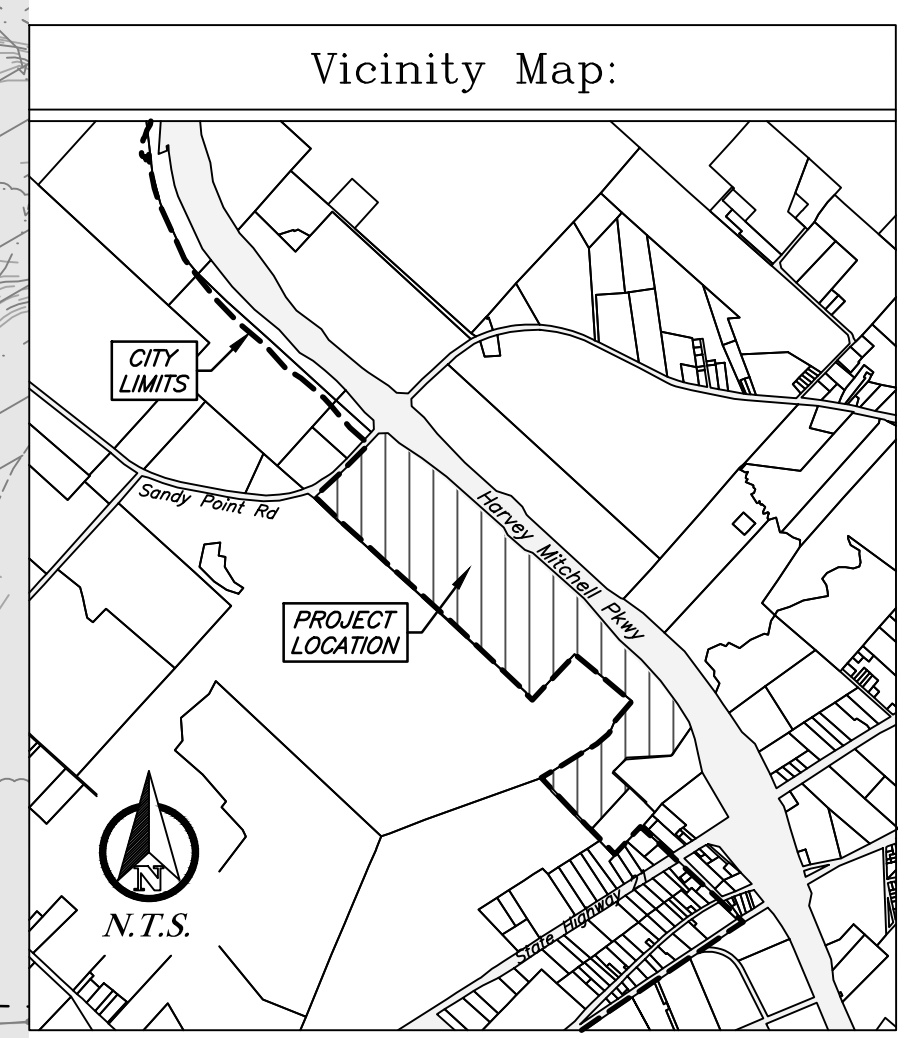


Legend	
Line Types	
	Proposed Conditions
	Existing Conditions
	Water Line
	Sanitary Sewer
	Gas Line
	Aerial Electrical
	Contour
	Easement
	Storm Piping
	Wood Fence
	Chainlink Fence
	Wire Fence
	Floodplain Boundary
	Property Line
	Power Pole
	Sewer Manhole
	Sewer Cleanout
	Water Meter
	Water Valve
	Hydrant



- General Notes:**
1. Current owner is STTC, LLC, P.O. Box 1296, Rockdale, TX 76567.
 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: PDD - Planned Development 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 May 9, 2014.
 7. The topography shown is from City of Bryan GIS data.

MASTER PLAN

Greens Crossing

Called 177.64 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
February 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-9951</p>
<p><i>Surveyor:</i> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195</p>	

J4 Engineering 2/20/15 Greens Crossing.dwg J4E Project # 14-060