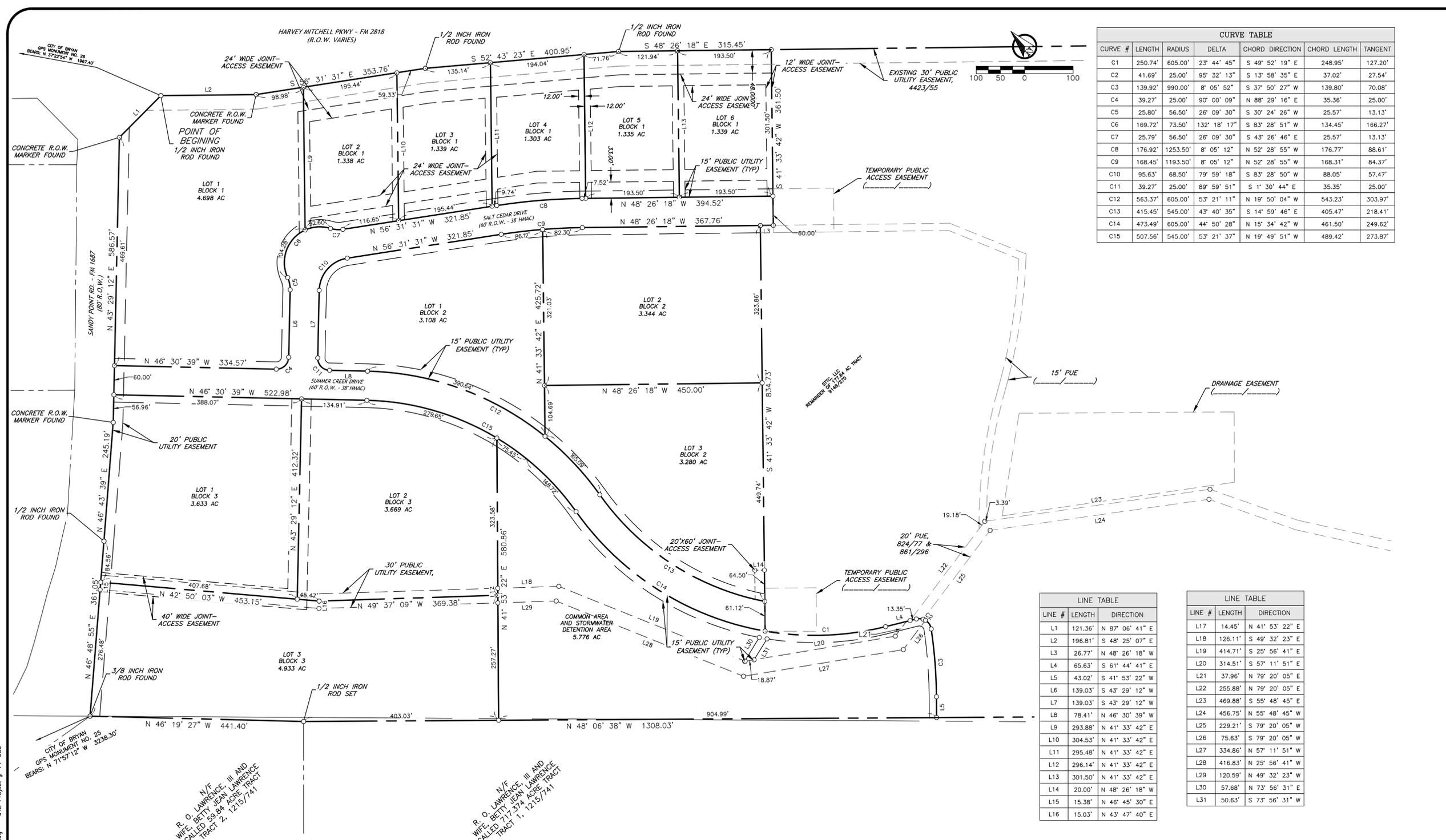


11/10/2015 Greens Crossing Phase 1 Final Plat.dwg J4E Project # 14-060



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"	S 13° 58' 35" E	37.02'	27.54'
C3	139.92'	990.00'	8° 05' 52"	S 37° 50' 27" W	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"	S 30° 24' 26" W	25.57'	13.13'
C6	169.72'	73.50'	132° 18' 17"	S 83° 28' 51" W	134.45'	166.27'
C7	25.79'	56.50'	26° 09' 30"	S 43° 26' 46" E	25.57'	13.13'
C8	176.92'	1253.50'	8° 05' 12"	N 52° 28' 55" W	176.77'	88.61'
C9	168.45'	1193.50'	8° 05' 12"	N 52° 28' 55" W	168.31'	84.37'
C10	95.63'	68.50'	79° 59' 18"	S 83° 28' 50" W	88.05'	57.47'
C11	39.27'	25.00'	89° 59' 51"	S 1° 30' 44" E	35.35'	25.00'
C12	563.37'	605.00'	53° 21' 11"	N 19° 50' 04" W	543.23'	303.97'
C13	415.45'	545.00'	43° 40' 35"	S 14° 59' 46" E	405.47'	218.41'
C14	473.49'	605.00'	44° 50' 28"	N 15° 34' 42" W	461.50'	249.62'
C15	507.56'	545.00'	53° 21' 37"	N 19° 49' 51" W	489.42'	273.87'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.36'	N 87° 06' 41" E
L2	196.81'	S 48° 25' 07" E
L3	26.77'	N 48° 26' 18" W
L4	65.63'	S 11° 44' 41" E
L5	43.02'	S 41° 53' 22" W
L6	139.03'	S 43° 29' 12" W
L7	139.03'	S 43° 29' 12" W
L8	78.41'	N 46° 30' 39" W
L9	293.88'	N 41° 33' 42" E
L10	304.53'	N 41° 33' 42" E
L11	295.48'	N 41° 33' 42" E
L12	296.14'	N 41° 33' 42" E
L13	301.50'	N 41° 33' 42" E
L14	20.00'	N 48° 26' 18" W
L15	15.38'	N 46° 45' 30" E
L16	15.03'	N 43° 47' 40" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	14.45'	N 41° 53' 22" E
L18	126.11'	S 49° 32' 23" E
L19	414.71'	S 25° 56' 41" E
L20	314.51'	S 57° 11' 51" E
L21	37.96'	N 79° 20' 05" E
L22	255.88'	N 79° 20' 05" E
L23	469.88'	S 55° 48' 45" E
L24	456.75'	N 55° 48' 45" W
L25	229.21'	S 79° 20' 05" W
L26	75.63'	S 79° 20' 05" W
L27	334.86'	N 57° 11' 51" W
L28	416.83'	N 25° 56' 41" W
L29	120.59'	N 49° 32' 23" W
L30	57.68'	N 73° 56' 31" E
L31	50.63'	S 73° 56' 31" W

- 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 zoned C-2 and PD-H.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - The existing 20' and 30' public utility easement for the existing 24" sanitary sewerline was placed on the existing sewerline. Does not match recorded description.
 - No 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, Parcel 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.

Notary Public, _____ County, _____

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____.

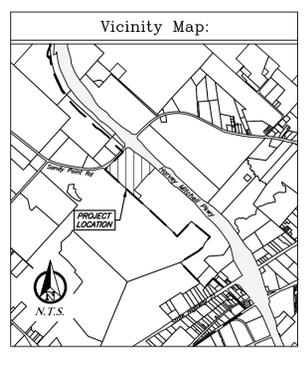
City Engineer, Bryan, Texas

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 plan 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



FINAL PLAT

Greens Crossing Phase I

Called 42.90 Acre Tract
 Hezekiah Jones Survey, A-145,
 and James McMillen Survey, A-176
 Bryan, Brazos County, Texas
 October 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