NOTES:

1. THIS 159.00 ACRE TRACT IS RECORDED IN VOL. 4583, PG. 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

PHASE 1: GOVERNMENTAL FACILITY, SPECIFICALLY BRAZOS COUNTY EXPOSITION CENTER

PHASE 2A: TEXAS A&M UNIVERSITY EQUESTRIAN CENTER, VACANT LAND

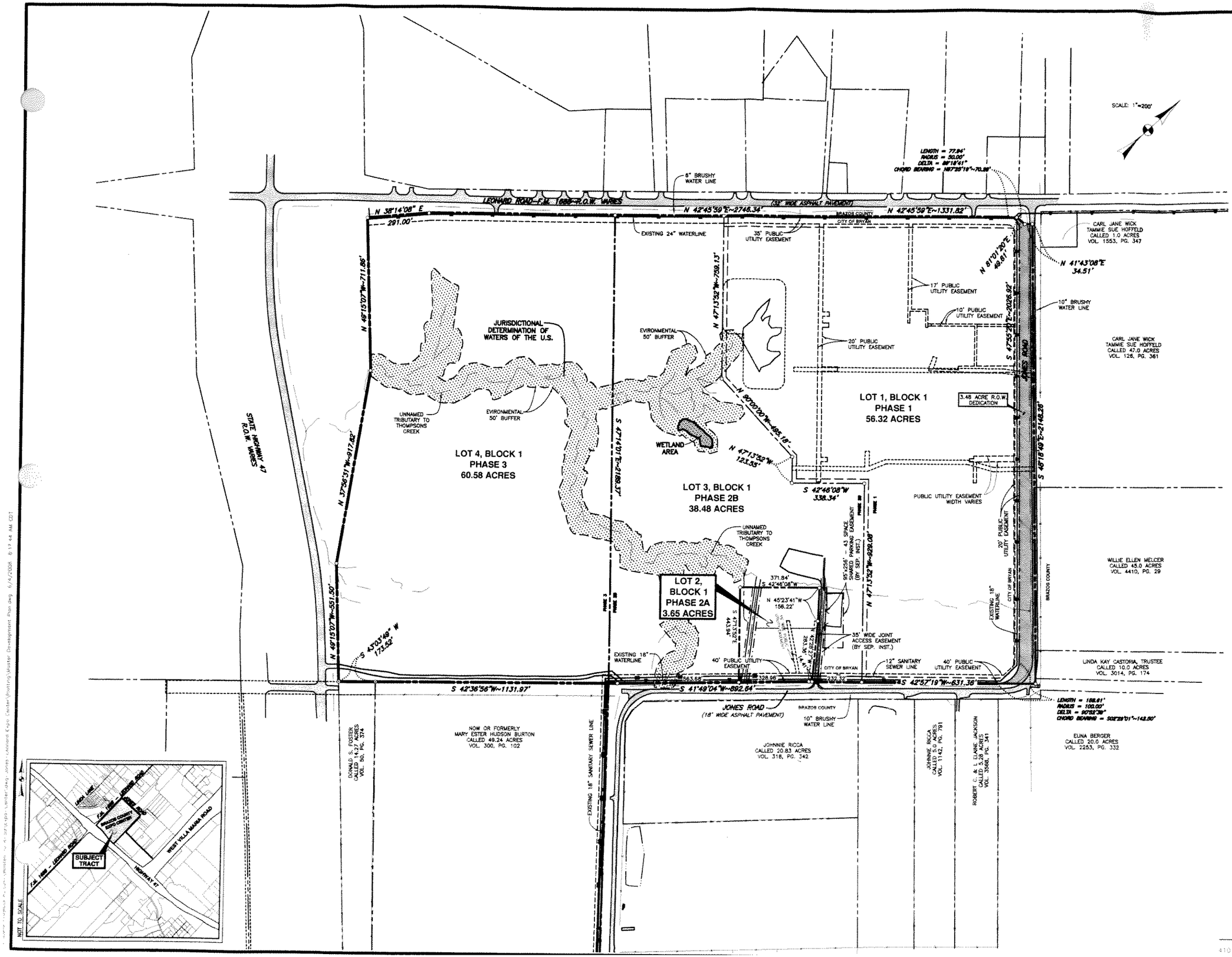
PHASE 2B: VACANT LAND

PHASE 3: VACANT LAND

5. WATER & SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF BRYAN. BRUSHY HAS THE WATER CON FOR THEIR 10" LINE ADJACENT TO THE SOUTHEAST AND NORTHEAST LINES OF THE MASTER PLAN, AS WELL AS THE 6" LINE ADJACENT TO THE NORTHWEST LINE. PLUS 200' 1-1/2" LINES AND LARGER WILL BE PROVIDED BY THE CITY OF BRYAN.

6. THIS REVISED MASTER PLAN OF BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION SUPERSEDES THE MASTER PLAN FOR THIS SAME ACREAGE APPROVED BY THE SITE DEVELOPMENT REVIEW COMMITTEE AND THE PLANNING AND ZONING COMMISSION ON JUNE 13, 2006 AND JULY 6, 2006, RESPECTIVELY.

Received
JUN 04 2008
Development & Engineering Services



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 VARIABLE WIDTH PUBLIC UTILITY EASEMENT	
PROPOSED R.O.W. TAKING	
PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT	
PHASELINE	
WETLANDS AREA 0.21 ACRE	

REVISED 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 H4
BRYAN, TEXAS 77802
PHONE: (979) 361-4102

SCALE: 1"=100' JUNE, 2008

PREPARED BY

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. • P.O. BOX 4234 • BRYAN TEXAS • PH.979/848-6212