

FIRE SAFETY REGULATIONS:

- ANY CONDENSER THAT IS TO BE INSTALLED WITHIN A MINIMUM REQUIRED SIDE BUILDING SETBACK AREA MUST BE LOCATED IN FRONT OF ANY FENCE ENCLOSING THE BACK YARD OF ANY LOT.
- THERE SHALL BE NO MORE THAN ONE (1) CONDENSER WITHIN MINIMUM SIDE BUILDING SETBACK AREAS ON ADJACENT LOTS.
- IN THE EVENT THAT CONDENSERS ARE IN FRONT OF THE ENCLOSED REAR YARD, NO FENCING SHALL BE ALLOWED BETWEEN THE CONDENSER AND THE FRONT PROPERTY LINE THAT CAUSES THE CONDENSER TO BE IN THE ENCLOSED REAR YARD AREA. ATTRACTIVE DECORATIVE FENCING AROUND CONDENSERS SHALL BE ALLOWED.
- CONDENSERS ARE ALSO PERMITTED IN THE REAR YARD AS LONG AS THEY ARE NOT WITHIN THE SIDE BUILDING SETBACK.
- ONLY FENCING AND CONDENSERS MAY BE PERMITTED WITHIN MINIMUM SIDE BUILDING SETBACK AREAS. NO OTHER PERMANENT STRUCTURES SHALL BE ALLOWED.
- CONSTRUCTION, PROJECTION, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1).

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-117 (Y:10234456.751; X:3538482.775) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009892 (CALCULATED USING GEOID12B).
- PORTIONS OF THIS TRACT ARE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT HOUSING DISTRICT (PD-H) PER ORDINANCE NO. 2358, DATED JULY 9TH, 2019.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE NO. 2358. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
 - FRONT SETBACK - 15'
 - SIDE SETBACK - 5'
 - SIDE STREET SETBACK - 15'
 - REAR SETBACK - 7.5'
- EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE OF AT LEAST 2" IN CALIPER IN THE FRONT YARD.
- PRIVATE DRAINAGE EASEMENTS, DETENTION PONDS, COMMON AREAS AND COMMON PARKING WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENTS.
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO BRUN TRACE.
- A 6" SIDEWALK WILL BE PROVIDED ON ONLY ONE SIDE OF DESIRE LANE. A 5' WIDE SIDEWALK WILL BE PROVIDED ON ONE SIDE OF PROMISE DRIVE WITH A 6" SIDEWALK ON THE OTHER SIDE. THIS SIDEWALK WILL BE A CONTINUATION OF THE RONNIE JACKSON MEMORIAL TRAIL AS SHOWN ON THE DEVELOPMENT SITE PLAN. ALL SIDEWALKS WILL BE ATTACHED TO THE CURB TO PROVIDE MORE SPACE. NO SIDEWALKS WILL BE PROVIDED ON PROMISE COURT.
- ON STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
- A 6' HIGH WOODEN FENCE MAY BE CONSTRUCTED AROUND THE BACKYARD OF EACH UNIT.
- TWO OFF STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT. EITHER ONE PARKING SPACE IN THE DRIVEWAY AND A ONE CAR GARAGE, OR 2 DRIVEWAY SPACES FOR UNITS WITHOUT GARAGES.
- LOTS 7-11, BLOCK 3 AND LOTS 12-14, BLOCK 2 WILL BE 2 BEDROOM HOMES.
- RIGHT-OF-WAY WIDTHS AND CUL-DE-SAC RADIUS SHALL BE PER PLANNED DEVELOPMENT HOUSING DISTRICT ORDINANCE NO. 2358, DATED JULY 9TH, 2019.

METES AND BOUNDS DESCRIPTION OF A 8.853 ACRE TRACT S.F. AUSTIN NO. 9 SURVEY, A-62 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S.E. ALSTIN NO. 9 SURVEY, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 8.853 ACRE TRACT AS DESCRIBED BY A DEED TO GREENS PRAIRIE INVESTORS, LTD. RECORDED IN VOLUME 15006, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 6 INCH FENCE CORNER POST FOUND ON THE SOUTHEAST LINE OF BRUN TRACE (60' R.O.W.) MARKING THE WEST CORNER OF SAID 8.853 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.90 ACRE TRACT AS DESCRIBED BY A DEED TO VICTOR I. ROLDAN & LAURA CABRERA RECORDED IN VOLUME 1490, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE MADE IN TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS 117 (Y:10234456.751; X:3538482.775) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009892 (CALCULATED USING GEOID 12B).

TENENCE: N 3° 56' 17" E ALONG THE SOUTHEAST LINE OF BRUN TRACE FOR A DISTANCE OF 562.21 FEET TO A CROW FOOT FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

TENENCE: N 55° 06' 40" E CONTINUING ALONG THE SOUTHEAST LINE OF BRUN TRACE FOR A DISTANCE OF 18.79 FEET TO AN "X" FOUND IN CONCRETE MARKING THE WEST CORNER OF A CALLED TRACT OF LAND OWNED BY THE FEDERAL HOUSING AUTHORITY PER THE BRAZOS CENTRAL APPRAISAL DISTRICT RECORDS;

TENENCE: S 32° 16' 06" E ALONG THE COMMON LINE OF SAID 8.853 ACRE TRACT AND SAID FEDERAL HOUSING AUTHORITY TRACT FOR A DISTANCE OF 511.07 FEET TO AN "X" FOUND IN CONCRETE MARKING AN ANGLE POINT IN SAID LINE;

TENENCE: S 43° 26' 56" E CONTINUING ALONG THE COMMON LINE OF SAID 8.853 ACRE TRACT AND SAID FEDERAL HOUSING AUTHORITY TRACT FOR A DISTANCE OF 3.92 FEET TO AN "X" FOUND IN CONCRETE MARKING THE SOUTH CORNER OF SAID HOUSING TRACT ON THE NORTHWEST LINE OF A CALLED 5.5 ACRE TRACT AS DESCRIBED BY A DEED TO FAMILY PROMISE OF BRYAN COLLEGE STATION, INC. RECORDED IN VOLUME 14700, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

TENENCE: S 40° 37' 48" W ALONG THE COMMON LINE OF SAID 8.853 ACRE TRACT AND SAID 5.5 ACRE TRACT FOR A DISTANCE OF 88.22 FEET;

TENENCE: S 48° 08' 18" E CONTINUING ALONG THE COMMON LINE OF SAID 8.853 ACRE TRACT AND SAID 5.5 ACRE TRACT FOR A DISTANCE OF 416.67 FEET TO THE NORTHWEST LINE OF THE JONES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 110, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

TENENCE: S 40° 37' 46" W ALONG THE COMMON LINE OF SAID 14.353 ACRE TRACT AND SAID JONES ADDITION FOR A DISTANCE OF 323.71 FEET TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 8.853 ACRE TRACT AND THE EAST CORNER OF THE REMAINDER OF A CALLED 25.2 ACRE TRACT AS DESCRIBED BY A DEED TO RAY WILLIE McDADE RECORDED IN VOLUME 3882, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

TENENCE: N 49° 55' 30" W ALONG THE COMMON LINE OF SAID 8.853 ACRE TRACT AND SAID REMAINDER OF 25.2 ACRE TRACT FOR A DISTANCE OF 906.90 FEET TO THE POINT OF BEGINNING CONTAINING 8.853 ACRES OF LAND, AS SURVEYED ON THE GROUND.

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P.P.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER
- DRIVEWAY LOCATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Corey D. Smith, Manager of SE Investments, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 16051, Page 219, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Corey D. Smith, Manager,
SE Investments, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wollace Phillips, III, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 8 day of April, 2021

LOUISE BARKER
My Notary ID # 5520199
Expires May 2, 2024

APPROVAL OF THE CITY PLANNER

I, **KATHA ZIMMERSWALD**, 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 21 day of April, 2021.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, **LEO GONZALES**, 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 and Zoning Commission of the City of Bryan on the 15 day of April, 2021, and same was duly approved on the 22 day of April, 2021, by said Commission.

APPROVAL OF THE CITY ENGINEER

I, **WILLIE MCGADE**, 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 17 day of April, 2021.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/9/2021 4:07:07 PM
in the PLAT Records

Doc Number: 2021-1427280
Volume - Page: 16894 - 170
Number of Pages: 1
Amount: 73.00
Order#: 20210409000133
By: LG

County do hereby certify
this plat was filed for record
in the Official Records

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

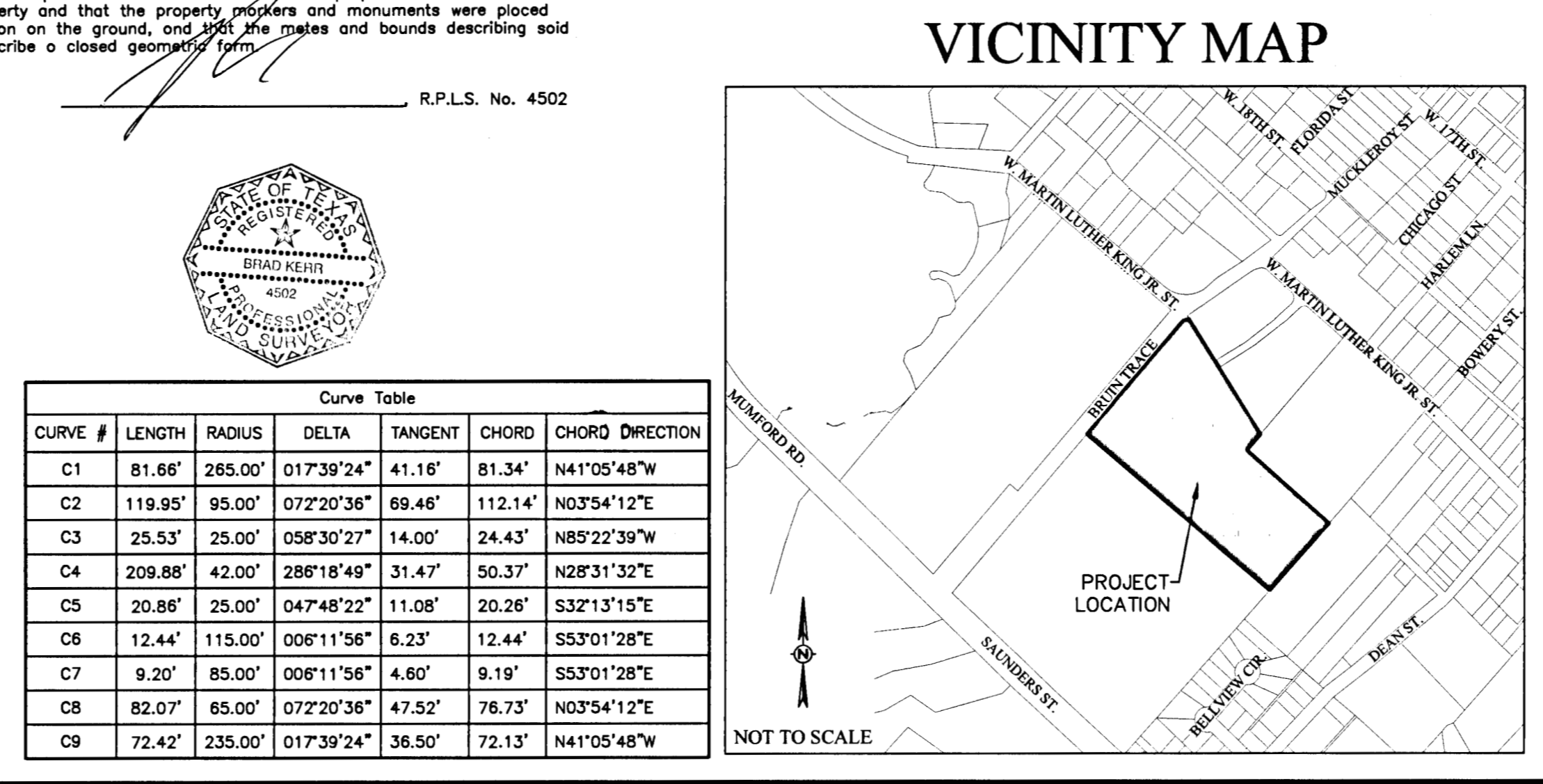
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	18.79'	N55° 06' 40"E
L2	3.92'	S43° 26' 56"E
L3	88.22'	S40° 37' 48"W
L4	35.31'	N4° 59' 36"W
L5	86.94'	N40° 04' 30"E
L6	37.22'	N8° 01' 28"W
L7	20.65'	N56° 07' 25"W
L8	35.40'	N85° 00' 24"E
L9	35.31'	S4° 59' 36"E
L10	42.89'	S56° 07' 25"E
L11	33.39'	N81° 58' 32"E
L12	75.63'	N40° 04' 30"E
L13	35.40'	S85° 00' 24"W
L14	28.42'	S6° 59' 33"W
L15	63.72'	S57° 43' 54"W
L16	72.55'	S51° 14' 14"E
L17	22.21'	N32° 10' 28"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	81.66'	285.00'	017°39'24"	41.16'	81.34'	N41°05'48"W
C2	119.95'	95.00'	072°20'36"	69.46'	112.14'	N03°54'12"E
C3	25.53'	25.00'	058°30'27"	14.00'	24.43'	N85°22'39"W
C4	209.88'	42.00'	286°18'49"	31.47'	50.37'	N28°31'32"E
C5	20.86'	25.00'	047°48'22"	11.08'	20.26'	S32°13'15"E
C6	12.44'	115.00'	006°11'56"	6.23'	12.44'	S53°01'28"E
C7	9.20'	85.00'	006°11'56"	4.60'	9.19'	S53°01'28"E
C8	82.07'	65.00'	072°20'36"	47.52'	76.73'	N03°54'12"E
C9	72.42'	235.00'	017°39'24"	36.50'	72.13'	N41°05'48"W



FINAL PLAT
HOPE CROSSING SUBDIVISION

8.853 ACRES
S.F. AUSTIN NO. 9 SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

51 LOTS
BLOCK 1, LOTS 1-20
BLOCK 2, LOTS 1-20
BLOCK 3, LOTS 1-11
COMMON AREAS 1 & 2

SCALE 1" = 40'
APRIL 2021

OWNER/DEVELOPER: SE Investments, LLC
P.O. Box 138
Kurten, TX 77862
(979) 690-7711

SURVEYOR: Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS Firm No. 10018500

ENGINEER: SCHULTZ
TBPE No. 12327
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