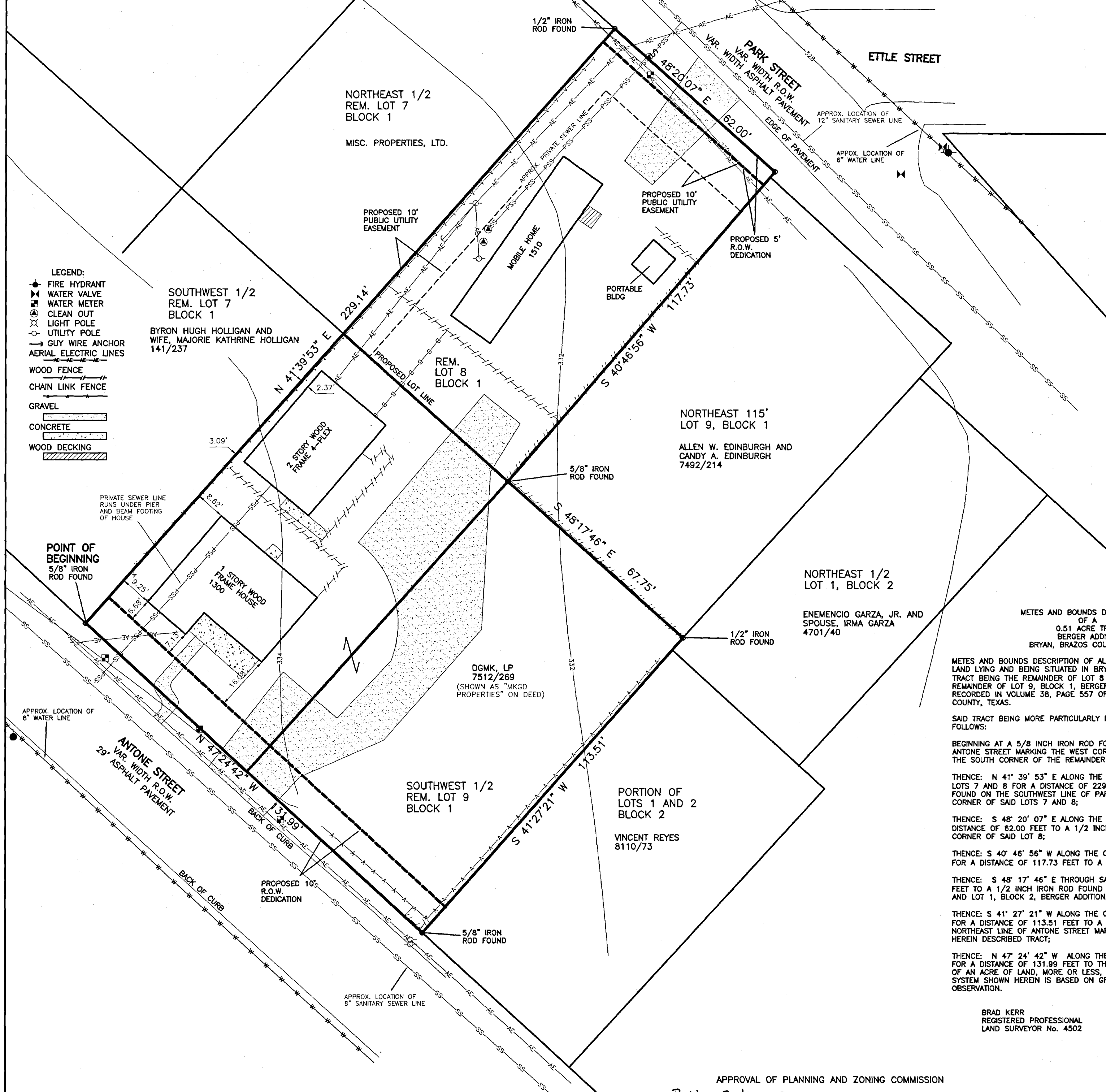


ORIGINAL PLAT



- LEGEND:**
- FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ CLEAN OUT
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ▬ WOOD FENCE
 - ▬ CHAIN LINK FENCE
 - ▬ GRAVEL
 - ▬ CONCRETE
 - ▬ WOOD DECKING

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, DON LEWIS, JR. d/b/a DGMK, LP (MKGK PROPERTIES per deed), owner and developer of the land shown on this plat, being the tract of land as conveyed to me 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.

Don Lewis
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Don Lewis, 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 25th day of July, 2019

Jarah Ferrandes
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 and Zoning Commission of the City of Bryan on the 18th day of August, 2018, and same was duly approved on the 12th day of August, 2018.

Bobby Gutierrez
Chairman

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 12th day of August, 2018.

[Signature]
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 15th day of August, 2018.

[Signature]
City Engineer, City of Bryan

METES AND BOUNDS DESCRIPTION

OF A
0.51 ACRE TRACT
BERGER 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 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 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 ANTONIO STREET MARKING THE WEST CORNER OF SAID REMAINDER OF LOTS 7 AND 8 FOR A DISTANCE OF 229.14 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: N 41° 39' 53" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOTS 7 AND 8 FOR A DISTANCE OF 82.00 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 82.00 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' 46" 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.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 form.

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

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in together with its certificates of authentication was filed day of 20 in the Official Public # Volume 38, Page 557.

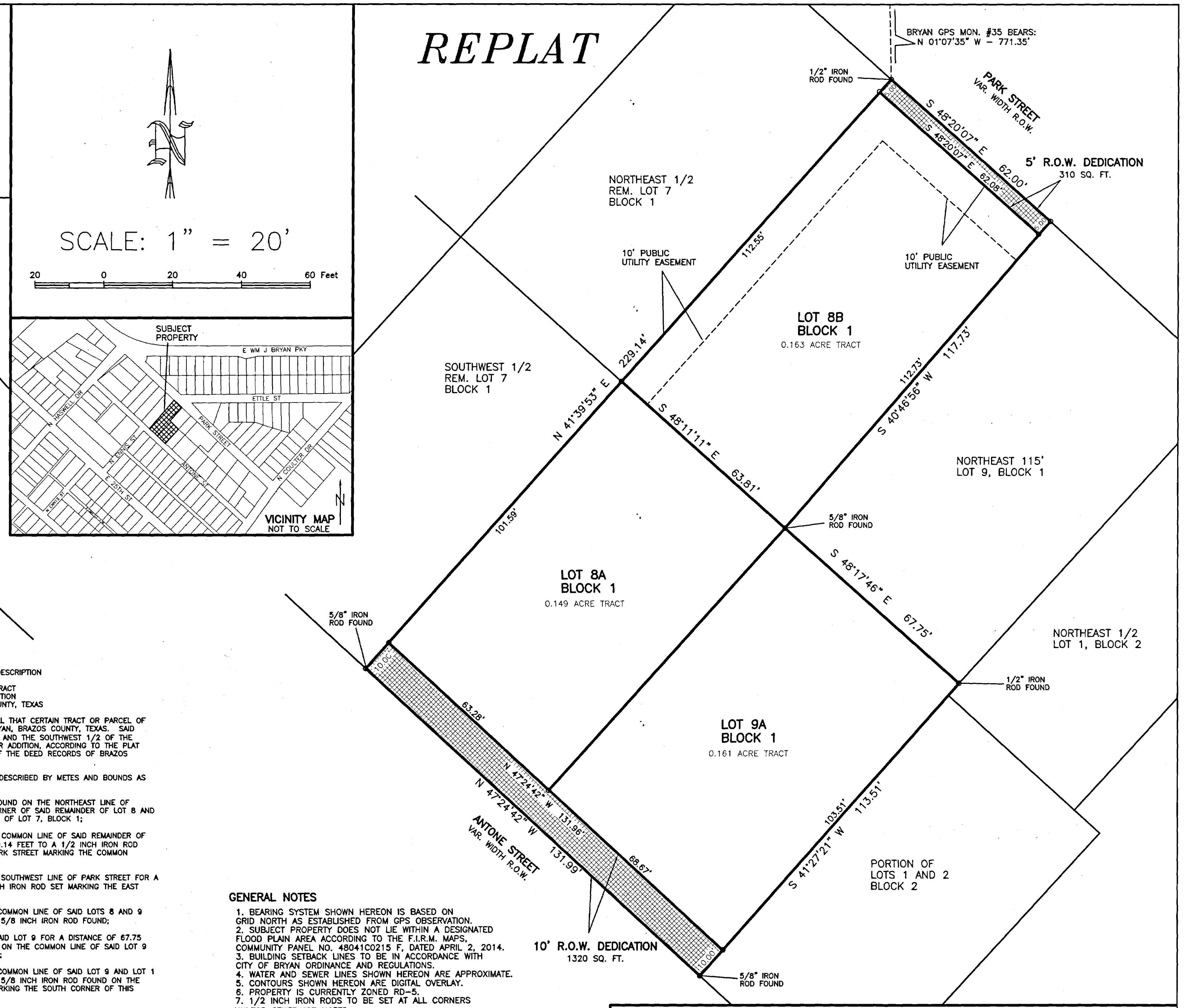
Karen McQueen
County Clerk
Brazos County, Texas

By: Amber Belcher

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/16/2019 9:52:42 AM
In the PLAT Records

Doc Number: 2019-1369936
Volume-Page: 15519-31
Number of Pages: 1
Amount: 73.00
Order#: 20190816000035
By: AM

REPLAT



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: 06-25-18
REVISED: 07-06-18
JOB NUMBER: 11-602
CAD NAME: 11-602
CRS FILE: BOT (cont); 11-603 (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