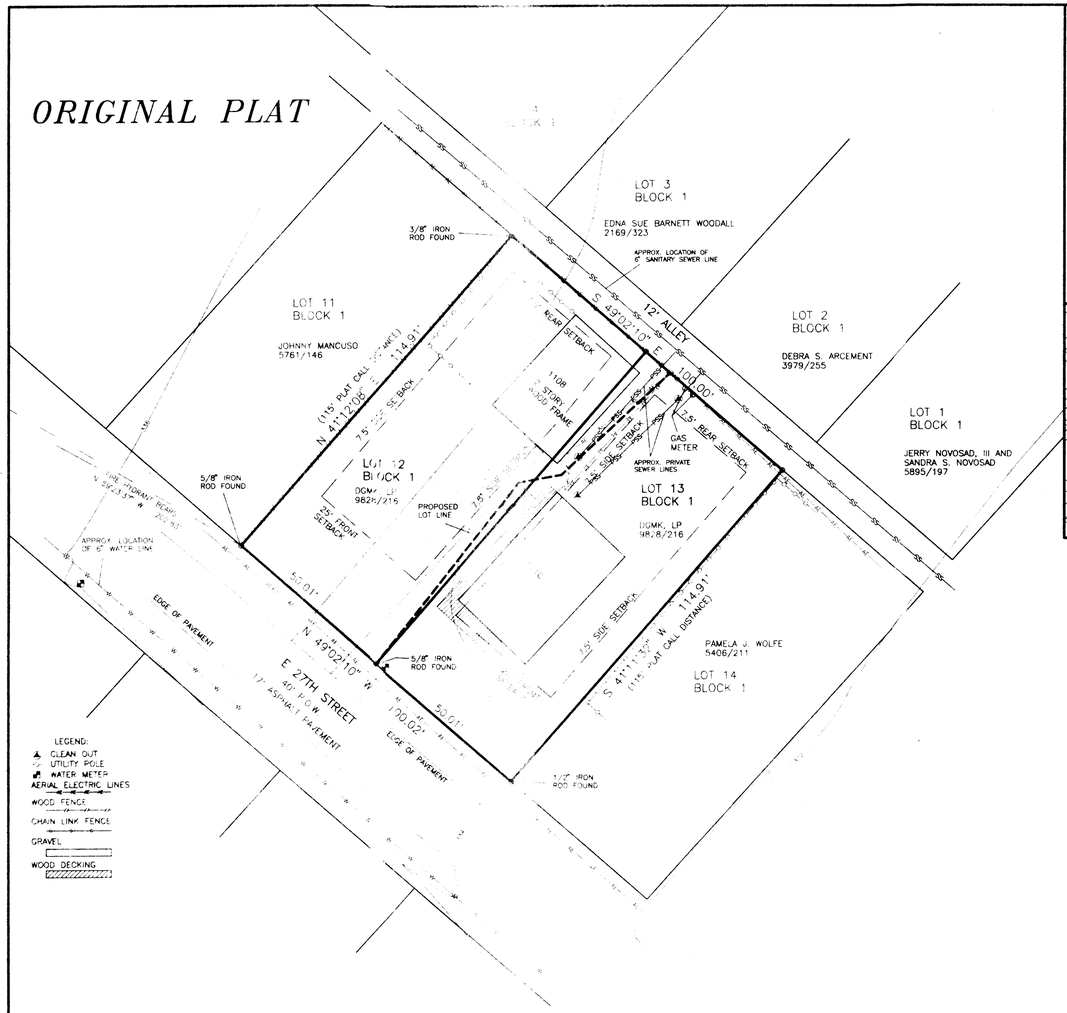
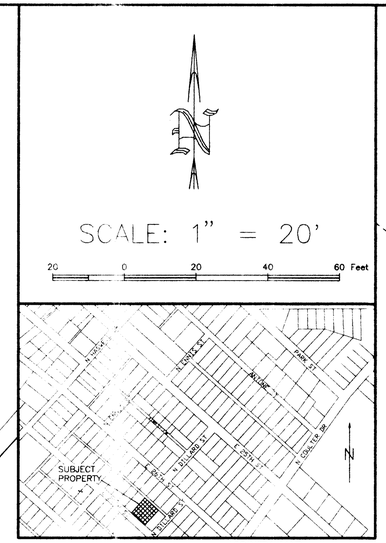
ORIGINAL PLAT

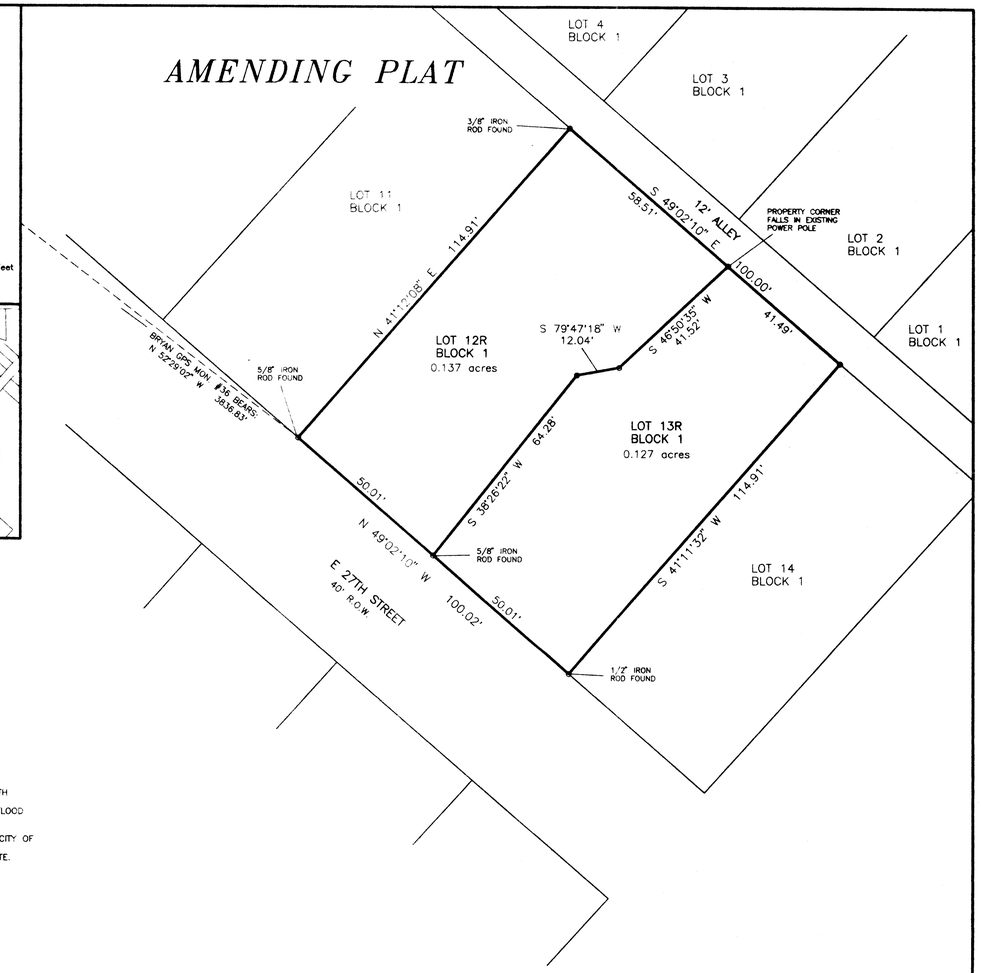


LEGEND:
- CLEAN OUT
- UTILITY POLE
- WATER METER
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- GRAVEL
- WOOD DECKING



VICINITY MAP
NOT TO SCALE

AMENDING PLAT



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE THE CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) DGMK, LP, owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 9828, Page 216, 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 purposes identified.

_____

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric figure.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

_____
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20__.

_____
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

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 authentification was filed for record in my office on the ____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____ ___.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.264 ACRE TRACT
BUCHANAN ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 12 AND 13, BLOCK 1, BUCHANAN ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 100, PAGE 171 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF EAST 27TH STREET (40' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 12 AND THE SOUTH CORNER OF LOT 11, BLOCK 1;

THENCE: N 41° 12' 08" E ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 11 FOR A DISTANCE OF 114.91 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A 12.00 FOOT WIDE ALLEY MARKING THE NORTH CORNER OF SAID LOT 12;

THENCE: S 49° 02' 10" E ALONG THE SOUTHWEST LINE OF SAID ALLEY FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 13 AND THE NORTH CORNER OF LOT 14, BLOCK 1;

THENCE: S 41° 11' 32" W ALONG THE COMMON LINE OF SAID LOT 13 AND LOT 14 FOR A DISTANCE OF 114.91 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF EAST 27TH STREET MARKING THE SOUTH CORNER OF SAID LOT 13;

THENCE: N 49° 02' 10" W ALONG THE NORTHEAST LINE OF EAST 27TH STREET FOR A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.264 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
JAN 24 2012
Development & Engineering Services

AMENDING PLAT
OF
LOTS 12 AND 13, BLOCK 1
BUCHANAN ADDITION
VOLUME 100, PAGE 171
0.264 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: DEC. 2011
PLAT DATE: 12-16-11

JOB NUMBER: 11-604
CAD NAME: 11-604
CR5 FILE: BOT (cont); 11-604 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: DGMK, LP
1511 S. TEXAS AVENUE #116
COLLEGE STATION, TEXAS 77840
PHONE (979) 229-1022