

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

MASTER PLAN
NOT FOR RECORD

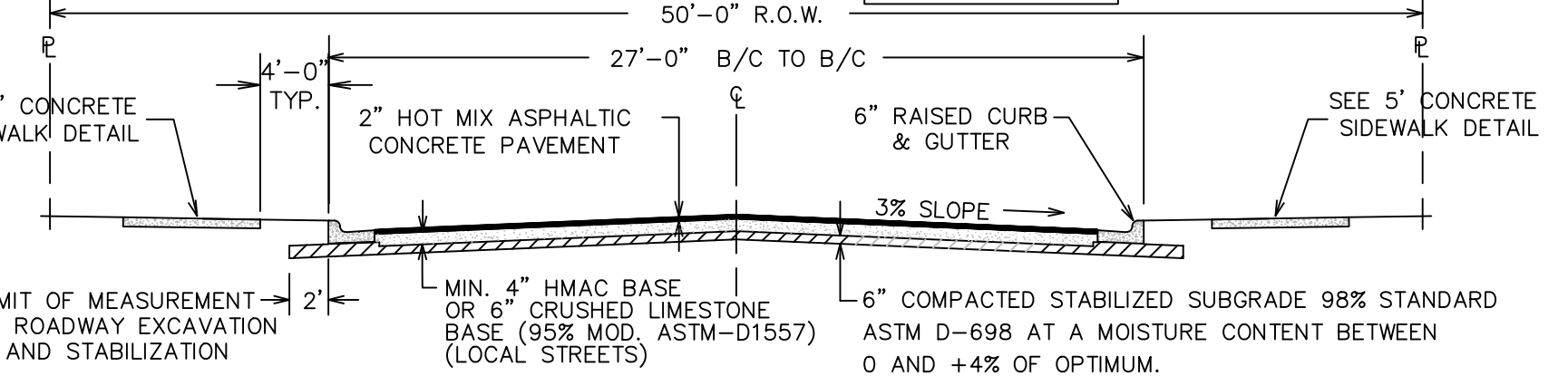
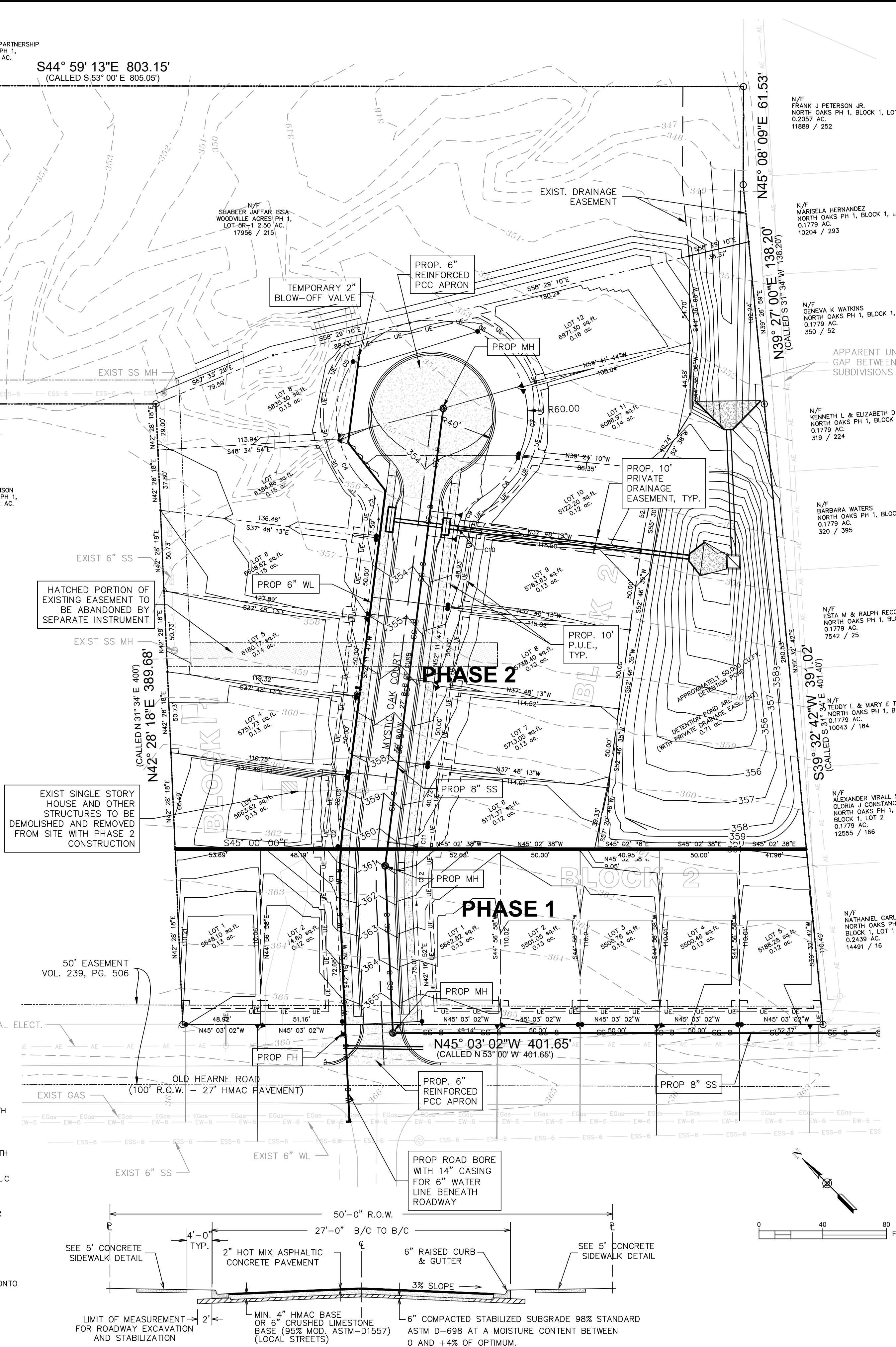
MYSTIC OAK SUBDIVISION
BLOCK 1 LOTS 1 - 8
BLOCK 2 LOTS 1 - 12
20 TOTAL LOTS

3.99 ACRES OF
PARENT TRACT
7.179 ACRES WOODVILLE ACRES
PHASE 1, LOTS 3-4, & 5
BRYAN, TEXAS
MAY 3, 2023

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

- 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.



OWNER/DEVELOPER
SHABEER JAFFAR
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ENGINEER
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