

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 -- NOT FOR RECORDING OR PUBLISHING PURPOSES
STEVEN RAY ESTES, RPLS No. 5631

B/C/S Habitat For Humanity
Hope Subdivision Phase 1
4.734 Acres of Land
Zeno Phillips League or Survey, A-45
Bryan, Brazos County, Texas

Field Notes of a 4.734 acre tract or parcel of land, lying and being situated in the Zeno Phillips League or Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the Cited or Called 8.12 acre described in a 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 (ORBCT) and being part of the Cited or Called 49.73 acre tract described in a deed from Murray F. Sebesta, Trustee to Regency Parkway, Inc., recorded in Volume 989, Page 319, ORBCT, (this further being part of a proposed 1.55 acre tract as shown on plat located on Page 322 of said Volume 989 / 319), aforementioned 4.734 acre tract being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod found marking the East corner of Lot 1, Block G, Shadowwood Subdivision Phase 3, map or plat thereof recorded in Volume 558, Page 369, of Brazos County Map Records (BCMR), same sited in the Northwest line of the aforementioned 49.73 acre tract and being the West corner of the 0.56 acre Tract Three, a 50-foot wide access easement granted to Bryan-College Station Habitat for Humanity (12426 / 15) and sited at the South corner of the Southeast end of existing Imperial Valley Drive (50' wide right-of-way) as platted in the aforementioned Shadowwood Subdivision, Phase 3, for the POINT OR PLACE OF BEGINNING of the herein described tract;

THENCE N 45° 38' 27" E along the Northwest line of the aforementioned 49.73 acre tract, the Northwest line of the aforementioned 0.56 acre easement, same being the Southeast line of aforesaid Shadowwood Subdivision Phase 3, and along the Southeast end of the existing Imperial Valley Drive, at a distance of 25.05 feet passing the North corner of the aforementioned 1.55 acre tract, same being the centerline right-of-way of Imperial Valley Drive, and being the West corner of the aforementioned 8.12 acre tract, at a distance of 50.00 feet passing a 1/2" iron rod found at the East corner of the existing Imperial Valley Drive, same being the Southwest corner of Lot 1, Block G of said Shadowwood Subdivision Phase 3, continuing along the common line between the aforementioned 8.12 acre tract and Shadowwood Subdivision Phase 3, for a total distance of 676.46 feet to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, for the Northeast corner of the herein described tract;

THENCE through the interior of the aforesaid 8.12 acre parcel S 44° 21' 33" E for a distance of 294.93 feet to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, for the upper Southeast corner of the herein described tract;

THENCE S 45° 38' 27" W for a distance of 500.00 feet to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, for an inside ell corner of the herein described tract;

THENCE S 44° 21' 33" E for a distance of 124.25 feet to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, in the Northwest right-of-way line of a proposed 50-foot wide future street, for the lower Southeast corner of the herein described tract, for a Point of Curvature for same;

THENCE along the Northwest right-of-way line of said proposed street in a Southwesterly direction along a curve to the left having a Radius of 325.00 feet, an Arc Length of 68.59 feet, a Central Angle of 12°05'34" and a Chord Bearing & Distance of S 29° 57' 51" W ~ 68.47 feet, to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, for a Point of Reverse Curvature and angle corner of the herein described tract, same being the beginning of a transition curve from said 50' wide street to Imperial Valley Drive extension;

THENCE along said transition curve in a Northwesterly direction along a curve to the right having a Radius of 25.00 feet, an Arc Length of 47.17 feet, a Central Angle of 108°06'54" and a Chord Bearing & Distance of S 77° 58' 31" W - 40.48 feet, to a 1/2" iron rod with cap stamped 'KCI 9798466212' set, for a Point of Tangency of the herein described tract and sited on the Northeast margin of aforesaid Imperial Valley Drive extension;

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 with cap stamped 'KCI 9798466212' set, for an interior ell corner of the herein described tract;

THENCE S 42° 24' 53" W across the aforementioned 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, a 1/2" iron rod with cap stamped 'KCI 9798466212' set for the Southwest corner of the herein described tract;

THENCE N 47° 58' 03" W along the Southwest right-of-way line of aforesaid Imperial Valley Drive extension (50' wide right-of-way), same being the Southwest line of the aforementioned 0.56 acre access easement, for a distance of 204.80 feet to the POINT OR PLACE OF BEGINNING, in all containing 4.734 acres of land, more or less.

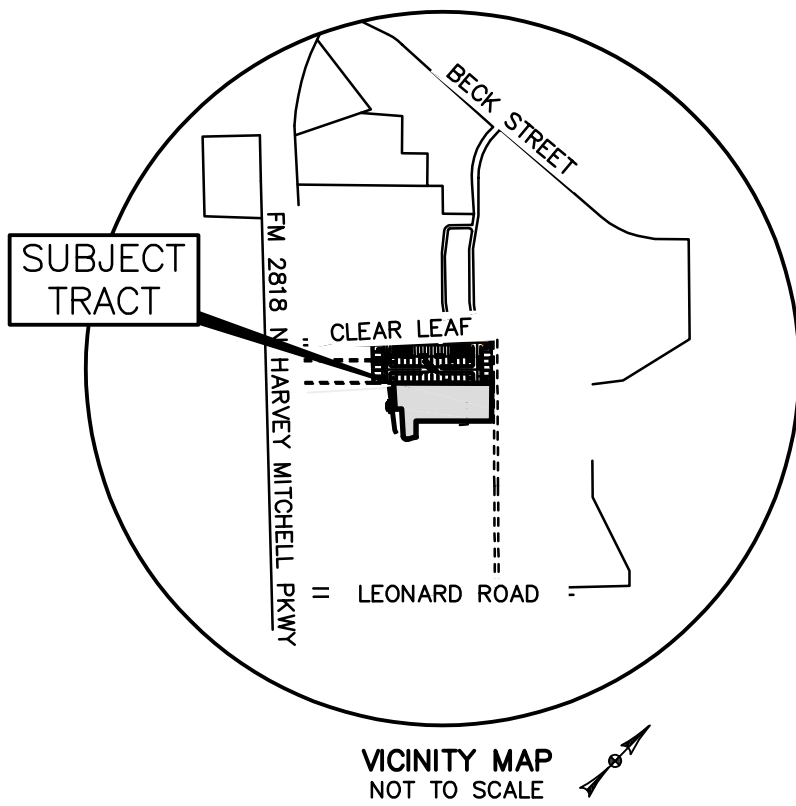
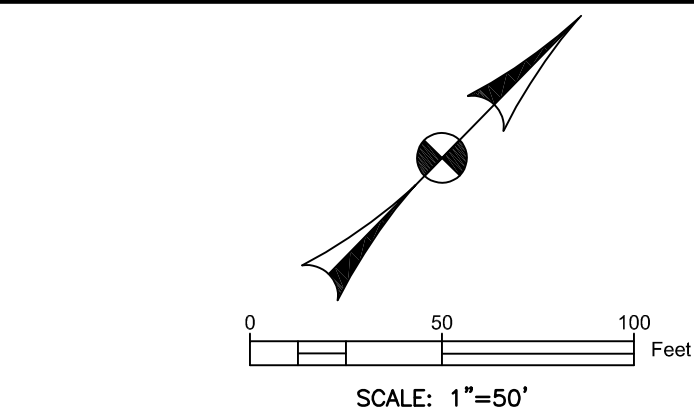
CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	47.17'	25.00'	108°06'54"	S77°58'31"W~40.48'
C2	68.59'	325.00'	12°05'34"	S29°57'51"W~68.47'
C3	40.84'	25.00'	93°36'22"	N01°09'45"W~36.45'
C4	37.70'	25.00'	86°23'32"	N88°50'12"E~34.22'

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

GENERAL NOTES:

- BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF BLOCK "H" ACCORDING TO THE PLAT OF SHADOWWOOD SUBDIVISION PHASE 3 RECORDED IN VOL. 558, PG. 369 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°38'27"W.
- 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.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL No. 48041C0195E, DATED MAY, 2012 FOR BRAZOS COUNTY, TEXAS, THE SUBJECT TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. THIS DETERMINATION IS MADE UTILIZING DIGITAL IMAGERY AND SCALING FROM AFOREMENTIONED FEMA MAP PRODUCTS; NO EXTENSIVE TOPOGRAPHIC INFORMATION WAS GATHERED NOR WAS AN ELEVATION CERTIFICATE PREPARED AT THE TIME OF THIS SURVEY.
- ALL PHASE BOUNDARY CORNERS, BLOCK CORNERS, & LOT CORNERS SHOWN HEREON ARE STAKED ON THE GROUND WITH 1/2" IRON RODS WITH CAPS SCRIBED "KCI 9798466212" UNLESS OTHERWISE SPECIFIED.
- PROPERTY IS ZONED RESIDENTIAL DISTRICT -- 5000 (RD-5).
- 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.
- LOT 1, BLOCK 1 SHALL TAKE ACCESS FROM TOUCHETTE WAY.
- SETBACKS WILL BE AS FOLLOWS:
FRONT: 25', REAR: 7.5', SIDE: 7.5', SIDE STREET: 15'
- BCDR DENOTES BRAZOS COUNTY DEED RECORDS; BCMR DENOTES BRAZOS COUNTY MAP RECORDS; ORBCT DENOTES OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- CITY OF BRYAN CONTROL MONUMENT No. GPS-56 IS DESCRIBED AS A BRASS OR ALUMINUM DISK SET IN CONCRETE, WITH PUBLISHED COORDINATES OF N 10222438.276 & E 3533763.119, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 48, 83. ELEVATION PUBLISHED AS 327.87 AND REFERENCED TO NAVD 88.



FINAL PLAT OF HOPE SUBDIVISION PHASE 1 BLOCK 1, LOTS 1-12, BLOCK 2, LOTS 1-10, & COMMON AREA

4.734 ACRES

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

OWNED AND DEVELOPED BY:

BRYAN-COLLEGE STATION
HABITAT FOR HUMANITY
1005 EARL RUDDER FWY S.
119 LAKE STREET
BRYAN, TEXAS 77801-2030
(979) 696-3749

REGENCY PARKWAY, INC.
COLLEGE STATION, TEXAS 77845
(979) 696-3749

SCALE: 1"=50' APRIL, 2025

