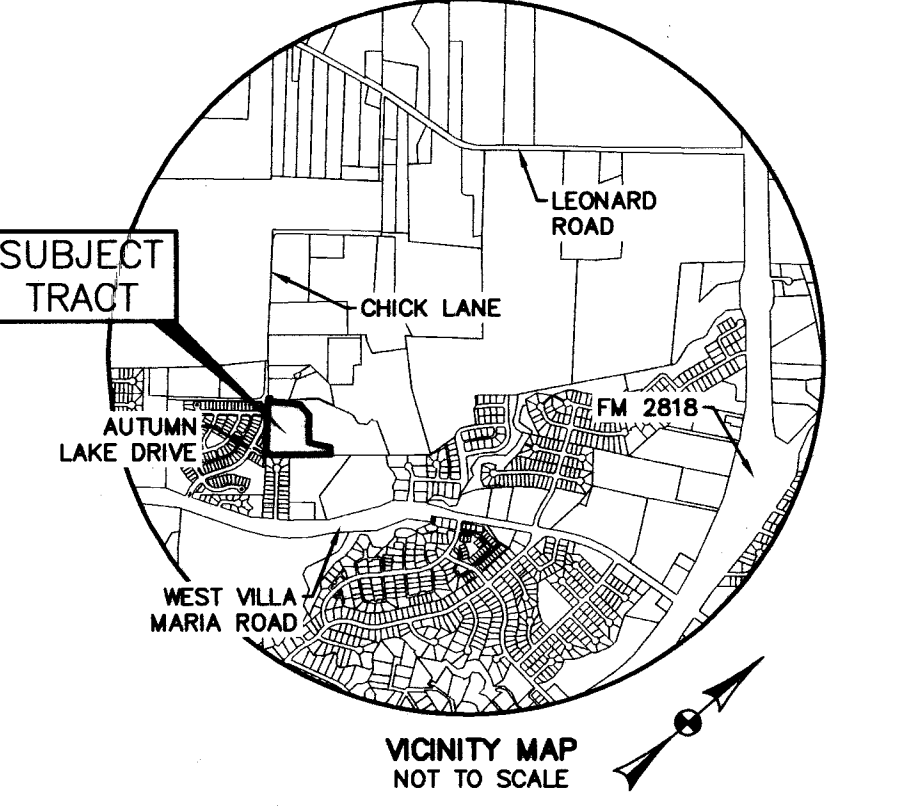
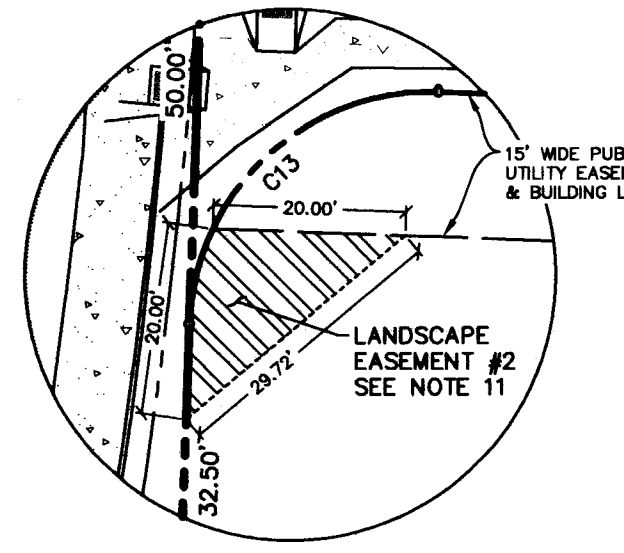
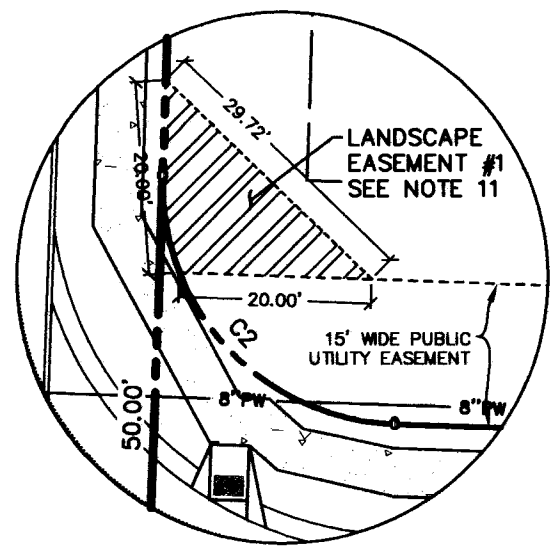
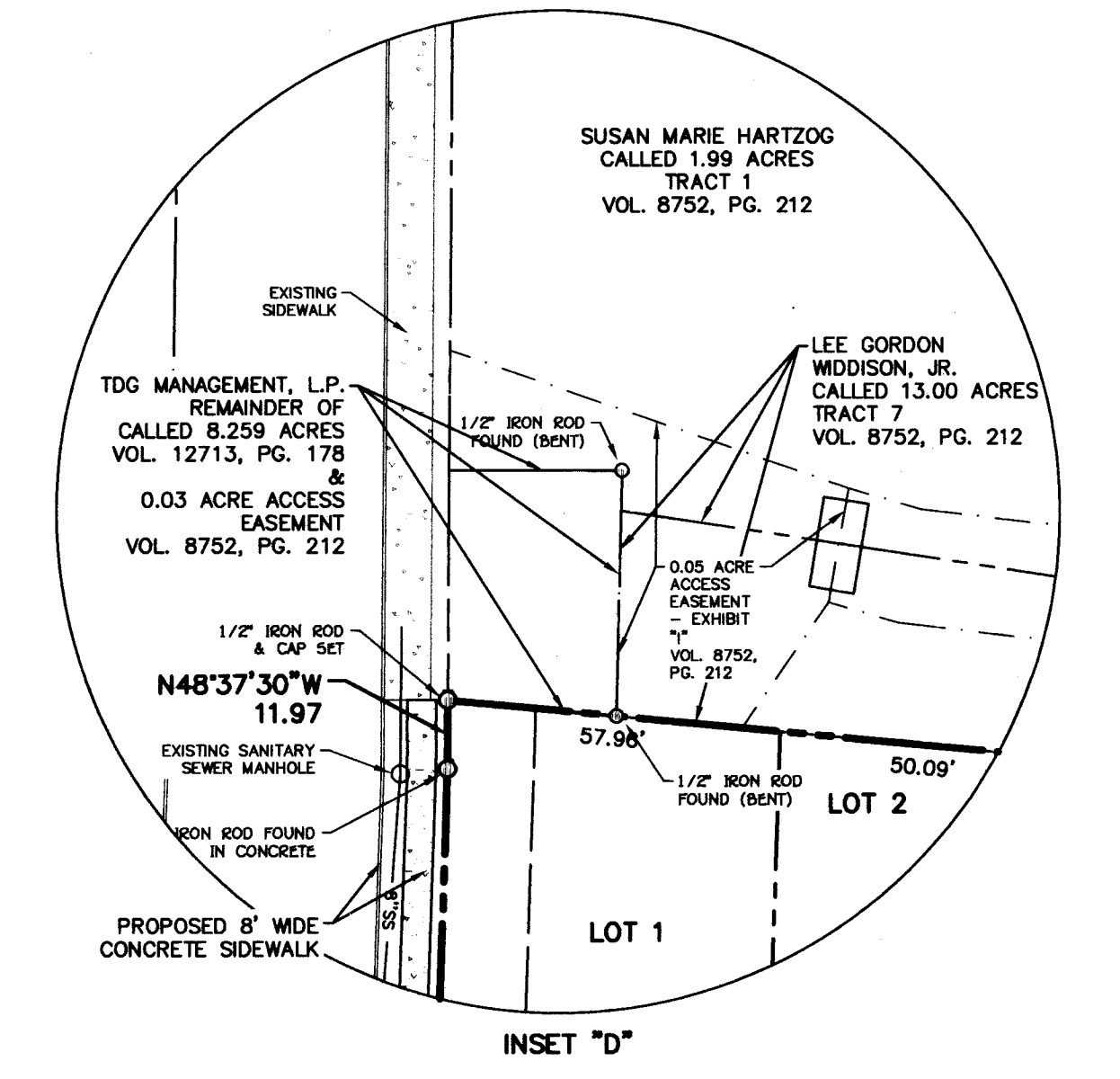
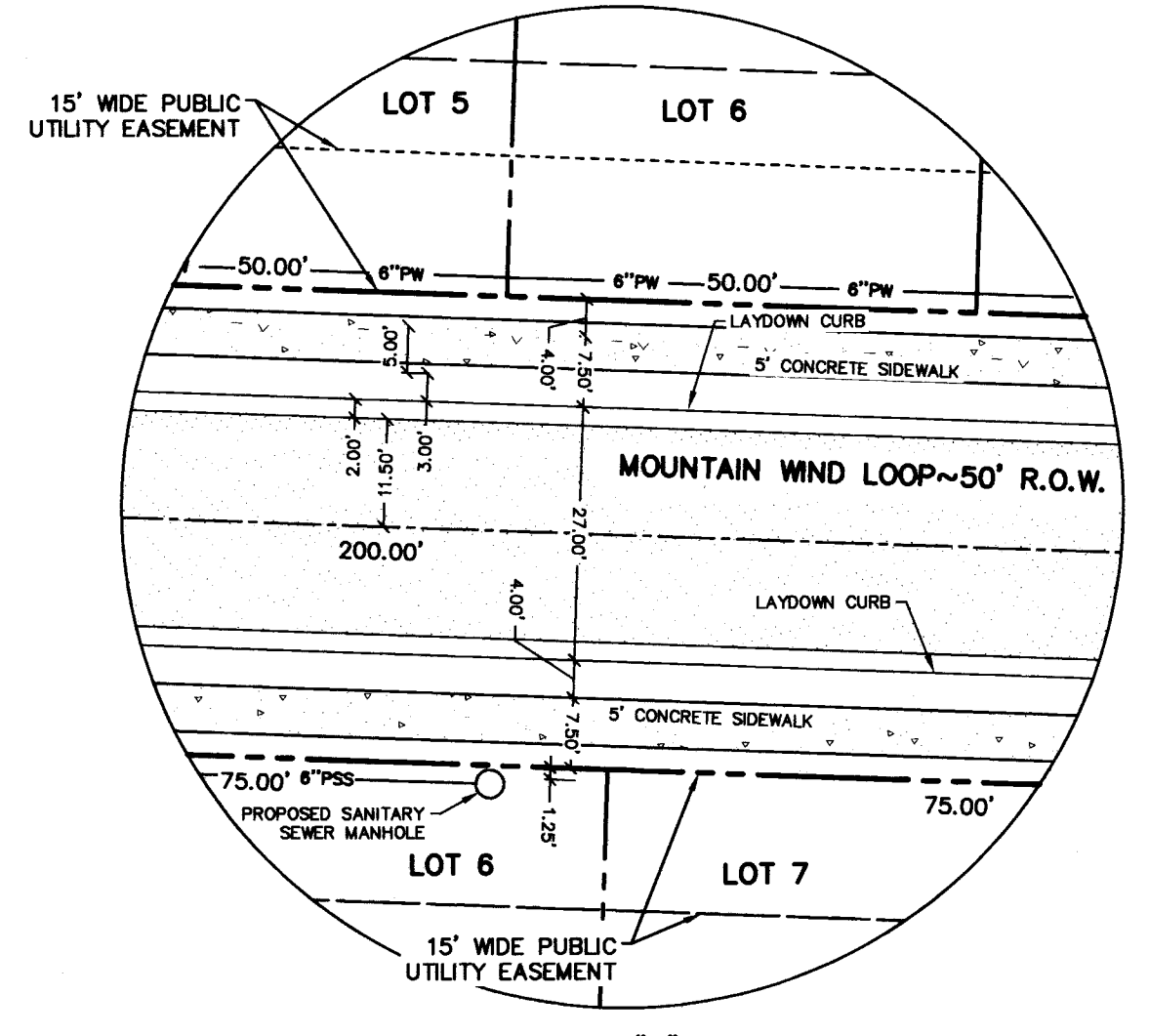


LOT SIZES FOR LOTS LESS THAN 50' WIDTH

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



NOTES:

- 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.
- 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.
- 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.
- 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.
- THE 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.
- THE AUTUMN RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ACCESS TO DETENTION POND.
- THE 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.
- CONTOURS SHOWN HEREON ARE TAKEN FROM FIELD SURVEY DONE BY OTHERS.
- INSTALL THREE (3) 4" LOCKABLE BOLLARDS TO PREVENT UNAUTHORIZED USE. "FIRE LANE" SIGNAGE APPROVED BY FIRE MARSHALL MUST BE ATTACHED TO BOLLARDS AND THE AUTUMN RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF SAME.

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'

LEGEND

SANITARY SEWER MANHOLE	WOOD FENCE (& FENCE CORNER)
SANITARY SEWER LINE	CHAIN LINK FENCE
STORM SEWER MANHOLE	BARBED WIRE FENCE
STORM SEWER LINE	BUILDING LINE
TELEPHONE PEDESTAL	UTILITY EASEMENT LINE
TELEPHONE LINE	ACCESS EASEMENT LINE
TELEVISION PEDESTAL	PROPOSED SANITARY SEWER LINE
TELEVISION CABLE	PROPOSED WATER LINE
WATER METER	CITY LIMITS LINE
WATER LINE	
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	
POWER POLE	
LIGHT POLE	

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. LEE GORDON WIDDISON, JR.
4060 HIGHWAY 6 SOUTH 6801 CHICK LANE
COLLEGE STATION, TEXAS 77845 BRYAN, TEXAS 77807
(979) 690-2400

SCALE: 1"=50' JULY, 2018
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX 77802 (979) 846-8212
TEXAS FIRM REGISTRATION NUMBER: ENG. F-2214 & SURVEYING 100410-05

CEC

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