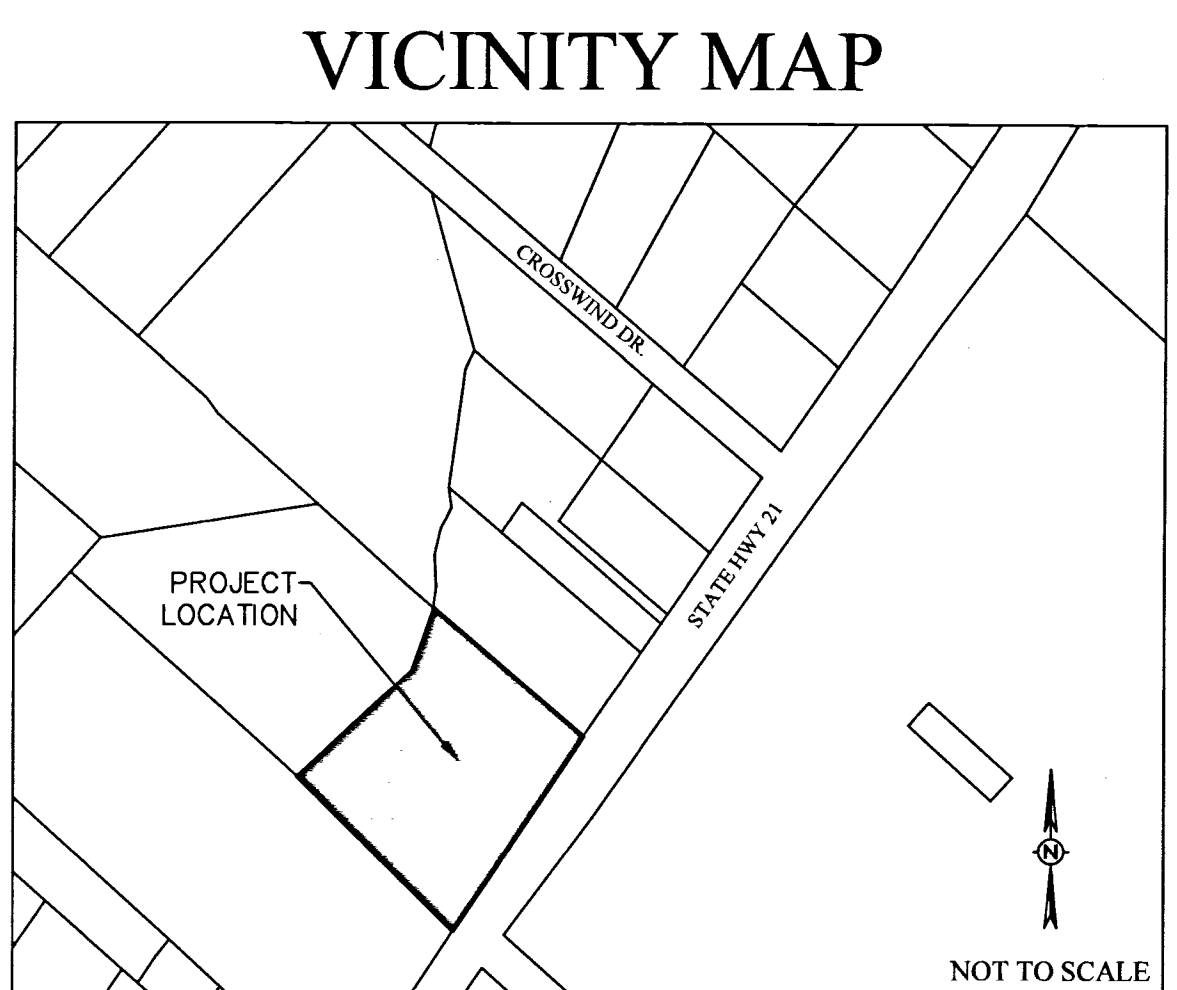
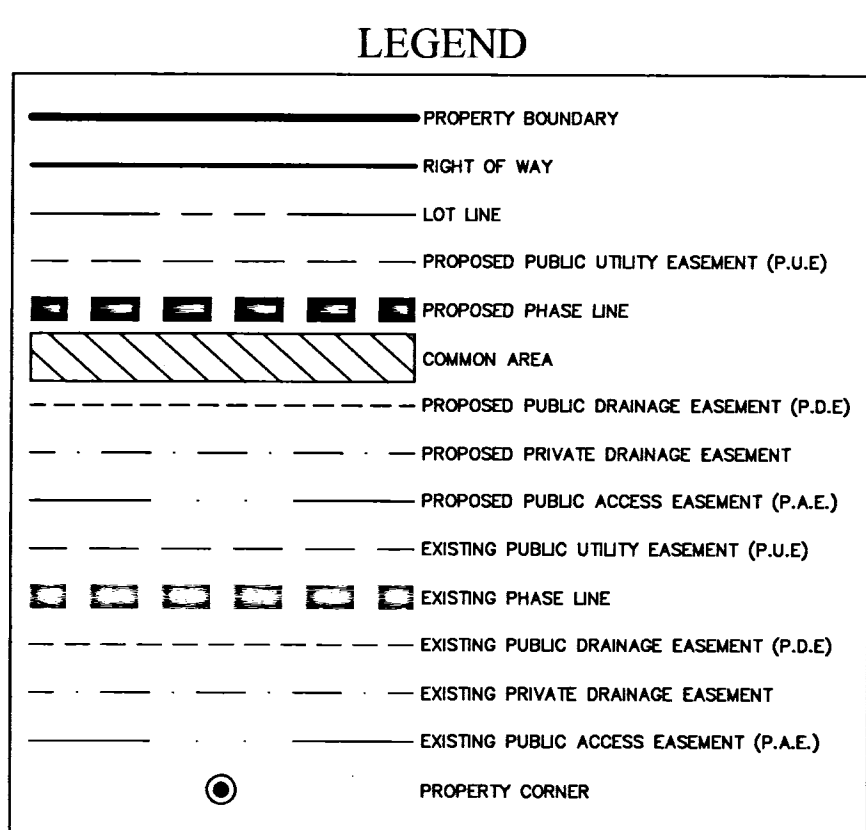


LINE #	LENGTH	DIRECTION
L1	3.25'	S34° 18' 48" W
L2	33.48'	S49° 25' 41" E
L3	25.22'	N34° 18' 53" E
L4	244.48'	N34° 18' 53" E
L5	34.80'	S48° 09' 44" E
L6	34.80'	N48° 09' 44" W
L7	265.07'	S34° 18' 53" W
L8	25.22'	S48° 09' 44" E
L9	538.84'	S34° 18' 53" W
L10	20.12'	S49° 25' 41" E
L11	20.17'	S48° 09' 44" E

- 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 1.000106058576 (AS CALCULATED USING GEOID12B).
 - 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.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.



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.
 R.P.L.S. No. 4502



METES AND BOUNDS DESCRIPTION OF A 6.657 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 6.619 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MARK G. HALL AND KAREN A. HALL RECORDED IN VOLUME 434, PAGE 539 OF THE DEED 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 PLASTIC CAP MARKED 'KERR 4502' SET (N:10247452.06; E:3551156.23) ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID 6.619 ACRE TRACT AND THE EAST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PETE SCARMARDO RECORDED IN VOLUME 3067, PAGE 344 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2" IRON ROD FOUND IN CONCRETE BEARS: S 34° 18' 53" W FOR A DISTANCE OF 821.04 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN 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 HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010207 (CALCULATED USING GEOID12B);

THENCE: N 48° 09' 44" W ALONG THE COMMON LINE OF SAID 6.619 ACRE TRACT AND SAID 15.00 ACRE TRACT FOR A DISTANCE OF 548.56 FEET (DEED CALL: N 45° 00' 00" W - 548.00 FEET, 434/539) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE WEST CORNER OF SAID 6.619 ACRE TRACT AND THE SOUTH CORNER OF THE REMAINDER OF A CALLED 11.037 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO PETE A. SCARMARDO RECORDED IN VOLUME 3560, PAGE 9 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A PIPE FENCE CORNER POST FOUND BEARS: N 48° 09' 44" W FOR A DISTANCE OF 0.89 FEET AND A 2.5" IRON PIPE FOUND BEARS: N 41° 08' 43" E FOR A DISTANCE OF 1.93 FEET;
 THENCE: N 41° 06' 43" E ALONG THE COMMON LINE OF SAID 6.619 ACRE TRACT AND SAID 11.037 ACRE TRACT FOR A DISTANCE OF 395.57 FEET (DEED CALL: N 44° 43' 00" E - 1395.40 FEET, 434/539) TO A 2.5" IRON PIPE FOUND;
 THENCE: N 13° 17' 06" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 167.22 FEET (DEED CALL: N 15° 42' 00" E - 169.50 FEET, 434/539) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF LOT 1, BLOCK 3, EAST BRAZOS INDUSTRIAL PARK PHASE TWO AS SHOWN ON THE PLAT RECORDED IN VOLUME 464, PAGE 705 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID 6.619 ACRE TRACT AND THE EAST CORNER OF SAID 11.037 ACRE TRACT. FOR REFERENCE, A 2.5" IRON PIPE FOUND BEARS: N 13° 17' 06" E FOR A DISTANCE OF 0.59 FEET;
 THENCE: S 49° 45' 23" E ALONG THE NORTHEAST LINE OF SAID 6.619 ACRE TRACT FOR A DISTANCE OF 526.56 FEET TO A 5/8" IRON ROD FOUND ON THE NORTHWEST LINE OF E. STATE HIGHWAY 21 MARKING THE SOUTH CORNER OF THE REMAINDER OF LOT 1, BLOCK 1, EAST BRAZOS INDUSTRIAL PARK AS SHOWN ON THE PLAT RECORDED IN VOLUME 464, PAGE 703 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8" IRON ROD WITH ALUMINUM CAP FOUND BEARS: N 34° 18' 48" E FOR A DISTANCE OF 361.60 FEET;
 THENCE: ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR THE FOLLOWING CALLS:
 S 34° 18' 48" W FOR A DISTANCE OF 3.25 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET;
 S 49° 25' 41" E FOR A DISTANCE OF 33.48 FEET TO A T.X.D.O.T. BRASS DISK MONUMENT FOUND;
 S 34° 18' 53" W FOR A DISTANCE OF 559.41 FEET (DEED CALL: S 37° 30' 00" W - 559.50 FEET, 434/539) TO THE POINT OF BEGINNING CONTAINING 6.657 ACRES OF LAND AS SURVEYED ON THE GROUND JANUARY 2018. SEE PLAT PREPARED JANUARY 2018, FOR MORE DESCRIPTIVE INFORMATION.

APPROVAL OF THE CITY PLANNER
 I, Martin 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 14th day of August, 2018.
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paulington, 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 14th day of August, 2018.
 City Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/15/2018 10:31:28 AM
 In the PLAT Records
 Doc Number: 2018-1368825
 Volume - Page: 15517-35
 Number of Pages: 1
 Amount: 73.00
 Order #: 20190815000037
 By: AM
 for said county, do hereby certify that this plat was filed for record in 20 in the Official Records

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Barbara Sufian, 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 20th day of January, 2018, and same was duly approved on the 14th day of January, 2018, by said Commission
 Chair, Planning & Zoning Commission
 Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Round Pond Development, LLC, 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 11415, Page 229, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.
 Mason Schieffer,
 Round Pond Development, LLC

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Mason Schieffer known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
 Given under my hand and seal on this 18th day of December, 2018.

Richard Christopher Flores
 Notary Public, State of Texas
 Comm. Expires 03-29-2020
 Notary ID: 128935919
Mike Sui
 Notary Public, Brazos County, Texas

FINAL PLAT
WICKSON CREEK LANDING
 6.657 ACRES
 STEPHEN F. AUSTIN LEAGUE, A-63
 BRYAN, BRAZOS COUNTY, TEXAS
 4 LOTS
 LOT 1, BLOCK 1 - 1.74 ACRES
 LOT 2, BLOCK 1 - 1.68 ACRES
 LOT 3, BLOCK 1 - 1.63 ACRES
 LOT 4, BLOCK 1 - 1.61 ACRES
 SCALE 1" = 40'
 DECEMBER 2018
 OWNER/DEVELOPER: Round Pond Development, LLC
 Mason Schieffer
 2103 Tabor Road
 Bryan, TX 77803
 (979) 255-6205
 SURVEYOR: Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 ENGINEER: SCHULTZ
 TBPB NO. 12327
 811 SOUTHWEST PKWY. E.
 COLLEGE STATION, TEXAS 77840
 (979) 764-3900