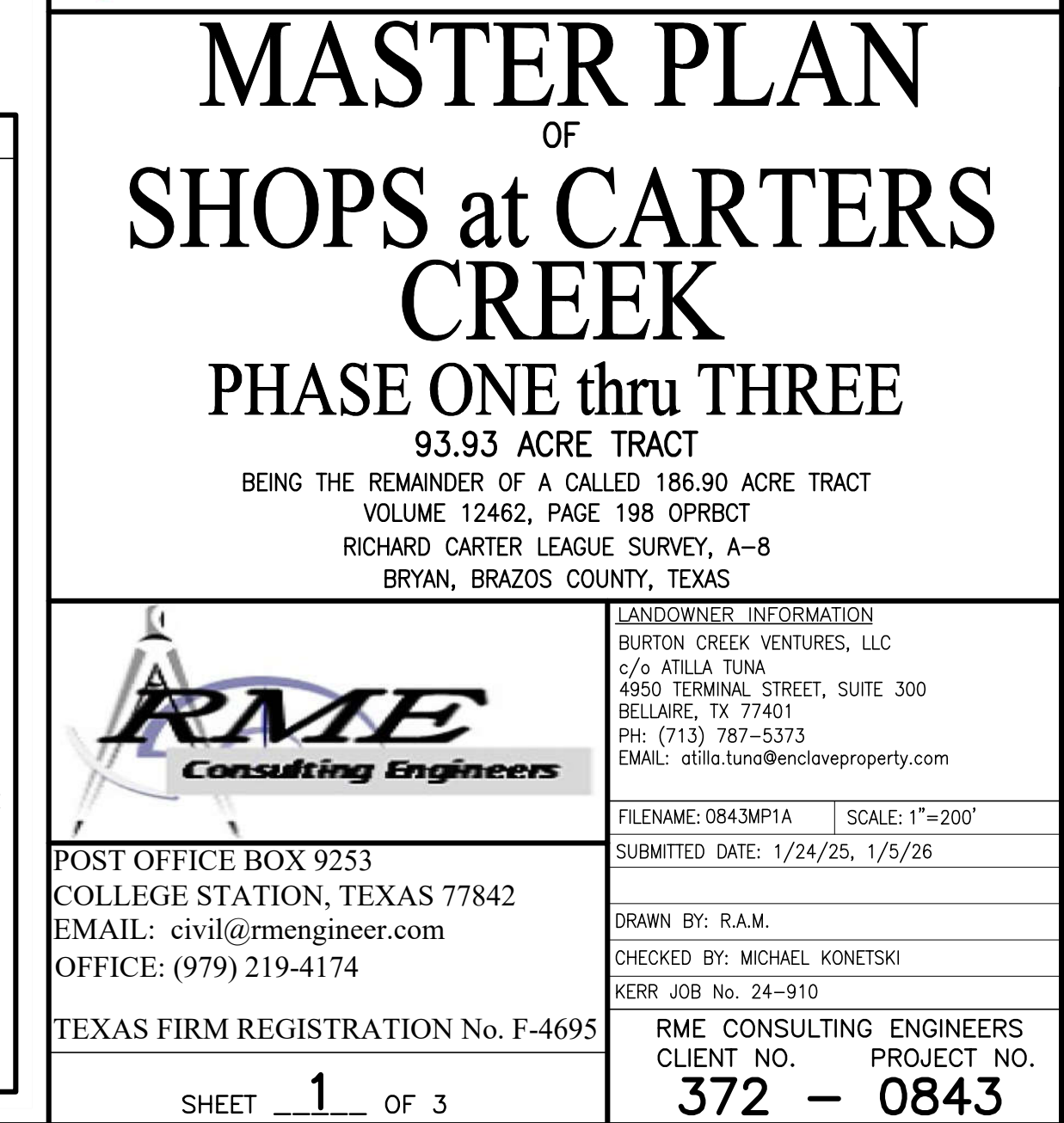
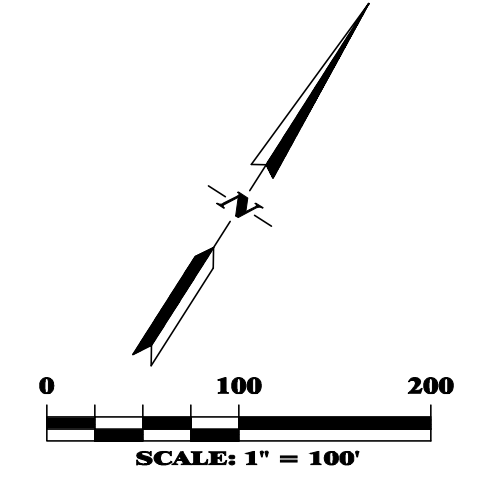
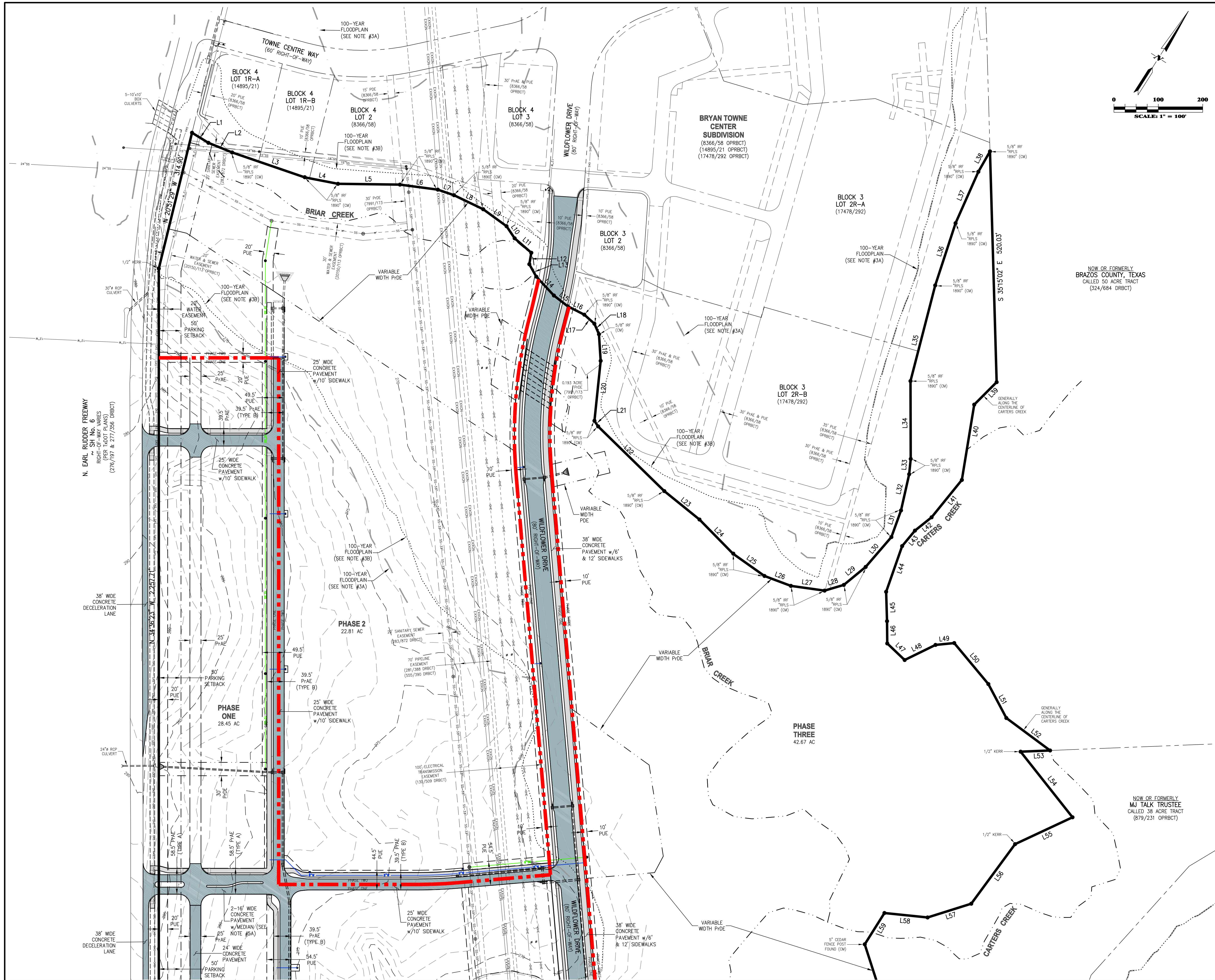




- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-EPOCH CORRELATION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010939966591 (CALCULATED USING GEOID12B).
- CONTOUR AND ELEVATION DATA SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
2. ALL CORNERS ARE MONUMENTED AS SHOWN. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 5/8" IRF = 5/8" IRON ROD FOUND  
5/8" IRF (RPLS 1890) = 5/8" IRON ROD FOUND w/YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOUND  
1/2" KERR = 1/2" IRON ROD w/BLUE PLASTIC CAP STAMPED "KERR SURVEY"  
5/8" IRF (BPJ) = 5/8" IRON ROD w/YELLOW PLASTIC CAP STAMPED "JOHNSON PACE INCORPORATED" FOUND (CM)
3. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED, AND "AE/FLOODWAY" AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480401 0215F, REVISED DATE APRIL 2, 2014. 100-YEAR FLOODPLAIN LIMITS ARE ILLUSTRATED AS FOLLOWS:
- A) GRAPHICAL LIMITS PER FIRM.  
B) DETERMINED BY UTILIZING BASE FLOOD ELEVATIONS (BFEs) AND WHERE THE FLOOD BOUNDARY PLOTS PER THE ON-THE-GROUND TOPOGRAPHY.  
C) UTILIZES LIMITED FLOOD STUDY FOR CARTERS CREEK TRIBUTARY 19 (PREPARED BY RMC CONSULTING ENGINEERS) AND WHERE THE FLOOD BOUNDARY PLOTS PER BFEs AND THE ON-THE-GROUND TOPOGRAPHY.
4. THE CURRENT ZONING IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) ORDINANCE NO. 2662. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES, REGULATIONS, AND PD-M ZONING. ADDITIONAL DEVELOPMENT REQUIREMENTS, PER THE PD-M ZONING ARE AS FOLLOWS:
- A) DEVELOPMENT STANDARDS SHALL COMPLY WITH RETAIL DISTRICT (C-2) ZONING EXCEPT AS SET FORTH WITHIN THE PD-M ZONING.  
B) SETBACKS, LOT AREA & COVERAGE, BUILDING HEIGHT, AND OPEN SPACE REQUIREMENTS SHALL BE PER SECTION 3.A.
5. THE CURRENT ZONING IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) ORDINANCE NO. 2662. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES, REGULATIONS, AND PD-M ZONING. ADDITIONAL DEVELOPMENT REQUIREMENTS, PER THE PD-M ZONING ARE AS FOLLOWS:
- A) PRIVATE DRIVEWAYS AND CROSS-ACCESS ARE DESIGNATED AS EITHER "TYPE A" OR "TYPE B" PER EXHIBIT "D" OF THE PD-M ZONING. TYPE "A" DRIVEWAYS SHALL INCLUDE A 12' WIDE MEDIAN, WITH LANDSCAPING, THAT WILL BE MAINTAINED BY THE POA.  
B) LANDSCAPING AND BUFFER REQUIREMENTS SHALL ADHERE TO SECTION 3.F & E.1.  
C) EACH SUB-DISTRICT TYPE SHALL CONTAIN A MINIMUM OF 15% OPEN SPACE AND MEET THE CRITERIA AS SPECIFIED IN SECTION 3.F.  
D) MONUMENT AND MULTI-TENANT PYLON SIGNAGE SHALL COMPLY WITH SECTION 3.G & 3.K.  
E) THE OFF-STREET TRAIL SYSTEM (10' SUP) SHALL COMPLY WITH SECTION 3.H. OFF-STREET TRAILS SHALL BE INCORPORATED INTO SUB-DISTRICT "MU" TO PROVIDE ADDITIONAL CONNECTIVITY.
6. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, OF MC. 062413392, EFFECTIVE DATE: 7/1-28-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- ITEM 10: EASEMENT TO HUMBLE PIPELINE CO. (49/55 DBRCT) DOES AFFECT THIS TRACT AS AMENDED (281/388 & 555/390 DBRCT) AND AS SHOWN HEREON.  
ITEM 10K: 100' WIDE EASEMENT TO GULF STATES UTILITIES CO. (130/509 DBRCT) DOES CROSS THIS TRACT AS SHOWN HEREON.  
ITEM 10L: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (283/872 DBRCT) DOES CROSS THIS TRACT AS SHOWN.  
ITEM 10M: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (371/559 DBRCT) DOES CROSS THIS TRACT AS SHOWN.  
ITEM 10N: EASEMENT AGREEMENT (7991/173 OPRCT) DOES AFFECT THIS TRACT. DRAINAGE EASEMENTS DESCRIBED IN SAID AGREEMENT DO CROSS THIS TRACT AS SHOWN HEREON.  
ITEM 10O: BOUNDARY AGREEMENT (7991/210 OPRCT) DOES AFFECT THIS TRACT.  
ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
7. PER THE BRYAN/COLLEGE STATION UNIFIED STORMWATER DESIGN GUIDELINES THE PROJECT AREA IS LOCATED IN AN AREA CLASSIFIED AS "EVALUATE DETENTION," ACCORDING TO THE DETENTION EVALUATION DRAINAGE STUDY CONDUCTED BY THIS OFFICE. DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT. FINAL DETENTION REQUIREMENTS WILL BE DETERMINED UPON REVIEW OF THE MASTER DRAINAGE REPORT BY CITY OF BRYAN ENGINEERING.
8. THE POCKET PARK WILL ADHERE TO THE PD-M ZONING ORDINANCE PER SECTION 3.H.1 AND IS SUBJECT TO CHANGE WITH SITE DEVELOPMENT OF THE LOTS WITHIN THE "MU" DISTRICT.
9. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PROPOSED UTILITIES LINE ARE APPROXIMATE/PRELIMINARY IN SIZE AND LOCATION AND SUBJECT TO FINAL DESIGN.
10. WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAVE THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD, TO MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UNDER, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
11. NOT ALL EASEMENTS ARE SHOWN AND/OR LABELED. ADDITIONAL EASEMENTS MAY BE REQUIRED REQUIRED WITH PLATTING. DRAINAGE EASEMENTS WILL BE DEDICATED AS REQUIRED ON LOTS THAT CONTAIN 100-YEAR FLOODPLAIN.
12. THE MASTER PLAN WILL ADHERE TO THE TRAFFIC IMPACT ANALYSIS (TIA) PREPARED FOR PHASE ONE thru THREE OF THIS DEVELOPMENT.
14. A PROPERTY OWNER'S ASSOCIATION (POA) 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, TRAILS, PRIVATE DRAINAGE AND ACCESS EASEMENTS, AND PRIVATE STORMWATER DETENTION FACILITIES WHICH ARE PART OF THIS SUBDIVISION. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.
15. RIGHT-OF-WAY DEDICATION FOR MIDFLOWER DRIVE WILL BE WITH PHASE ONE. LIMITS OF CONSTRUCTION WILL BE PER THE CITY OF BRYAN DEVELOPMENT AGREEMENT.



| LINE TABLE - EXTERIOR BOUNDARY |             |          |      |             |          |
|--------------------------------|-------------|----------|------|-------------|----------|
| LINE                           | BEARING     | DISTANCE | LINE | BEARING     | DISTANCE |
| L1                             | N87°00'01"E | 43.27'   | L45  | S36°28'40"E | 66.12'   |
| L2                             | N77°30'22"E | 57.64'   | L46  | S35°08'29"E | 50.26'   |
| L3                             | N74°18'59"E | 172.78'  | L47  | S80°56'28"E | 54.08'   |
| L4                             | N66°28'05"E | 76.29'   | L48  | N29°15'24"E | 77.34'   |
| L5                             | N56°08'04"E | 139.53'  | L49  | N49°46'15"E | 42.38'   |
| L6                             | N62°54'05"E | 86.02'   | L50  | S74°21'30"E | 120.10'  |
| L7                             | N74°25'58"E | 38.43'   | L51  | S62°31'46"E | 86.60'   |
| L8                             | N81°08'33"E | 73.08'   | L52  | S88°00'49"E | 122.69'  |
| L9                             | S88°38'08"E | 64.87'   | L53  | S53°06'43"W | 66.33'   |
| L10                            | S68°29'24"E | 33.00'   | L54  | S72°54'44"E | 188.46'  |
| L11                            | S83°37'55"E | 49.53'   | L55  | S30°19'48"W | 142.84'  |
| L12                            | S24°41'23"E | 26.13'   | L56  | S01°44'16"W | 166.53'  |
| L13                            | S63°49'07"E | 32.18'   | L57  | S37°54'54"W | 103.11'  |
| L14                            | S77°38'02"E | 58.06'   | L58  | S61°13'25"W | 97.67'   |
| L15                            | S86°46'58"E | 39.41'   | L59  | S02°32'24"E | 83.21'   |
| L16                            | N82°16'11"E | 42.04'   | L60  | S30°28'44"W | 144.24'  |
| L17                            | S82°27'20"E | 30.40'   | L61  | S62°35'46"E | 62.85'   |
| L18                            | S38°16'08"E | 25.88'   | L62  | S51°19'01"E | 55.20'   |
| L19                            | S38°15'40"E | 60.03'   | L63  | S63°50'32"E | 231.94'  |
| L20                            | S28°44'14"E | 136.05'  | L64  | S55°18'14"E | 60.20'   |
| L21                            | S68°23'56"E | 14.96'   | L65  | S46°54'12"E | 234.97'  |
| L22                            | S80°14'43"E | 208.32'  | L66  | S31°57'55"E | 54.79'   |
| L23                            | S85°34'28"E | 101.80'  | L67  | S18°57'17"W | 166.01'  |
| L24                            | S79°03'28"E | 107.84'  | L68  | S12°06'28"W | 95.18'   |
| L25                            | S89°19'10"E | 86.75'   | L69  | S04°00'03"E | 57.98'   |
| L26                            | N76°00'44"E | 63.66'   | L70  | S30°43'56"E | 124.12'  |
| L27                            | N63°18'01"E | 76.62'   | L71  | S10°20'36"E | 219.27'  |
| L28                            | N39°00'52"E | 45.02'   | L72  | S85°37'53"W | 43.09'   |
| L29                            | N15°58'24"E | 63.80'   | L73  | S42°57'35"W | 48.29'   |
| L30                            | N06°06'01"E | 88.81'   | L74  | S58°21'14"W | 60.18'   |
| L31                            | N14°47'06"W | 63.83'   | L75  | S44°05'47"W | 55.39'   |
| L32                            | N21°55'15"W | 83.51'   | L76  | S75°27'46"W | 34.28'   |
| L33                            | N28°41'31"W | 34.77'   | L77  | S48°18'48"W | 72.08'   |
| L34                            | N34°49'03"W | 175.45'  | L78  | S23°30'27"W | 49.30'   |
| L35                            | N20°05'22"W | 222.54'  | L79  | S06°09'54"W | 172.83'  |
| L36                            | N16°31'18"W | 147.47'  | L80  | S04°58'30"E | 67.55'   |
| L37                            | N10°40'11"W | 126.74'  | L81  | S69°02'25"E | 11.32'   |
| L38                            | N04°55'22"W | 52.73'   | L82  | S15°41'40"E | 59.64'   |
| L39                            | S10°23'01"W | 71.45'   | L83  | S25°43'14"W | 9.19'    |
| L40                            | S25°17'34"E | 171.95'  | L84  | S24°26'20"E | 15.57'   |
| L41                            | S04°17'25"W | 108.33'  | L85  | S50°10'55"E | 21.09'   |
| L42                            | S16°48'49"W | 48.05'   | L86  | S26°03'46"E | 48.92'   |
| L43                            | S05°09'45"W | 45.17'   | L87  | S33°44'18"E | 358.81'  |
| L44                            | S15°20'32"E | 109.21'  | L88  | S15°54'51"E | 84.95'   |



KERR SURVEYING, LLC

1718 BRIARCREST DRIVE, SUITE 100

BRYAN, TEXAS 77802

PHONE (979) 268-3195

TBPELS FIRM No. 10018500



POST OFFICE BOX 9253

COLLEGE STATION, TEXAS 77842

EMAIL: civil@rmengineer.com

OFFICE: (979) 219-4174

TEXAS FIRM REGISTRATION No. F-4695

SHEET 2 OF 3

MASTER PLAN  
OF  
SHOPS at CARTERS  
CREEK  
PHASE ONE thru THREE  
93.93 ACRE TRACT  
BEING THE REMAINDER OF A CALLED 186.90 ACRE TRACT  
VOLUME 12462, PAGE 198 OPRBCT  
RICHARD CARTER LEAGUE SURVEY, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

LANDOWNER INFORMATION

BURTON CREEK VENTURES, LLC

c/o ATILIA TUNA

4950 TERMINAL STREET, SUITE 300

BELLARIE, TX 77401

PH: (713) 787-5373

EMAIL: atilia.tuna@enclaveproperty.com

FILENAME: 0843MP1A

SCALE: 1"=100'

SUBMITTED DATE: 1/24/25, 1/5/26

DRAWN BY: R.A.M.

CHECKED BY: MICHAEL KONETSKI

KERR JOB No. 24-910

RME CONSULTING ENGINEERS

CLIENT NO. PROJECT NO.

372 - 0843

