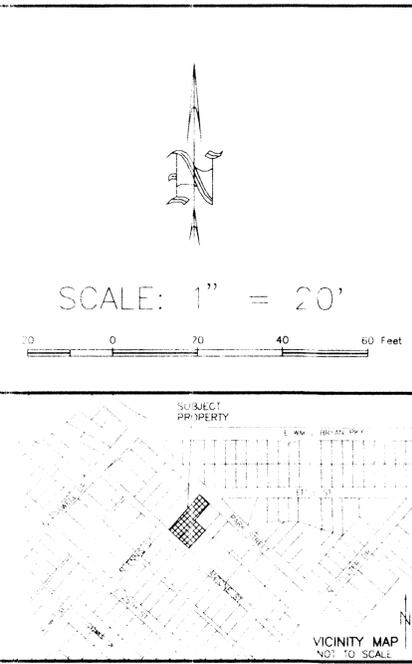
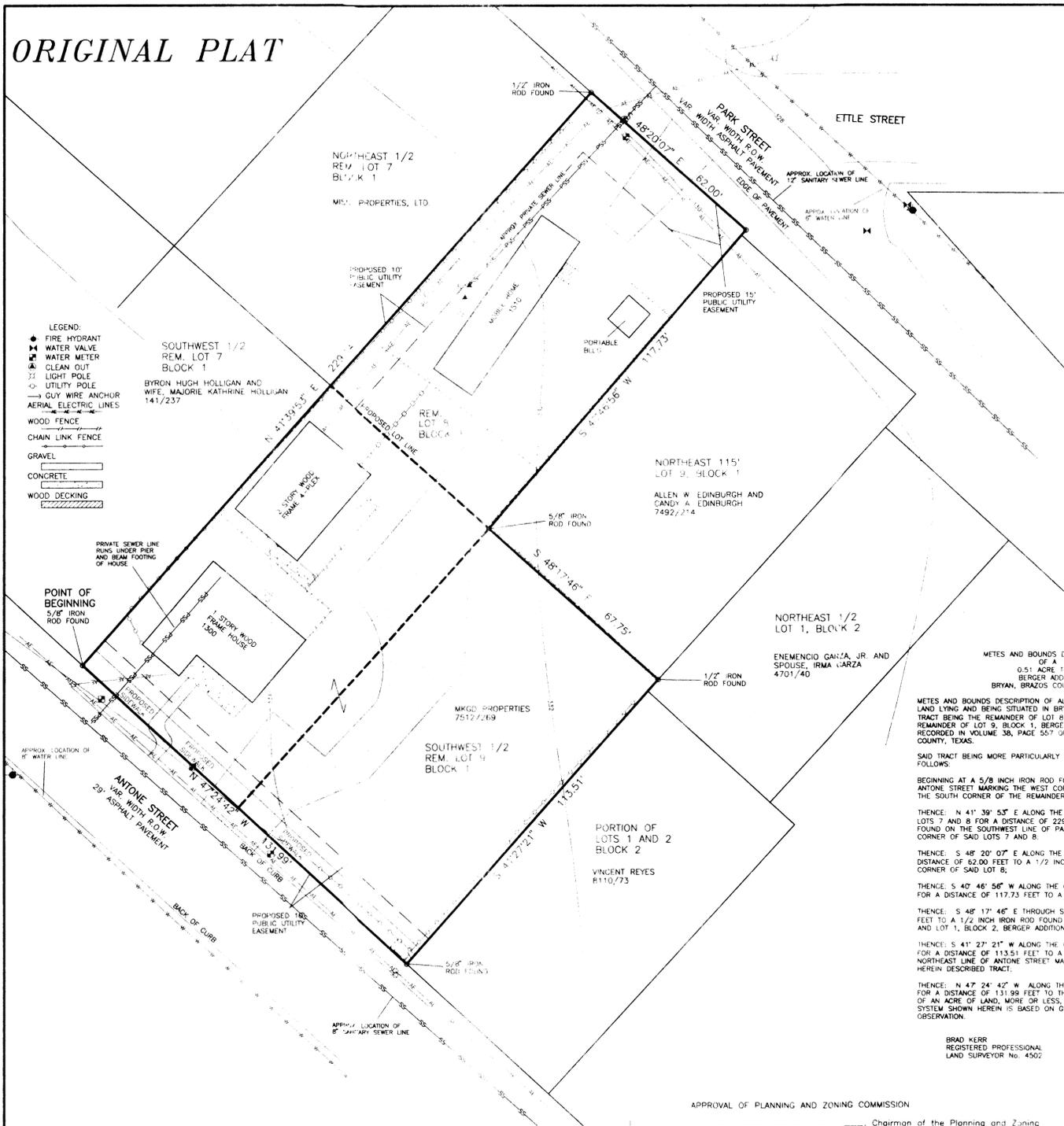
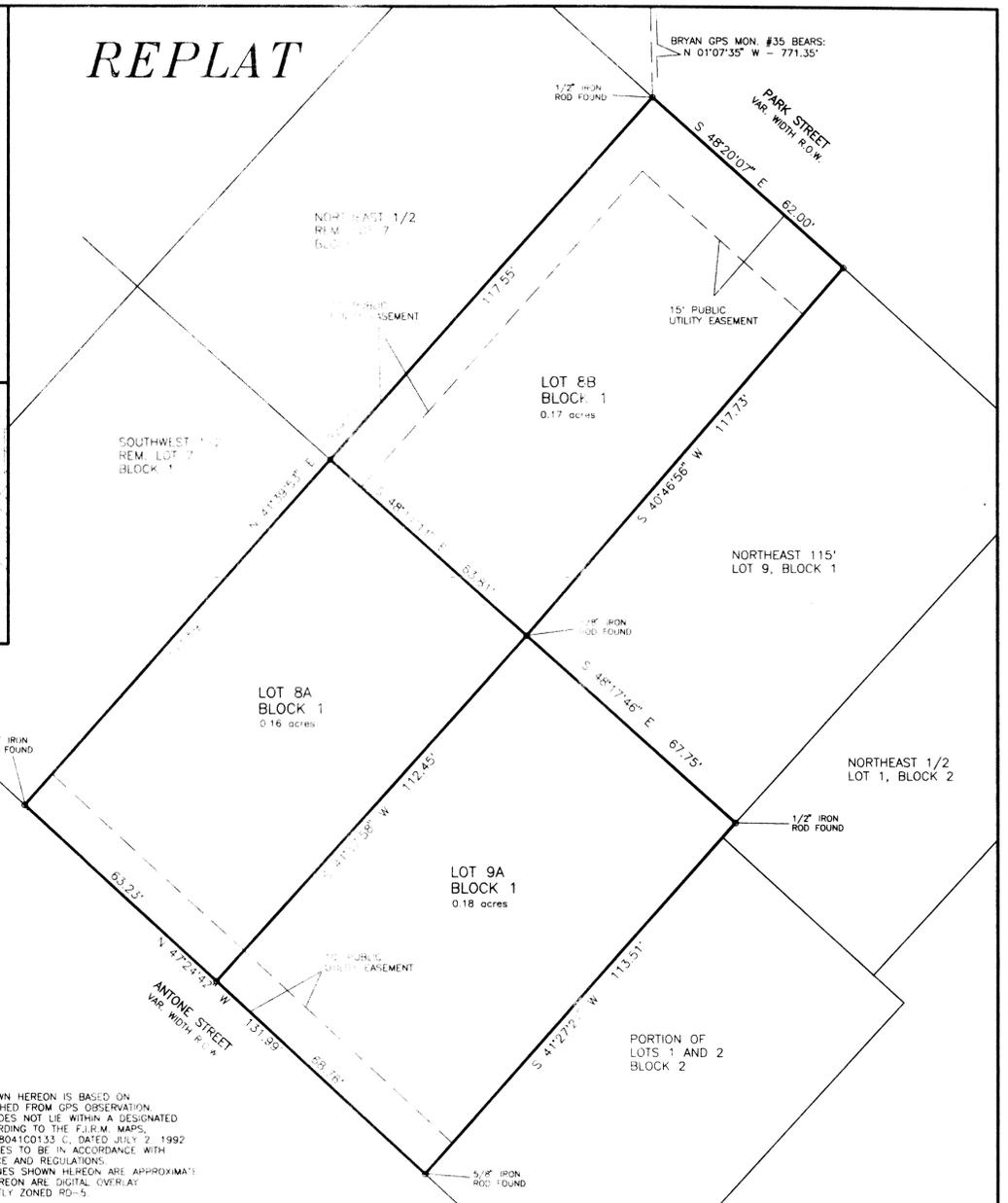


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION
 OF A
 0.51 ACRE TRACT
 BERGER ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL PARTS, CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF LOT 8 AND THE SOUTHWEST 1/2 OF THE REMAINDER OF LOT 9, BLOCK 1, BERGER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 557 OF THE PUBLIC 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 ANTONIO STREET MARKING THE WEST CORNER OF SAID REMAINDER OF LOT 8 AND THE SOUTH CORNER OF THE REMAINDER OF LOT 7, BLOCK 1;

THENCE: N 41° 39' 53" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOTS 7 AND 8 FOR A DISTANCE OF 229.15 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF PARK STREET MARKING THE COMMON CORNER OF SAID LOTS 7 AND 8;

THENCE: S 48° 20' 07" E ALONG THE SOUTHWEST LINE OF PARK STREET FOR A DISTANCE OF 62.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 8;

THENCE: S 40° 46' 56" W ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 FOR A DISTANCE OF 117.73 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 48° 17' 48" E THROUGH SAID LOT 9 FOR A DISTANCE OF 67.75 FEET TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 9 AND LOT 1, BLOCK 2, BERGER ADDITION;

THENCE: S 41° 27' 21" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 1 FOR A DISTANCE OF 113.51 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANTONIO STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 24' 42" W ALONG THE NORTHEAST LINE OF ANTONIO STREET FOR A DISTANCE OF 131.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.51 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.

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 G, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. PROPERTY IS CURRENTLY ZONED RD-5.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

_____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20____.

 Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

_____, Registered Professional 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 form.

 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

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 authentication 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

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 authentication 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) MKGD PROPERTIES, 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 7512, Page 269, 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)

Notary Public, Brazos County, Texas

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/she/they executed the same for the purpose stated.

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

 Notary Public, Brazos County, Texas

REPLAT
 OF
 LOT 8 AND 1/2 OF LOT 9, BLOCK 1
 BERGER ADDITION
 VOLUME 38, PAGE 557
 TO CREATE
LOTS 8A, 8B & 9A, BLOCK 1
 BERGER ADDITION
 0.51 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: DEC 2011
 PLAT DATE: 01-20-12

RECEIVED
 JAN 24 2012
 Development & Engineering Services

JOB NUMBER: 11-602
 CAD NAME: 11-602
 CR5 FILE: BOT (cont); 11-603 (job)

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3197

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