

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
COUNTY OF BRAZOS)

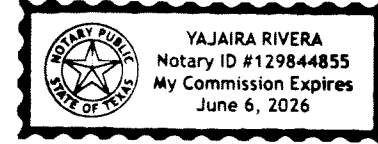
WE, DWM PROPERTIES, LLC., A TEXAS LIMITED LIABILITY CO., REPRESENTED BY DARREL W. MOSLEY OWNER OF THE LAND CONVEYED TO US BY DEED RECORDED IN VOL. 18207, PG. 195, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE MOSLEY SUBDIVISION No. 2, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

Darrel W. Mosley
OWNER
LIEN HOLDER

STATE OF TEXAS)
COUNTY OF BRAZOS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Darrel W. Mosley KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT IT EXECUTED THE SAME FOR THE PURPOSE HEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS 31st DAY OF January, 2023.

[Signature]
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE 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 CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 2nd DAY OF February, 2023.

[Signature]
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Koopar, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 3rd DAY OF February, 2023.

[Signature]
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/17/2023 1:31:46 PM
In the PLAT Records
Doc Number: 2023-1495412
Volume - Page: 18475-241
Number of Pages: 1
Amount: 73.00
Order#: 20230217000086
By: AP



NTY, DO HEREBY CERTIFY
IFICATION WAS FILED
2023, IN
PAGE

COUNTY CLERK, BRAZOS COUNTY, TEXAS
Karen McQueen by Ashli B

CERTIFICATE OF THE SURVEYOR AND 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 WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

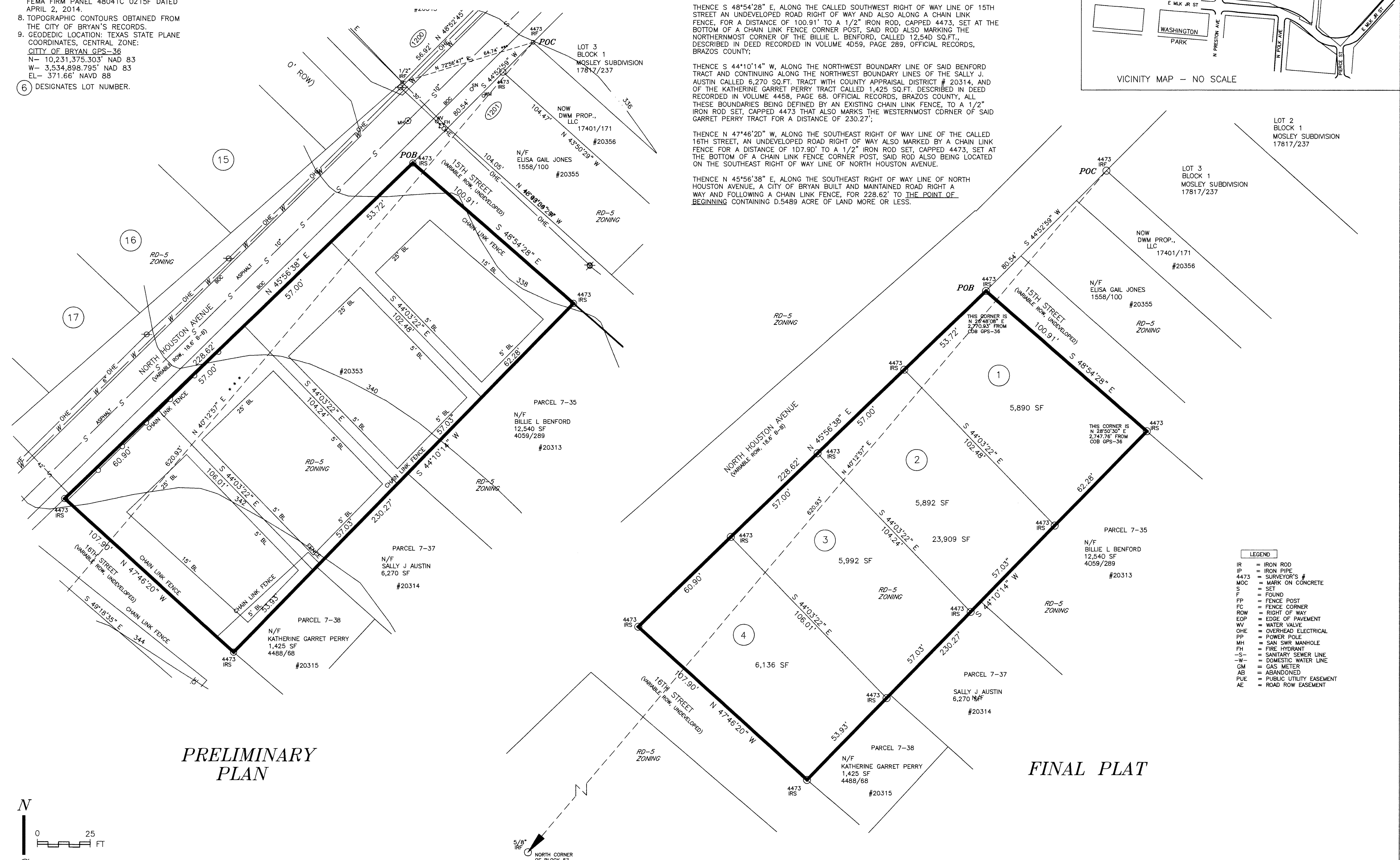
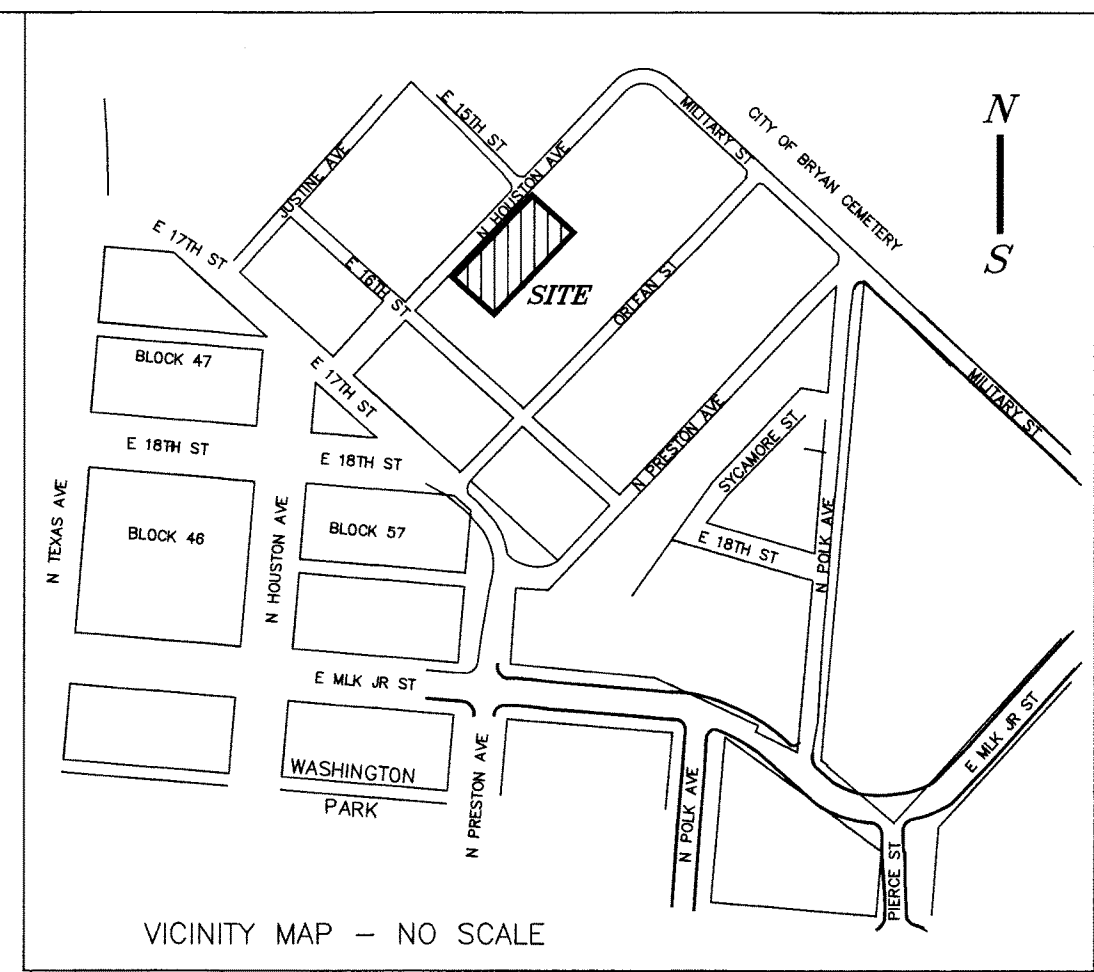
Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: DECEMBER 27, 2022



- GENERAL NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - ALL CALLS ARE MEASURED CALLS.
 - BEARING SOURCE IS THE PLAT OF THE MOSLEY SUBDIVISION RECORDED IN 17817/237.
 - BASE LINE, NOTED WITH * * *, IS THE LINE CONNECTING THE NORTHERNMOST CORNER OF BLOCK 57, BRYAN ORIGINAL TOWN SITE RECORDED IN VOL. H, PG. 721, DEED RECORDS, BRAZOS COUNTY, TX. BOTH CORNERS MARKED AS SHOWN HEREON.
 - BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
 - THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
 - TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.
 - GEODESIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, CITY OF BRYAN GPS-36
N- 10,231,375.303" NAD 83
W- 3,534,898.795" NAD 83
EL- 371.66' NAVD 88
 - DESIGNATES LOT NUMBER.

- STREET NOTES**
- THE STREETS SHOWN ON THIS PLAT HAVE NEVER BEEN DEDICATED TO THE CITY OF BRYAN.
 - ONLY NORTH HOUSTON AVENUE HAS BEEN DEVELOPED AND PAID FOR BY THE CITY OF BRYAN.
 - THEREFORE IT WOULD APPEAR THAT NORTH HOUSTON AVE. IS REALLY A PRESCRIPTIVE PUBLIC RIGHT OF WAY EASEMENT WITHOUT RISING TO THE LEVEL OF DEDICATION.

METES AND BOUNDS DESCRIPTION
BEING A 0.5489-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE # 10, ABSTRACT 63, AND ALSO BEING A PART OF BLOCK 8, HALL ADDITION, A POORLY DEFINED AND INCOMPLETELY AND INACCURATELY DEVELOPED HALL ADDITION, AN UNRECORDED ADDITION TO THE CITY OF BRYAN, TEXAS, AND SAID D.5489-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
COMMENCING AT AN IRON ROD FOUND, CAPPED 4473, MARKING THE WESTERMOST CORNER LOT 3, BLOCK 1, MOSLEY SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, PLATTED AND RECORDED IN VOLUME 17817, PAGE 237, OFFICIAL RECORDS, BRAZOS COUNTY, SAID ROD BEING LOCATED 620.93' - N 40°12'57" E FROM A 5/8" IRON ROD FOUND MARKING THE NORTH CORNER OF BLOCK 57, BRYAN ORIGINAL TOWNSITE, MAPPED AND RECORDED IN VOLUME H, PAGE 751, DEED RECORDS, BRAZOS COUNTY, TEXAS;
THENCE S 44°52'59" W, A DISTANCE 80.54' ALONG THE SOUTHEAST EAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE TO THE INTERSECTION WITH THE CALLED SOUTHWEST RIGH OF WAY LINE OF 15TH STREET, TO A 1/2" IRON ROD SET, CAPPED 4473, WHICH IS THE POINT OF BEGINNING; THIS POINT BEING LOCATED 26°48'08" E 2,770.93' FROM THE CITY OF BRYAN CONTROL MONUMENT GPS-36;
THENCE S 48°54'28" E, ALONG THE CALLED SOUTHWEST RIGHT OF WAY LINE OF 15TH STREET AN UNDEVELOPED ROAD RIGHT OF WAY AND ALSO ALONG A CHAIN LINK FENCE, FOR A DISTANCE OF 100.91' TO A 1/2" IRON ROD SET, CAPPED 4473, SET AT THE BOTTOM OF A CHAIN LINK FENCE CORNER POST, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF THE BILLIE L. BENFORD, CALLED 12,540 SQ.FT., DESCRIBED IN DEED RECORDED IN VOLUME 4059, PAGE 289, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE S 44°10'14" W, ALONG THE NORTHWEST BOUNDARY LINE OF SAID BENFORD TRACT AND CONTINUING ALONG THE NORTHWEST BOUNDARY LINES OF THE SALLY J. AUSTIN CALLED 6,270 SQ.FT. TRACT WITH COUNTY APPRAISAL DISTRICT # 20314, AND OF THE KATHERINE GARRET PERRY TRACT CALLED 1,425 SQ.FT. DESCRIBED IN DEED RECORDED IN VOLUME 4458, PAGE 68, OFFICIAL RECORDS, BRAZOS COUNTY, ALL THESE BOUNDARIES BEING DEFINED BY AN EXISTING CHAIN LINK FENCE, TO A 1/2" IRON ROD SET, CAPPED 4473 THAT ALSO MARKS THE WESTERMOST CORNER OF SAID GARRET PERRY TRACT FOR A DISTANCE OF 230.27';
THENCE N 47°46'20" W, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE CALLED 16TH STREET, AN UNDEVELOPED ROAD RIGHT OF WAY ALSO MARKED BY A CHAIN LINK FENCE FOR A DISTANCE OF 107.90' TO A 1/2" IRON ROD SET, CAPPED 4473, SET AT THE BOTTOM OF A CHAIN LINK FENCE CORNER POST, SAID ROD ALSO BEING LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE.
THENCE N 45°56'38" E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE, A CITY OF BRYAN BUILT AND MAINTAINED ROAD RIGHT OF WAY AND FOLLOWING A CHAIN LINK FENCE, FOR 228.82' TO THE POINT OF BEGINNING CONTAINING 0.5489 ACRE OF LAND MORE OR LESS.



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - 4473 = SURVEYOR'S #
 - MOC = MARK ON CONCRETE
 - S = SET
 - F = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - EOP = EDGE OF PAVEMENT
 - WV = WATER VALVE
 - OHE = OVERHEAD ELECTRICAL
 - PP = POWER POLE
 - MH = SAN SWR MANHOLE
 - FH = FIRE HYDRANT
 - S- = SANITARY SEWER LINE
 - W- = DOMESTIC WATER LINE
 - GM = GAS METER
 - AB = ABANDONED
 - PUE = PUBLIC UTILITY EASEMENT
 - AE = ROAD ROW EASEMENT

PRELIMINARY PLAN

FINAL PLAT

**MOSLEY SUBDIVISION No. 2
LOTS 1, 2, 3 AND 4, BLOCK 1**

ALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER: DARREL MOSLEY D. W. M. PROPERTIES, LLC P. O. BOX 1264 BRYAN, TX 77805 CELL: 979-574-1630 EMAIL: dwmplumbing@gmail.com	1107 NORTH HOUSTON AVENUE 0.5489 ACRE (23,909 S.F.) S. F. AUSTIN LEAGUE # 10, A-63 BRAZOS COUNTY, TEXAS	DATE: DECEMBER 28, 2022 APPROVED BY: CAG REVISIONS: JANUARY 10, 2023 JANUARY 17, 2023 JANUARY 23, 2023	PROJECT 10-22 SHEET 1 of 1
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