



LOCATION MAP  
SCALE: 1" = 100'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.44	325.00	6.60	S45° 34' 52"W	37.42
C2	18.81	325.00	3.32	S50° 32' 19"W	18.80
C3	23.55	25.00	53.97	S25° 12' 44"W	22.69
C4	34.24	60.00	32.70	S14° 34' 37"W	33.78
C5	94.86	60.00	90.59	S76° 13' 10"W	85.29
C6	89.80	60.00	85.76	N15° 36' 31"W	81.65
C7	44.44	60.00	42.43	N48° 29' 09"E	43.43
C8	38.18	60.00	36.46	N87° 56' 01"E	37.54
C9	22.48	25.00	51.53	N80° 24' 06"E	21.73
C10	1.07	25.00	2.44	N53° 25' 03"E	1.07
C11	12.46	275.00	2.60	N50° 53' 53"E	12.46
C12	35.13	275.00	7.32	N45° 56' 25"E	35.10

**PRELIMINARY PLAN**  
NOT FOR RECORD  
**MYSTIC OAK SUBDIVISION**  
20 TOTAL LOTS

3.99 ACRES OF PARENT TRACT  
7.179 ACRES WOODVILLE ACRES  
PHASE 1, LOTS 3-4, & 5  
BRYAN, TEXAS  
APRIL 26, 2022

**OWNER/DEVELOPER**  
SHABEER JAFFAR  
P.O. BOX 3135  
COLLEGE STATION, TX 77841  
979-229-4222

**SURVEYOR**  
ATM SURVEYING  
P.O. BOX 10313  
COLLEGE STATION, TEXAS 77840  
979-209-9291

**ENGINEER**  
JBS ENGINEERING & ENVIRONMENTAL, L.L.C.  
2129 E. WILLIAM J. BRYAN PKWY.  
BRYAN, TX 77802  
979-485-2879

