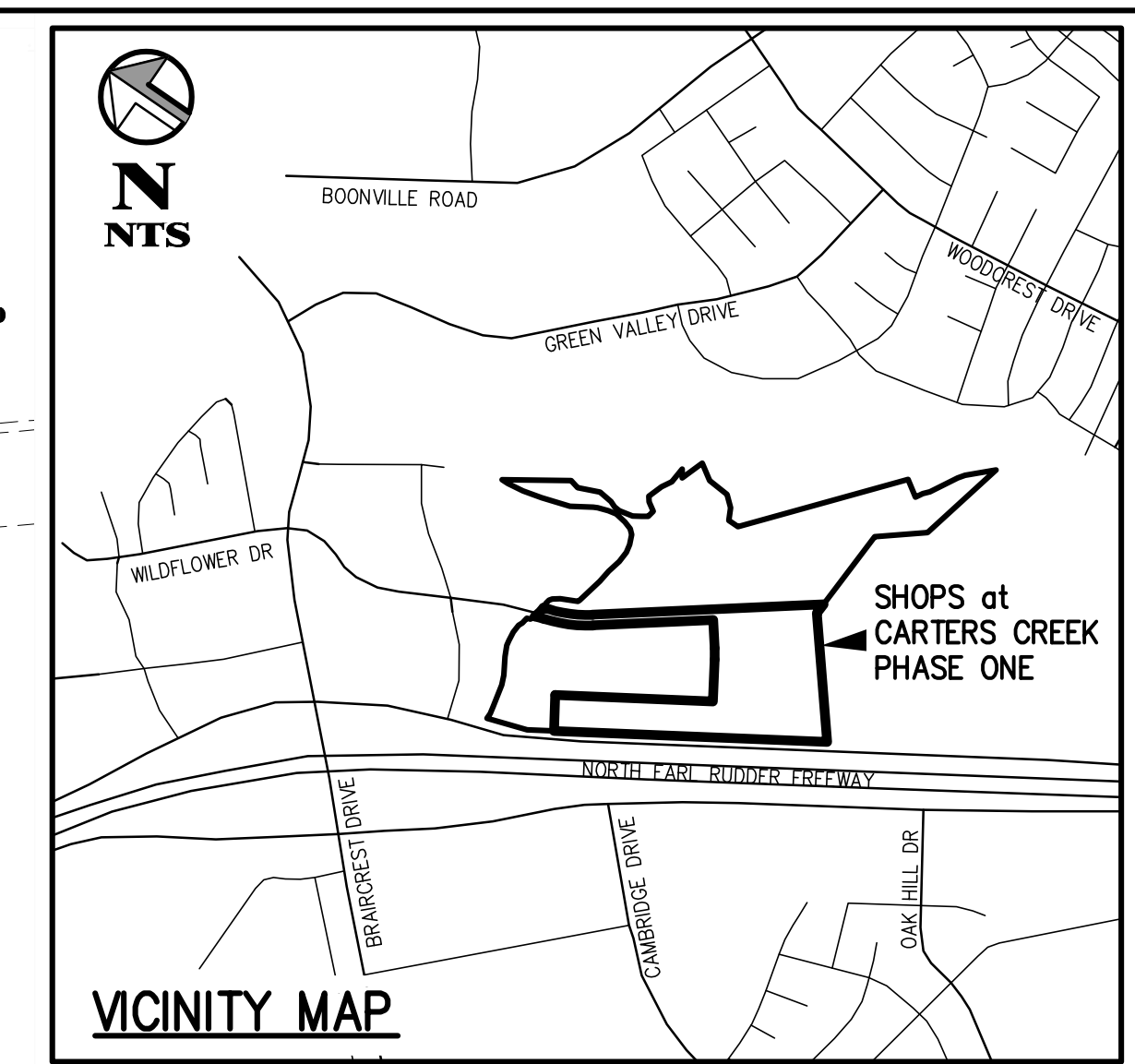
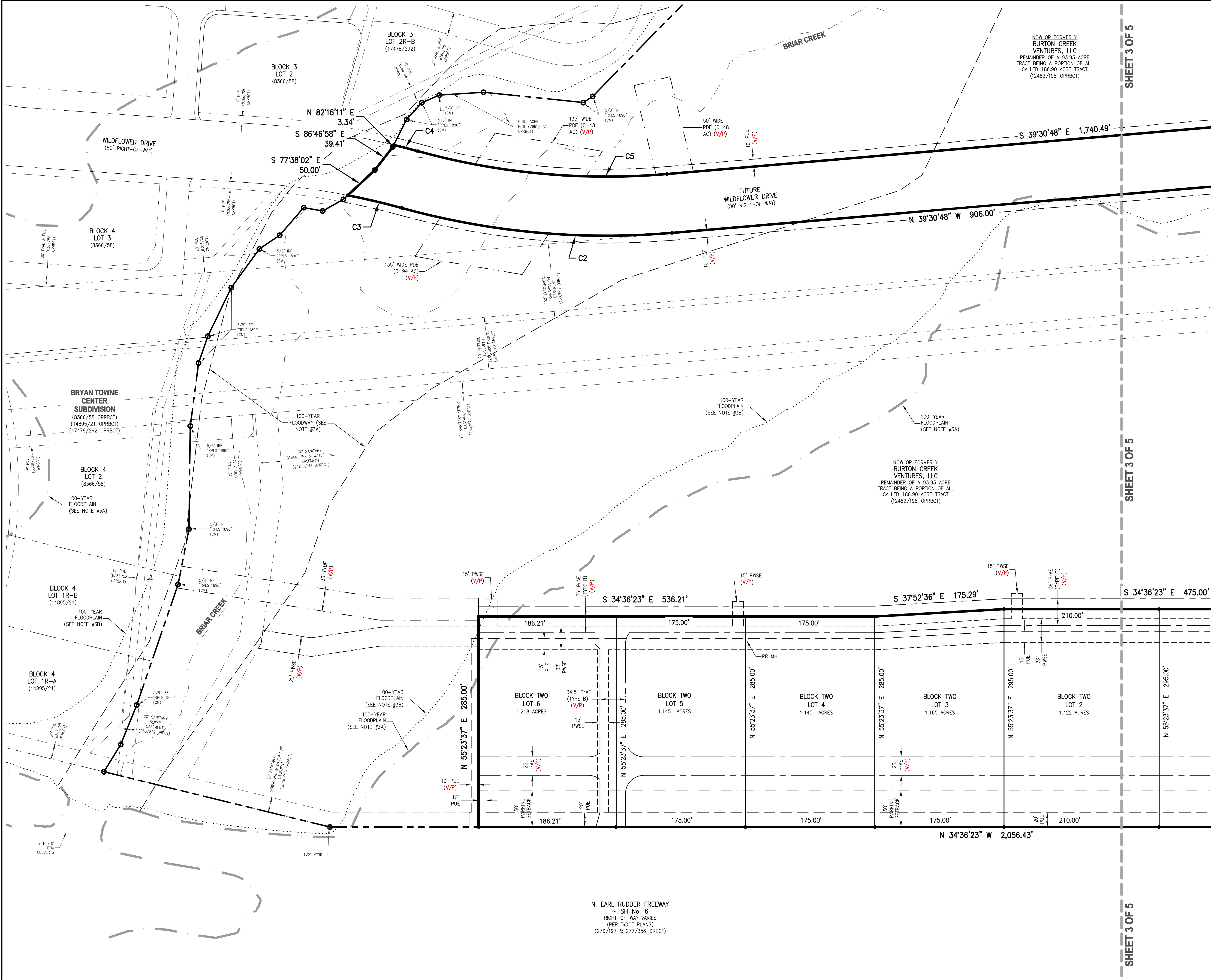




FINAL PLAT LEGEND	
----	EXISTING PROPERTY LINE
=====	EXISTING SUBDIVISION BOUNDARY LINE
----	PROPOSED PROPERTY LINE
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-----	EXISTING EASEMENT (TYPE VARIES)
-----	PUE – PUBLIC UTILITY EASEMENT
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-----	PrAE – PRIVATE ACCESS EASEMENT
-----	PtUE – PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
-----	PtDE – 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
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	PUE – PUBLIC UTILITY EASEMENT
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COUNTY CLERK
BRAZOS COUNTY, TEXAS

	KERR SURVEYING, LLC 1718 BRIARCREST DRIVE, SUITE 100 BRYAN, TEXAS 77802 PHONE (979) 268-3195 TBPELS FIRM No. 10018500																										
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POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE: (979) 219-4174	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;"> TEXAS FIRM REGISTRATION No. F-4695 </td> <td style="width: 50%; padding: 2px;"> RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 372 - 0843 </td> </tr> </table>	TEXAS FIRM REGISTRATION No. F-4695	RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 372 - 0843																								
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SHEET 1 OF 5																											



FINAL PLAT LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
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- EXISTING EASEMENT (TYPE VARIES)
- PUE – PUBLIC UTILITY EASEMENT
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0 60 120
SCALE: 1" = 60'

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" E	367.21'
C3	995.88'	75.20'	4°19'36"	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

FINAL PLAT
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
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TEXAS FIRM REGISTRATION No. F-4695

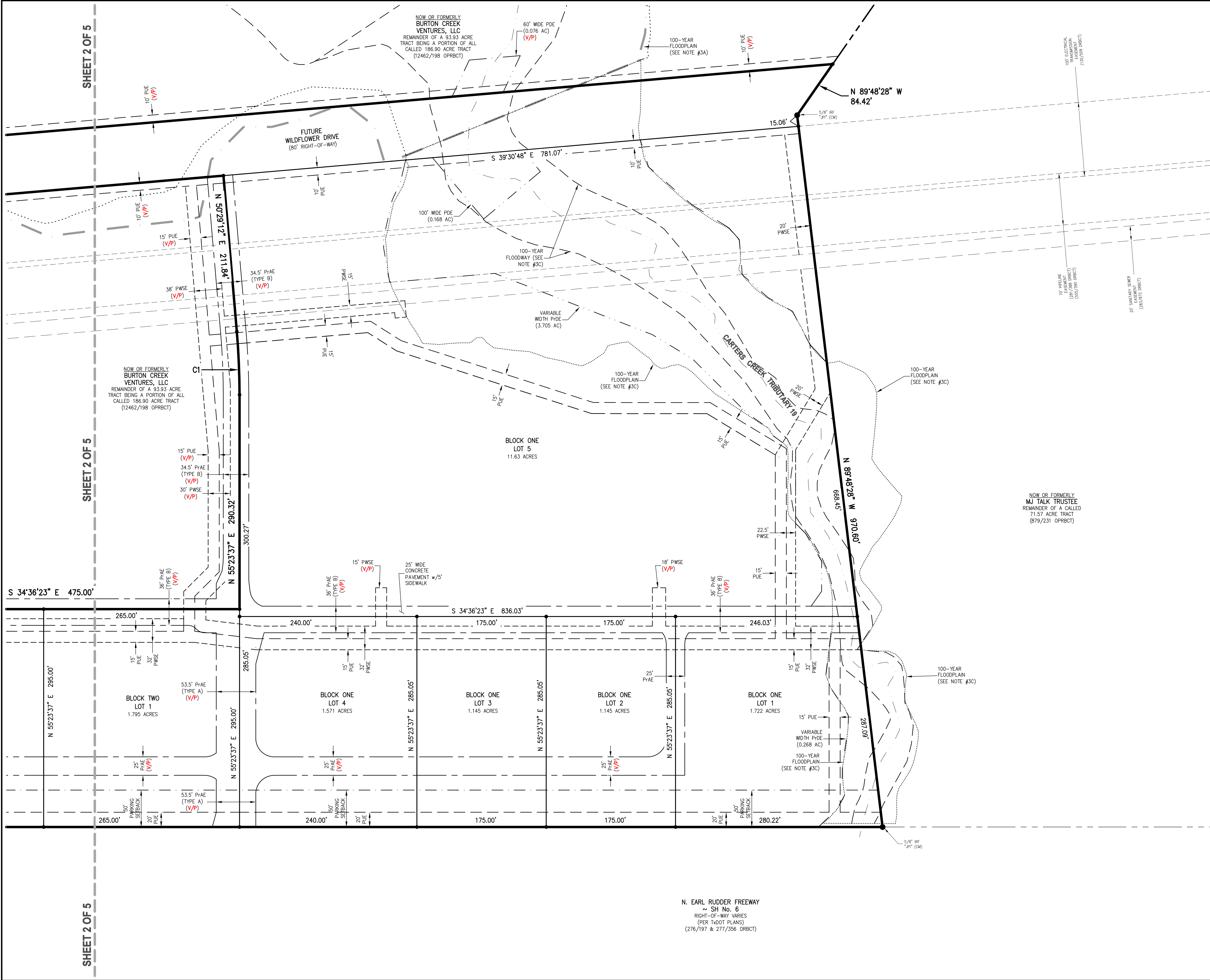
SHEET **2** OF 5

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@enclosureproperty.com

FILENAME: 0843FP3A SCALE: 1"=60'
SUBMITTED DATE: 7/29/26

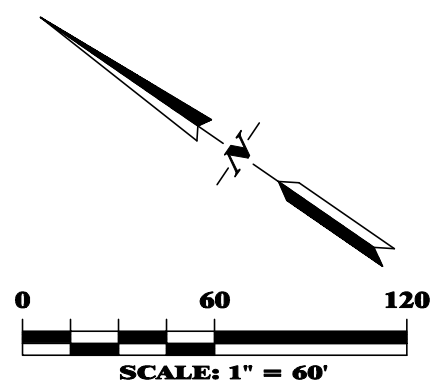
DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB No. 24-910

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



FINAL PLAT LEGEND

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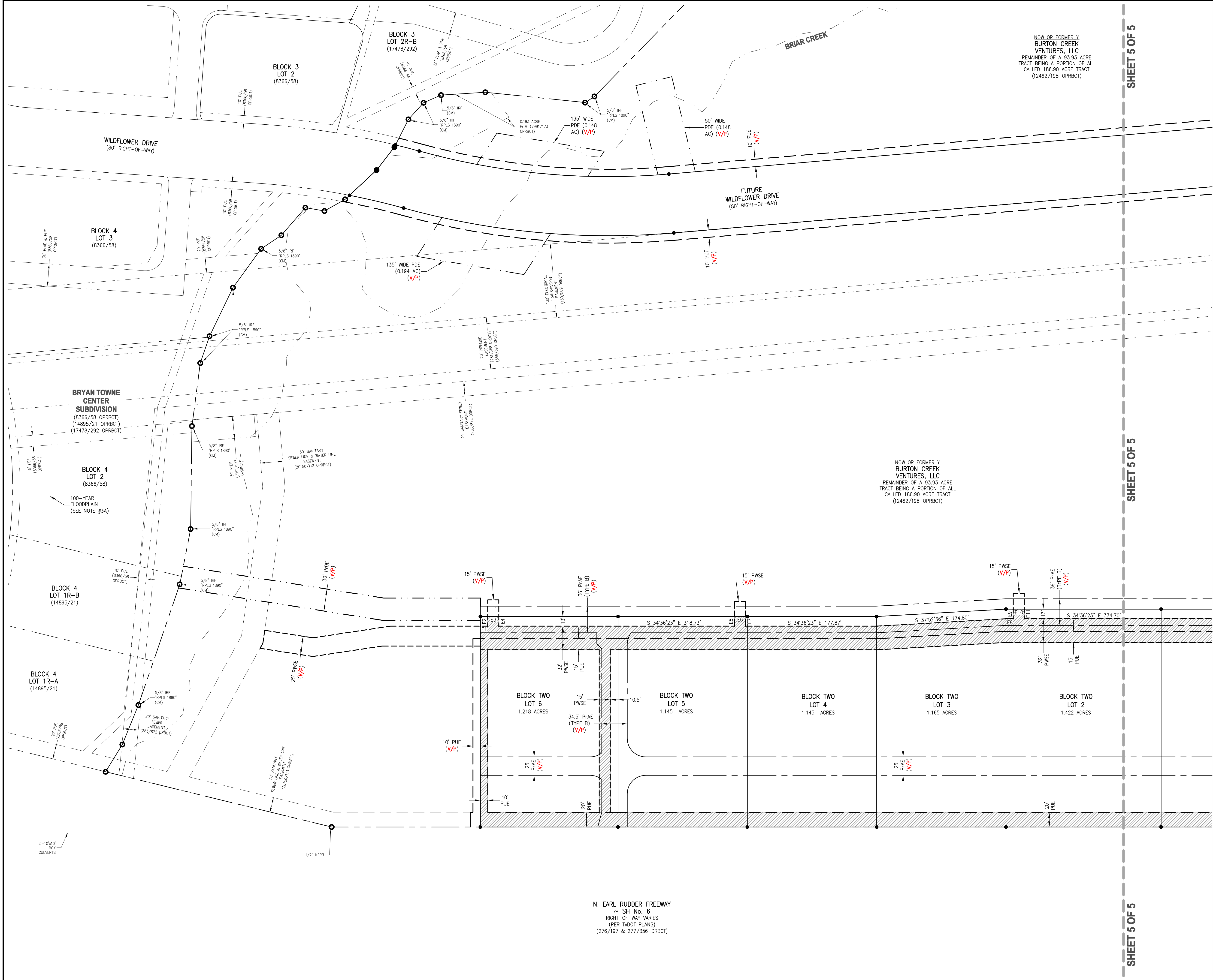
SHEET **3** OF 5

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SUBMITTED DATE: 7/29/26

DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
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RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
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FINAL PLAT LEGEND

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0 60 120
SCALE: 1" = 60'

EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S 34°36'23" E	9.98'	D1	S 2°19'32" E	34.13'
E2	N 55°23'37" E	13.00'	D2	N 84°26'10" E	21.88'
E3	S 34°36'23" E	15.00'	D3	N 48°04'41" E	24.35'
E4	S 55°23'37" W	13.00'	D4	N 56°54'59" E	16.69'
E5	N 55°23'37" E	13.00'	D5	N 63°57'48" E	49.70'
E6	S 34°36'23" E	15.00'	D6	N 58°09'05" E	17.37'
E7	S 55°23'37" W	13.00'	D7	N 28°14'16" E	13.78'
E8	S 34°36'23" E	9.80'	D8	N 20°42'45" E	32.00'
E9	N 55°23'37" E	13.00'	D9	N 35°13'17" E	18.16'
E10	S 34°36'23" E	15.00'	D10	N 62°14'14" E	57.79'
E11	S 55°23'37" W	13.00'	D11	S 89°16'45" E	24.62'
E12	N 55°23'37" E	13.00'	D12	N 55°23'57" E	40.70'
E13	S 34°36'23" E	30.00'	D13	N 25°23'43" E	43.21'
E14	S 55°23'37" W	14.67'	D14	N 10°59'07" E	19.42'
E15	S 27°49'12" E	70.15'	D15	N 55°23'39" E	99.59'
E16	N 55°23'37" E	51.93'	D16	N 5°56'26" W	20.02'
E17	S 34°36'20" E	15.00'	D17	N 14°2'05" E	16.39'
E18	S 55°23'37" W	51.93'	D18	N 23°48'57" E	11.72'
E19	N 55°23'37" E	51.85'	D19	N 0°38'47" E	35.57'
E20	S 34°36'20" E	18.00'	D20	N 01°17'31" E	103.52'
E21	S 55°23'37" W	51.85'	D21	N 3°25'23" W	64.00'
E22	S 34°36'23" E	148.25'	D22	N 13°22'35" W	228.89'
E23	N 86°31'14" E	104.32'	D23	N 39°28'12" W	142.35'
E24	S 39°30'48" E	20.01'	D24	N 45°22'52" E	47.21'
E25	N 86°31'14" W	91.12'	D25	N 54°16'24" E	12.98'
E26	S 34°36'23" E	85.09'	D26	N 68°13'51" E	52.91'
E27	S 48°33'14" W	32.23'	D27	N 79°37'13" E	27.82'
E28	N 34°36'23" W	28.63'	D28	N 68°33'55" E	23.92'
E29	S 55°23'37" W	220.05'	D29	S 15°29'12" W	108.09'
E30	N 34°36'23" W	55.03'	D30	S 74°30'48" E	100.00'
E31	N 48°33'14" E	20.14'	D31	N 15°29'12" E	38.06'
E32	N 21°57' W	46.12'	D32	S 38°28'55" W	38.26'
E33	N 39°28'49" W	176.45'	D33	S 6°32'22" W	77.75'
E34	S 39°28'49" E	187.51'	D34	S 2°40'41" E	58.98'
E35	S 21°57' E	49.27'	D35	S 13°51'30" W	21.44'
E36	S 39°30'07" E	230.11'	D36	S 50°38'40" W	47.48'
E37	S 50°29'53" W	22.29'	D37	S 71°0'48" W	46.73'
E38	N 39°30'07" W	15.00'	D38	S 51°41'4" E	38.13'
E39	N 50°29'53" E	7.29'	D39	S 27°43'50" W	50.18'
E40	N 39°30'07" W	215.11'	D40	S 12°42'54" W	34.16'
E = LINEWORK FOR PUE or PWSE		D = LINEWORK FOR PDE or PRAE			

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TEXAS FIRM REGISTRATION No. F-4695

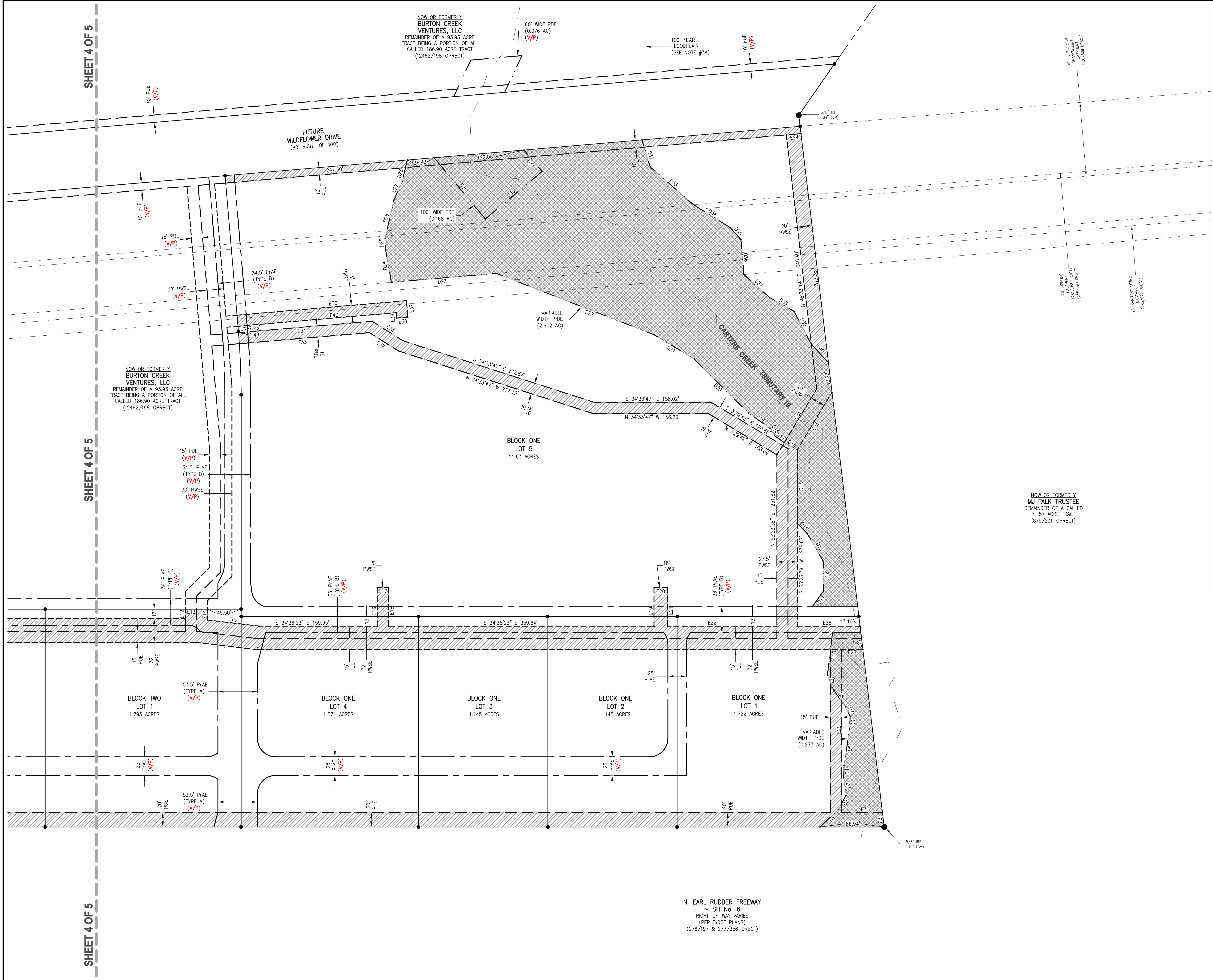
SHEET 4 OF 5

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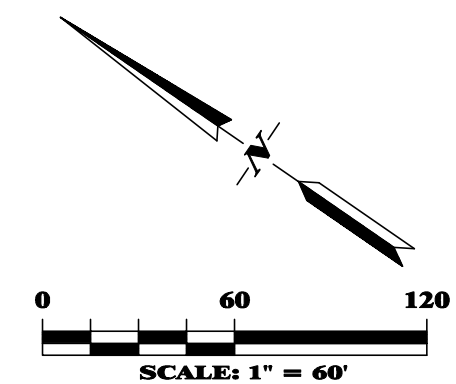
DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB No. 24-910

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



FINAL PLAT LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
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- EXISTING EASEMENT (TYPE VARIES)
- PUE - PUBLIC UTILITY EASEMENT
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E3	S 34°36'23" E	15.00'	D3	N 48°04'41" E	24.35'
E4	S 55°23'37" W	13.00'	D4	N 56°54'59" E	16.69'
E5	N 55°23'37" E	13.00'	D5	N 63°57'48" E	49.70'
E6	S 34°36'23" E	15.00'	D6	N 58°09'05" E	17.37'
E7	S 55°23'37" W	13.00'	D7	N 28°14'16" E	13.78'
E8	S 34°36'23" E	9.80'	D8	N 20°42'45" E	32.00'
E9	N 55°23'37" E	13.00'	D9	N 35°13'17" E	18.16'
E10	S 34°36'23" E	15.00'	D10	N 62°14'14" E	57.79'
E11	S 55°23'37" W	13.00'	D11	S 89°16'45" E	24.62'
E12	N 55°23'37" E	13.00'	D12	N 55°23'57" E	40.70'
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E20	S 34°36'20" E	18.00'	D20	N 01°17'31" E	103.52'
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E30	N 34°36'23" W	55.03'	D30	S 74°30'48" E	100.00'
E31	N 48°33'14" E	20.14'	D31	N 15°29'12" E	38.06'
E32	N 21°57' W	46.12'	D32	S 38°28'55" W	38.26'
E33	N 39°28'49" W	176.45'	D33	S 6°32'22" W	77.75'
E34	S 39°28'49" E	187.51'	D34	S 2°40'41" E	58.98'
E35	S 21°57' E	49.27'	D35	S 13°51'30" W	21.44'
E36	S 39°30'07" E	230.11'	D36	S 50°38'40" W	47.48'
E37	S 50°29'53" W	22.29'	D37	S 71°0'48" W	46.73'
E38	N 39°30'07" W	15.00'	D38	S 51°41'4" E	38.13'
E39	N 50°29'53" E	7.29'	D39	S 27°43'50" W	50.18'
E40	N 39°30'07" W	215.11'	D40	S 12°42'54" W	34.16'
E = LINEWORK FOR PUE or PWSE		D = LINEWORK FOR PDE or PrDE			

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

FINAL PLAT

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

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@enclosureproperty.com

FILENAME: 0843FP3A SCALE: 1"=60'
SUBMITTED DATE: 7/29/26

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

TEXAS FIRM REGISTRATION No. F-4695
SHEET 5 OF 5

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