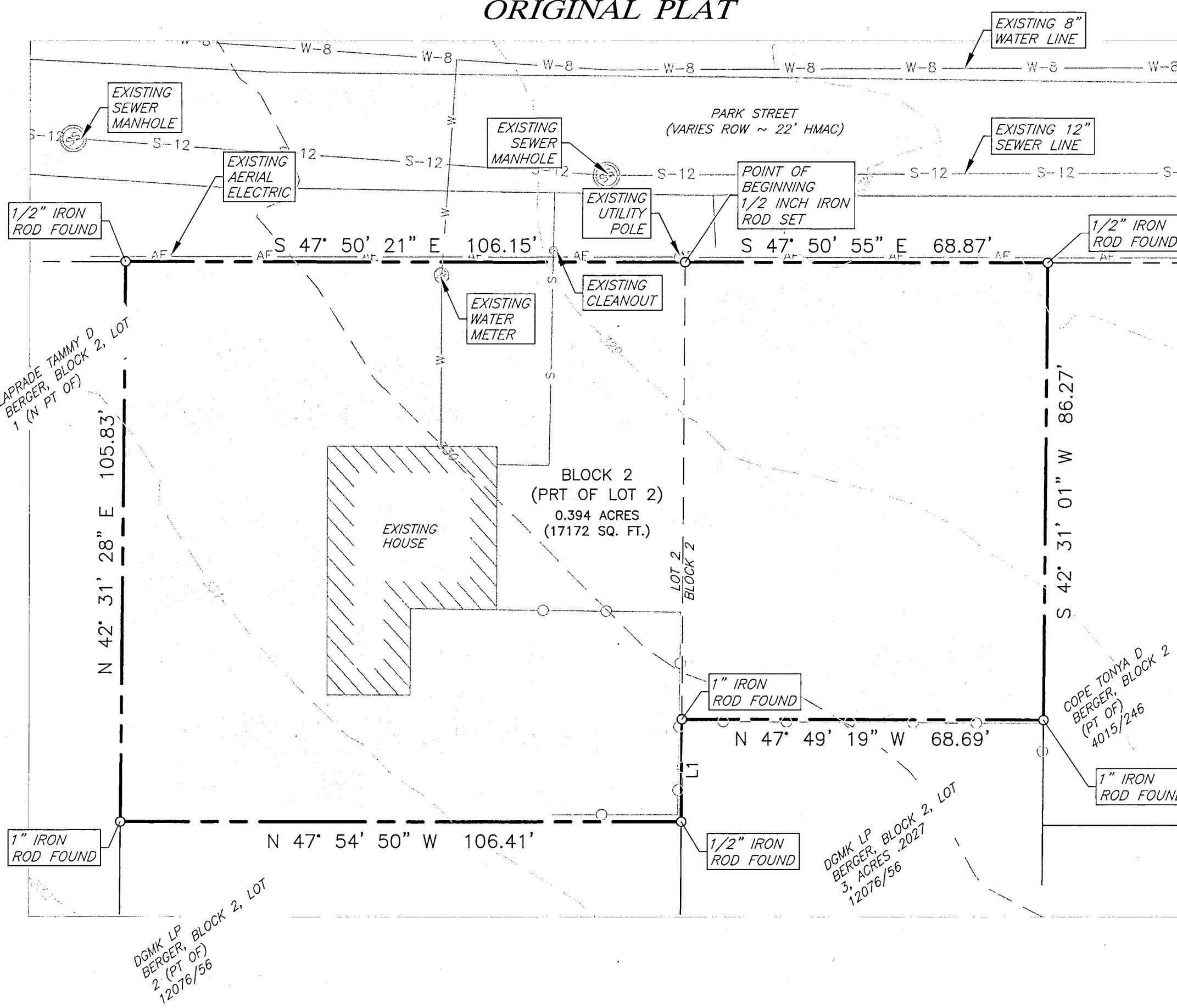
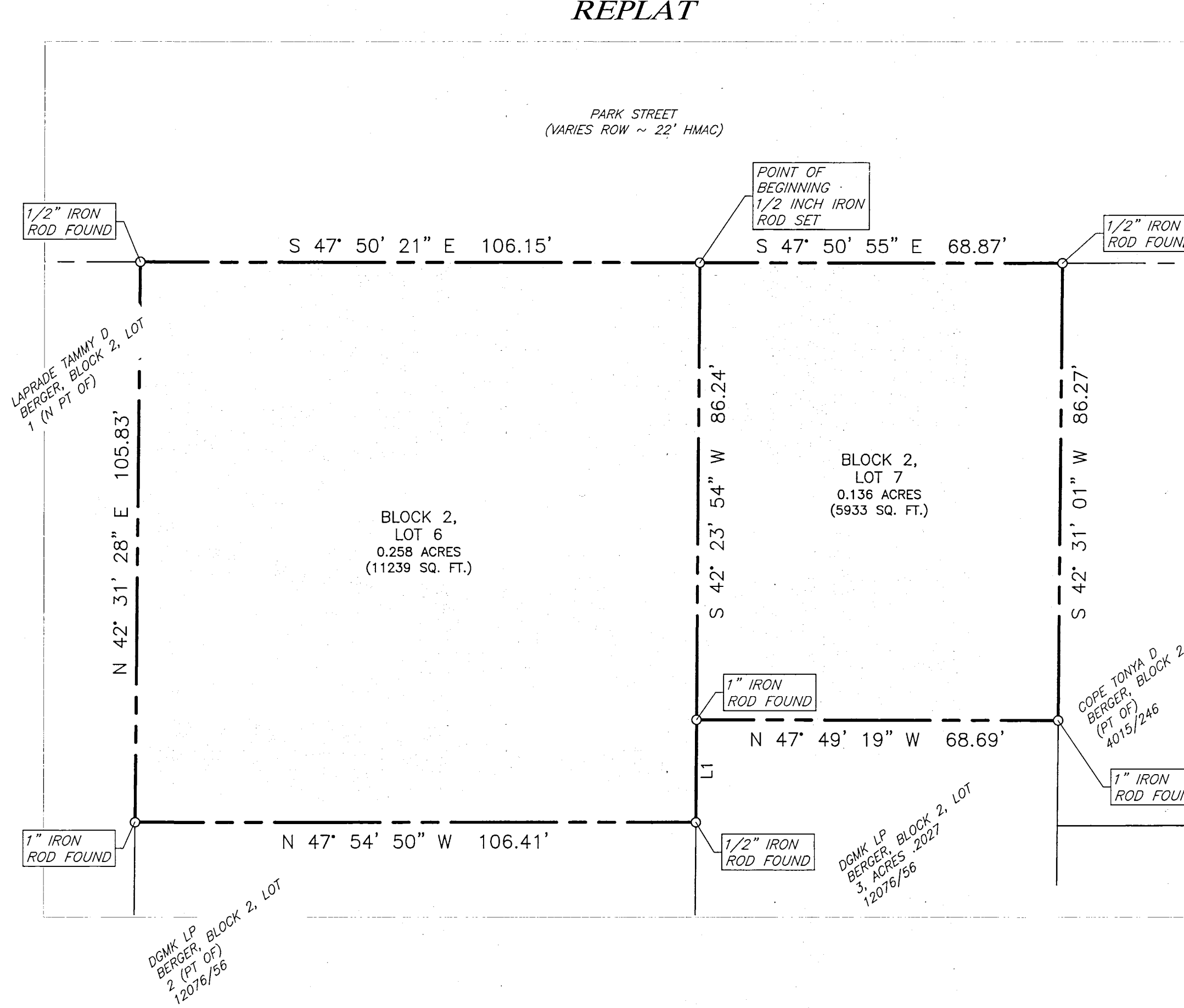


ORIGINAL PLAT



REPLAT



LINE #	LENGTH	DIRECTION
L1	19.45'	S 42° 18' 42" W

METES AND BOUNDS DESCRIPTION  
STATE OF TEXAS  
COUNTY OF BRAZOS

BEING A 0.39 ACRE TRACT OF LAND OUT OF BLOCK 2 OF THE BERGER ADDITION TO THE CITY OF BRYAN, TEXAS, PLAT OF SAID ADDITION RECORDED IN VOLUME 38, PAGE 557 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 0.136 ACRE TRACT OF LAND DESCRIBED TO N N OUT PROPERTIES, LTD, RECORDED IN VOLUME 15142, PAGE 122 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL THAT CERTAIN CALLED 0.26 ACRE TRACT OF LAND DESCRIBED TO CLAUDE E. WHITE, RECORDED IN VOLUME 15087, PAGE 273 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.39 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT 1/2 INCH IRON PIPE FOUND AT THE NORTH CORNER OF THE ABOVE MENTIONED 0.26 ACRE TRACT, SAME BEING THE EAST CORNER OF THE CALLED NORTH 1/4 OF LOT 1, BLOCK 2, BERGER'S ADDITION, DESCRIBED TO TAMMY D. LAPRADE, (12539/239), LOCATED ON THE SOUTHWEST LINE OF PARK STREET, FOR THE NORTH CORNER OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID 0.26 ACRE TRACT, COMMON BOUNDARY WITH SAID STREET S 47°50'21" E A DISTANCE OF 106.15 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTH CORNER OF SAID 0.136 ACRE TRACT, FOR AN ANGLE POINT OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID 0.136 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID STREET S 47°50'55" E A DISTANCE OF 68.87 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 0.136 ACRE TRACT, SAME BEING THE NORTH CORNER OF A CALLED 60' X 105' TO TONYA D. COPE, (DESCRIBED IN - 4015/246), FOR THE EAST CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF SAID 0.136 ACRE TRACT, COMMON BOUNDARY WITH SAID COPE TRACT, S 42°31'01" W A DISTANCE OF 86.27 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE SOUTH CORNER OF SAID 0.136 ACRE TRACT, SAME BEING THE EAST CORNER OF A CALLED 0.20 ACRE TRACT TO DGMK, L.P., (TRACT TWO - 12706/56), FOR THE SOUTH CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF SAID 0.136 ACRE TRACT, COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT N 47°49'19" W A DISTANCE OF 68.69 FEET TO A 1 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 0.136 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID 0.20 ACRE TRACT, LOCATED ON THE SOUTHWEST LINE OF SAID 0.26 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF SAID 0.26 ACRE TRACT, COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT S 42°18'42" W A DISTANCE OF 19.45 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE SOUTH CORNER OF SAID 0.26 ACRE TRACT, SAME BEING THE EAST CORNER OF A CALLED 0.240 ACRE TRACT TO DGMK, L.P., (10244/48), FOR A SOUTHWEST CORNER OF THIS

THENCE ALONG THE SOUTHWEST LINE OF SAID 0.26 ACRE TRACT, COMMON BOUNDARY WITH SAID 0.240 ACRE TRACT N 47°54'50" W A DISTANCE OF 106.41 FEET TO A 1 INCH IRON PIPE FOUND AT THE WEST CORNER OF SAID 0.26 ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID 0.240 ACRE TRACT, LOCATED ON THE SOUTHWEST LINE OF SAID LAPRADE TRACT, FOR THE WEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF SAID 0.26 ACRE TRACT, COMMON BOUNDARY WITH SAID LAPRADE TRACT N 42°31'28" E A DISTANCE OF 105.83 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kate Nelson, Managing Partner at NN Out Properties LTD, owner of the 0.394 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 15142, Page 122, and designated herein as Berger Addition, Block 2, Lots 6 & 7, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Kate Nelson  
Managing Partner, NN Out Properties LTD

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Kate Nelson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 19th day of June, 2019.

Raige Jordan  
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Claude White, owner of the 0.394 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 15142, Page 122, and designated herein as Berger Addition, Block 2, Lots 6 & 7, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Claude White  
Claude White, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Claude White, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 19th day of June, 2019.

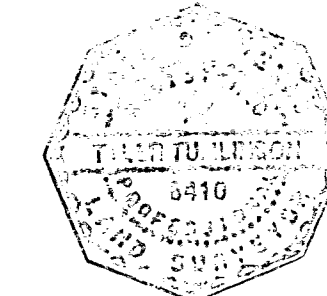
Raige Jordan  
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Tyler Tumlinson  
Tyler Tumlinson, R.P.L.S. No. 6410



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 28th day of July, 2019.

Martin Zimmerman  
City Planner  
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 28th day of July, 2019.

W. Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, Chair 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 28th day of July, 2019, and same was duly approved on the 11th day of August, 2019, by said Commission.

Bobby Gutierrez  
Chair, Planning & Zoning Commission, Bryan, Texas

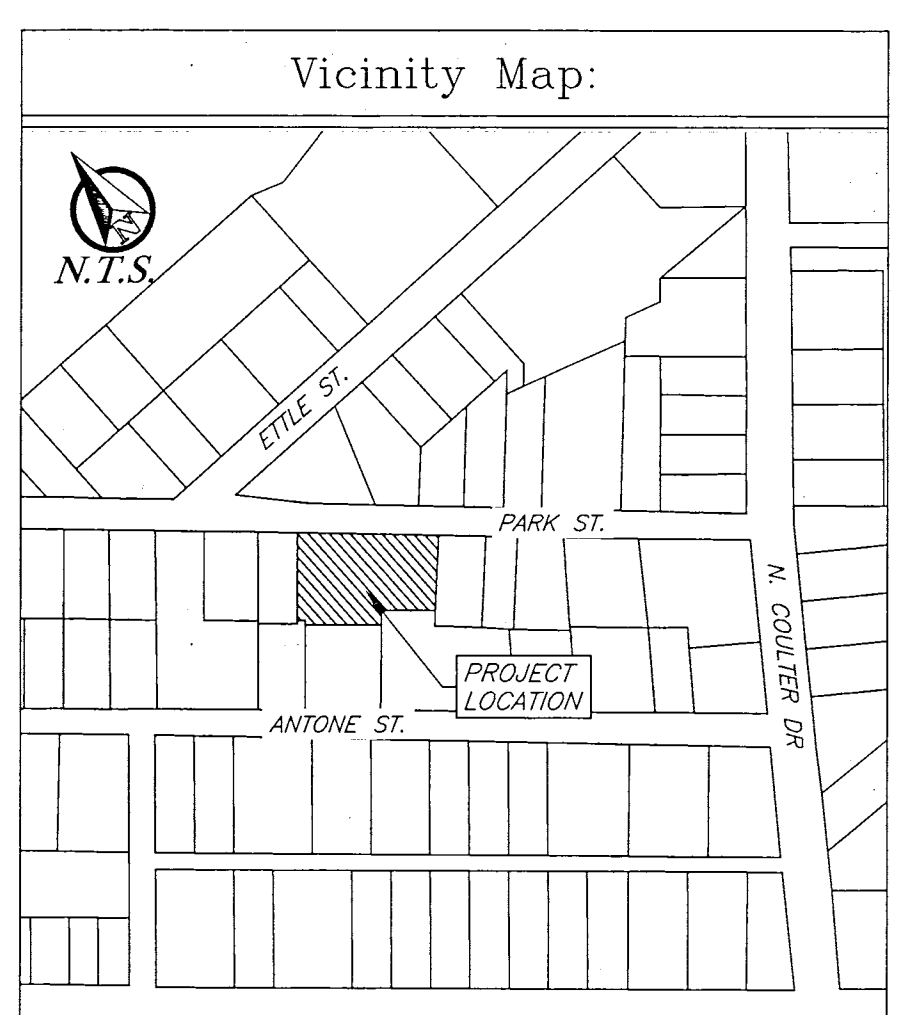
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

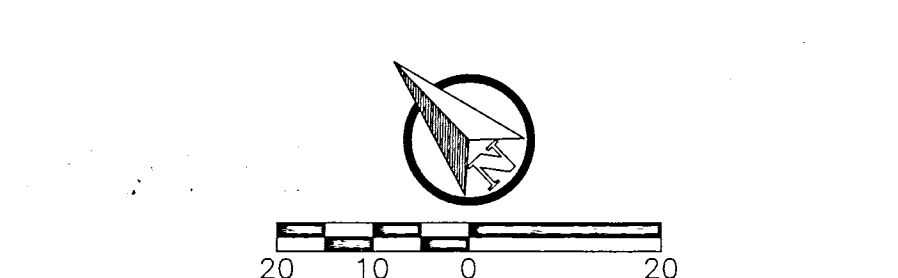
I, \_\_\_\_\_, County clerk together with its certificates of day of \_\_\_\_\_, 20\_\_\_\_.

Karen McGovern  
County Clerk, Brazos County, Texas

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 7/30/2019 10:45:28 AM  
in the PLAT Records  
Doc Number: 2019-1368058  
Volume - Page: 15480-146  
Number of Pages: 1  
Amount: 73.00  
Order#: 20190730000031  
By: AM



- General Notes:
1. This property is Zoned (RD-5), Residential District 5000.
  2. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
  3. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
  4. Building setback lines Per City of Bryan Ordinance.
  5. All utilities shown hereon are approximate locations.
  6. The topography shown is from City of Bryan GIS Data.



**FINAL PLAT**  
**Berger Addition**  
**Block 2, Lots 6 & 7**

Being a Replat of  
Berger Addition, Block 2, (Prt. of)  
~ 0.394 Acres  
Bryan, Brazos County, Texas

April 2019

Owner:  
Claudia White  
1321 Park St.  
Bryan, TX 77803

Engineer:  
JA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-5951

Owner:  
NN Out Properties LTD  
105 N Main St. Ste. 123  
Bryan, TX 77803

Surveyor:  
Tumlinson Land Surveying  
1015 Holt St.  
College Station, TX 77840  
254-931-6707