

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS )  
COUNTY OF BRAZOS )

ME, DWM PROPERTIES, L.L.C., A TEXAS LIMITED LIABILITY CO., REPRESENTED BY DANEL W. MOSELEY, 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 MOSELEY SUBDIVISION NO. 2, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, OPEN SPACES AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER \_\_\_\_\_  
DANEL W. MOSELEY  
N- 10,231,375.303' NAD 83  
E- 371.86' NAD 88

STATE OF TEXAS )  
COUNTY OF BRAZOS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY PLANNER, BRYAN, TEXAS

**APPROVAL OF THE CITY ENGINEER**

I, \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY ENGINEER, BRYAN, TEXAS

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS )  
COUNTY OF BRAZOS )  
I, KAREN MOUREN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

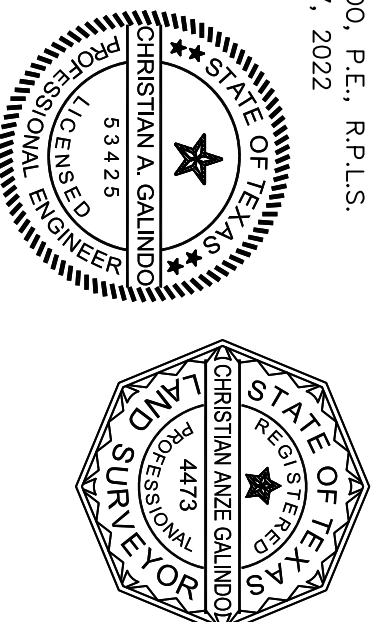
COUNTY CLERK, BRAZOS COUNTY, TEXAS

**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 A. Galindo*

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



**GENERAL NOTES:**

1. ALL LINEAR DIMENSIONS ARE IN FEET
2. ALL CURVES WERE REPRODUCED
3. BEARING SOURCE IS THE PLAT OF THE MOSLEY SUBDIVISION RECORDED IN 17817/237.
4. ONLY NORTH HOUSTON AVENUE HAS BEEN DEVELOPED AND PAID FOR BY THE CITY OF BRYAN.
5. BASE LINE, NOTED WITH \*\*\* IS THE CORNER OF BLOCK 57, NORTHERN ORIGINAL TOWN SITE RECORDED IN VOL. H, PG. 721, DEED RECORDS, BRAZOS COUNTY, TX.
6. THE CITY OF BRYAN CODE OF ORDINANCES, BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN.
7. REGULATORY 100-YR FLOOD PLAN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS, COORDINATES, CENTRAL ZONE, CITY OF BRYAN GPS-36
9. N- 10,231,375.303' NAD 83  
E- 371.86' NAD 88
10. DESIGNATES LOT NUMBER.

**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. HERETOFORE IT SHOULD APPEAR THAT NORTH HOUSTON AVE. IS REALLY A PRESERVATIVE 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 SEVENTH E. AUSTIN LEAGUE # 10, ABSTRACT 63, AND ALSO BEING A PART OF THE MOSLEY SUBDIVISION NO. 2, AND INCORPORATING ADDITIONAL AND INCORPORATED DEVELOPED HALL ADDITION, AN UNRECORDED ADDITION TO THE CITY OF BRYAN, TEXAS, AND SAID 0.5489-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

CORNER LOT 3, BLOCK 1, MOSLEY SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, CAPPED 4473, MARKING THE WESTERNMOST CORNER OF THE TRACT, BEING THE CORNER OF BLOCK 57, NORTHERN ORIGINAL TOWN SITE, RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, 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 RIGHT OF WAY LINE OF NASH STREET TO A BEAK, BEING 2,770.83' FROM THE CITY OF BRYAN CONTROL MONUMENT GPS-36.

THENCE S 48°54'28" E, ALONG THE CALLED SOUTHWEST RIGHT OF WAY LINE OF NASH STREET TO A CHAIN LINK FENCE CORNER POST, SAID CHAIN LINK FENCE, FOR A DISTANCE OF 100.91' TO A 1/2" IRON ROD CAPED 4473, SET AT THE NORTHERNMOST CORNER OF THE BULLE L. BENORO, CALLED 12,540 SQ.FT. PARCEL, SAID PARCEL RECORDED IN VOLUME H, PAGE 289, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND RECORDED IN VOLUME H, PAGE 289, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

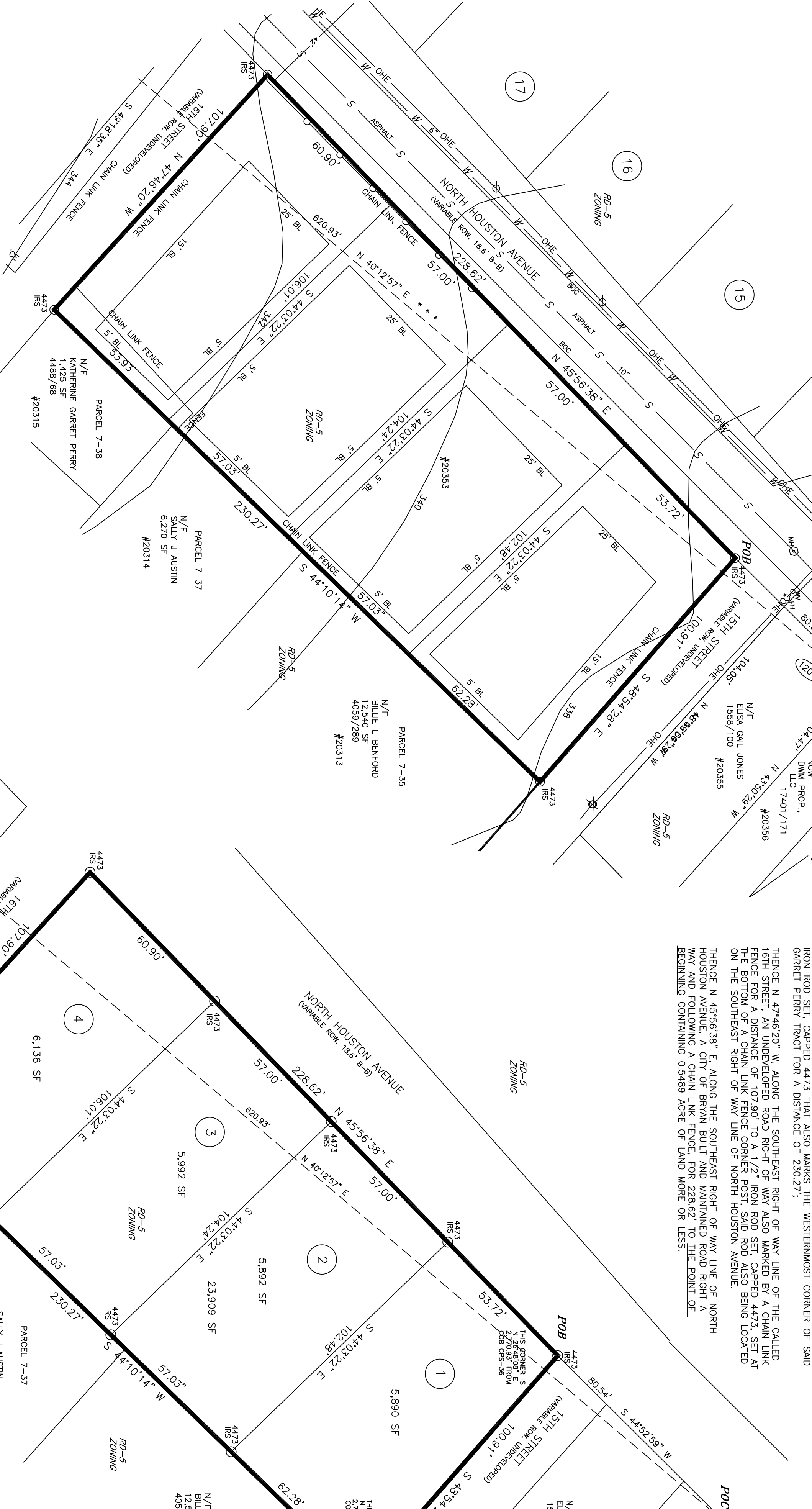
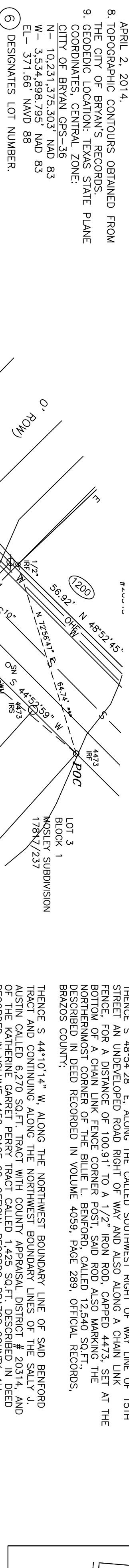
THENCE S 44°10'14" W, ALONG THE NORTHWEST BOUNDARY LINE OF SAID BENORO AUSTIN CALLED 6,270 SQ.FT. TRACT WITH COUNTY APPRAISAL DISTRICT # 20314, AND OF THE KATHERINE GARRET PERRY TRACT CALLED 1,425 SQ.FT. DESCRIBED IN DEED RECORDED IN VOLUME H, PAGE 88, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND RECORDED IN VOLUME H, PAGE 88, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

THENCE S 49°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 LINE OF THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE, A CITY OF BRYAN BUILT AND MAINTAINED ROAD RIGHT OF WAY LINE OF THE SOUTHEAST RIGHT OF WAY LINE 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 18TH 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, CAPED 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.

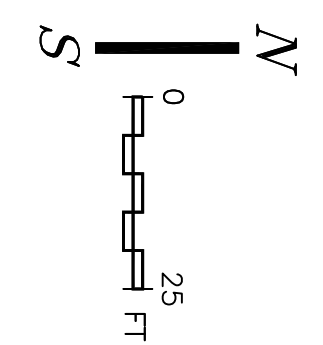
THENCE N 47°46'20" W, A DISTANCE 107.90' ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE CALLED 18TH STREET, AN UNDEVELOPED ROAD RIGHT OF WAY ALSO MARKED BY A CHAIN LINK FENCE FOR A DISTANCE OF 107.90' TO A 1/2" IRON ROD SET, CAPED 4473, SET AT THE BOTTOM OF A CHAIN LINK FENCE CORNER POST, SAID ROD ALSO BEING LOCATED ON THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE.

THENCE 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 RIGHT OF WAY LINE OF NASH STREET TO A BEAK, BEING 2,770.83' FROM THE CITY OF BRYAN CONTROL MONUMENT GPS-36.



**PRELIMINARY PLAN**

**FINAL PLAT**



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

**ALINDO ENGINEERS AND PLANNERS, INC.**  
3107 ROLLING GLEN BRYAN, TEXAS 77807  
FIRM LICENSES: ENGINEERING E-1799, SURVEYING 100269-00

<b>OWNER/DEVELOPER:</b> DANEL W. MOSELEY DWM PROPERTIES, L.L.C. P. O. BOX 1284 BRYAN, TX 77806 CELL: 979-574-1630 EMAIL: danielmo@alindoplan.com	<b>DATE:</b> DECEMBER 28, 2022	<b>PROJECT:</b> 10-22
<b>1107 NORTH HOUSTON AVENUE</b> 0.5489 ACRE (23,909 S.F.) S. F. AUSTIN LEAGUE # 10, A-63 BRAZOS COUNTY, TEXAS	<b>APPROVED BY:</b> JANUARY 10, 2023 <b>REVISIONS:</b> JANUARY 17, 2023 JANUARY 23, 2023	<b>SHEET:</b> 1 of 1

**LEGEND**

IR	IRON ROD
NR	NORTH RIGHT OF WAY
SR	SURVEYOR'S #
MC	MARK ON CONCRETE
FC	FOUND POST
FW	FENCE
EW	RIGHT OF WAY
WV	WATER VALVE
PR	POWER POLE
PH	POST HOLE
SM	SMALL MANHOLE
SL	SMALL SIGN
SL	SANITARY SINKER LINE
OS	ONE-SIDED
AG	AGRICULTURAL EASEMENT
AE	AGRICULTURAL EASEMENT
RD	ROAD ROW EASEMENT