



VICINITY MAP

CERTIFICATION BY 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, Texas in Volume Page

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, RFD 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 17995, Page 139 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

APPROVAL OF PLANNING AND ZONING COMMISSION

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

APPROVAL OF THE 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, B/CS Church of Christ, 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

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

APPROVAL OF THE CITY PLANNER

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

City Planner, Bryan, Texas

LINE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L9 with their respective bearings and distances.

CURVE TABLE

Table with 6 columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD BRG., CHORD DIST. Lists curve data for curves C1 through C6.

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 10.00 acre tract described in the deed from Bryan/College Station Church of Christ to RFD Holdings, LLC recorded in Volume 17995, Page 139 of the Official Records of Brazos County, Texas (O.R.B.C.) 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 (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 ell 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) being at or near the centerline of said Hardy Weedon Road for a distance of 290.14 feet to a point for the north corner of this tract;

THENCE: into the interior of the called 10.00 acre RFD Holdings, LLC tract for the following two (2) calls:

- 1) S 46°58'11" E for a distance of 615.78 feet to a 1/2-inch iron rod set for an interior corner of this tract, and
2) N 43°01'49" E for a distance of 38.93 feet to a 1/2-inch iron rod set for an exterior corner of this tract, said iron rod also being in the southwest line of the called 42.60 acre B/CS Leasing, LLC tract;

THENCE: S 49°15'03" E (DEED CALL: S 46°18'11" E) along the common line of this tract and the called 42.60 acre B/CS Leasing, LLC tract for a distance of 530.93 feet to the POINT OF BEGINNING and containing 10.143 acres of land.

Called 42.60 Acres Now or Formerly B/CS Leasing, LLC V.17789, P.267

Approximate E of Brushy Creek Tributary #8

(DEED CALL: S 46°18'11" E) S 49°15'03" E - 530.93'

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

Approximate E of Brushy Creek Tributary #8

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

Remainder of Called 21.86 Acres Now or Formerly Bryan/College Station Church of Christ V.17554, P.1

FINAL PLAT KNOX LANDING SUBDIVISION LOTS 1-20, BLOCK 1 AND LOTS 1-26, BLOCK 2 10.143 ACRES MARIA KEGANS LEAGUE, A-28 BRYAN, BRAZOS COUNTY, TEXAS OCTOBER 2024 SCALE 1" = 50'

Owner: RFD Holdings, LLC 11400 S.H. 30, Ste 203 College Station, Texas 77845 (979) 500-3124
Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838

