a radius of 865.00 feet, Northeastly along said curve for an arc distance of 238.64 feet to a 1/2" iron rod found marking the end of this curve, the chord bears N 37° 17' 57" E - 237.88 feet;

N 45° 09' 56" E 51.41 feet to a 1/2" iron rod found marking the beginning of the transition curve for an arc distance of 39.28 feet to a 1/2" iron rod found marking the end of this curve in the southwest right-of-way line of East 25th Street, the chord bears N 89° 20' 28" E - 35.36 feet;

THENCE along the southwest right-of-way line of East 25th Street as follows:

S 45° 39' 32" E 105.00 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the northeast having a radius of 590.00 feet, Southeastly along said curve for an arc distance of 178.08 feet to the PLACE OF BEGINNING, containing 10.91 acres of land, more or less, the chord bears S 54° 01' 11" E - 177.40 feet.

THENCE along the southwest right-of-way line of East 25th Street as follows:
S 45° 39' 32" E 105.00 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the northeast having a radius of 590.00 feet, Southeastly along said curve for an arc distance of 178.08 feet to the PLACE OF BEGINNING, containing 10.91 acres of land, more or less, the chord bears S 54° 01' 11" E - 177.40 feet.



10.91 ACRES
LOT 1, BLOCK 1

WOOD FOREST
2nd INSTALLMENT
VOL. 372, PG. 753

15' PUBLIC UTILITY EASEMENT METES:

COURSE	BEARING	DISTANCE
L24	S 34°43'14"W	433.22'
L25	S 57°13'14"W	44.24'
L26	S 34°27'05"W	301.76'
C1	Rad: 300.00' Tan: 72.28' Chd: S 20°54'24"W	Arc: 141.85' CA: 27°05'30" 140.53'
L27	S 07°21'39"W	20.66'
L28	S 16°36'39"W	270.36'
L29	N 70°41'56"W	183.44'
L30	N 46°02'08"W	270.43'
L31	N 43°57'52"E	611.55'
C2	Rad: 400.00' Tan: 33.59' Chd: N 36°20'21"E	Arc: 106.47' CA: 15°15'02" 106.15'
L32	N 28°42'50"E	315.82'
C3	Rad: 400.00' Tan: 57.91' Chd: N 36°57'07"E	Arc: 115.03' CA: 16°28'35" 114.63'
L33	N 45°11'25"E	83.84'

10' UNDERGROUND ELECTRIC EASEMENT METES:

COURSE	BEARING	DISTANCE
L1	S 65°14'28"E	63.68'
L2	N 33°39'05"E	30.99'
L3	S 27°03'18"W	49.81'
L4	S 32°12'00"W	138.40'
L5	S 33°37'51"W	105.01'
L6	S 59°59'49"E	8.77'
L7	S 29°50'24"W	93.58'
L8	S 61°00'17"E	188.84'
L9	S 34°53'11"W	339.14'
L10	S 02°40'37"E	58.99'
L11	S 19°43'10"W	294.60'
L12	N 68°19'01"W	191.23'
L13	N 45°41'57"W	213.52'
L14	N 44°53'26"E	440.02'
L15	N 48°07'10"E	55.74'
L16	S 46°53'48"E	21.84'
L17	N 29°02'45"E	23.36'
L18	N 25°40'28"W	20.81'
L19	N 58°37'02"W	29.19'
L20	S 31°36'54"E	42.55'
L21	S 36°26'36"E	19.61'
L22	S 73°07'24"E	27.67'
L23	S 63°29'59"E	84.07'

15' PUBLIC UTILITY EASEMENT METES:

COURSE	BEARING	DISTANCE
L34	S 84°58'22"W	292.56'
L35	S 19°18'11"W	345.29'
L36	N 45°53'40"W	257.01'

15' PUBLIC UTILITY EASEMENT METES:

COURSE	BEARING	DISTANCE
L37	S 84°58'22"W	292.56'
L38	S 19°18'11"W	345.29'
L39	S 13°00'22"W	31.09'

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the 17th day of March, 2000, in the office of the County Clerk of Brazos County, Texas, as stamped hereon by me.
Mar 17, 2000
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

- NOTES:
1. THE BASIS OF BEARING IN THE MONUMENTED NORTHWEST LINE OF THE 21.30 ACRE TRACT VOL. 2088, PG. 330, WITH A RECORD BEARING OF N 34°00'00" E.
 2. 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. MAP NO. 48041C0141 C, COMMUNITY NO. 480082, PANEL NO. 141, EFFECTIVE DATE: JULY 2, 1992.
 3. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
THE SIDE AND REAR SETBACK PER ORDINANCE IS 7.5'
 4. THIS PROPERTY IS CURRENTLY ZONED PD#4.
 5. THE ELECTRICAL EASEMENT SHOWN HEREON IS LOCATED SO AS TO BE NO CLOSER THAN 2 FEET FROM ALL AS-BUILT BUILDING LOCATIONS. THIS WILL EXPLAIN THE OCCASIONAL:
 6. THE 30' FERGUSON CROSSING PIPE LINE CO. EASEMENT, VOL. 564, PG. 55 CONTAINS MULTIPLE DESCRIPTIONS. FOR THE SPECIFIC DESCRIPTION ACROSS THE SUBJECT TRACT, SEE PG. 60 (4.13 ACRE TRACT.) THE LOCATION OF THIS EASEMENT IS TAKEN FROM THE DESCRIPTION CONTAINED IN THE EASEMENT AND PIPELINE AS-BUILT MAPS. DUE TO THE POSSIBILITY OF THE DIFFERENCE BETWEEN THE LINE AS CONSTRUCTED ON-THE-GROUND AND THE RECORDS INDICATED ABOVE, IT IS RECOMMENDED THAT THE PIPELINE BE LOCATED ON-THE-GROUND AND THAT LEGAL COUNSEL BE SOUGHT TO RESOLVE ANY DISCREPANCIES BETWEEN THE RECORD LOCATION AND THE FIELD LOCATION.
 7. THE 15' PUBLIC UTILITY EASEMENT SHOWN ALONG LINES L34-L36 IS CENTERED ON AN EXISTING SANITARY SEWER LINE.

NOTES (Cont.):

8. THE 30' FERGUSON CROSSING PIPE LINE CO. EASEMENT, VOL. 564, PG. 55 CONTAINS MULTIPLE DESCRIPTIONS. FOR THE SPECIFIC DESCRIPTION ACROSS THE SUBJECT TRACT, SEE PG. 60 (4.13 ACRE TRACT.) THE LOCATION OF THIS EASEMENT IS TAKEN FROM THE DESCRIPTION CONTAINED IN THE EASEMENT AND PIPELINE AS-BUILT MAPS. DUE TO THE POSSIBILITY OF THE DIFFERENCE BETWEEN THE LINE AS CONSTRUCTED ON-THE-GROUND AND THE RECORDS INDICATED ABOVE, IT IS RECOMMENDED THAT THE PIPELINE BE LOCATED ON-THE-GROUND AND THAT LEGAL COUNSEL BE SOUGHT TO RESOLVE ANY DISCREPANCIES BETWEEN THE RECORD LOCATION AND THE FIELD LOCATION.

on base to 2/22/02

Tue Mar 07 12:20:35 2000 Kling Engineering & Surveying

STATE OF TEXAS COUNTY OF BRAZOS
We, AUTUMN WOODS, LTD., Owners and Developers of 10.91 Acres shown on this plat, as conveyed in Volume 3382, Page 269, of the Official Records of Brazos County, Texas, and designated herein as AUTUMN WOODS SUBDIVISION, in the City of Bryan, Texas, Brazos County, 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 purpose and consideration therein expressed.

Fred W. Dalton
FRED W. DALTON, PARTNER

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS
I, Mary Ward, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office the 17th day of March, 2000, in the Official Records of Brazos County, Texas, in Volume 3725, Page 330.

APPROVAL OF THE DEVELOPMENT ENGINEER

I, LINDA G. HUE, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of March, 2000.

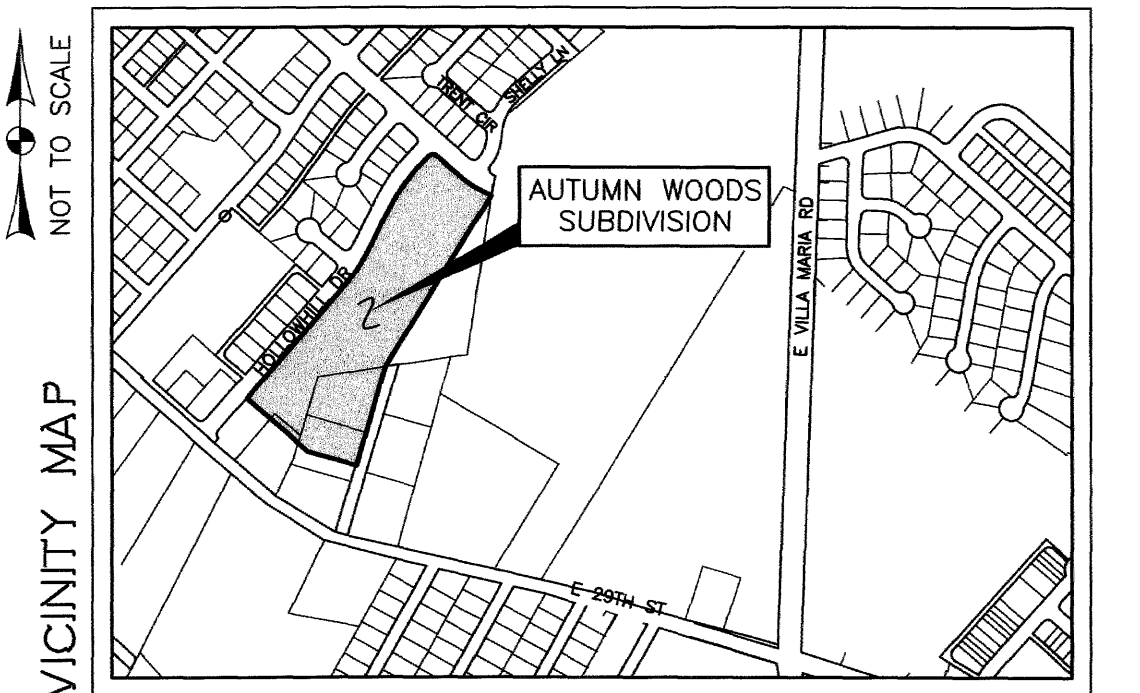
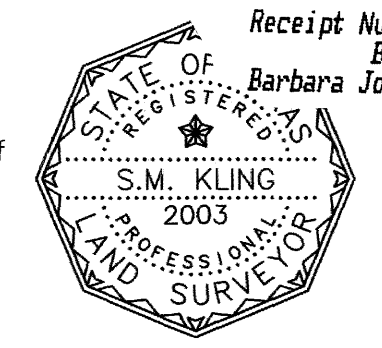
CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator 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 16th day of March, 2000.

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or prohibitions, except as shown hereon.

Filed for Record in:
BRAZOS COUNTY,
On: Mar 17, 2000 at 01:08PM
As a
Plats
Document Number: 0710994
Amount: 55.00



FINAL PLAT
OF
AUTUMN WOODS
SUBDIVISION

10.91 ACRES

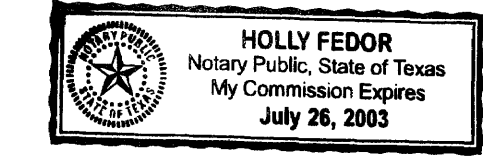
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
AUTUMN WOODS, LTD.
132 NORTH AUSTIN
JASPER, TEXAS 79591
(409) 384-2573

SCALE: 1"=60' FEBRUARY, 2000

PREPARED BY:

KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212



Holly Fedor
Notary Public in and for the State of Texas
Printed Name: Holly Fedor
My Commission Expires: July 26, 2003