



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. 2021-03755, and being more particularly described as follows:

METES AND BOUND DESCRIPTION

VICINITY N.T.S.

MAP

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

DETAIL "A" TYP. 10' X 10' SIGN EASEMENT

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;

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;

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 apparant unclaimed gap between this subdivision and North Oaks Phase 1;

THENCE North 42 degrees 33 minutes 13 seconds East, a distance of 200.13 feet along the common lir 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.;

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 along the con

non line between this tract and said unclai

ned gap, for the following calls:

THENCE severing said Lot 5, for the following calls:

PROJECT LOCATION

I, Shabeer Issa Jaffar, the owners and deve conveyed to us, in the Deed Records of Bra-name is subscribed hereto, hereby dedicate watercourses, drains, easements and public

velopers of the lazos County in to the use of places hereon

land shown on this plat, being the tract of land Volume 17956, Page 215 of the B.C.O.R., whose the public forever all streets, alleys, parks, shown for the purposes identified.

I, _____, County Clerk certificates of authentication was 20____, in the Official

t in and for vas filed for I Records of

STATE OF TEXAS COUNTY OF BRAZOS

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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____, 20_____. Notary Public, Brazos County, Texas:

hereby certify that the City of Bryan c

the attached on the action day of ____

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the Planning and Zoning Commission of the City of Bryan, State of Texas, was duly filed for approval with the Planning and Zoning Commission of ______, 20______ and same was duly approved on _____, 20______ by said Commission. said County, do hereby certify that this plat record in my office the _____ day of Brazos County in Volume _____, Page l, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zor Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate and ordinances of the City of Bryan and was approved on the _____ day of ______, 20_____, l, ______, 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, APPROVAL OF THE CITY ENGINEER OF THE CITY PLANNER 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 the metes and bounds describing said subdivision will describe a closed geometric form.

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" & 3/8" iron rods found and referred to the previous 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
8). Lots with direct access to Mystic Oak Court must use it for access to property (Lot 2, Blk 1 and Lot 1, Blk 2). Lots that only have access from old Hearne road must have a driveway configuration that will allow vehicle turn around as backing onto old Hearne is prohibited.
9). 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. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.

10). Mystic Oak Court will home hould hear any operation, repair and maintenance of these areas. © SEWER MANHOLE

(4) 1/2" RON ROD W/MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

(5) 1/3" RON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND

(6) 1/3" RON PIPE FOUND SLIGHTLY LEANING

(6) 1" IRON PIPE FOUND

(6) 38" IRON ROD FOUND

(6) 1/2" IRON ROD FOUND

(7) Survey Notes: annienance of these arcus.

Mystic Oak Court will be built with phase 1 of the subdivision as the 2 of Block 1 and Lot 1 of Block 2 can not take access off of Old arne Road. Lots that only have access from old Hearne Road must we a driveway configuration that will allow for vehicle turn around as cking onto Old Hearne Road is prohibited.

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SUBJECT PROPERTY LINE

ADDIONING PROPERTY LINE

ADDIONING PROPERTY LINE

PUBLIC UILLIY EASEMENT

PLATTED BUILDING LINE

PLATTER LINE

WATER LINE

WATER LINE

G SEWER CLEANOUT

GAS LINE

G SEWER MANHOLE

OWNER/DEVELOPER:
SHABEER JAFFAR
PO BOX 3135
COLLEGE STATION, TX 77841 SCALE: 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 Bryan, Brazos County, 50, Vol. 161, Page 2 Texas JUNE,

SURVEYOR:
Adam Wallace, RPLS 6
ATM Surveying
1403 Lemon Tree
College Station TX 778
(979) 209-9291 2023

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www.ATMsurveying.com - FIRM #101784-00

File name: 23 - 05172 - OLD HEARNE Plot date: 12/22/22 Revised: 06/28/23