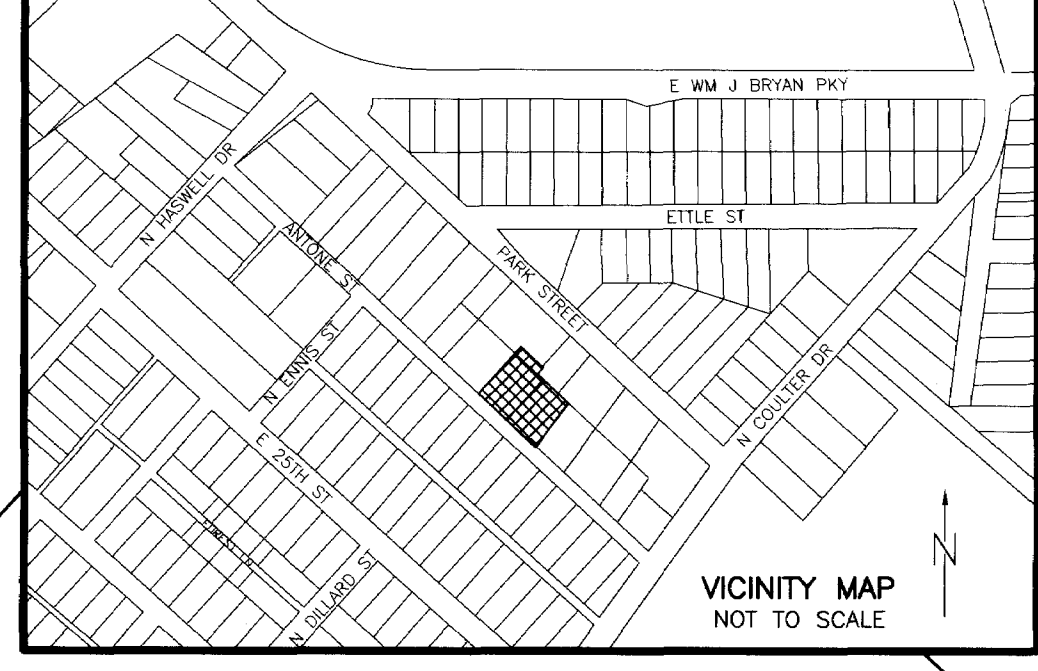
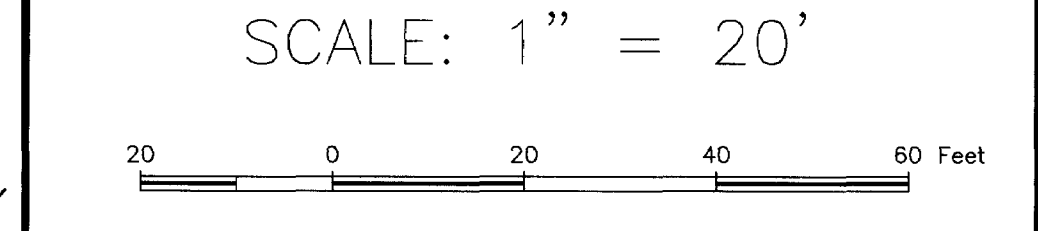
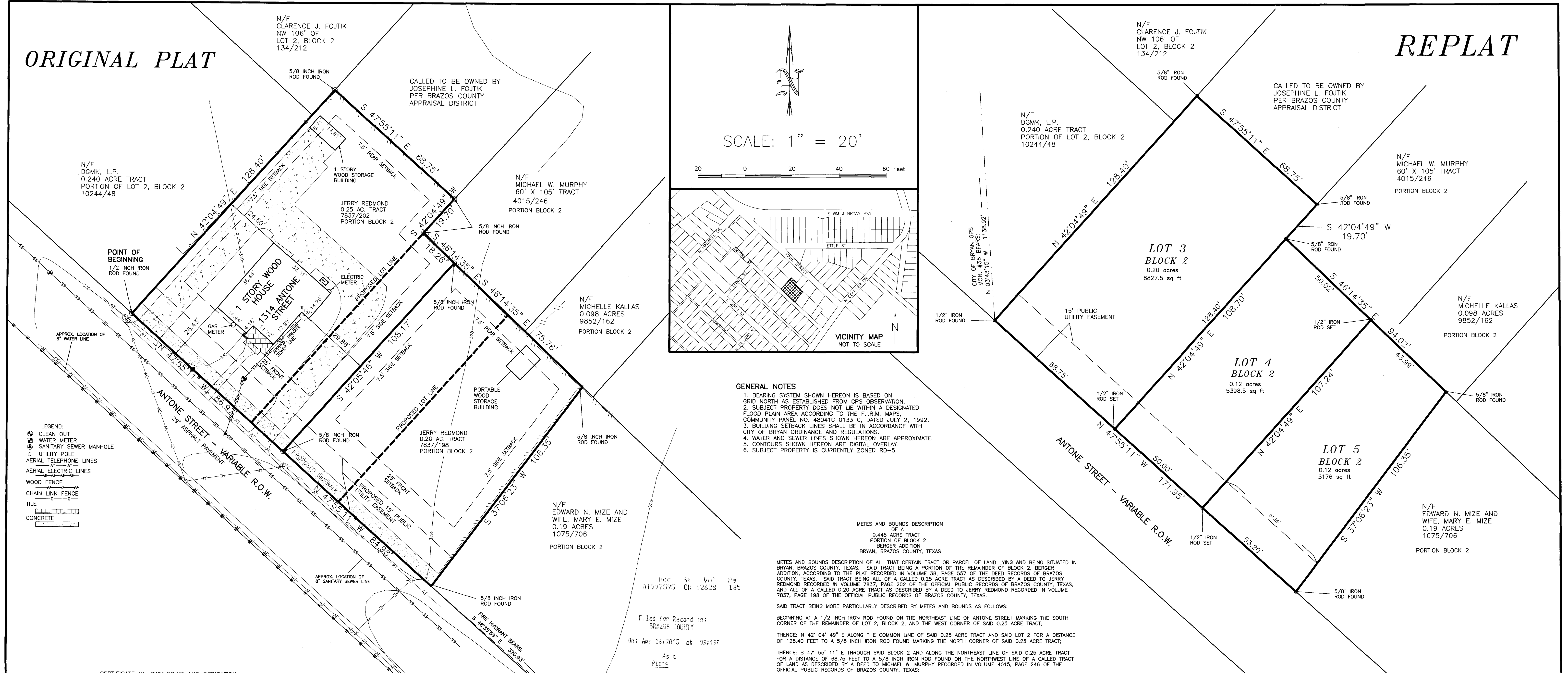


ORIGINAL PLAT

REPLAT



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...
3. BUILDING SETBACK LINES SHALL 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. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.

METES AND BOUNDS DESCRIPTION OF A 0.445 ACRE TRACT PORTION OF BLOCK 2 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 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANTONE STREET...

THENCE: N 42° 04' 49" E ALONG THE COMMON LINE OF SAID 0.25 ACRE TRACT AND SAID LOT 2 FOR A DISTANCE OF 128.40 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.25 ACRE TRACT...

THENCE: S 47° 55' 11" E THROUGH SAID BLOCK 2 AND ALONG THE NORTHEAST LINE OF SAID 0.25 ACRE TRACT FOR A DISTANCE OF 68.75 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL W. MURPHY RECORDED IN VOLUME 4015, PAGE 246 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS...

THENCE: S 46° 14' 35" E ALONG THE COMMON LINE OF SAID 0.25 ACRE TRACT, SAID 0.20 ACRE TRACT AND SAID MURPHY TRACT FOR A DISTANCE OF 94.02 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 0.098 ACRE TRACT AS DESCRIBED BY A DEED TO MICHELLE KALLAS RECORDED IN VOLUME 9852, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE COMMON CORNER OF SAID 0.20 ACRE TRACT AND A CALLED 0.19 ACRE TRACT AS DESCRIBED BY A DEED TO EDWARD N. MIZE AND WIFE, MARY E. MIZE, RECORDED IN VOLUME 1075, PAGE 706 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS...

THENCE: S 37° 06' 23" W ALONG THE COMMON LINE OF SAID 0.20 ACRE TRACT AND SAID 0.19 ACRE TRACT FOR A DISTANCE OF 106.35 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ANTONE STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT...

THENCE: N 47° 55' 11" W ALONG THE NORTHEAST LINE OF ANTONE STREET FOR A DISTANCE OF 171.95 FEET TO THE POINT OF BEGINNING CONTAINING 0.445 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.

- LEGEND: CLEAN OUT, WATER METER, SANITARY SEWER MANHOLE, UTILITY POLE, AERIAL TELEPHONE LINES, AERIAL ELECTRIC LINES, WOOD FENCE, CHAIN LINK FENCE, TILE, CONCRETE

CERTIFICATE OF OWNERSHIP AND DEDICATION

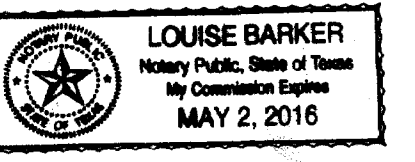
STATE OF TEXAS COUNTY OF BRAZOS We, DGMK, L.P., owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 7837, Page 198 & 202, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Signature of Louise Barker, Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared [Name], 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 9th day of April, 2015

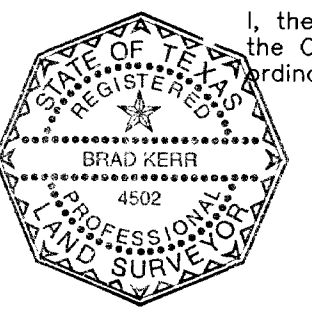
Signature of Louise Barker, Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Public Surveyor No. 4502, of 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.

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



APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. HICKLE, 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 16th day of April, 2015, and same was duly approved on the 16th day of April, 2015.

Signature of A.S. Hickle, 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 16th day of April, 2015.

Signature of 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 13th day of April, 2015.

Signature of W. Paul Kegan, City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, 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 16th day of April, 2015, in the Official Public Records of Brazos County, Texas, in Volume 1282, Page 122.

Signature of Karen McQueen, County Clerk, Brazos County, Texas

Table with columns: Doc, Bk, Vol, Pg. Row 1: 01227595, BK 12628, 135

Filed for Record in: BRAZOS COUNTY On: Apr 16, 2015 at 03:19P

As a Plat Document Number: 01227595 Amount: 67.00

Receipt Number - 541706 By: Lauren Reeves

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.

Apr 16, 2015

Karen McQueen, Brazos County Clerk BRAZOS COUNTY

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REPLAT OF A PORTION OF BLOCK 2 BERGER ADDITION VOLUME 38, PAGE 557 TO CREATE LOTS 3, 4 & 5, BLOCK 2 BERGER ADDITION 0.445 ACRES BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET SURVEY DATE: DEC. 2011 PLAT DATE: 01-20-12 REVISED: 02-01-12 JOB NUMBER: 11-603 CAD NUMBER: 11-603 CR5 FILE: ETTLE (cont); 11-603 (job) PREPARED BY: KERR SURVEYING, LLC PREPARED FOR: DGMK, L.P.