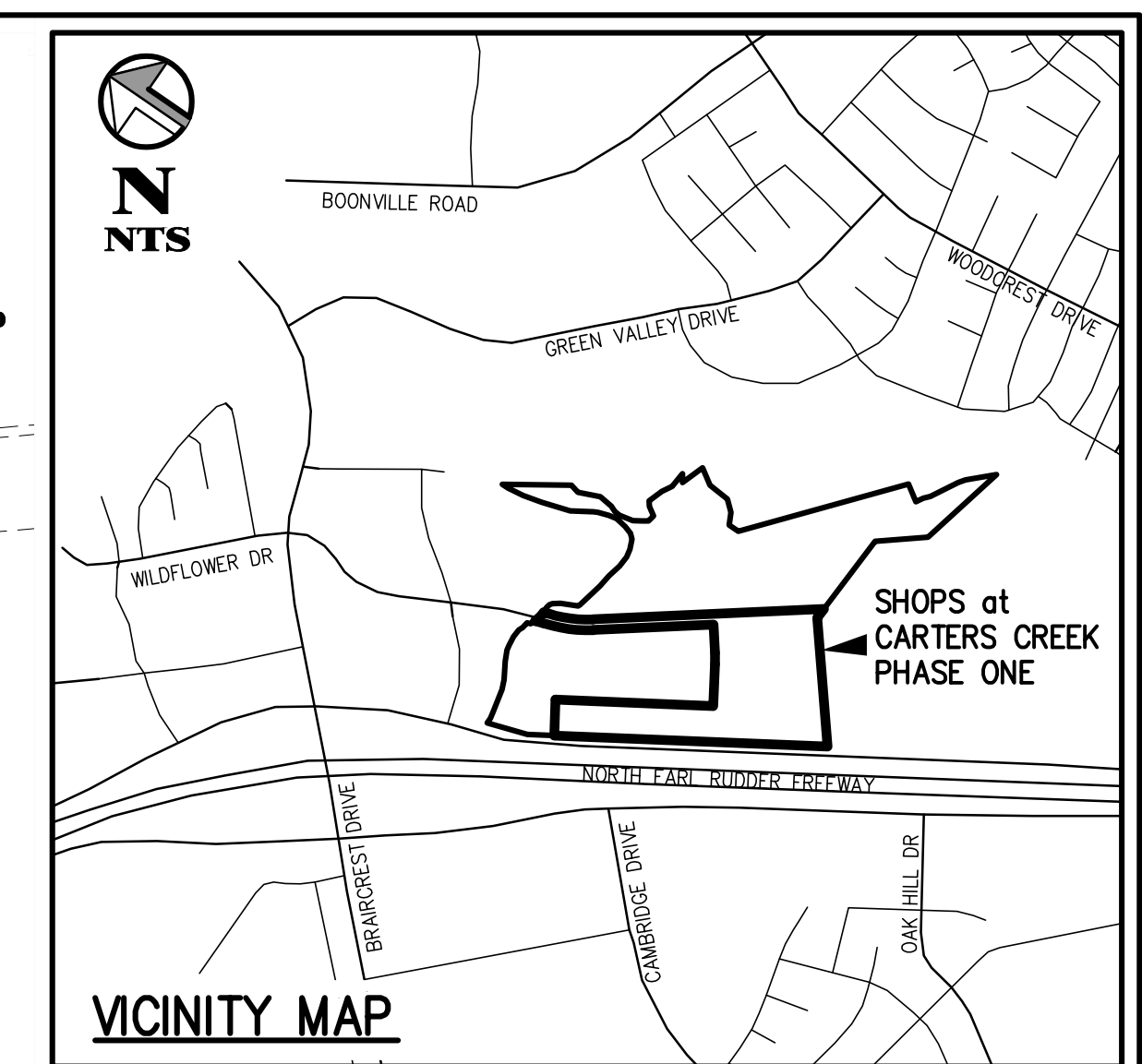




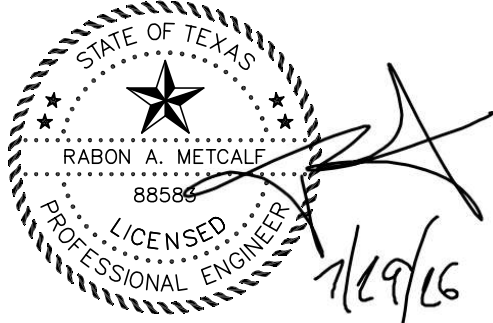
PRELIMINARY PLAN LEGEND	
-----	EXISTING PROPERTY LINE
-----	EXISTING SUBDIVISION BOUNDARY LINE
-----	PROPOSED PROPERTY LINE
=====	PROPOSED SUBDIVISION BOUNDARY
-----	EXISTING EASEMENT (TYPE VARIES)
-----	PUE = PUBLIC UTILITY EASEMENT
-----	PWSE = PUBLIC WATER & SEWER EASEMENT (SEE NOTE #17)
-----	PAE = PRIVATE ACCESS EASEMENT
-----	----- PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
-----	PRDE = PRIVATE DRAINAGE EASEMENT
-----	PARKING SETBACK
IRF	IRON ROD (FOUND)
VOL/PAGE	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
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX
BSI	BY SEPERATE INSTRUMENT

PRELIMINARY PLAN NOTES (cont'd):

4. PER THE BRYAN/COLLEGE STATION UNITED STORMWATER DESIGN GUIDELINES THE PROJECT AREA IS LOCATED IN AN AREA CLASSIFIED AS "EVALUATE DETENTION" ACCORDING TO THE DETENTION EVALUATION DRAINAGE STUDY CONDUCTED BY THIS OFFICE. DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT. FINAL DETENTION REQUIREMENTS WILL BE DETERMINED UPON REVIEW OF THE MASTER DRAINAGE REPORT BY CITY OF BRYAN ENGINEERING.
7. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS, AND MISC. RECORDS. 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.
8. WHERE EXISTING FACILITIES ARE INSTALLED, BUTY HAS THE RIGHT TO INSTALL, REMOVE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATCH, ENLARGE, REPAIR, REPLACE 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 EXISTING FACILITIES.
9. THE PRELIMINARY PLAN WILL ADHERE TO THE TRAFFIC IMPACT ANALYSIS (TIA) PREPARED FOR PHASE ONE THROUGH THREE OF THIS DEVELOPMENT.
10. 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.
11. **RIGHT-OF-WAY DEDICATION FOR WILDFLOWER DRIVE WILL BE WITH PHASE ONE. LIMITS OF CONSTRUCTION WILL BE PER THE CITY OF BRYAN DEVELOPMENT AGREEMENT.**
12. MID-BLOCK CROSS-WALKS, ALONG "TYPE B" DRIVEWAYS, SHALL BE APPROVED ON A CASE-BY-CASE BASIS BY THE CITY AND SHALL BE CONSTRUCTED WITH A PEDESTRIAN HAWK SIGNAL SIGNAGE AND BEACON.
13. NO LOT MAY TAKE DIRECT STREET ACCESS TO NORTH EARL RUDDER FREEWAY.
14. 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 (PAE). PRIVATE STREETS ARE GENERALLY 25' WIDE CROWNED, WITH 6" RASSED CURB (SEE PRELIMINARY PLAN NOTE #4C FOR ADDITIONAL INFORMATION).
15. TOPOGRAPHIC & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, LLC IN CONJUNCTION WITH GIS UTILITY MAPPING PROVIDED BY THE CITY OF BRYAN.
16. 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 FOR ANY STATE PURPOSES. ELEVATION OF 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).
17. 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 A PWE, OR IS OVERLAPPED BY THE PWE, THE UTILITY COMPANY MAY USE THE PWE EASEMENT FOR CONSTRUCTION, REPAIR, REPLACEMENT AND MAINTENANCE PURPOSES. HOWEVER, ALL UTILITY IMPROVEMENTS, LINES, AND FACILITIES SHALL BE WHOLLY CONTAINED WITHIN THE PUE.

SHEET 2 of 3

THE PRELIMINARY PLAN HAS BEEN PREPARED BY THIS OFFICE AND REPRESENTS PRELIMINARY LOT CONFIGURATIONS, STREET ALIGNMENTS, DRAINAGE & DETENTION INFORMATION, AND APPROXIMATE UTILITY LINE SIZING AND PATHWAYS. CONSTRUCTION DRAWINGS AND SUPPORTING DESIGN INFORMATION WILL BE PROVIDED WITH THE FINAL PLAT. THE EXTERIOR BOUNDARY INFORMATION ILLUSTRATED UTILIZED A TSPS STANDARD LAND SURVEY PREPARED BY KERR SURVEYING, LLC UNDER THE DIRECTION OF MICHAEL KONETSKI, RPLS NO. 6531.



RABON A. METCALF, PE No. 88583



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
& 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
 SENNA, BRATES, CUNY, JENKINSBRYAN, BRAZOS COUNTY, TEXAS
JULY 2000

JULY 2026

LANDOWNER INFORMATION
BURTON CREEK VENTURES, LLC

ICON CREEKSIDE, LLC

PRIME c/o ANITA TUNA
7619 BRANFORD PLACE, SUITE 180

WVIE SUGAR LAND, TX 77479
 (281) 288-5572

Consulting Engineers

FILENAME: 0843PP2A	SCALE: 1"=1'
--------------------	--------------

OFFICE BOX 0252	SUBMITTED DATE: 7/29/26, 8/21/26
-----------------	----------------------------------

OFFICE BOX 9255
EL PASO STATION, TEXAS 77842

DRAWN BY: R.A.M.

CHECKED BY: MICHAEL KONETSKI

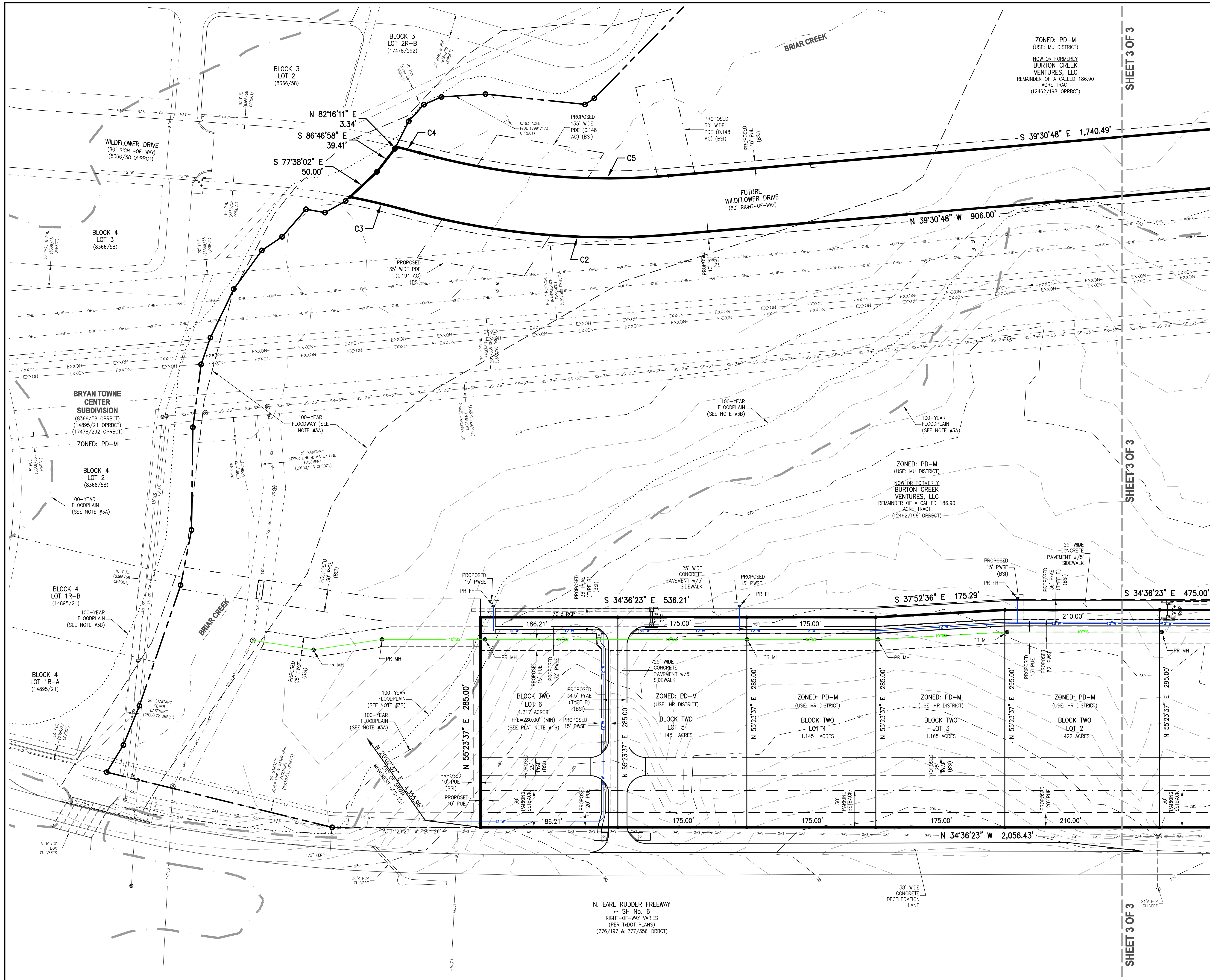
KERR JOB No. 26-1041

FIRM REGISTRATION No. F-4695 RME CONSULTING ENGINEERS

	CLIENT NO.	PROJE
--	------------	-------

SHEET 1 OF 3 372 - 08

SHEET 2 OF 3



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
---	PUE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PDE - 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°19'36"	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

NOT FOR RECORD
PRELIMINARY PLAN
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

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

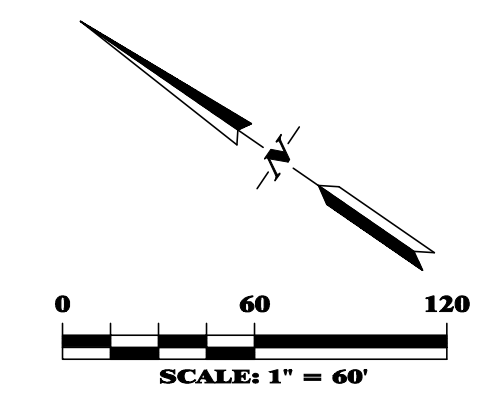
SHEET **2** OF 3

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, 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



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
---	PRAE - PRIVATE ACCESS EASEMENT
---	PUDE - PRIVATE UTILITY EASEMENT (WHERE APPLICABLE)
---	PDE - 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°19'36"	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
TBPCLS 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
& 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

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

TEXAS FIRM REGISTRATION No. F-4695

SHEET **3** OF 3

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, 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

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