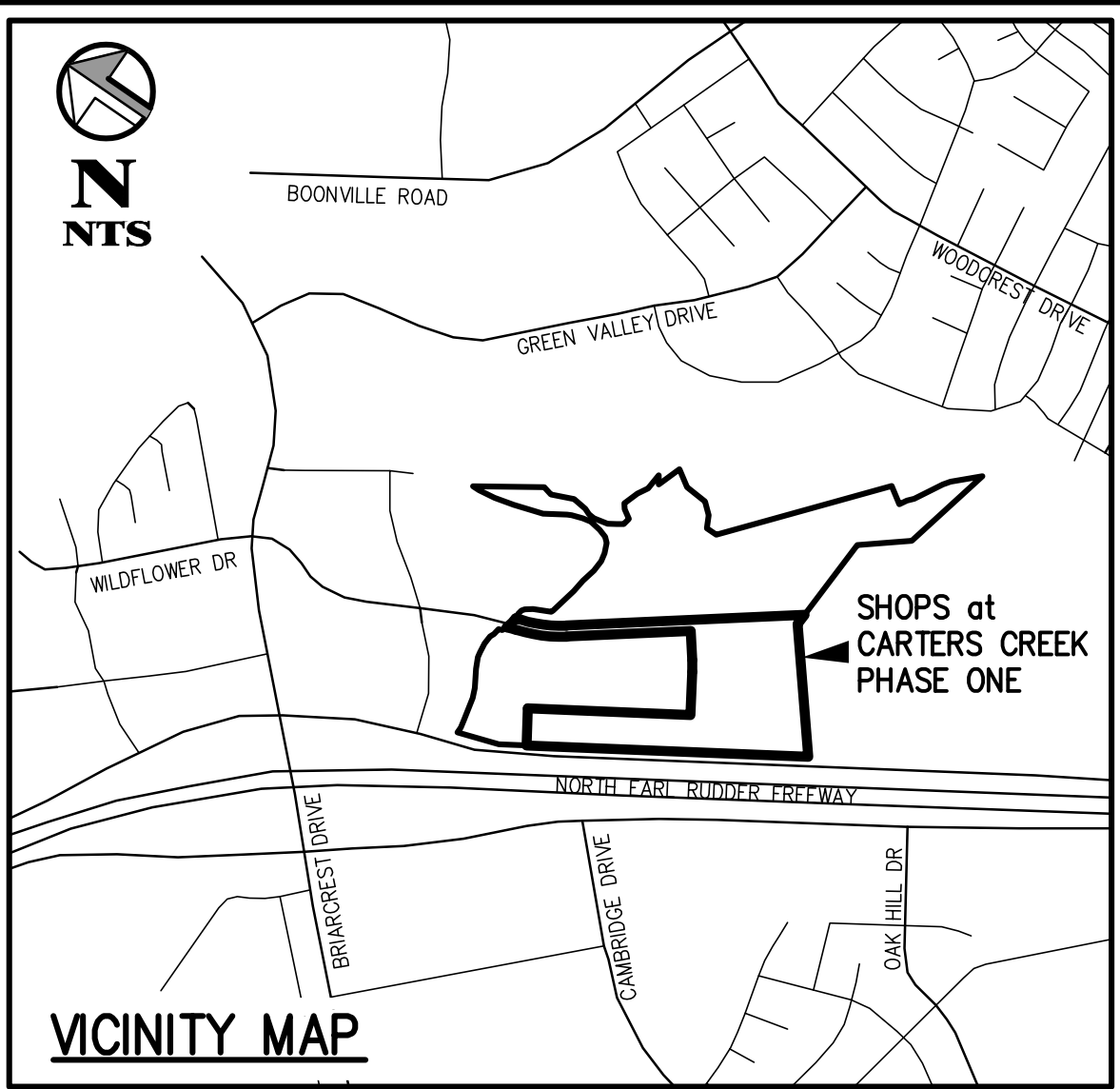
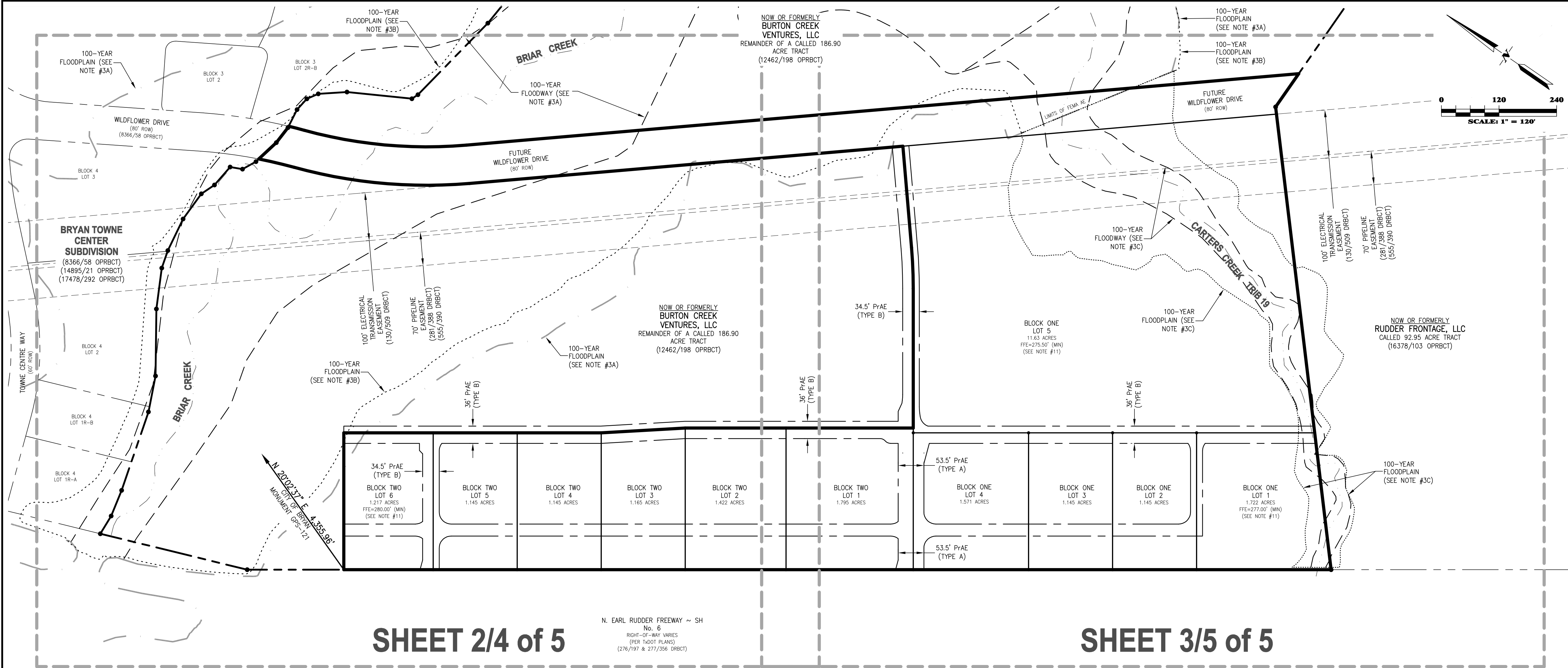




CERTIFICATION OF THE SURVEYOR
I, MICHAEL KONETSKI, REGISTERED PUBLIC LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

FINAL PLAT LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SUBDIVISION BOUNDARY
---	EXISTING EASEMENT (TYPE VARIES)
---	PUE - PUBLIC UTILITY EASEMENT (SEE NOTE #12)
---	PWE - PUBLIC WATER & SEWER EASEMENT (SEE NOTE #12)
---	PDE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PDR - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)
---	PACE - PRIVATE ACCESS EASEMENT (WHERE APPLICABLE)
---	PDR - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)
---	PARKING SETBACK
---	IRON IRON ROD (FOUND)
---	VOLUME/PAGE (12345/678)
---	RIGHT-OF-WAY CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES (SEE NOTE #2)
---	DEED RECORDS OF BRAZOS COUNTY, TX
---	OFFICIAL RECORDS OF BRAZOS COUNTY, TX
---	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
---	PUE - PUBLIC UTILITY EASEMENT
---	PWE - PUBLIC WATER & SEWER EASEMENT (WHERE APPLICABLE)
---	PDE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PDR - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)
---	PACE - PRIVATE ACCESS EASEMENT (WHERE APPLICABLE)

FINAL PLAT 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 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS 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 1.0001093966591 (CALCULATED USING GEOID2018).
- ALL CORNERS ARE MONUMENTED AS SHOWN. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISH PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.
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" FOUND
5/8" IRF (AP) = 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 (FRM) PANEL NO. 48041C 0215F, REVISED DATE APRIL 2, 2014. 100-YEAR FLOODPLAIN LIMITS ARE ILLUSTRATED AS FOLLOWS:
A) GRAPHICAL LIMITS PER FRM.
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 RME CONSULTING ENGINEERS) AND WHERE THE FLOOD BOUNDARY PLOTS PER BFEs AND 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.
C) PRIVATE STREETS AND CROSS-ACCESS ARE DESIGNATED AS EITHER "TYPE A" OR "TYPE B" PER EXHIBIT "D" OF THE PD-M ZONING. TYPE "A" STREETS SHALL INCLUDE A 12' WIDE MEDIAN, WITH LANDSCAPING, THAT WILL BE MAINTAINED BY THE POA.
D) LANDSCAPING AND BUFFER REQUIREMENTS SHALL ADHERE TO SECTION 3.E & E.1.
E) EACH SUB-DISTRICT TYPE SHALL CONTAIN A MINIMUM OF 15% 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' SUP) SHALL COMPLY WITH SECTION 3.H. OFF-STREET TRAILS SHALL BE INCORPORATED INTO SUB-DISTRICT "MU" TO PROVIDE ADDITIONAL CONNECTIVITY.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, OF NO. B2413392, EFFECTIVE DATE: 7/1-28-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
• ITEM 10g: EASEMENT TO HUMBLE PIPELINE CO. (49/55 DBRBT) DOES AFFECT THIS TRACT AS AMENDED (281/388 & 555/390 DBRBT) AND AS SHOWN HEREON.
• ITEM 10k: 100' WIDE EASEMENT TO GULF STATES UTILITIES CO. (130/509 DBRBT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• ITEM 10l: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (283/672 DBRBT) DOES CROSS THIS TRACT AS SHOWN.
• ITEM 10m: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (131/259 DBRBT) DOES CROSS THIS TRACT AS SHOWN.
• ITEM 10n: EASEMENT AGREEMENT (799/173 DBRBT) DOES AFFECT THIS TRACT. DRAINAGE EASEMENTS DESCRIBED IN SAID AGREEMENT DO CROSS THIS TRACT AS SHOWN HEREON.
• ITEM 10o: BOUNDARY AGREEMENT (799/210 DBRBT) DOES AFFECT THIS TRACT.
• ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- 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.
- 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.
- RIGHT-OF-WAY DEDICATION FOR WILDFLOWER DRIVE WILL BE WITH PHASE ONE. LIMITS OF CONSTRUCTION WILL BE PER THE CITY OF BRYAN DEVELOPMENT AGREEMENT.**
- NO LOT MAY TAKE DIRECT STREET ACCESS TO NORTH EARL RUDDER FREEWAY.
- ALL STREETS SHOWN, WITH THE EXCEPTION OF WILDFLOWER DRIVE, ARE PRIVATE AND WILL BE MAINTAINED BY THE POA AND CONTAINED WITHIN A PRIVATE ACCESS EASEMENT (PRAE). PRIVATE STREETS ARE GENERALLY 25' WIDE, CONCRETE, WITH 6" RAISED CURB (SEE FINAL PLAT NOTE #4C FOR ADDITIONAL INFORMATION).
- DEVELOPMENT ON THESE PROPERTIES WILL REQUIRE A CITY OF BRYAN FLOODPLAIN DEVELOPMENT PERMIT, PREPARED BY A STATE OF TEXAS LICENSED ENGINEER, AND ELEVATION CERTIFICATE. ELEVATION CERTIFICATES MUST BE PREPARED BY A STATE OF TEXAS LICENSED ENGINEER OR SURVEYOR AND WILL BE REQUIRED FOR ALL IDENTIFIED LOTS TO VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE-FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- PUBLIC WATER & SEWER EASEMENTS (PWE) ARE RESERVED SOLELY FOR THE CITY OF BRYAN'S PUBLIC WATER AND SANITARY SEWER UTILITIES, EXCEPT AT LOCATIONS WHERE EASEMENTS OVERLAP. ALL OTHER UTILITIES SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT (PUE). WHEN A PUE IS ADJACENT TO A PWE, OR IS OVERLAPPED BY THE PWE, THE UTILITY COMPANY MAY USE THE PWE EASEMENT FOR CONSTRUCTION, REPAIR, REPLACEMENT & MAINTENANCE PURPOSES ONLY. HOWEVER, ALL UTILITY IMPROVEMENTS, LINES, AND FACILITIES, SHALL BE WHOLLY CONTAINED WITHIN THE PUE.

FIELD NOTES DESCRIPTION OF A 28.99 ACRE TRACT RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 28.99 ACRES IN THE RICHARD CARTER LEAGUE SURVEY, ABSTRACT 8, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 11.63 ACRE TRACT DESCRIBED IN A DEED TO ICON CREEKSIDE, LLC RECORDED IN VOLUME 20092, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT) AND A PORTION OF THE REMAINDER OF A CALLED 186.90 ACRE TRACT DESCRIBED IN A DEED TO RUDDER FRONTAGE, LLC RECORDED IN VOLUME 12462, PAGE 198 (OPRBT); SAID 28.99 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED CORNER IN THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND IN THE NORTHEAST LINE OF NORTH EARL RUDDER FREEWAY STATE HIGHWAY 6 (VARIABLE WIDTH RIGHT-OF-WAY, 276/197 DBRBT, 277/356 DBRBT, AND MULTIPLE OTHER DEEDS), FROM WHICH A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND BEARS N 34° 36' 23" W, A DISTANCE OF 201.28 FEET, AND FROM WHICH THE CITY OF BRYAN MONUMENT GPS-121 BEARS N 20° 02' 37" E, A DISTANCE OF 4,355.96 FEET;

- THENCE, THROUGH SAID REMAINDER TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
- N 55° 23' 37" E, FOR A DISTANCE OF 285.00 FEET TO A CALCULATED CORNER;
 - S 34° 36' 23" E, FOR A DISTANCE OF 536.21 FEET TO A CALCULATED CORNER;
 - S 37° 52' 36" E, FOR A DISTANCE OF 175.29 FEET TO A CALCULATED CORNER; AND
 - S 34° 36' 23" E, FOR A DISTANCE OF 475.00 FEET TO A CALCULATED CORNER IN THE NORTHWEST LINE OF SAID 11.63 ACRES;

THENCE, WITH THE NORTHWEST LINE OF SAID 11.63 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N 55° 23' 37" E, FOR A DISTANCE OF 290.32 FEET TO A CALCULATED CORNER;
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, AN ARC LENGTH OF 85.64 FEET, A DELTA ANGLE OF 04° 54' 26", AND A CHORD WHICH BEARS N 52° 56' 25" E, A DISTANCE OF 85.62 FEET, TO A CALCULATED CORNER; AND
- N 50° 29' 12" E, FOR A DISTANCE OF 211.84 FEET TO A CALCULATED CORNER AT THE NORTH CORNER OF SAID 11.63 ACRES;

THENCE, THROUGH SAID REMAINDER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N 39° 30' 48" W, FOR A DISTANCE OF 906.00 FEET TO A CALCULATED CORNER;
- WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1040.00 FEET, AN ARC LENGTH OF 369.14 FEET, A DELTA ANGLE OF 20° 20' 13", AND A CHORD WHICH BEARS N 29° 20' 42" W, A DISTANCE OF 367.21 FEET, TO A CALCULATED CORNER; AND
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 995.88 FEET, AN ARC LENGTH OF 75.20 FEET, A DELTA ANGLE OF 04° 19' 38", AND A CHORD WHICH BEARS N 21° 20' 23" W, A DISTANCE OF 75.19 FEET, TO A POINT FOR CORNER IN THE NORTH LINE OF SAID REMAINDER TRACT, AT THE SOUTH CORNER OF LOT 3, BLOCK 4 OF BRYAN TOWNE CENTER SUBDIVISION FILED IN VOLUME 8366, PAGE 58 (OPRBT) AND IN THE TERMINAL LINE OF WILDFLOWER DRIVE (8366/58 DBRBT) FROM WHICH 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 1890" BEARS S 77° 38' 08" E, A DISTANCE OF 7.97 FEET;

THENCE, WITH THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WILDFLOWER DRIVE TERMINAL LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S 77° 38' 02" E, FOR A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;
- S 89° 48' 28" E, FOR A DISTANCE OF 38.42 FEET TO A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND; AND
- N 82° 16' 11" E, FOR A DISTANCE OF 3.34 FEET TO A CALCULATED CORNER AT THE SOUTHWEST CORNER OF LOT 28-B, BLOCK 3 IN THE BRYAN TOWNE CENTER SUBDIVISION FILED IN VOLUME 17478, PAGE 292 (OPRBT);

THENCE, THROUGH SAID REMAINDER TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1075.88 FEET, AN ARC LENGTH OF 33.31 FEET, A DELTA ANGLE OF 01° 46' 25", AND A CHORD WHICH BEARS S 20° 03' 48" E, A DISTANCE OF 33.30 FEET, TO A CALCULATED CORNER;
- WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 340.75 FEET, A DELTA ANGLE OF 20° 20' 13", AND A CHORD WHICH BEARS S 29° 20' 42" E, A DISTANCE OF 338.96 FEET, TO A CALCULATED CORNER; AND
- S 39° 30' 48" E, FOR A DISTANCE OF 1740.49 FEET TO A CALCULATED CORNER IN THE NORTH LINE OF A CALLED 92.95 ACRE TRACT DESCRIBED IN A DEED TO RUDDER FRONTAGE, LLC RECORDED IN VOLUME 16378, PAGE 103 (OPRBT);

THENCE, WITH THE NORTHWEST LINE OF SAID 92.95 ACRES AND PARTIALLY WITH THE SOUTHEAST LINE OF SAID 11.63 ACRES, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N 89° 48' 28" E, FOR A DISTANCE OF 84.42 FEET TO A CALCULATED CORNER; AND
- S 48° 33' 14" W, FOR A DISTANCE OF 970.60 FEET TO A CALCULATED CORNER AT THE WEST CORNER OF SAID 92.95 ACRES AND IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6;

THENCE, WITH THE SOUTHWEST LINE OF SAID REMAINDER TRACT AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6, N 34° 36' 23" W, FOR A DISTANCE OF 2056.43 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 28.99 ACRES, MORE OR LESS, SURVEYED ON THE GROUND UNDER MY SUPERVISION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, BURTON CREEK VENTURES, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US, IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 12462, PAGE 198, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

ATILLA TUNA, MANAGER

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, ICON CREEKSIDE, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US, IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 20092, PAGE 108, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

ATILLA TUNA, MANAGER

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION,
BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

COUNTY CLERK
BRAZOS COUNTY, TEXAS

KERR
SURVEYING

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
& 3.885 ACRE RIGHT-OF-WAY DEDICATION
TOTAL OF 11 LOTS & 28.99 ACRES
ALL OF A CALLED 11.63 ACRE TRACT (VOLUME 20092, PAGE 108 OPRBT)
AND 17.36 ACRES
BEING A PORTION OF THE REMAINDER OF A CALLED 186.90 ACRE TRACT
VOLUME 12462, PAGE 198 OPRBT
RICHARD CARTER LEAGUE SURVEY, ABSTRACT NO. 8
BRYAN, BRAZOS COUNTY, TEXAS
JULY 2026

RME
Consulting Engineers

LANDOWNER INFORMATION
BURTON CREEK VENTURES, LLC
ICON CREEKSIDE, LLC
ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
SUGAR LAND, TX 77479
PH: (713) 787-5373
EMAIL: atilla.tuna@enclosureproperty.com
FILENAME: 0843FP3A SCALE: 1"=120'
SUBMITTED DATE: 7/29/26, 8/21/26

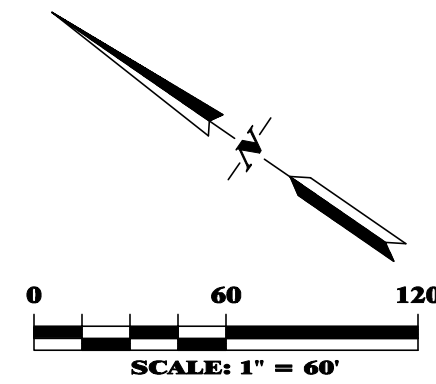
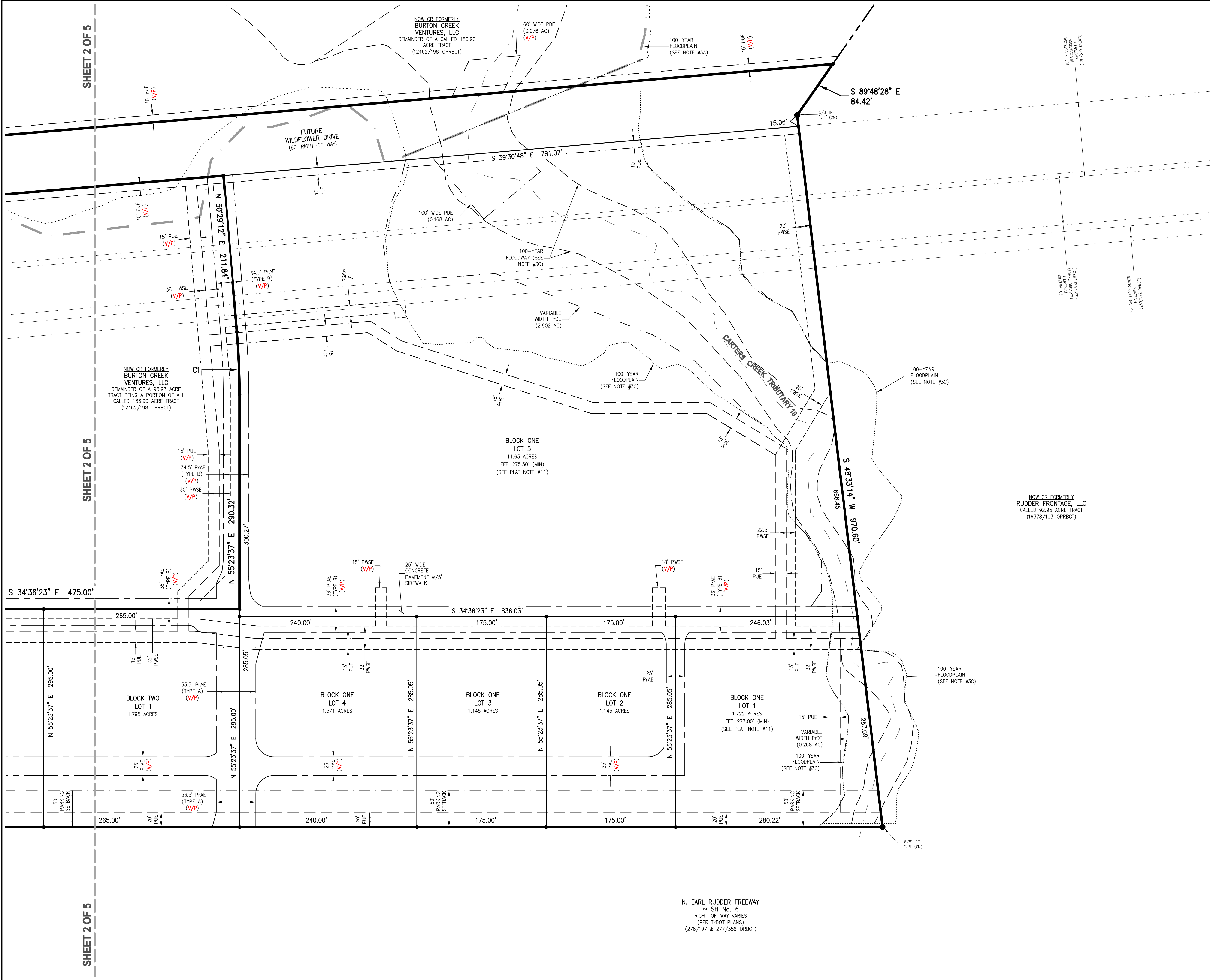
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE: (979) 219-4174

TEXAS FIRM REGISTRATION No. F-4695

SHEET 1 OF 5

DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB NO. 26-1041

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



FINAL PLAT LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SUBDIVISION BOUNDARY
---	EXISTING EASEMENT (TYPE VARIES)
---	PUE - PUBLIC UTILITY EASEMENT (SEE NOTE #12)
---	PWSE - PUBLIC WATER & SEWER EASEMENT (SEE NOTE #12)
---	PRAE - PRIVATE ACCESS EASEMENT (WHERE APPLICABLE)
---	PDE - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)
---	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 (SEE NOTE #2)
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TX
ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TX
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
PUE	PUE - PUBLIC UTILITY EASEMENT
PWSE	PWSE - PUBLIC WATER & SEWER EASEMENT (WHERE APPLICABLE)
PDE	PDE - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)

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°19'36"	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'	340.75'	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
& 3.885 ACRE RIGHT-OF-WAY DEDICATION
TOTAL OF 11 LOTS & 28.99 ACRES
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BRYAN, BRAZOS COUNTY, TEXAS
JULY 2026

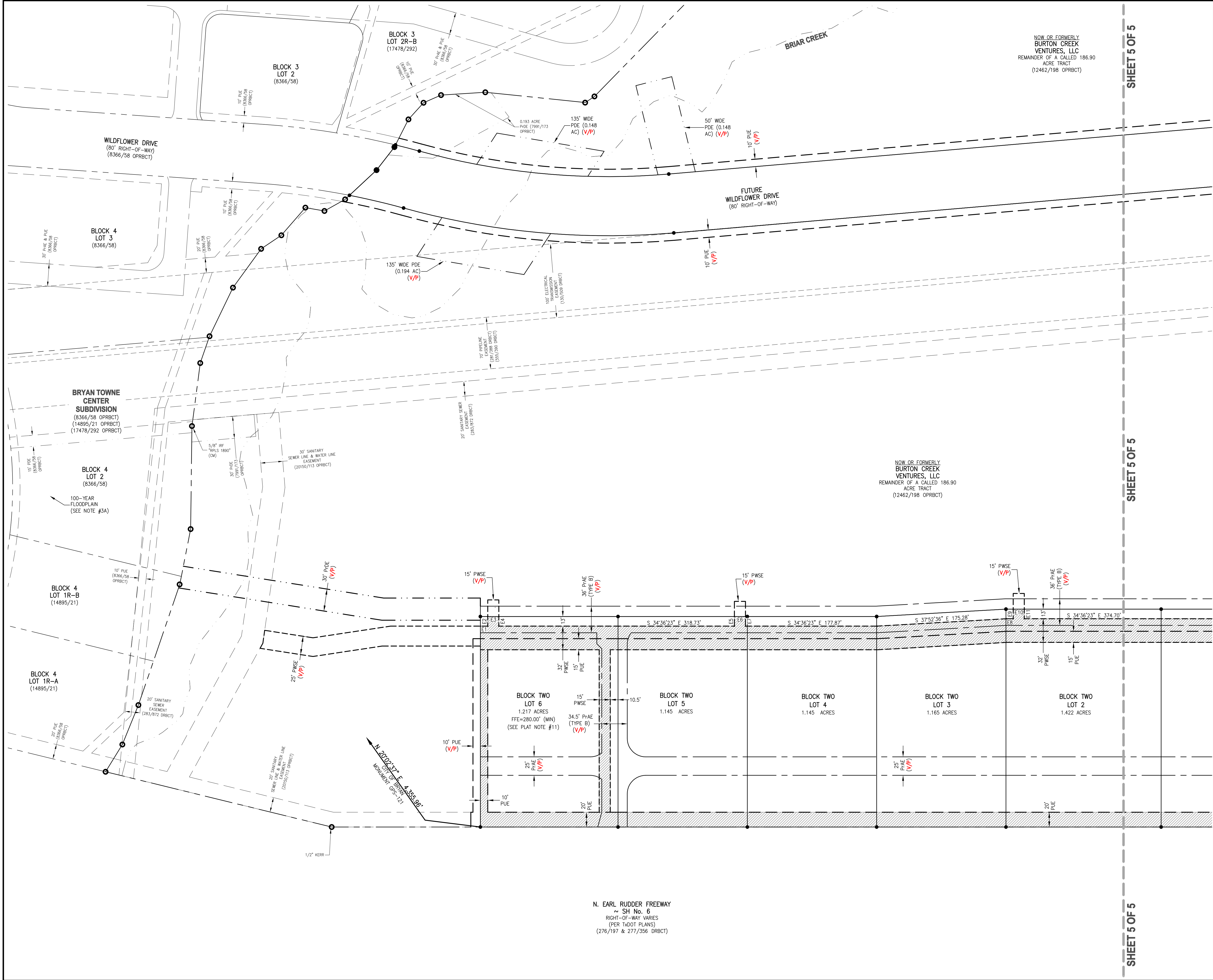


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TEXAS FIRM REGISTRATION No. F-4695

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'
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DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB No. 26-1041
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 DRBCT)



FINAL PLAT LEGEND

- EXISTING PROPERTY LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING EASEMENT (TYPE VARIES)
- PUE - PUBLIC UTILITY EASEMENT (SEE NOTE #12)
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- IRF - IRON ROD (FOUND)
- VOL/PAGE VOLUME/PAGE (12345/678)
- ROW RIGHT-OF-WAY
- (CM) CONTROLLING MONUMENT FOUND & USED TO ESTABLISH PROPERTY LINES (SEE NOTE #2)
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TX
- ORBCT OFFICIAL RECORDS OF BRAZOS COUNTY, TX
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
- PUE - PUBLIC UTILITY EASEMENT
- PWSE - PUBLIC WATER & SEWER EASEMENT (WHERE APPLICABLE)
- PDE - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)

EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S 34°36'23" E	9.98'	D1	S 78°19'32" E	34.12'
E2	N 55°23'37" E	13.00'	D2	N 84°28'10" 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	9.43'	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	13.71'	D14	N 10°59'07" E	19.42'
E15	S 27°49'12" E	78.21'	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°36'23" E	15.00'	D17	N 142°03" 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°36'23" E	18.00'	D20	N 10°17'31" E	103.52'
E21	S 55°23'37" W	51.85'	D21	N 32°52'3" 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	47.20'
E25	S 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	29.91'
E29	S 55°23'37" W	220.04'	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°25'7" W	46.12'	D32	S 38°28'55" W	38.26'
E33	N 39°28'49" W	176.45'	D33	S 0°32'22" W	77.75'
E34	S 39°28'49" E	181.51'	D34	S 2°40'41" E	58.98'
E35	S 21°25'7" 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°14'1" 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 PVE		

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
& 3.885 ACRE RIGHT-OF-WAY DEDICATION
TOTAL OF 11 LOTS & 28.99 ACRES
ALL OF A CALLED 11.63 ACRE TRACT (VOLUME 20092, PAGE 108 OPRBCT)
AND 17.36 ACRES
BEING A PORTION OF THE REMAINDER 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, 8/21/26

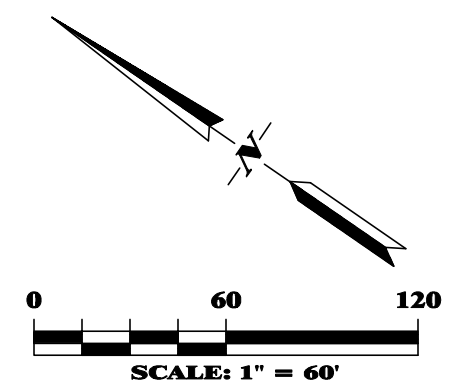
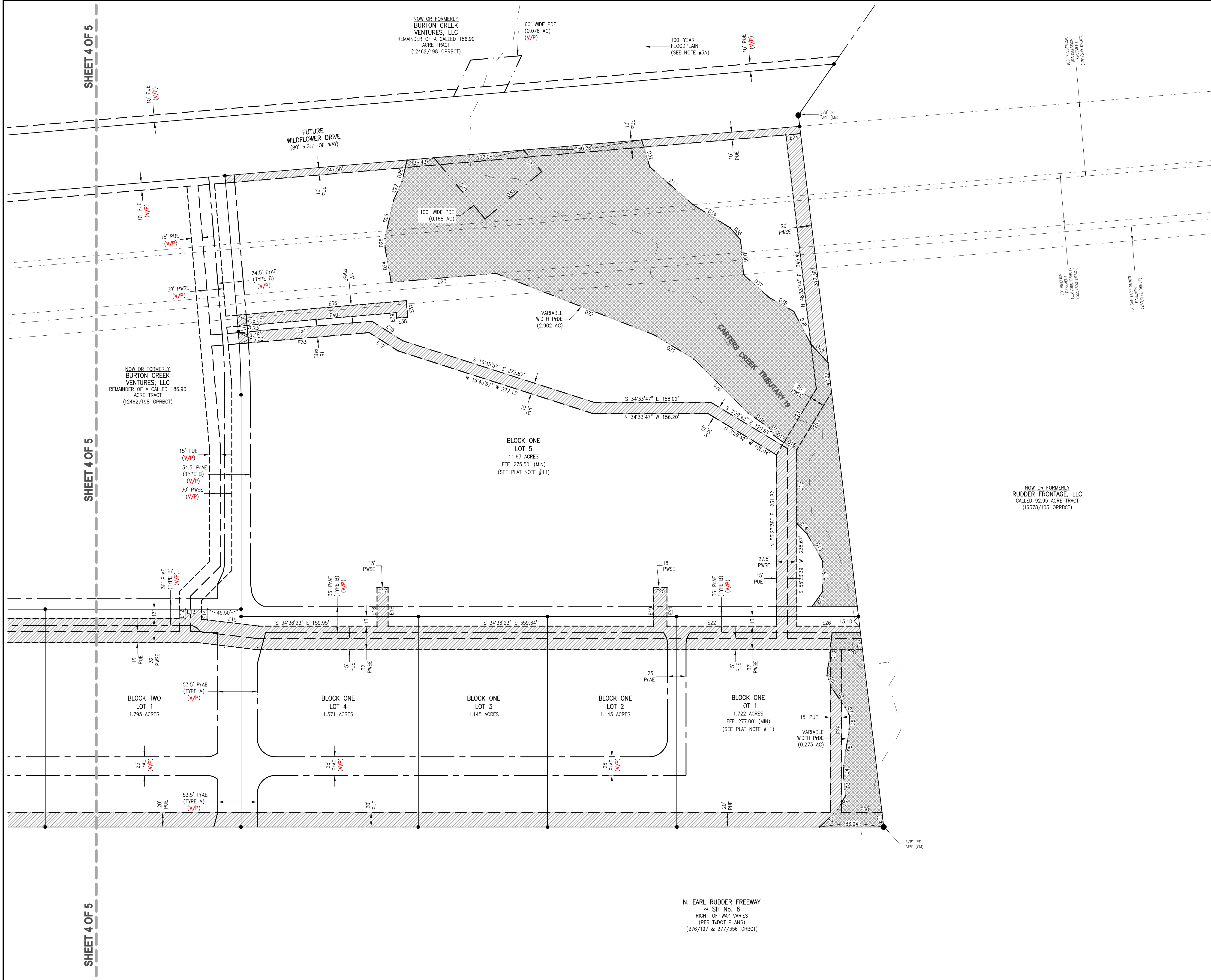
DRAWN BY: R.A.M.
CHECKED BY: MICHAEL KONETSKI
KERR JOB No. 26-1041
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
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TEXAS FIRM REGISTRATION No. F-4695

SHEET **4** OF 5

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



FINAL PLAT LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING SUBDIVISION BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED SUBDIVISION BOUNDARY
---	EXISTING EASEMENT (TYPE VARIES)
---	PUE - PUBLIC UTILITY EASEMENT (SEE NOTE #12)
---	PWSE - PUBLIC WATER & SEWER EASEMENT (SEE NOTE #12)
---	PrAE - PRIVATE ACCESS EASEMENT (WHERE APPLICABLE)
---	PrUE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PrDE - PRIVATE DRAINAGE EASEMENT (WHERE APPLICABLE)
---	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 (SEE NOTE #2)
DRBCT	DEED RECORDS OF BRAZOS COUNTY, TX
ORBCT	OFFICIAL RECORDS OF BRAZOS COUNTY, TX
OPRBC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
---	PUE - PUBLIC UTILITY EASEMENT (WHERE APPLICABLE)
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SHEET 5 OF 5

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