

PROJECT BENCHMARK:



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TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.  
COLLEGE STATION, TX 77845

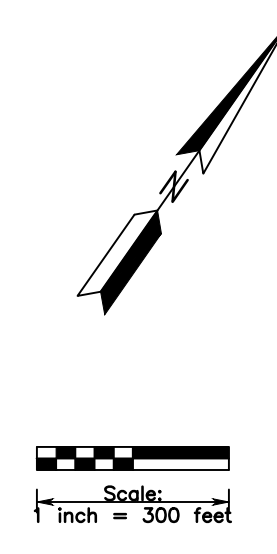
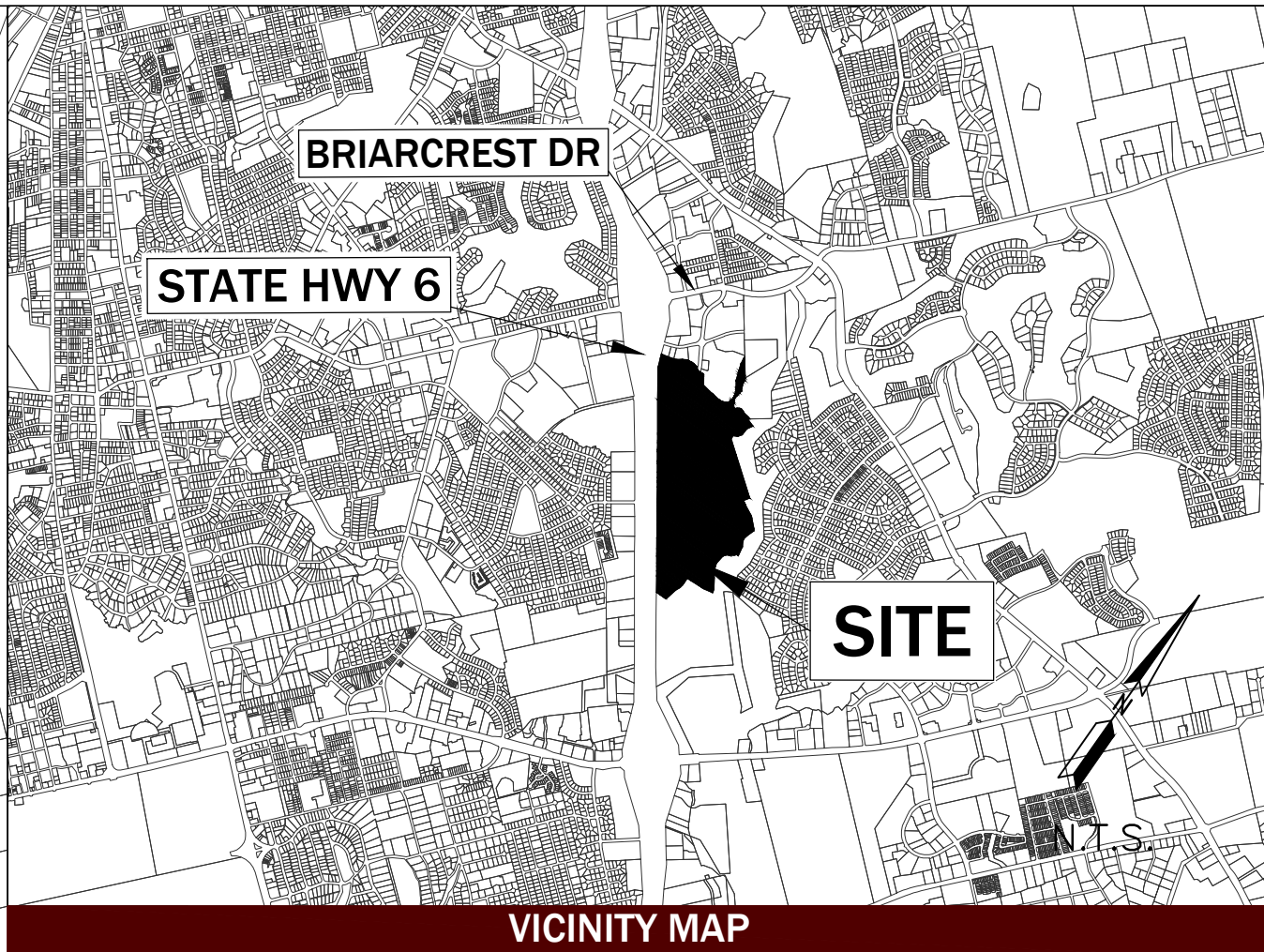
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APRIL 2022  
Drawn By: TTE  
Checked By: JIN

Prepared For:  
Atilla Tuna  
Enclave Property Management  
4950 Elm Street  
Bellevue, Texas  
77401

Revisions

**REZONING MAP**  
RICHARD CARTER (AB #8), BLOCK 3,  
LOT 1 (TR-3.1)  
186.9 ACRE TRACT



**LEGEND**

A-0 AGRCTL OPEN DISTRICT	PD PLANNED DEVL'P DISTRICT	C-3 COMMERCIAL
C-2 RETAIL	FREEWAY	MAJOR COLLECTOR

**RICHARD CARTER (AB #8),  
BLOCK 3, LOT 1 (TR-3.1)**  
Acres: 186.9  
Existing Zoning: A-O  
AGRICULTURAL OPEN  
DISTRICT

**RICHARD CARTER (AB #8),  
BLOCK 3, LOT 1 (TR-3.1)**  
Acres: 186.9  
Proposed Zoning: PD  
PLANNED DEVELOPMENT  
DISTRICT

Number	Owner	Legal Description	Existing Zoning
1	A & P TEXAS PROPERTIES LLC	BRYAN TOWNE CENTER, BLOCK 4, LOT 1R-A, ACRES .8035	PD
2	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 4, LOT 1R-B, ACRES 0.6401	PD
3	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 4, LOT 2, ACRES 1.64	PD
4	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 4, LOT 3, ACRES 2.0614	PD
5	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 3, LOT 2, ACRES 0.6722	PD
6	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 3, LOT 2R-A, ACRES 9.642	PD
7	BRYAN RETAIL LLC	BRYAN TOWNE CENTER, BLOCK 3, LOT 1R, ACRES 5.1194	PD
8	BRAZOS COUNTY	RICHARD CARTER (AB #8), BLOCK 3, LOT 9.1, ACRES 10.03	A-O
9	BRAZOS COUNTY	RICHARD CARTER (AB #8), BLOCK 3, LOT 9, ACRES 39.97	A-O
10	TALK M J TRUSTEE	A000801, R CARTER (ICL), TRACT 44, 101.77 ACRES	A-O

**EXISTING**

**PROPOSED**