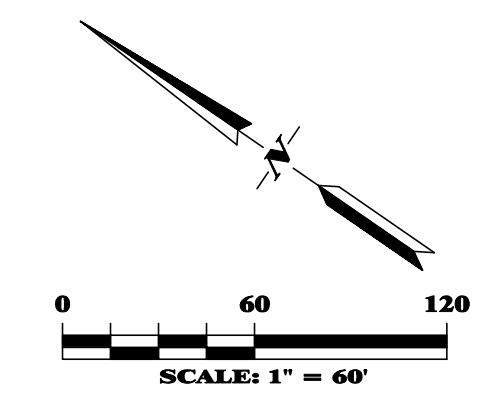
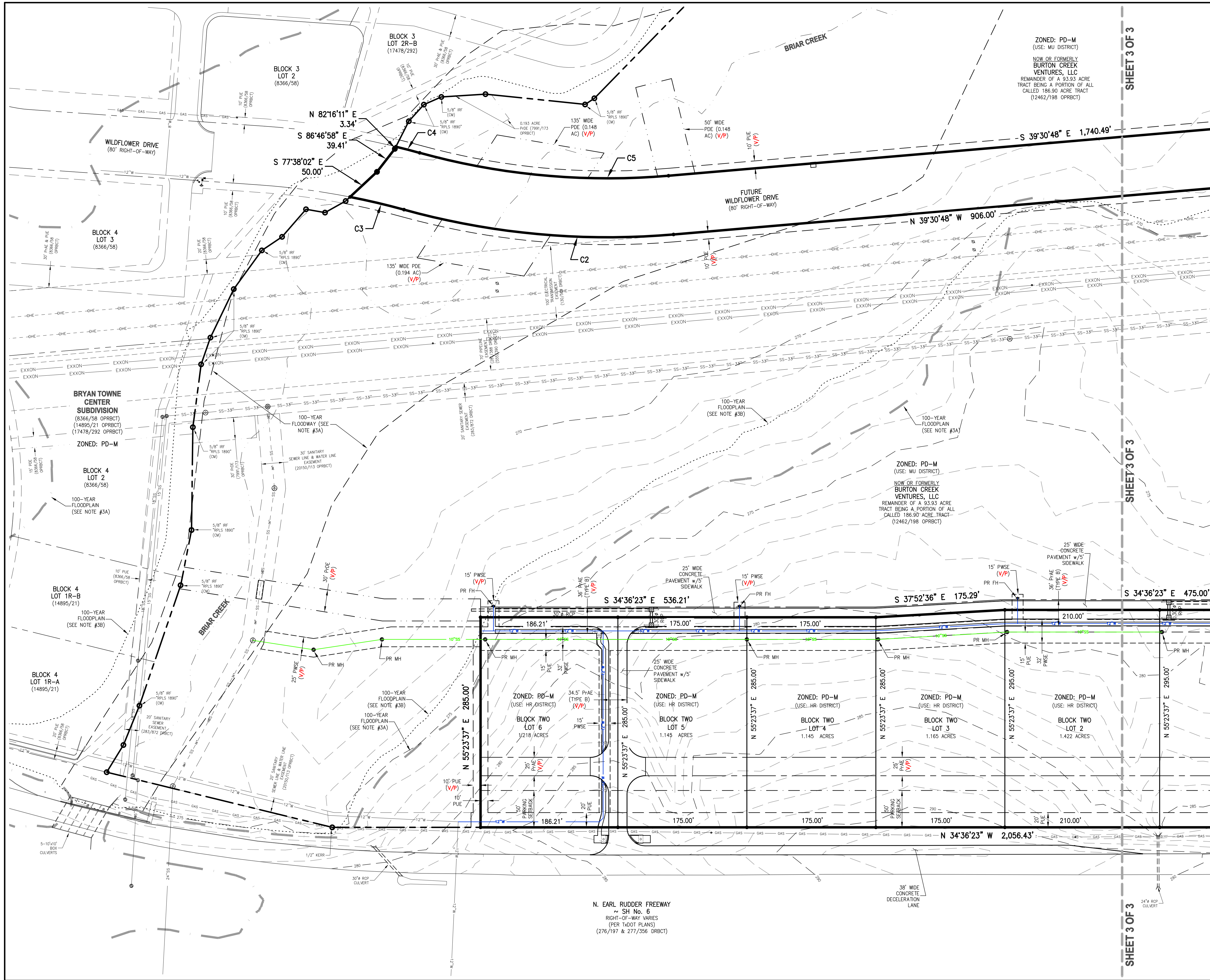




PRELIMINARY PLAN LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SUBDIVISION BOUNDARY
---	EXISTING EASEMENT (TYPE VARIES)
---	PUE - PUBLIC UTILITY EASEMENT
---	PWSE - PUBLIC WATER & SEWER EASEMENT
---	PAE - PRIVATE ACCESS EASEMENT
---	PVUE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PVDE - PRIVATE DRAINAGE EASEMENT
---	PARKING SETBACK
IRF	IRON ROD (FOUND)
VOL/PG	VOLUME/PAGE (12345/678)
ROW	RIGHT-OF-WAY
(CM)	CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TX
ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TX
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX

EXTERIOR CURVE DATA					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,000.00'	85.65'	4°54'26"	N 52°56'25" E	85.62'
C2	1,040.00'	369.14'	20°20'13"	N 29°20'42" W	367.21'
C3	995.88'	75.20'	4°19'56"	N 21°20'23" W	75.19'
C4	1,075.88'	33.31'	1°46'25"	S 20°03'48" E	33.30'
C5	960.00'	113.48'	20°20'13"	S 29°20'42" E	338.96'

KERR SURVEYING, LLC
1718 BRIARCREST DRIVE, SUITE 100
BRYAN, TEXAS 77802
PHONE (979) 268-3195
TBPELS FIRM No. 10018500

NOT FOR RECORD
PRELIMINARY PLAN
OF
SHOPS at CARTERS CREEK
PHASE ONE
BLOCK ONE, LOTS 1-5 & BLOCK TWO, LOTS 1-6
& 2.040 ACRE RIGHT-OF-WAY DEDICATION
TOTAL OF 11 LOTS & 28.99 ACRES
REMAINDER OF A CALLED 93.93 ACRE TRACT
BEING A PORTION OUT OF A CALLED 186.90 ACRE TRACT
VOLUME 12462, PAGE 198 OPRBCT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT No. 8
BRYAN, BRAZOS COUNTY, TEXAS
JULY 2026

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE: (979) 219-4174

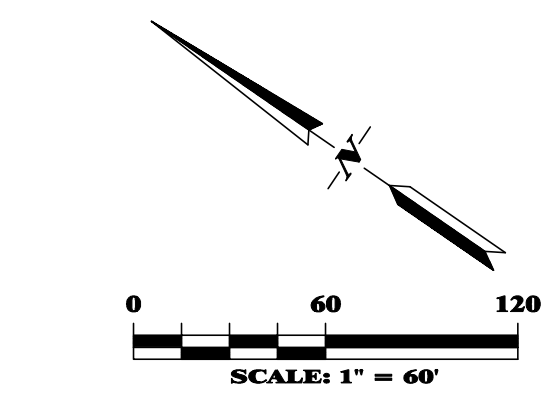
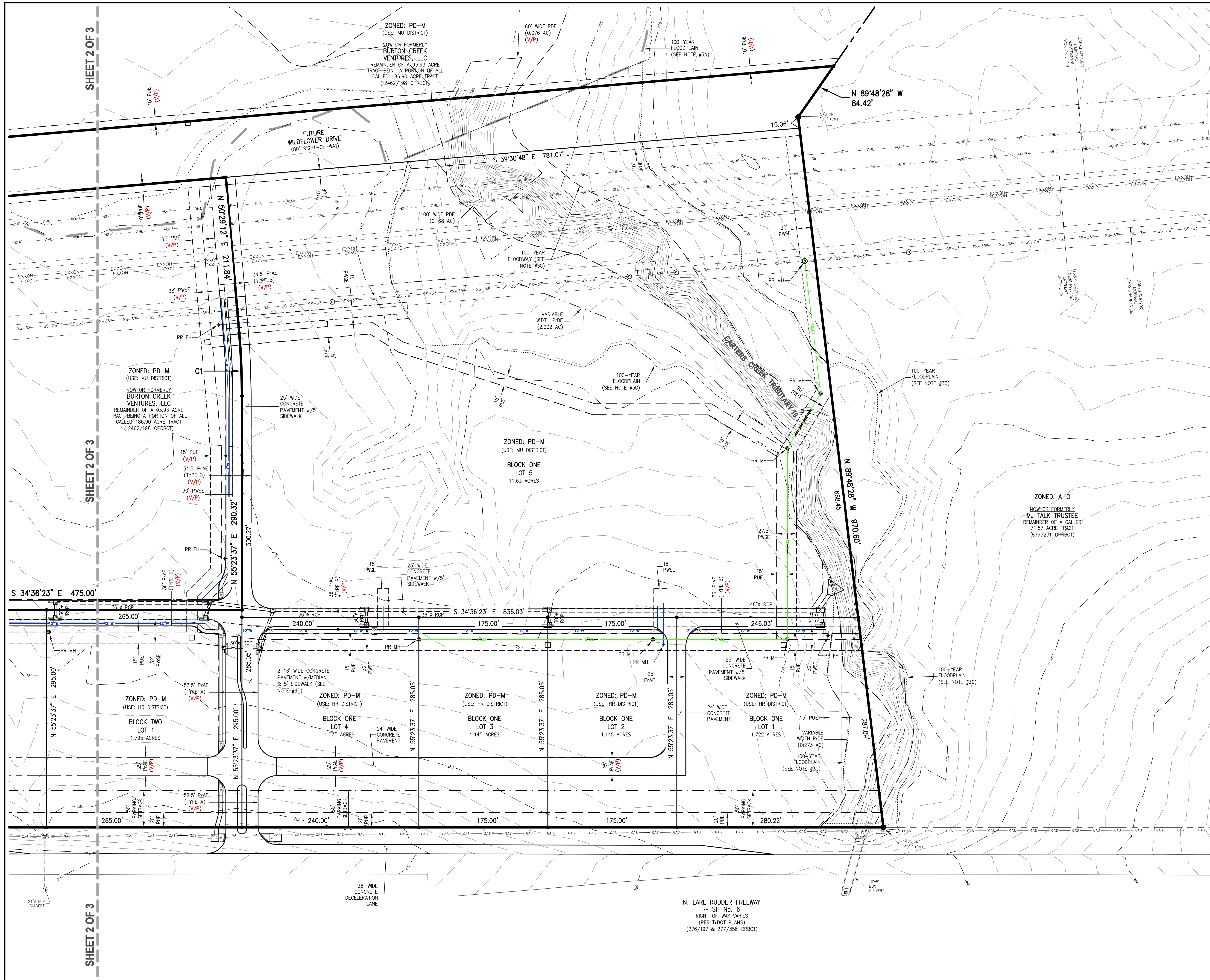
LANDOWNER INFORMATION
BURTON CREEK VENTURES, LLC
ICON CREEKSIDE, LLC
C/O ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
SUGAR LAND, TX 77479
PH: (713) 787-5373
EMAIL: atilla.tuna@enclaveproperty.com

FILENAME: 0843PP2A SCALE: 1"=60'
SUBMITTED DATE: 7/29/26

DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB No. 24-910

TEXAS FIRM REGISTRATION No. F-4695
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

SHEET 2 OF 3



PRELIMINARY PLAN LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SUBDIVISION BOUNDARY
---	EXISTING EASEMENT (TYPE VARIES)
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---	PYDE - PRIVATE DRAINAGE EASEMENT
---	PARKING SETBACK
---	IRON ROD (FOUND)
---	VOL/PG VOLUME/PAGE (12345/678)
---	ROW RIGHT-OF-WAY
---	CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
---	DEED RECORDS OF BRAZOS COUNTY, TX
---	ORBCD OFFICIAL RECORDS OF BRAZOS COUNTY, TX
---	OPRBCD OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX

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SHEET **3** OF 3

LANDOWNER INFORMATION
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PH: (713) 787-5373
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KERR JOB No. 24-910

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

N. EARL RUDDER FREEWAY
~ SH No. 6
RIGHT-OF-WAY VARIES
(PER TxDOT PLANS)
(276/197 & 277/356 DRBCD)