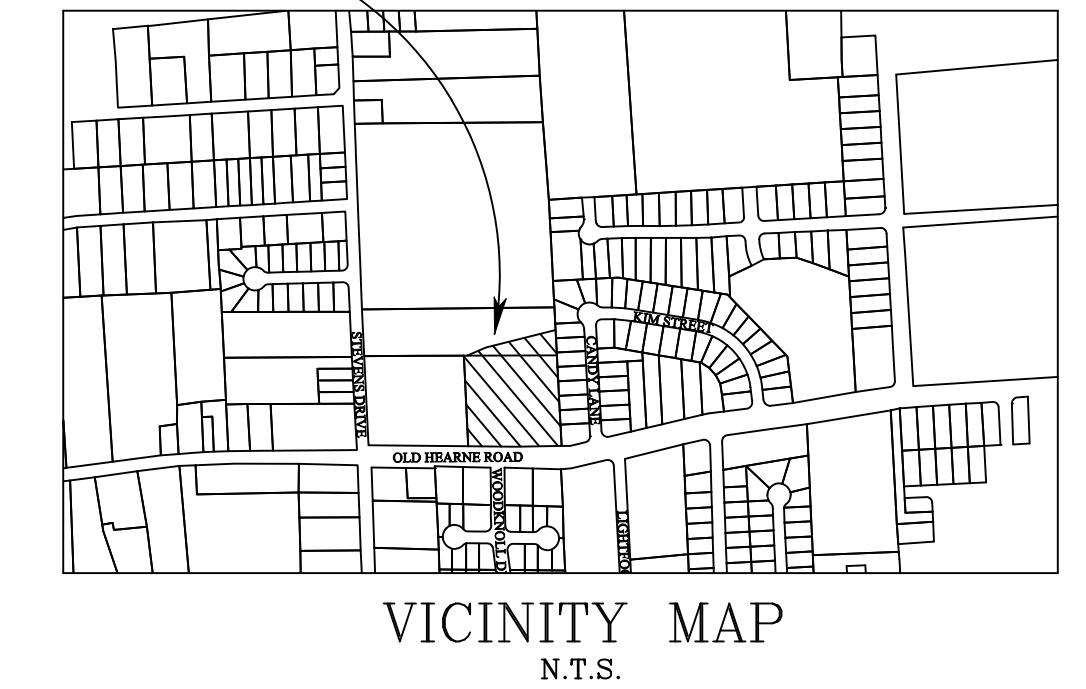


PROJECT LOCATION



METES AND BOUND DESCRIPTION

Being a tract of land containing 3.6796 acres, being a part of 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 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 22nd of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2221-03755, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap marked "KERR 4502" 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 (50' R.O.W.);

THENCE North 42 degrees 33 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 calls:

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 6132 - ATM SURV" set for a bend in this tract;

South 39 degrees 27 minutes 00 seconds West, a distance of 35.96 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 severing said Lot 5, for the following calls:

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 67 degrees 33 minutes 29 seconds West, a distance of 79.59 feet to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for a point in the southwest 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 426.16 feet along the common line between this tract and said Atkinson tract to the PLACE OF BEGINNING containing 3.1896 acres.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Shabeer Issa Jaffar, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 17956, Page 215 of the B.C.O.R., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 purpose stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Notary Public, Brazos County, Texas:

Notary Public, 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 authentication was filed for record in my office the \_\_\_\_\_ 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 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: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

**SURVEY LEGEND**

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PLAT/UTILITY EASEMENT
- SEWER LINE
- WATER
- GAS LINE
- STORM SEWER LINE
- WATER METER
- PIES HYDRANT
- ELECTRIC METER
- POWER POLE
- GAS METER
- SEWER CLEANOUT
- SEWER MANHOLE

1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET  
 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND  
 1" IRON PIPE FOUND SURVEILY LEASING  
 1" IRON PIPE FOUND @ 3/8" IRON ROD FOUND @ 1/2" IRON ROD FOUND

Survey Notes:  
 1) The bearings of this survey are based on 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 referred to in the previously recorded plat.  
 2) Drawing Scale is 1"=100'  
 3) Drawn by: Adam Wallace  
 4) Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0185E effective date, 05-16-2012.  
 5) Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.  
 6) Zoning - Residential District 5  
 7) Setback lines: 25' - Front 5' - Side 25' - Side Street Arterial 15' - Side Street 5' - Rear

ATM Surveying  
 P.O. Box 10913, College Station, TX 77840  
 PHONE: (979)209-9201 email: Adam@ATMSurveying.com  
 www.ATMSurveying.com - FIRM #101784-00

**FINAL PLAT**  
**LOTS 1-2 BLOCK 1**  
**LOTS 1-5 BLOCK 2**  
**OF THE MYSTIC OAKS SUBDIVISION**  
**PHASE 1**  
**BEING A REPLAT OF LOTS 3, 4 AND**  
**REMAINDER OF 5**  
**OF THE WOODVILLE ACRES PHASE 1**  
**Vol. 161, Page 2**  
**Bryan, Brazos County, Texas**

MAY, 2023

SCALE: 1" = 50'

OWNER/DEVELOPER:  
 SHABEER JAFFAR  
 PO BOX 3135  
 COLLEGE STATION, TX 77841

SURVEYOR:  
 Adam Wallace, RPLS 6132  
 ATM Surveying  
 1403 Lemon Tree  
 College Station TX 77840  
 (979) 209-9291