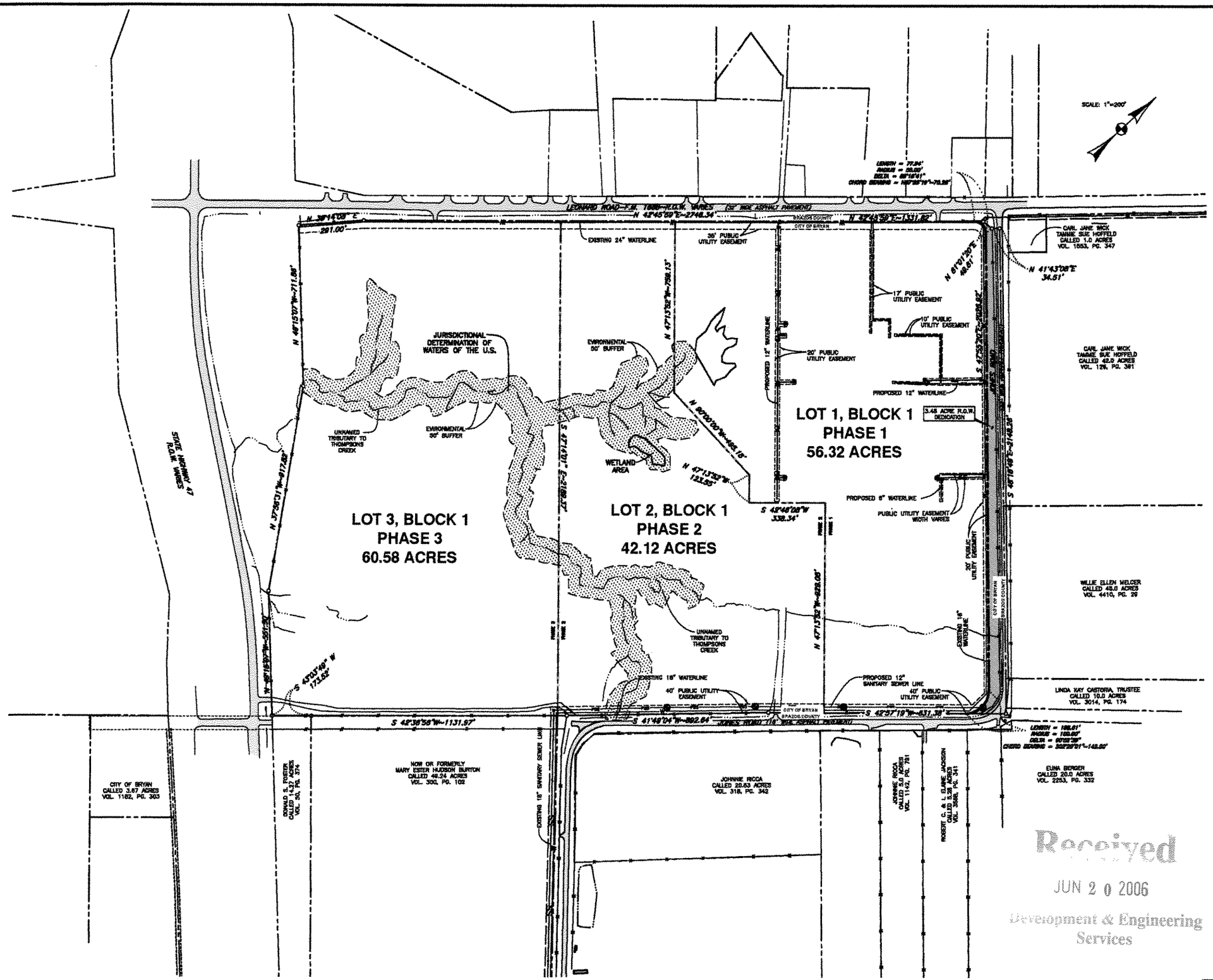

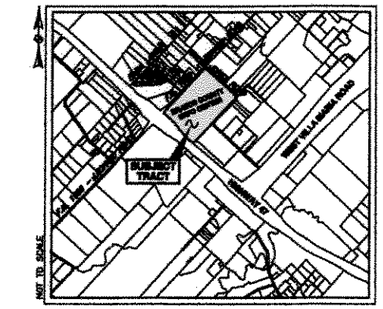

NOTES:

1. THIS 159.00 ACRE TRACT IS RECORDED IN VOLUME 4583, PAGE 287 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481636, PANEL NO. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.

3. ZONING:

CURRENT: A-O (AGRICULTURAL-OPEN) DISTRICT
PROPOSED: A-O (AGRICULTURAL-OPEN) DISTRICT

4. LAND USE:

CURRENT: VACANT
PROPOSED: GOVERNMENTAL FACILITY, SPECIFICALLY BRAZOS COUNTY EXPOSITION CENTER.

5. WATER & SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BRYAN.

LEGEND

SANITARY SEWER MANHOLE	
SANITARY SEWER LINE	
TELEPHONE PEDESTAL	
TELEPHONE LINE	
WATER METER	
WATER LINE	
WATER VALVE	
FIRE HYDRANT	
OVERHEAD ELECT. LINE	
POWER POLE	
LIGHT POLE	
PROPOSED TELEPHONE	
PROPOSED CABLE TELEVISION	
PROPOSED ELECTRIC LINE	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED VARIABLE WIDTH PUBLIC UTILITY EASEMENT	
PROPOSED R.O.W. TAKING	
PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT	
PHASELINE	
WETLANDS AREA 0.21 ACRE	

MASTER PLAN

OF

BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION

PHASES 1-3

159.00 ACRE TRACT

T. J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 114
BRYAN, TEXAS 77802
PHONE: (979) 361-4192

SCALE: 1"=100' JUNE, 2006

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

Received
JUN 20 2006
Development & Engineering Services

H:\Land Projects RE\041\Wooten TJ A-59\Expo-Center\dwg-Jones-Leonard Expo Center\Plotting\Master Development Plan.dwg 6/19/2006 4:23:44 PM CDT