

LEGEND OF SYMBOLS

- air conditioner  
borehole  
cable tv  
electric meter  
fence or handrail  
fire dept. connection  
fire hydrant  
fire lane  
guard rail  
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  
Google 360 Hyperlink

LEGEND OF MONUMENTS / ABBREVIATIONS

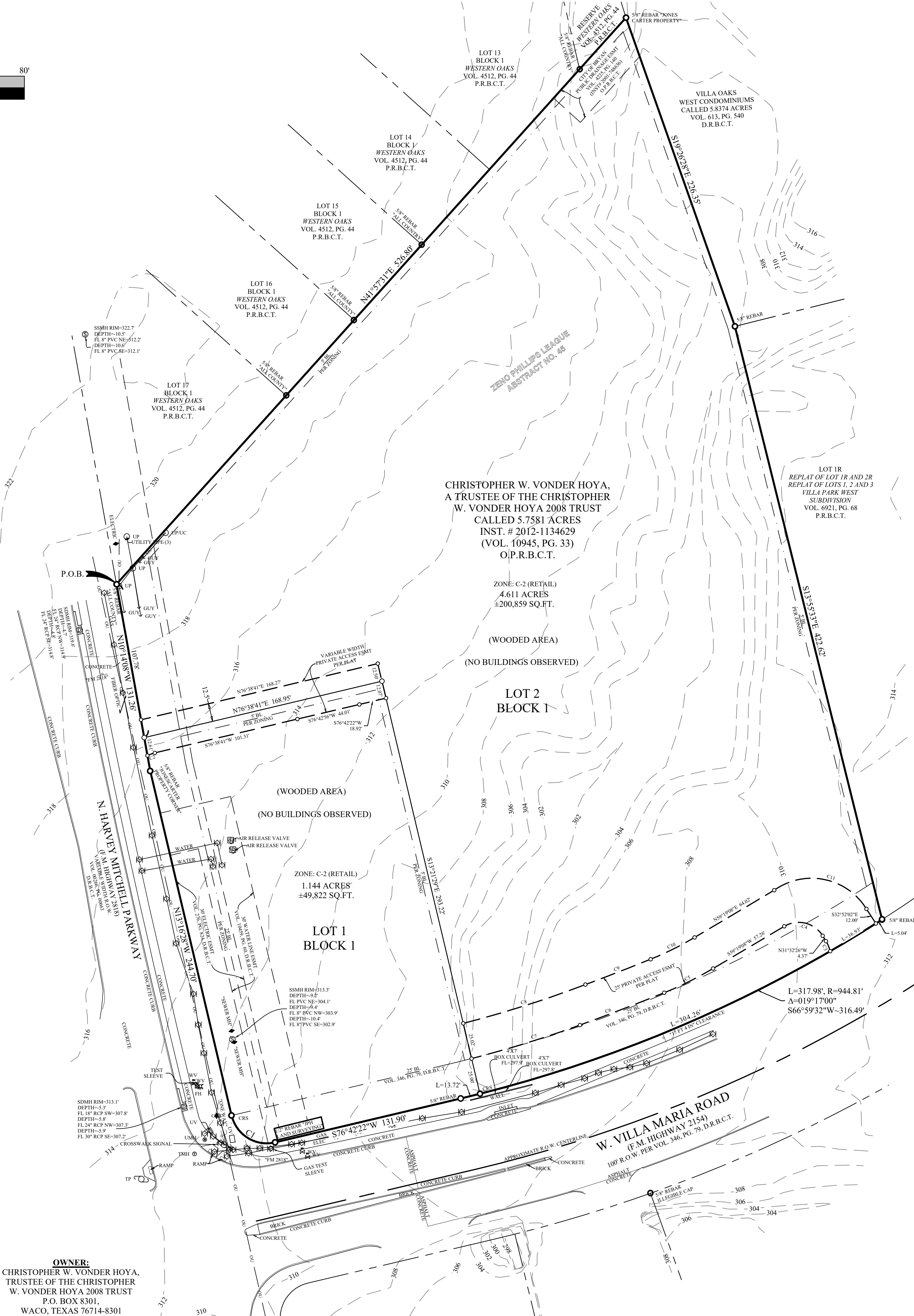
- Monuments are found if not marked MNS or CRS.  
CRS 1/2" rebar stamped "LANGAN" set  
Vertex or common point (not a monument)  
P.R.B.C.T. Plat Records of Brazos County, Texas  
O.P.R.B.C.T. Official Public Records of Brazos County, Texas  
D.R.B.C.T. Deed Records of Brazos County, Texas  
VOL/PG/INST# Volume/Page/Instrument Number  
POB/POC Point of Beginning/Point of Commencing  
ESMT/BL Easement/Building Line

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°22'24"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 "IPH 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, 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, BRYAN, 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 TBD

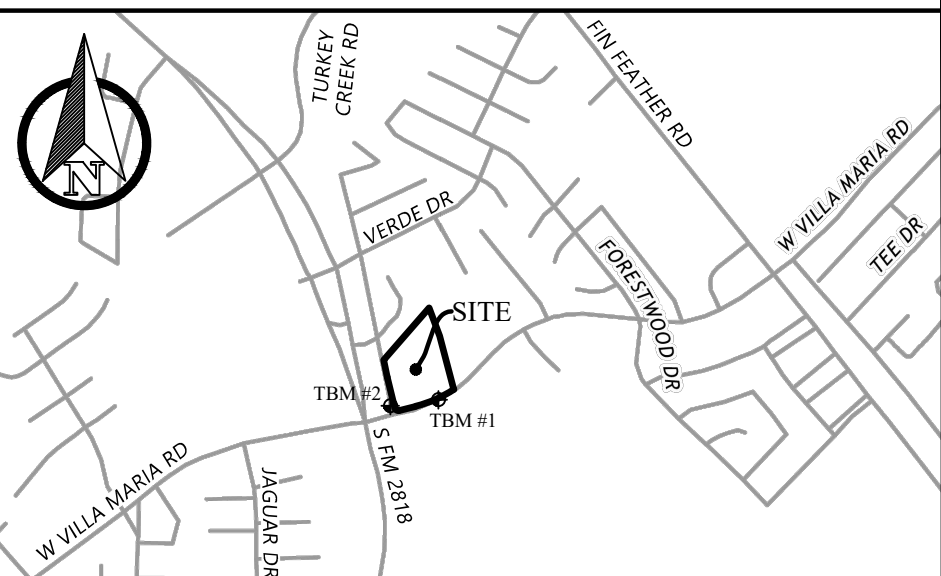
County Clerk, Brazos County, Texas

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



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) AND DO NOT REPRESENT AN ON THE GROUND TOPOGRAPHICAL SURVEY.
- THERE ARE TWO BENCHMARKS (SEE VICINITY MAP FOR GENERAL LOCATIONS):

THE FIRST BENCHMARK (TBM #1) IS A MAG NAIL WITH A METAL WASHER STAMPED "IPH BENCHMARK" IN A CONCRETE SIDEWALK ALONG THE NORTHERN MARGIN OF W. VILLA MARIA ROAD, LOCATED APPROXIMATELY 400 FEET NORTHEASTERLY FROM THE INTERSECTION OF W. VILLA MARIA ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 165 FEET NORTHEASTERLY FROM THE SOUTHEAST CORNER OF SUBJECT TRACT. BENCHMARK ELEVATION = 309.00' (NAVD'88).

THE SECOND BENCHMARK (TBM #2) IS A MAG NAIL WITH A METAL WASHER STAMPED "IPH BENCHMARK" IN A CONCRETE CURB INLET COVER IN THE EAST MARGIN OF N. HARVEY MITCHELL PARKWAY, LOCATED APPROXIMATELY 100 FEET NORTHERLY FROM THE INTERSECTION OF W. VILLA MARIA ROAD AND N. HARVEY MITCHELL PARKWAY, AND APPROXIMATELY 31 FEET SOUTHWESTERLY FROM THE EAST RIGHT-OF-WAY LINE OF N. HARVEY MITCHELL PARKWAY. BENCHMARK ELEVATION = 313.35' (NAVD'88).

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GFW CH-3321-1033212300042-DB, COMMITMENT NUMBER 1033212300042, EFFECTIVE FEBRUARY 9, 2025, AND ISSUED FEBRUARY 17, 2025. THERE MAY BE EASEMENTS OR DOCUMENTS PERTAINING TO THE SUBJECT TRACT THAT ARE NOT SHOWN OR REFERENCED HEREON.
- 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.
- UTILITY LOCATIONS ARE PER OBSERVED EVIDENCE BASED ON TEXAS 811 MARKINGS BASED ON TICKET NUMBER 237435508.

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

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	2025-07-30
Field Crew	TC (KW/EG)
Drawn By	BT (TDR)
Checked By	JJ
Sheet	1 of 1