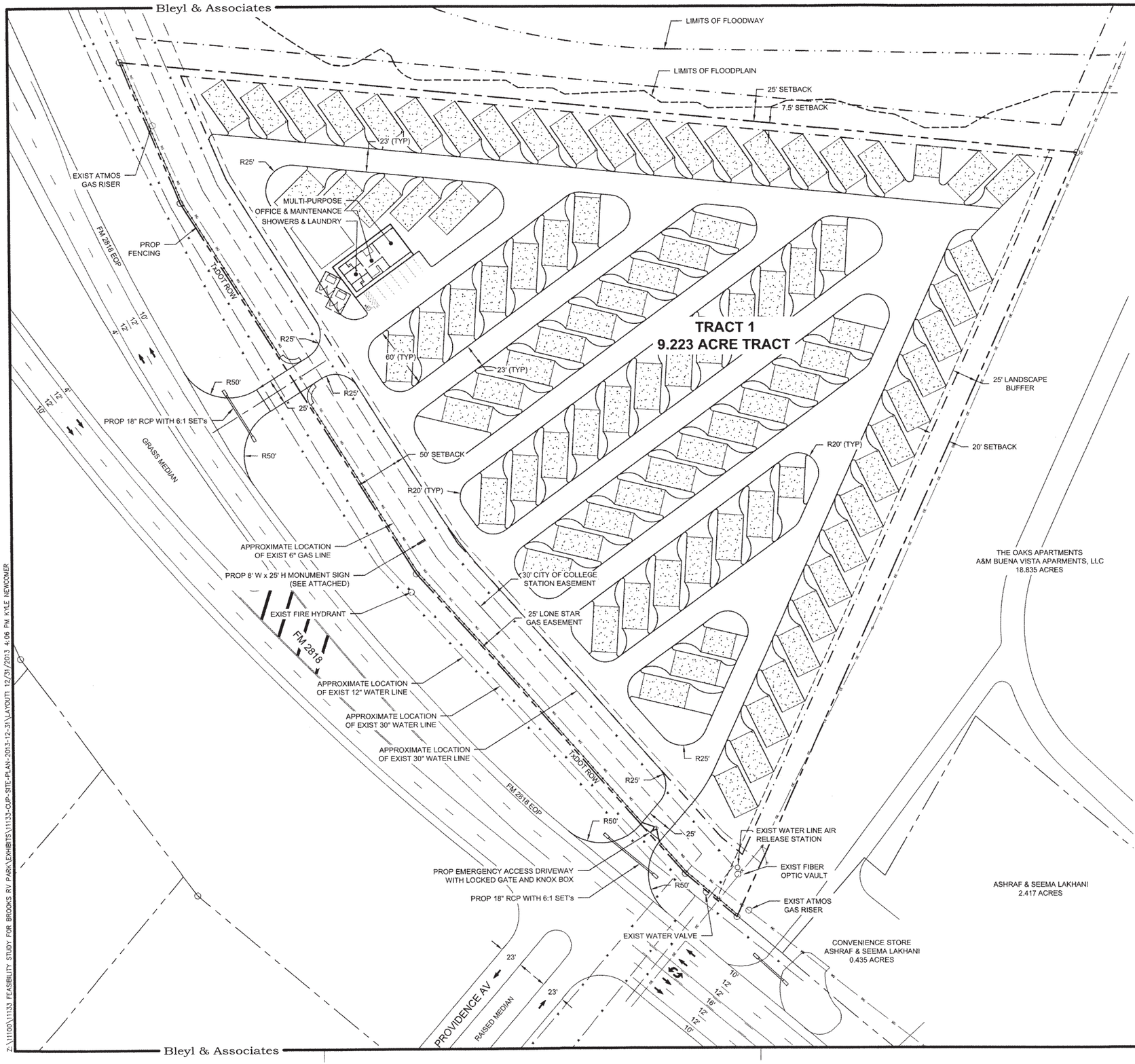

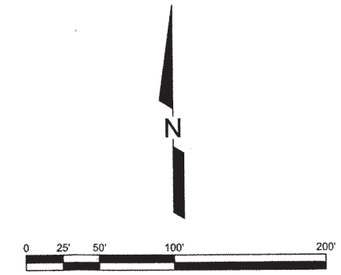

SUBJECT PROPERTY DATA

OWNER	RICHARD W VAUGHAN TRUSTEE
BUYER	H. BROOKS ENTERPRISES, LLC
PARCEL AREA	9.223 ACRES
PAD TYPE	**QUANTITY**
45' RV PAD - PULL THRU	46
30' RV PAD - PULL THRU	3
45' RV PAD - SINGLE ENTRY	40
30' RV PAD - SINGLE ENTRY	2
TOTAL SPACES	**91**

PARKING

PARKING REQUIRED	
OFFICE SPACE	1,975.3 SF
AT 1 SPACE PER 250 SF	8 SPACES
TOTAL SPACES REQUIRED	**8 SPACES**
PARKING PROVIDED	
PROP STANDARD SPACES	7
PROP ACCESSIBLE SPACE	1
TOTAL SPACES PROVIDED	**8**

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:
HTB VENTURES, LLC
P.O. BOX 1111
NAVASOTA, TX 77868
PHONE: (936) 345-4888
PHONE: (979) 297-4588

SCALE: AS SHOWN
DATE: December 31, 2013
DRAWN BY: KGN
PROJECT MANAGER: DAVID L. BESLY, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr, Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
Texas Board of Professional Engineers F-678

CONDITIONAL USE PERMIT SITE PLAN

Timber Ridge RV Park

9.223 ACRE TRACT (TRACT 1)
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
DAVID L. BESLY
81873
LICENSED
PROFESSIONAL ENGINEER

12-31-2013

PROJECT NUMBER
11133

FILE NAME:
11133-CUP-SITE-PLAN-2013-12-31.DWG

SHEET: 01 OF: 01

Z:\11100\11133 FEASIBILITY STUDY FOR BROOKS RV PARK\EXHIBITS\11133-CUP-SITE-PLAN-2013-12-31\LAYOUT1 12/31/2013 4:06 PM KYLE NEWCOMER