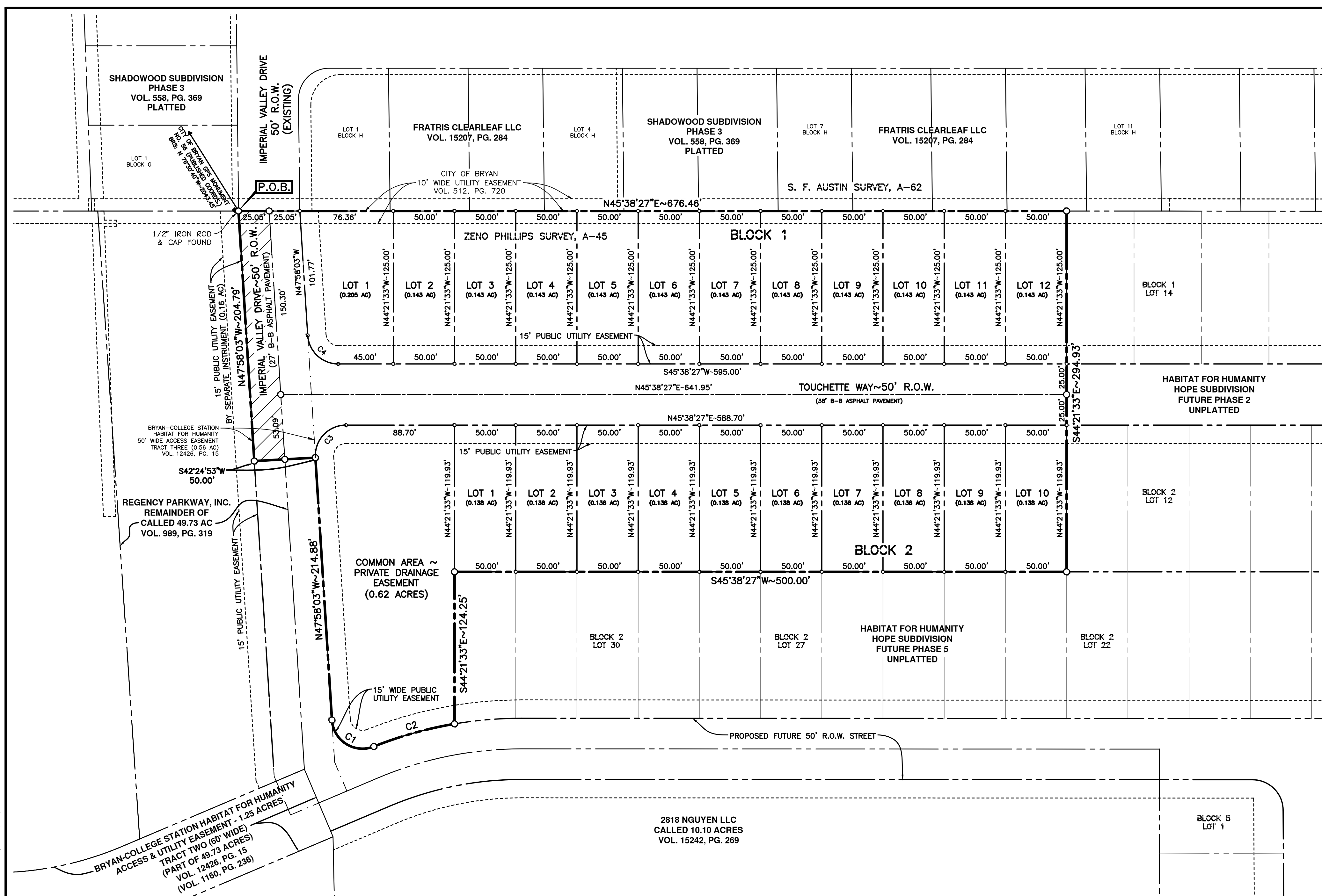
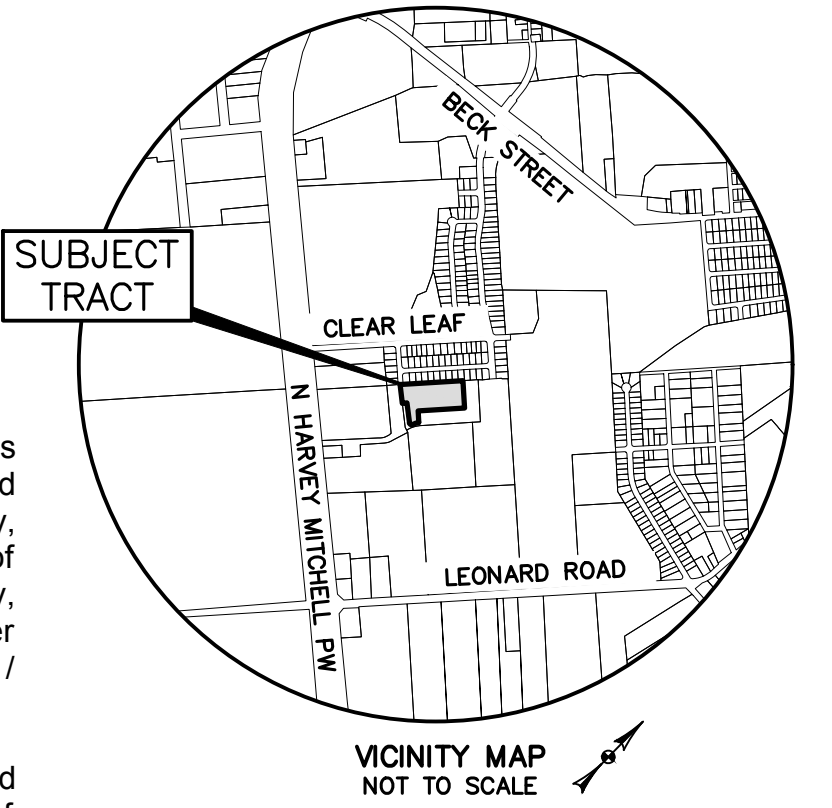
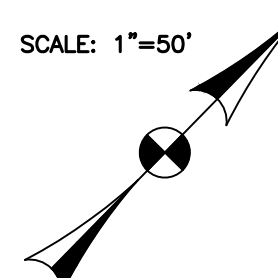


K:\Data\BOS\Proj\_2021\60674400\_HOPE SUBDIVISION - PRELIM & FINAL PLAT\Code\PLATTING\CO\94101 - Final Plat - Rh.1.dwg - 9/22/2021 10:18:31 AM

SCALE: 1"=50'



Habitat For Humanity Hope Subdivision, Phase 1 4.73 Acres Zeno Phillips Survey, A-45 Bryan, Brazos County, Texas

Field notes of a 4.73 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the called 8.12 acre described in the deed from Adam Development Properties, L.P. to Bryan-College Station Habitat For Humanity, recorded in Volume 12426, Page 15, of the Official Records of Brazos County, Texas, and being part of the called 49.73 acre tract described in the deed from Murray F. Sebasta, Trustee to Regency Parkway, Inc., recorded in Volume 989, Page 319, of the Official Records of Brazos County, Texas, (this further being part of a proposed 1.55 acre tract as shown on plat located on Page 322 of said Volume 989 / 319), and said 4.73 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Lot 1, Block "G", Shadowood Subdivision, Phase 3, according to the plat recorded in Volume 558, Page 369, of the Deed Records of Brazos County, Texas, same being in the northwest line of the beforementioned 49.73 acre tract and being the west corner of the 0.56 acre - Tract 3 - 50' wide access easement granted to Bryan-College Station Habitat for Humanity in the abovementioned 12426 / 15, and being at the south corner of the southeast end of existing Imperial Valley Drive (50' wide right-of-way), as platted in the beforementioned Shadowood Subdivision, Phase 3;

THENCE N 45° 38' 27" E along the northwest line of the beforementioned 49.73 acre tract and the northwest line of the beforementioned 0.56 acre easement, same being the southeast line of the beforementioned Shadowood Subdivision, Phase 3 and along the southeast end of the existing Imperial Valley Drive, at a distance of 25.05 feet, pass the north corner of the beforementioned 1.55 acre tract, same being the centerline right-of-way of Imperial Valley Drive, and being the west corner of the beforementioned 8.12 acre tract, continue on, at a distance of 50.10 feet, pass a 1/2" iron rod set at the east corner of the existing Imperial Valley Drive, same being the south corner of Lot 1, Block "G", Shadowood Subdivision, Phase 3, at a distance of 27.26 feet, pass a 3/8" iron rod, continue on along the common line between the beforementioned 8.12 acre tract and Shadowood Subdivision, Phase 3, for a total distance of 676.46 feet to a 1/2" iron rod and cap set;

THENCE through the interior of the beforementioned 8.12 acre tract, as follows:

S 44° 21' 33" E for a distance of 294.93 feet to a 1/2" iron rod and cap set, S 45° 38' 27" W for a distance of 500.00 feet to a 1/2" iron rod and cap set, S 44° 21' 33" E for a distance of 124.25 feet to a 1/2" iron rod and cap set in the northwest right-of-way line of a proposed 50' wide street, same being in a curve, concave to the southeast, having a radius of 325.00 feet;

THENCE along the northwest right-of-way line of said proposed street, southwesterly along said curve for an arc length of 68.59 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 29° 57' 51" W - 68.47 feet, same being the beginning of a transition curve from said 50' wide street to Imperial Valley Drive extension, said transition curve being concave to the north, having a radius of 25.00 feet;

THENCE Northwesterly along said transition curve for an arc length of 47.17 feet to a 1/2" iron rod and cap set at the end of this curve, the chord bears S 77° 58' 31" W - 40.48 feet;

THENCE N 47° 58' 03" W continuing along the northeast right-of-way line of Imperial Valley Drive extension, for a distance of 214.88 feet to a 1/2" iron rod and cap set;

THENCE S 42° 24' 53" W across the beforementioned 0.56 acre access easement (Imperial Valley Drive extension), for a distance of 50.00 feet to the southwest right-of-way line of Imperial Valley Drive extension;

THENCE N 47° 58' 03" W along the southwest right-of-way line of Imperial Valley Drive extension (50' wide right-of-way), same being the southwest line of the beforementioned 0.56 acre access easement, for a distance of 204.79 feet to the PLACE OF BEGINNING, containing 4.73 acres of land, more or less.

CURVE TABLE:

Table with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING. Rows C1, C2, C3, C4.

RIGHT-OF-WAY DEDICATION BY REGENCY PARKWAY, INC. - 0.12 AC

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, CURRENT BEARING: S 45°38'27"W.
2. CURRENT TITLE APPEARS VESTED IN BRYAN-COLLEGE STATION HABITAT FOR HUMANITY INC. BY VIRTUE OF DEED RECORDED IN VOL. 12426, PG. 15 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. CURRENT TITLE APPEARS VESTED IN REGENCY PARKWAY, INC. FOR A PORTION OF IMPERIAL VALLEY DRIVE BY VIRTUE OF DEED RECORDED IN VOL. 989, PG. 319 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. 1/2" IRON ROD AND CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. PROPERTY IS ZONED RESIDENTIAL DISTRICT - 5000 (RD-5).
6. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
7. LOT 1, BLOCK 1 SHALL TAKE ACCESS FROM TOUCHETTE WAY.
8. SETBACKS WILL BE AS FOLLOWS: FRONT: 25', REAR: 7.5', SIDE: 7.5', SIDE STREET: 15'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, MICHAEL K. DAVIS, trustee and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 989, Page 319, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

MICHAEL K. DAVIS, TRUSTEE

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MICHAEL K. DAVIS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_\_.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_ 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 \_\_\_ day of \_\_\_, 20\_\_\_.

City Planner, City of Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, NATHAN TOUCHETTE, property director and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12426, Page 15, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

NATHAN TOUCHETTE, PROPERTY DIRECTOR

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared NATHAN TOUCHETTE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_\_.

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

\_\_\_\_\_, 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 \_\_\_ day of \_\_\_, 20\_\_\_ and same was duly approved on the \_\_\_ day of \_\_\_, 20\_\_\_ by said Commission.

Chair, Planning and Zoning Commission City of Bryan, Texas

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 \_\_\_ day of \_\_\_, 20\_\_\_.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 \_\_\_ day of \_\_\_, 20\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, STEVEN RAY ESTES, Registered Professional Land Surveyor, No. 5631, 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 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.

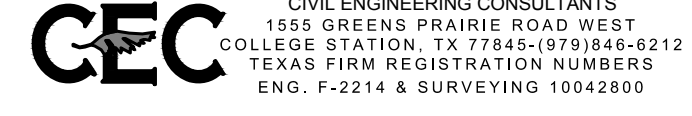
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. STEVEN RAY ESTES, R.P.L.S. No. 5631

FINAL PLAT OF HOPE SUBDIVISION PHASE 1 4.73 ACRES

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

OWNED AND DEVELOPED BY: BRYAN-COLLEGE STATION HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TEXAS 77801 (979) 823-7200 REGENCY PARKWAY, INC. 1005 EARL RUDDER FWY S. COLLEGE STATION, TEXAS 77845 (979) 696-3749

SCALE: 1"=50' MAY, 2021



1565 GREENS PRAIRIE ROAD WEST COLLEGE STATION, TX 77845-9793 REG. NO. 212 TEXAS FIRM REGISTRATION NUMBERS ENG. F-2214 & SURVEYING 10042800