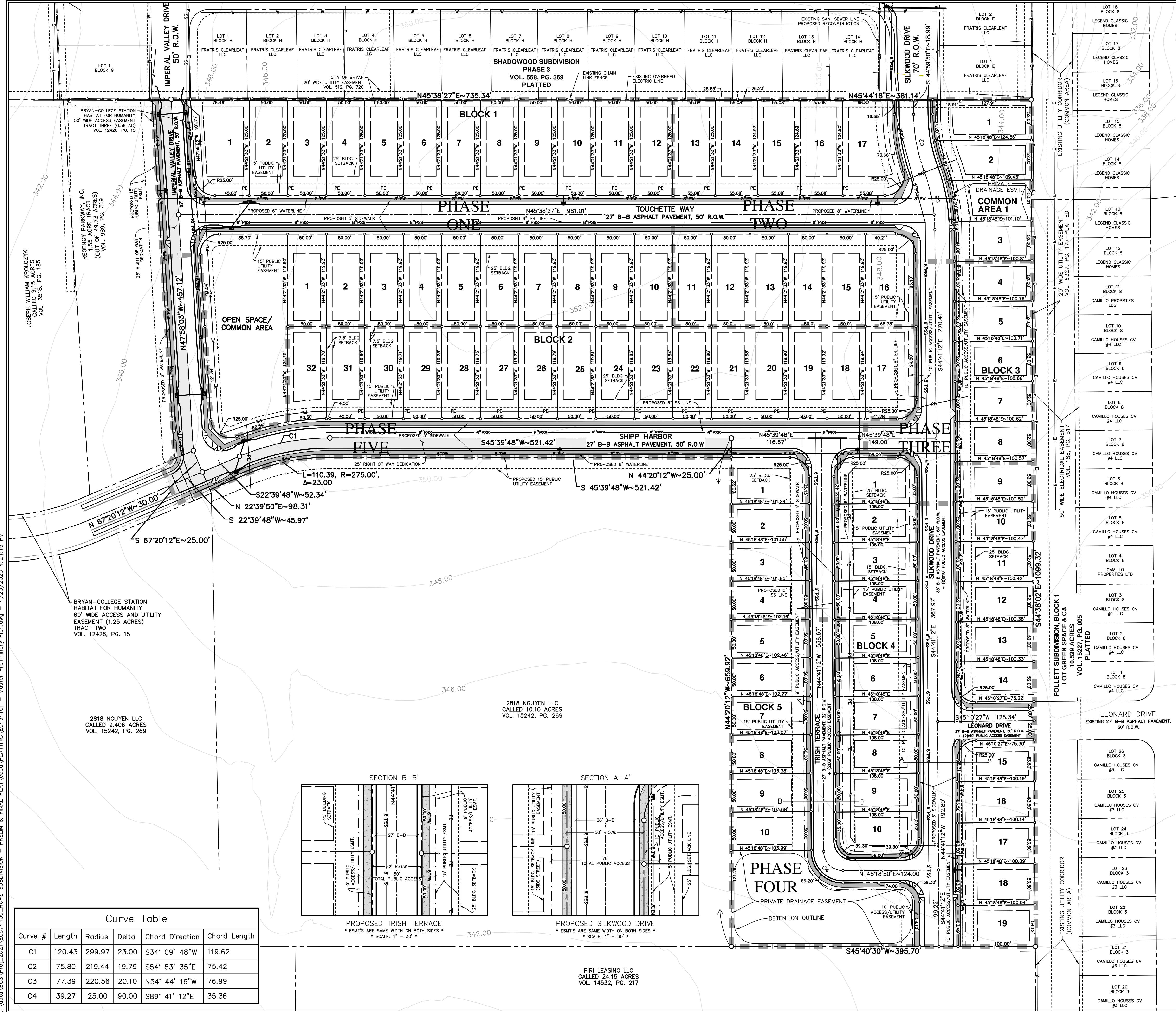
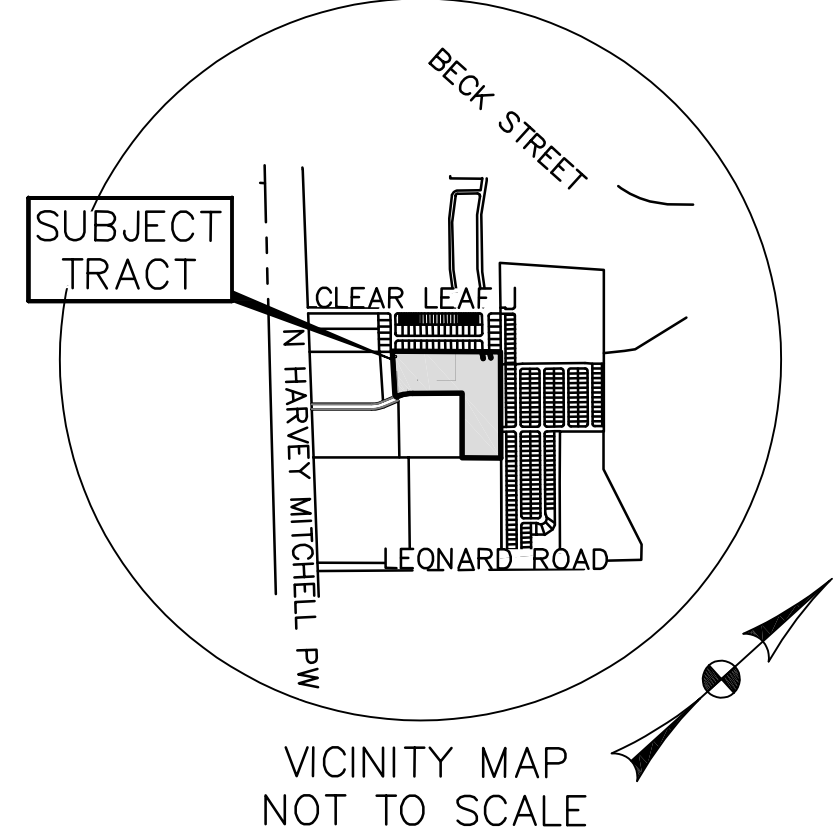
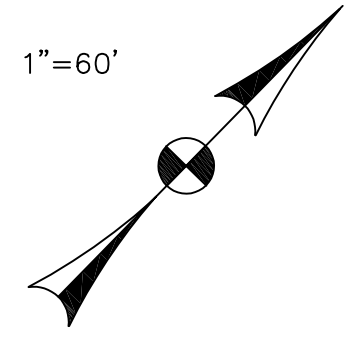




SCALE: 1"=60'



VICINITY MAP
NOT TO SCALE

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. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 4804100195S 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.
4. CONTOURS SHOWN BASED ON CITY OF BRYAN DIGITAL TOPOGRAPHY, DATUM: NAVD83.
5. THE NUMBER OF LOTS PER PHASE ARE AS FOLLOWS:
PH. 1 - 22 LOTS
PH. 2 - 14 LOTS
PH. 3 - 5 LOTS
PH. 4 - 23 LOTS
PH. 5 - 24 LOTS
7. PROPERTY IS ZONED RESIDENTIAL DISTRICT - 5000 (RD-5).
8. PROPOSED LAND USE: RESIDENTIAL
9. AVERAGE LOT SIZE: 5600 SF
LOT DENSITY: 5.2 LOTS/ACRE
10. DRIVEWAYS ALONG SILKWOOD DRIVE SHALL BE DESIGNED TO PREVENT VEHICLES FROM BACKING ONTO THE STREET.
11. RESIDENCES IN BLOCK 4 SHALL TAKE ACCESS FROM TRISH TERRACE.
12. LOTS 1 & 17, BLOCK 1, & LOT 16, BLOCK 2 SHALL TAKE ACCESS FROM TOUCHETTE WAY. LOT 17, BLOCK 2 SHALL TAKE ACCESS FROM SHIPP HARBOR.
13. 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 EASEMENT, 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.
14. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

LEGEND	
TELEPHONE PEDESTAL	⊙
WATER METER	⊕
WATER VALVE	⊕
FIRE HYDRANT	⊕
SANITARY SEWER LINE	—SS—
OVERHEAD ELECT. LINE	—E—
POWER POLE	⊕
LIGHT POLE	⊕
PIPELINE	—P—
WOOD FENCE (& FENCE CORNER)	—W—
CHAIN LINK FENCE	—C—
BARBED WIRE FENCE	—B—
PHASE LINE	—P—
PROPOSED WATER LINE	—PW—
PROPOSED UNDERGROUND ELECTRIC LINE	—PE—
PROPOSED SANITARY SEWER LINE	—PSS—
PROPOSED STORM SEWER LINE	—PST—

MASTER PLAN
OF
HOPE SUBDIVISION, PH. 1-5
BLOCK 1: LOTS 1-17, BLOCK 2: LOTS 1-32
BLOCK 3: LOTS 1-19, BLOCK 4: LOTS 1-10
BLOCK 5: LOTS 1-10

17.88 ACRES

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

OWNED AND DEVELOPED BY:
BRYAN-COLLEGE STATION HABITAT
FOR HUMANITY, INC.
119 LAKE STREET
BRYAN, TEXAS 77801 - 2030
(979) 823-7200

SCALE: 1"=60' APRIL, 2025

SURVEYED BY:

KCI TECHNOLOGIES, INC.
1555 GREENE PARKWAY, SUITE 200
BRYAN, TEXAS 77801
PHONE: (979) 823-7200
FAX: (979) 823-7201
WWW.KCI-TECH.COM

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