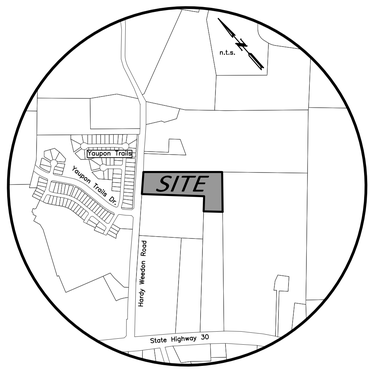

VICINITY MAP

Scale: 1"=50'

LINE TABLE

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 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'

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

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 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 - 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 Reveille 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:
    - ⊗ – 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
    - Var. – Variable Width
    - CM – Controlling Monument

FINAL PLAT

KNOX LANDING SUBDIVISION

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
979-500-3124

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

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