

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

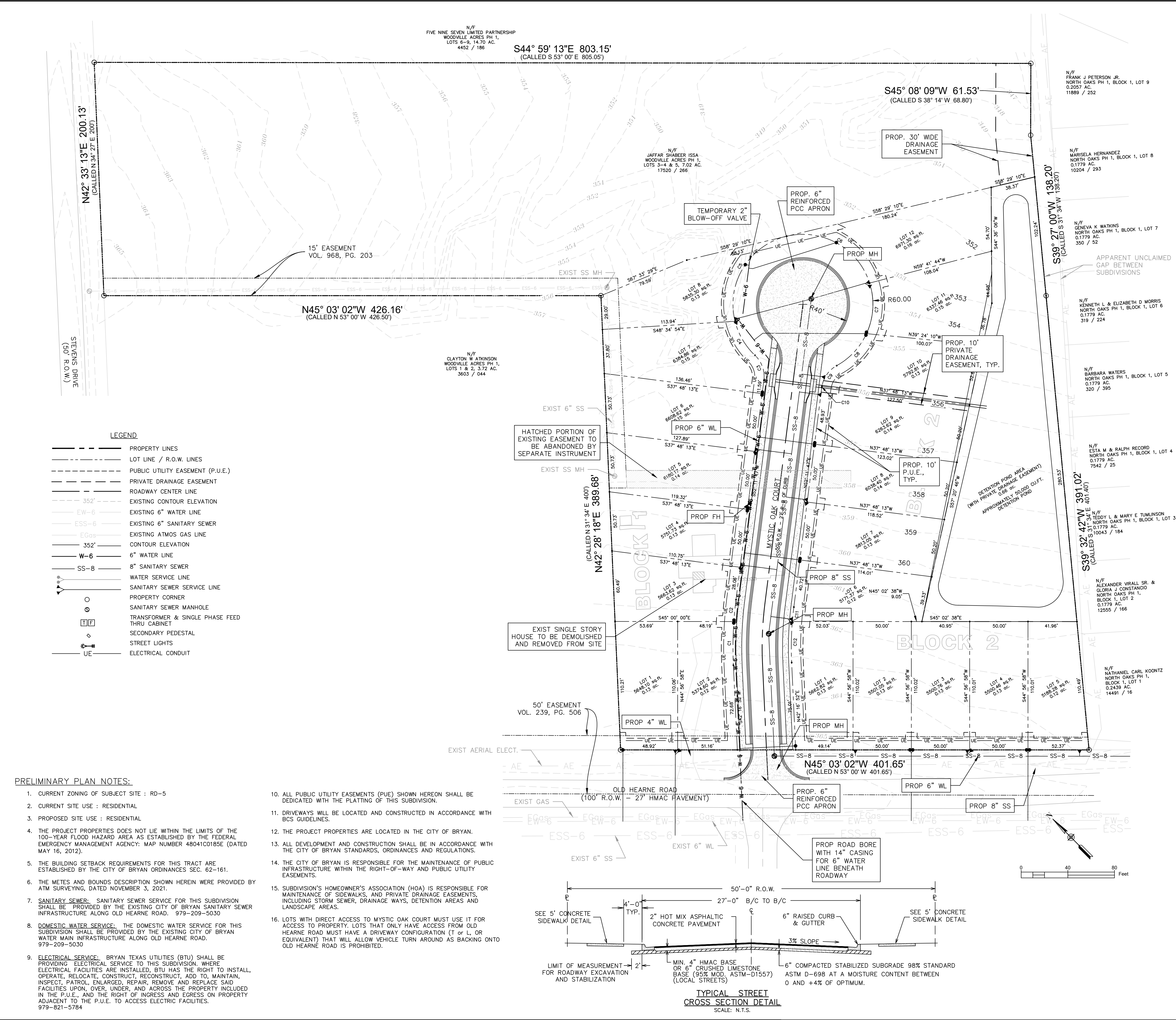
PRELIMINARY PLAN
NOT FOR RECORD
MYSTIC OAK SUBDIVISION
BLOCK 1 LOTS 1 - 8
BLOCK 2 LOTS 1 - 12
20 TOTAL LOTS

3.99 ACRES OF
PARENT TRACT
7.179 ACRES WOODVILLE ACRES
PHASE 1, LOTS 3-4, & 5
BRYAN, TEXAS
JULY 12, 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



LEGEND

---	PROPERTY LINES
---	LOT LINE / R.O.W. LINES
---	PUBLIC UTILITY EASEMENT (P.U.E.)
---	PRIVATE DRAINAGE EASEMENT
---	ROADWAY CENTER LINE
---	EXISTING CONTOUR ELEVATION
---	EXISTING 6" WATER LINE
---	EXISTING 6" SANITARY SEWER
---	EXISTING ATMOS GAS LINE
---	CONTOUR ELEVATION
---	6" WATER LINE
---	8" SANITARY SEWER
---	WATER SERVICE LINE
---	SANITARY SEWER SERVICE LINE
○	PROPERTY CORNER
○	SANITARY SEWER MANHOLE
□	TRANSFORMER & SINGLE PHASE FEED THRU CABINET
□	SECONDARY PEDESTAL
□	STREET LIGHTS
---	ELECTRICAL CONDUIT

PRELIMINARY PLAN NOTES:

- CURRENT ZONING OF SUBJECT SITE : RD-5
- CURRENT SITE USE : RESIDENTIAL
- PROPOSED SITE USE : RESIDENTIAL
- THE PROJECT PROPERTIES DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0185E (DATED MAY 16, 2012).
- THE BUILDING SETBACK REQUIREMENTS FOR THIS TRACT ARE ESTABLISHED BY THE CITY OF BRYAN ORDINANCES SEC. 62-161.
- THE METES AND BOUNDS DESCRIPTION SHOWN HEREIN WERE PROVIDED BY ATM SURVEYING, DATED NOVEMBER 3, 2021.
- SANITARY SEWER:** SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN SANITARY SEWER INFRASTRUCTURE ALONG OLD HEARNE ROAD. 979-209-5030
- DOMESTIC WATER SERVICE:** THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXISTING CITY OF BRYAN WATER MAIN INFRASTRUCTURE ALONG OLD HEARNE ROAD. 979-209-5030
- ELECTRICAL SERVICE:** BRYAN TEXAS UTILITIES (BTU) SHALL BE PROVIDING ELECTRICAL SERVICE TO THIS SUBDIVISION, WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGED, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E., AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE P.U.E. TO ACCESS ELECTRIC FACILITIES. 979-621-5754
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATING OF THIS SUBDIVISION.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- THE PROJECT PROPERTIES ARE LOCATED IN THE CITY OF BRYAN.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN STANDARDS, ORDINANCES AND REGULATIONS.
- THE CITY OF BRYAN IS RESPONSIBLE FOR THE MAINTENANCE OF PUBLIC INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.
- SUBDIVISION'S HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS, AND PRIVATE DRAINAGE EASEMENTS, INCLUDING STORM SEWER, DRAINAGE WAYS, DETENTION AREAS AND LANDSCAPE AREAS.
- LOTS WITH DIRECT ACCESS TO MYSTIC OAK COURT MUST USE IT FOR ACCESS TO PROPERTY. LOTS THAT ONLY HAVE ACCESS FROM OLD HEARNE ROAD MUST HAVE A DRIVEWAY CONFIGURATION (T OR L, OR EQUIVALENT) THAT WILL ALLOW VEHICLE TURN AROUND AS BACKING ONTO OLD HEARNE ROAD IS PROHIBITED.

