PRELIMINARY PLAN (NOT FOR RECORD)

OF

BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION PHASE 1

52.84 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) 361-9192

SHEET 1 OF 2
SCALE: 1"=100' JUNE, 2005
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. ✓ P.O. BOX 4236 ✓ BRYAN, TEXAS ✓ PH 979/822-8878

Recorded

SCALE: 1"=100'

NOT TO SCALE

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

POB PHASE 1

S 42°57'19"W-177.79'

ROBERT C. & L ELAINE JACKSON CALLED 5.28 ACRES VOL. 3568, PG. 341

JOHNNIE RICCA CALLED 5.0 ACRES VOL. 1142, PG. 791

BRAZOS COUNTY

JONES ROAD-80' R.O.W. (18' WIDE ASPHALT PAVEMENT)

52.84 ACRE TRACT
LOT 1, BLOCK 1
PHASE 1

CALLED 159.02 ACRE TRACT VOLUME 4373, PAGE 17

PHASE 1
PHASE 2
N 47°13'52"W-629.08'

246.73'

PROPOSED 20' PUBLIC UTILITY EASEMENT

PROPOSED 12" WATERLINE

PROPOSED 20' PUBLIC UTILITY EASEMENT

PRIVATE DRAINAGE EASEMENT, WIDTH VARIES 2.83 ACRES

N 47°13'52"W-123.05'

N 34°00'00"W-485.19'

DETENTION POND AREA

PRIVATE DRAINAGE EASEMENT, WIDTH VARIES

FUTURE PHASE 2

50' ENVIRONMENTAL BUFFER

REMAINDER OF BRAZOS COUNTY TEXAS CALLED 159.02 ACRES VOLUME 4373, PAGE 17

EXISTING TRIBUTARY TO THOMPSON'S CREEK

EXISTING 18" WATERLINE

EXISTING 16" WATERLINE

PHASE 1
PHASE 2
N 47°13'52"W-739.13'

505.74'

PHASE 2
PHASE 3

FUTURE PHASE 3