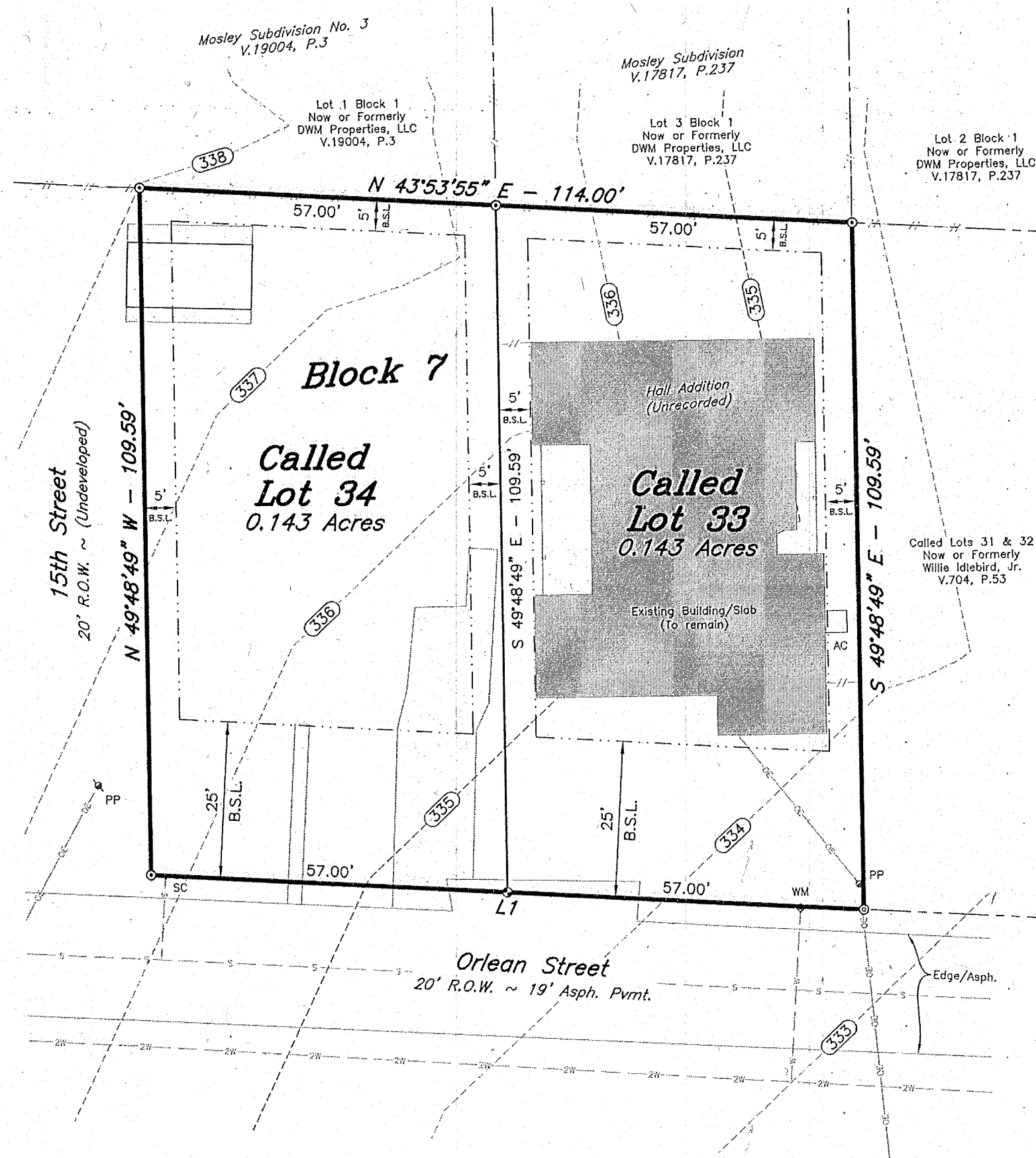




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°53'55" E	114.00'

PRELIMINARY PLAN

CALLED LOTS 33 & 34, BLOCK 7
UNRECORDED HALL ADDITION

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Deborah Lockett-Morales, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19712, Page 90 and Volume 20268, Page 82 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.

Deborah Lockett-Morales
Deborah Lockett-Morales

APPROVAL OF THE CITY ENGINEER

I, *Jayson Buehnecht*, 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 20 day of August, 2026.

Jayson Buehnecht
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, *Martin Binnermann*, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of August, 2026.

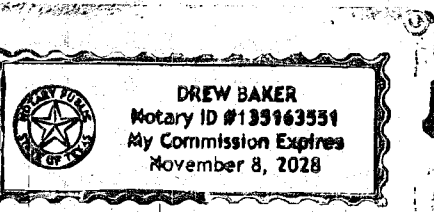
Martin Binnermann
City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Deborah Lockett-Morales*, 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 on this 24 day of July, 2026.

Drew Baker
Notary Public, Brazos County, Texas

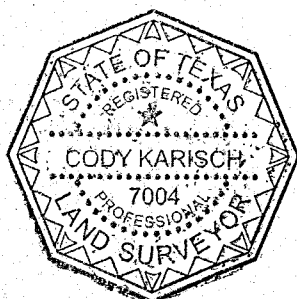


CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Cody Karisch*, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch
Cody Karisch, R.P.L.S. No. 7004



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/17/2026 2:13:34 PM
In the PLAT Records

Doc Number: 2026 - 1594608
Volume - Page: 20768 - 28
Number of Pages: 1
Amount: 72.00
Order#: 20260817000103
By: SR

Phyllis Johnson
County Clerk, Brazos County, Texas

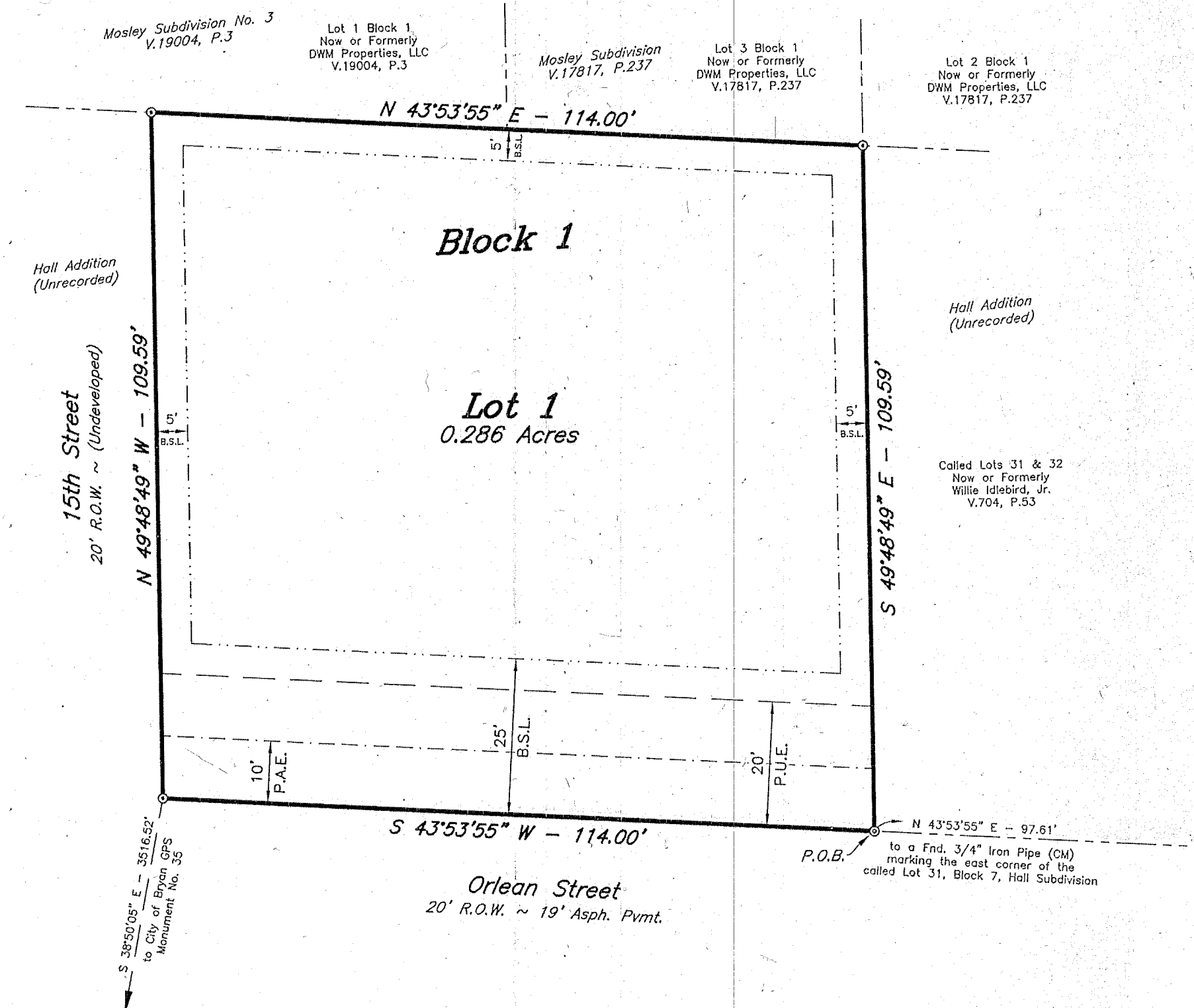
GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations and actual measured distance to the monuments are consistent with the plat recorded in Volume 34, Page 635 of the Brazos County Deed Records.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, no portion of this property is located within a Special Flood Hazard Area.
3. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. This property is currently zoned Residential District - 5000 (RD-S).
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979-821-5700) and the City of Bryan (979-209-5900).
7. Existing structure located on Lot 33, Block 7 to remain. Concrete located on Lot 34, Block 7 will remain prior to the filing of this plat.
8. Purpose of this replat is to update to a single residential lot.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 1/2" Iron Rod Found (CM)
- - 1" Iron Pipe Found (CM)
- - PK Nail Found in Asphalt (CM)

10. Legend & Abbreviations:

- B.S.L. - Building Setback Line
- P.A.E. - Public Access Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- CM - Controlling Monument
- PP - Power Pole
- SC - Sewer Cleanout
- WM - Water Meter
- /— - Wood Fence
- OE— - Overhead Electrical Line
- S— - Underground Sewer Line
- 2W— - Underground Water Line w/ Size
- (355) - Contour Elevation



FINAL PLAT

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 62, in Bryan, Brazos County, Texas and being a total of 0.286 acres of land consisting of all of the following two (2) individual tracts:

- 1) Being all of the called Lot 34, Block 7, UNRECORDED HALL ADDITION, the called Lot 34, Block 7 being further described in the deed from Freddie Roy Lockett, et al. to Deborah Ann Torres recorded in Volume 19712, Page 90 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), and
- 2) Being all of the called Lot 33, Block 7 of said UNRECORDED HALL ADDITION, the called Lot 33, Block 7 being further described in the deed from Freddie Lockett, et al. to Deborah Torres recorded in Volume 20268, Page 82 (O.P.R.B.C.),

and being more particularly described by metes and bounds as follows:

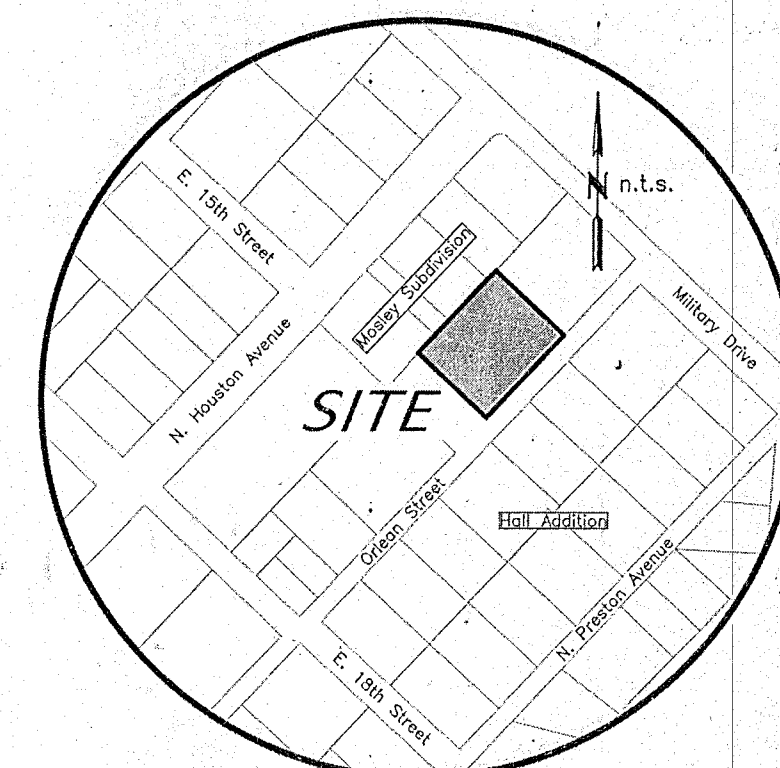
BEGINNING: at a found 1-inch iron pipe marking the common east corner of this herein described tract and the called Lot 33, Block 7, said iron pipe also marking the south corner of the called Lot 32, Block 7 of said UNRECORDED HALL ADDITION and being in the northwest margin of Orlean Street, from whence a found 3/4-inch iron pipe marking the apparent east corner of the called Lot 31, Block 7 of said UNRECORDED HALL ADDITION bears N 43° 53' 55" E at a distance of 97.61 feet for reference;

THENCE: S 43° 53' 55" E along the northwest margin of said Orlean Street, at 57.00 feet, pass a found PK-nail marking the south corner of said Lot 33, Block 7 and the east corner of the called Lot 34, Block 7, continue for a total distance of 114.00 feet to a 1/2-inch iron rod marking the common south corner of this tract and the called Lot 34, Block 7, said iron rod also marking the east corner of the undeveloped 15th Street (based on a 20-foot width) as depicted in Block 7 of said UNRECORDED HALL ADDITION;

THENCE: N 49° 48' 49" W along the northeast right-of-way line of the said undeveloped 15th Street for a distance of 109.59 feet to a 1/2-inch iron rod set for the common west corner of this herein described tract and the called Lot 34, Block 7, said iron rod also being in the southeast line of Lot 1, Block 1, MOSLEY SUBDIVISION No. 3 according to the Final Plat recorded in Volume 19004, Page 3 (O.P.R.B.C.);

THENCE: N 43° 53' 55" E along the common line of this tract, said Lot 1, Block 1 and Lot 3, Block 1, MOSLEY SUBDIVISION according to the Final Plat recorded in Volume 17817, Page 237 (O.P.R.B.C.), at 57.00 feet, pass a found 1/2-inch iron rod marking the north corner of the called Lot 34, Block 7 and the west corner of the called Lot 33, Block 7, continue for a total distance of 114.00 feet to a found 1/2-inch iron rod marking the common north corner of this tract and the called Lot 33, Block 7, said iron rod also marking the west corner of the called Lot 32, Block 7, the east corner of said Lot 3, Block 1 and the south corner of Lot 2, Block 1 of said MOSLEY SUBDIVISION;

THENCE: S 49° 48' 49" E along the common line of this tract and the called Lot 32, Block 7 for a distance of 109.59 feet to the POINT OF BEGINNING and containing 0.286 acres of land.



VICINITY MAP

FINAL PLAT

FINAL PLAT OF MORALES SUBDIVISION LOT 1, BLOCK 1

BEING 0.286 ACRES OUT OF THE

STEPHEN F. AUSTIN LEAGUE NO.9, A-62

BEING CALLED LOTS 33 AND 34 OF THE

UNRECORDED HALL ADDITION SUBDIVISION

0.286 ACRES

STEPHEN F. AUSTIN LEAGUE NO.9, A-62

BRYAN, BRAZOS COUNTY, TEXAS

JUNE 9, 2026

SCALE: 1" = 20'

Owner:
Deborah Lockett-Morales
1100 Orlean Street
Bryan, Texas 77802

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

MB

09261475-trp-dwg