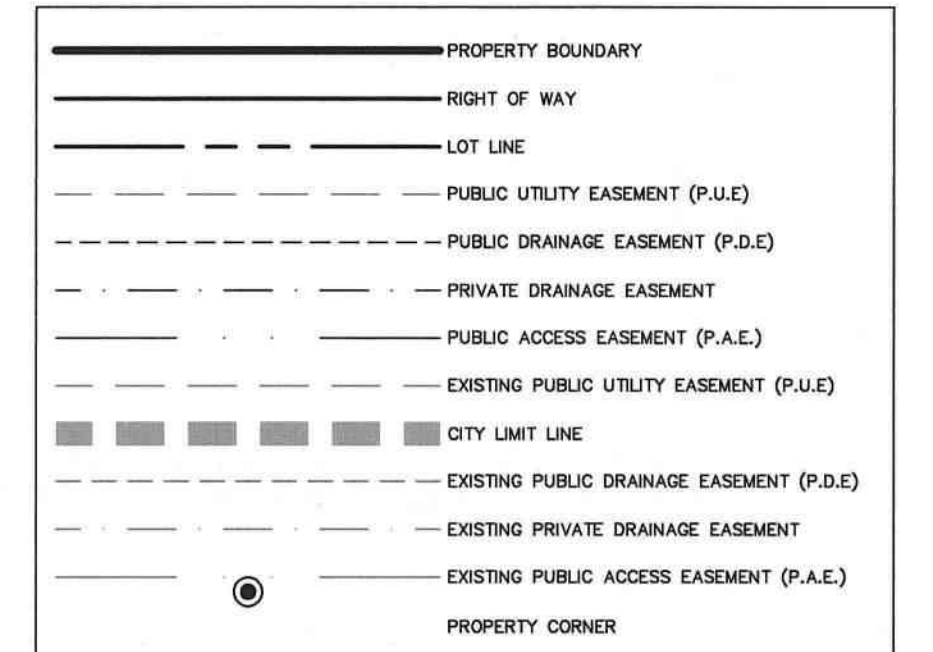


REPLAT

- 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 GEOD12A).
 - 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



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

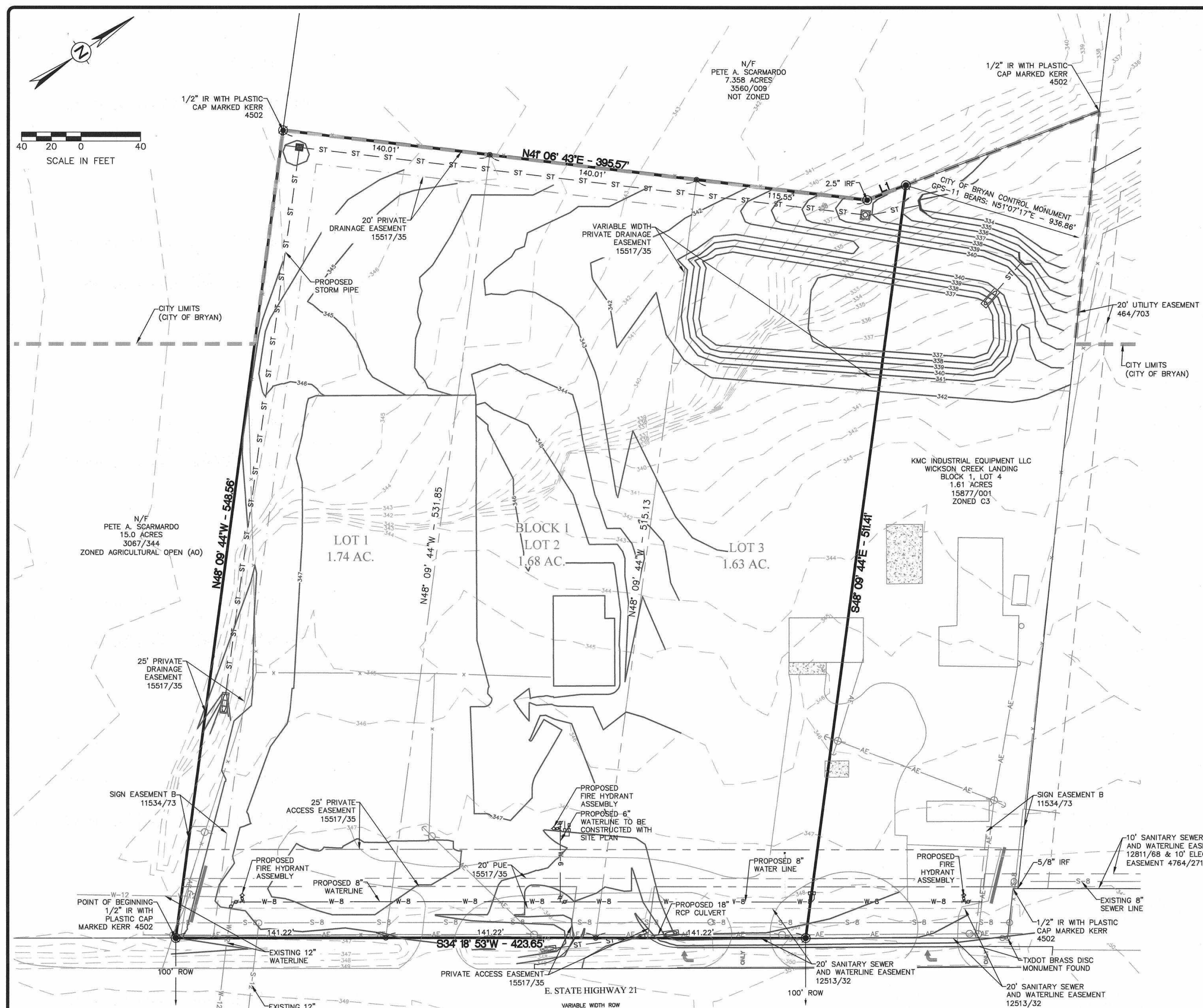
| LINE # | LENGTH | DIRECTION |
|--------|--------|---------------|
| L1 | 27.84' | N13° 17' 06"E |
| L2 | 40.60' | S34° 18' 53"W |
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OWNER/DEVELOPER:
 KMC FORK LIFT SERVICE
 KEITH MELROY
 7941 WICKSON RIDGE DRIVE
 BRYAN, TEXAS 77808

SURVEYOR:
 Brad Kerr, RPLS No. 4502
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 268-3195
 TBPELS FIRM # 10018500

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" IR WITH PLASTIC CAP MARKED 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" IR WITH PLASTIC CAP MARKED "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;

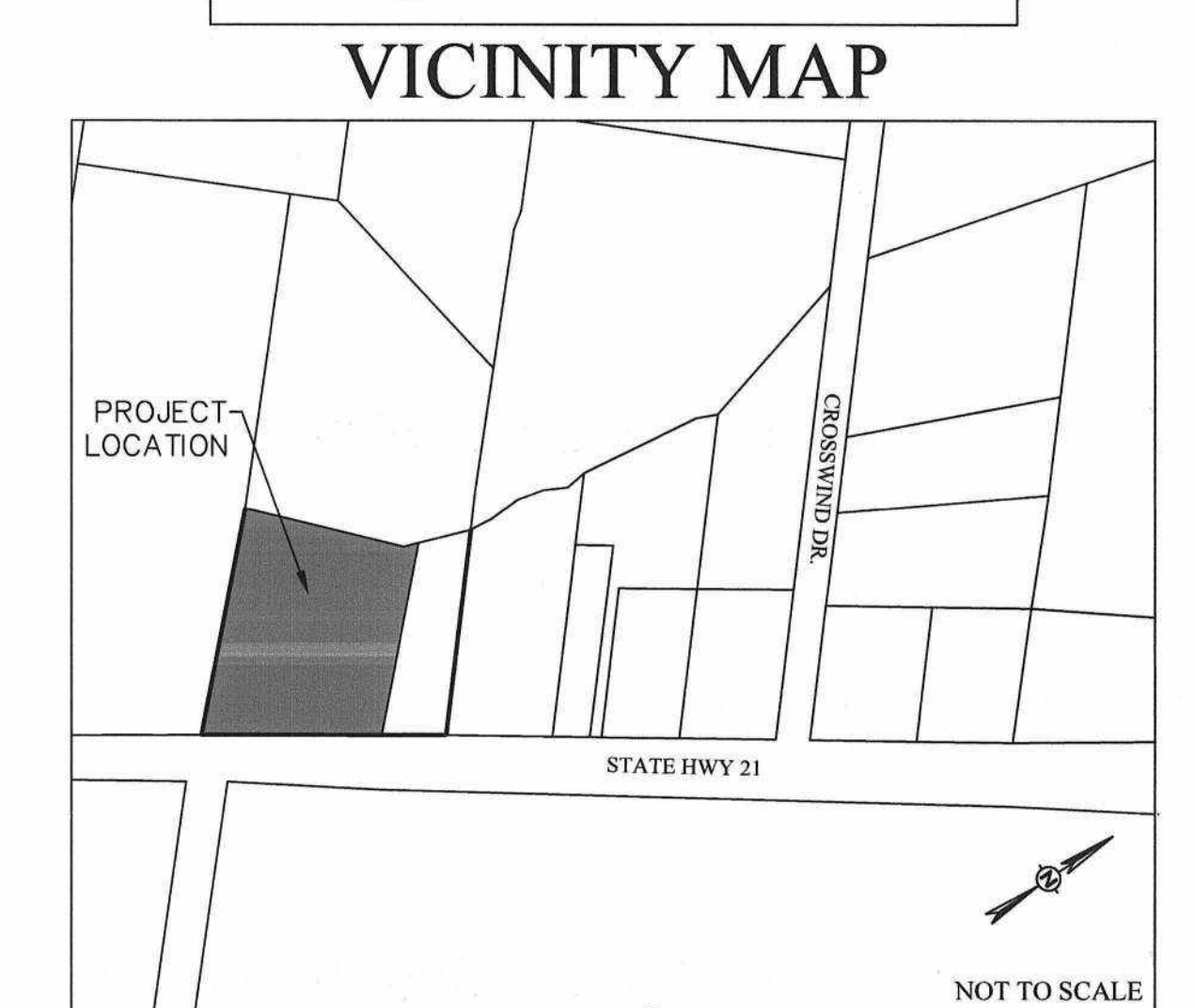
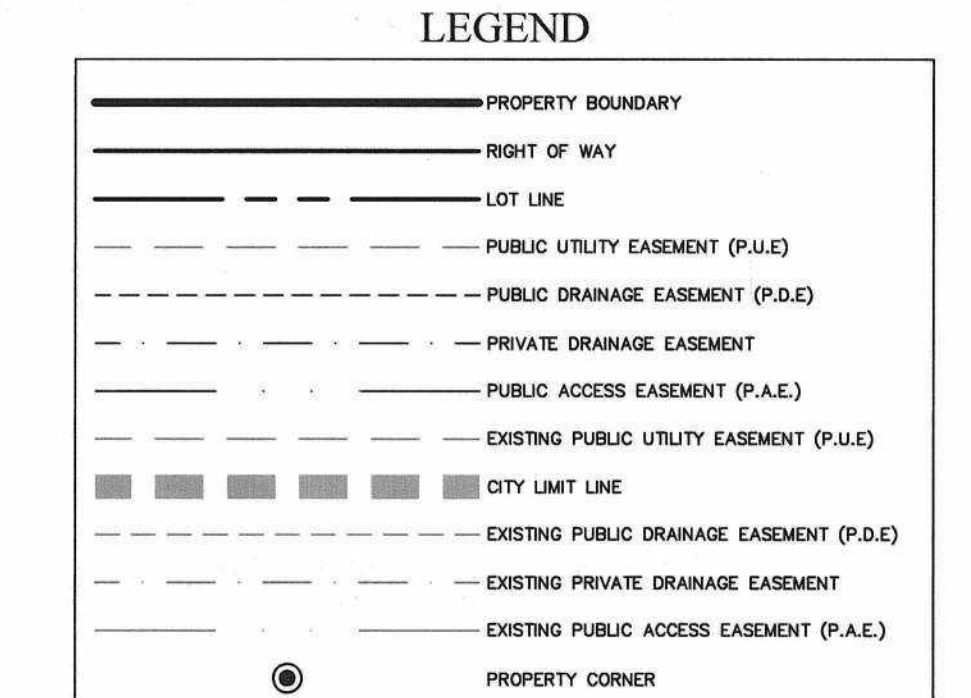
THENCE: N 41° 06' 43" E ALONG THE COMMON LINE OF SAID LOTS 1-3 AND SAID 7.358 ACRE TRACT FOR A DISTANCE OF 395.57 FEET TO A 2-1/2" IR WITH PLASTIC CAP MARKED KERR 4502 FOUND ON THE COMMON LINE;

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" IR WITH PLASTIC CAP MARKED "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" IR WITH PLASTIC CAP MARKED "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.

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ENGINEER:
 SCHULTZ
 TBP# NO. 12327
 911 SOUTHWEST PKWY E.
 College Station, Texas 77840
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SCALE 1" = 40'
 JUNE 2021

SHEET 1 OF 2

