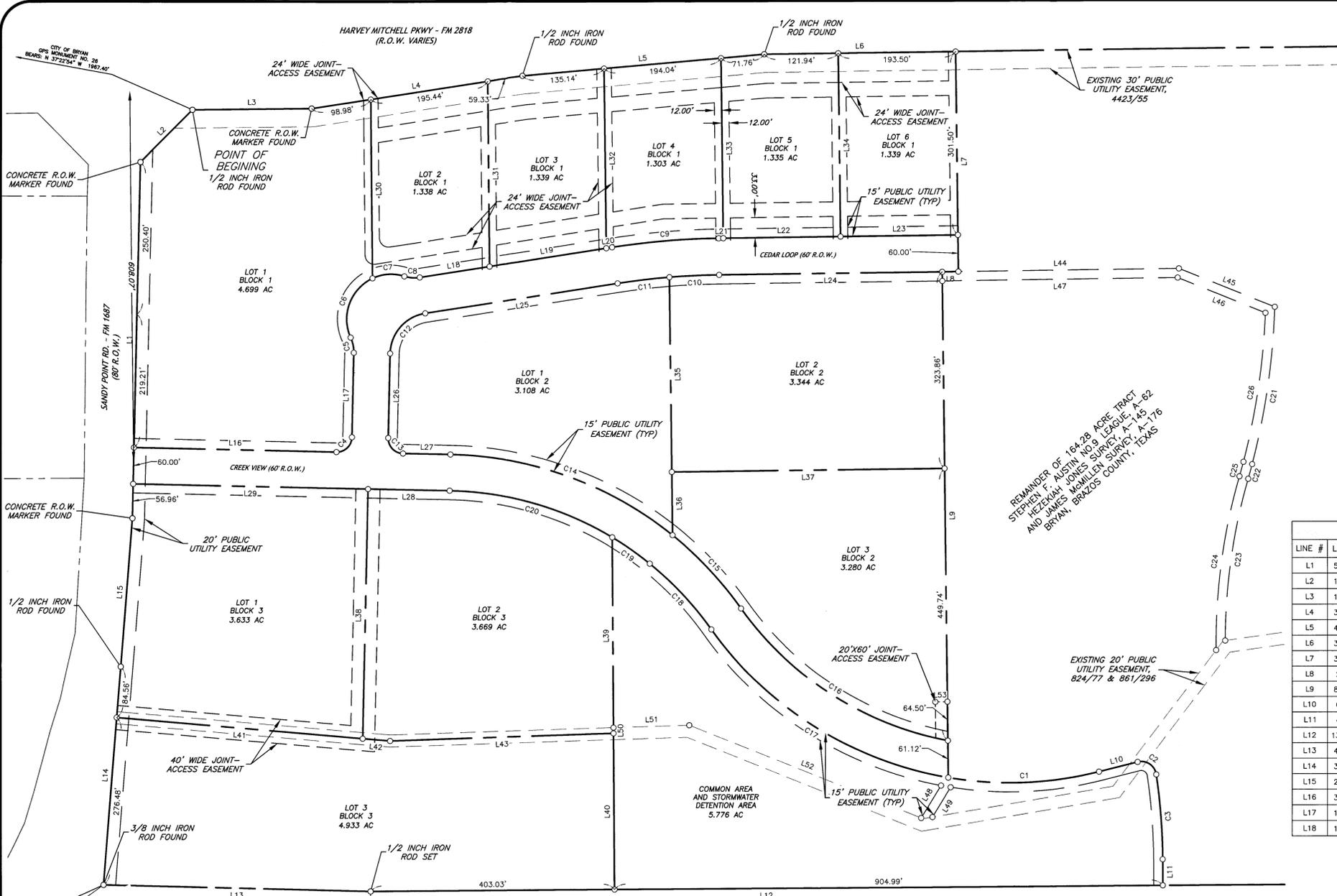


J4 Engineering
 8/25/2015
 Greens Crossing Phase 1 Final Plat.dwg
 JAE Project # 14-060



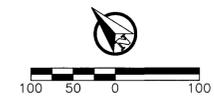
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	250.74'	605.00'	23° 44' 45"	S 49° 52' 19" E	248.95'	127.20'
C2	41.69'	25.00'	95° 32' 13"	N 13° 58' 35" W	37.02'	27.54'
C3	139.92'	990.00'	8° 05' 52"	N 37° 50' 27" E	139.80'	70.08'
C4	39.27'	25.00'	90° 00' 09"	N 88° 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'	75.08'
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'
C21	262.32'	1159.91'	12° 57' 28"	S 50° 26' 58" W	261.76'	131.72'
C22	24.99'	1125.00'	1° 16' 22"	N 57° 40' 08" E	24.99'	12.49'
C23	269.94'	975.00'	15° 51' 46"	N 50° 22' 26" E	269.08'	135.84'
C24	289.92'	990.00'	16° 46' 44"	N 49° 54' 57" E	288.88'	146.00'
C25	24.66'	1110.00'	1° 16' 22"	N 57° 40' 08" E	24.66'	12.33'
C26	248.54'	1144.35'	12° 26' 38"	S 50° 42' 28" W	248.05'	124.76'

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	390.97'	S 48° 26' 18" E
L45	170.46'	S 25° 56' 01" E
L46	156.18'	S 25° 56' 01" E
L47	388.77'	S 48° 26' 18" E
L48	62.20'	N 73° 56' 31" E
L49	57.22'	S 73° 56' 31" W
L50	9.45'	N 41° 53' 22" E
L51	125.19'	S 49° 32' 23" E
L52	411.99'	S 25° 56' 41" E
L53	20.00'	S 48° 26' 18" E

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



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.

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____.

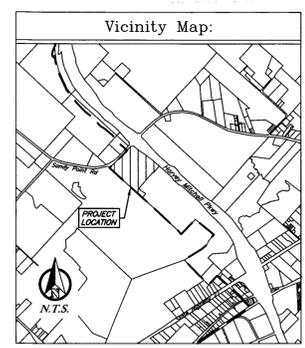
 City Engineer, Bryan, Texas

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



AUG 26 2015

FINAL PLAT
Greens Crossing

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
 August 2015

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

Engineer:

 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