

VICINITY MAP

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, **Reece Development 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 Public Records of Brazos County in Volume 20348, Page 204 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, **Continental Homes of Texas, L.P.**, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Document No. 166-266100193 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, **Cody Karisch, Registered Professional Land Surveyor No. 7004**, 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.

Cody Karisch, R.P.L.S. No. 7004

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

LINE	BEARING	DISTANCE
L1	N 43°01'49" E	38.93'
L2	N 44°57'41" E	94.18'
L3	N 88°52'35" E	37.14'
L4	N 1°07'54" W	36.67'
L5	S 44°58'19" W	93.75'
L6	S 39°13'57" W	110.11'
L7	S 54°12'46" W	45.91'
L8	N 39°13'57" E	75.37'
L9	N 54°12'46" E	82.43'

CURVE TABLE

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'

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 all of KNOX LANDING according to the Final Plat recorded in Volume 20348, Page 204 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots 12 through 20, Block 1, Lots 1, 14 through 26, Block 2 of said KNOX LANDING being further described in the deed from Reece Development, LLC to Continental Homes of Texas, L.P. recorded in Document No. 166-266100193 (O.P.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 said KNOX LANDING, said iron rod also marking the north corner of Lot 20, Block 5, REVELLE ESTATES, PHASE 4 according to the Final Plat recorded in Volume 20350, Page 111 (O.P.R.B.C.) and an interior corner of Lot 57, Block 5, REVELLE ESTATES, PHASE 3 according to the Final Plat recorded in Volume 19726, Page 73 (O.P.R.B.C.);

THENCE: S 40°45'30" W along the common line of this tract, said REVELLE ESTATES, PHASE 4 and the northwest right-of-way line of Yaupon Trails Drive, REVELLE PARK, PHASE 1 according to the Final Plat recorded in Volume 19770, Page 207 (O.P.R.B.C.) for a distance of 637.58 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the east corner of Lot 1, Block 1, BCS CHURCH OF CHRIST according to the Final Plat recorded in Volume 19906, Page 267 (O.P.R.B.C.);

THENCE: N 46°58'56" W (ADJOINING PLAT CALL: 281.43') along the common line of this tract and said Lot 1, Block 1 for a distance of 281.63 feet to a found 1/2-inch iron rod marking the most southerly west corner of this tract, said iron rod also being in the southeast line of the called 12.31 acre Krupa tract, and

THENCE: along the common line of this tract and said KNOX LANDING for the following two (2) calls:

- 1) S 42°44'49" E for a distance of 287.08 feet to a found 1/2-inch iron rod marking an interior 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, 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 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: along the common line of this tract and said KNOX LANDING for the following three (3) calls:

- 1) S 46°58'11" E for a distance of 615.78 feet to a found 1/2-inch iron rod marking an interior corner of this tract,
- 2) N 43°01'49" E for a distance of 38.93 feet to a found 1/2-inch iron rod marking 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, and
- 3) S 49°15'03" E for a distance of 530.93 feet to the POINT OF BEGINNING and containing 10.143 acres of land.

ORIGINAL PLAT
KNOX LANDING SUBDIVISION
RECORDED IN VOLUME 20348, PAGE 204

GENERAL NOTES:

1. This property was annexed by the Bryan City Council on February 7, 2023 per Ordinance No. 2616.
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 District - 5000 (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, B.T.U. 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. Unless otherwise indicated, all distances shown along curves are arc distances.
12. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
13. Abbreviations:
 - B.T.U. - Bryan Texas Utilities
 - H.O.A. - Homeowners Association
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - S.S.E. - Sanitary Sewer Easement
 - CM - Controlling Monument

The purpose of this Replat is to establish and dedicate drainage easements as shown herein.

SHEET NO. 1 OF 2 SHEETS

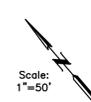
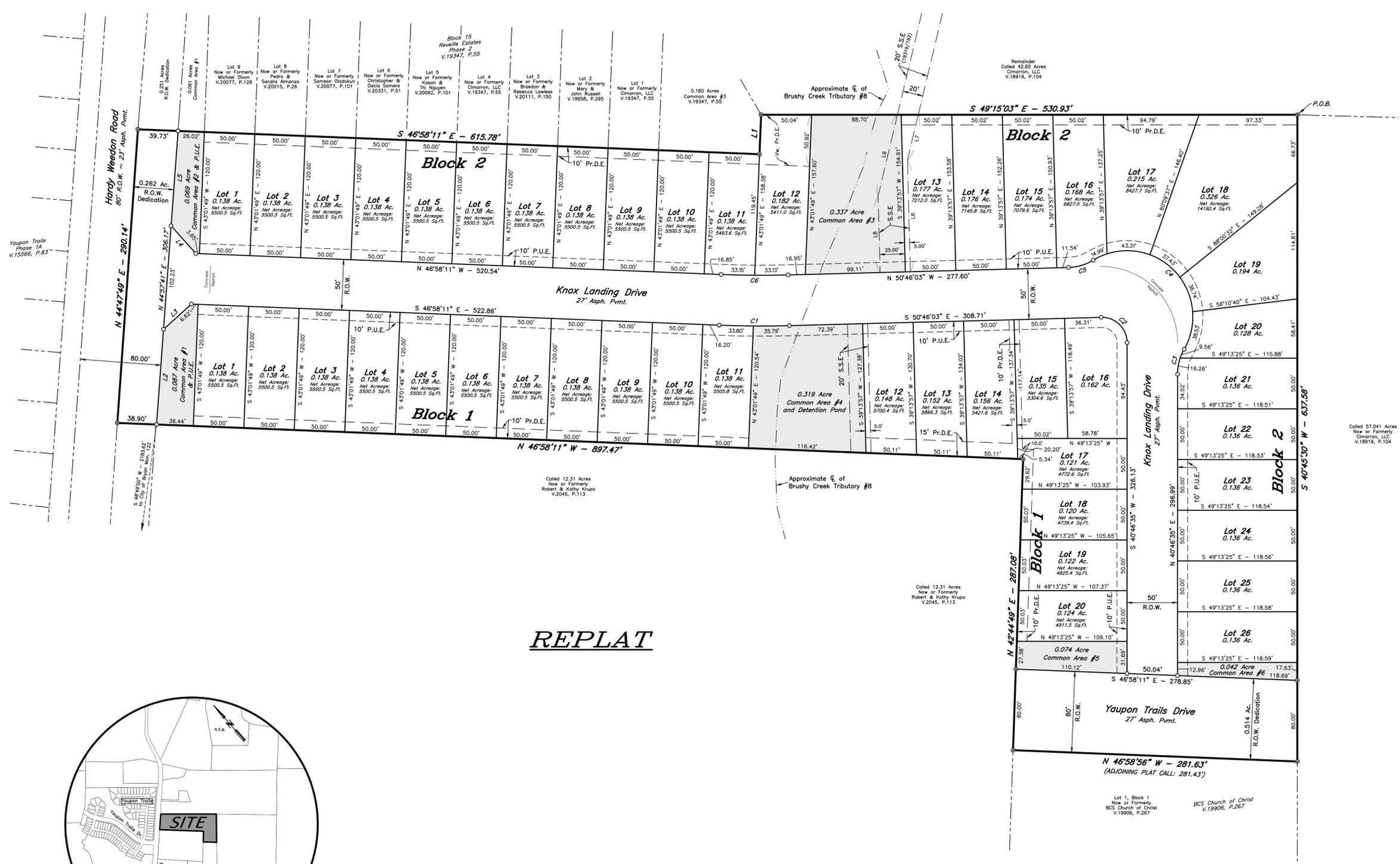
FINAL PLAT
KNOX LANDING SUBDIVISION
BEING A REPLAT OF LOTS 1-20, BLOCK 1 AND LOTS 1-26, BLOCK 2 KNOX LANDING SUBDIVISION RECORDED IN VOLUME 20348, PAGE 204
10.143 ACRES
MARIA KEGANS LEAGUE, A-28
BRYAN, BRAZOS COUNTY, TEXAS
MARCH, 2026
SCALE 1" = 50'

Owner(s):
Reece Development LLC
4007 Cross Park Drive
Bryan, Texas 77802

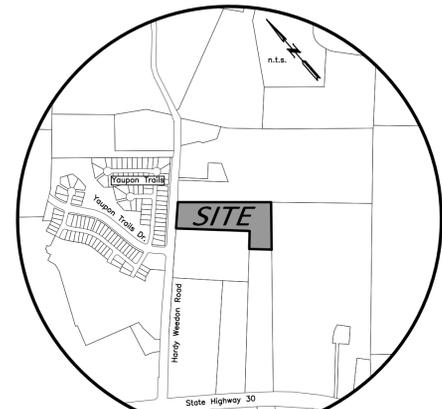
Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
3515 SW H.K. Dodgen
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

Called 57.041 Acres
Now or Formerly
Cimaron, LLC
V.19919, P.104



REPLAT



VICINITY MAP

LINE	BEARING	DISTANCE
L1	N 43°01'49" E	38.93'
L2	N 44°57'41" E	94.18'
L3	N 88°52'35" E	37.14'
L4	N 1°07'54" W	36.67'
L5	N 44°58'19" W	93.75'
L6	S 39°13'57" W	110.11'
L7	S 54°12'46" W	45.91'
L8	N 39°13'57" E	75.37'
L9	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'

FINAL PLAT

KNOX LANDING SUBDIVISION

BEING A REPLAT OF LOTS 1-20, BLOCK 1 AND LOTS 1-26, BLOCK 2 KNOX LANDING SUBDIVISION RECORDED IN VOLUME 20348, PAGE 204

10.143 ACRES

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

MARCH, 2026
SCALE 1" = 50'

Owner(s):
Reece Development LLC
4007 Cross Park Drive
Bryan, Texas 77802

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

The purpose of this Replat is to establish and dedicate drainage easements as shown herein.

SHEET NO. **2**
OF 2 SHEETS