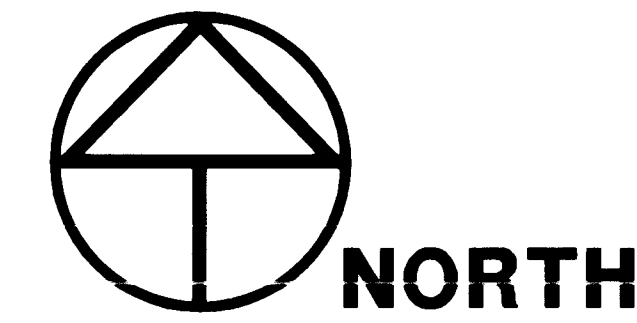


**ORIGINAL PLAT**

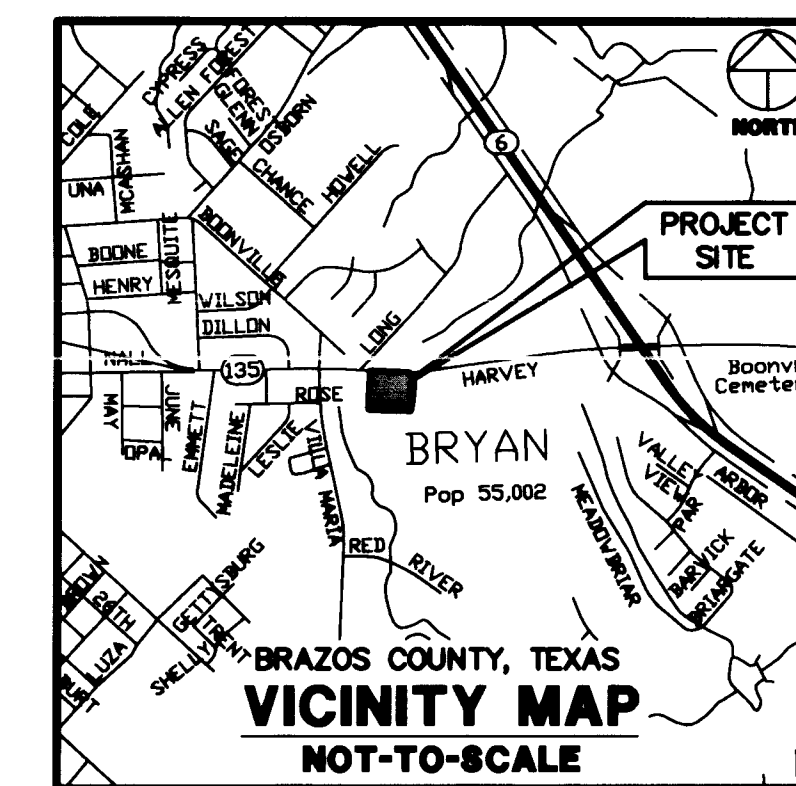
VOL. 8637, PG. 60, B.C.M.R.  
NOT-TO-SCALE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	535.00'	12°34'10"	117.37'	S 01°23'01" E	117.13'
C2	788.20'	01°37'50"	21.81'	N 83°03'28" E	21.81'
C3	535.00'	73°30'10"	686.33'	S 41°39'09" W	640.23'
C4	788.20'	21°53'30"	282.75'	S 85°10'54" E	280.97'

LINE	BEARING	DISTANCE
L1	S 52°40'08" E	42.43'
L2	N 82°19'27" E	40.18'
L3	N 56°35'47" W	28.27'
L4	N 11°32'41" W	25.05'



GRAPHIC SCALE: 1" = 60'  
60 0 60 120 180 FEET

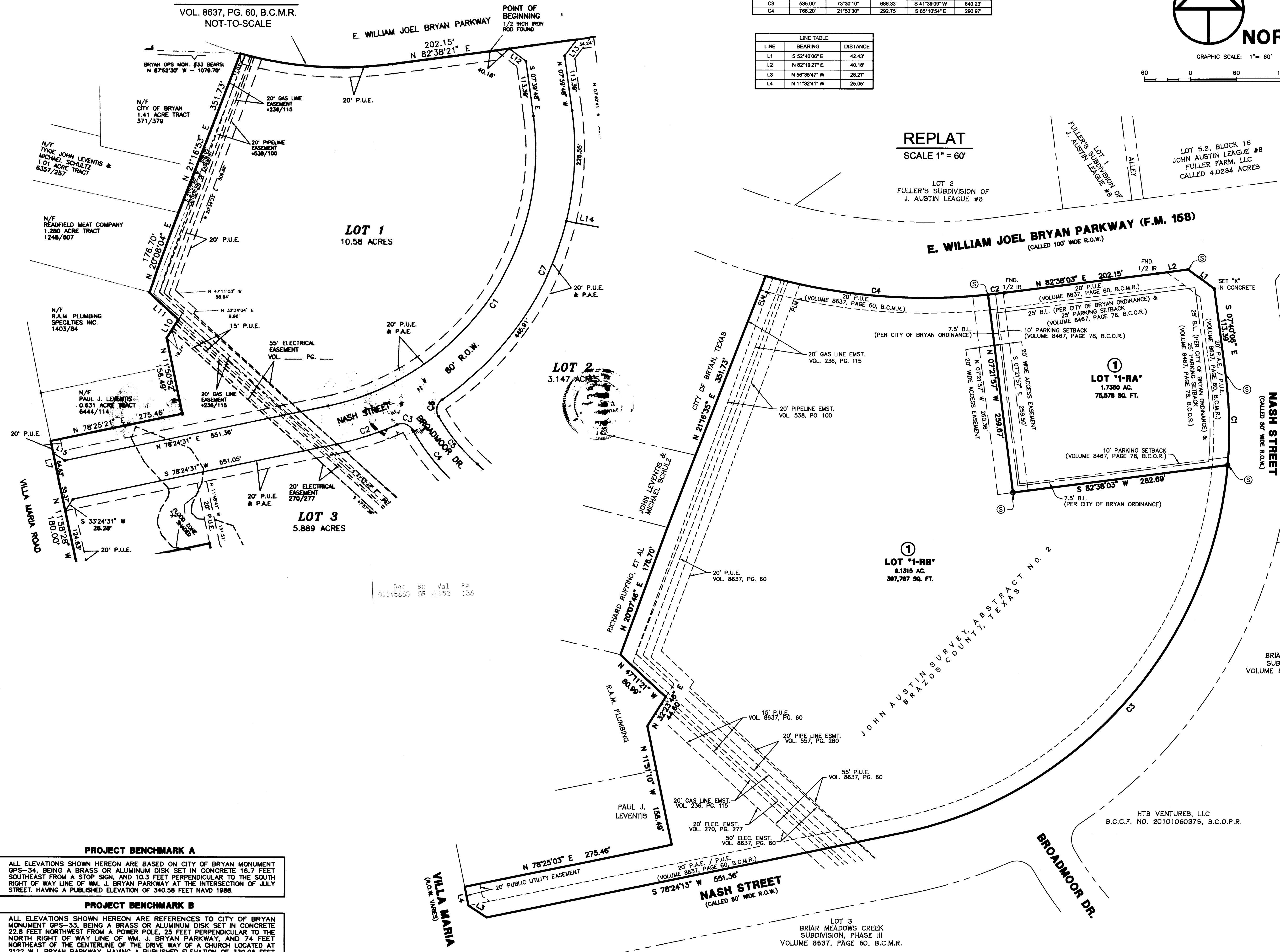


**REPLAT**  
SCALE 1" = 60'

LOT 2  
FULLER'S SUBDIVISION OF  
J. AUSTIN LEAGUE #8

LOT 5.2, BLOCK 16  
JOHN AUSTIN LEAGUE #8  
FULLER FARM, LLC  
CALLED 4.0284 ACRES

**E. WILLIAM JOEL BRYAN PARKWAY (F.M. 158)**  
(CALLED 100' WIDE R.O.W.)



UNITED STATES POSTAL SERVICE  
CALLED 21.21 ACRES  
VOLUME 937, PAGE 285, B.C.D.R.

LOT 4  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III  
VOLUME 8637, PAGE 60, B.C.M.R.

LOT 2  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III  
VOLUME 8637, PAGE 60, B.C.M.R.

**REPLAT OF LOT 1  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III**

A SUBDIVISION OF  
10.8665 ACRES OR 473,345 SQUARE FEET OF LAND  
BEING A REPLAT 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

JANUARY, 2013

**Owner**  
Gingercrest, Inc.  
a Georgia corporation  
Atlanta, GA 30339  
Ph: (770) 431-7600

**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



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

\\WRSR03\PROJECTDATA\PROJECTS\49273-RACETRAC BRYAN TX\PLATTING\DRAWINGS\49273 - RACETRAC BRYAN - 130118.DWG - MTUCKER - 01/18/13

STATE OF TEXAS  
COUNTY OF BRAZOS

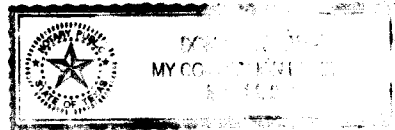
We, Burton Creek Development, Ltd., a Texas Limited Partnership, represented by Jenny Black, Owner of the land shown on this plat which is herein called Replat of Lot 1 Briar Meadows Creek Subdivision, Phase III, recorded in Volume 11650, Page 131, Official Records, Brazos County, Texas, and whose name 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.

Jenny Black by Burton Creek Management, LLC, its General Partner  
Owner by Jenny Black, its President

STATE OF Texas  
COUNTY OF Brazos

BEFORE ME, the undersigned authority, on this day personally appeared Jenny Black 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 28 day of January, 2013.



Donna L. Spelce  
Notary Public in and for the  
State of Texas  
June 14 2013  
My Commission Expires:

STATE OF TEXAS  
COUNTY OF BRAZOS

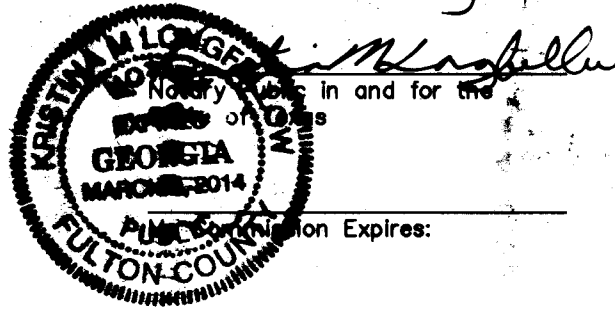
We, Gingercrest, Inc., a Georgia Corporation, represented by William C. Mikon as COO, Owner of the land shown on this plat which is herein called Replat of Lot 1 Briar Meadows Creek Subdivision, Phase III, recorded in Volume 11650, Page 131, Official Records, Brazos County, Texas, and whose name is subscribed 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.

William C. Mikon as Chief Operating Officer  
Owner

STATE OF Georgia  
COUNTY OF Cobb

BEFORE ME, the undersigned authority, on this day personally appeared William C. Mikon 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 21st day of January, 2013.



I, W. Paul Keenan, 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 14th day of February, 2013.

W. Paul Keenan  
City Engineer, Bryan Texas

I, Linda Sundt, 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 14th day of February, 2013.

Linda Sundt  
City Planner, Bryan Texas

I, Michael Beckwith, 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 14th day of February, 2013 and same was duly approved on the 14th day of February, 2013.

Michael Beckwith  
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.

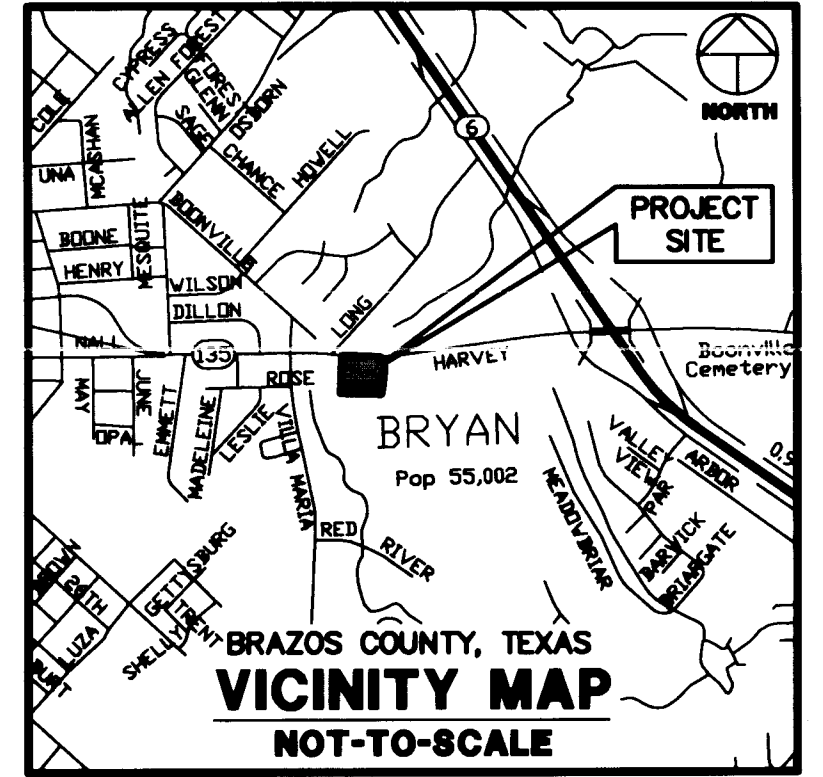


Mike Kurkowski  
Mike Kurkowski  
Registered Professional Land Surveyor  
Texas Registration No. 5101

STATE OF TEXAS  
COUNTY OF BRAZOS

Karen McOusen 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 14th day of February, 2013 and recorded in the Official Records of Brazos, Texas, in Volume 11650, Page 131.

Karen McOusen  
County Clerk, Brazos County, Texas  
By Patsy Montalbano



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 08 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 DESCRIBED TRACT;

THENCE, SOUTH 07 DEGREES 40 MINUTES 08 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 SOUTHEASTERLY 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.

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. 48041C0215E REVISED/DATED MAY 16, 2012, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADDED 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. ON 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 OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
- 6. THIS PLAT WAS PREPARED WITH A TITLE COMMITMENT PRODUCED BY ALAMO TITLE COMPANY, COMMITMENT NUMBER ATH12023383, EFFECTIVE DATE JUNE 27, 2012.
- 7. SUBJECT TRACT LIES WITHIN ZONING C-3, COMMERCIAL USE.

Doc Bk Vol Pg  
01145660 DR 11152 137

Filed for Record in:  
BRAZOS COUNTY

On: Feb 11, 2013 at 10:37A

As a  
Plat

Document Number: 01145660

Amount: 63.00

Receipt Number: 461210

By:  
Patsy Montalbano

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Feb 11, 2013

Karen McOusen, Brazos County Clerk  
BRAZOS COUNTY

REPLAT OF LOT 1  
BRIAR MEADOWS CREEK  
SUBDIVISION, PHASE III  
A SUBDIVISION OF  
10.8665 ACRES OR 473,345 SQUARE FEET OF LAND  
BEING A REPLAT OF LOT 1 OF  
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JANUARY, 2013  
Owner  
Gingercrest, Inc. Owner  
Burton Creek Development  
a Georgia corporation P.O. Box 105035  
Atlanta, GA 30339 Atlanta, GA 30348  
Ph: (770) 431-7600 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  
Professional Development Consultants  
Land Surveying, Platting, Project Management, GIS Services