

LAND USE SUMMARY			
HATCH LEGEND	CATEGORY	ACREAGE	PERCENTAGE OF TOTAL AREA
[Hatch]	HIGHWAY RETAIL (HR DISTRICT)	15.36	16.35%
[Hatch]	GENERAL MIXED-USE (MU DISTRICT)	74.19	78.99%
[Hatch]	POCKET PARK	0.51	0.54%
[Hatch]	RIGHT-OF-WAY (ALL CLASSIFICATIONS)	3.87	4.12%
<b>TOTAL =</b>		<b>93.93</b>	<b>100.0%</b>

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

# 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

**RME Consulting Engineers**

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

TEXAS FIRM REGISTRATION No. F-4695

SHEET **1** OF 3

**LANDOWNER INFORMATION**  
 BURTON CREEK VENTURES, LLC & RUDDER FRONTAGE, LLC  
 c/o ATILLA TUNA  
 4050 TERMINAL STREET, SUITE 300  
 BELLAIRE, TX 77401  
 PH: (713) 787-5373  
 EMAIL: atilla.tuna@encoveproperty.com

FILENAME: 0843MP1A SCALE: 1"=200'  
 SUBMITTED DATE: TBD

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

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

**MASTER PLAN NOTES:**

- 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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 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).
- 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 SURVEYING"  
 5/8" IRF (PI) = 5/8" IRON ROD w/YELLOW PLASTIC CAP STAMPED "JOHNSON PACE INCORPORATED" FOUND (CM)
- 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. 48041C 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 LANDS PER THE ON-THE-GROUND TOPOGRAPHY.  
 C) UTILIZES LIMITED FLOOD STUDY FOR CARTERS CREEK TRIBUTARY 19 (PREPARED BY RME CONSULTING ENGINEERS) AND WHERE THE FLOOD BOUNDARY LANDS, PER BFEs, PER THE ON-THE-GROUND TOPOGRAPHY.
- 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.

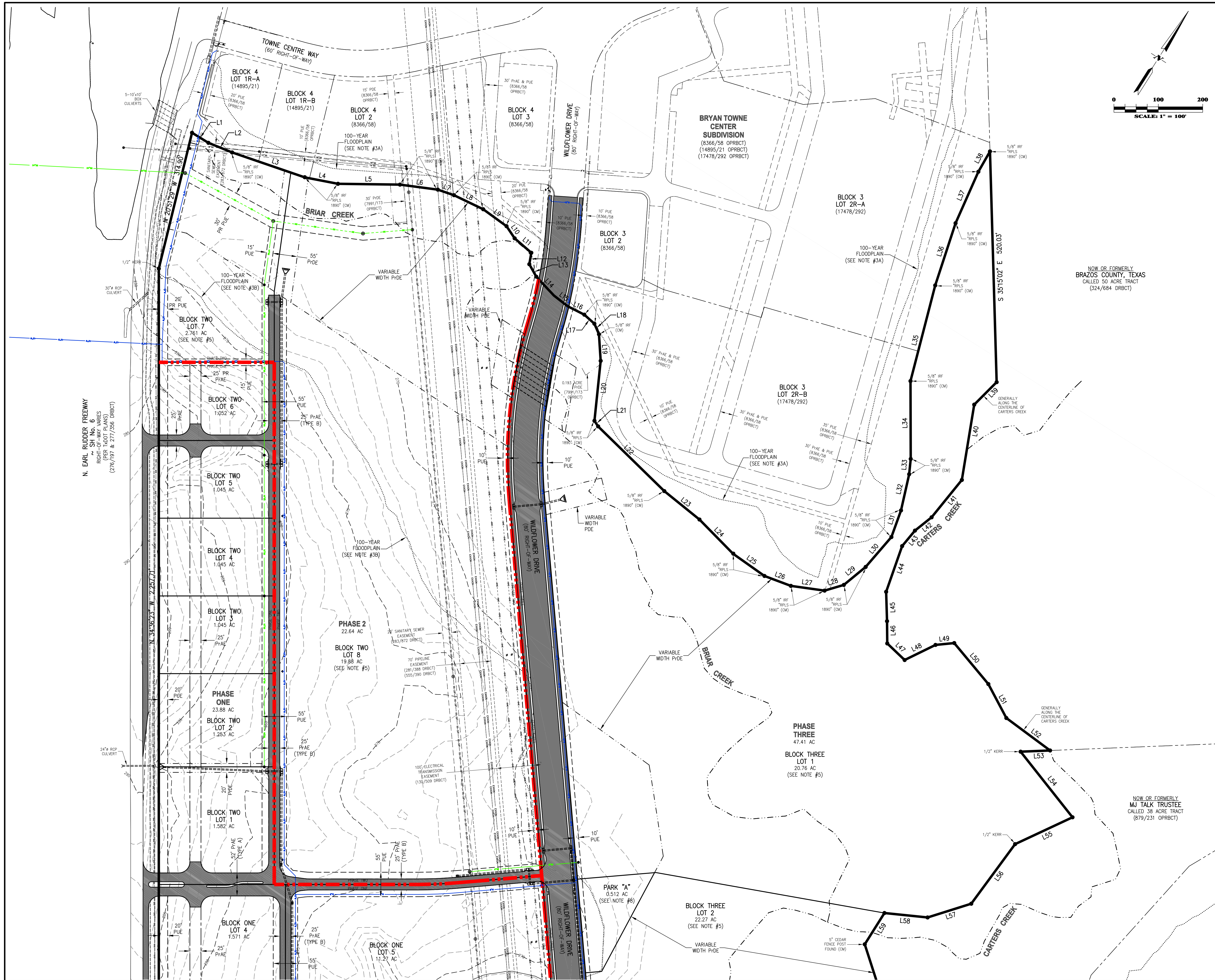
**MASTER PLAN NOTES (cont'd):**

- 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:  
 C) SITE DRIVEWAYS AND CROSS-ACCESS ARE DESIGNATED EITHER "TYPE A" OR "TYPE B" PER EXHIBIT "D" OF THE PD-M ZONING.  
 D) LANDSCAPING AND BUFFER REQUIREMENTS SHALL ADHERE TO SECTION 3.E & E.I.  
 E) EACH SUB-DISTRICT TYPE SHALL CONTAIN A MINIMUM OF 15% USEABLE OPEN SPACE AND MEET THE CRITERIA AS SPECIFIED IN SECTION 3.F.  
 F) MONUMENT AND MULTI-TENANT PYLON SIGNAGE SHALL COMPLY WITH SECTION 3.G & 3.K.  
 G) THE OFF-STREET TRAIL SYSTEM (10' SWP) SHALL COMPLY WITH SECTION 3.H. OFF-STREET TRAILS SHALL BE INCORPORATED INTO SUB-DISTRICT "MU" TO PROVIDE ADDITIONAL CONNECTIVITY. THESE TRAILS ARE NOT SHOWN AND SHALL BE PROVIDED AT SITE DEVELOPMENT.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, OF NO. BC2413392, EFFECTIVE DATE: 7/1-28-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:  
 • ITEM 10J: EASEMENT TO HUMBLE PIPELINE CO. (49/55 DRBCT) DOES AFFECT THIS TRACT AS AMENDED (281/388 & 555/390 DRBCT) AND AS SHOWN HEREON.  
 • ITEM 10K: 100' WIDE EASEMENT TO GULF STATES UTILITIES CO. (130/509 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.  
 • ITEM 10L: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (283/872 DRBCT) DOES CROSS THIS TRACT AS SHOWN.  
 • ITEM 10M: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (371/559 DRBCT) DOES CROSS THIS TRACT AS SHOWN.  
 • ITEM 10N: EASEMENT AGREEMENT (7991/173 OPRBCT) DOES AFFECT THIS TRACT. DRAINAGE EASEMENTS DESCRIBED IN SAID AGREEMENT DO CROSS THIS TRACT AS SHOWN HEREON.  
 • ITEM 10O: BOUNDARY AGREEMENT (7991/210 OPRBCT) DOES AFFECT THIS TRACT.  
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- PER THE DETENTION EVALUATION DRAINAGE STUDY (PERFORMED BY THIS OFFICE) DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT.
- FLOODPLAIN SITE RECLAMATION/COMPENSATORY STORAGE WILL BE REQUIRED FOR BLOCK TWO, LOTS 7 & 8 AND BLOCK THREE, LOT 1. WETLANDS JURISDICTIONAL DETERMINATION, THROUGH THE USAGE, MAY BE REQUIRED FOR THE DEVELOPMENT OF THE BLOCK ONE, LOT 1 & 5 (CARTERS CREEK TRIBUTARY 19).
- THE POCKET PARK (PARK "A") 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.

**MASTER PLAN NOTES (cont'd):**

- COMMON AREAS AND AREAS WITHIN A DRAINAGE EASEMENT ARE NON-BUILDABLE.
- 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.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, 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.
- NOT ALL EASEMENTS ARE SHOWN AND/OR LABELED. ADDITIONAL EASEMENTS MAY BE REQUIRED REQUIRED WITH PLANNING. DRAINAGE EASEMENTS WILL BE DEDICATED AS REQUIRED ON LOTS THAT CONTAIN 100-YEAR FLOODPLAIN.
- THE MASTER PLAN WILL ADHERE TO THE TRAFFIC IMPACT ANALYSIS (TIA) PREPARED FOR PHASE ONE, 2A AND 2B OF THIS DEVELOPMENT.

MASTER PLAN LEGEND	
[Line]	EXISTING PROPERTY LINE
[Line]	EXISTING SUBDIVISION BOUNDARY LINE
[Line]	PROPOSED PROPERTY LINE
[Line]	PROPOSED SUBDIVISION BOUNDARY
[Line]	PROPOSED PHASE LINE
[Line]	EXISTING EASEMENT (TYPE VARIES)
[Line]	PUE - PUBLIC UTILITY EASEMENT
[Line]	PAE - PRIVATE ACCESS EASEMENT
[Line]	PAE - PUBLIC ACCESS EASEMENT
[Line]	PVDE - PRIVATE DRAINAGE EASEMENT
[Line]	IRF - IRON ROD (FOUND)
[Line]	VOL - VOLUME
[Line]	PG - PAGE
[Line]	ROW - RIGHT-OF-WAY
[Line]	(CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES
[Line]	DRBCT - DEED RECORDS OF BRAZOS COUNTY, TX
[Line]	ORBCT - OFFICIAL RECORDS OF BRAZOS COUNTY, TX
[Line]	OPRBCT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
[Color]	PHASE ONE
[Color]	PHASE TWO
[Color]	PHASE THREE



**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°18'39"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°23'58"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"W	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°18'08"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°44'43"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°40'03"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	N1°58'54"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'
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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'
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L43	S05°09'45"W	45.17'	L87	S33°44'18"E	358.81'
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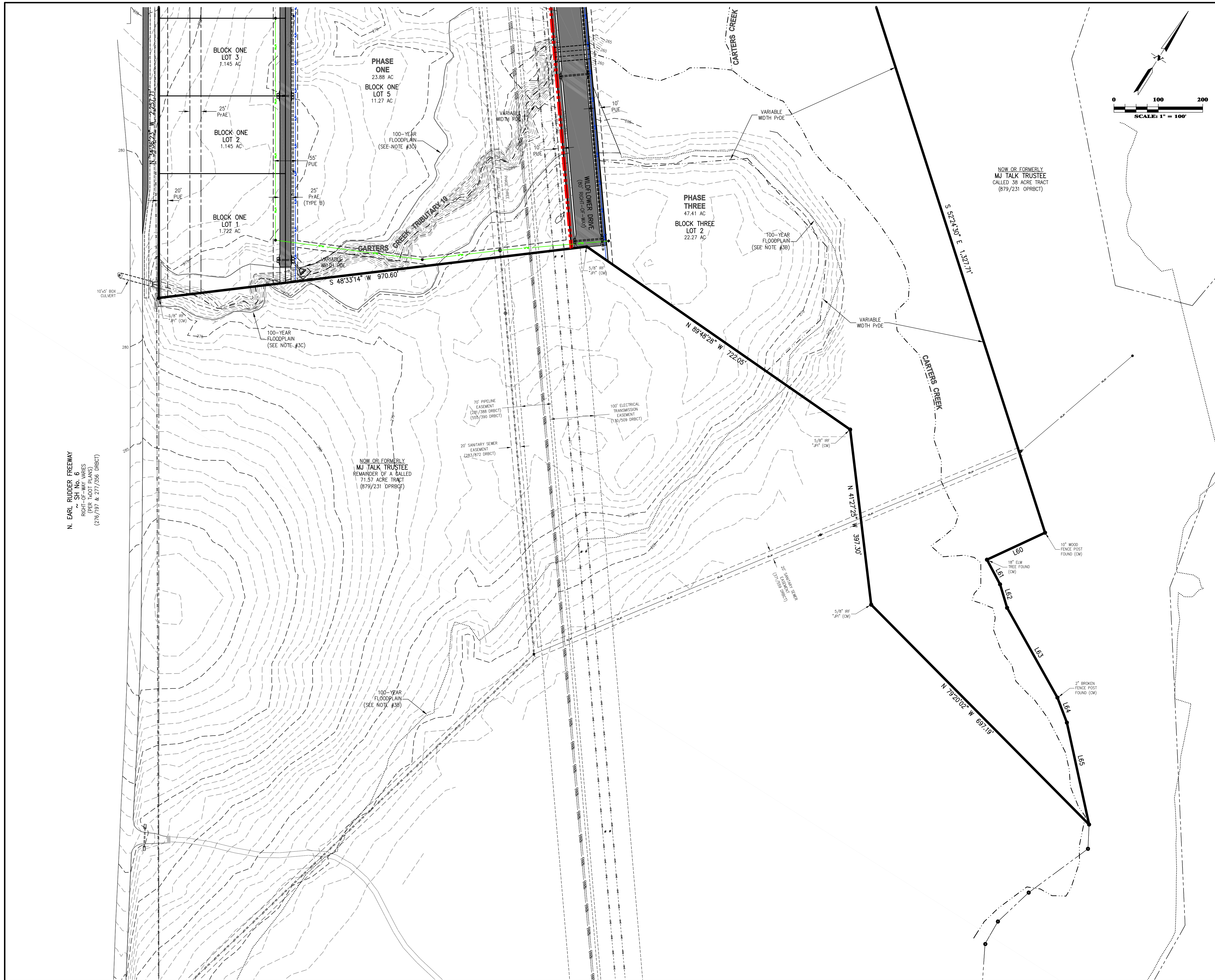
**MASTER PLAN OF SHOPS at CARTERS CREEK**  
 PHASE ONE thru THREE  
 93.93 ACRE TRACT  
 BEING THE REMAINDER OF A CALLED 186.90 ACRE TRACT  
 VOLUME 12462, PAGE 198 OPRBCT  
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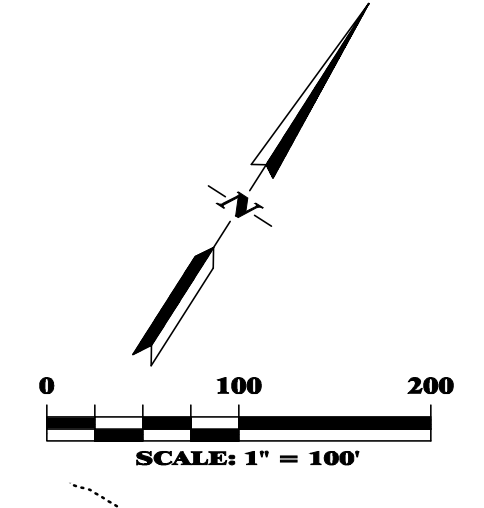
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 SHEET **2** OF 3

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 CHECKED BY: MICHAEL KONETSKI  
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N. EARL RUDDER FREEWAY  
RIGHT-OF-WAY VARIES  
(PER ROAD PLANS)  
(276/197 & 277/356' DRBCT)

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