

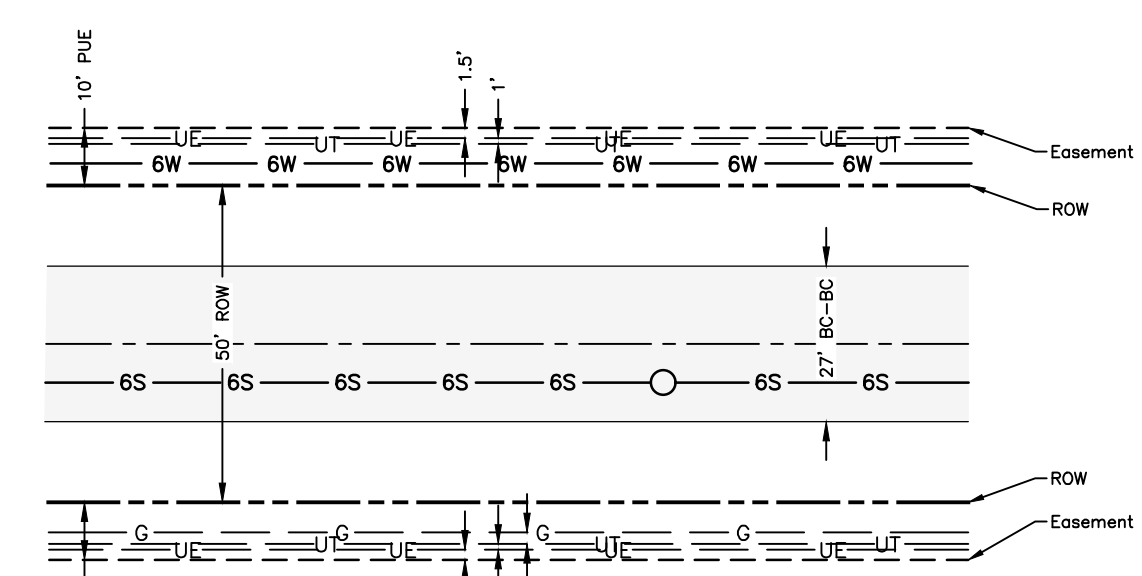
- GENERAL NOTES:**
- ZONING: To be established with Annexation (RD-5)
  - Proposed Land Use:  
Residential (46 Lots)  
Common Area: 1.23 ac.  
Right-of-Way: 1.66 ac.  
Avg. Lot Size (Residential): 0.155 ac. (6,733 sf)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100220 F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on lidar data of the site.
  - A 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, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
  - Abbreviations:  
P.U.E. - Public Utility Easement  
P.A.E. - Public Access Easement  
P.D.E. - Public Drainage Easement  
H.O.A. - Homeowner's Association  
R.O.W. - Right of Way  
S.S.E. - Sanitary Sewer Easement
  - Common Areas shall be owned & maintained by Homeowners Association
  - Water Service for this subdivision to be served by Wickson Creek SUD
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All sidewalks are to be concrete pavement.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.

**Preliminary Plan**



**Legend**

— 8S — 8S —	Existing Sewer Line w/ size
— 8W — 8W —	Existing Water Line w/ size
— 6 — 6 —	Existing Gas Line
— 6W — 6W —	Proposed Water Line w/size
— 4S — 4S —	Proposed Sewer Line w/size
— SD — SD —	Proposed Storm Drain Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Boundary Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line
— — —	Fire Hydrant



NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

**Typical Utility Layout**

**PRELIMINARY PLAN**

**KNOX LANDING SUBDIVISION**

10.00 AC.  
Out of the  
**MARIA KEAGANS LEAGUE, A-28**  
(Vol. 9467, Pg. 72)  
BRAZOS COUNTY, TEXAS  
OCTOBER 2022  
SCALE: 1"=40'

LOT NUMBERS  
Lots 1-20, Block 1  
Lots 1-26, Block 2

<p><b>Owner:</b> RFD Holdings, LLC 11400 S.H. 30, Ste 203 College Station, Texas 77845 979-500-3124</p>	<p><b>Engineer:</b> McClure &amp; Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838 Firm Reg. No. F-458</p>
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