

PROJECT LOCATION



METS AND BOUND DESCRIPTION

Being a tract of land containing 3.6796 acres, being 1/214 of the Woodville Acres Addition, Brazos County, Texas, as the same is shown on Plat No. 4427, Page 186 of the Brazos County Official Records (B.C.O.R.), also being the same tract as recorded in Vol. 142, Page 260 of the B.C.O.R. All bearings of this survey are referred to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods found and related to in the previously recorded plat, and asurveyed on the ground on December 22nd of 2011. This description is also referred to the plat prepared by J.M. Surveying, Project No. 2011-09-23, and being more particularly described as follows: BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4927" found for the west corner of this tract, also being the north corner of the Clayton W. Atkinson called Lots 1 and 2, as recorded in Vol. 3603, Page 44 of the B.C.O.R., also being a point in the southeast right-of-way line of Stevens Drive (S.D. K.O.W.);

THENCE along the common line between this tract and said Stevens Drive, for the following calls: North 42 degrees 33 minutes 13 seconds East a distance of 30.13 feet to a 1/2" iron rod with mannon plastic cap marked "RP15 0132 - ATM SURV" set for a point in the northwest line of this tract; North 42 degrees 33 minutes 13 seconds East a distance of 50.00 feet to a 1/2" iron rod with mannon plastic cap marked "RP15 0132 - ATM SURV" set for a point in the northwest line of this tract; North 42 degrees 33 minutes 13 seconds East a distance of 69.00 feet to a 1/2" iron rod with mannon plastic cap marked "RP15 0132 - ATM SURV" set for a point in the southwest line of this tract;

North 42 degrees 33 minutes 13 seconds East a distance of 50.00 feet to a 1" iron pipe found for the north corner of this tract, also being the east corner of the Five Nine Seven Limited Partnership called Lot 5, 2.6796 acres, as recorded in Vol. 4452, Page 186 of the B.C.O.R.;

THENCE along the common line between this tract and said Five Nine Seven Limited Partnership tract, for the following calls:

South 44 degrees 59 minutes 13 seconds East a distance of 200.00 feet to a 1/2" iron rod with mannon plastic cap marked "RP15 0132 - ATM SURV" set for a point in the southwest line of this tract;

South 44 degrees 59 minutes 13 seconds East a distance of 603.15 feet to a 3/8" iron rod found for the east corner of this tract, also being a point in the northwest line of an apparent unclaimed gap between this subdivision and North Oaks Phase I;

THENCE along the common line between this tract and said Stevens Drive, for the following calls: North 42 degrees 33 minutes 13 seconds East a distance of 426.16 feet along the common line between said Stevens Drive and said Atkinson tract to the 1/2" iron rod at the intersection containing 1.6779 acres;

South 45 degrees 08 minutes 09 seconds West a distance of 61.53 feet to a 1/2" iron rod with mannon plastic cap marked "RP15 0132 - ATM SURV" set for a point in this tract;

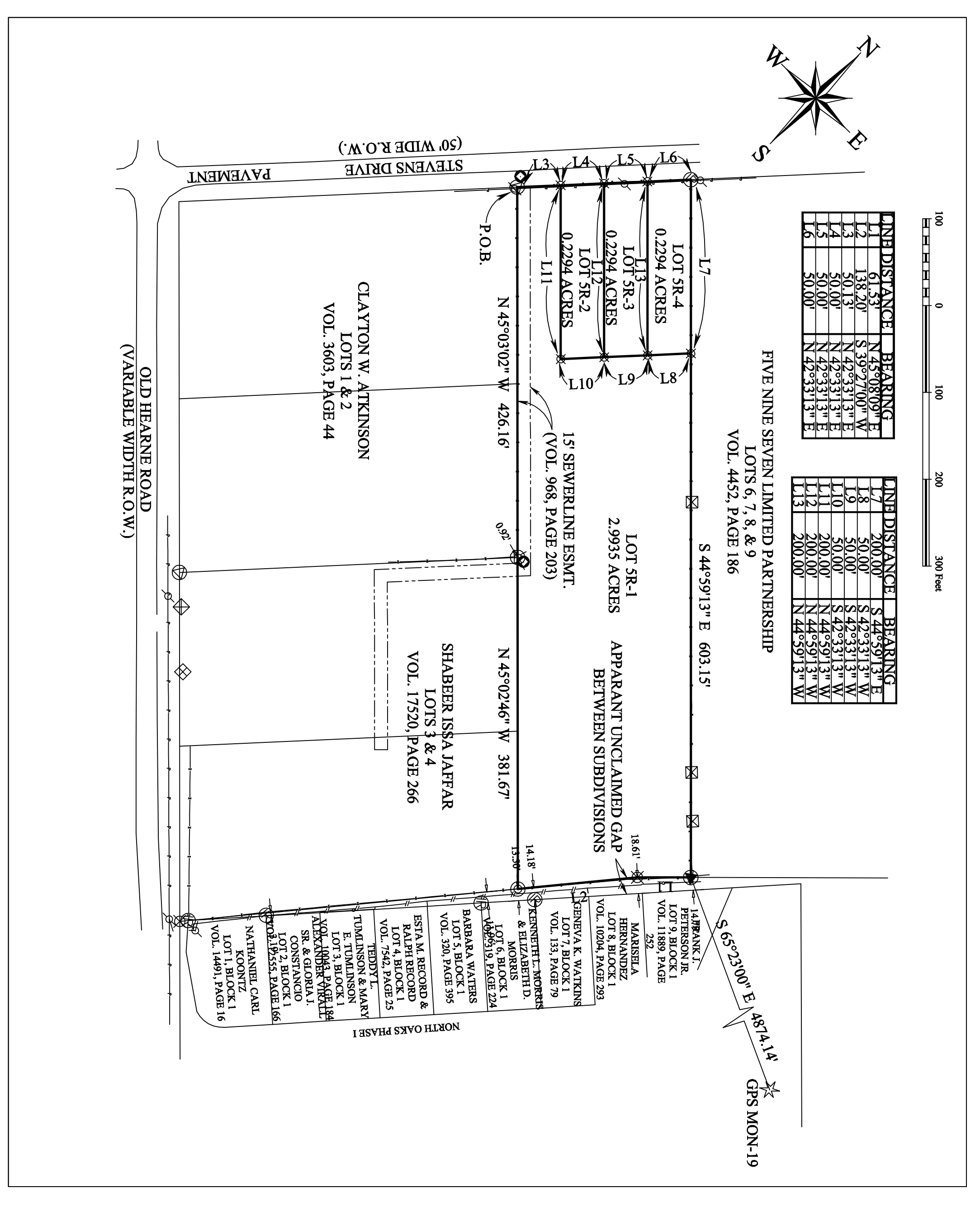
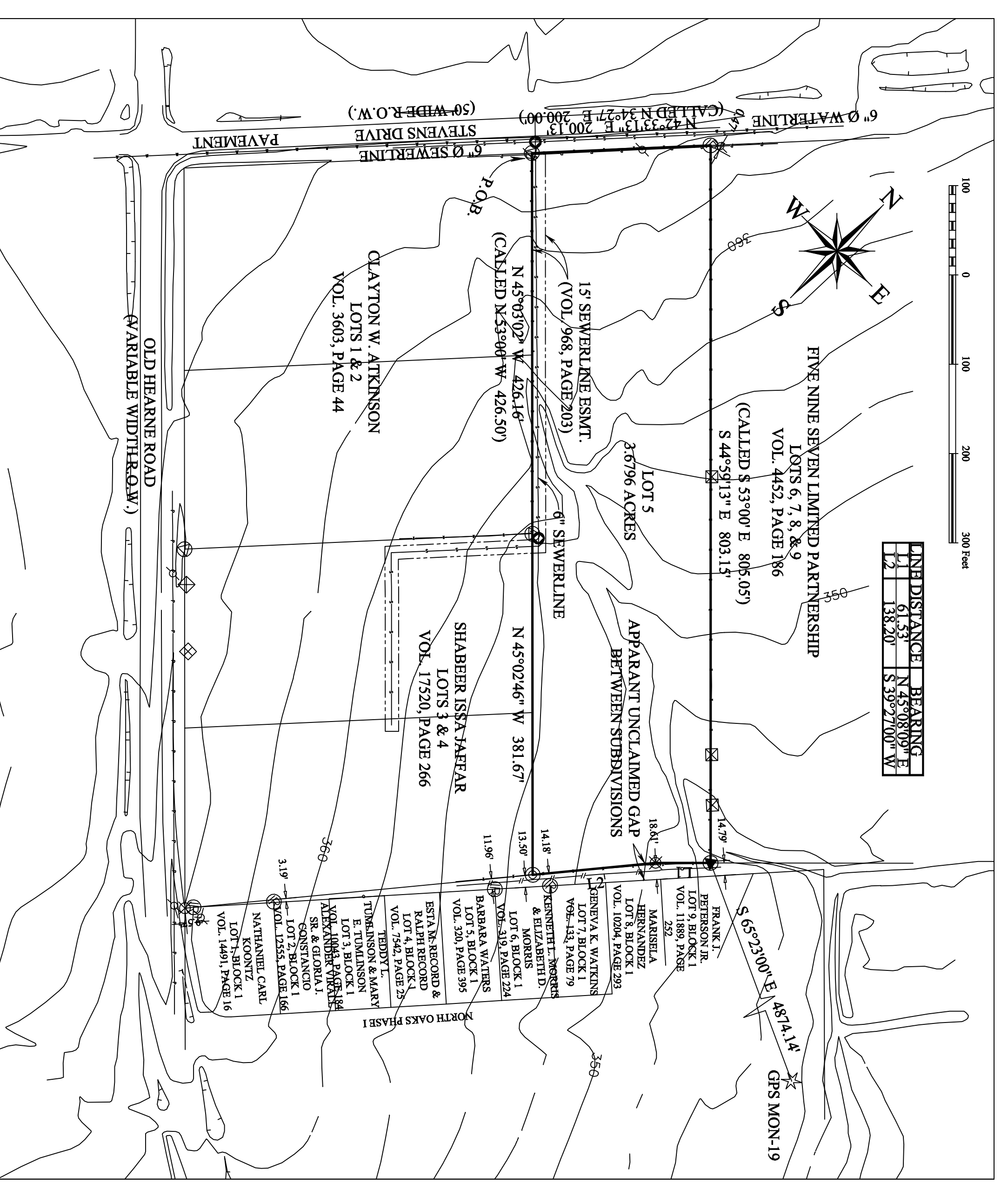
South 39 degrees 27 minutes 00 seconds West a distance of 138.20 feet to a 1" iron pipe found slightly leaning for the south corner of this tract, also being the east corner of the Shaber Issa Jafar called Lots 3 and 4, as recorded in Vol. 17520, Page 266 of the B.C.O.R.;

THENCE North 45 degrees 02 minutes 46 seconds West a distance of 381.67 feet along the common line between this tract and said Shaber Issa Jafar called Lots 3 and 4, also being a point in the southwest line of the said Atkinson tract;

THENCE North 45 degrees 02 minutes 46 seconds West a distance of 426.16 feet along the common line between said Stevens Drive and said Atkinson tract to the 1/2" iron rod at the intersection containing 1.6779 acres;

FINAL PLAT
LOT 5R-1 2.9935 ACRES, LOT 5R-2 0.2294 ACRES, LOT 5R-3 0.2294 ACRES AND LOT 5R-4 0.2294 ACRES OF THE WOODVILLE ACRES ADDITION
BEING A REPLAT OF LOT 5 3.6796 ACRES OF THE WOODVILLE ACRES ADDITION
OF THE WOODVILLE ACRES ADDITION
Vol. 161, Page 2
Bryan, Brazos County, Texas

SCALE: 1" = 100'
 MARCH, 2022
 SURVEYOR:
 OWNER/DEVELOPER: Adom Wallace, RPLS 6132
 SHABER ISSA JAFAR
 PO BOX 3135
 1403 Lennon Tree
 College Station, TX 77841
 (979) 209-9291



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Shaber Issa Jafar, the owners and developers of the land shown on this plat, being the tract of land as depicted on said plat, hereby certify that the same is the true and correct plat of the Five Nine Seven Limited Partnership, known as the Five Nine Seven Limited Partnership, and the same is the true and correct plat of the Clayton W. Atkinson called Lots 1 and 2, also being a point in the southwest line of the said Atkinson tract; also being a point in the northwest line of an apparent unclaimed gap between this subdivision and North Oaks Phase I;

Owner: _____

County Clerk Brazos County, Texas: _____

CERTIFICATION BY 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 ownership and dedication are on file in the Official Records of Brazos County 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, Bryan, Texas: _____

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner, Bryan, Texas: _____

Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ALBERTO HURTADO and MARIA TERESA HURTADO, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. My commission expires on _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 4112, do hereby certify that the plat is a true and correct representation of the survey as shown on said plat and that the same is the true and correct plat of the Five Nine Seven Limited Partnership, known as the Five Nine Seven Limited Partnership, and the same is the true and correct plat of the Clayton W. Atkinson called Lots 1 and 2, also being a point in the southwest line of the said Atkinson tract; also being a point in the northwest line of an apparent unclaimed gap between this subdivision and North Oaks Phase I.

Adam Wallace
 Texas Registered Professional Land Surveyor
 No. 4112
 15 - Side Street 5 - Rear

ATM Surveying
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 Bryan, TX 77804
 PHONE: (979) 209-9291
 www.ATMSurveying.com