

**LEGEND OF MONUMENTS / ABBREVIATIONS**

Monuments are found if not marked MNS or CRS.

CRS ○ 1/2" rebar stamped "LANGAN" set

○ Vertex or common point (not a monument)

P.R.B.C.T. Plat Records of Brazos County, Texas

O.P.R.B.C.T. Official Public Records of Brazos County, Texas

D.R.B.C.T. Deed Records of Brazos County, Texas

VOL/PG/INST# Volume/Page/Instrument Number

POB/POC Point of Beginning/Point of Commencing

ESMT/BL Easement/Building Line

**LEGEND OF LINES**

Property Boundary

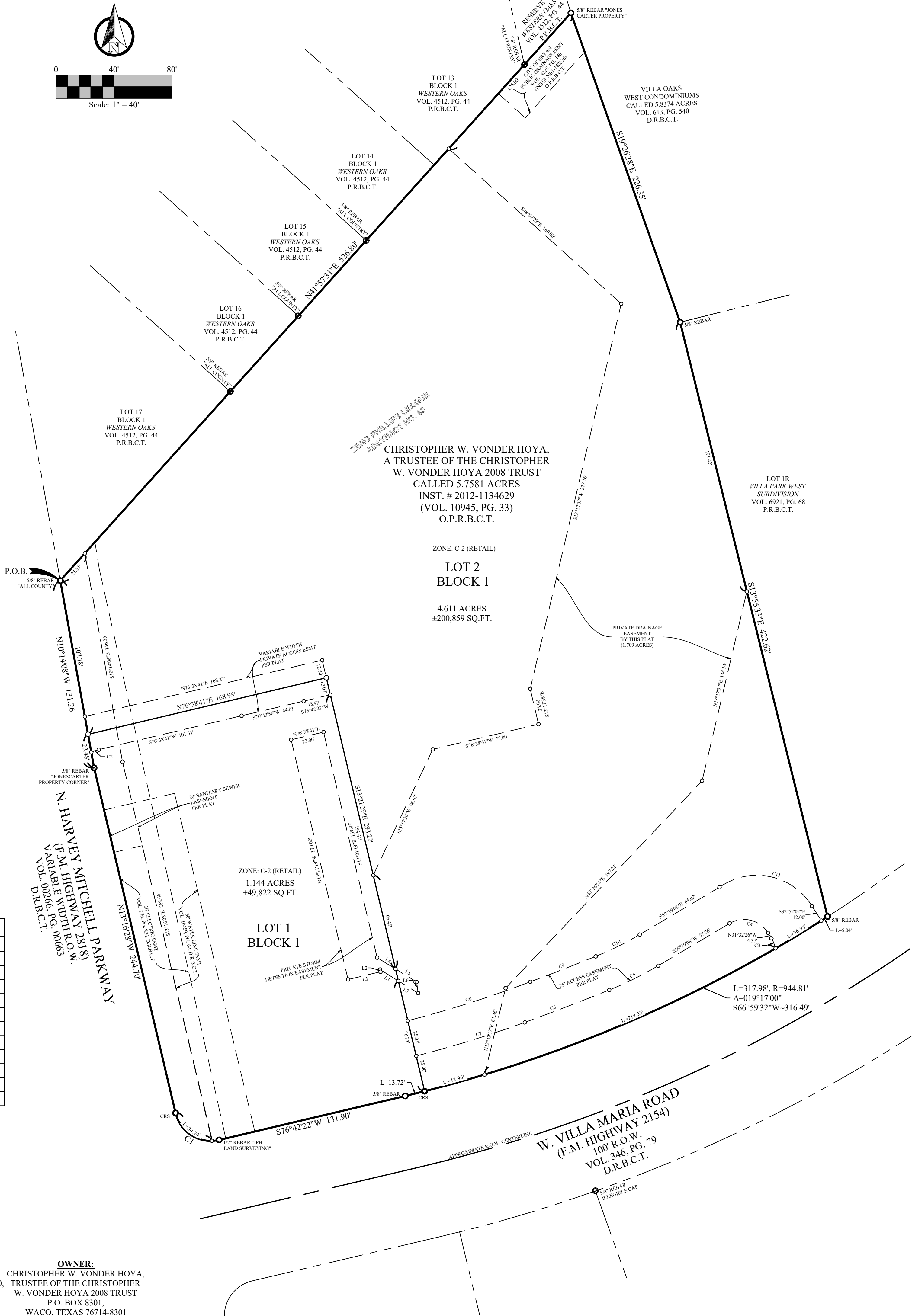
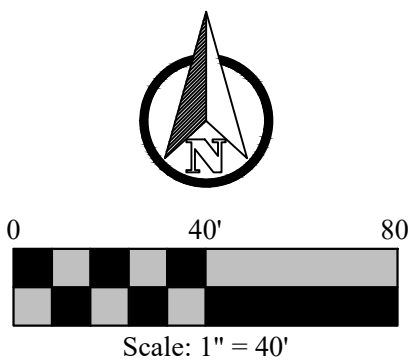
Adjoiner Line

Lot Line

Easement

Building/Setback Line

Two-Foot Contour Lines



Line Data Table		
Line #	Bearing	Distance
L1	N58°18'16\"W	14.87'
L2	S13°21'19\"E	1.56'
L3	S76°38'41\"W	23.00'
L4	S58°18'16\"E	14.87'
L5	S58°18'16\"E	17.18'
L6	S07°29'38\"E	7.74'
L7	N58°18'16\"W	16.06'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	39.27'	25.00'	090°00'01\"	N58°16'28\"W	35.36'
C2	5.44'	25.00'	012°27'27\"	S70°24'57\"W	5.42'
C3	7.54'	24.50'	017°37'43\"	N22°43'35\"W	7.51'
C4	30.34'	19.50'	089°08'26\"	N76°06'39\"W	27.37'
C5	37.71'	250.50'	008°37'33\"	S63°37'55\"W	37.68'
C6	62.40'	1713.12'	002°05'13\"	S68°59'18\"W	62.39'
C7	78.45'	806.51'	005°34'23\"	S72°49'46\"W	78.42'
C8	88.67'	793.74'	006°24'03\"	N72°22'44\"E	88.63'
C9	48.41'	1688.12'	001°38'35\"	N68°45'55\"E	48.40'
C10	33.92'	225.50'	008°37'06\"	N63°37'41\"E	33.89'
C11	72.98'	44.50'	093°58'10\"	S78°31'31\"E	65.07'

**SURVEYOR:**  
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC  
2999 OLYMPUS BLVD., SUITE 165  
DALLAS, TEXAS 75019  
(817) 328-3200

**ENGINEER:**  
KIMLEY-HORN  
11700 KATY FREEWAY, SUITE 800,  
HOUSTON, TEXAS 77079  
(281) 597-9300

**OWNER:**  
CHRISTOPHER W. VONDER HOYA,  
TRUSTEE OF THE CHRISTOPHER  
W. VONDER HOYA 2008 TRUST  
P.O. BOX 8301,  
WACO, TEXAS 76714-8301

STATE OF TEXAS §  
COUNTY OF BRAZOS §

**WHEREAS, CHRISTOPHER W. VONDER HOYA, TRUSTEE OF THE CHRISTOPHER W. VONDER HOYA 2008 TRUST,** IS THE OWNER OF THAT CERTAIN TRACT SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE DEED TO SAID CHRISTOPHER W. VONDER HOYA, TRUSTEE OF THE CHRISTOPHER W. VONDER HOYA 2008 TRUST, RECORDED UNDER INSTRUMENT NO. 2012-1134629, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.), SAID TRACT BEING ALL OF TRACT TWO AS DESCRIBED THEREIN; THE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH CAPPED REBAR STAMPED "ALL COUNTY" FOUND ON THE EAST RIGHT OF WAY OF N. HARVEY MITCHELL PARKWAY (A.K.A. F.M. 2818, A VARIABLE WIDTH RIGHT-OF-WAY PER VOLUME 00266, PAGE 00663, DEED RECORDS, BRAZOS COUNTY, TEXAS) AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO CHRISTOPHER W. VONDER HOYA, TRUSTEE OF THE CHRISTOPHER W. VONDER HOYA 2008 TRUST (HEREINAFTER REFERRED TO AS THE "HOYA TRACT") RECORDED UNDER INSTRUMENT NO. 2012-1134629, O.P.R.B.C.T.;

THENCE NORTH 41°57'31" EAST, WITH THE NORTH LINE OF THE SAID HOYA TRACT, A DISTANCE OF 526.80 FEET TO A 5/8 INCH CAPPED REBAR STAMPED "JONES CARTER PROPERTY" FOUND AT THE NORTHEAST CORNER OF THE HOYA TRACT;

THENCE SOUTH 19°26'28" EAST, WITH THE EAST LINE OF THE HOYA TRACT, A DISTANCE OF 226.35 FEET TO A 5/8 INCH REBAR FOUND AT AN ANGLE POINT IN THE EAST LINE OF THE HOYA TRACT;

THENCE SOUTH 13°55'33" EAST, CONTINUING WITH THE EAST LINE OF SAID HOYA TRACT, A DISTANCE OF 422.62 FEET TO A 5/8 INCH REBAR FOUND AT THE SOUTHEAST CORNER OF THE HOYA TRACT, BEING ON THE CURVED NORTH RIGHT OF WAY OF W. VILLA MARIA ROAD (A.K.A. F.M. HIGHWAY 2154, A 100-FOOT RIGHT-OF-WAY PER VOLUME 346, PAGE 79, D.R.B.C.T.), SAID CURVE IS CONCAVE TO THE NORTHWEST (CURVE TO THE RIGHT) HAVING A RADIUS OF 944.81 FEET;

THENCE WITH THE NORTH RIGHT OF WAY OF SAID W. VILLA MARIA ROAD, THE FOLLOWING CALLS:

- IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF THE SAID CURVE, AN ARC LENGTH OF 317.98 FEET (A CHORD BEARING OF SOUTH 66°59'32" WEST, A CHORD DISTANCE OF 316.49 FEET) TO A 5/8 INCH REBAR FOUND AT THE END OF THE CURVE;
- SOUTH 76°42'22" WEST, A DISTANCE OF 131.90 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" FOUND AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST (CURVE TO THE RIGHT) HAVING A RADIUS OF 25.00 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF THE SAID CURVE, AN ARC LENGTH OF 39.27 FEET (A CHORD BEARING OF NORTH 58°16'28" WEST, A CHORD DISTANCE OF 35.36 FEET) TO A 1/2 INCH CAPPED REBAR STAMPED "LANGAN" SET AT THE END OF THE CURVE, ON THE EAST RIGHT OF WAY OF N. HARVEY MITCHELL PARKWAY;

THENCE NORTH 13°16'28" WEST, WITH THE EAST RIGHT OF WAY OF N. HARVEY MITCHELL PARKWAY, A DISTANCE OF 244.70 FEET TO A 5/8 INCH CAPPED REBAR STAMPED "JONES CARTER PROPERTY CORNER" FOUND AT AN ANGLE POINT IN THE RIGHT OF WAY;

THENCE NORTH 10°14'08" WEST, CONTINUING WITH THE EAST RIGHT OF WAY OF N. HARVEY MITCHELL PARKWAY, A DISTANCE OF 131.26 FEET RETURNING TO THE **POINT OF BEGINNING** AND ENCLOSING 5.755 ACRES (±250,681 SQUARE FEET).

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I (WE), CHRISTOPHER W. VONDER HOYA, TRUSTEE OF THE CHRISTOPHER W. HOYA 2008 TRUST, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 10945, PAGE 33, 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.

OWNER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC,  
FOR \_\_\_\_\_ COUNTY, TEXAS

**CERTIFICATION OF THE SURVEYOR**

I, JEWEL CHADD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5754 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 SHOWN 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.**

JEWEL CHADD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5754  
JCHADD@LANGAN.COM  
DATE: 08/11/2025

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, KAREN MCQUEEN, 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

- SURVEYOR'S NOTES:**
- SUBJECT PROPERTY'S RECORD DESCRIPTION'S ERROR OF CLOSURE, 0.00'.
  - COORDINATES AND BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
  - COORDINATES, DISTANCES, AND AREAS ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES AND ARE SCALED BY A FACTOR OF 1.0001083795 FROM POINT NO. 30000, SAID POINT HAVING GRID COORDINATES OF N=10215556.63, E=3540793.09.
  - ELEVATIONS, IF SHOWN, ARE NORTH AMERICA VERTICAL DATUM OF 1988 (GEOID 18).
  - THIS PROPERTY LIES WITHIN ZONE(S) X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0195E, DATED 2012/05/16, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT HTTP://HAZARDS.FEMA.GOV.
  - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE CITY OF BRYAN FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - THE "VARIABLE WIDTH/PRIVATE ACCESS EASEMENT" AND "25' PRIVATE ACCESS EASEMENT" SHOWN ON THE PLAT ARE NON-EXCLUSIVE PERPETUAL EASEMENTS APPURTENANT TO, AND FOR THE BENEFIT OF, LOT 1 BLOCK 1 AND LOT 2 BLOCK 1 AND THE OWNERS, TENANTS, OCCUPANTS, AND INVITEES OF SUCH LOTS FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS SUCH EASEMENT AREAS. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG SAID EASEMENT AREAS

**APPROVAL OF 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

**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, BRYAN, TEXAS

**LANGAN**

Langan Engineering and Environmental Services, LLC  
2999 Olympus Blvd, Suite 165  
Dallas, TX 75019  
TBPELS Firm #10194888  
T: 817.328.3200 WWW.LANGAN.COM

Project

**MINOR PLAT**  
**Lot 1 & Lot 2, Block 1**  
**Hoya Acres Addition**  
**5.755 Acres / 250,681 Sq. Ft.**  
**ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45**  
**CITY OF BRYAN**

BRAZOS COUNTY TEXAS	
Project No. <b>510106701</b>	Date <b>2025-11-06</b>
Field Crew <b>TC (KW/EG)</b>	Sheet 1 of 1
Drawn By <b>BT (TDR)</b>	
Checked By <b>JJ</b>	