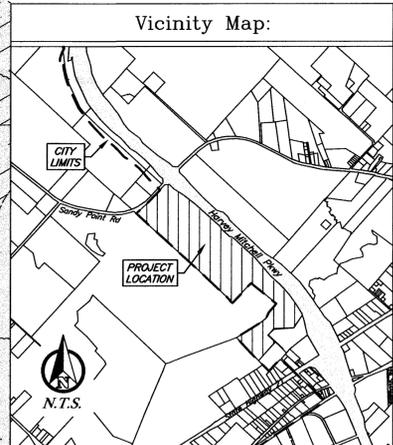


| Legend | |
|-------------------|---------------------|
| Line Types | |
| | Proposed Conditions |
| | Existing Conditions |
| | Water Line |
| | Sanitary Sewer |
| | Gas Line |
| | Aerial Electrical |
| | Contour |
| | Easement |
| | Storm Piping |
| | Wood Fence |
| | Chainlink Fence |
| | Wire Fence |
| | FLOODPLAIN |
| | Floodplain Boundary |
| | Property Line |
| | Power Pole |
| | Sewer Manhole |
| | Sewer Cleanout |
| | Water Meter |
| | Water Valve |
| | Hydrant |



- General Notes:**
- Current owner is STTC, LLC, P.O. Box 1296, Rockdale, TX 76567.
 - Current use - Vacant.
 - Proposed use and improvements: retail and wholesale fabrication facilities, including assorted parking, utilities & landscaping.
 - Current Zoning: C-2, Retail District and PD-H, Planned Development - Housing.
 - Proposed Zoning: PD-M - Planned Development Mixed Use District.
 - 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.
 - The topography shown is from survey data.
 - Greens Crossing Property Owner's Association (POA) shall be responsible for maintenance of all common areas and detention facilities.

MASTER PLAN

Greens Crossing

Called 164.28 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

| | |
|--|--|
| <p><i>Owner:</i> STTC, LLC PO Box 1296 Rockdale, TX 76567</p> | <p><i>Engineer:</i> PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9051</p> |
| <p><i>Surveyor:</i> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p> | |

