

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Burton Creek Development, Ltd. A Texas Limited Partnership, represented by \_\_\_\_\_, President, Owner of the land shown on this plat which is herein called RaceTrac Bryan Subdivision, recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ Official Records, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purpose and consideration herein expressed.

Owner \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

I, \_\_\_\_\_, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Engineer, Bryan Texas

I, \_\_\_\_\_, City Planner and/or Designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

City Planner, Bryan Texas

I, \_\_\_\_\_, Chair of the Planning & Zoning Commission of the City of Bryan, hereby certify that this subdivision plat was duly filed for approval with the Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2012 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Chair, Planning and Zoning Commission

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

STATE OF TEXAS  
COUNTY OF BRAZOS

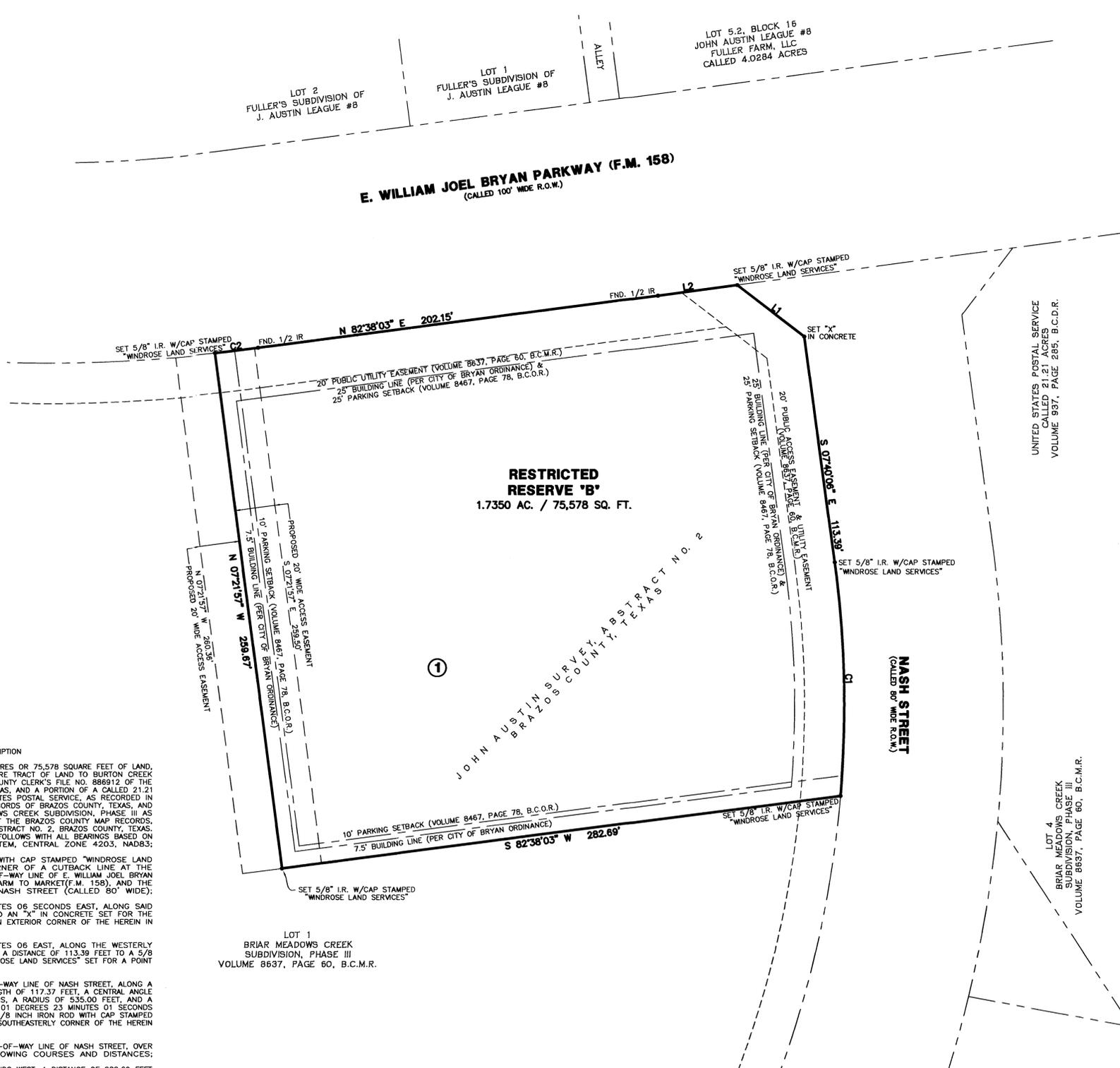
I, \_\_\_\_\_, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2012 and recorded in the Official Records of Brazos, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_

County Clerk, Brazos County, Texas

GENERAL NOTES

- 1. BEARINGS WERE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 (NAD 83).
- 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS, MAP NO. 480410021E (REVISED/DATE) MAY 16, 2012, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD NOTE DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR OCCASION FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD NOTE SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- 3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- 4. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
- 5. NEITHER PARKLAND DEDICATION NOR OVERTSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- 6. THIS PLAT WAS PREPARED WITH A TITLE COMMITMENT PRODUCED BY ALAMO TITLE COMPANY, COMMITMENT NUMBER A1H12023383, EFFECTIVE DATE JUNE 27, 2012.
- 7. SUBJECT TRACT LIES WITHIN ZONING C-3, COMMERCIAL USE.

MINOR PLAT OF BRYAN RACETRAC



RESTRICTED RESERVE "B"  
1.7350 AC. / 75,578 SQ. FT.

LOT 1  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III  
VOLUME 8637, PAGE 60, B.C.M.R.

PROJECT BENCHMARK A

ALL ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF BRYAN MONUMENT GPS-34, BEING A BRASS OR ALUMINUM DISK SET IN CONCRETE 16.7 FEET SOUTHEAST FROM A STOP SIGN, AND 10.3 FEET PERPENDICULAR TO THE SOUTH RIGHT OF WAY LINE OF W.M. J. BRYAN PARKWAY AT THE INTERSECTION OF JULY STREET, HAVING A PUBLISHED ELEVATION OF 340.58 FEET NAVD 1988.

PROJECT BENCHMARK B

ALL ELEVATIONS SHOWN HEREON ARE REFERENCES TO CITY OF BRYAN MONUMENT GPS-33, BEING A BRASS OR ALUMINUM DISK SET IN CONCRETE 22.8 FEET NORTHWEST FROM A POWER POLE, 25 FEET PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF W.M. J. BRYAN PARKWAY, AND 74 FEET NORTHEAST OF THE CENTERLINE OF THE DRIVE WAY OF A CHURCH LOCATED AT 2122 W.J. BRYAN PARKWAY, HAVING A PUBLISHED ELEVATION OF 339.05 FEET NAVD 1988.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°40'06" E	42.43'
L2	N 82°19'27" E	40.18'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	535.00'	12°34'10"	117.37'	58.92'	S 01°23'01" E	117.13'
C2	766.20'	01°37'50"	21.81'	10.90'	N 83°03'26" E	21.81'

LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.7350 ACRES OR 75,578 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 26.09 ACRE TRACT OF LAND TO BURTON CREEK DEVELOPMENT AS RECORDED IN BRAZOS COUNTY CLERK'S FILE NO. 886912 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 21.21 ACRE TRACT OF LAND TO THE UNITED STATES POSTAL SERVICE, AS RECORDED IN VOLUME 937, PAGE 285 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF LOT 1 OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE III AS RECORDED IN VOLUME 8637, PAGE 60 OF THE BRAZOS COUNTY MAP RECORDS, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, SAID 1.7350 ACRES BEING DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET FOR THE NORTH CORNER OF A CUTBACK LINE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY (CALLED 100' WIDE), A.K.A. FARM TO MARKET (F.M. 158), AND THE WESTERLY RIGHT-OF-WAY LINE OF NASH STREET (CALLED 80' WIDE);

THENCE, SOUTH 52 DEGREES 40 MINUTES 06 SECONDS EAST, ALONG SAID CUTBACK, A DISTANCE OF 42.43 FEET TO AN "X" IN CONCRETE SET FOR THE SOUTH CORNER OF SAID CUTBACK, AND AN EXTERIOR CORNER OF THE HEREIN IN DESCRIBED TRACT;

THENCE, SOUTH 07 DEGREES 40 MINUTES 06 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NASH STREET, A DISTANCE OF 113.39 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET FOR A POINT OF CURVATURE;

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NASH STREET, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 117.37 FEET, A CENTRAL ANGLE OF 12 DEGREES 34 MINUTES 10 SECONDS, A RADIUS OF 535.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 117.13 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET FOR THE SOUTHEASTLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF NASH STREET, OVER AND ACROSS SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

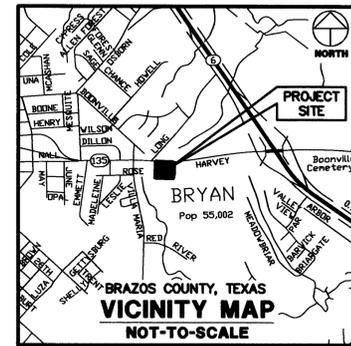
SOUTH 82 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 282.69 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 07 DEGREES 21 MINUTES 57 SECONDS WEST, A DISTANCE OF 259.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET ON THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 21.81 FEET, A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 50 SECONDS, A RADIUS OF 766.20 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 21.81 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, NORTH 82 DEGREES 38 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF E. WILLIAM JOEL BRYAN PARKWAY AND THE NORTHERLY BOUNDARY LINE OF LOT 1, A DISTANCE OF 202.15 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT;

THENCE, NORTH 82 DEGREES 19 MINUTES 27 SECONDS EAST, A DISTANCE OF 40.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.7350 ACRES OR 75,578 SQUARE FEET OF LAND.



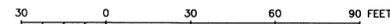
BRAZOS COUNTY, TEXAS  
VICINITY MAP  
NOT TO SCALE

HOUSTON, HARRIS COUNTY, TEXAS  
VICINITY MAP  
NOT TO SCALE



NORTH

GRAPHIC SCALE: 1" = 30'



ABBREVIATIONS

- FND - FOUND
- B.C.C.F. - BRAZOS COUNTY CLERK FILE
- B.C.D.R. - BRAZOS COUNTY DEED RECORDS
- B.C.M.R. - BRAZOS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- P.C. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT

MINOR PLAT OF BRYAN RACETRAC

A SUBDIVISION OF 1.7350 ACRES OR 75,578 SQUARE FEET OF LAND BEING A REPLAT OF A PORTION OF LOT 1 OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE III AS RECORDED IN VOLUME 8637, PAGE 60, B.C.M.R. SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2 BRAZOS COUNTY, TEXAS

1 BLOCK 1 LOT

OCTOBER, 2012

Owner  
Burton Creek Development  
P.O. Box 105035  
Atlanta, GA 30348  
Ph: (770) 431-7600

Surveyor

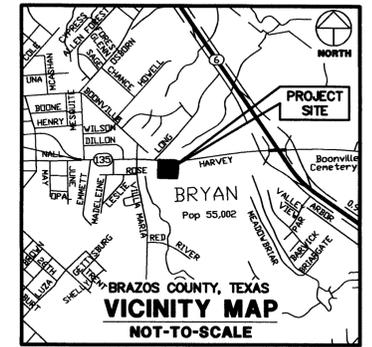
Windrose Land Services, Inc.  
3200 Wilcrest Dr., Suite 325  
Houston, Texas 77042  
Phone (713) 458-2281 Fax (713) 461-1151

RECEIVED  
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Professional Development Consultants  
Land Surveying, Platting, Project Management, GIS Services

FINAL PLAT  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III



HOUSTON, HARRIS COUNTY, TEXAS  
VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE: 1" = 30'  
0 30 60 90 FEET

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