SEE SHEET 2 OF 2 FOR NOTES, CERTIFICATIONS AND LINE & CURVE TABLES.

SCALE: 1"=60'

FINAL PLAT
OF
DOMINION OAKS PHASE II

19.49 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
DOMINION OAKS INC.
1920 W. VILLA MARIA ROAD, SUITE 201
BRYAN, TEXAS 77807
(979) 823-1920

SHEET 1 OF 2

SCALE: 1"=60' MARCH, 2011

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

LEGEND:
- IRON ROD FOUND (SIZE VARIES)
- 1/2" IRON ROD SET

VICINITY MAP
NOT TO SCALE

H:\Land Projects P2\041\Zeno Phillips A-45\Dominion Oaks NAD 83\dwg\Platting\Final Plat\Final Plat.dwg 7/28/2011 3:47:11 PM CDT

Dominion Oaks Phase II
19.49 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 19.49 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of the 17.79 acre tract described in the deed from Galindo Ranch Partnership to Dominion Oaks, Inc., recorded in Volume 9928, Page 244, of the Official Records of Brazos County, Texas, and part of the 1.600 acre tract described in the deed from Wesley F. Honza, Jr., to Dominion Oaks, Inc., recorded in Volume 10082, Page 18, of the Official Records of Brazos County, Texas, and said 19.49 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod set at the common corner between the beforementioned 17.79 acre tract and Lot 1, Block 2, Dominion Oaks, Phase I, according to the plat recorded in Volume 1302, Page 351, of the Official Records of Brazos County, Texas, and the 4.46 acre Parkland Area according to the plat of Shirewood Addition, Phase V, recorded in Volume 2085, Page 197, of the Official Records of Brazos County, Texas, and said ½" iron rod also lying in the northwest right-of-way line of West Villa Maria - Farm to Market Road No. 1179;

THENCE along the common line between the beforementioned 17.79 acre tract and Dominion Oaks, Phase I, as follows:

N 42° 06' 38" W for a distance of 135.00 feet to a 3/8" iron rod found marking the common corner between Lot 1 and Lot 2, Block 2, Dominion Oaks, Phase I,
N 41° 03' 45" W for a distance of 135.02 feet to a ½" iron rod set at the north corner of Lot 2, Block 2, Dominion Oaks, Phase I, and in the southeast right-of-way line of Cids Court - 60' right-of-way,
N 42° 06' 38" W for a distance of 60.00 feet crossing Cids Lane to the east corner of Lot 6, Block 1, Dominion Oaks, Phase I, from which a 3/8" iron rod found bears S 49° 23' E - 0.67 feet,
N 52° 32' 20" W for a distance of 149.65 feet to the common corner between Lot 5 and Lot 6, Block 1, Dominion Oaks, Phase I, from which a 3/8" iron rod found bears S 22° 24' E - 0.44 feet,
N 46° 06' 37" W for a distance of 140.00 feet to a 3/8" iron rod found marking the common northerly corner between the said 17.79 acre tract and Dominion Oaks, Phase I, said 3/8" iron rod also lying in the southeast line of the 23.84 acre - Tract 4, described in the deed to Susan Maria Hartzog, according to the deed recorded in Volume 8752, Page 212, of the Official Records of Brazos County, Texas;

THENCE N 44° 25' 28" E along the common line between the beforementioned 17.79 acre tract and the 23.84 acre tract, for a distance of 54.23 feet to the east corner of the said Hartzog - 23.84 acre tract, same being the east corner of a 16.98 acre - Save and Except Tract, described in the deed to Wesley F. Honza, Jr., recorded in Volume 2171, Page 47, of the Official Records of Brazos County, Texas, same being the south corner of a 108.02 acre - remainder tract described in the deed to Wesley F. Honza, Jr., recorded in Volume 2171, Page 47, of the Official Records of Brazos County, Texas, from which a 3/8" iron rod found at a 4" creosote post bears N 76° 12' W - 0.8 feet;

THENCE N 62° 28' 30" W along the common line between the beforementioned Hartzog - 23.84 acre tract and the Honza - 108.02 acre tract for a distance of 17.93 feet to a ½" iron rod found at a 4" creosote post fence corner;

THENCE along the west line of the beforementioned 1.600 acre tract, as follows:

N 17° 09' 26" E for a distance of 94.89 feet to a 5/8" iron rod with cap found,
N 07° 53' 43" E for a distance of 281.29 feet to a 5/8" iron rod with cap found,
N 23° 27' 45" W for a distance of 64.59 feet to a 5/8" iron rod with cap found,
N 03° 43' 20" W for a distance of 80.11 feet to a 5/8" iron rod with cap found,
N 29° 41' 47" E for a distance of 208.37 feet to a 5/8" iron rod with cap found,
N 52° 52' 36" W for a distance of 199.65 feet to a 5/8" iron rod with cap found,
N 16° 07' 25" W for a distance of 63.11 feet to a 5/8" iron rod with cap found,
N 50° 24' 18" W for a distance of 123.43 feet to a 5/8" iron rod with cap found marking the west corner of the said 1.600 acre tract;

THENCE along the common line between the following two tracts lying to the southeast: the beforementioned 1.600 acre tract and the beforementioned 17.79 acre tract, and the Honza - 108.02 acre tract lying to the northwest, as follows:

N 44° 07' 00" E at a distance of 65.02 feet, pass the common corner between the said 1.600 acre tract and the 17.79 acre tract, continue on, for a total distance of 483.16 feet, a ½" iron rod found bears S 89° 24' 05" W - 2.94 feet,

N 33° 55' 12" E for a distance of 75.63 feet to the common corner between the beforementioned 17.79 acre tract and the 5.7 acre Parkland Dedication as shown on the plat of Carriage Hills, Phase 1, recorded in Volume 2718, Page 168, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 17.79 acre tract and the 5.7 acre Parkland Dedication - Carriage Hills, Phase 1, as follows:

S 03° 44' 53" W for a distance of 16.98 feet,
S 42° 11' 13" E for a distance of 142.63 feet,
S 32° 28' 19" E for a distance of 126.14 feet,
S 27° 31' 21" E for a distance of 58.83 feet,
S 53° 05' 12" E for a distance of 62.19 feet,
S 75° 42' 54" E for a distance of 69.42 feet,
N 80° 00' 37" E for a distance of 67.76 feet,
N 47° 23' 45" E for a distance of 21.12 feet to the common corner between the said 5.7 acre Parkland Dedication and the beforementioned 4.46 acre Parkland Area - Shirewood Addition, Phase V, said corner also being in the east line of the said 17.79 acre tract;

THENCE along the common line between the beforementioned 17.79 acre tract and the 4.46 acre Parkland Area - Shirewood Addition, Phase V, as follows:

S 37° 41' 50" E for a distance of 39.67 feet,
S 14° 08' 15" E for a distance of 147.25 feet,
S 02° 44' 23" E for a distance of 191.86 feet,
S 49° 11' 35" W for a distance of 137.76 feet,
S 29° 47' 46" W for a distance of 59.54 feet,
S 47° 55' 35" W for a distance of 80.24 feet,
S 28° 08' 31" W for a distance of 87.85 feet,
S 11° 10' 10" E for a distance of 168.52 feet,
S 65° 29' 53" E for a distance of 104.54 feet,
S 08° 02' 50" E for a distance of 130.36 feet,
S 09° 53' 07" E for a distance of 89.30 feet,
S 10° 12' 57" E for a distance of 66.94 feet,
S 23° 10' 14" E for a distance of 69.64 feet,
S 39° 34' 46" W for a distance of 68.90 feet,
S 56° 51' 48" W for a distance of 115.18 feet,
S 73° 48' 03" W for a distance of 32.94 feet,
S 49° 52' 38" W for a distance of 102.15 feet,
S 00° 59' 27" W for a distance of 145.37 feet to the **PLACE OF BEGINNING**, containing 19.49 acres of land, more or less.

H:\Land Projects R2\041\Zeno Phillips A-45\Dominion Oaks NAD 83\dwg\Platting\Final Plat\Final Plat.dwg 7/28/2011 3:47:11 PM CDT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DOMINION OAKS INC., the owners and developers of the land shown on this plat, being the tracts of land conveyed to us in the Official Records of Brazos County in Volume 9928, Page 244 & Volume 10082, Page 18, 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 shown hereon for the purposes identified.

Ramiro Galindo, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ramiro Galindo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 29 day of July, 2011.

ROBIN L. INGOLD
Notary Public, State of Texas
My Commission Expires
August 20, 2013

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorff, 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 & Zoning Commission of the City of Bryan on the 14th day of January, 2011 and same was duly approved on the 7th day of April, 2011 by said Commission.

Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY THE 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 29 day of September, 2011, in the Official Records of Brazos County, Texas, in Volume 10357, Page 277.

Karen McQueen, County Clerk,
Brazos County, Texas
by: Victoria Elliott

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 29th day of September, 2011.

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 12th day of August, 2011.

City Planner, City of Bryan, Texas.

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

S. M. Kling, R.P.L.S. No. 2003

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S03°44'53"W	16.98'
L2	S42°11'13"E	142.63'
L3	S32°28'19"E	126.14'
L4	S27°31'21"E	58.83'
L5	S53°05'12"E	62.19'
L6	S75°42'54"E	69.42'
L7	N80°00'37"E	67.76'
L8	N47°23'45"E	21.12'
L9	S37°41'50"E	39.67'
L10	S14°08'15"E	147.25'
L11	S02°44'23"E	191.86'
L12	S49°11'35"W	137.76'
L13	S29°47'46"W	59.54'
L14	S47°55'35"W	80.24'
L15	S28°08'31"W	87.85'
L16	S11°10'10"E	168.52'
L17	S65°29'53"E	104.54'
L18	S08°02'50"E	130.36'
L19	S09°53'07"E	89.30'
L20	S10°12'57"E	66.94'
L21	S23°10'14"E	69.64'
L22	S39°34'46"W	68.90'
L23	S56°51'48"W	115.18'
L24	S73°48'03"W	32.94'
L25	S49°52'38"W	102.15'
L26	S00°59'27"W	145.37'

VARIABLE WIDTH PUBLIC UTILITY EASEMENT

LINE TABLE:

LINE	BEARING	DISTANCE
L27	N04°33'23"E	147.50'
L28	N42°16'37"W	27.42'
L29	N04°33'23"E	154.10'
L30	N47°53'22"E	29.14'
L31	N04°33'23"E	321.58'
L32	S11°10'10"E	91.28'
L33	S65°29'53"E	37.51'
L34	S04°33'23"W	273.90'
L35	S47°53'22"W	29.14'
L36	S04°33'23"W	105.92'
L37	S42°16'37"E	39.62'
L38	S16°24'01"E	66.02'

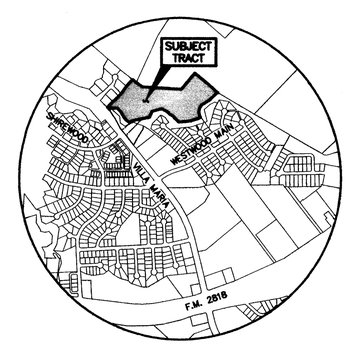
VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

LINE TABLE:

LINE	BEARING	DISTANCE
L39	N02°43'23"W	20.26'
L40	N01°55'56"E	49.03'
L41	N18°50'29"E	57.24'
L42	N47°53'22"E	46.16'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	735.62'	2421.76'	17°24'14"	N 53°15'09"W~732.79'
C2	331.07'	1482.27'	12°47'49"	N 34°55'05"E~330.38'
C3	368.60'	217.34'	97°10'14"	N 07°16'07"W~325.99'
C4	457.54'	1496.10'	17°31'21"	N 47°05'34"W~455.76'
C5	325.34'	1806.07'	10°19'16"	N 34°37'54"E~324.90'
C6	117.29'	78.06'	86°05'35"	N 03°15'18"W~106.56'
C7	603.15'	1834.64'	18°50'11"	N 36°47'32"E~600.44'
C8	348.56'	2094.63'	9°32'03"	N 40°38'27"E~348.15'
C9	452.35'	1466.10'	17°40'41"	S 47°00'54"E~450.55'
C10	419.48'	247.34'	97°10'14"	S 07°16'07"E~370.99'
C11	324.36'	1452.27'	12°47'49"	S 34°55'05"W~323.69'
C12	35.80'	25.00'	82°02'46"	S 12°30'13"E~32.82'
C13	317.17'	2471.76'	7°21'08"	S 49°51'02"E~316.96'
C14	113.55'	2371.76'	2°44'35"	N 44°01'47"W~113.54'
C15	37.83'	25.00'	86°42'33"	N 88°45'21"W~34.33'
C16	39.27'	25.00'	90°00'00"	N 02°53'22"E~35.36'
C17	30.77'	25.00'	70°31'44"	N 77°22'30"W~28.87'
C18	218.63'	50.00'	250°31'46"	N 12°37'31"E~81.65'
C19	39.27'	25.00'	90°00'00"	S 87°06'38"E~35.36'
C20	39.27'	25.00'	90°00'00"	N 02°53'22"E~35.36'
C21	39.27'	25.00'	90°00'00"	S 87°06'38"E~35.36'
C22	41.77'	25.00'	95°44'24"	N 00°01'10"E~37.08'
C23	526.99'	2371.76'	12°43'51"	N 54°12'58"W~525.91'
C24	325.09'	1512.27'	12°19'01"	N 35°09'29"E~324.47'
C25	317.73'	187.34'	97°10'14"	N 07°16'07"W~280.99'
C26	25.09'	1526.10'	0°56'31"	N 55°22'58"W~25.09'
C27	34.42'	25.00'	78°52'40"	S 85°38'57"W~31.76'
C28	67.83'	1809.64'	2°08'51"	S 45°08'12"W~67.82'
C29	39.43'	25.00'	90°21'50"	S 01°07'09"E~35.47'
C30	92.86'	61.21'	86°55'31"	S 02°50'18"E~84.20'
C31	348.24'	1794.09'	11°09'12"	S 35°02'52"W~348.69'
C32	38.03'	25.00'	87°08'54"	S 14°06'11"E~34.46'
C33	69.46'	2471.76'	1°36'37"	S 56°52'20"E~69.46'
C34	41.42'	25.00'	94°55'59"	N 76°27'59"E~36.84'
C35	324.99'	1826.03'	10°11'51"	N 34°40'21"E~324.57'
C36	99.24'	66.06'	86°04'20"	N 03°15'54"W~90.17'
C37	40.15'	25.00'	92°00'45"	S 87°41'34"W~35.97'
C38	390.01'	1809.64'	12°20'54"	S 35°30'45"W~389.25'
C39	39.41'	25.00'	90°19'15"	S 15°49'19"E~35.45'
C40	69.27'	2471.76'	1°36'20"	S 60°10'46"E~69.27'
C41	39.73'	25.00'	91°02'58"	N 75°05'55"E~35.68'
C42	554.59'	1859.64'	17°05'13"	N 37°10'19"E~552.54'
C43	42.27'	25.00'	96°53'12"	N 02°43'41"W~37.42'
C44	157.83'	1526.10'	5°55'32"	N 48°12'31"W~157.76'
C45	38.98'	25.00'	89°20'46"	N 89°55'08"W~35.15'
C46	363.79'	2069.63'	10°04'17"	S 40°22'20"W~363.32'
C47	335.31'	2119.63'	9°03'50"	N 40°55'54"E~334.98'
C48	37.97'	25.00'	87°00'51"	N 01°57'23"E~34.42'
C49	81.77'	1526.10'	3°04'12"	N 40°00'56"W~81.76'



VICINITY MAP
NOT TO SCALE

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF VILLA MARIA ROAD ACCORDING TO THE PLAT OF SHIREWOOD ADDITION, PHASE III RECORDED IN VOL. 648, PG. 245 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 54°12'58"W.

2. CURRENT TITLE APPEARS VESTED IN DOMINION OAKS INC, BY VIRTUE OF DEEDS RECORDED IN VOL. 9928, PG. 244 & VOL. 10082, PG. 18, BOTH OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NOs. 0141C & 0143C, MAP NOs. 48041C0141C & 48041C0143C. EFFECTIVE DATE: JULY 2, 1992. REVISED TO REFLECT LOMR DATED DECEMBER 13, 2007, CASE NO. 05-06-1677P.

4. PROPERTY IS ZONED RD-7, ALL LOTS EXCEED 7,000 SQFT, WITH MIN 70' LOT WIDTH AND 100' LOT DEPTH, ALL BUILDING SETBACKS CONFORM TO CURRENT RD-7 REQUIREMENTS.

5. R. A. GALINDO BOULEVARD IS DESIGNED AS MINOR ARTERIAL WITH PARTIAL CONSTRUCTION AS SHOWN FOR THIS PHASE.

6. BIENSKI PARKWAY IS A COLLECTOR STREET WITH 38' PAVEMENT WIDTH AND 60' RIGHT OF WAY (ROW) INCLUDING A LANE FOR PARKING ALONG THE PARK, ALL PROPOSED RESIDENTIAL STREETS ARE 27' PAVEMENT WIDTH AND 50' ROW.

7. THE RESERVE AREAS A, B, C & D AS SHOWN ON THIS PLAN ARE TO BE OWNED AND MAINTAINED BY DOMINION OAKS, INC., FOR THE PURPOSES OF DRAINAGE AND TEMPORARY ACCESS. CURRENTLY, THESE TRACTS ARE NOT CONSIDERED BUILDABLE LOTS, BUT MAY BE RE-PLATTED INTO LOTS OR EASEMENTS BY DOMINION OAKS, INC. OR R.A. GALINDO, INC.

8. THERE ARE 5.84 ACRES TO BE DEDICATED AS PUBLIC RIGHT OF WAY.

9. ENGINEERED FOUNDATION REQUIRED FOR RESIDENCES LOCATED ON LOTS 3 & 4 BLOCK 1 AND LOT 9 BLOCK 2, UNLESS ALL PARTS OF FOUNDATION IS LOCATED 10 FEET OR MORE AWAY FROM THE SANITARY INTERCEPTOR PUBLIC UTILITY VARIABLE WIDTH EASEMENT BOUNDARY.

Doc	Bk	Vol	Pg
01102464	OR	10357	278

Filed for Record in:
BRAZOS COUNTY

On: Sep 29,2011 at 03:51P

As a
Plats

Document Number: 01102464

Amount 63.00

Receipt Number - 422309
By:
Victoria Elliott

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Sep 29,2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT
OF
DOMINION OAKS
PHASE II

19.49 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
DOMINION OAKS INC.
1920 W. VILLA MARIA ROAD, SUITE 201
BRYAN, TEXAS 77807
(979) 823-1920

SHEET 2 OF 2

SCALE: 1"=60' MARCH, 2011

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212