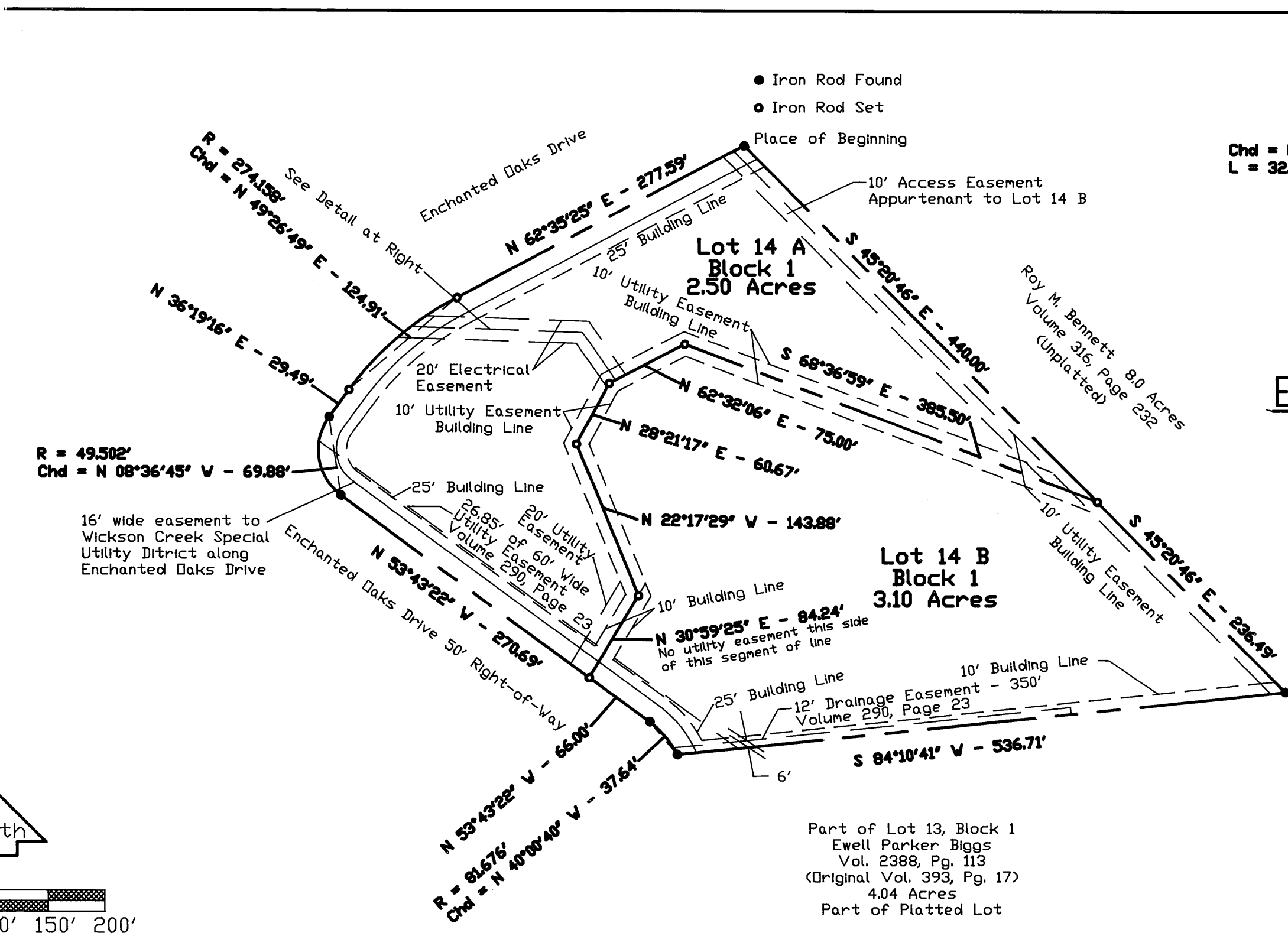


Original Plat
Volume 290, Page 23

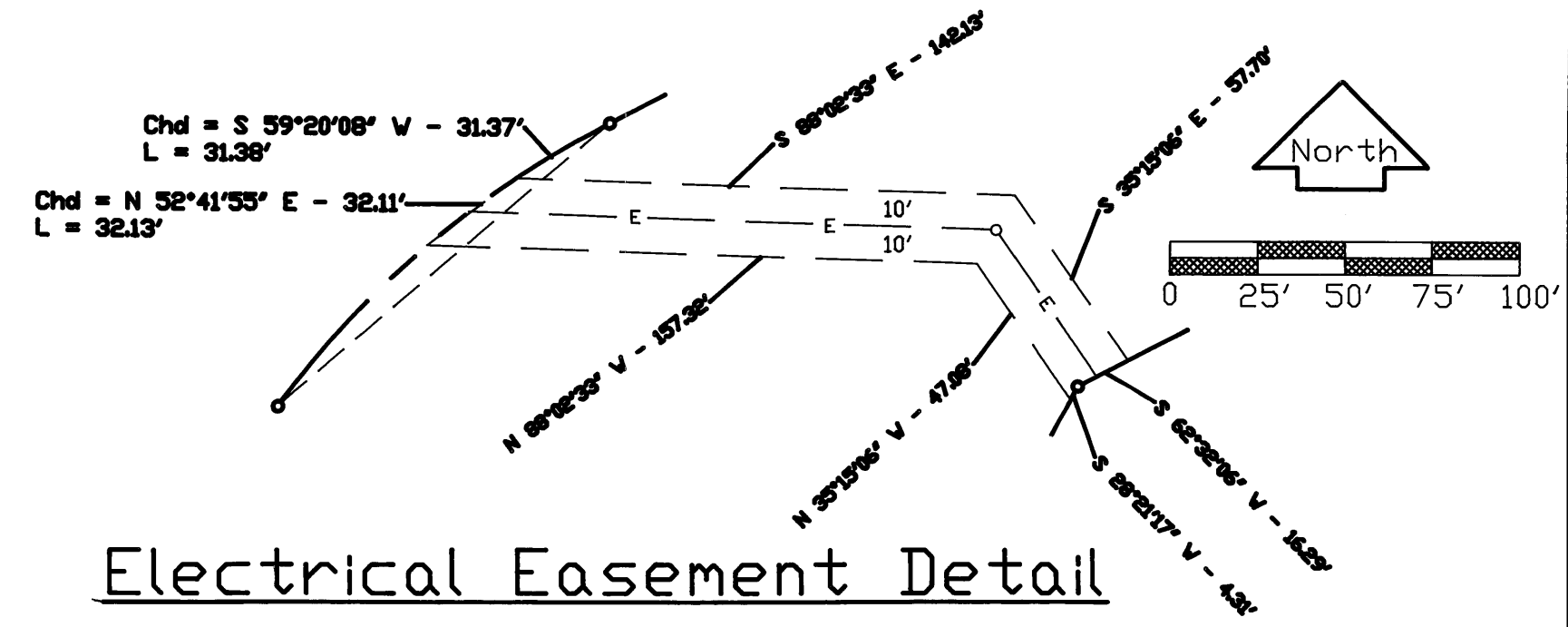
FILED
97 FEB 25 PM 4:17
Brazos County Clerk
BRYAN, TEXAS
623905



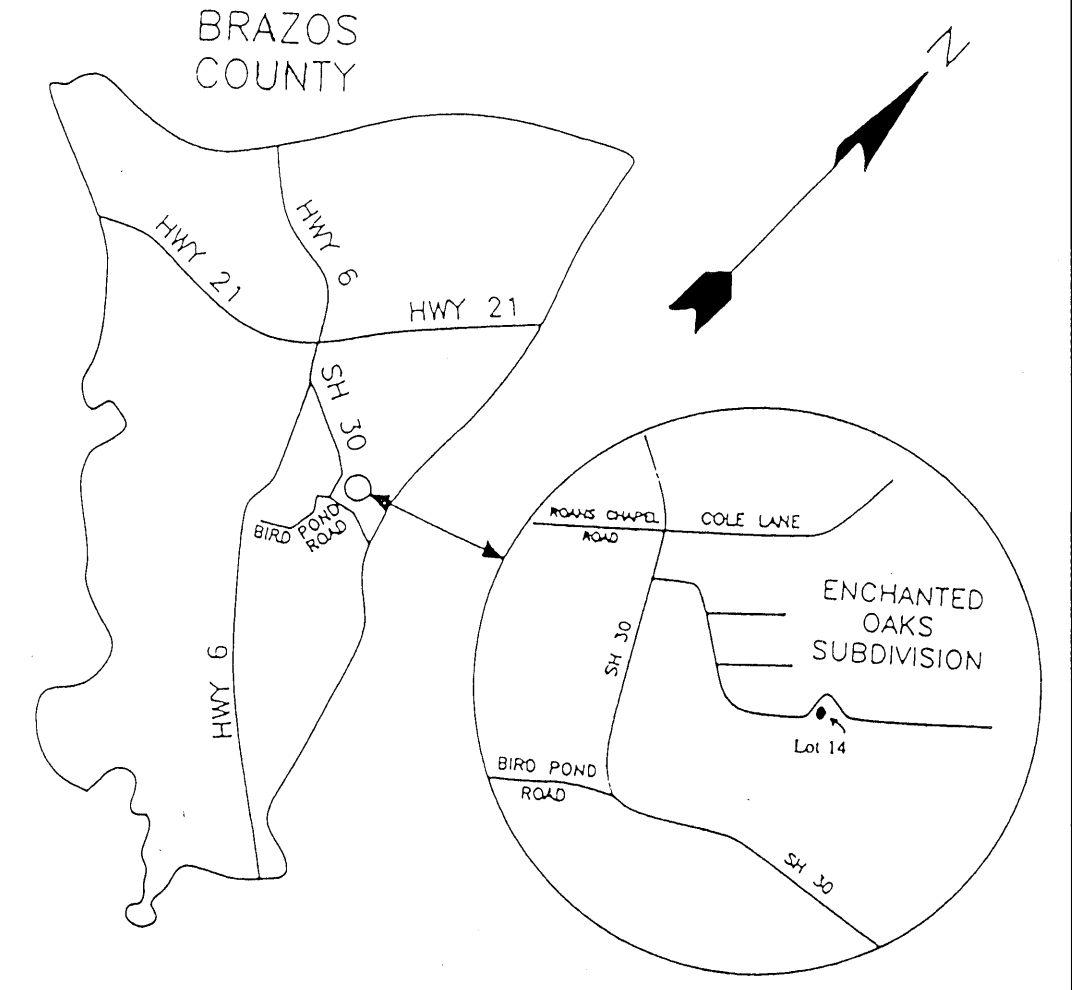
Revised Plat

VARIANCES APPROVED BY BRYAN PLANNING AND ZONING COMMISSION, FEBRUARY 20, 1997.

- VARIANCE TO SECTION 25-167 TO WAIVE FIRE HYDRANT STANDARDS.
- VARIANCE TO SECTION 25-191 TO WAIVE PARKLAND DEDICATION REQUIREMENTS.



Electrical Easement Detail



Vicinity Map
Site is in Bryan ETJ

STATE OF TEXAS,
COUNTY OF BRAZOS

We, Herbert C. Gersbach and Patricia J. Gersbach, as to Lot 14 B, and Christopher Dale Gersbach and Katherine Louise Gersbach, as to Lot 14 A, owners and developers of the land shown on this plat, being the tracts of land as conveyed to them in the Deed or Official Public Records of Brazos County in Volume 290, Page 224, as to Lot 14 B and Volume 2447, Page 81, as to Lot 14 A, and designated herein as Lot 14 A and Lot 14 B, Enchanted Oaks Subdivision in Brazos County, Texas, and whose names are 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.

Herbert C. Gersbach
Herbert C. Gersbach

Patricia J. Gersbach
Patricia J. Gersbach

Christopher Dale Gersbach
Christopher Dale Gersbach

Katherine Louise Gersbach
Katherine Louise Gersbach

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Herbert C. Gersbach Patricia J. Gersbach, Christopher Dale Gersbach and Katherine Louise Gersbach, known to me to be the persons whose names 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 of office this 7th day of February, 1997.

Elizabeth A. Jones
Notary Public in and for the State of Texas.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert E. Bigham, Registered Professional Engineer No. 29877 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Robert E. Bigham
Registered Professional Engineer
February 7, 1997

STATE OF TEXAS
COUNTY OF BRAZOS

I, Denson W. Henry, Registered Professional Land Surveyor No. 3293 in 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.

Denson W. Henry
Registered Professional Land Surveyor

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Grubbs Huff, Development 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.

Linda Grubbs Huff
Development Engineer, Bryan, Texas

CERTIFICATION OF CITY PLANNER

I, Joey Dunn, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the standards and specifications set forth in Bryan's Subdivision Development Ordinance.

Joey Dunn
Planning Administrator, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission for the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 25th day of February, 1997 and same was duly approved on the 25th day of February, 1997 by said Commission.

Richard Perkins
Chairman, Planning and Zoning Commission, Bryan, Texas

ACTION BY THE COMMISSIONERS' COURT

This subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas, as the Final Plat of such subdivision on the 25th day of February, 1997.

Alvin W. Jones
Alvin W. Jones
County Judge
Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward, 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 this 25th day of February, 1997, in the Official Public Records of Brazos County in Volume 290, Page 247.

Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas
Deputy Clerk

FIELD NOTES
5.60 Acres

BEING all that certain 5.60 acre tract of land known as Lot 14, Block 1 of ENCHANTED OAKS SUBDIVISION, an addition in the Maria Kegans League, A-28, in Brazos County, Texas, according to Plat recorded in Volume 290, Page 23 Deed Records of Brazos County, Texas, more fully described as follows:

BEGINNING at a 1/2" iron rod found marking North corner of said Lot 14, Block 1 on Southeast Right-of-Way (ROW) line of Enchanted Oaks Drive;

THENCE, S 45 degrees 20' 46" E, 676.49', along Northeast line of said Lot 14, Block 1 to a 1/2" iron rod found for corner;

THENCE, S 84 degrees 10' 41" W, 536.71' to a 1/2" iron rod found on Northeast ROW line of Enchanted Oaks Drive for corner;

THENCE, along said ROW line along curve to left with radius of 81.676' and chord bearing N 40 degrees 00' 40" W, 37.64' to a 1/2" iron rod found at end of curve;

THENCE, N 53 degrees 43' 22" W, 336.69' along said ROW line to a 1/2" iron rod found at beginning of curve;

THENCE, along said ROW line along curve to Right with radius of 49.502' and chord bearing N 08 degrees 36' 45" W, 69.88' to a 1/2" iron rod found at end of curve;

THENCE, N 36 degrees 19' 16" E, 29.49' along said ROW line to a 1/2" iron rod set a beginning of curve;

THENCE, along said ROW line along curve to Right with radius of 274.158' with chord bearing N 49 degrees 26' 49" E, 124.91' to a 1/2" iron rod set at end of curve;

THENCE, N 62 degrees 35' 25" E, 277.59' along said ROW line to the POINT OF BEGINNING and Containing 5.60 acres of land, more or less.

Surveyed By: *Denson W. Henry*
Denson W. Henry, Reg. Prof. Land Surveyor #3293
December 6, 1996

Notes:

No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.

Information regarding areas of this property subject to flooding (100 year flood plain) has not been developed by the U.S. Corps of Engineers, buyers of this property are cautioned to make personal inquiry as to local flood hazards.

This property does not lie in the Zone A 100 year flood plain interpreted from FIRM 48041C0165C July 2, 1992.

All of residential private sewage facility registered to Herbert Gersbach as of April 15, 1977 lies on Lot 14 B.

Owners: Lot 14 A
Christopher Dale and Katherine Louise Gersbach
501 Bolton Avenue
College Station, Texas 77840

Lot 14 B
Herbert C. Gersbach
5040 Enchanted Oaks Drive
College Station, Texas 77840

REPLAT
OF
LOT 14, BLOCK 1 ENCHANTED OAKS SUBDIVISION
VOLUME 290, PAGE 23
5.60 ACRES
MARIA KEGANS LEAGUE, A-28
BRAZOS COUNTY, TEXAS

BUCHANAN/SOIL MECHANICS, INC.
CONSULTING ENGINEERS
206 NORTH SIMS / P.O. BOX 672
BRYAN, TEXAS 77806-0672

SCALE: As Shown	JOB NO: 962853
DRAWN BY: B.B.K.	DATE: JANUARY 1997
APPROVED BY:	DRAWING NO: D-1253