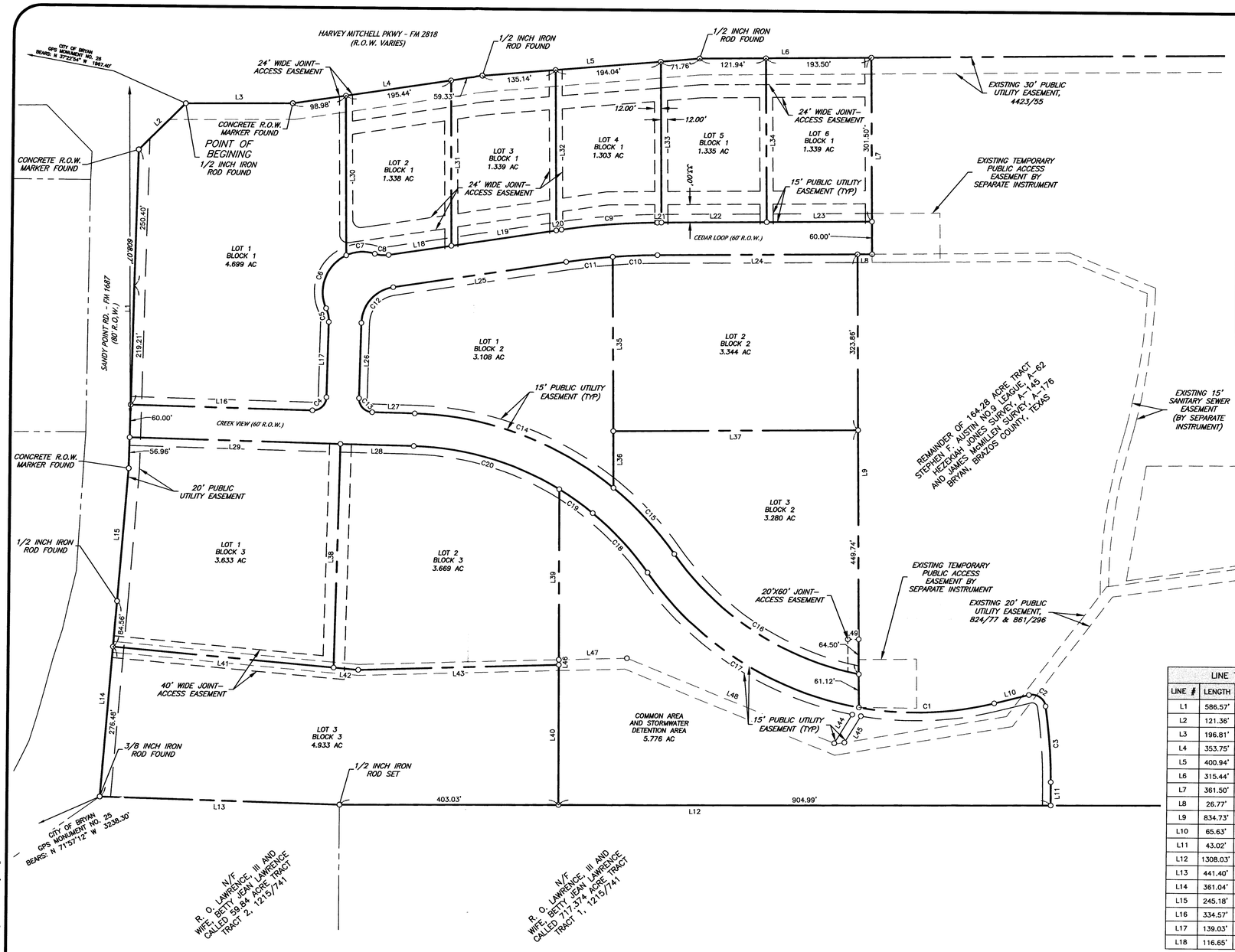


CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	250.74'	605.00'	23° 44' 45"	S 49° 52' 19" E	248.95'	127.20'
C2	41.69'	25.00'	95° 32' 13"	N 13° 58' 35" W	37.02'	27.54'
C3	139.92'	990.00'	8° 05' 52"	N 37° 50' 27" E	139.80'	70.08'
C4	39.27'	25.00'	90° 00' 09"	N 88° 29' 16" E	35.36'	25.00'
C5	25.80'	56.50'	26° 09' 30"	N 30° 24' 26" E	25.57'	13.13'
C6	115.44'	74.68'	88° 33' 55"	S 62° 30' 54" W	104.28'	72.83'
C7	53.86'	71.47'	43° 10' 50"	N 51° 19' 57" W	52.60'	28.28'
C8	25.79'	56.50'	26° 09' 30"	S 43° 26' 46" E	25.57'	13.13'
C9	176.92'	1253.50'	8° 05' 12"	N 52° 28' 55" W	176.77'	88.61'
C10	82.31'	1200.01'	3° 55' 49"	N 50° 24' 51" W	82.30'	41.17'
C11	86.14'	1187.35'	4° 09' 24"	N 54° 27' 28" W	86.12'	43.09'
C12	95.63'	68.50'	79° 59' 18"	S 83° 28' 50" W	88.05'	57.47'
C13	39.27'	25.00'	89° 59' 51"	S 1° 30' 44" E	35.35'	25.00'
C14	397.76'	605.00'	37° 40' 11"	N 27° 40' 34" W	390.64'	206.37'
C15	165.60'	605.00'	15° 41' 00"	N 0° 59' 59" W	165.09'	83.32'
C16	415.45'	545.00'	43° 40' 35"	S 14° 59' 46" E	405.47'	218.41'
C17	473.49'	605.00'	44° 50' 28"	S 15° 34' 42" E	461.50'	249.62'
C18	149.18'	545.00'	15° 41' 00"	N 0° 59' 59" W	148.72'	75.06'
C19	75.51'	545.00'	7° 56' 17"	N 12° 48' 37" W	75.45'	37.81'
C20	282.81'	545.00'	29° 43' 54"	N 31° 38' 43" W	279.65'	144.66'

METES AND BOUNDS DESCRIPTION OF A 6.732 ACRE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE HEZEKIAH JONES SURVEY, ABSTRACT NO. 145 AND THE JAMES MCMILLEN SURVEY, ABSTRACT NO. 176, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 177.64 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO STTC, LLC RECORDED IN VOLUME 9148, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF HARVEY MITCHELL PARKWAY – FM 2818 (R.O.W. VARIES) MARKING THE NORTHEAST CORNER OF SAID 177.64 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 26 BEARS: N 37° 22' 54" W FOR A DISTANCE OF 1967.40 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF HARVEY MITCHELL PARKWAY FOR THE FOLLOWING CALLS:

S 48° 25' 07" E FOR A DISTANCE OF 196.81 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

S 56° 31' 31" E FOR A DISTANCE OF 353.75 FEET TO A 1/2 INCH IRON ROD FOUND;

S 52° 43' 23" E FOR A DISTANCE OF 400.94 FEET TO A 1/2 INCH IRON ROD FOUND;

S 48° 26' 18" E FOR A DISTANCE OF 315.44 FEET TO THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 48° 26' 18" E FOR A DISTANCE OF 684.05 FEET;

THENCE: THROUGH SAID REMAINDER OF 177.64 ACRE TRACT FOR THE FOLLOWING CALLS:

S 41° 33' 42" W FOR A DISTANCE OF 361.50 FEET;

N 48° 26' 18" W FOR A DISTANCE OF 26.77 FEET;

S 41° 33' 42" W FOR A DISTANCE OF 834.73 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 605.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 44' 45" FOR AN ARC DISTANCE OF 250.74 FEET (CHORD BEARS: S 49° 52' 19" E – 248.95 FEET) TO THE END OF SAID CURVE;

S 61° 44' 41" E FOR A DISTANCE OF 65.63 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 95° 32' 13" FOR AN ARC DISTANCE OF 41.69 FEET (CHORD BEARS: S 13° 58' 35" E – 37.02 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 990.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 05' 52" FOR AN ARC DISTANCE OF 139.92 FEET (CHORD BEARS: S 37° 50' 27" W – 139.80 FEET) TO THE END OF SAID CURVE;

S 41° 53' 22" W FOR A DISTANCE OF 43.02 FEET TO THE COMMON LINE OF SAID REMAINDER OF 177.64 ACRE TRACT AND A CALLED 717.374 ACRE TRACT DESCRIBED AS TRACT 1 BY A DEED TO R. O. LAWRENCE, III AND WIFE, BETTY JEAN LAWRENCE RECORDED IN VOLUME 1215, PAGE 741 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON SAID COMMON LINE BEARS: S 48° 06' 38" E FOR A DISTANCE OF 608.97 FEET;

THENCE: N 48° 06' 38" W ALONG THE COMMON LINE OF SAID REMAINDER OF 177.64 ACRE TRACT AND SAID 717.374 ACRE TRACT FOR A DISTANCE OF 1308.03 FEET TO A FENCE CORNER POST FOUND MARKING THE OCCUPIED NORTH CORNER OF SAID 717.374 ACRE TRACT AND THE OCCUPIED EAST CORNER OF A CALLED 59.84 ACRE TRACT DESCRIBED AS TRACT 2 BY SAID LAWRENCE DEED (1215/741);

THENCE: N 46° 19' 27" W ALONG THE COMMON LINE OF SAID REMAINDER OF 177.64 ACRE TRACT AND SAID 59.84 ACRE TRACT FOR A DISTANCE OF 441.40 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF SANDY POINT ROAD – FM 1687 (80' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID 177.64 ACRE TRACT. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 25 BEARS: N 71° 57'12" W FOR A DISTANCE OF 3238.30 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF SANDY POINT ROAD FOR THE FOLLOWING CALLS:

N 46° 48' 55" E FOR A DISTANCE OF 361.04 FEET (DEED CALL: N 46° 50' 25" E – 361.11 FEET, 9148/270) TO A 1/2 INCH IRON ROD FOUND;

N 46° 43' 39" E FOR A DISTANCE OF 245.18 FEET (DEED CALL: N 46° 43' 38" E – 245.23 FEET, 9148/270) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 43° 29' 12" E FOR A DISTANCE OF 586.57 FEET (DEED CALL: N 43° 29' 21" E – 586.34 FEET, 9148/270) TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 87° 06' 41" E FOR A DISTANCE OF 121.36 FEET (DEED CALL: N 87° 07' 37" E – 121.70 FEET, 9148/270) TO THE POINT OF BEGINNING CONTAINING 42.899 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	586.57'	N 43° 29' 12" E
L2	121.36'	N 87° 06' 41" E
L3	196.81'	S 48° 25' 07" E
L4	353.75'	S 56° 31' 31" E
L5	400.94'	S 52° 43' 23" E
L6	315.44'	S 48° 26' 18" E
L7	361.50'	S 41° 33' 42" W
L8	26.77'	N 48° 26' 18" W
L9	834.73'	S 41° 33' 42" W
L10	65.63'	N 61° 44' 41" W
L11	43.02'	N 41° 53' 22" E
L12	1308.03'	N 48° 06' 38" W
L13	441.40'	N 46° 19' 27" W
L14	361.04'	N 46° 48' 55" E
L15	245.18'	N 46° 43' 39" E
L16	334.57'	S 46° 30' 39" E
L17	139.03'	N 43° 29' 12" E
L18	116.65'	S 56° 31' 31" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	195.44'	S 56° 31' 31" E
L20	9.74'	S 56° 31' 31" E
L21	7.52'	S 48° 26' 18" E
L22	193.50'	S 48° 26' 18" E
L23	193.50'	S 48° 26' 18" E
L24	367.75'	S 48° 26' 18" E
L25	321.84'	S 56° 31' 31" E
L26	139.03'	N 43° 29' 12" E
L27	78.41'	N 46° 30' 39" W
L28	134.91'	N 46° 30' 39" W
L29	388.07'	N 46° 30' 39" W
L30	293.88'	S 41° 33' 42" W
L31	304.53'	S 41° 33' 42" W
L32	295.48'	S 41° 33' 42" W
L33	296.14'	S 41° 33' 42" W
L34	301.50'	S 41° 33' 42" W
L35	321.03'	S 41° 33' 42" W
L36	104.69'	S 41° 33' 42" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	450.00'	N 48° 26' 18" W
L38	412.31'	N 43° 29' 12" E
L39	323.58'	N 41° 53' 22" E
L40	257.27'	N 41° 53' 22" E
L41	407.68'	N 42° 50' 03" W
L42	45.47'	N 42° 50' 03" W
L43	369.38'	N 49° 37' 09" W
L44	62.20'	N 73° 56' 31" E
L45	57.22'	S 73° 56' 31" W
L46	9.45'	N 41° 53' 22" E
L47	125.19'	S 49° 32' 23" E
L48	411.99'	S 25° 56' 41" E
L49	20.00'	S 48° 26' 18" E

General Notes:

1. Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
2. This property is currently zoned C-2 and PD-H.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
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. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the PD-M – Planned Development Mixed Use District.
8. Greens Crossing Property Owner's Association (POA) shall be responsible for the maintenance of all common areas and detention facilities.

100 50 0 100

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jim Elzner, President of STTC, LLC, owner of the 42.90 acre tract shown on this plat, being a portion of the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 9148, Page 270, and designated herein as Greens Crossing Phase 1, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Jim Elzner, President
STTC, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Jim Elzner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

_____
Notary Public, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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

CERTIFICATE OF CITY ENGINEER

I, _____, the undersigned, 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 PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and 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.

_____
Chair, Planning & Zoning Commission, Bryan, Texas

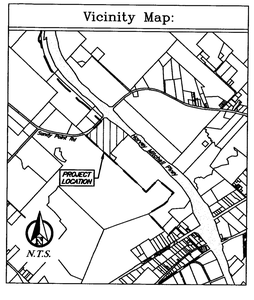
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

Vicinity Map:



FINAL PLAT

Greens Crossing Phase I

Called 42.90 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

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

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