

VICINITY MAP
NOT TO SCALE

N/F
SUSAN M. HARTZOG
CALLED 23.84 ACRES
VOL. 8752, PG. 212

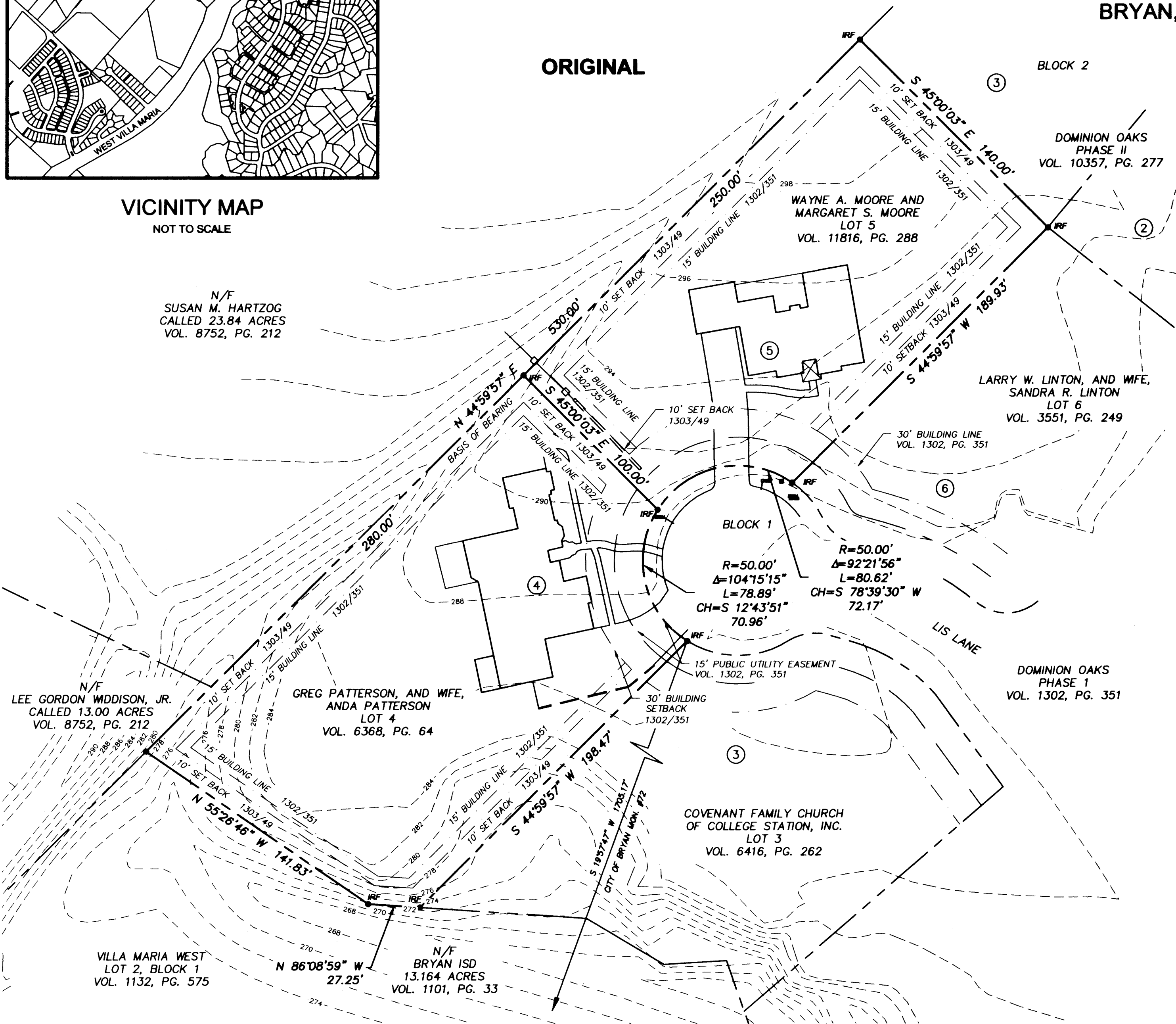
N/F
LEE GORDON WIDDISON, JR.
CALLED 13.00 ACRES
VOL. 8752, PG. 212

GREG PATTERSON, AND WIFE,
ANDA PATTERSON
LOT 4
VOL. 6368, PG. 64

VILLA MARIA WEST
LOT 2, BLOCK 1
VOL. 1132, PG. 575

N/F
BRYAN ISD
13.164 ACRES
VOL. 1101, PG. 33

ORIGINAL

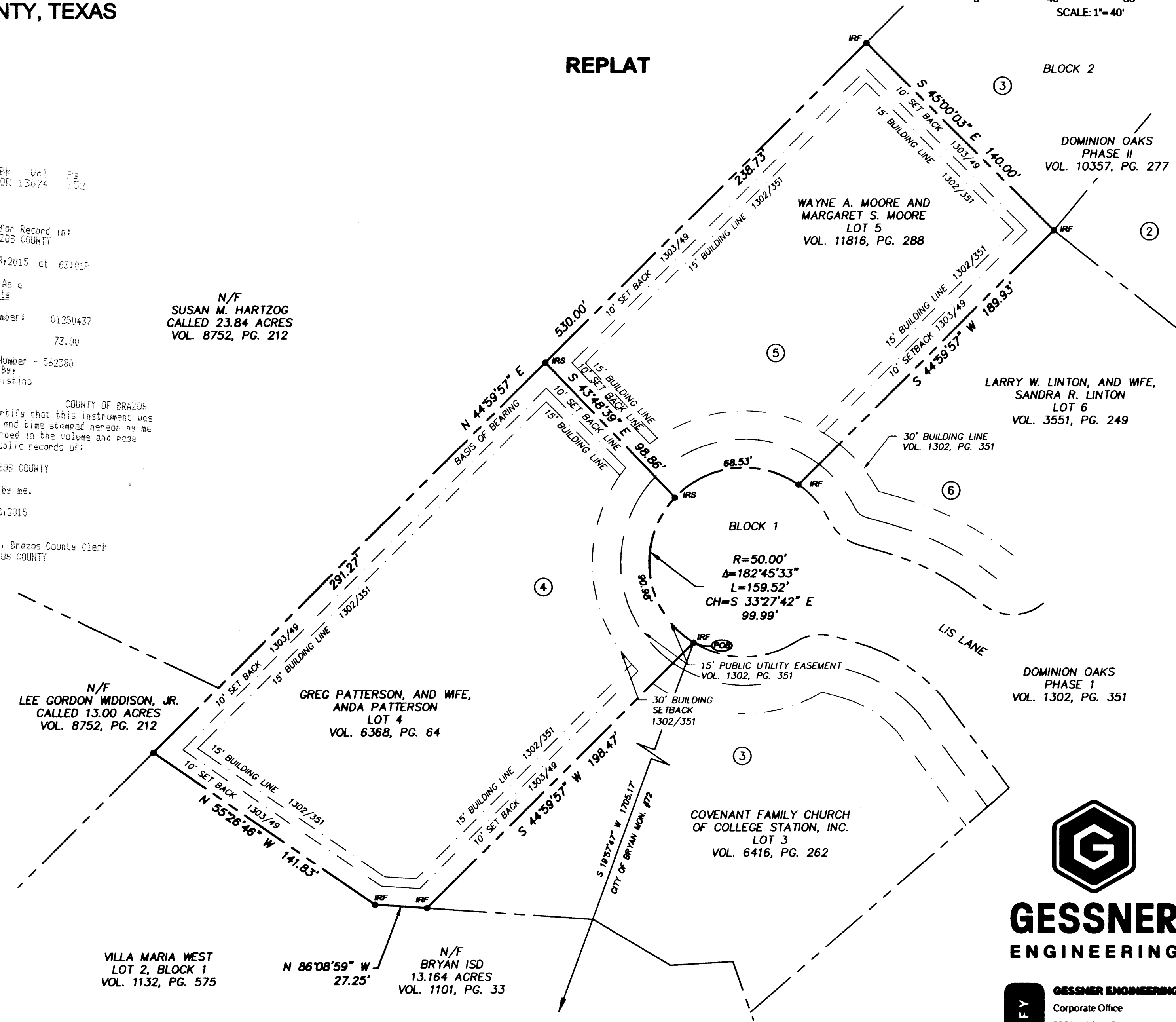


AMENDING PLAT OF DOMINION OAKS

LOTS 4 & 5, BLOCK 1
PHASE I

VOL. 1302, PG. 351
ZENO PHILLIPS SUREY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

REPLAT



Doc: 01250437
Blk: DR
Vol: 1302/351
Pg: 152

Filed for Record in:
BRAZOS COUNTY
On: Dec 08, 2015 at 03:01P

As a
Plat

Document Number: 01250437
Amount: 73.00

Receipt Number - 562380
By: Lauren Reistino

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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Dec 08, 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

N/F
LEE GORDON WIDDISON, JR.
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FIELD NOTES

Field notes for that certain tract of land being 1.69 acres situated in Bryan, Brazos County, Texas, and being a part of the Zeno Phillips Survey, A-45, same being all of Lot 4 & Lot 5, Block 1, Dominion Oaks, Phase I, according to the Plat recorded in Volume 1302, Page 351, Official Records, Brazos County, Texas. (ORBC) Said tract being a portion of a 24.10 acre tract, described in a deed dated September 28, 1988, from Ferraro A. Galindo to Galindo Interests, Ltd., as recorded in Volume 1147, Page 357 (ORBC) and being more particularly described as follows:

BEGINNING at a capped 3/8-inch iron rod found in the right-of-way of Lis Lane, being the east corner of Lot 4, Block 1, as shown on said subdivision, and described in a deed to Greg Patterson, and wife, Anda Patterson, recorded in Volume 6368, Page 64 Official Records, Brazos County, Texas (ORBC), and the westerly north corner of Lot 3, Block 1, of said subdivision, described in a deed to Covenant Family Church of College Station, Inc., from which a 5/8" iron rod with an aluminum cap stamped "City of Bryan Monument 72" bears South 18°57'47" West 1705.77 feet

THENCE along the right of way of Lis Lane with the northwest line of said Lot 3, Block 1, South 44°59'57" West 198.47 feet, to a 1/2-inch iron rod found in the northeast line of Lot 2, Block 1, 186 Maria West, as shown on a plat recorded in Volume 1132, Page 575 (ORBC) and described in a deed to Bryan Independent School District containing a called 13.164 acre tract, being the easterly south corner of the herein described tract in an unnamed tributary of Turkey Creek;

THENCE with the meanders of said unnamed tributary for the following calls:

North 86°08'59" West 27.25 feet to a 5/8-inch capped iron rod found stamped "CARLOMAGNO"; and
North 55°28'46" West 141.83 feet to a point for corner in the southeast line of a called 13.00 acre tract referred to as "Tract 7" in a deed to Lee Gordon Widdison, Jr., recorded in Volume 8752, Page 212, (ORBC) from which a 1/2-inch capped iron rod found stamped "JGNC" bears North 48°23'01" East, 48.58 feet

THENCE with the southwest line of said 13.00 acre tract and the southeast line of a 23.84 acre tract of land referred to as "Tract 4" in a deed to Susan M. Hartzog recorded in Volume 8752, Page 212 Official Records, Brazos County, Texas (ORBC), North 44°59'57" East 530.00 feet to a 3/8-inch iron rod found for the west corner of Lot 3, Block 2, Dominion Oaks, Phase I, recorded in Volume 10357, Page 277 (ORBC) and north corner the herein described tract;

THENCE with the southwest line of said Lot 3, South 45°00'03" East 140.00 feet to a 1/2-inch capped iron rod found stamped "JGNC" for the south corner of Lot 3, Block 2 Dominion Oaks, Phase I, same being the west corner of Lot 2, Block 2, of said Dominion Oaks Phase I, the north corner of Lot 6, Block 1, Dominion Oaks Phase I, and the east corner of the herein described tract of land;

THENCE with the northwest line of said Lot 6, South 44°59'57" West 189.93 feet to a 5/8-inch capped iron rod found stamped "CARLOMAGNO" for the west corner of said Lot 6, Block 1, Dominion Oaks Phase I, and the beginning of a non-tangent curve to the left in the right-of-way of Lis Lane;

THENCE with said curve to the left, having a radius of 50.00 feet, an arc length of 159.52 feet and a chord bearing and distance of South 33°27'42" West, 99.99 feet to the POINT OF BEGINNING, containing 1.69 acres of land, more or less

NOTES:

- THE PURPOSE OF THIS AMENDING PLAT IS TO OFFSET THE COMMON PROPERTY LINE BETWEEN LOTS 4 & 5 TO INCLUDE THE STONE WALL ON THE PROPERTY.
- BEARINGS ARE BASED ON THE MONUMENTED NORTHWEST LINE OF DOMINION OAKS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 1302, PAGE 351, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE PROPERTY IS CURRENTLY ZONED RD-7 (RESIDENTIAL DISTRICT-7000) AS SHOWN ON SURVEY.
- NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY MAP NUMBER 480082, PANEL NO. 0195E, MAP NO. 48041C0195E REVISED DATE OF MAT 16, 2012.
- PROPERTY IS SUBJECT TO 25' FRONT, 7.5' SIDE, 7.5' REAR SETBACKS ACCORDING TO CITY OF BRYAN ORDINANCE.
- PROPERTY IS SUBJECT A BLANKET EASEMENT RECORDED IN VOLUME 144, PAGE 177, DEED RECORDS OF BRAZOS COUNTY, TEXAS. (D.R.B.C.T.)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR NO. 6531, 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.

Michael Konetski
10/15/15

MICHAEL KONETSKI R.P.S. NO. 6531
JULY, 2015



CERTIFICATE OF CITY PLANNER

I, MARTIN ZIMMERMANN, 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 15th DAY OF December, 2015.

CITY PLANNER
BRYAN, TEXAS

CERTIFICATE OF CITY ENGINEER

I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

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 8th DAY OF October, 2015 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 1302, PAGE 352.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

Karen McQueen
COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

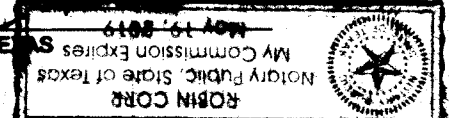
WE, Greg Patterson, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, 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 9th DAY OF Oct, 2015

Robin Carr
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

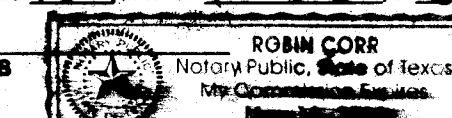
WE, Wayne Moore, OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

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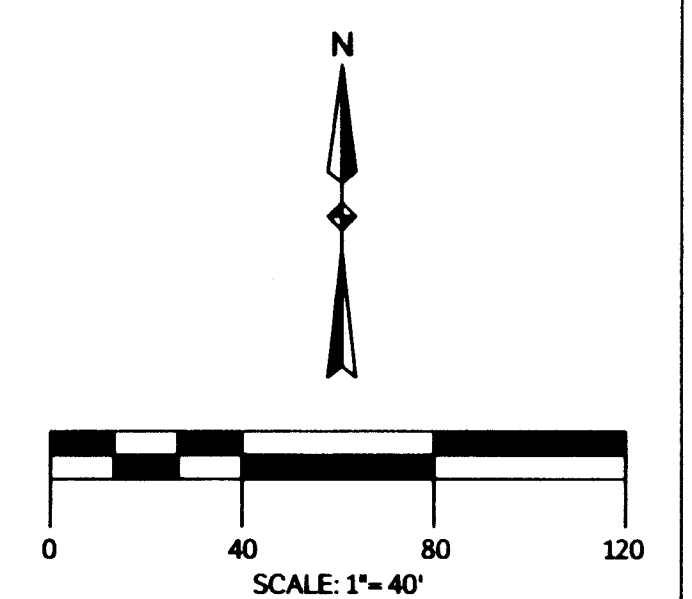
GIVEN UNDER MY HAND AND SEAL ON THIS 15th DAY OF October, 2015

Robin Carr
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- PP = POWER POLE
- OE- = OVERHEAD ELECTRIC
- = PROPERTY LINE
- - - = EASEMENT LINE
- - - = SETBACK LINE
- - - = IRON FENCE LINE
- o = CHAIN LINK FENCE LINE



GESSNER ENGINEERING

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www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TYPE F-7481, TRPLS F-16193610

COLUMBIA STATION 979.680.8840
BIRMINGHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124

SURVEY PLAT

Issue Date: 10-09-15
Drawn By: MK
Checked By: GH
Project Number: 14-0625