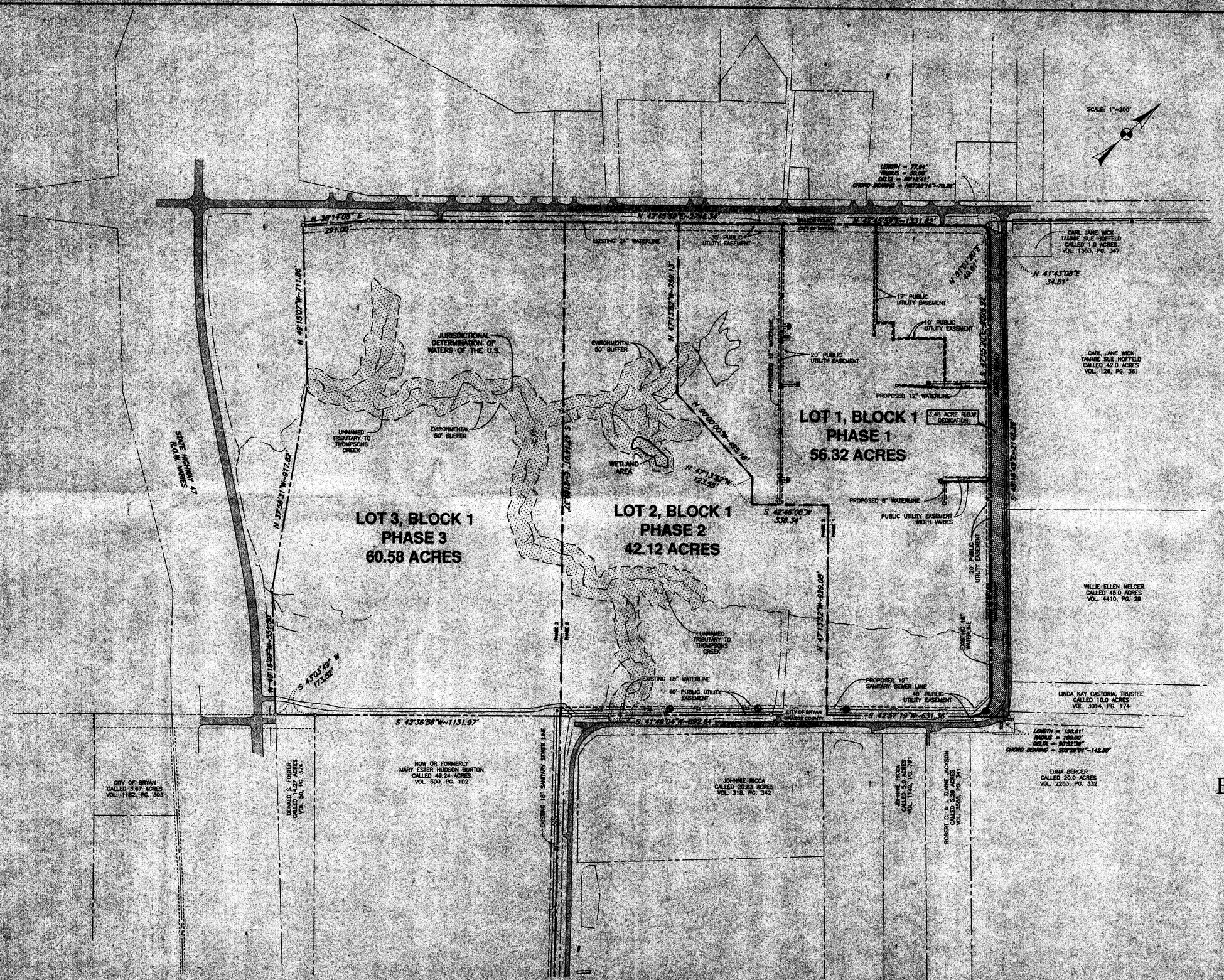

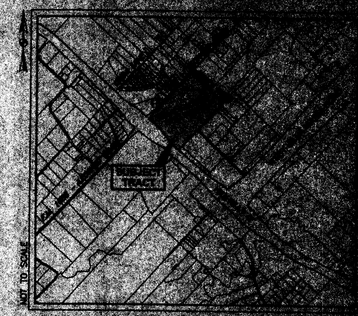

NOTES:

1. THIS 159.02 ACRE TRACT IS ACCURATELY DEPICTED ON THIS MAP AS PER THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YR. FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480083, PANEL NO. 01500, MAP NO. 48041C0150G, EFFECTIVE DATE: APRIL 2, 1982.

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

159.02 ACRE TRACT

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

OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS
300 E 26TH STREET, SUITE 116
BRYAN, TEXAS 77803
PHONE: (979) 361-4400

SCALE: 1"=100' MARCH, 2005

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX #234 + BRYAN TEXAS