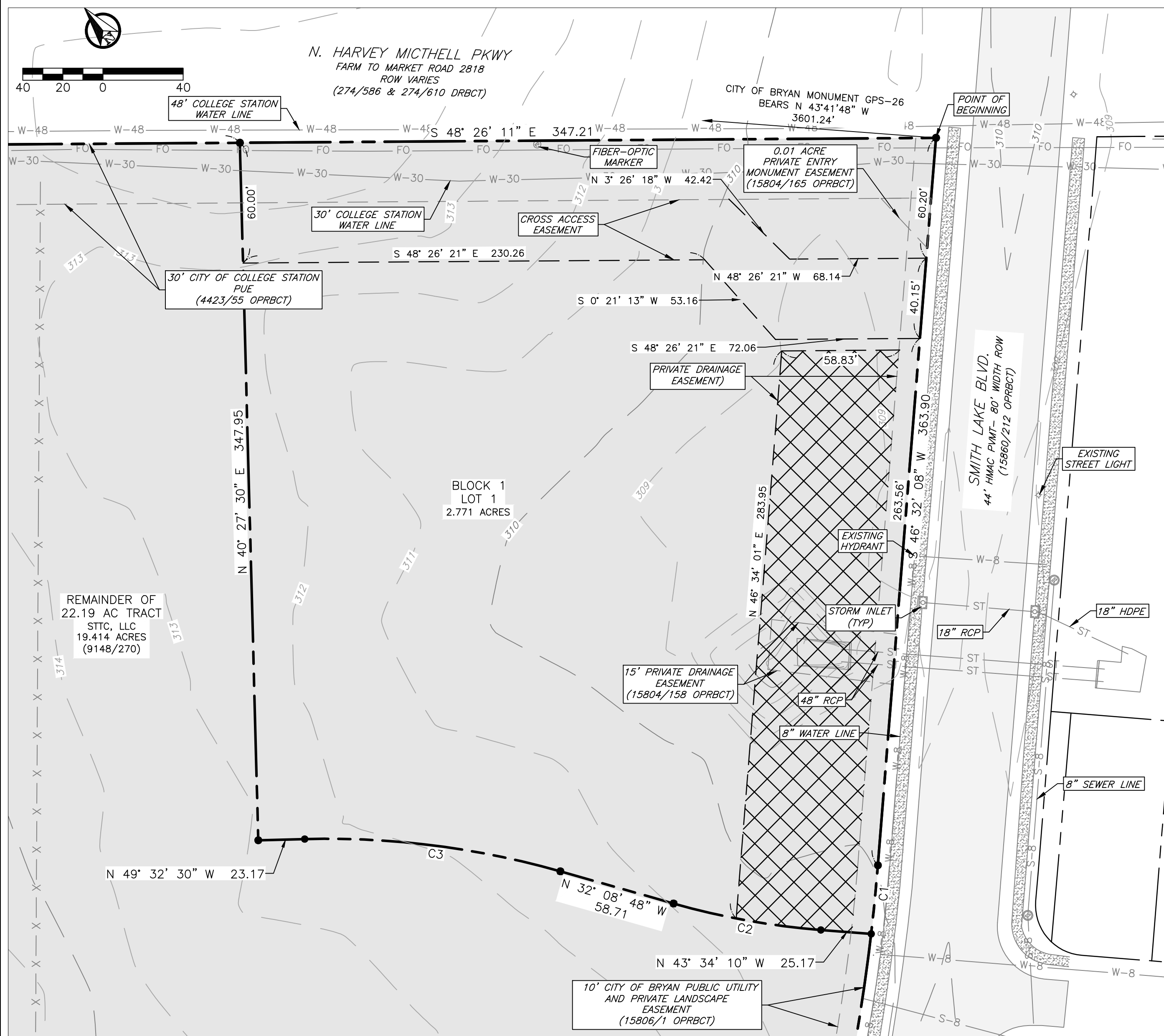
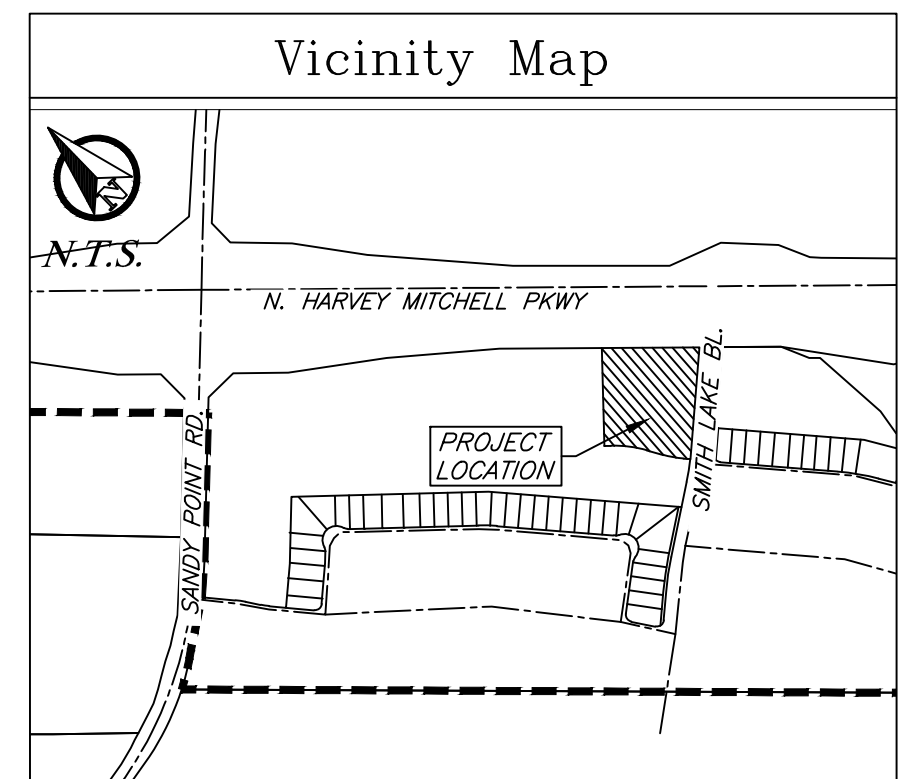
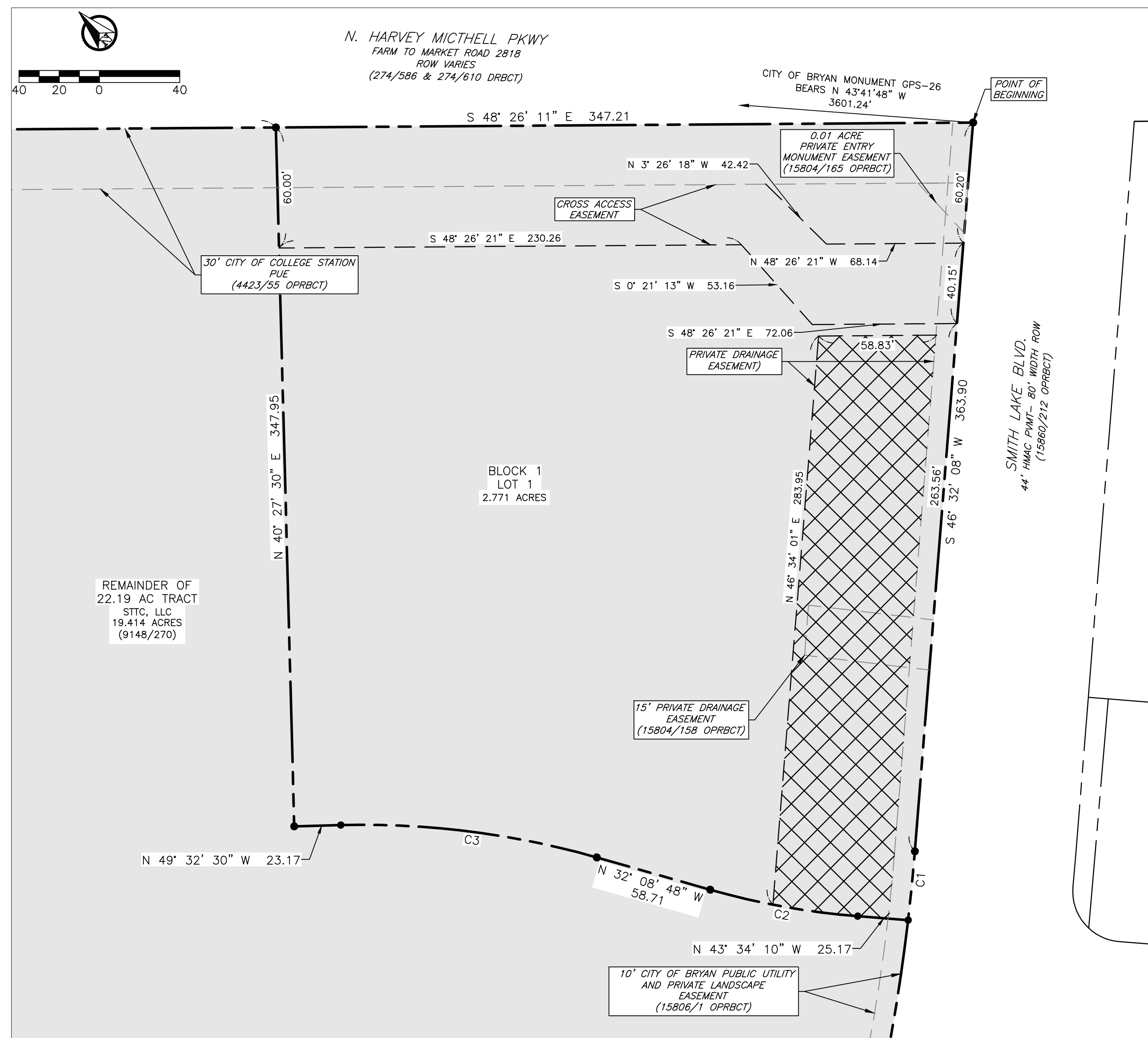


PRELIMINARY PLAN



FINAL PLAT



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4803), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010073753573892 (calculated using GBD012B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E effective May 16, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development - Mixed (PD-M), Ordinance Number 2306.
- The topography is from survey data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title report issued by University Title Company, GP No. 2303111CS, certification dated: January 12th, 2023. No survey related items were listed on Schedule B.

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records of Brazos County, Texas
ORBCT-	Official Records of Brazos County, Texas
OPRBCT-	Official Public Records of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
TYP-	Typical
N/P-	Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 9148, Page 270, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner _____

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, _____, 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, Brazos County, Texas _____

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Kerr, Registered Professional Land Surveyor No. 6834, 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 property markers and monuments were placed under my supervision on the ground.

Nathan Kerr, R.P.L.S. No. 6834 _____

APPROVAL OF THE 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 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 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 Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas _____

FIELD NOTES DESCRIPTION
OF A
2.771 ACRE TRACT
OUT OF THE REMAINDER OF A CALLED 177.64 ACRE TRACT
HEZEKIAH JONES SURVEY, ABSTRACT 145
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.771 ACRES IN THE HEZEKIAH JONES SURVEY, ABSTRACT 145, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 177.64 ACRE TRACT OF LAND DESCRIBED IN A DEED TO STTC, LLC RECORDED IN VOLUME 9148, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.771 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL RODS SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING") AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF SMITH LAKE BOULEVARD (80' WIDE RIGHT-OF-WAY, 15860/121 OPRBCT) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF N. HARVEY MITCHELL PARKWAY (FARM TO MARKET ROAD 2818, RIGHT-OF-WAY WIDTH VARIES, 274/586 & 274/610 DEED RECORDS OF BRAZOS COUNTY, TEXAS), FROM WHICH THE REMAINS OF A TxDOT TYPE 1 CONCRETE RIGHT-OF-WAY MARKER FOUND IN THE SOUTHWEST LINE OF N. HARVEY MITCHELL PARKWAY BEARS S 48° 26' 11" E, A DISTANCE OF 289.13 FEET AND ALSO FROM SAID IRON ROD SET, THE CITY OF BRYAN MONUMENT GPS-26 BEARS N 43° 41' 48" W, A DISTANCE OF 3,601.25 FEET;

- THENCE, WITH THE NORTHWEST LINE OF SMITH LAKE BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- S 46° 32' 08" W, A DISTANCE OF 363.90 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE;
 - WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 949.99 FEET, AN ARC LENGTH OF 34.38 FEET, A DELTA ANGLE OF 2° 04' 25", AND A CHORD WHICH BEARS S 47° 34' 21" W, A DISTANCE OF 34.38 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER HEREOF;
- THENCE, THROUGH SAID REMAINDER OF 177.64 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:
- N 43° 34' 10" W, A DISTANCE OF 25.16 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF CURVATURE;
 - WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 74.76 FEET, A DELTA ANGLE OF 11° 25' 22", AND A CHORD WHICH BEARS N 37° 51' 29" W, A DISTANCE OF 74.64 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF TANGENCY;
 - N 32° 08' 48" W, A DISTANCE OF 58.71 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER HEREOF;
 - WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 129.03 FEET, A DELTA ANGLE OF 17° 23' 42", AND A CHORD WHICH BEARS N 40° 50' 39" W, A DISTANCE OF 128.53 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF TANGENCY;
 - N 49° 32' 30" W, A DISTANCE OF 23.17 FEET TO A 1/2 INCH IRON ROD SET FOR THE WEST CORNER HEREOF;
 - N 40° 27' 30" E, A DISTANCE OF 347.95 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST LINE OF N. HARVEY MITCHELL PARKWAY FOR THE NORTH CORNER HEREOF; FROM WHICH A 1/2 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "TAGGART RPLS 5676" FOUND BEARS N 48° 26' 11" W, A DISTANCE OF 363.65 FEET;
- THENCE, WITH THE SOUTHWEST LINE OF N. HARVEY MITCHELL PARKWAY, S 48° 26' 11" E, FOR A DISTANCE OF 347.21 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 2.771 ACRES, MORE OR LESS.

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	34.38'	949.99'	2° 04' 25"	S 47° 34' 21" W	34.38'	17.19'
C2	74.76'	375.00'	11° 25' 22"	N 37° 51' 29" W	74.64'	37.51'
C3	129.03'	425.00'	17° 23' 42"	N 40° 50' 39" W	128.53'	65.01'

FINAL PLAT

Green's Crossing
Block 1, Lot 1 - 2.771 AC

Being a portion of a 22.19 acre tract
Volume 9148, Page 270 OPRBCT
Hezekiah Jones Survey, A-145

Bryan, Brazos County, Texas

July 2023

Owner:
STTC, LLC
11767 Katy Fry
Ste. 510A
Houston, TX 77079

Engineer:
IA 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
TBPELS #10018500
Proj # 23-050