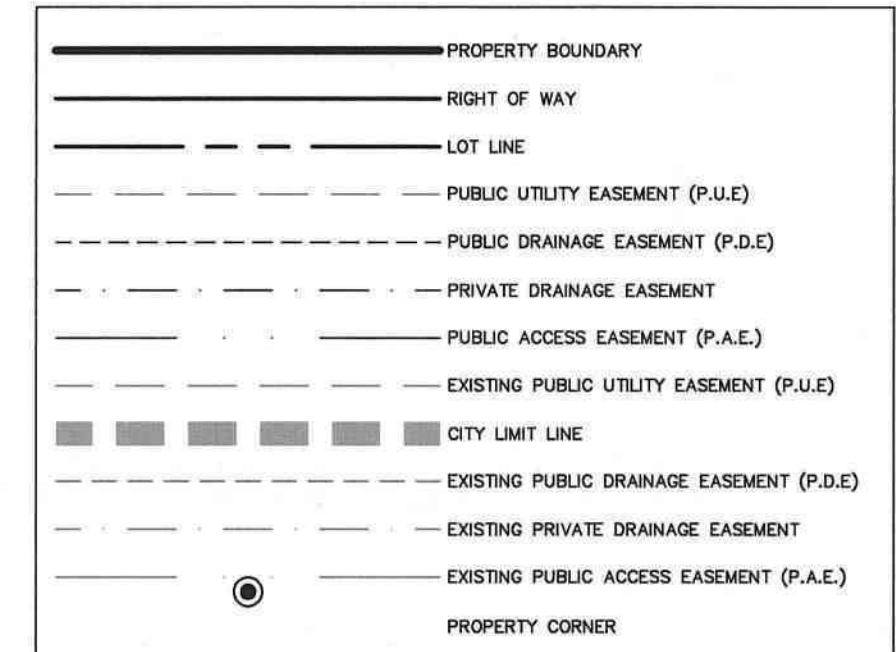


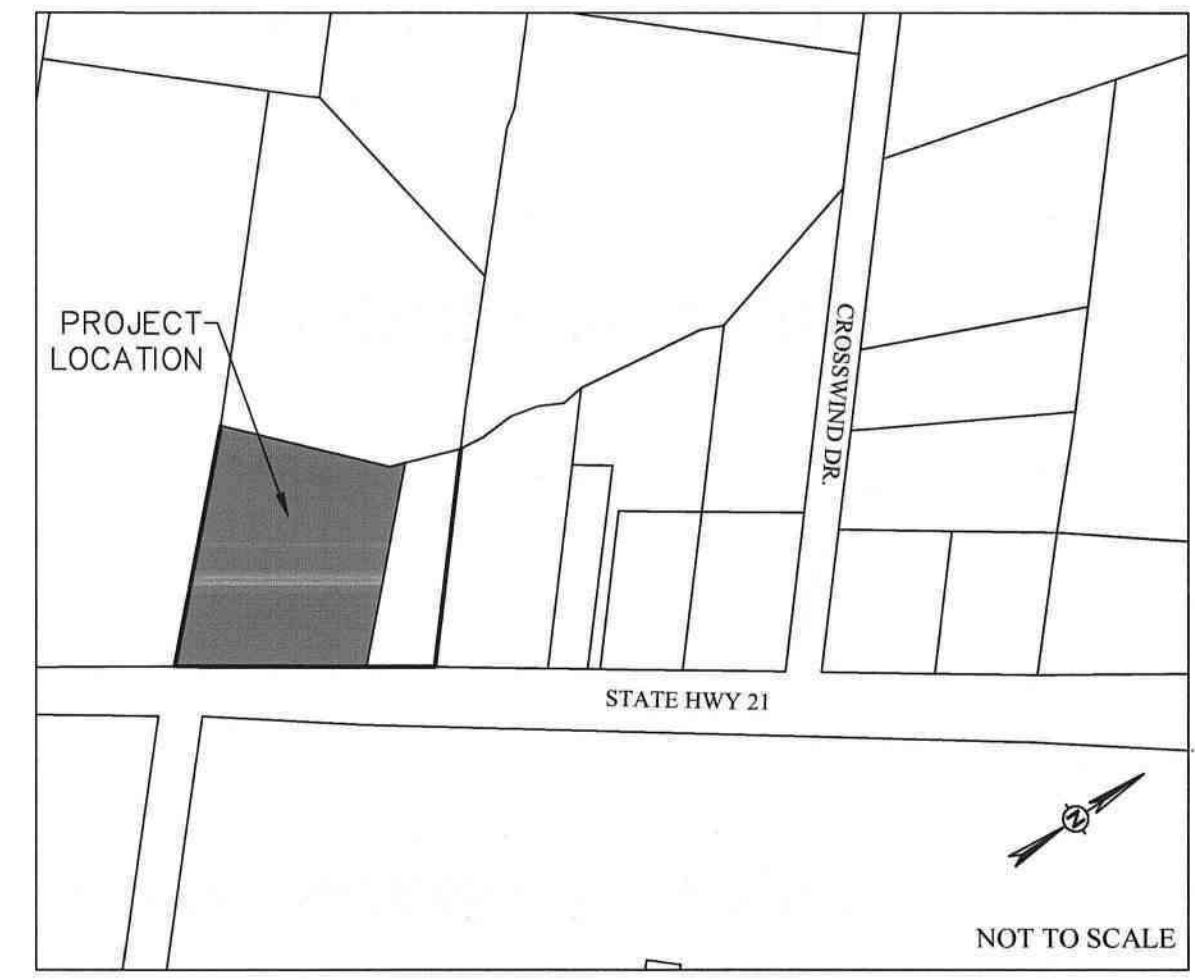
REPLAT

- NOTES:**
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 480410205F, REVISED DATE: 04-02-2014.
  - COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-11 (N:10248976.04; E:3551498.46) AND AS ESTABLISHED BY GPS OBSERVATION.
  - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000106085876 (AS CALCULATED USING GEOID12A).
  - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
  - ALL SETBACKS SHALL BE IN COMPLIANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - ZONING IS COMMERCIAL DISTRICT (C-3).
  - THE PRIVATE DRAINAGE EASEMENT WILL BE MAINTAINED BY THE LOT OWNERS OR THE PROPERTY OWNERS ASSOCIATION.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
  - ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - THE FOLLOWING EASEMENTS APPLY TO THIS TRACT.
    - BLANKET EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOP 134/21.
    - EASEMENT TO THE CITY OF BRYAN 12513/32
  - ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
  - ALL STRUCTURES LOCATED IN THE SETBACK WILL BE TORN DOWN PRIOR TO THE FILING OF THIS PLAT.
  - THE SUBJECT PROPERTY IS LOCATED IN THE HORIZONTAL SURFACE ZONE FOR COULTER AIRFIELD. (MAXIMUM STRUCTURE HEIGHT IN THIS ZONE IS 150 FEET).
  - THE PROPERTY OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF THE PAVEMENT AND SUBGRADE SHOULD THE WATER SUPPLY COMPANY CONSTRUCT OR MAINTAIN THE WATERLINE WITHIN THE UTILITY EASEMENT.

**LEGEND**



**VICINITY MAP**



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.84'	N13° 17' 06"E
L2	40.60'	S34° 18' 53"W
L3	38.61'	S55° 41' 07"E
L4	20.00'	S34° 18' 53"W
L5	38.61'	N55° 41' 07"W

**FINAL PLAT**  
OF  
WICKSON CREEK LANDING  
BLOCK 1, LOT 1R & 3R  
**BEING A REPLAT**

OF  
WICKSON CREEK LANDING  
BLOCK 1, LOT 1 - 3  
VOL.15517 PG. 35  
5.051 ACRES  
STEPHEN F. AUSTIN LEAGUE, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

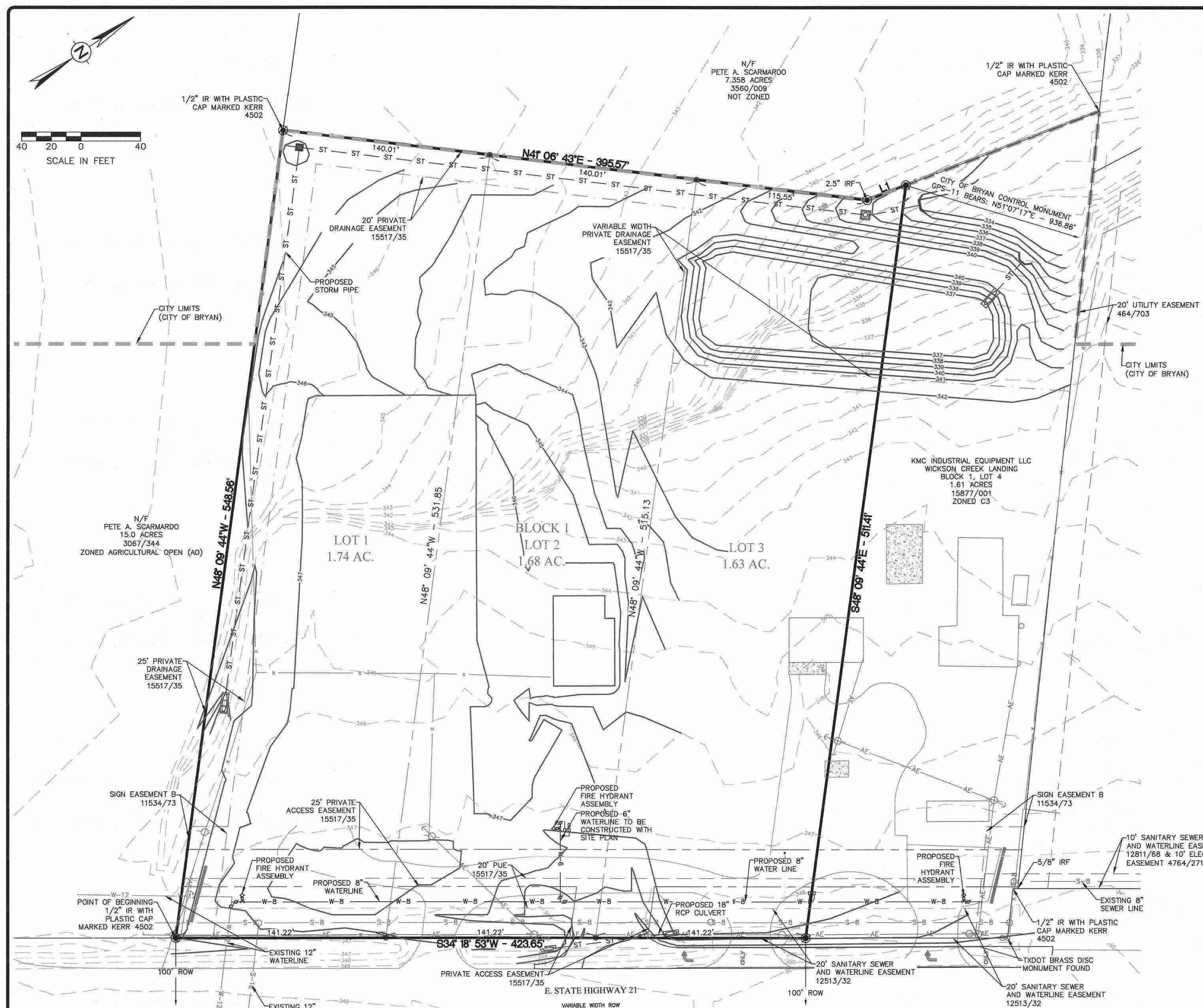
SCALE 1" = 40'  
JUNE 2021

**OWNER/DEVELOPER:**  
KMC FORK LIFT SERVICE  
KEITH MCELROY  
7941 WICKSON RIDGE DRIVE  
BRYAN, TEXAS 77808

**SURVEYOR:**  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 268-3195  
TBPELS FIRM # 110018500

**ENGINEER:**  
  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77840  
\*\*\*  
(979) 764-3900





**METES AND BOUNDS DESCRIPTION**  
 OF A  
**5.051 ACRE TRACT**  
 LOTS 1-3, BLOCK 1  
 WICKSON CREEK LANDING  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK 1, WICKSON CREEK LANDING, ACCORDING TO THE PLAT RECORDED IN VOLUME 15517, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**BEGINNING** AT A 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF A CALLED 15.0 ACRE TRACT AS DESCRIBED BY A DEED TO PETE A. SCARMARDO RECORDED IN VOLUME 3067, PAGE 344 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (BEARING SYSTEM SHOWN HEREIN IS NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-11 (Y:10248976.04; X:3551498.46) AND AS ESTABLISHED FROM GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED; TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000106058576 [CALCULATED USING GEOID12A];

**THENCE** N 48° 09' 44" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 15.0 ACRE TRACT FOR A DISTANCE OF 548.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF A CALLED 7.358 ACRE TRACT AS DESCRIBED BY A DEED TO PETE A. SCARMARDO RECORDED IN VOLUME 3560, PAGE 9 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

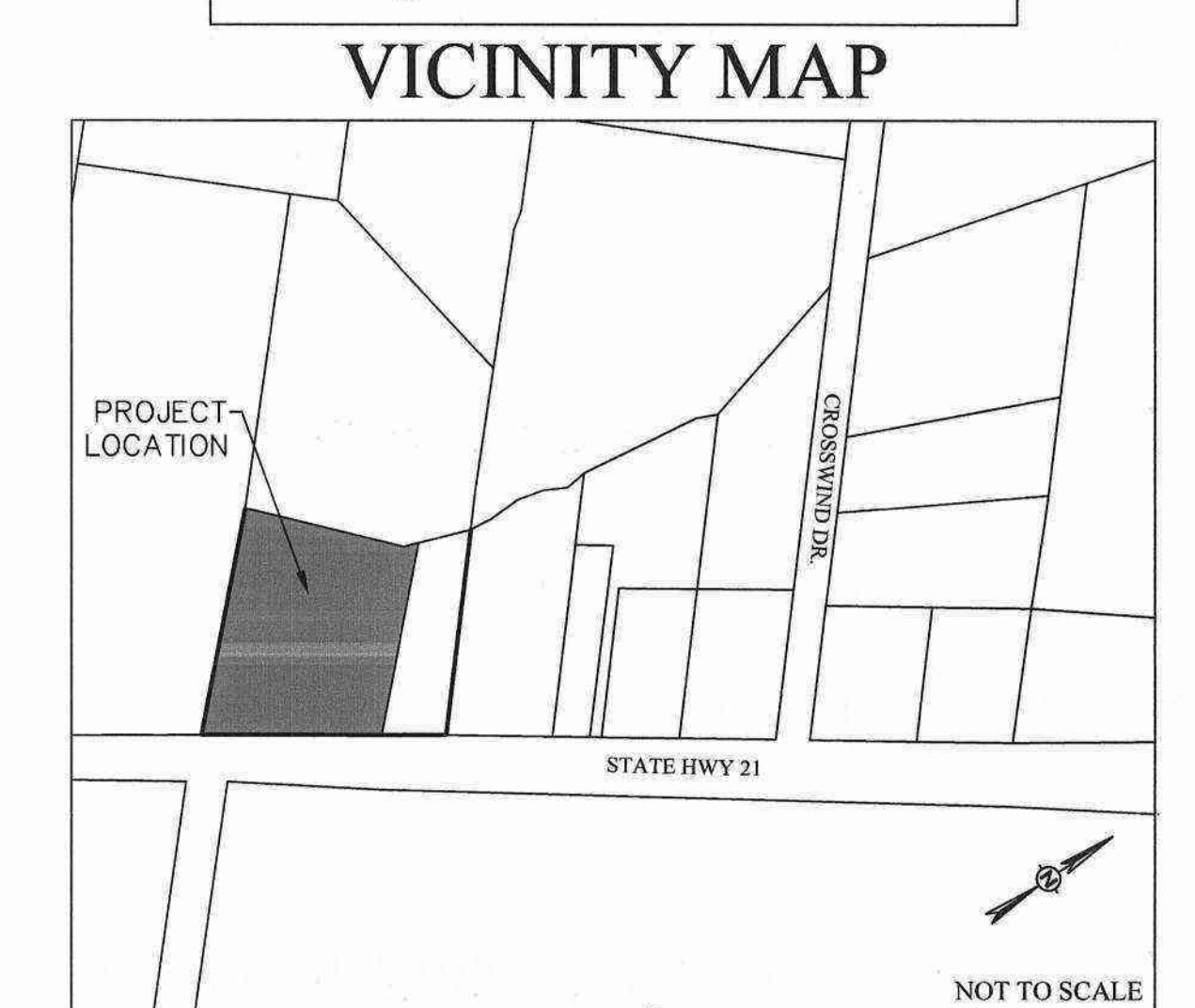
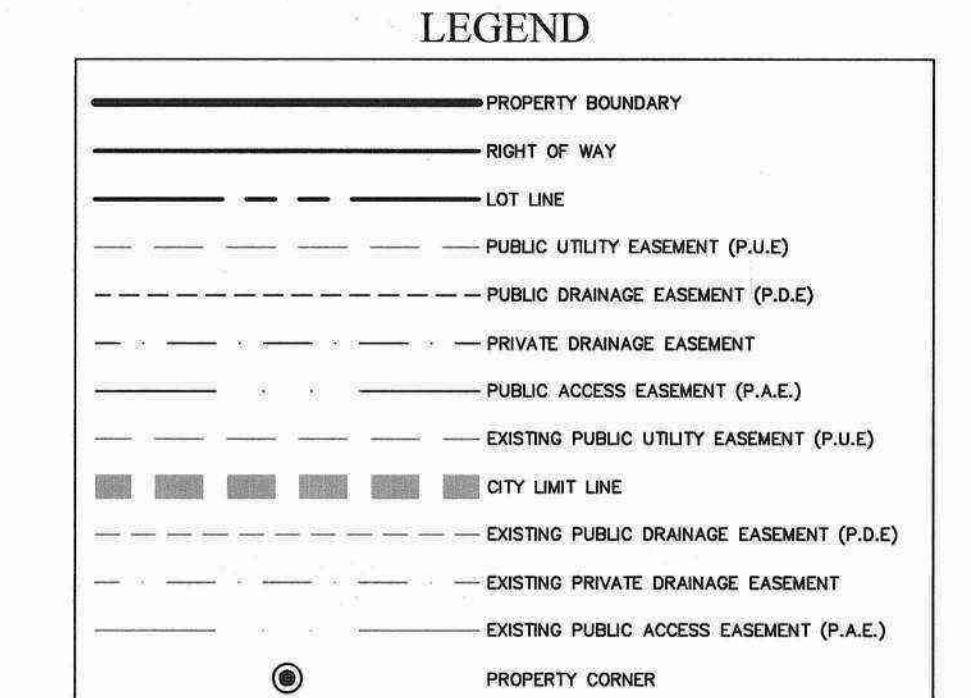
**THENCE** N 41° 06' 43" E ALONG THE COMMON LINE OF SAID LOTS 1-3 AND SAID 7.358 ACRE TRACT FOR A DISTANCE OF 385.57 FEET TO A 1-1/2" IRON PIPE FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

**THENCE** N 13° 17' 06" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND SAID 7.358 ACRE TRACT FOR A DISTANCE OF 27.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF LOT 4, BLOCK 1 (PLAT 15517/35);

**THENCE** S 48° 09' 44" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 511.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 MARKING THE EAST CORNER OF SAID LOT 3;

**THENCE** S 34° 18' 53" W ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF 423.65 FEET TO THE POINT OF BEGINNING CONTAINING 5.051 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

- NOTES:**
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.
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**ORIGINAL PLAT - 15517/35**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, (We), KMC Forklift, INC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 15877, Page 001, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places as shown for the purpose identified.

Keith F. McElroy, Director  
 KMC Forklift, INC.

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Leo Gonzalez, Chair 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 21 day of June, 2024 and same was duly approved on the 21 day of June, 2024 by said Commission.

Leo Gonzalez  
 Chair  
 Planning & Zoning Commission  
 Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the 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.

Brad Kerr  
 B.P.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, North Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 21 day of June, 2024.

North Zimmerman  
 City Planner, Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat was duly filed for record in the Official Records.

Karen McQueen  
 County Clerk  
 Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

I, Sam Vannoy, 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 21 day of June, 2024.

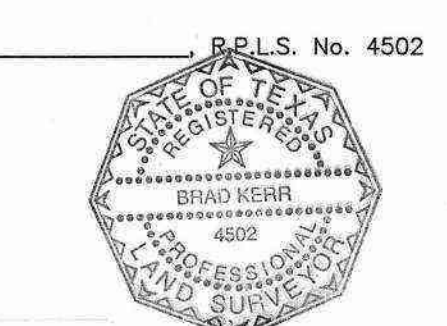
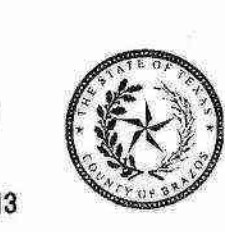
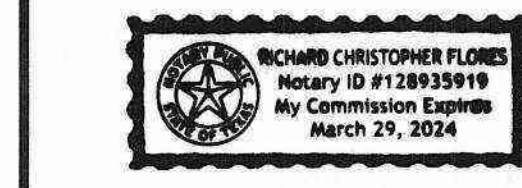
Sam Vannoy  
 City Engineer, Bryan, Texas

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 6/22/2024 12:50:48 PM  
 in the PLAT Records

Doc Number: 2021-1436413  
 Volume-Page: 17114-74  
 Number of Pages: 2  
 Amount: 73.00  
 Order#: 2021062200074  
 By: AM

Given under my hand and seal on this 16<sup>th</sup> day of June, 2024.

Richard Christopher Flores  
 Notary Public, Brazos County, Texas



**FINAL PLAT**  
 OF  
**WICKSON CREEK LANDING**  
 BLOCK 1, LOT 1R & 3R  
**BEING A REPLAT**  
 OF  
**WICKSON CREEK LANDING**  
 BLOCK 1, LOT 1 - 3  
 VOL.15517 PG. 35  
 5.051 ACRES  
 STEPHEN F. AUSTIN LEAGUE, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS

**LINE TABLE**

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**OWNER/DEVELOPER:**  
 KMC FORKLIFT INC  
 KEITH MCELROY  
 7941 WICKSON RIDGE DRIVE  
 BRYAN, TEXAS 77808

**SURVEYOR:**  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195  
 TBPELS FIRM # 11014500

**ENGINEER:**  
  
 TBE No. 12327  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77840  
 (979) 764-3900