

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )  
 WE, DWM POPERTIES, LLC., A TEXAS LIMITED LIABILITY CO., REPRESENTED  
 BY Darrel Mosley OWNER OF THE  
 LAND CONVEYED TO US BY DEED RECORDED IN VOL. 17401, PG. 171,  
 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED  
 HEREIN AS THE MOSLEY SUBDIVISION, HEREBY DEDICATE FOR THE USE  
 THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES,  
 DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE  
 PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

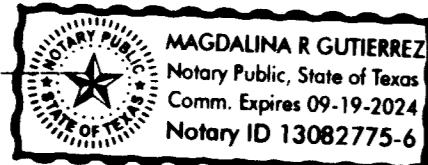
Darrel Mosley  
 OWNER

LIEN HOLDER

STATE OF TEXAS )  
 COUNTY OF BRAZOS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
Darrel 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 7<sup>th</sup> DAY OF  
March, 2022.

Magdalena R. Gutierrez  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmerman, THE UNDERSIGNED CITY PLANNER  
 AND/OR DESIGNATED SECRETARY OF OF THE PLANNING AND ZONING COMMISSION OF

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 17<sup>th</sup> DAY OF March, 2022.

Randy Haynes  
 CITY PLANNER, BRYAN, TEXAS

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Knappe, 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 14<sup>th</sup> DAY OF March, 2022.

W. Paul Knappe  
 CITY ENGINEER, BRYAN, TEXAS

**CERTIFICATION OF THE COUNTY CLERK**

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/25/2022 9:51:28 AM  
 In the PLAT Records  
 Doc Number: 2022-1465700  
 Volume-Page: 17817-237  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20220325000032  
 By: TC



I, COUNTY, DO HEREBY CERTIFY  
 AUTHENTICATION WAS FILED  
 JF \_\_\_\_\_, 2022, IN  
 AE \_\_\_\_\_, PAGE \_\_\_\_\_

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 Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
 DATE: FEBRUARY 9, 2022



**METES AND BOUNDS DESCRIPTION**

BEING A 0.4147-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN  
 F. AUSTIN LEAGUE #10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE  
 THE 0.4627-ACRE TRACT OF LAND CONVEYED TO DWM PROPERTIES, LLC, BY DEED RECORDED  
 IN VOLUME 17401, PAGE 171, OFFICIAL, BRAZOS COUNTY, TX, AND SAID 0.414- ACRE TRACT  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF THE LEROY  
 GIBBS, JR. TRACT, REFERRED TO AS LOT 14, BLOCK 8, HALL ADDITION, AN UNRECORDED,  
 UNDEFINED, INCOMPLETE AND INACURATELY DEVELOPED ADDITION, TO THE CITY OF BRYAN, TX,  
 SAID GIBBS TRACT BEING DESCRIBED IN DEED RECORDED IN VOLUME 6016, PAGE 001, OFFICIAL  
 RECORDS, BRAZOS COUNTY, WITH BRAZOS COUNTY APPRAISAL DISTRICT # 20345;

THENCE N 72°56'47" E, ACROSS NORTH HOUSTON AVENUE, A CITY OF BRYAN PUBLIC RIGHT OF  
 WAY, WIDTH A VARIABLE RIGHT OF WAY WIDTH, TO THE SOUTH EASTERN RIGHT OF WAY LINE OF  
 SAID NORTH HOUSTON AVENUE FOR A DISTANCE OF 64.74' TO A 1/2" IRON ROD (4473) SET WHICH  
 IS THE POINT OF BEGINNING;

THENCE N 44°52'59" E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE,  
 AT 57.08' PASSING A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 171.24'  
 TO A NAIL FOUND MARKING THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF  
 NORTH HOUSTON AVE. AND THE SOUTHWEST RIGHT OF WAY LINE OF MILITARY ST., A CITY OF  
 BRYAN WITH VARIABLE RIGHT OF WAY WIDTH;

THENCE S 48°09'04" E ALONG SAID SOUTHWEST RIGHT OF WAY LINE OF MILITARY ST. FOR A  
 DISTANCE 106.59' TO A MARK FOUND ON THE STREET CONCRETE LAY DOWN CURB;

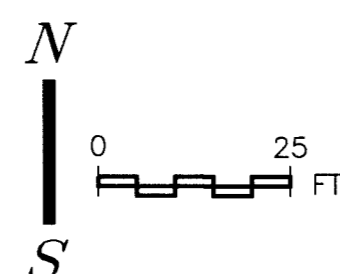
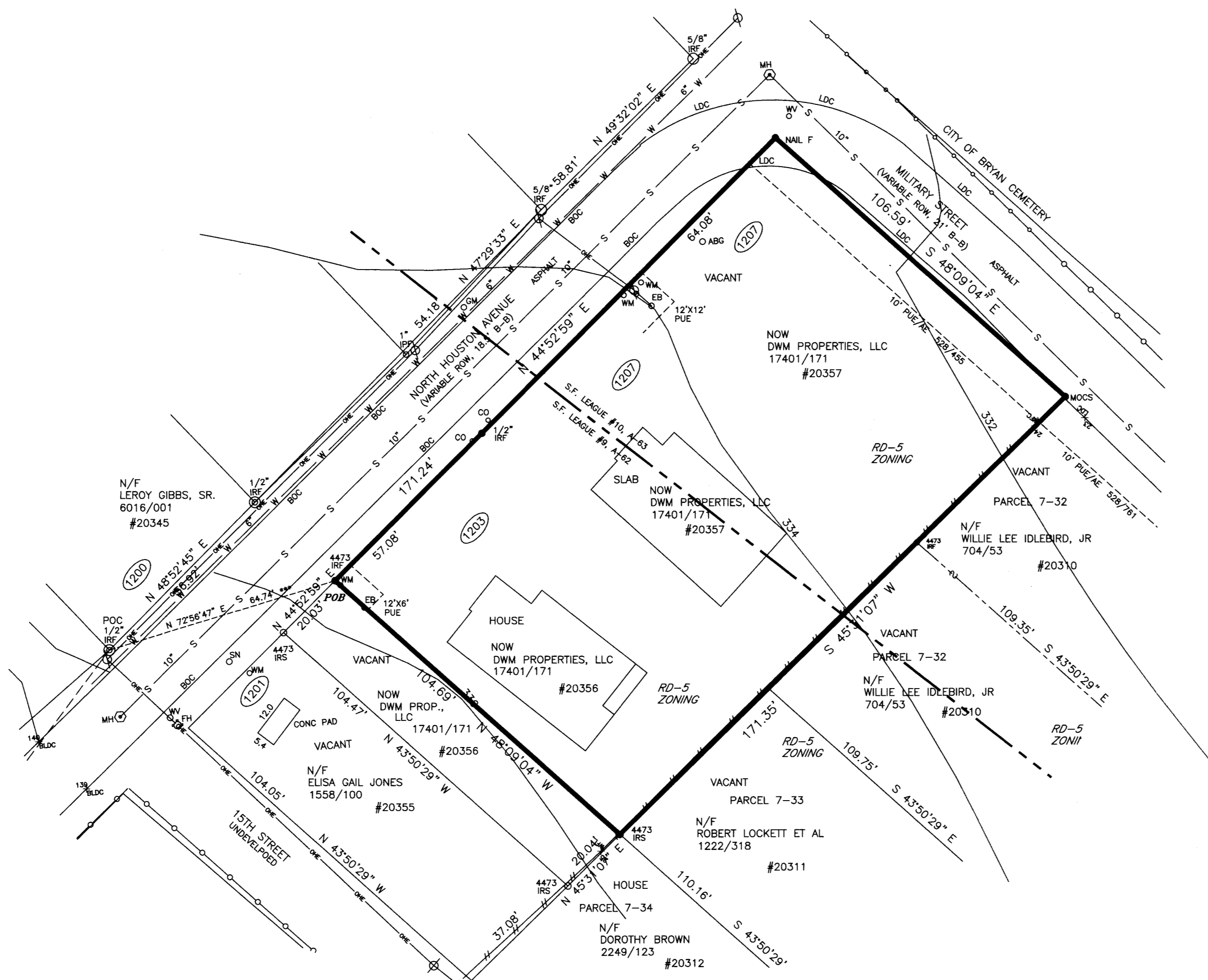
THENCE S 45°31'07" W, FOLLOWING AN EXISTING WOOD FENCE AND ALONG THE NORTHWEST  
 BOUNDARY LINE OF THE FOLLOWING TRACTS:

WILLIE LEE IDLEBIRD, JR., DEED RECORDED IN VOL. 704, PG. 53, OFFICIAL RECORDS,  
 BRAZOS COUNTY.

ROBERT LOCKETT ET AL, DEED RECORDED IN VOL. 122, PG. 318, OFFICIAL RECORDS,  
 BRAZOS COUNTY

FOR A DISTANCE 171.35' TO A 1/2" IRON ROD (4473) SET;

THENCE N 48°09'04" W FOR A DISTANCE OF 104.69' TO THE POINT OF BEGINNING CONTAINING  
 0.4147 ACRE OF LAND MORE OR LESS.



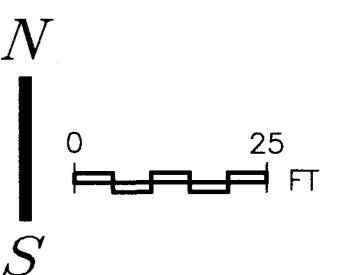
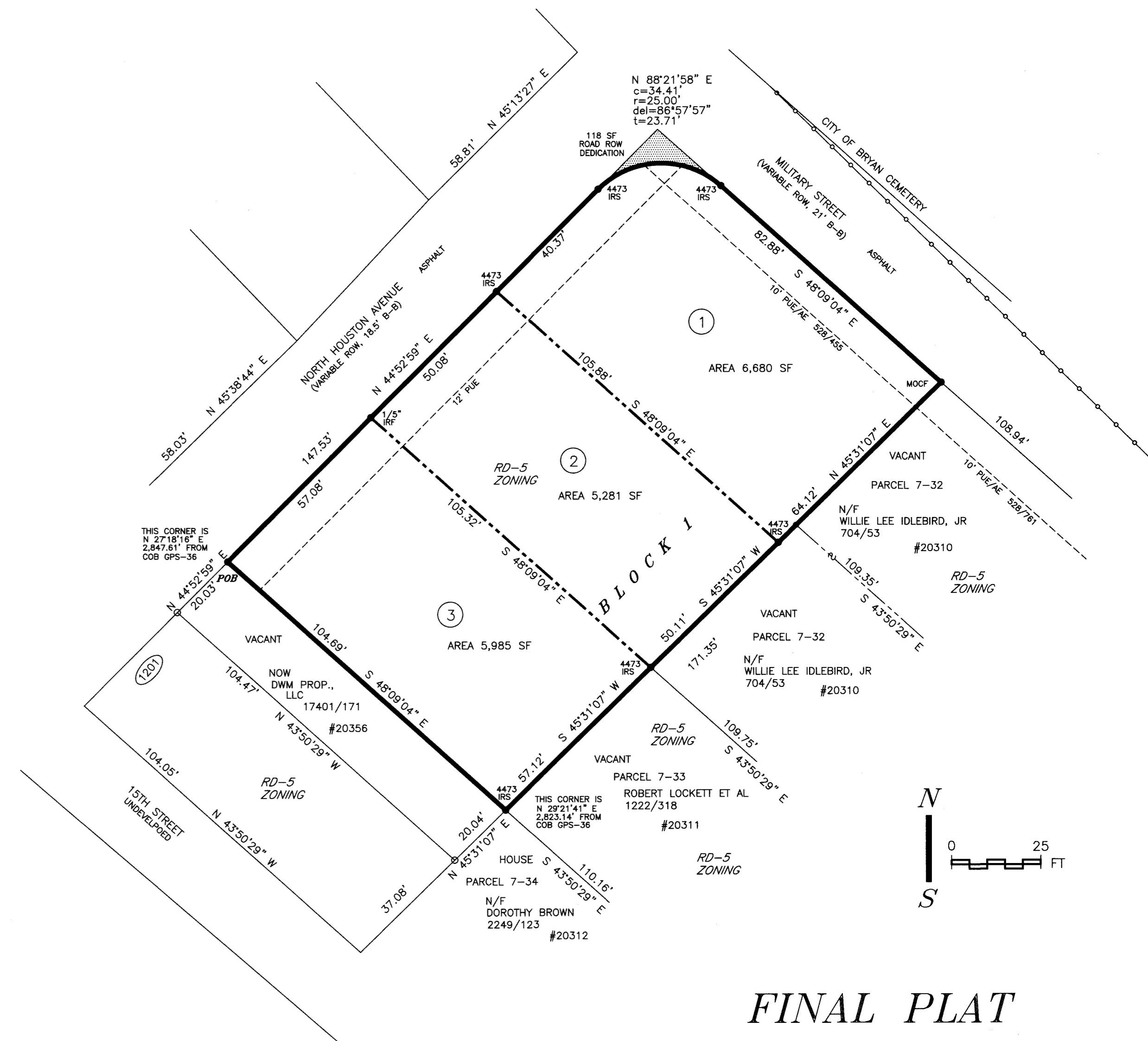
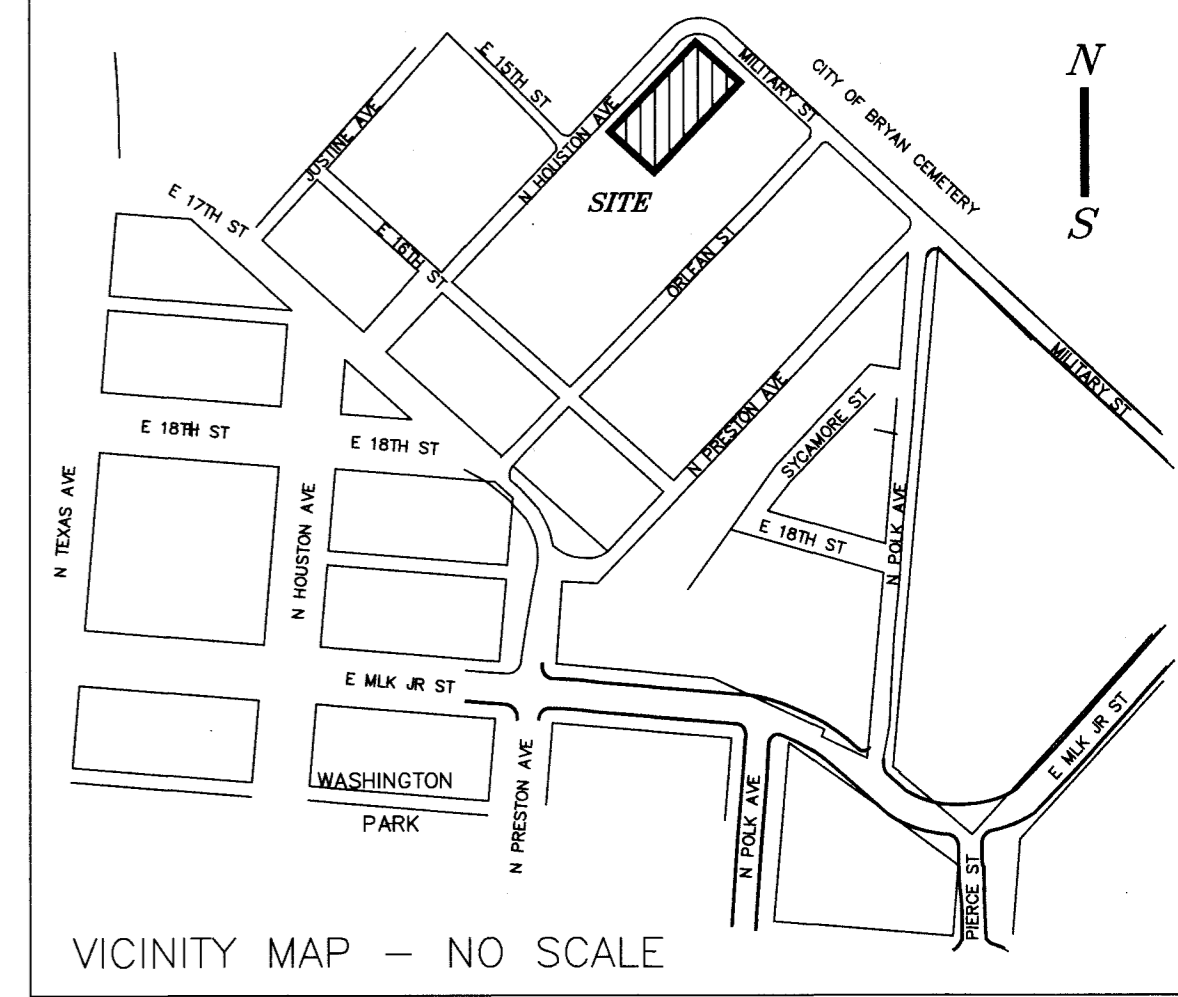
**PRELIMINARY  
 PLAN**

**NOTES:**

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- TOTAL AREA = 0.4147 ACR.
- BEARING SOURCE IS THE REPLAT OF THE M THOMAS ADDITION IN V.874/P.135.
- BASE LINE, NOTED WITH \* \* \*, IS THE LINE CONNECTING THE SOUTHERNMOST CORNER OF THE LEROY GIBBS TRACT IN 6016/101 AND THE WESTERMOST CORNER OF THE DWM PROPERTIES TRACT IN 17401/171. BOTH CORNERS MARKED WITH 1/2" IRFs
- 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.

**LEGEND**

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



**FINAL PLAT**

**MOSLEY SUBDIVISION**

LOTS 1, 2 AND 3, BLOCK 1

OWNER/DEVELOPER: DARREL MOSLEY D. W. M. PROPERTIES, LLC P. O. BOX 1264 BRYAN, TX 77806 CELL: 979-574-1630	NORTH HOUSTON AVENUE 0.4147 ACRE (18,064 S.F.) S. F. AUSTIN LEAGUE # 10, A-63 BRAZOS COUNTY, TEXAS	DATE: FEBRUARY 9, 2022 APPROVED BY: CAG REVISIONS: FEBRUARY 21, 2022	PROJECT <b>3-22</b>
			SHEET 1 of 1

**GALINDO ENGINEERS AND PLANNERS, INC.**

3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868  
 FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00