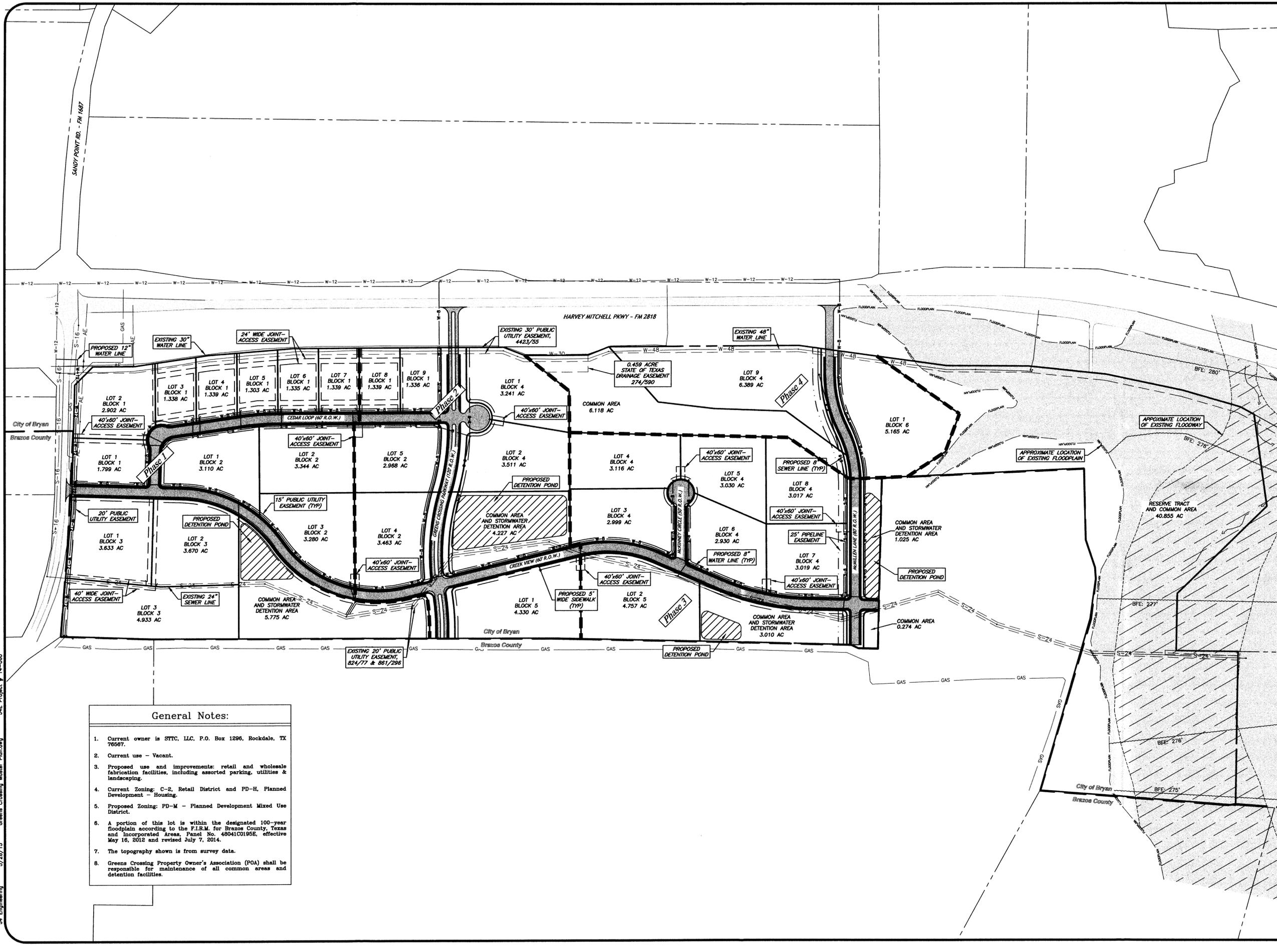
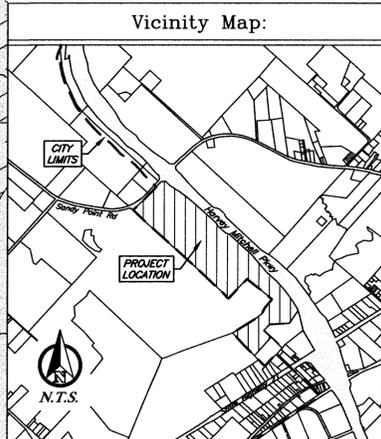




Legend	
<b>Line Types</b>	
	Proposed Conditions
	Existing Conditions
	Water Line
	Sanitary Sewer
	Gas Line
	Aerial Electrical
	Contour
	Easement
	Storm Piping
	Wood Fence
	Chainlink Fence
	Wire Fence
	Floodplain Boundary
	Property Line
	Power Pole
	Sewer Manhole
	Sewer Cleanout
	Water Meter
	Water Valve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



- General Notes:**
1. Current owner is STTC, LLC, P.O. Box 1296, Rockdale, TX 76587.
  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.

**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  
May 2015

<p><b>Owner:</b> STTC, LLC PO Box 1296 Rockdale, TX 76587</p>	<p><b>Engineer:</b> J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9851</p>
<p><b>Surveyor:</b> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p>	

J4 Engineering 5/28/15 Greens Crossing Master Plan.dwg J4E Project # 14-080