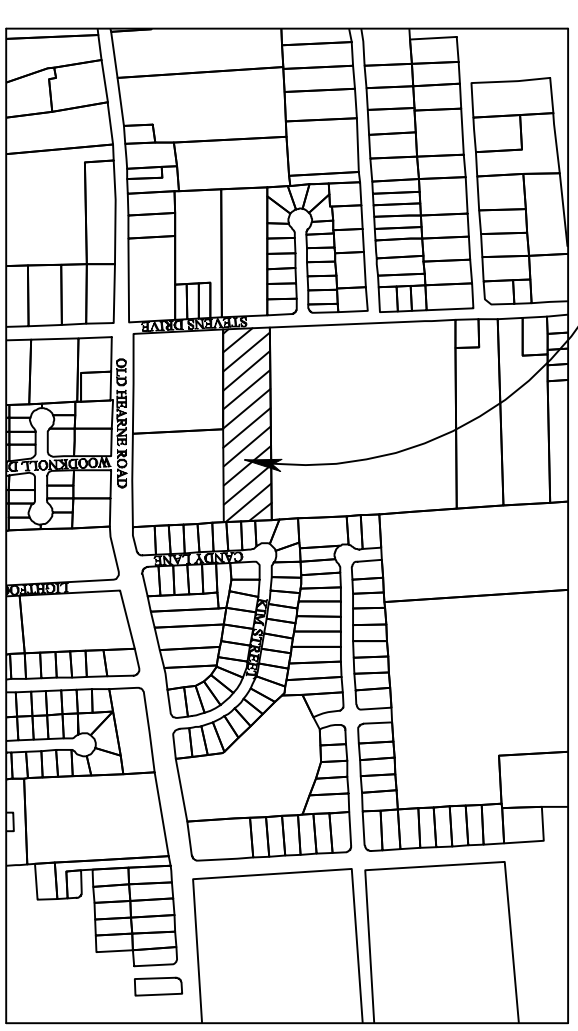


**PROJECT LOCATION**



**METS AND BOUND DESCRIPTION**

Being a tract of land containing 3.6796 acres, being Lot 5 of the Woodville Acres Addition, Brazos County, Texas, as plat recorded in Vol. 161, Page 2, 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 referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and as surveyed on the ground on December 22nd of 2021. This description is also referred to in the plat prepared by ATM Surveying, Project No. 2021-03735, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap marked 'KERRR 4502' found for the west corner of the subject tract, a distance of 2001.3 feet along the common line between the 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 Clayton In Action subdivided Lot 1 and 2, as recorded in Vol. 3097 Page 44 of the B.C.O.R., also being a point in the subdivision right-of-way line of the same tract (90' R.O.W.);

**THENCE** North 42 degrees 33 minutes 13 seconds East, a distance of 2001.3 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 Clayton In Action subdivided Lot 1 and 2, as recorded in Vol. 3097 Page 44 of the B.C.O.R., also being a point in the subdivision right-of-way line of the same tract (90' R.O.W.);

**THENCE** North 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 Subdivision GAP between the east corner of this tract and said Stevens Drive to a 3/8" iron rod found for the east subdivision and North Oaks Phase 1;

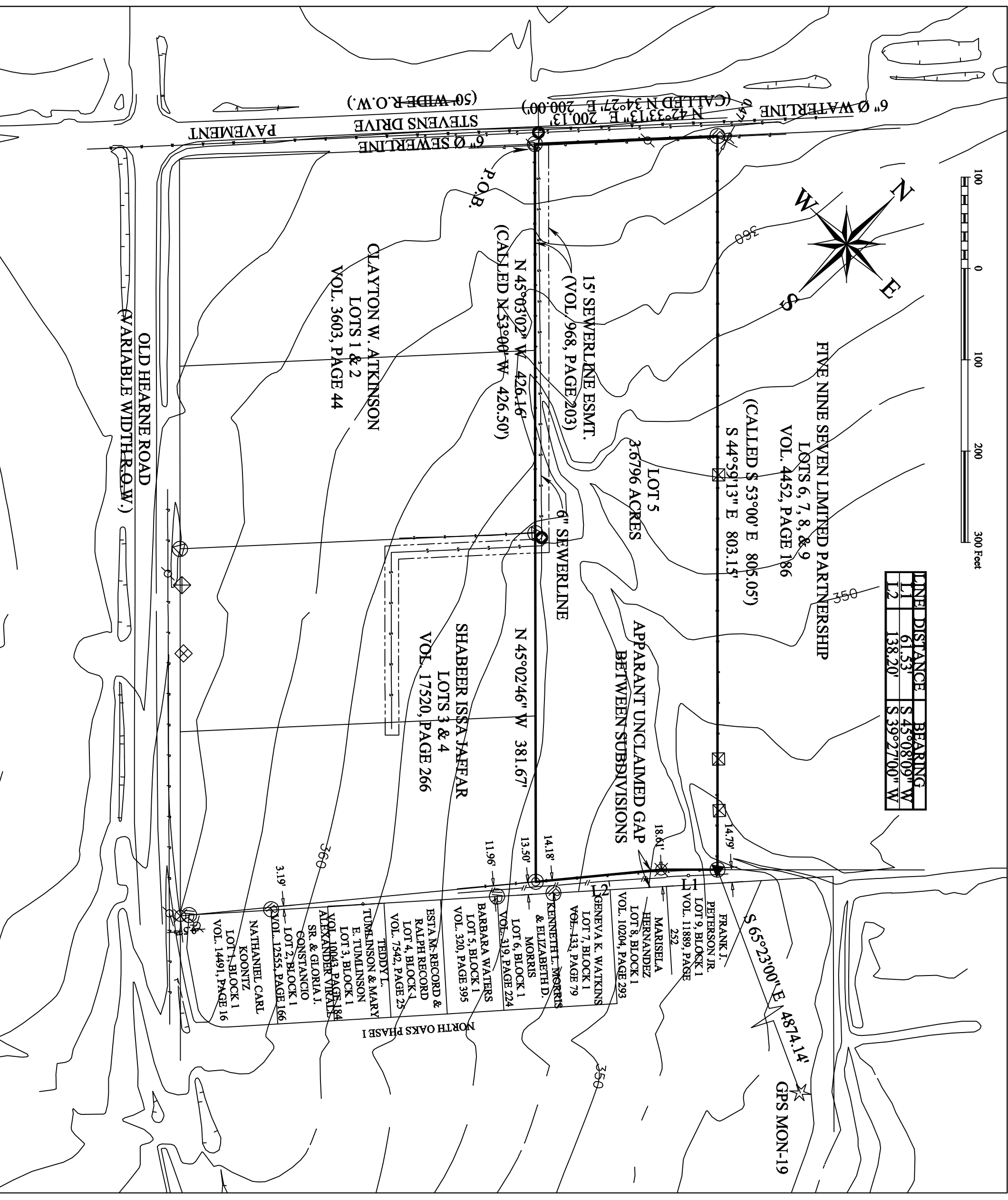
**THENCE** along the common line between this tract and said unclaimed gap, for the following calls:

South 45 degrees 08 minutes 09 seconds West, a distance of 61.53 feet to a 1/2" iron rod with iron pipe cap marked 'RR25 6132 - ATN SURV' set for a head in this tract;

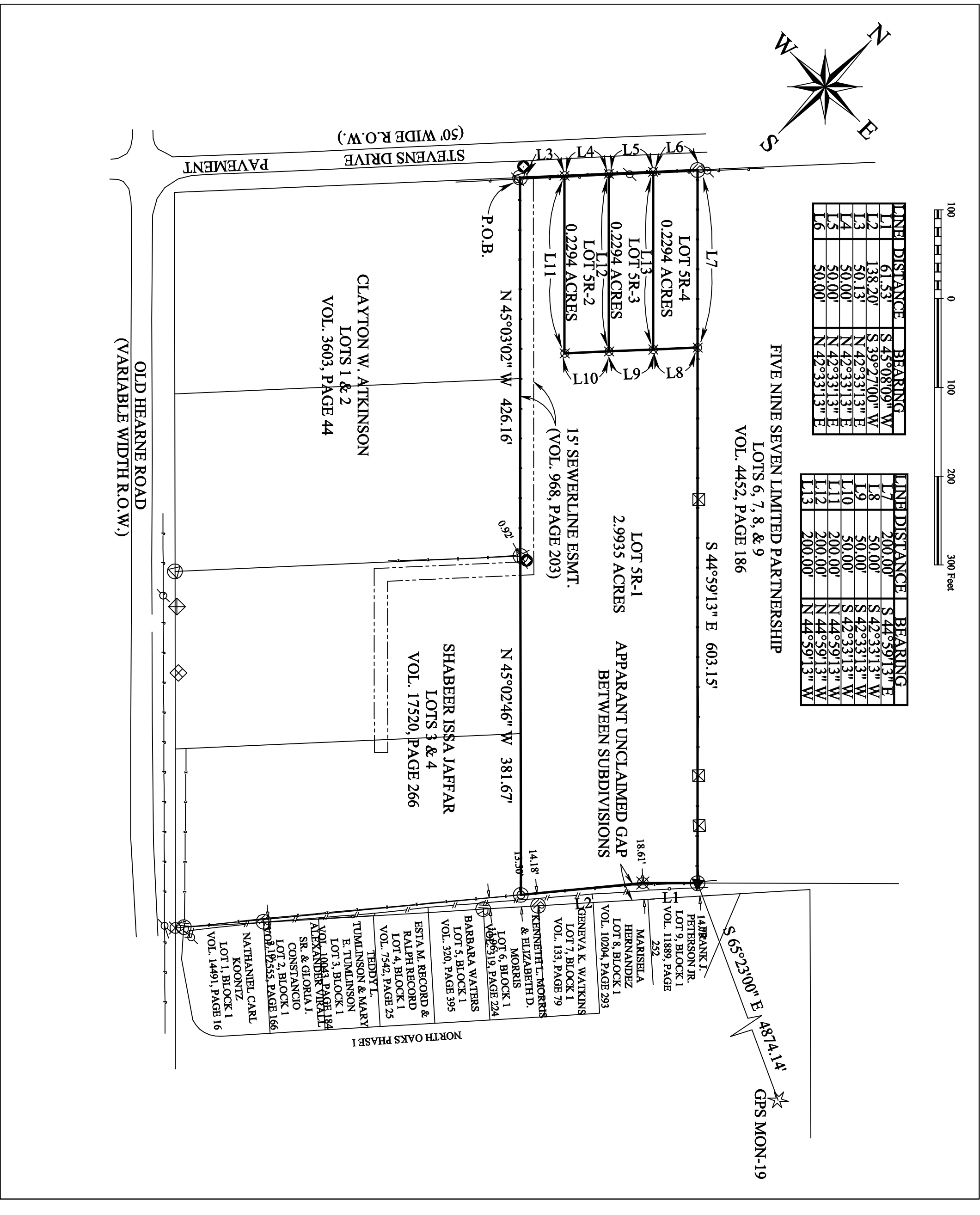
South 99 degrees 27 minutes 00 seconds West, a distance of 138.20 feet to a 1" iron pipe found slightly leaning for the south corner of this tract, also being the east corner of the Shabber Issa Jaffar called Lot 3 and 4, as recorded in Vol. 17520, Page 266 of the B.C.O.R.;

**THENCE** North 45 degrees 02 minutes 46 seconds West, a distance of 381.67 feet along the common line between this tract and said Jaffar tract to a 1/2" iron rod with yellow plastic cap marked 'KERRR 4502' found for a point in the southwest line of this tract, also being the east corner of the said Addison tract;

**THENCE** North 45 degrees 03 minutes 02 seconds West, a distance of 426.16 feet along the common line between this tract and said Addison tract to the PLACE OF BEGINNING containing 3.6796 acres.



**ORIGINAL PLAT**



**FINAL PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Shabber Issa Jaffar, the owners and developers of the land shown on this plat, being the land of land as shown on the original plat recorded in Brazos County in Volume 17520, Page 266 of the B.C.O.R., hereby declare and dedicate to the public forever, all streets, alleys, paths, walks, easements, easements and public places hereon 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 authentication 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 code 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: \_\_\_\_\_

**STATE OF TEXAS**

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 he or she executed the same for the purposes and effect intended.

Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, having certified that this plat is true and correct and was prepared from an actual survey of the land hereon shown, and that the lines and bounds described shall subsist in accordance with the provisions of law, I hereby certify that the same are correct and true.

Adam Wallace, Registered Professional Land Surveyor, Number 6132

**SURVEY LEGEND**

- SURVEY LINE
- PROPERTY LINE
- EASEMENT
- UNRECORDED GAP
- RAILROAD RIGHT-OF-WAY
- EXISTING STRUCTURE
- BOUNDARY MARKER
- SURVEY STATION
- IRON PIPE
- IRON ROD
- YELLOW PLASTIC CAP
- IRON CAP
- STAKE
- METAL NAIL
- BOUNDARY MARKER

**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**  
**Vol. 161, Page 2**  
**Bryan, Brazos County, Texas**