

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. 17401, PG. 171, DEED RECORDED IN VOL. 18802, PG. 140, AND QUIT CLAIM DEED FILED VOL. _____, PG. _____, ALL OF THEM FILED FOR RECORD IN THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE MOSLEY SUBDIVISION, 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 Dana Wayne 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 17th DAY OF November, 2023.

Megan Hancock
Notary Public, State of Texas
Comm. Expires 07-07-2027
Notary ID: 122842424

APPROVAL OF THE CITY PLANNER

I, Montie Zimmerman, 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 22nd DAY OF November, 2023.

Montie Zimmerman
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 27th DAY OF November, 2023.

W. Paul Kasper
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/02/2024 1:16:26 PM
In the PLAT Records

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By: LG Karen McQueen

COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 A. GALINDO, P.E., R.P.L.S.
DATE: OCTOBER 13, 2023

Christian Galindo



ALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-229-2316
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

SURVEY NOTES:

- 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.1881 ACR (8,195 SF)
4. BEARING SOURCE IS THE PLAT OF THE MOSLEY SUBDIVISION IN 17817/237
5. BASE LINE, NOTED WITH **, IS THE LINE CONNECTING THE NORTHERNMOST CORNER OF LOT 1, BLOCK 1, MOSLEY SUBDIVISION No. 2, IN 18475/241, AND THE WESTERN-MOST CORNER OF LOT 3, BLOCK 1, MOSLEY SUBDIVISION IN 17817/237, BOTH CORNERS MARKED WITH 1/2" IRFS CAPPED 4473.
6. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.
9. GEODETIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE:
CITY OF BRYAN GCS-36
N= 10,231,375.303' NAD 83
W= 3,534,898.795' NAD 83
EL= 371.66' NAVD 88
(1) DESIGNATES LOT NUMBER.

METES AND BOUNDS DESCRIPTION

BEING A 0.1881-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE # 10, ABSTRACT 63, BRAZOS COUNTY, AND BEING THE AGGREGATE OF THE FOLLOWING TRACTS:
2,084 SQ.FT. TRACT CONVEYED TO DWM PROPERTIES LLC BY DEED IN VOLUME 17401, PAGE 171,
3,804 SQ.FT. TRACT CONVEYED TO DWM PROPERTIES LLC BY DEED IN VOLUME 18802, PAGE 140 AND
2,307 SQ.FT. TRACT QUIT CLAIMED TO DWM PROPERTIES LLC BY DEED IN ALL DEEDS FILED IN THE OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS
AND SAID 0.1881-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (4473) MARKING THE NORTHERNMOST CORNER OF LOT 1, BLOCK 1, MOSLEY SUBDIVISION No. 2, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 18475, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, SAID ROD ALSO BEING LOCATED ON THE SOUTHEASTERN RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE, AN UNRECORDED 30.5'-WIDE ROAD RIGHT AWAY, AT THIS LOCATION, CONTAINING AN ASPHALT STREET BUILT AND MAINTAINED BY THE CITY OF BRYAN;

THENCE N 44°51'59" E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE, FOR A DISTANCE 80.54' TO A 1/2" IRON ROD FOUND (4473) MARKING THE WESTERNMOST CORNER OF LOT 3, BLOCK 1, MOSLEY SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 17817, PAGE 237, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE S 48°09'04" E, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 3, BLOCK 1, FOR A DISTANCE OF 104.69' TO A 1/2" IRON ROD FOUND (4473) MARKING THE NORTHERNMOST CORNER OF THE DOROTHY BROWN TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2249, PAGE 123, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE S 47°38'03" W, ALONG THE NORTHWEST BOUNDARY LINE OF SAID BROWN TRACT AND THROUGH 15TH STREET, AN UNPLATTED AND UNRECORDED NOMINAL STREET RIGHT OF WAY, FOR A DISTANCE OF 79.50' TO A 1/2" IRON ROD FOUND (4473) MARKING THE EASTERNMOST CORNER OF LOT 1, BLOCK 1, MOSLEY SUBDIVISION No. 2;

THENCE N 48°54'28" W, ALONG THE NORTHEAST BOUNDARY LINE OF THE ABOVE SAID LOT 1, BLOCK 1, FOR A DISTANCE OF 100.91', WHICH IS THE POINT OF BEGINNING CONTAINING 0.1881 ACRE OF LAND MORE OR LESS.

UTILITIES NOTES

- 1. WHERE ELECTRIC FACILITIES ARE NEEDED 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

LEGEND

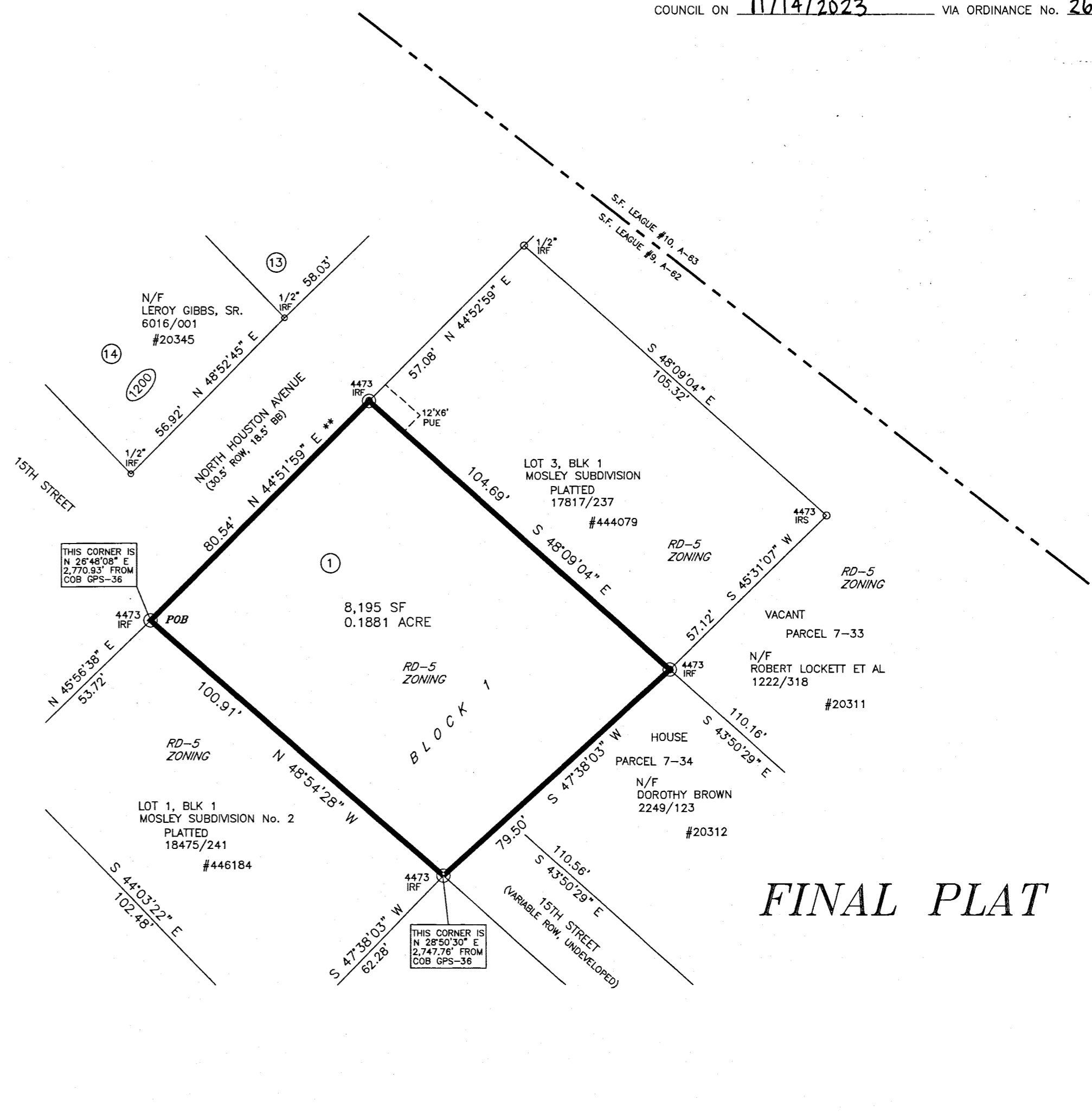
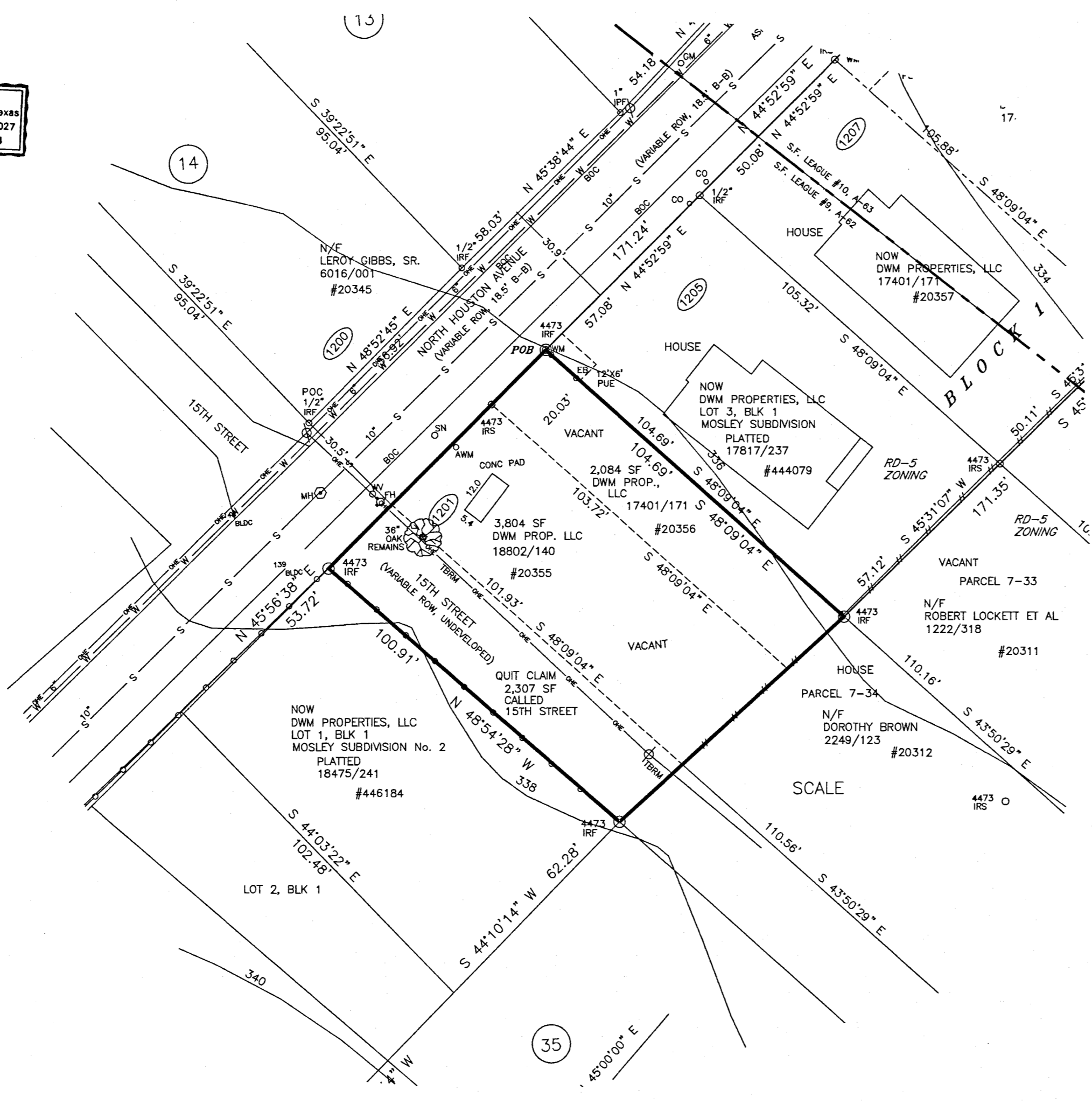
- IR = IRON ROD
IP = IRON PIPE
4473 = SURVEYOR'S #
MOC = MARK ON CONCRETE
S = SET
F = FOUND
FP = FENCE POST
FC = FENCE CORNER
ROW = RIGHT OF WAY
EOP = EDGE OF PAVEMENT
WV = WATER VALVE
OHE = OVERHEAD ELECTRICAL
PP = POWER POLE
MH = SAN SWR MANHOLE
FH = FIRE HYDRANT
SS = SANITARY SEWER LINE
W = DOMESTIC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

STREET NOTES

- 1. THE STREETS SHOWN ON THIS PLAT HAVE NEVER BEEN DEDICATED TO THE CITY OF BRYAN.
2. ONLY NORTH HOUSTON AVENUE HAS BEEN DEVELOPED AND PAID FOR BY THE CITY OF BRYAN.
3. THEREFORE IT WOULD APPEAR THAT NORTH HOUSTON AVE. IS REALLY A PRESCRIPTIVE PUBLIC RIGHT OF WAY EASEMENT WITHOUT RISING TO THE LEVEL OF DEDICATION.
4. SIMILARLY 15TH STREET HAS NEVER BEEN DEDICATED TO THE CITY OF BRYAN NOR HAS IT BEEN IMPROVED.

PLAT NOTES

- 1. A DUPLEX WAS APPROVED FOR THIS LOT BY THE PLANNING AND ZONING COMMISSION ON 12/7/2023 VIA CUP23-11.
2. E. 15TH STREET, A PRESCRIPTIVE RIGHT OF WAY, WAS FORMALLY QUITCLAIMED TO THE OWNER OF LOT 1, BLOCK 1, MOSLEY SUBDIVISION No. 3 BY CITY COUNCIL ON 11/14/2023 VIA ORDINANCE No. 2657.



FINAL PLAT

PRELIMINARY PLAN

MOSLEY SUBDIVISION No. 3

LOT 1, BLOCK 1

Table with 4 columns: OWNER/DEVELOPER (DARREL MOSLEY, D. W. M. PROPERTIES, LLC), ADDRESS (1201 NORTH HOUSTON AVENUE, 0.1881 ACRE (8,195 S.F.), S. F. AUSTIN LEAGUE # 10, A-63, BRAZOS COUNTY, TEXAS), DATE (SEPTEMBER 27, 2023), APPROVED BY (CAG), REVISIONS (OCTOBER 9, 2023; OCTOBER 16, 2023; OCTOBER 25, 2023), PROJECT (6-23), SHEET (1 of 1)