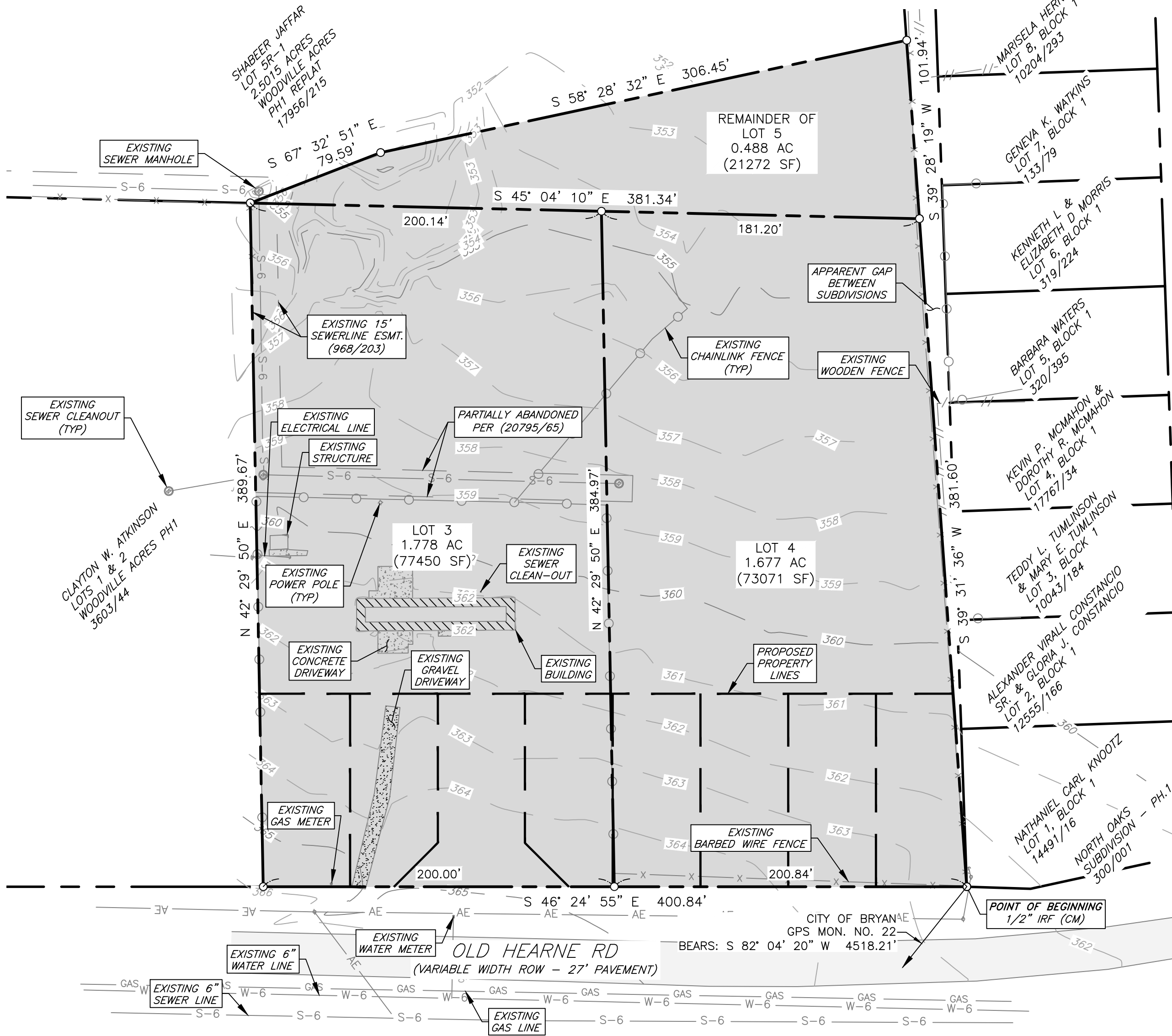
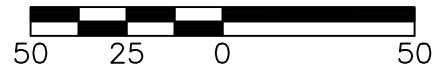


ORIGINAL
(161/2 OPRBCT)



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Shabeer Jaffar, owner and developer of the land shown on this plat, and designated herein as Lots 3, 4, and part of S in Volume 162, Page 2, of the Woodville Acres Phase 1 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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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

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.

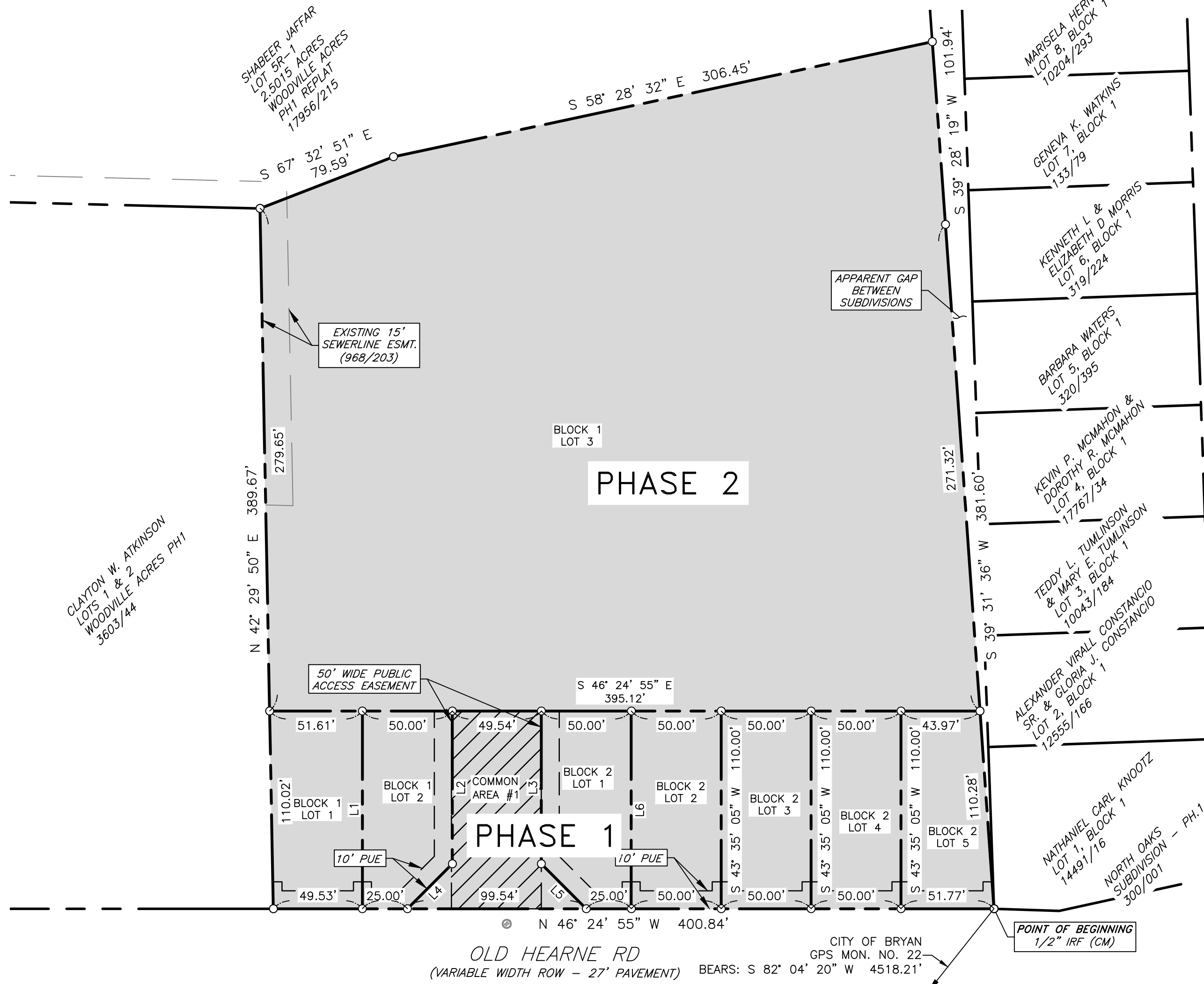
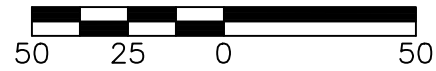
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

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

REPLAT



PARCEL INFORMATION FOR BLOCK 1			
BLOCK	LOT	AREA (SF)	AREA (ACRES)
1	1	5562.63	0.128
1	2	5187.50	0.119

PARCEL INFORMATION FOR BLOCK 2			
BLOCK	LOT	AREA (SF)	AREA (ACRES)
2	1	5187.44	0.119
2	2	5500.00	0.126
2	3	5500.00	0.126
2	4	5500.00	0.126
2	5	5265.89	0.121

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' 02" W
L4	35.36'	S 88° 35' 05" W
L5	35.35'	N 1° 24' 51" W
L6	110.00'	S 43° 35' 05" W

FIELD NOTES DESCRIPTION
OF A
3.94 ACRE TRACT
MOSES BAINE SURVEY, ABSTRACT NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT NO. 3, IN BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 3 AND 4 AND PART OF LOT 5, WOODVILLE ACRES ADDITION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 161, PAGE 2 (B.C.D.R.), SAID LOTS 3, 4 AND 5 BEING FURTHER DESCRIBED IN THE DEED FROM HOWARD EILERS AKA HOWARD FRANK EILERS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF KAREN JEAN EILERS TO SHABEER ISSA JAFFAR RECORDED IN VOLUME 17520, PAGE 266 (O.P.R.B.C.).

AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2-INCH IRON ROD MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO MARKING THE WEST CORNER OF LOT 1, BLOCK 1, NORTH OAKS ADDITION ACCORDING TO THE FINAL PLAT RECORDED IN VOLUME 300, PAGE 1 (B.C.D.R.) AND BEING IN THE NORTHEAST MARGIN OF OLD HEARNE ROAD;

THENCE: N 46° 24' 55" W ALONG THE NORTHEAST MARGIN OF SAID OLD HEARNE ROAD FOR A DISTANCE OF 400.84 FEET TO A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF THIS TRACT, SAID IRON ROD ALSO MARKING THE SOUTH CORNER OF LOT 2 OF SAID WOODVILLE ACRES ADDITION, FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING THE WEST CORNER OF LOT 1 OF SAID WOODVILLE ACRES ADDITION BEARS N 46° 24' 55" W AT A DISTANCE OF 425.93 FEET FOR REFERENCE;

THENCE: N 42° 29' 50" E ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 2 FOR A DISTANCE OF 389.67 FEET TO A FOUND 1/2-INCH IRON ROD SET FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO MARKING THE EAST CORNER OF SAID LOT 2 AND AN ANGLE POINT OF LOT 5R-1, WOODVILLE ACRES ADDITION ACCORDING TO THE REPLAT RECORDED IN VOLUME 17956, PAGE 215 (O.P.R.B.C.);

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 5R-1 FOR THE FOLLOWING TWO (2) CALLS:

- 1) S 67° 32' 51" E FOR A DISTANCE OF 79.59 FEET TO A 1/2-INCH IRON ROD SET FOR ANGLE, AND
- 2) S 58° 28' 32" E FOR A DISTANCE OF 306.45 FEET TO A 1/2-INCH IRON ROD SET FOR THE EAST CORNER OF THIS TRACT, FROM WHENCE A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT OF SAID LOT 5R-1 BEARS N 39° 30' 55" E AT A DISTANCE OF 36.02 FEET FOR REFERENCE;

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 4 FOR THE FOLLOWING TWO (2) CALLS:

- 1) S 39° 28' 19" W FOR A DISTANCE OF 101.94 FEET TO A FOUND 1-INCH IRON PIPE MARKING AN ANGLE POINT OF THIS TRACT, AND
- 2) S 39° 31' 36" W FOR A DISTANCE OF 381.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.94 ACRES OF LAND.

Annotations:

ROW- Right-of-Way
HMAL- 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
BCDR- Brazos County Deed of Record
(C)- 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
PDE- Private Drainage Easement
TYP- Typical
N/F- Now or Formerly

Vicinity Map



General Notes:

1. The purpose of this plat is to reconfigure the existing lots and revise the name of this Subdivision.
2. 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).
3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Map, Panel No. 48041C0185E, effective May, 16, 2012.
4. 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. The topography shown is based on survey data.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. This property is zoned Residential 5000 (RD-5).
8. The horizontal portion of the 15' sewer easement was abandoned on April 9, 2024, by Resolution No. 4081 under Case No. ER23-02.
9. Vehicles shall not reverse directly onto Old Hearne Road and adequate turnaround maneuvering will be provided on each lot.
10. The existing house shall remain until the replat of Block 1, Lot 3 for Phase 2.
11. Block 1, Lot 2 & Block 2, Lot 1 shall not take access from Old Hearne Rd.
12. 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 PUB, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
13. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owner's involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
14. The common area in Phase 1 will be dedicated as right-of-way as part of the Phase 2 replat and development and will require HOA approval.

Final Plat

Mystic Oak Subdivision
Phases 1 & 2

Phase 1
Block 1, Lots 1-2; Block 2, Lots 1-5;
& Common Area

Phase 2
Block 1, Lot 3
Being a Replat of Lots 3, 4 and Remainder of Lot 5
Woodvilles Acres Phase 1 - Being a total of 3.94 Acres
Volume 161, Page 2, BCDR
Bryan, Brazos County, Texas
September 2026
Scale: 1"=50'

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

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

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