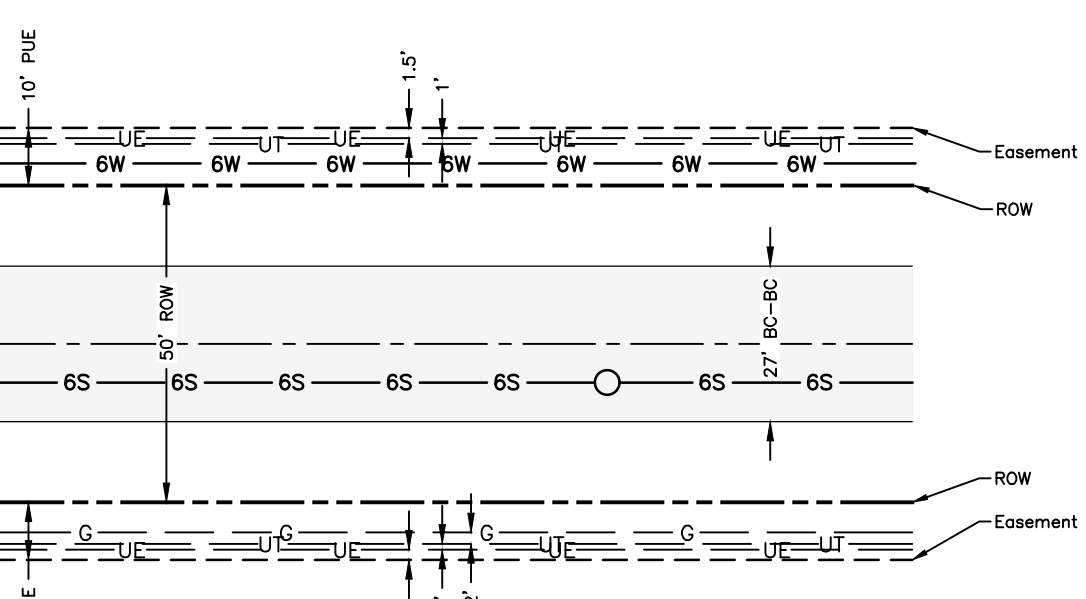


- GENERAL NOTES:**
- The property was annexed by Bryan City Council on September 13, 2022 per Ordinance No. 2579.
 - Basis of Bearing: Iron rod monuments found and the record bearing (S45°39'54"E) along the southeast line of the called 122.79 acre tract recorded in Volume 13692, Page 271 of the Official Records of Brazos County, Texas (O.R.B.C.) was used as the BASIS OF BEARINGS shown on this plan.
 - ZONING: (RD-5)
 - Proposed Land Use:
Residential (48 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 4804102220 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.



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



Legend

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

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'

Owner:
RFD Holdings, LLC
11400 S.H. 30, Ste 203
College Station, Texas 77845
979-500-3124

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

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

