

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I, EVEREST DEVELOPMENT, LLC, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION
 Being a part of Government Lots 2 and 3 Section 31, Township 8 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bounds as follows: Commencing at the W/4 corner of said Section 31; Thence North 00°46'15" West, a distance of 3.93 feet to a 1/2" steel rod set for the True Point-of-Beginning; Thence North 00°46'15" West, a distance of 476.39 feet to a 1/2" steel rod set; Thence North 27°36'45" East, a distance of 233.80 feet to a 1/2" steel rod set; Thence South 00°46'15" East, a distance of 581.13 feet to a 1/2" steel rod set; Thence South 75°29'50" East, a distance of 248.09 feet to a 1/2" steel rod set; Thence North 01°23'30" West, a distance of 277.87 feet to a 1/2" steel rod set; Thence North 88°58'17" East, a distance of 612.22 feet to a 1/2" steel rod set; Thence South 01°23'30" East, a distance of 347.87 feet to a 1/2" steel rod set; Thence North 88°58'17" East, a distance of 648.08 feet to a 1/2" steel rod set; Thence South 01°15'53" East, a distance of 890.00 feet to a 1/2" steel rod set; Thence South 89°00'00" West, a distance of 187.52 feet to a 1/2" steel rod set; Thence North 27°01'12" West, a distance of 529.91 feet to a 1/2" steel rod set; Thence North 69°05'24" West, a distance of 219.38 feet to a 1/2" steel rod set; Thence North 64°20'03" West, a distance of 368.88 feet to a 1/2" steel rod set; Thence North 71°05'10" West, a distance of 172.76 feet to a 1/2" steel rod set; Thence North 61°51'25" West, a distance of 183.56 feet to a 1/2" steel rod set; Thence North 55°47'31" West, a distance of 83.33 feet to a 1/2" steel rod set; Thence North 84°18'11" West, a distance of 22.96 feet to a 1/2" steel rod set; Thence North 51°11'52" West, a distance of 181.92 feet to the Point of Beginning and containing 27.94 acres (1,217,029 square feet) of land, more or less.

All bearings contained within are grid bearings of the Oklahoma State Plane Coordinate System, South Zone, NAD83 based on GPS Observations.

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision, made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, easements, parks, public facilities and easements as shown on this plat and to be hereinafter known as EVEREST ADDITION, a subdivision of a portion of Bryan County, State of Oklahoma, the transmission of this irrevocable offer of dedication shall be consummated upon the execution of the certificate of acceptance of dedication, for the purpose of providing an orderly development of EVEREST ADDITION. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

YOUNG KIM
 EVEREST DEVELOPMENT, LLC

STATE OF OKLAHOMA
 COUNTY OF BRYAN
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared YOUNG KIM, 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 and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL
 The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a sewage disposal system and a _____ water system this _____ day of _____, 2025.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURER CERTIFICATE
 I, _____, the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year on the described real property known as EVEREST ADDITION being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.
 Witness my hand this _____ day of _____, 2025.

COUNTY TREASURER

STATE OF OKLAHOMA
 COUNTY OF BRYAN
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

COUNTY CLERKS CERTIFICATE
 That I, the undersigned, do hereby certify that the EVEREST ADDITION, a plat in Section 25, Township 8 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the plotting requirements in all respects, are in all things approved on this _____ day of _____, 2025 and duly recorded in Book Number _____, Page Number _____ of _____.

TAMMY REYNOLDS
 COUNTY CLERK

DATE

DATE OF EXECUTION _____
 ATTEST: CITY CLERK _____
 MAYOR _____

MAYOR



CERTIFICATE OF FINAL APPROVAL
 I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the EVEREST ADDITION, this _____ day of _____, 2025.

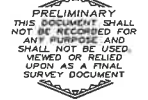
CHAIRMAN

STATE OF OKLAHOMA
 COUNTY OF BRYAN
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Oklahoma

SURVEYOR'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS: That I, Douglas W. Underwood, Licensed Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon, where presently placed, under my personal supervision, in accordance with the subdivision regulations of the City of Durant, Oklahoma.

Douglas W. Underwood
 Licensed Professional Land Surveyor No. 1307
 C.A. No. 2315



STATE OF TEXAS
 COUNTY OF GRAYSON
 BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 and consideration therein expressed.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
EVEREST ADDITION
 Being a part of Government Lots 2 and 3 Sec. 31,
 T-6-S, R-9-E of the I.B.M.
 A subdivision plat to the City of Durant, Oklahoma,
 BEING 27.94 ACRES
 02-25-2025

OWNERS/DEVELOPER
 EVEREST DEVELOPMENT, LLC
 2408 REMUDA DR.
 SHERMAN TEXAS, 76092
 903-744-4500

SURVEYOR
 DOUGLAS W. UNDERWOOD
 R.P.L.S. NO. 4709
 3404 INTERURBAN ROAD
 DENISON, TEXAS
 903-465-2151

ENGINEER
 BARKER AND ASSOCIATES
 3502 UNIVERSITY BLVD
 DURANT OK, 74701
 580-931-9045