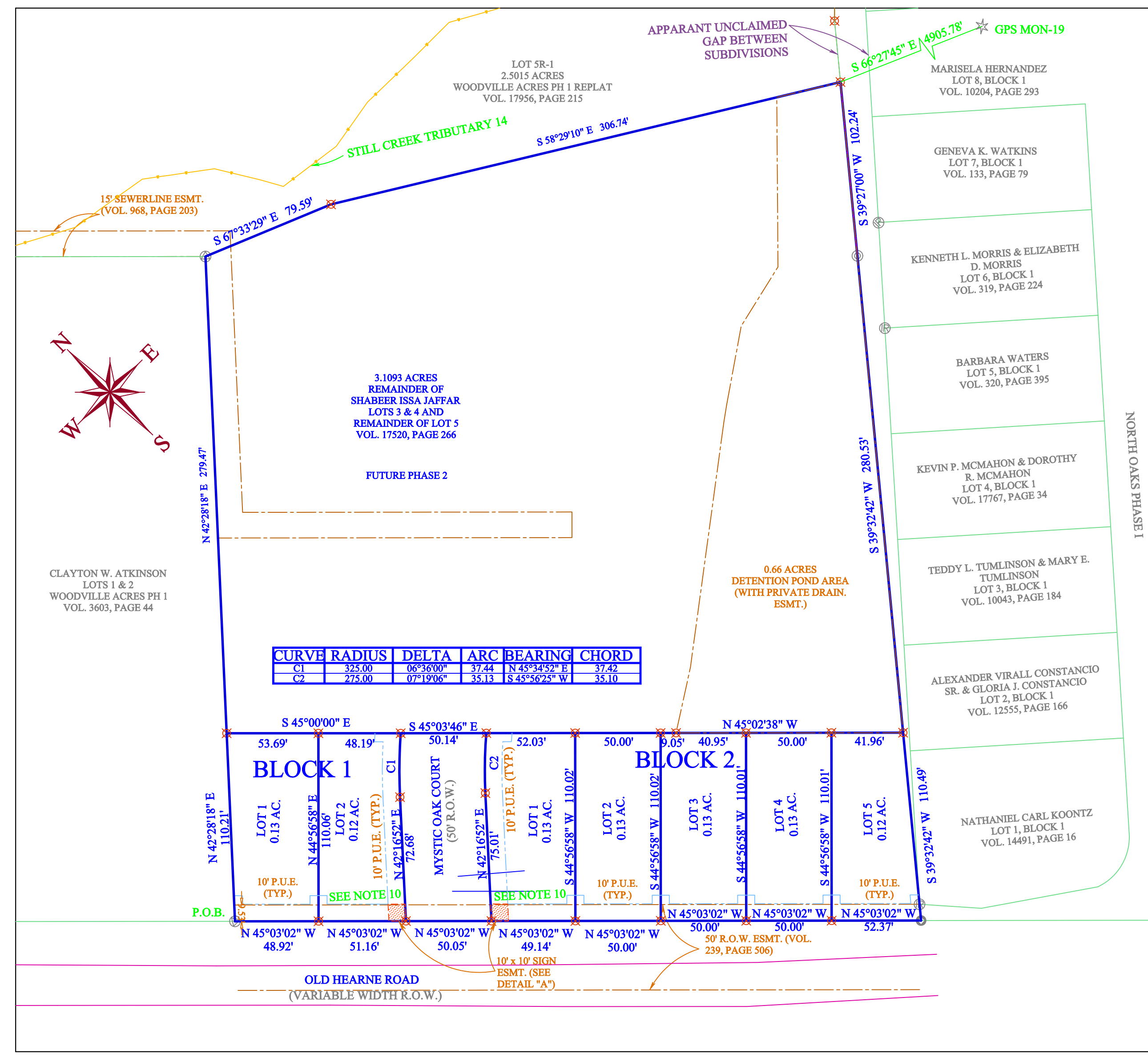
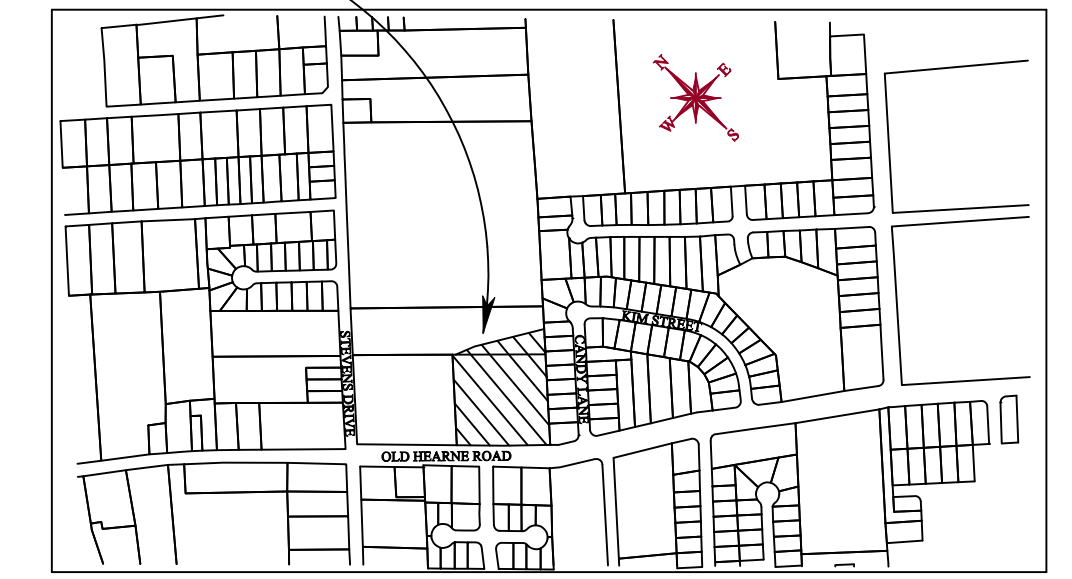


ORIGINAL PLAT



FINAL PLAT

PROJECT LOCATION



VICINITY MAP
N.T.S.

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. 2021-03755, 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 appurtenant unclaimed gap between this subdivision and North Oaks Phase 1;

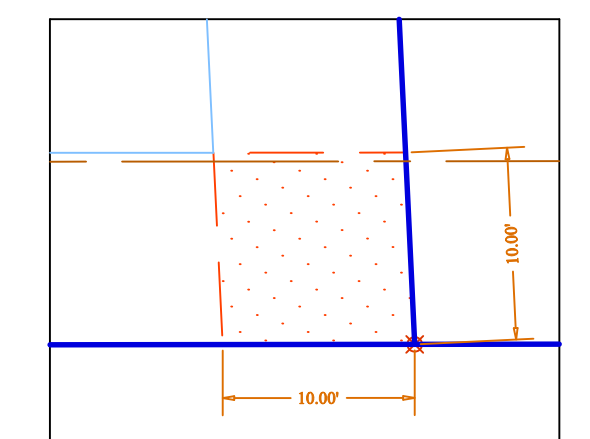
THENCE along the common line between this tract and said unclaimed gap, for the following calls:
South 45 degrees 08 minutes 09 seconds West, a distance of 61.53 feet to a 1/2" iron rod with maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract;

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.



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

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 planning and zoning commission.

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

Chair, Planning & Zoning Commission Bryan, 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

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
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PLATTED RIGHT-OF-WAY LINE
- WATER LINE
- GAS LINE
- STORM SEWER LINE
- WATER METER
- FIRE 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" IRON PIPE FOUND SLIGHTLY LEANING
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND

- Survey Notes:
- 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.
 - Drawing Scale is 1"=100'
 - Drawn by: Adam Wallace
 - 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. 4804/C01833 effective date, 05-16-2012.
 - 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.
 - Zoning - Residential District 5
7). Setback lines: 25' - Front 5' - Side 25' - Side Street Arterial 15' - Side Street 5' - Rear
 - 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 Road is prohibited.
 - 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.
 - Mystic Oak Court will be built with phase 1 of the subdivision as Lot 2 of Block 1 and Lot 1 of Block 2 can not take access off of Old Hearne Road. Lots that only have access from old Hearne Road must have a driveway configuration that will allow for vehicle turn around as backing onto Old Hearne Road is prohibited.
 - 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.

ATM Surveying
P.O. Box 10013, College Station, TX 77840
PHONE: (979) 209-9291 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

JULY, 2023

SURVEYOR:
Adam Wallace, RPLS 6132

SCALE: 1"= 50'

OWNER/DEVELOPER:
SHABEER JAFFAR

PO BOX 3135
COLLEGE STATION, TX 77841

1403 Lemon Tree
College Station TX 77840
(979) 209-9291