

ORIGINAL PLAT

AMENDING PLAT

PROJECT LOCATION

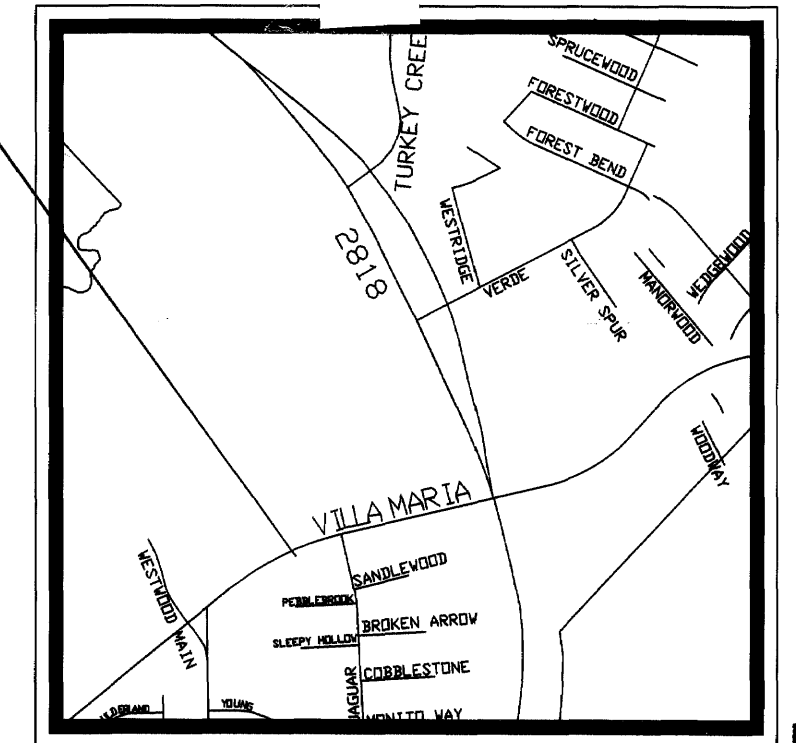
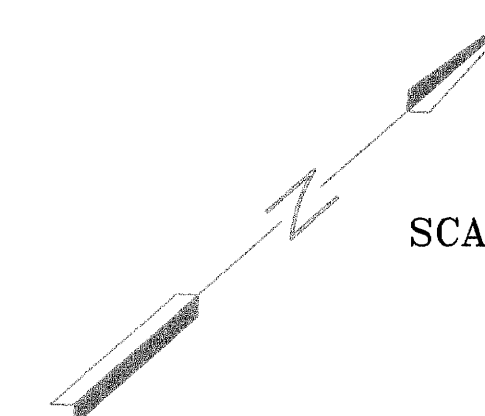
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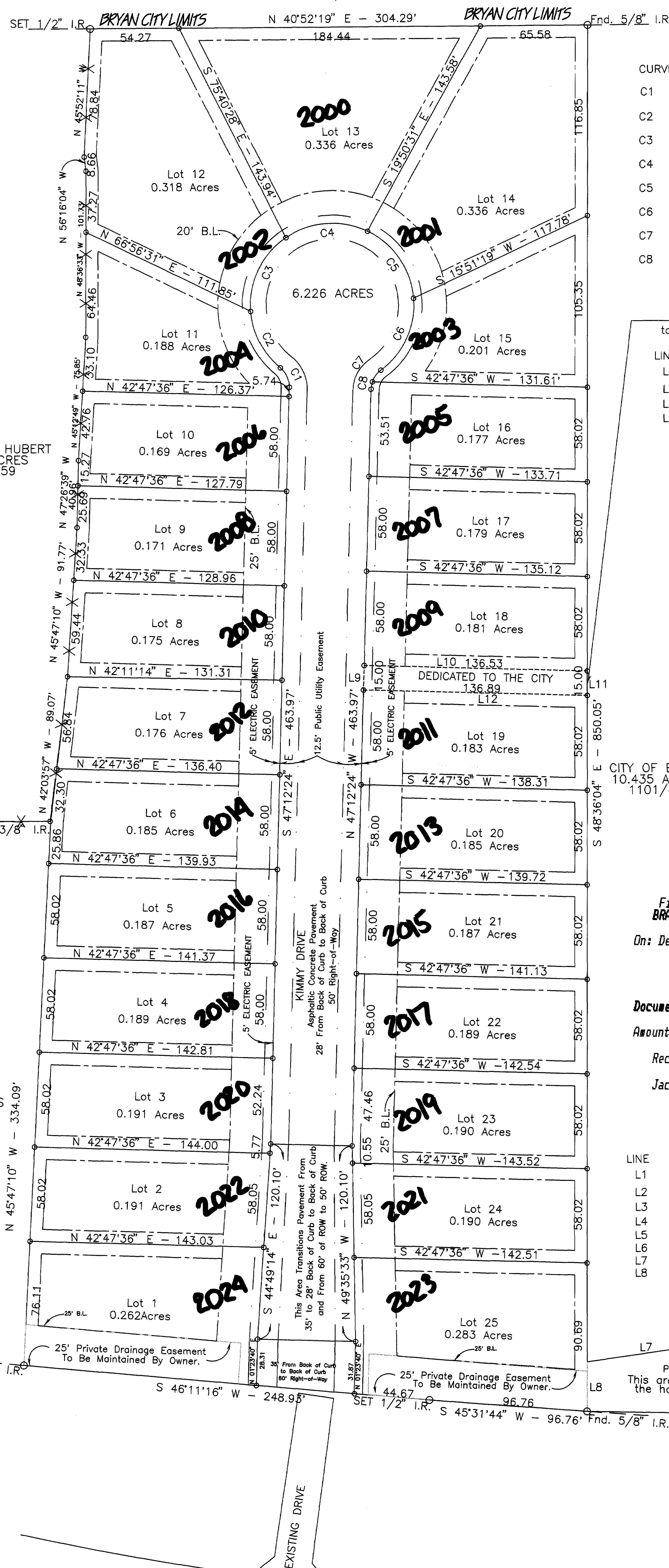
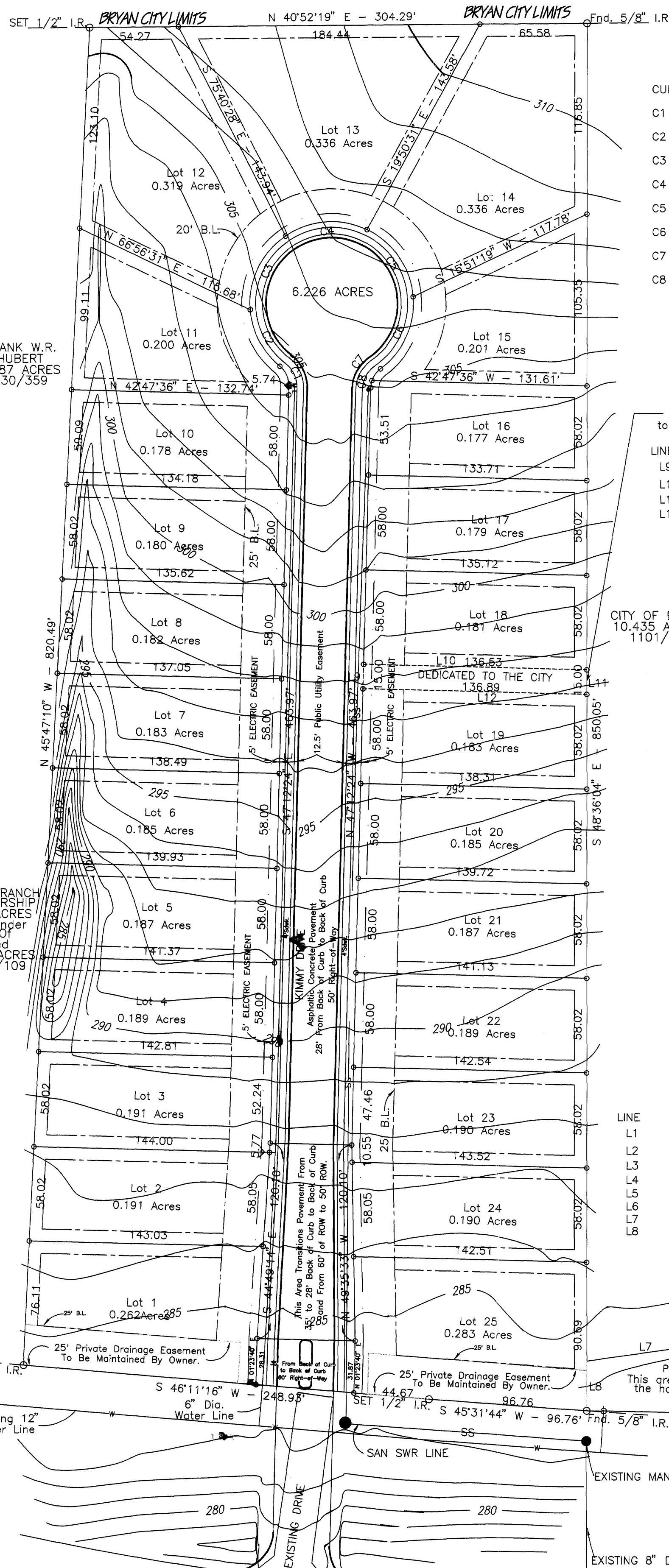
ROBBIE J. ROBERTSON  
5.00 ACRES  
3115/188

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5.00 ACRES  
3115/188

SCALE: 1" = 50'



VICINITY MAP  
~ not to scale ~



CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	52'01"12"	15.00	13.62	7.32 N 73°13'00" W	13.16
C2	46°02'18"	50.00	40.18	21.24 N 76°12'27" W	39.10
C3	60°00'00"	50.00	52.36	28.87 N 23°11'18" W	50.00
C4	60°00'00"	50.00	52.36	28.87 N 36°48'42" E	50.00
C5	60°00'00"	50.00	52.36	28.87 S 83°11'18" E	50.00
C6	58°00'07"	50.00	50.62	27.72 S 24°11'14" E	48.48
C7	34°37'14"	15.00	9.06	4.67 S 12°29'48" E	8.93
C8	17°23'59"	15.00	4.56	2.30 S 38°30'24" E	4.54

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This portion is dedicated to the City of Bryan; to be used as a public access to Villa West Park.

LINE	BEARING	DISTANCE
L9	N 47°12'24" W	15.00'
L10	S 45°31'44" W	136.53'
L11	S 48°36'04" E	15.00'
L12	S 45°31'44" W	136.89'

FRANK W.R. HUBERT  
14.87 ACRES  
230/359

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:  
BRAZOS COUNTY,  
as stamped herein by me.

Dec 09, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

GENERAL NOTES:

- All lots shall have side and rear setbacks of 7.5 feet and have a front setback of 25 feet except for the lots which lie in the cul-de-sac or front Villa Maria Road. Lots which lie in the cul-de-sac shall have a front setback of 20 feet. Lots which front Villa Maria Road shall have a side setback of 25 feet on the side which fronts Villa Maria Road.
- Development identification signs shall not exceed a maximum height of 5 feet and maximum size of 90 sq. feet.
- This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency. Map No. 48041C0143C Effective date: July 2, 1992
- This property is located in the Corridor Overlay District.
- \* Deed bearing used as basis of bearings.
- Benchmark: Top of rim of manhole at southeast corner of property. Elevation = 283.24'
- There is a 5 foot Electric Easement on the front of all lots.
8. Entire Stormwater Detention Facility to be privately maintained.
9. Easements to be maintained by developer and the homeowner association.

GALINDO RANCH PARTNERSHIP  
4.13 ACRES  
Remainder Out Of Called 1239/109

LINE	BEARING	DISTANCE
L1	S 88°56'28" E	144.62'
L2	N 01°03'32" E	29.18'
L3	N 05°16'27" E	19.76'
L4	N 14°28'22" W	22.98'
L5	S 72°29'23" W	36.86'
L6	S 56°15'50" W	28.49'
L7	S 81°45'54" W	79.56'
L8	S 48°36'04" E	30.00'

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L9	N 47°12'24" W	15.00'
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L11	S 48°36'04" E	15.00'
L12	S 45°31'44" W	136.89'

APPROVAL OF THE CITY ENGINEER

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.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the attached plat duly approved by the City Council on the 12th day of December, 1999.

PLANNING ADMINISTRATOR, BRYAN, TEXAS

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Filed for Record in:  
BRAZOS COUNTY,

On: Dec 09, 1999 at 09:02AM

As a  
Plats

Document Number: 0783421

Amount 55.00

Receipt Number - 142935

By,  
Jackie Brown

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, 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.

Donald D. Garrett, R.P.L.S. No. 2972

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We/We), R. A. Galindo, Inc., owner and developer 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 1101 and 551, Page 35 and 387, respectively, and designated herein as the Dominion Hill Subdivision, in 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.

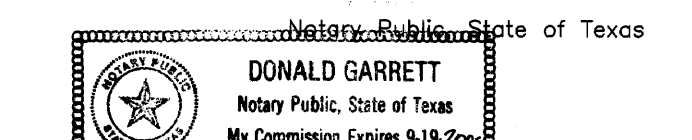
R. Galindo, Inc.,  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared R. Galindo, Inc., known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 12th day of December, 1999.

Donald D. Garrett  
County Clerk, Brazos County, Texas



STATE OF TEXAS COUNTY OF BRAZOS  
CERTIFICATE OF THE COUNTY CLERK

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 the 12th day of December, 1999, in the Deed Office/Records of Brazos County, Texas, in Volume 1239, Page 109.

Mary Ann Ward  
County Clerk, Brazos County, Texas  
Debbie Johnson  
Deputy Clerk

AMENDING PLAT OF  
DOMINION HILL SUBDIVISION  
BLOCK 1, LOTS 1-25  
VILLA MARIA RD.  
6.181 ACRES  
1101/36 & 551/387

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

SCALE: 1" = 50' OCTOBER 1999

OWNER/DEVELOPER:  
R.A. GALINDO, INC.  
1900 WEST VILLA MARIA RD.  
BRYAN, TX  
(409) 822-1919

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888

D.O. - 01/19/99, DEANNA DOMINION, LP, DWS

B-645