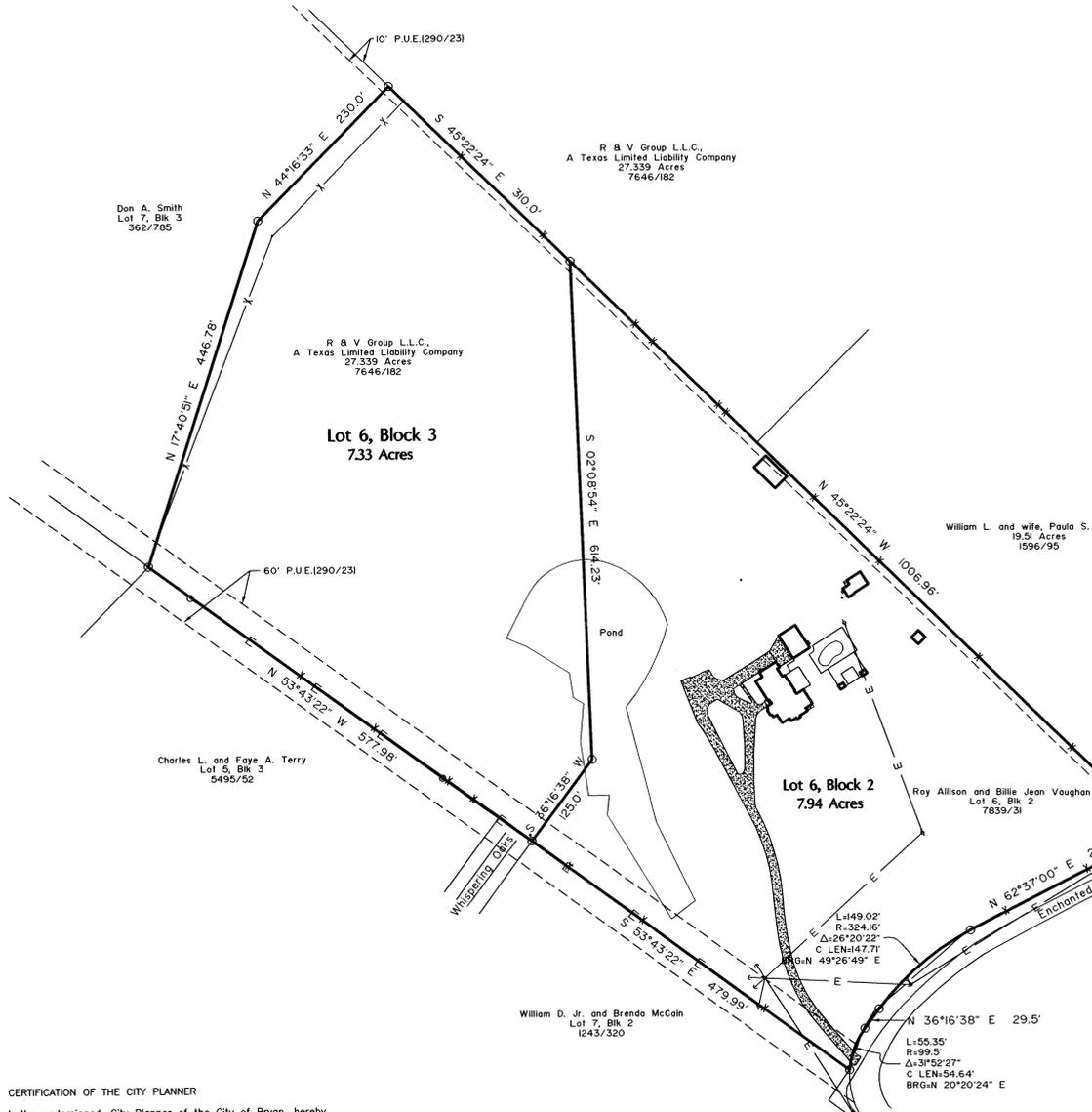
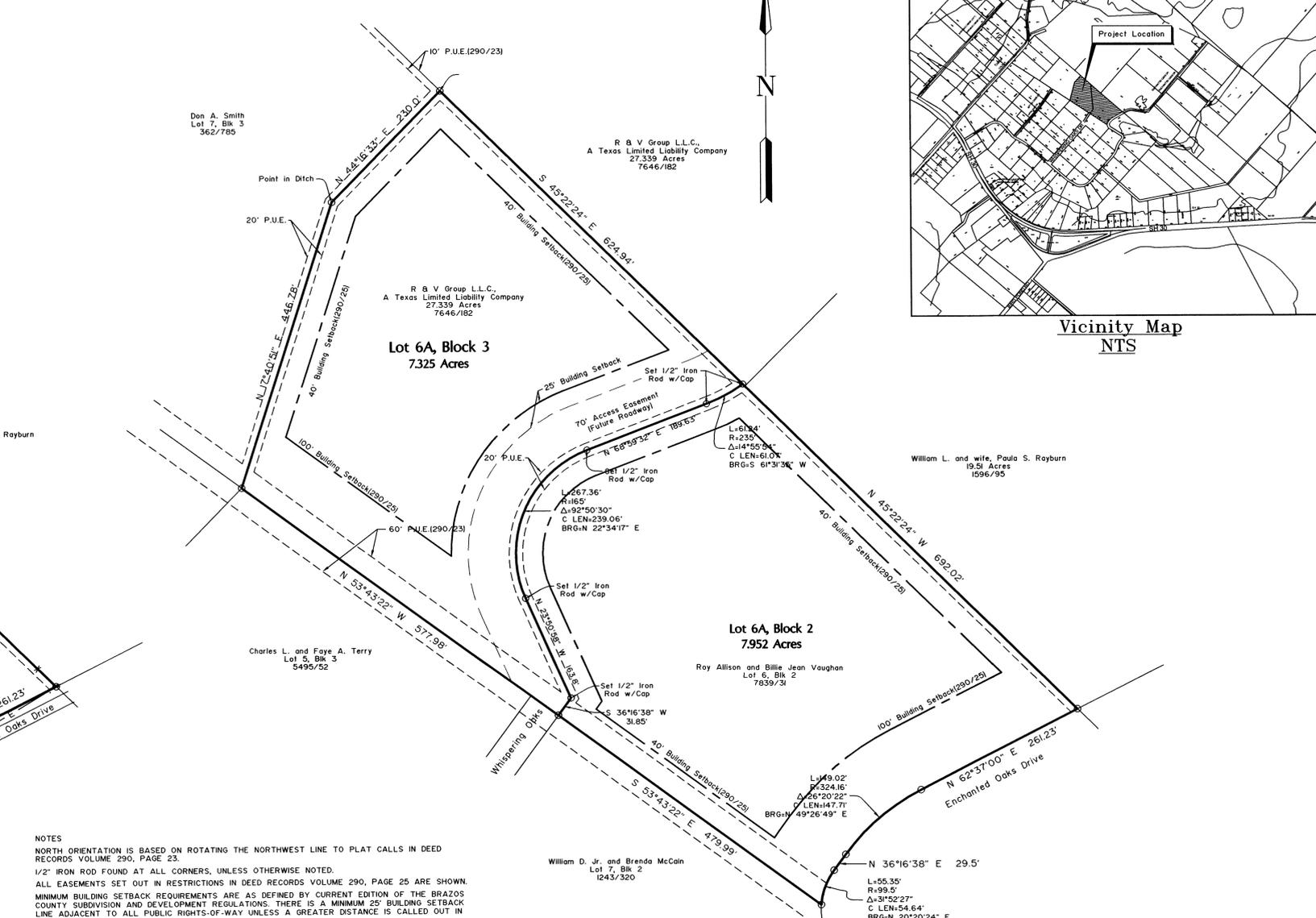


Vicinity Map  
NTS



Original Plat



Amending Plat

**NOTES**  
 NORTH ORIENTATION IS BASED ON ROTATING THE NORTHWEST LINE TO PLAT CALLS IN DEED RECORDS VOLUME 290, PAGE 23.  
 1/2" IRON ROD FOUND AT ALL CORNERS, UNLESS OTHERWISE NOTED.  
 ALL EASEMENTS SET OUT IN RESTRICTIONS IN DEED RECORDS VOLUME 290, PAGE 25 ARE SHOWN.  
 MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS DEFINED BY CURRENT EDITION OF THE BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. THERE IS A MINIMUM 25' BUILDING SETBACK LINE ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY UNLESS A GREATER DISTANCE IS CALLED OUT IN THE DEED RESTRICTIONS.  
 SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSFS). ALL LOTS SERVED BY AN ON-SITE SEWER FACILITY (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.  
 ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWER FACILITY CAN BE CONSTRUCTED.  
 PUBLIC UTILITY EASEMENT REQUIREMENTS ARE AS FOLLOWS: 20' P.U.E. ALONG SUBDIVISION BOUNDARIES  
 ALL LOTS ARE OUTSIDE OF THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 4804C0165 C, DATED JULY 2, 1992.

**CERTIFICATION OF THE CITY PLANNER**  
 I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.  
 City Planner, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, The), R & V Group, L.L.C., A Texas Limited Liability Company, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 7646, Page 182 and designated Enchanted Oaks Subdivision in the ETJ of the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner \_\_\_\_\_  
 Notary Public, State of Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, The), Roy Allison and Billie Jean Vaughan, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us) in the Deed Records of Brazos County in Volume 7839, Page 31 and designated Enchanted Oaks Subdivision in the ETJ of the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner \_\_\_\_\_  
 Notary Public, State of Texas

**CERTIFICATE OF SURVEYOR**  
 I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.



H. Curtis Strong, R.P.L.S. No. 4961  
 COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McQueen, 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 \_\_\_\_\_, 2007, in the Deed /Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

County Judge  
 Brazos County, Texas  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

OWNER: Steve Vaughan  
 LOT 6, BLOCK 3  
 5222 Enchanted Oaks  
 College Station, Tx. 77845  
 PHONE: (979)-774-0952  
 OWNER: Roy Allison Vaughan  
 LOT 6, BLOCK 2  
 5081 Enchanted Oaks  
 College Station, Tx. 77845  
 PHONE: (979)-774-0292

**AMENDING PLAT**  
 of  
**LOT 6, BLOCK 2**  
 AND  
**LOT 6, BLOCK 3**  
**ENCHANTED OAKS SUBDIVISION**  
**VOLUME 290, PAGE 23**  
**MARIA KEGANS LEAGUE, A-28**  
**BRAZOS COUNTY, TEXAS**  
**SCALE: 1" = 100' SURVEYED: MARCH 2007**



Received  
 MAY 15 2007  
 Development & Engineering Services