

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, R. A. GALINDO, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "DOMINION HILL PHASE TWO", 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREAFTER EXPRESSED.

OWNER: R. A. Galindo, Inc.  
 COMPASS BANK  
 LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. 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 AND CONSIDERATION THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL ON THIS 2nd DAY OF April 2002/4  
Marie M. Garcia  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, KIM CASEY, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 9th DAY OF NOVEMBER, 2003, AND THE SAME WAS DULY APPROVED ON THE 4th DAY OF DECEMBER, 2003.  
Russ Patten  
 CHAIR OF THE PLANNING AND ZONING COMMISSION

**CERTIFICATION OF THE PLANNING ADMINISTRATOR**

I, Joey Dunn, 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 CITY ORDINANCES.  
Joey Dunn  
 PLANNING ADMINISTRATOR

**APPROVAL OF THE CITY ENGINEER**

I, Linda Huff, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.  
Linda Huff  
 CITY ENGINEER

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McJeean, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 9 DAY OF APRIL 2004 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5962 PAGE 121  
Karen McJeean  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS  
 By: Susie R. Cohen

**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.  
Christian A. Galindo  
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
 DATE: NOVEMBER 11, 2003

CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
1	N 08°40'07" E	107.25'	85.0	78°13'50"	69.12'	116.06'
2	N 08°40'07" E	44.16'	35.0	78°13'36"	28.46'	47.79'
3	N 23°41'22" E	20.41'	25.0	48°11'23"	11.18'	21.03'
4	N 18°38'58" E	32.65'	50.0	38°06'35"	17.27'	33.26'
5	N 71°18'30" E	55.34'	50.0	67°12'27"	33.23'	58.65'
6	S 38°50'09" E	59.13'	50.0	72°30'16"	36.67'	63.27'
7	S 25°25'39" W	46.96'	50.0	56°01'20"	26.60'	48.89'
8	S 74°42'23" W	36.27"	50.0	42°32'07"	19.46'	37.12'
9	S 71°52'45" W	20.41'	25.0	48°11'23"	11.18'	21.03'
10	N 23°90'00" W	21.59'	85.0	14°35'39"	10.88'	21.65'
11	N 01°12'05" W	43.00'	85.0	29°18'10"	22.22'	43.47'
12	N 30°37'02" E	50.18'	85.0	34°20'04"	26.26'	50.94'

LINE	BEARING	DISTANCE
L-1	S 30°26'49" E	23.54'
L-2	N 30°26'49" W	23.54'
L-3	N 47°47'03" E	30.24'

**LAND UTILIZATION**

RESIDENTIAL-13 LOTS	3.5742 ACRES
STREETS	0.4528 ACRES
TOTAL	4.0270 ACRES

**INDIVIDUAL LOT AREAS**

LOT	AREA (SQ. FT.)	AREA (ACRES)
<b>BLOCK ONE</b>		
1	13,680.5	0.3141
2	6,898.5	0.1584
3	8,417.2	0.1932
4	7,116.3	0.1634
5	6,457.1	0.1482
6	6,521.6	0.1497
7	6,258.4	0.1437
8	7,973.9	0.1831
9	11,471.5	0.2633
10	11,535.4	0.2648
11	8,004.0	0.1837
12	7,580.0	0.1740
13	53,779.9	1.2346
TOTAL:	155,694.3	3.5742

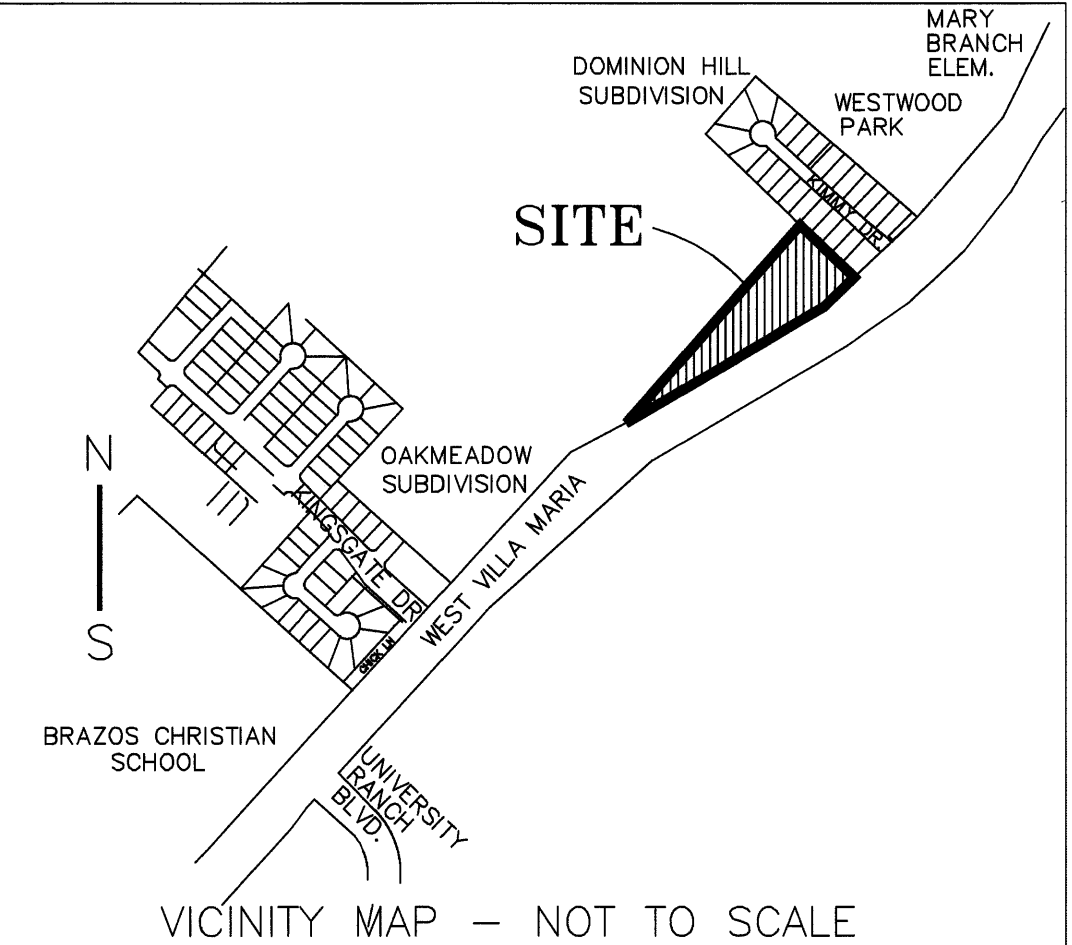
**STATE OF TEXAS**  
 COUNTY OF BRAZOS  
 I, Susie Cohen, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR RECORD IN MY OFFICE THE 9 DAY OF APRIL 2004 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5962 PAGE 121  
Susie Cohen  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

UNRECORDED INSTRUMENT, COUNTY CLERK, BRAZOS COUNTY

N/F FRANK W.R. HUBERT  
 14.87 ACR.  
 250/559

THIS CORNER LOCATED 451.17' - N 86°11'30" W FROM COB GPS-72

THIS CORNER LOCATED 295.34' - S 62°36'28" W FROM COB GPS-72



- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - THIS PROPERTY DOES NOT LIE IN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP 48041 C 0143 C, DATED 07-02-92).
  - TOTAL AREA = 4.0270 ACR
  - BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).
  - BASE LINE IS NOTED WITH \*\*\*
  - ALL CALLS ARE MEASURED CALLS.
  - THERE SHALL BE A PERIMETER FENCE MEETING CORRIDOR OVERLAY STANDARDS ALONG THE SOUTHEAST BOUNDARY.
  - ANY FENCE BETWEEN LOTS 3 AND 4 SHALL BE BUILT NO CLOSER THAN 10' FROM THE COMMON BOUNDARY LINE BETWEEN SAID LOTS 3 AND 4.
  - ANY FENCE ALONG THE REAR OF LOT 2 SHALL BE BUILT NO CLOSER THAN 20' FROM THE NORTHWEST BOUNDARY LINE.
  - PRIMARY BM IS CITY OF BRYAN GPS MON. #72 ELEV.=281.76 (NAVD 88).
  - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - THERE WILL BE DEED RESTRICTIONS WITH PROVISION FOR THE ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION FILED WITH THIS PLAT.
  - FF IS THE RECOMMENDED MINIMUM FINISHED FLOOR ELEVATION.
  - NO PARKING WILL BE ALLOWED IN PRIVATE ACCESS EASEMENT TRAVERSING LOTS 2, 3, AND 4, BLOCK 1.
  - ALL VARIANCES ASSOCIATED WITH LOT SIZE, SETBACKS, AND SIDEWALKS HAVE BEEN APPROVED BY CITY OF BRYAN ORDINANCE NO. 1422.

FF 290.0 RECOMMENDED MINIMUM SLAB ELEVATION.

**METES AND BOUNDS DESCRIPTION**

BEING A 4.0270-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE 84.36-ACRE TRACT OF LAND CONVEYED TO GALINDO INTERESTS LTD. BY DEED RECORDED IN VOLUME 1147, PAGE 357, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO BEING THE REMAINDER OF THE CALLED 10.35 ACRES CONVEYED TO GALINDO RANCH PARTNERSHIP BY DEED RECORDED IN VOLUME 1239, PAGE 109, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS AND SAID 4.0270-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD FOUND IN CONCRETE AT THE EASTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO FRANK W.R. HUBERT BY DEED RECORDED IN VOLUME 230, PAGE 359, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO LOCATED ON THE SOUTHWESTERN BOUNDARY LINE OF LOT 5, BLOCK 1, DOMINION HILL SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3557, PAGE 85, OFFICIAL RECORDS BRAZOS COUNTY, TEXAS;

THENCE S 45°50'18" E, ALONG SAID BOUNDARY LINE AND THAT OF LOTS 4, 3, 2, AND 1, BLOCK 1, DOMINION HILL, SAID BOUNDARY LINE ALSO BEING THE BOUNDARY BETWEEN THE THOMAS J. WOOTEN LEAGUE, ABSTRACT NO. 59 AND THE ZENO PHILLIPS LEAGUE ABSTRACT NO. 45, FOR A DISTANCE OF 300.45' TO A 5/8" IRON PIPE FOUND ON THE NORTHWESTERN RIGHT OF WAY LINE OF WEST VILLA MARIA ROAD ALSO KNOWN AS F.M. 1179;

THENCE S 44°33'27" W, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 154.72' TO A BROKEN TxDOT CONCRETE MONUMENT;

THENCE S 59°33'11" W, CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 907.94', TO A TxDOT CONCRETE MONUMENT;

THENCE S 62°24'40" E, FOR A DISTANCE OF 13.22';

THENCE N 41°10'58" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID FRANK W.R. HUBERT TRACT, GENERALLY ALONG A BARBED WIRE FENCE, FOR A DISTANCE OF 1,044.06' TO THE POINT OF BEGINNING, CONTAINING 4.0270 ACRES OF LAND, MORE OR LESS.

NOTE: BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S NOS CONTROL MONUMENTS, NAD83 (1993).

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S = SET
  - F = FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BB = BACK TO BACK OF CURB
  - BL = BUILDING LINE
  - PUE = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASEMENT
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PRIVATE ACCESS EASMT.
  - PDE = PRIVATE DRAINAGE EASMT.
  - EM = ELECTRIC METER
  - ET = ELECTRIC TRANSFORMER
  - E = ELECTRICAL
  - PP = POWER POLE
  - LP = LIGHT POLE
  - MH = MANHOLE
  - CO = CLEAN OUT
  - W = WATER
  - WW = WATER METER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - FS = FIRE HYDRANT
  - GM = GAS METER
  - TV = TELEPHONE PEDESTAL
  - AC = AIR CONDITIONER
  - OH = OVERHEAD
  - EOP = EDGE OF PAVEMENT
  - BOC = BACK OF CURB
  - PE = PEDESTRIAN ACCESS
  - TM = TELEPHONE MARKER
  - SE = SIGN EASEMENT
  - (M) = MEASURED
  - (R) = RECORDED

N  
 SCALE :  
 1" = 40'  
 1 : 480  
 S

**FINAL PLAT**  
**DOMINION HILL PHASE TWO**

<b>OWNER/DEVELOPER:</b> R.A. GALINDO, INC. 1900 W. VILLA MARIA RD. BRYAN, TX 77807 PHONE: (979) 823-1919 FAX: (979) 823-1921	<b>4.0270 ACRES</b> BLOCK 1, LOTS 1-13 REMAINDER OF CALLED 10.35 ACRES THOMAS J. WOOTEN LEAGUE A-59 VOL. 1239, PG. 109 BRYAN, BRAZOS COUNTY, TEXAS	<b>DATE:</b> NOVEMBER 5, 2003 <b>DESIGNED BY:</b> DPB <b>APPROVED BY:</b> CAG <b>REVISIONS:</b> NOV. 11, 2003	<b>PROJECT</b> <b>16-03</b> <b>SHEET</b> <b>1 of 1</b>
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**GALINDO ENGINEERS AND PLANNERS, INC.**  
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

on barbed wire fence