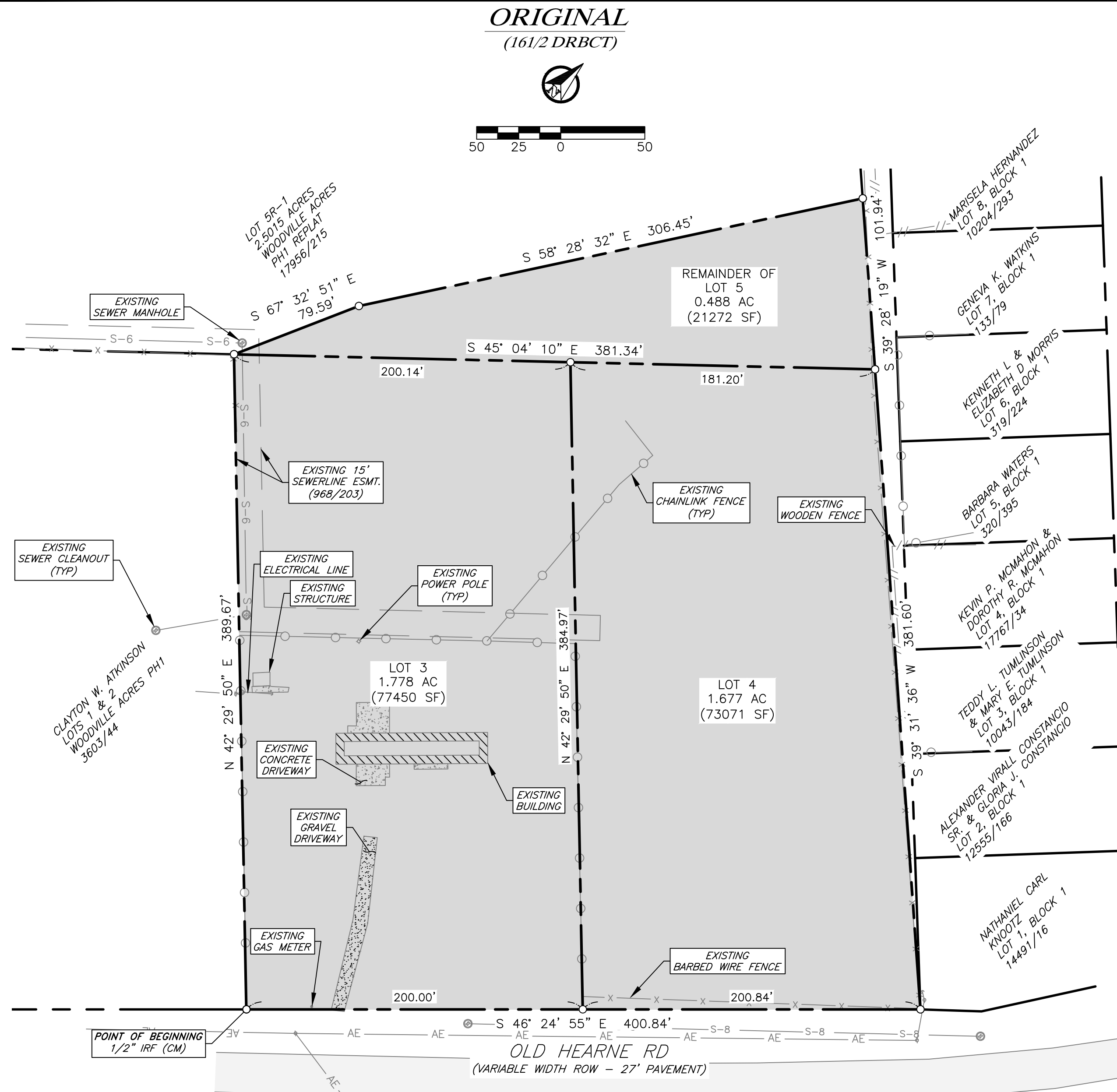




CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Shabec Jaffar, owner and developer of the land shown on this plat, and designated herein as Lots 3, 4 & 5 of the Woodville Acres Ph1 Subdivision, a subdivision to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ----, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this ---- day of ----, 20----

Notary Public, 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 THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Surveyor Name, Registered Professional Land Surveyor No. XXXX, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Surveyor Name, R.P.L.S. No. XXXX

APPROVAL OF PLANNING AND ZONING COMMISSION

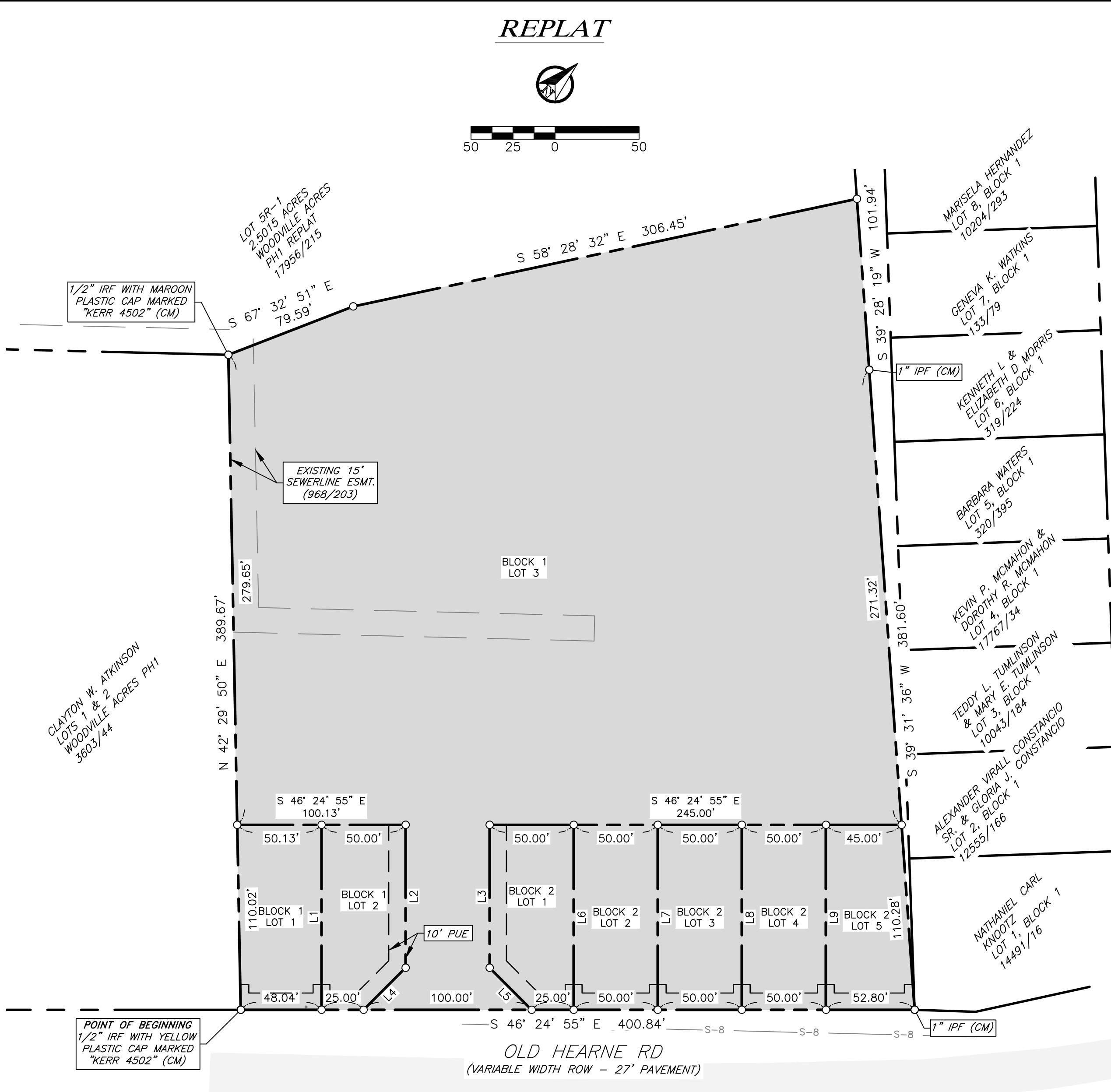
I, ----, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ---- day of ----, 20---- and same was duly approved on the ---- day of ----,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

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK



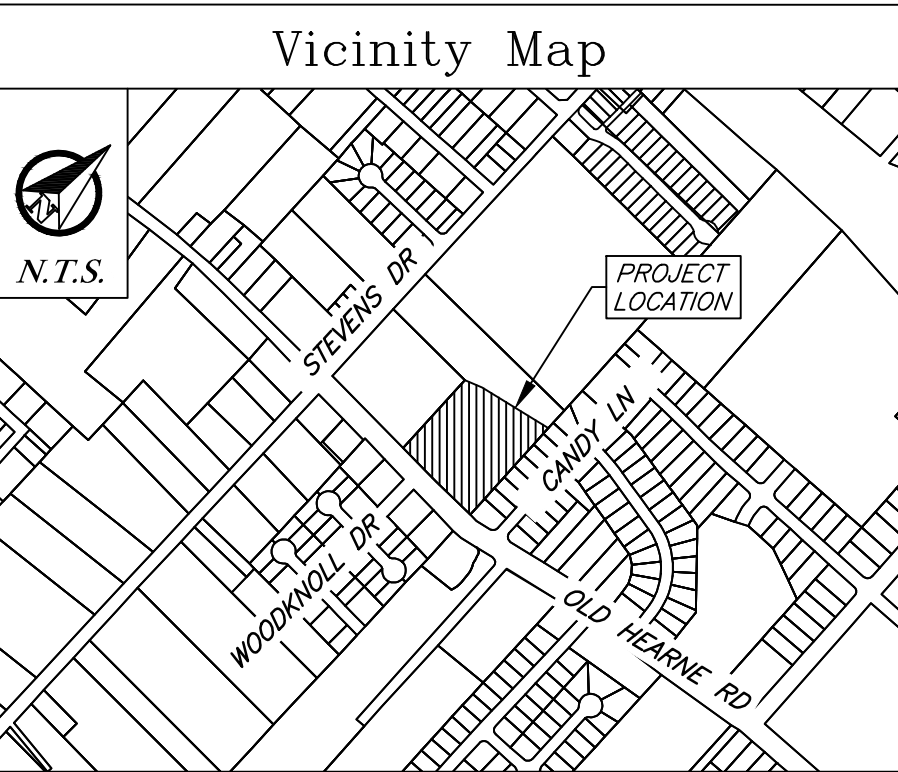
County Clerk, Brazos County, Texas



PARCEL INFORMATION FOR BLOCK 1				
BLOCK	LOT	AREA (SF)	AREA (ACRES)	
1	1	5399.25	0.124	
1	2	5187.50	0.119	
1	3	134139.71	3.079	

PARCEL INFORMATION FOR BLOCK 2				
BLOCK	LOT	AREA (SF)	AREA (ACRES)	
2	1	5187.50	0.119	
2	2	5500.00	0.126	
2	3	5500.00	0.126	
2	4	5500.00	0.126	
2	5	5379.20	0.123	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	110.00'	N 43° 35' 05" E
L2	85.00'	S 43° 35' 05" W
L3	85.00'	S 43° 35' 05" W
L4	35.36'	S 88° 35' 05" W
L5	35.36'	N 1° 24' 55" W
L6	110.00'	S 43° 35' 05" W
L7	110.00'	S 43° 35' 05" W
L8	110.00'	S 43° 35' 05" W
L9	110.00'	S 43° 35' 05" W



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- This tract does not lie within a designated 100-YR floodplain according to the FEMA Map, Panel No. 48041C0185E, effective May, 16, 2012.
- 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- The topography shown is based on survey data.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This property is zoned Residential 5000 (RD-5).
- Where electric facilities are installed, the 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.

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
CAE-	Cross Access Easement
PAE-	Public Access Easement
DE-	Drainage Easement
PrDE-	Private Drainage Easement
TYP-	Typical
N/F-	Now or Formerly

Final Plat

Mystic Oaks Subdivision

Phase 1

Block 1 Lots 1-2, Block 2 Lots 1-5

3.94 Acres

Being a Replat of Lots 3 & 4 and
Remainder of Lot 5 of the Woodville Acres Phase 1
Volume 161, Page 2, OPRBCT
Bryan, Brazos County, Texas

July 2026
Scale: 1"=50'

Owner:
Shabec Jaffar
PO Box 3135
College Station, TX 77841

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
McClure & Browne
Engineering and Surveying, Inc.
1008 Woodcreek Dr, Suite 103
College Station, TX 77845
979-693-3838
TBPELS #10103300