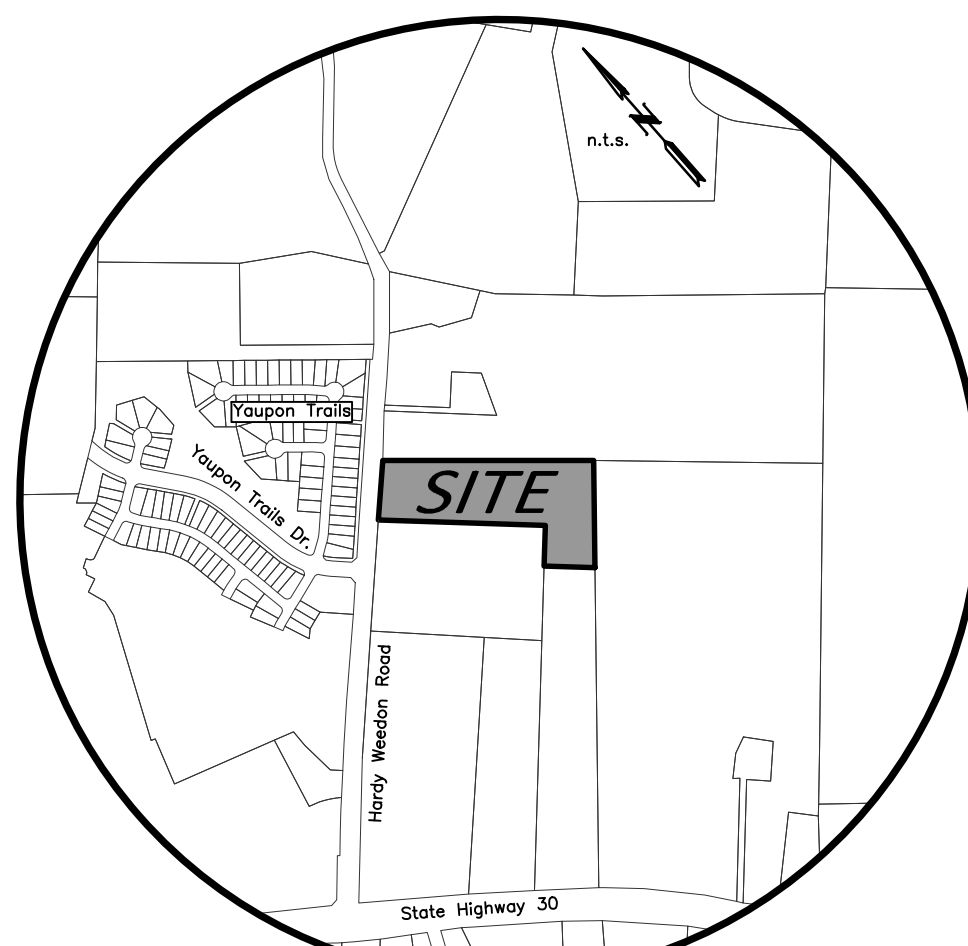


Scale: 1"=50'



### VICINITY MAP



LINE	BEARING	DISTANCE
L1	N 44°57'41" E	94.18'
L2	N 88°52'35" E	37.14'
L3	N 1°07'54" W	36.67'
L4	S 44°58'19" W	93.75'
L5	S 39°13'57" W	110.11'
L6	S 54°12'46" W	45.91'
L7	N 39°13'57" E	75.37'
L8	N 54°12'46" E	82.43'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	3°47'52"	1050.00'	69.60'	34.81'	S 48°52'07" E	69.59'
C2	91°32'38"	25.00'	39.94'	25.68'	S 4°59'44" E	35.83'
C3	29°35'31"	50.00'	25.82'	13.21'	N 55°34'20" E	25.54'
C4	150°43'39"	65.00'	171.00'	248.89'	N 4°59'44" W	125.78'
C5	29°35'31"	50.00'	25.82'	13.21'	N 65°33'48" W	25.54'
C6	3°47'52"	1000.00'	66.28'	33.15'	N 48°52'07" W	66.27'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, RED Holdings, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 17554, Page 1 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner  
 \_\_\_\_\_  
 State of Texas  
 County of Brazos  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas  
 \_\_\_\_\_  
 State of Texas  
 County of Brazos  
 I, \_\_\_\_\_ Chairman 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.

Chairman, Planning and Zoning Commission  
 \_\_\_\_\_  
 State of Texas  
 County of Brazos  
 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\_\_\_\_.

**CERTIFICATION BY THE COUNTY CLERK**  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)  
 I, Karan 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, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas  
 \_\_\_\_\_  
**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Gregory Hopcus, R.P.L.S. No. 6047  
 \_\_\_\_\_  
 I, \_\_\_\_\_ the undersigned, City Planner and/or designated Secretary of the Planning & 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\_\_\_\_.

**FIELD NOTES**  
 Being all that certain tract or parcel of land lying and being situated in the MARIA KEGANS LEAGUE, Abstract No. 28, in Bryan, Brazos County, Texas and being part of the called 21.86 acre tract described in the deed from Gardner Parker, et al to Bryan/College Station Church of Christ recorded in Volume 17554, Page 1 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 1/2-inch iron rod marking the common east corner of this herein described tract and the called 21.86 acre Bryan/College Station Church of Christ tract, said iron rod also marking the north corner of the called 57.041 acre B/CS Leasing, LLC tract recorded in Volume 17263, Page 95 (O.R.B.C.) and being in the southwest line of the called 42.60 acre B/CS Leasing, LLC tract recorded in Volume 17789, Page 267 (O.R.B.C.);

**THENCE:** S 40°45'30" W (DEED CALL: S 43°42'31" W) along the common line of this tract, the called 21.86 acre Bryan/College Station Church of Christ tract and the called 57.041 acre B/CS Leasing, LLC tract for a distance of 637.58 feet to a 1/2-inch iron rod set for the south corner of this tract;

**THENCE:** N 46°58'56" W into and through the called 21.86 acre Bryan/College Station Church of Christ tract for a distance of 281.63 feet to a 1/2-inch iron rod set for the most southerly west corner of this tract, said iron rod also being in the southeast line of the called 12.31 acre Robert Krupa and Kathy Krupa tract recorded in Volume 2045, Page 113 (O.R.B.C.);

**THENCE:** along the common line of this tract, the called 21.86 acre Bryan/College Station Church of Christ tract and the called 12.31 acre Krupa tract for the following two (2) calls:

- 1) N 42°44'49" E (DEED CALL: N 45°37'17" E) for a distance of 287.08 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, said iron rod also marking the east corner of the called 12.31 acre Krupa tract, and
- 2) N 46°58'11" W (DEED CALL: N 44°01'41" W - 897.34'), at 858.95 feet, pass a found 1/2-inch iron rod for reference in the southeast right-of-way line of Hardy Weedon Road (variable width), continue for a total distance of 897.47 feet to a point for the west corner of this tract and being at or near the centerline of said Hardy Weedon Road;

**THENCE:** N 44°47'49" E (DEED CALL: N 47°40'52" E - 305.12) being at or near the centerline of said Hardy Weedon Road for a distance of 304.56 feet to a point for the common north corner of this tract and the called 21.86 acre Bryan/College Station Church of Christ tract, said point also marking the west corner of the called 42.60 acre B/CS Leasing, LLC tract;

**THENCE:** S 49°15'03" E (DEED CALL: S 46°18'11" E - 1,146.93) along the common line of this tract, the called 21.86 acre Bryan/College Station Church of Christ tract and the called 42.60 acre B/CS Leasing, LLC tract, at 38.41 feet, pass a found 1/2-inch iron rod for reference in the southeast right-of-way line of said Hardy Weedon Road, continue for a total distance of 1,146.76 feet to the POINT OF BEGINNING and containing 10,520 acres of land.

**GENERAL NOTES:**

1. This property was annexed by the Bryan City Council on September 3, 2022 per Ordinance No. 2579.
2. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, this property is not located in a Special Flood Hazard Area.
4. Land Use: 46 residential lots.
5. Zoning: Residential 5000 District (RD-5).
6. The Common Area shown shall be owned and maintained by the Homeowners' Association.
7. A H.O.A. shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common area, private drainage easement, the private storm water 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.
8. Water Service for this subdivision to be served by Wickson Creek SUD.
9. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
10. 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 P.U.E. and the right of egress and ingress on property adjacent to the P.U.E. to access electrical facilities.
11. Common Area #3 to be conveyed to B/CS Leasing, LLC as part of the Revell Estates Subdivision.
12. Unless otherwise indicated, all distances shown along curves are arc distances.
13. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
  - o - 1/2" Iron Rod Found (CM)
  - o - 1/2" Iron Rod Set
14. Abbreviations:
  - B.S.I. - By Separate Instrument
  - B.T.U. - Bryan Texas Utilities
  - H.O.A. - Homeowners Association
  - P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - S.S.E. - Sanitary Sewer Easement
  - Vw. - Variable Width
  - CM - Controlling Monument

## FINAL PLAT

### KNOX LANDING SUBDIVISION

LOTS 1-20, BLOCK 1 AND LOTS 1-26, BLOCK 2

10.520 ACRES

MARIA KEGANS LEAGUE, A-28  
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2023  
SCALE 1" = 50'

**Owner:**  
RFD Holdings, LLC  
11400 S.H. 30, Ste 203  
College Station, Texas 77845  
979-300-3124

**Surveyor:**  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Called 57,041 Acres  
 Now or Formerly  
 B/CS Leasing, LLC  
 V.17263, P.95

Called 12.31 Acres  
 Now or Formerly  
 Robert & Kathy Krupa  
 V.2045, P.113

Called 42.60 Acres  
 Now or Formerly  
 B/CS Leasing, LLC  
 V.17789, P.267  
 (DEED CALL: N 46°18'11" E - 1,146.93)  
 S 49°15'03" E - 1,146.76'