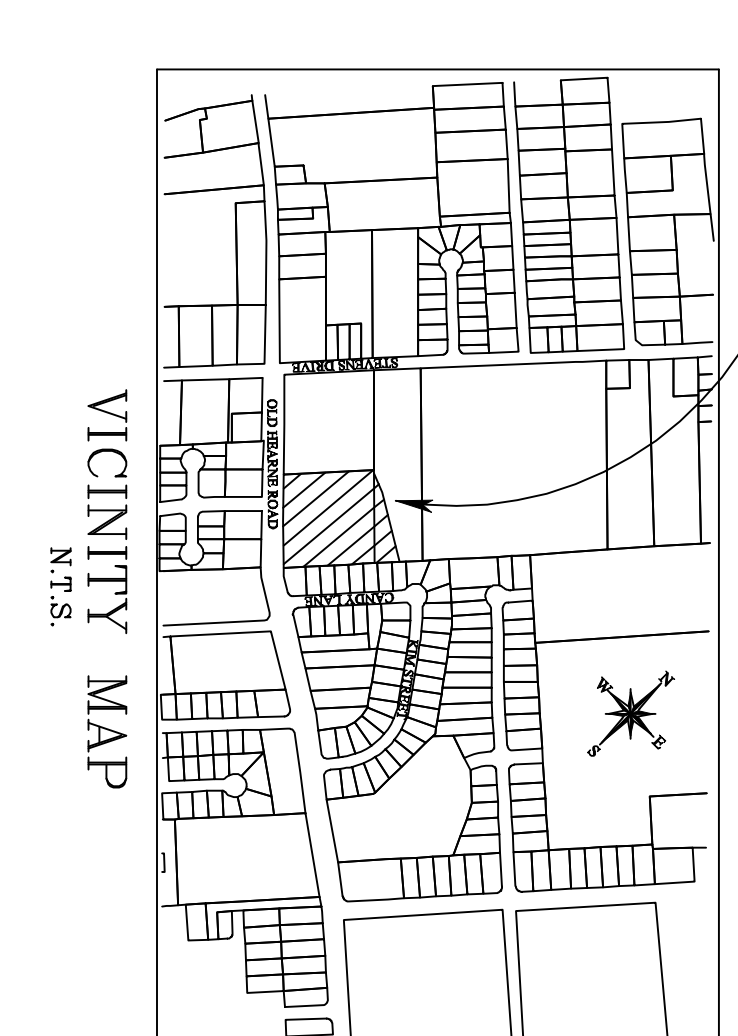


PROJECT LOCATION



METES AND BOUND DESCRIPTION

Being a tract of land containing 3,0796 acres, being a part of Lot 5 of the Woodville Acres Addition, Brazos County, Texas as plat recorded in Vol. 191, Page 34 of the Brazos County Public Records (Brazos County Plat Book 174) and being a part of the Five Nine Seven Limited Partnership owned by Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods found and referred to in the previously recorded plat, and as surveyed on the ground on December 2nd of 2011. This description is also referred to the plat prepared by ATM Surveying, Project No. 2011-07555, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERK 4502" found for the west corner of this tract, also being the north corner of the City of Bryan, Atkinson called Lot 1 and 2, as recorded in Vol. 3003, Page 84 of the B.C.O.R.; also being a point in the southeast right-of-way line of Stevens Drive (60' R.O.W.);

THENCE North 42 degrees 53 minutes 13 seconds East, a distance of 200.13 feet along the common line between this tract and said Stevens Drive to a 1" iron pipe found for the north corner of this tract, also being the west corner of the Five Nine Seven Limited Partnership called Lots 6, 7, 8 and 9, as recorded in Vol. 4452, Page 186 of the B.C.O.R.;

THENCE South 44 degrees 59 minutes 13 seconds East, a distance of 803.15 feet along the common line between this tract and said Five Nine Seven Limited Partnership tract 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 1;

THENCE along the common line between this tract and said unclaimed gap, for the following call:

South 45 degrees 08 minutes 09 seconds West, a distance of 61.53 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6152 - ATM SURV" set for a bend in this tract;

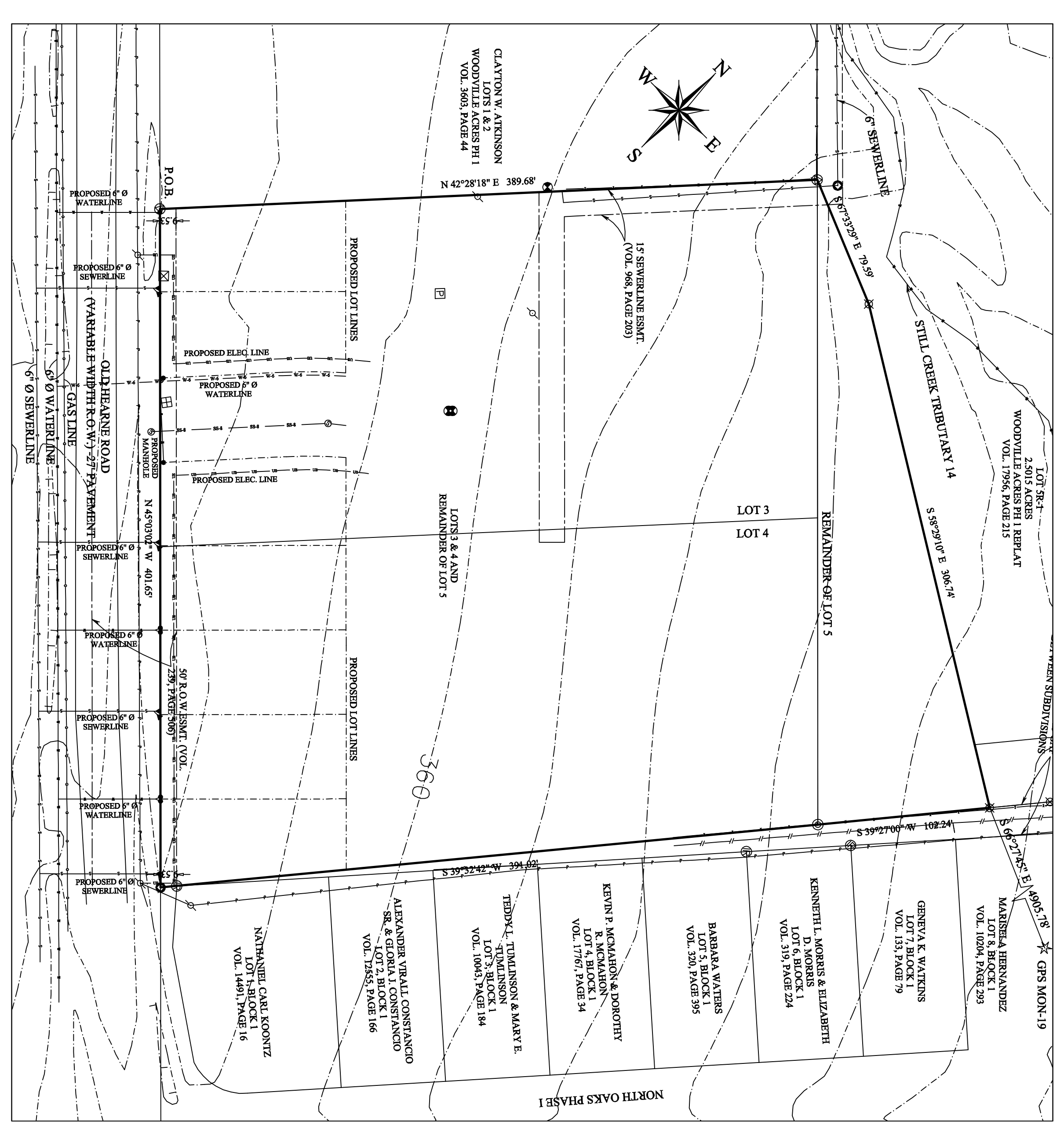
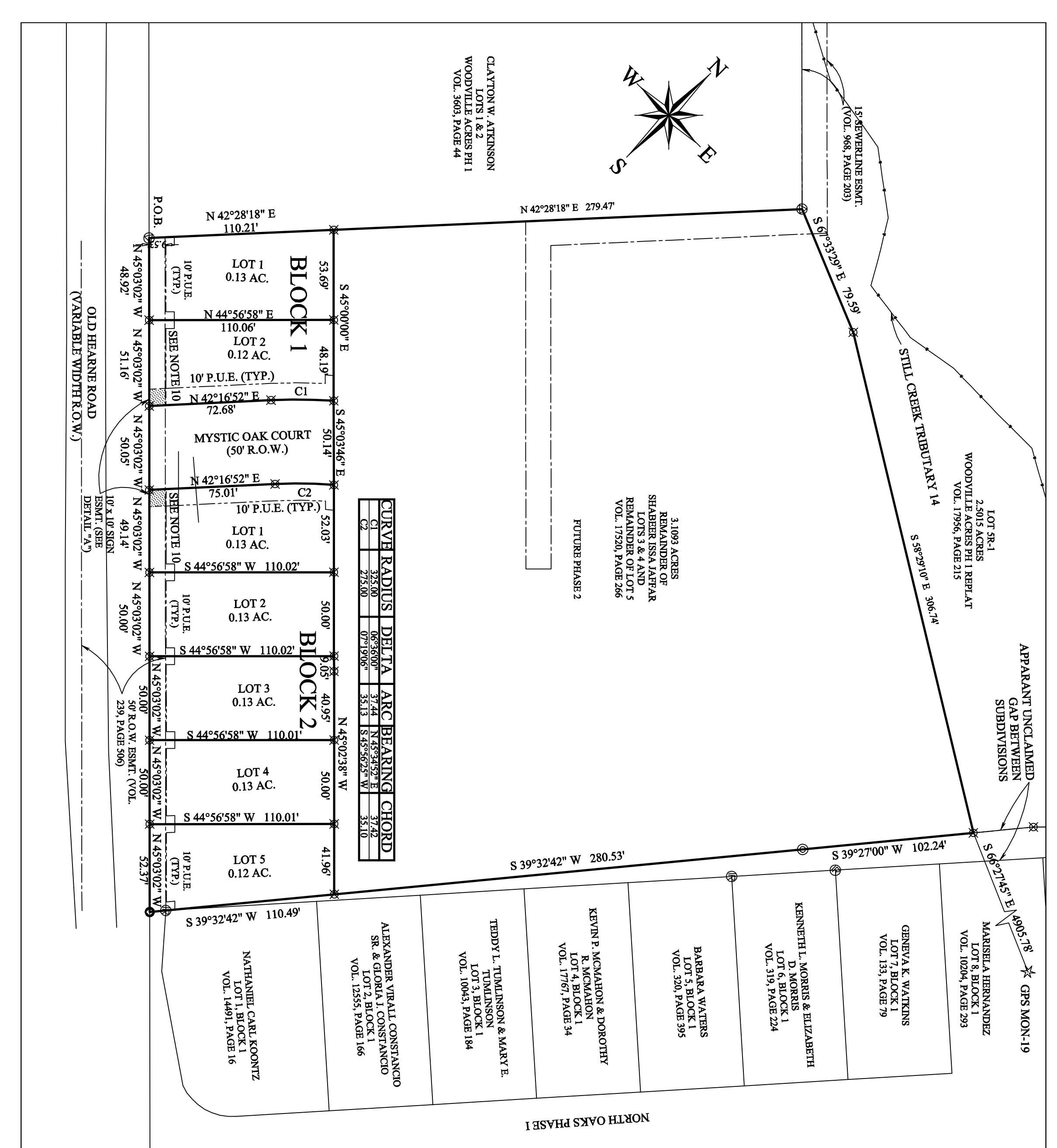
South 39 degrees 27 minutes 00 seconds West, a distance of 75.96 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a south corner of this tract;

THENCE easterly, said Lot 5, for the following call:

North 58 degrees 29 minutes 10 seconds West, a distance of 306.74 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

North 0 degrees 53 minutes 29 seconds West, a distance of 79.39 feet to a 1/2" iron rod with yellow plastic cap marked "RPLS 6132 - ATM SURV" found for a point in the southeast line of this tract, also being the east corner of the said Atkinson tract;

THENCE North 45 degrees 03 minutes 02 seconds West, a distance of 726.16 feet along the common line between this tract and said Atkinson tract to the PLACE OF BEGINNING containing 3,1896 acres.



ORIGINAL PLAT

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, Shaber, Issa Jaffar, the owners and developers of the land shown on this plat, being the tract of land as shown on the attached plat, hereby certify that the same is for the use and benefit of the public for streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.

OWNER: _____

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 administration was filed for record in my office this _____ day of _____, 20____, 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 this _____ day of _____, 20____.

City Engineer, Bryan, Texas: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, being the owner of the above-described premises, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein stated. He is acknowledged to me on this _____ day of _____, 20____, at _____, Notary Public, Brazos County, Texas.

Notary Public, Brazos County, 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 this _____ day of _____, 20____.

City Planner, Bryan, Texas: _____

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was filed for record in my office this _____ day of _____, 20____, and same was duly approved on this _____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

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 this _____ day of _____, 20____.

City Planner, Bryan, 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 this _____ 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 this _____ day of _____, 20____.

City Planner, Bryan, Texas: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

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 this _____ day of _____, 20____.

City Planner, Bryan, 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 this _____ 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 this _____ day of _____, 20____.

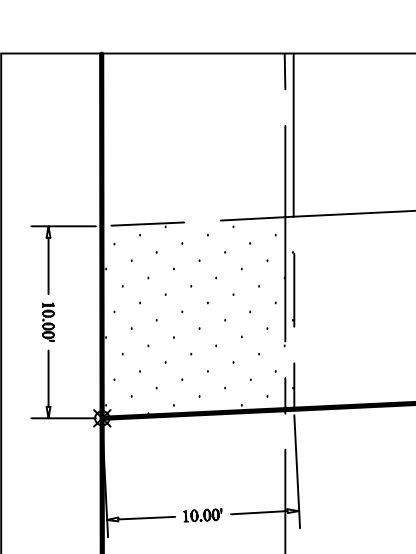
City Planner, Bryan, Texas: _____

File No. 21-06172 - OLD HEARNE - 3707 HEARNE LANE, MYSTIC OAKS DRWG
 Plat No. 12222/2021
 Recorded: 06/28/23

ATM SURVEYING
 P.O. 1403 LEMON TREE
 COLLEGE STATION, TX 77840
 PHONE: (979)209-9291 email: Adam@atmsurveying.com
 www.atmsurveying.com - TRMA #101784-00

SCALE: 1" = 50'
OWNER/DEVELOPER: Adam Wallace, RPLS 6132
ATM SURVEYING 1403 Lemon Tree
SHABER JAFFAR College Station TX 77840
COLLEGE STATION, TX 77841 (979) 209-9291

JUNE, 2023



DETAIL 'A'
 7'FP, 10' X 10' SIGN EASEMENT