

CERTIFICATE OF OWNERSHIP AND ENDORSEMENT

STATE OF TEXAS
COUNTY OF BRAZOS

I, (HE, SHE, IT) ALVIN R. LUEDECKE
OWNER (S) OF THE LAND SHOWN ON THIS PLAN, HEREBY A PART OF THE TRACT OF LAND AS OWNED TO ME (US, IT) IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 1239, PAGE 106, AND DESIGNATED HEREIN AS DOMINION OAKS SUBDIVISION PHASE I, IN THE CITY OF BRYAN, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREBY SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Galindo
OWNER (S) RAMIRO A. GALINDO, GENERAL PARTNER
GALINDO RANCH PART.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. L. 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 14 DAY OF March, 1991

SARA MILLER, Notary Public, My Comm. Expires JUNE 6, 1992

CERTIFICATION OF CITY PLANNER

I, RAY SHANAA, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Ray Shanaa
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ART KING, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAN WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 14TH DAY OF MARCH, 1991, AND SAME WAS DULY APPROVED ON THE 22ND DAY OF APRIL, 1991.

Art King
CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, BOUCE KAEL, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Bouce Kael
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Galindo, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAN TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 25 DAY OF July, 1991, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 1101, PAGE 334.

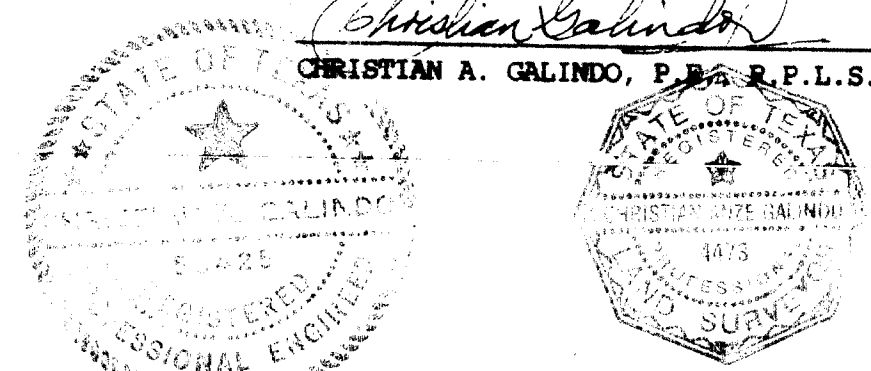
Mary Ann Galindo
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

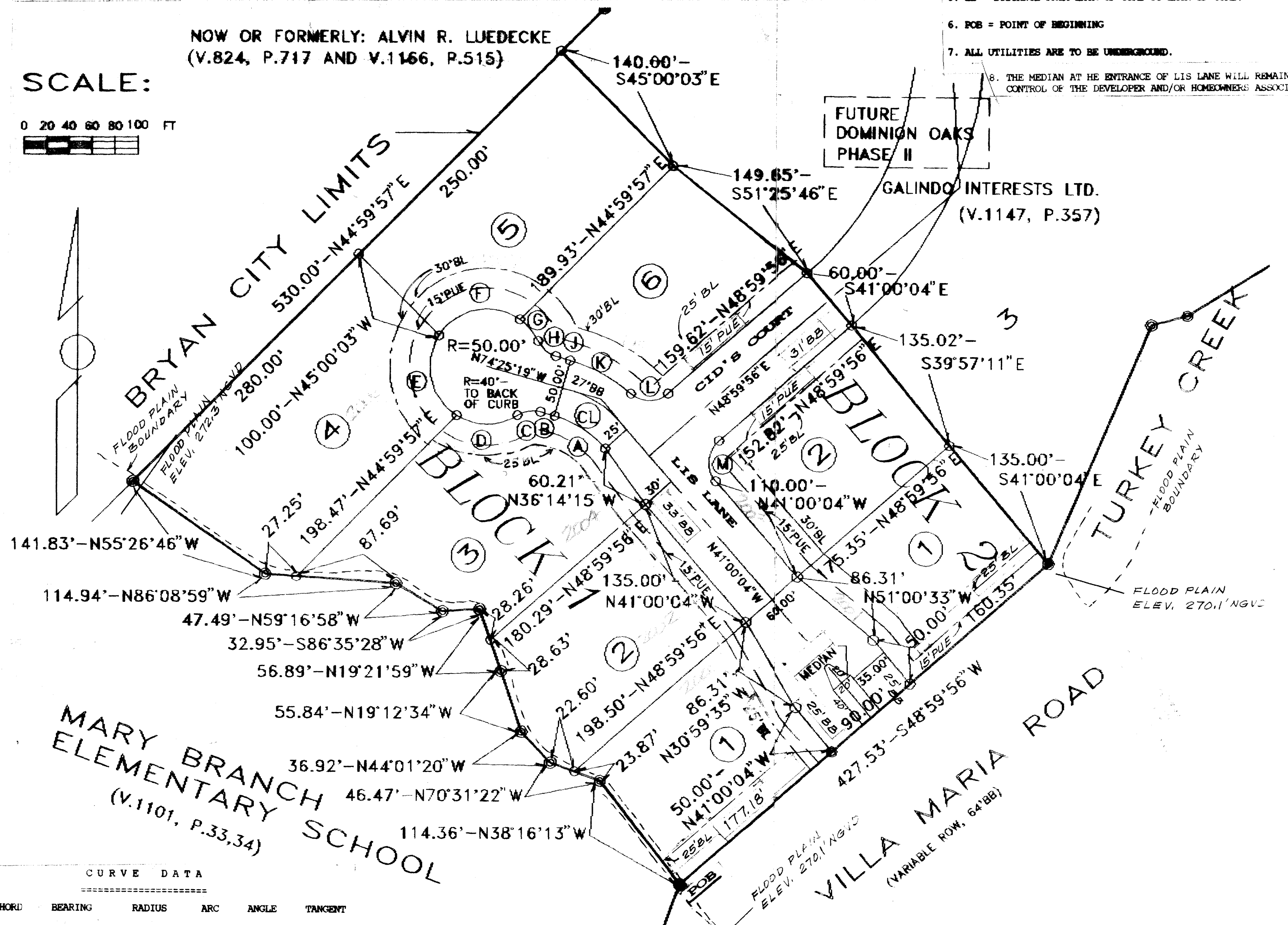
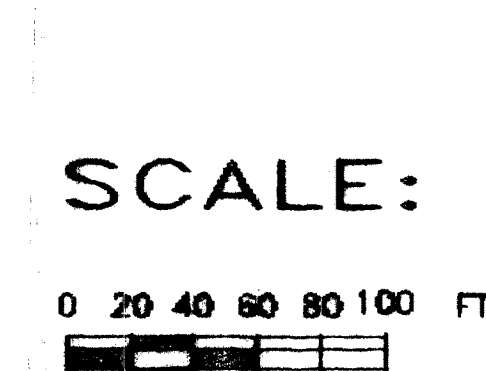
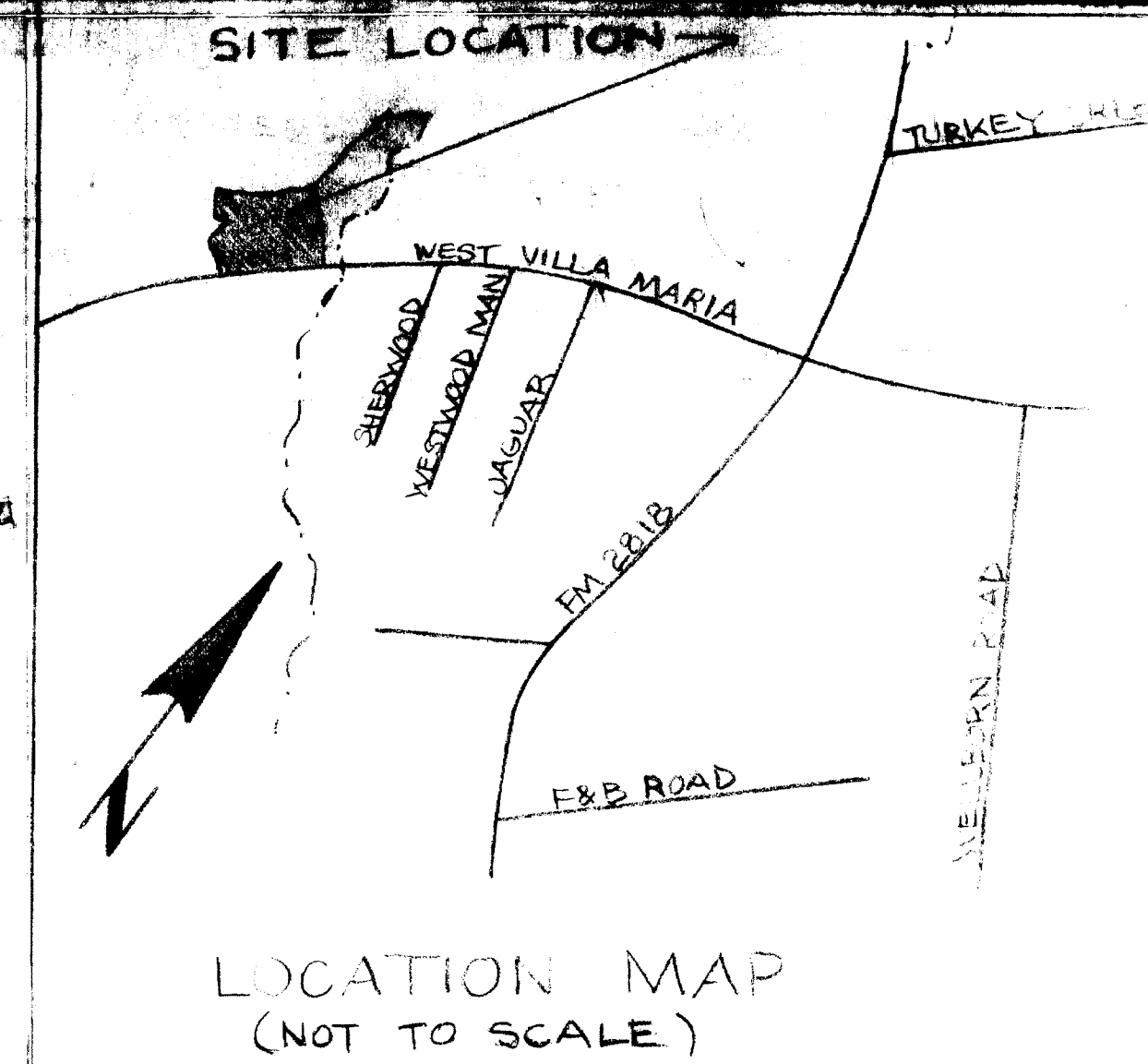
I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAN.

Christian Galindo
CHRISTIAN A. GALINDO, P.E. & P.L.S.



FILED
91.3.25 P. 347
Approved by
Jesus Palomera
470041

- NOTES**
- IN CENTER OF TOP OF UPPER END WALL, TURKEY CREEK CULVERT ACROSS VILLA MARIA RD., ELEVATION: 270.02 FT. ROAD.
 - FLOOD PLAIN ELEVATION IDENTIFIES THE CORPS OF ENGINEERS AS 270 FT. HWD AT VILLA MARIA ROAD CROSSING (DEC. 1975, BEFORE TURKEY CREEK CULVERT THROUGH VILLA MARIA ROAD WAS BUILT).
 - FUE = PUBLIC UTILITY EASEMENT.
 - BL = BUILDING SET BACK LINE. MINIMUM SIDE AND REAR SET BACK SHALL BE 10 FT.
 - EB = DISTANCE FROM BACK OF CURB TO BACK OF CURB.
 - POB = POINT OF BEGINNING.
 - ALL UTILITIES ARE TO BE UNDERGROUND.
 - THE MEDIAN AT THE ENTRANCE OF LIS LANE WILL REMAIN UNDER THE CONTROL OF THE DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.



CURVE DATA

CHORD	BEARING	RADIUS	ARC	ANGLE	TANGENT
CL	67.04 N 57d 42'41" W	116.58	68.00	33d 25'15"	35.00
A	52.67 N 57d 42'41" W	91.58	53.42	33d 25'15"	27.50
B	12.99 N 74d 25'19" W				
C	20.41 S 81d 29'00" W	25.00	21.03	48d 11'23"	11.18
D	53.49 S 89d 43'36" W	50.00	56.44	64d 40' 35"	31.66
E	70.96 N 12d 44'08" W	50.00	78.89	90d 23'58"	50.35
F	72.17 N 78d 39'31" E	50.00	80.62	92d 23'19"	52.13
G	24.97 S 40d 41'23" E	50.00	25.23	28d 54'54"	12.89
H	20.41 S 50d 19'37" E	25.00	21.03	48d 11'23"	11.18
J	12.99 S 74d 25'19" E				
K	60.78 S 62d 01'38" E	141.58	61.26	24d 47'23"	31.12
L	31.15 N 87d 32'07" E	25.00	33.63	77d 04'22"	21.57
M	35.35 S 03d 59'56" W	25.00	39.27	90d 00'00"	25.00

LOT SIZES

BLOCK	LOT	AREA, ACR.
1	1	0.557
1	2	0.623
1	3	0.743
1	4	0.928
1	5	0.758
1	6	0.606
2	1	0.512
2	2	0.544

METES AND BOUNDS DESCRIPTION

Being a 6.320-acre tract or parcel of land lying and being situated in the Zeno Phillips League, Abstract 45, Brazos County, Texas, and being a part of a 24.10-acre tract of land conveyed to Galindo Interests Ltd. by Deed Recorded in volume 1147, Page 357, Official Records, Brazos County, Texas and said 6.320-acre tract being more particularly described as follows:

BEGINNING at a State Department of Highways and Public Transportation concrete monument located on the northwesterly right of way line of West Villa Maria Road, said monument also marking the southernmost corner of this 6.320-acre tract and furthermore said monument also marking the easternmost corner of the Mary Branch Elementary School Tract recorded in volume 1101, Pages 33 and 34, Official Records, Brazos County, Texas

THENCE along the meanders of a creek tributary to Turkey Creek, said tributary being also the common boundary with the Mary Branch Elementary School tract for the following calls:

- N 8d 16'13" W - 114.36' to an iron rod
- N 70d 31'25" W - 46.47' to an iron rod
- N 44d 01'20" W - 36.92' to an iron rod
- N 19d 12'34" W - 55.84' to an iron rod
- N 19d 21'59" W - 56.89' to an iron rod
- N 8d 35'28" W - 32.95' to an iron rod
- N 9d 16'58" W - 47.49' to an iron rod
- N 6d 08'59" W - 114.94' to an iron rod
- N 5d 00'46" W - 141.83' to an iron rod on the boundary line with the Alvin R. Luedcke tract recorded in volume 824, page 717, and volume 1166, page 515, Official Records, Brazos County, Texas.

THENCE to 44d 59'57" E along the common boundary line of said tract, said line being also the City Limits line of the City of Bryan for a distance of 28.26' to an iron rod.

THENCE through the referenced Galindo Interests Ltd. 24.10-acre tract for the following calls:

- S 45d 00'03" E - 140.00' to an iron rod
- S 51d 15'46" E - 149.65' to an iron rod
- S 42d 00'04" E - 60.00' to an iron rod
- S 39d 57'11" E - 135.02' to an iron rod
- S 41d 00'04" E - 135.00' to a THE concrete monument located on the northwesterly right of way line of West Villa Maria Road, said monument also marking the easternmost corner of this 6.320-acre tract and furthermore said monument also being located on the right (upstream) bank of Turkey Creek

THENCE S 48d 59'56" W along the northwesterly right of way line of West Villa Maria Road for a distance of 427.53' to the POINT OF BEGINNING containing 6.320 acres of land more or less.

FINAL PLAT
DOMINION OAKS
PHASE I
6.320 ACRES

GALINDO ENGINEERS & PLANNERS

OWNER / DEVELOPER:
GALINDO RANCH PARTNERSHIP
1900 W. VILLA MARIA RD.
BRYAN, TX 77801
361-322-1919

PART OF A 24.10-ACRE TRACT
ZENO PHILLIPS SURVEY, A-45
BRYAN, TEXAS

VOL. 1147, PG. 357
OFFICIAL RECORDS
BRAZOS COUNTY, TEXAS

DATE: APR. 2, 1991
DRAWN BY:
APPROVED BY: CAG
REVISIONS:

PROJECT
12-90

SHEET
OF