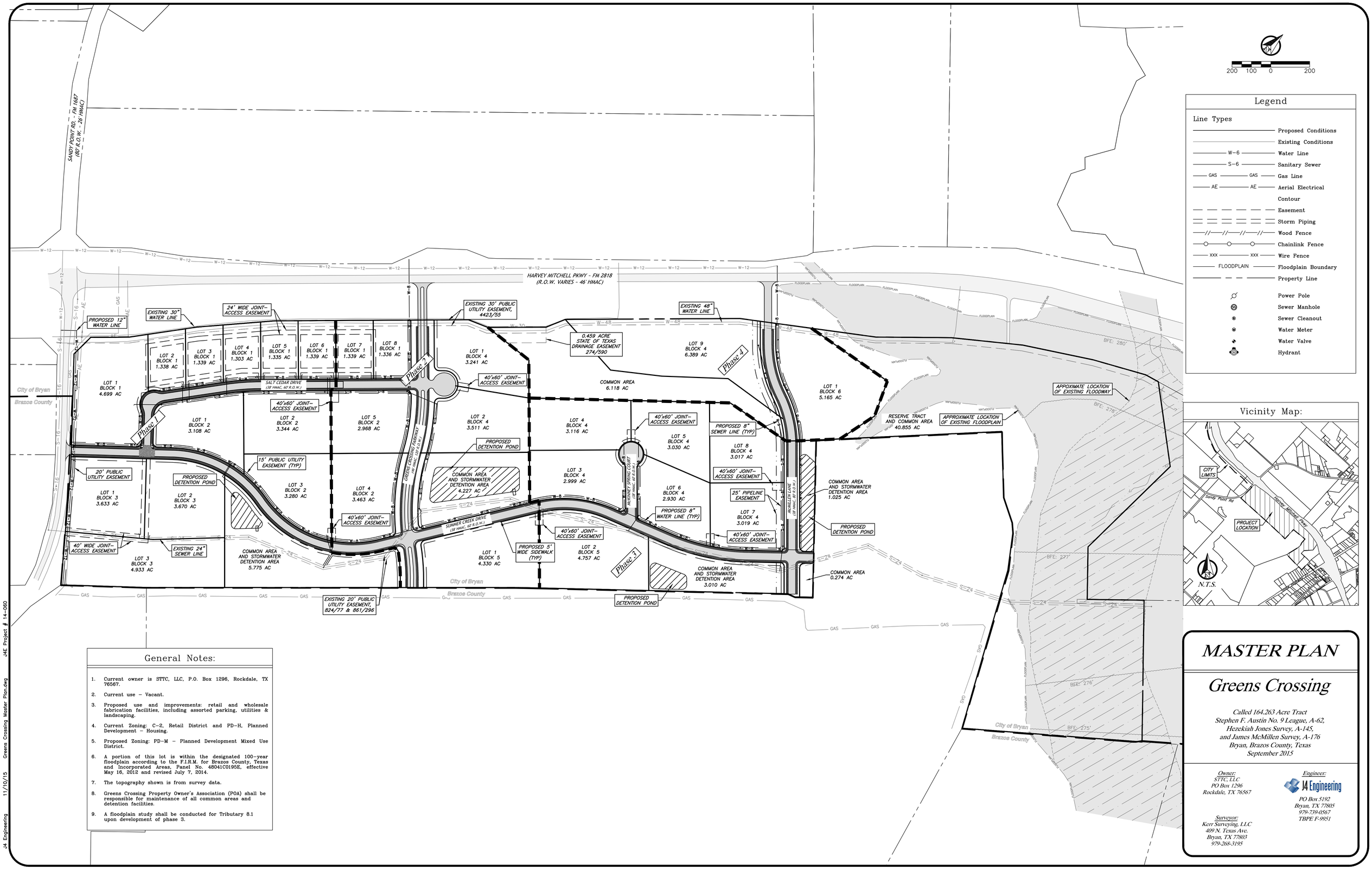

Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W–6 — Water Line
- S–6 — Sanitary Sewer
- GAS — Gas Line
- AE — Aerial Electrical
- Contour
- Easement
- Storm Piping
- Wood Fence
- Chainlink Fence
- XXX — Wire Fence
- FLOODPLAIN — Floodplain Boundary
- Property Line

- Power Pole
- Sewer Manhole
- Sewer Cleanout
- Water Meter
- Water Valve
- Hydrant

Vicinity Map:

General Notes:

1. Current owner is STTC, LLC, P.O. Box 1296, Rockdale, TX 76567.
2. Current use – Vacant.
3. Proposed use and improvements: retail and wholesale fabrication facilities, including assorted parking, utilities & landscaping.
4. Current Zoning: C–2, Retail District and PD–H, Planned Development – Housing.
5. Proposed Zoning: PD–M – Planned Development Mixed Use District.
6. A portion of this lot is within the designated 100–year floodplain according to the F.I.R.M. for Brazos County, Texas and Incorporated Areas, Panel No. 48041C0195E, effective May 16, 2012 and revised July 7, 2014.
7. The topography shown is from survey data.
8. Greens Crossing Property Owner's Association (POA) shall be responsible for maintenance of all common areas and detention facilities.
9. A floodplain study shall be conducted for Tributary 8.1 upon development of phase 3.

MASTER PLAN

Greens Crossing

Called 164.263 Acre Tract
Stephen F. Austin No. 9 League, A-62,
Hezekiah Jones Survey, A-145,
and James McMillen Survey, A-176
Bryan, Brazos County, Texas
September 2015

Owner:
STTC, LLC
PO Box 1296
Rockdale, TX 76567

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 11/10/15 Greens Crossing Master Plan.dwg J4E Project # 14-060