SCALE: 1"=60'

NOTES:

1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF BLOCK "H" ACCORDING TO THE PLAT OF SHADOWOOD SUBDIVISION PHASE 3 RECORDED IN VOL. 558, PG. 369 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°38'27"W.

2. CURRENT TITLE APPEARS VESTED IN BRYAN–COLLEGE STATION HABITAT FOR HUMANITY BY VIRTUE OF DEEDS RECORDED IN VOL. 12426, PG. 15 AND VOL. 12790, PG. 82, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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. 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

4. CONTOURS SHOWN BASED ON CITY OF BRYAN DIGITAL TOPOGRAPHY. DATUM: NAVD88.

5. THE NUMBER OF LOTS PER PHASE ARE AS FOLLOWS:
   PH. 1 – 22 LOTS
   PH. 2 – 14 LOTS
   PH. 3 – 5 LOTS
   PH. 4 – 24 LOTS
   PH. 5 – 24 LOTS

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 152402, EFFECTIVE DATE: MAY 5, 2015, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

   d.) 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN – VOL. 98, PG. 303, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1937). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

   e.) 10' WIDE UTILITY EASEMENT – CITY OF BRYAN – VOL. 512, PG. 724, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

7. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 143240, EFFECTIVE DATE: JULY 7, 2014, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

   d.) 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN – VOL. 98, PG. 303, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1937). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

   e.) 10' WIDE UTILITY EASEMENT – CITY OF BRYAN – VOL. 512, PG. 724, HAVING A DEFINED LOCATION. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

   f.) 50' WIDE ACCESS EASEMENT – MICHAEL K. DAVIS, TRUSTEE AND REGENCY PARKWAY, INC. – VOL. 989, PG. 419. THIS EASEMENT DOES AFFECT THE SUBJECT TRACT AND IS SHOWN HEREON.

8. PROPERTY IS ZONED RESIDENTIAL DISTRICT – 5000 (RD–5).

9. PROPOSED LAND USE: RESIDENTIAL

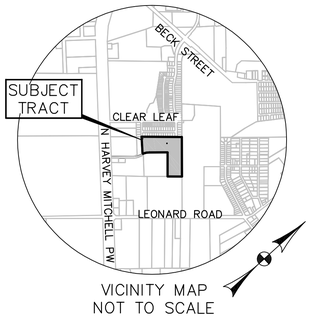
10. AVERAGE LOT SIZE: 5600 SF
    LOT DENSITY: 5.2 LOTS/ACRE

11. DRIVEWAYS ALONG SILKWOOD DRIVE SHALL BE DESIGNED TO PREVENT VEHICLES FROM BACKING ONTO THE STREET.

12. RESIDENCES IN BLOCK 4 SHALL TAKE ACCESS FROM TRISH TERRACE.

13. LOTS 1 & 17, BLOCK 1, & LOT 16, BLOCK 2 SHALL TAKE ACCESS FROM MILLARD WAY. LOT 17, BLOCK 2 SHALL TAKE ACCESS FROM GRIFFITHS DRIVE.

14. DETENTION PONDS & COMMON AREAS SHALL BE MAINTAINED BY B/CS HABITAT FOR HUMANITY.



VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	120.43	299.97	23.00	S34° 09' 48"W	119.62
C2	75.80	219.44	19.79	S54° 53' 35"E	75.42
C3	77.39	220.56	20.10	N54° 44' 16"W	76.99
C4	39.27	25.00	90.00	S89° 41' 12"E	35.36

LEGEND

TELEPHONE PEDESTAL	
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
SANITARY SEWER LINE	SS
OVERHEAD ELECT. LINE	E
POWER POLE	
LIGHT POLE	
PIPELINE	PL
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
BARBED WIRE FENCE	
PHASE LINE	
PROPOSED WATER LINE	PW
PROPOSED UNDERGROUND ELECTRIC LINE	PE
PROPOSED SANITARY SEWER LINE	PSS

MASTER PRELIMINARY PLAN

OF

HOPE SUBDIVISION, PH. 1–5

BLOCK 1: LOTS 1–17, BLOCK 2: LOTS 1–32
BLOCK 3: LOTS 1–20, BLOCK 4: LOTS 1–10
BLOCK 5: LOTS 1–10

17.88 ACRES

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRYAN-COLLEGE STATION HABITAT
FOR HUMANITY, INC.
119 LAKE STREET
BRYAN, TEXAS 77801
(979) 823-7200

SCALE: 1"=60' MARCH, 2016

CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

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