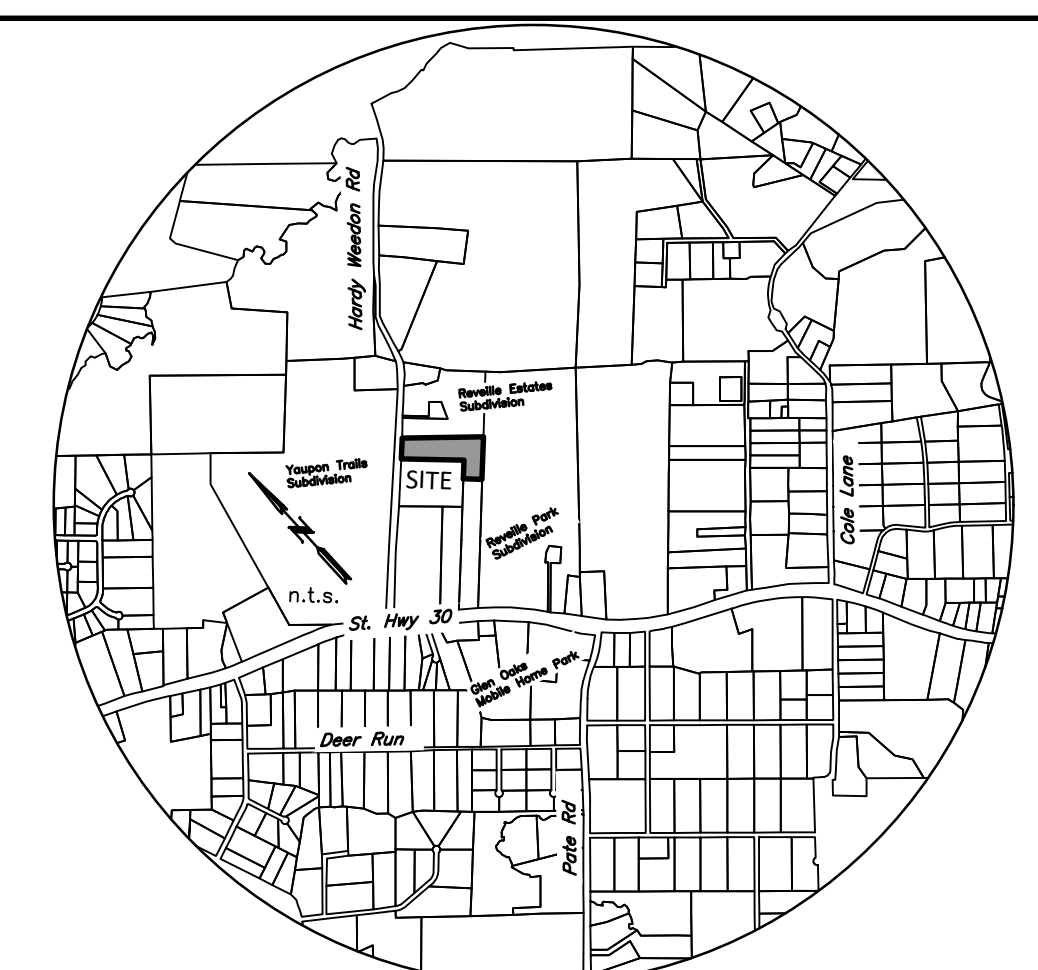


**Legend**

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

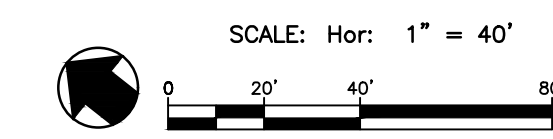


**Lot Dimension Table**

Block	Lot	Width (FT)	Depth (FT)	Area (SF)
1	1	50.0	120.0	6,001
1	2	50.0	120.0	6,001
1	3	50.0	120.0	6,001
1	4	50.0	120.0	6,001
1	5	50.0	120.0	6,001
1	6	50.0	120.0	6,001
1	7	50.0	120.0	6,001
1	8	50.0	120.0	6,001
1	9	50.0	120.0	6,001
1	10	50.0	120.0	6,001
1	11	50.0	120.0	6,007
1	12	50.0	120.0	6,449
1	13	50.0	132.3	6,614
1	14	50.0	138.0	6,795
1	15	50.0	117.2	5,891
1	16	50.0	119.2	7,014
1	17	50.0	114.5	5,118
1	18	50.0	104.6	5,234
1	19	50.0	106.0	5,319
1	20	50.0	108.2	5,409
2	1	50.0	120.0	6,001
2	2	50.0	120.0	6,001
2	3	50.0	120.0	6,001
2	4	50.0	120.0	6,001
2	5	50.0	120.0	6,001
2	6	50.0	120.0	6,001
2	7	50.0	120.0	6,001
2	8	50.0	120.0	6,001
2	9	50.0	120.0	6,001
2	10	50.0	120.0	6,001
2	11	50.0	120.0	6,001
2	12	50.0	120.0	6,001
2	13	50.0	120.0	6,001
2	14	50.0	120.0	6,001
2	15	50.0	120.0	6,001
2	16	50.0	120.0	6,001
2	17	50.0	120.0	6,001
2	18	50.0	120.0	6,001
2	19	50.0	120.0	6,001
2	20	50.0	120.0	6,001
2	21	50.0	120.0	6,001
2	22	50.0	120.0	6,001
2	23	50.0	120.0	6,001
2	24	50.0	120.0	6,001
2	25	50.0	120.0	6,001
2	26	50.0	120.0	6,001

- GENERAL NOTES:**
- The property was annexed by Bryan City Council on September 13, 2022 per Ordinance No. 2279.
  - 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 13892, 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: 1.30 ac.  
Right-of-Way: 1.89 ac.  
Avg. Lot Size (Residential): 0.148 ac. (6,447 sf)  
According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0220 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  
B.S.I. - By Separate Instrument
  - 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.
  - Common Area #3 to be conveyed to B/CS Leasing, LLC as part of the Reveille Estates Subdivision

**Preliminary Plan**



**PRELIMINARY PLAN**

**KNOX LANDING SUBDIVISION**

10.00 AC.  
Out of the  
**MARIA KEAGANS LEAGUE, A-28**  
(Vol. 9467, Pg. 72)  
BRAZOS COUNTY, TEXAS

MARCH 2023  
SCALE: 1"=40'

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

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

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

11280002-PP