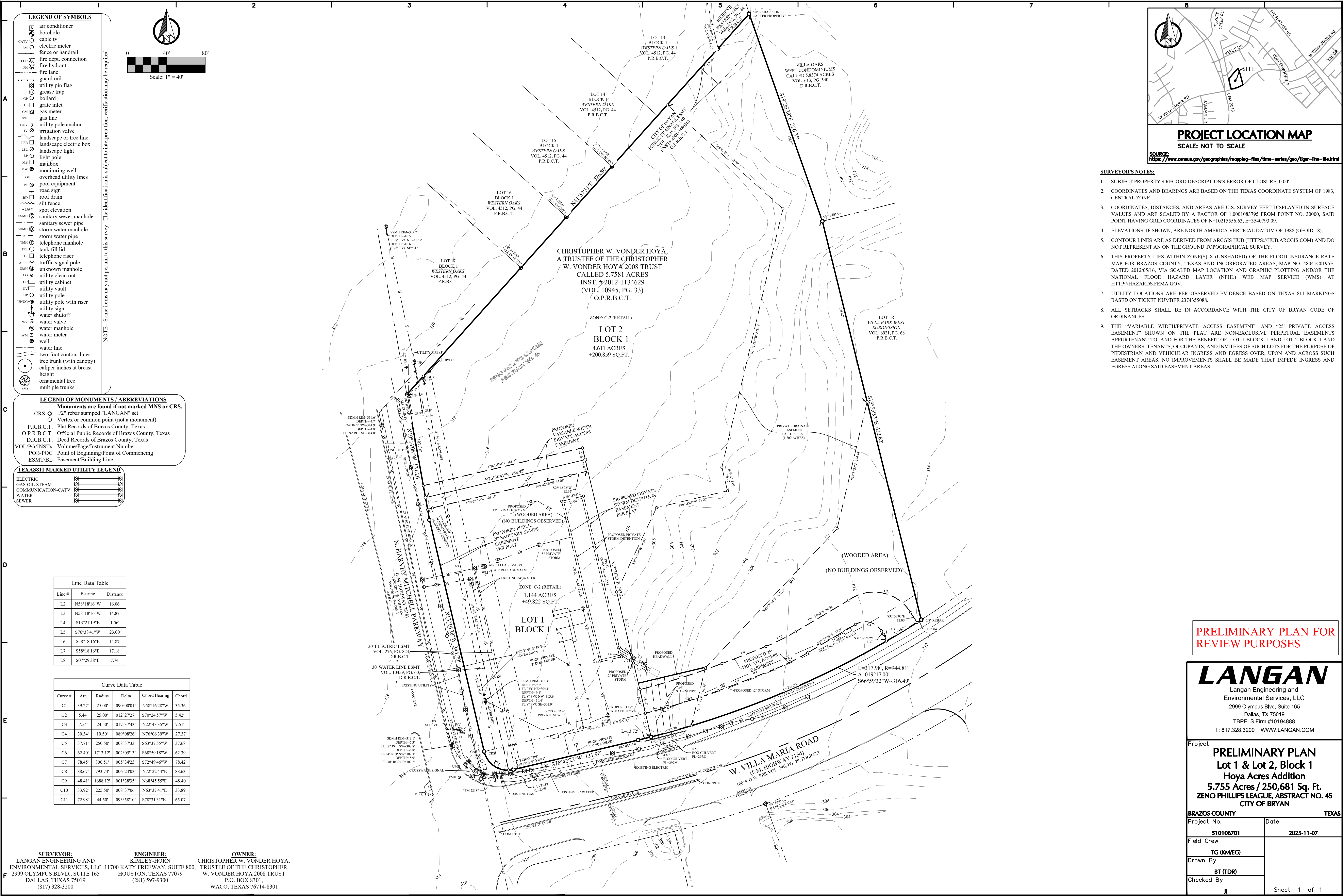




- LEGEND OF SYMBOLS**
- air conditioner
 - borehole
 - cable tv
 - electric meter
 - fence or handrail
 - fire dept. connection
 - fire hydrant
 - fire lane
 - guard rail
 - utility pin flag
 - grease trap
 - bollard
 - grate inlet
 - gas meter
 - gas line
 - utility pole anchor
 - irrigation valve
 - landscape or tree line
 - landscape electric box
 - landscape light
 - light pole
 - mailbox
 - monitoring well
 - overhead utility lines
 - pool equipment
 - road sign
 - roof drain
 - silt fence
 - spot elevation
 - sanitary sewer manhole
 - sanitary sewer pipe
 - storm water manhole
 - storm water pipe
 - telephone manhole
 - tank fill lid
 - telephone riser
 - traffic signal pole
 - unknown manhole
 - utility clean out
 - utility cabinet
 - utility vault
 - utility pole
 - utility pole with riser
 - utility sign
 - water shutoff
 - water valve
 - water manhole
 - water meter
 - well
 - water line
 - two-foot contour lines
 - tree trunk (with canopy)
 - caliper inches at breast height
 - ornamental tree
 - multiple trunks

- 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

TEXAS 811 MARKED UTILITY LEGEND

ELECTRIC		
GAS-OIL-STEAM		
COMMUNICATION-CATV		
WATER		
SEWER		

Line Data Table

Line #	Bearing	Distance
L2	N58°18'16"W	16.06'
L3	N58°18'16"W	14.87'
L4	S13°21'19"E	1.56'
L5	S76°38'41"W	23.00'
L6	S58°18'16"E	14.87'
L7	S58°18'16"E	17.18'
L8	S07°29'38"E	7.74'

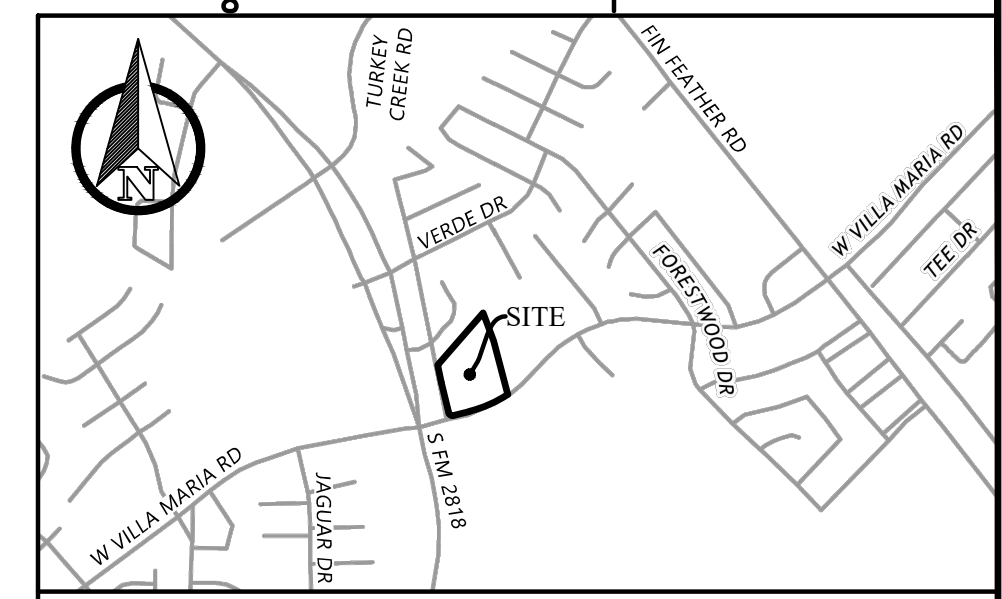
Curve Data Table

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"	S08°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



PROJECT LOCATION MAP
SCALE: NOT TO SCALE
SOURCE: <https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-line-file.html>

- 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).
 - CONTOUR LINES ARE AS DERIVED FROM ARCGIS HUB ([HTTPS://HUB.ARCGIS.COM](https://hub.arcgis.com)) AND DO NOT REPRESENT AN ON THE GROUND TOPOGRAPHICAL SURVEY.
 - 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](http://hazards.fema.gov).
 - UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE BASED ON TEXAS 811 MARKINGS BASED ON TICKET NUMBER 2374355088.
 - 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

PRELIMINARY PLAN FOR REVIEW PURPOSES

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	
PRELIMINARY PLAN 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.	Date
510106701	2025-11-07
Field Crew	
TC (KW/EG)	
Drawn By	
BT (TDR)	
Checked By	
JJ	Sheet 1 of 1