

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. 1951, 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.

OWNER _____

LIEN HOLDER _____

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 McQUEEN, 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 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, SAID 0.5489-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN IRON ROD FOUND, CAPPED 4473, MARKING THE WESTERNMOST 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 228.62' - N 45°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;

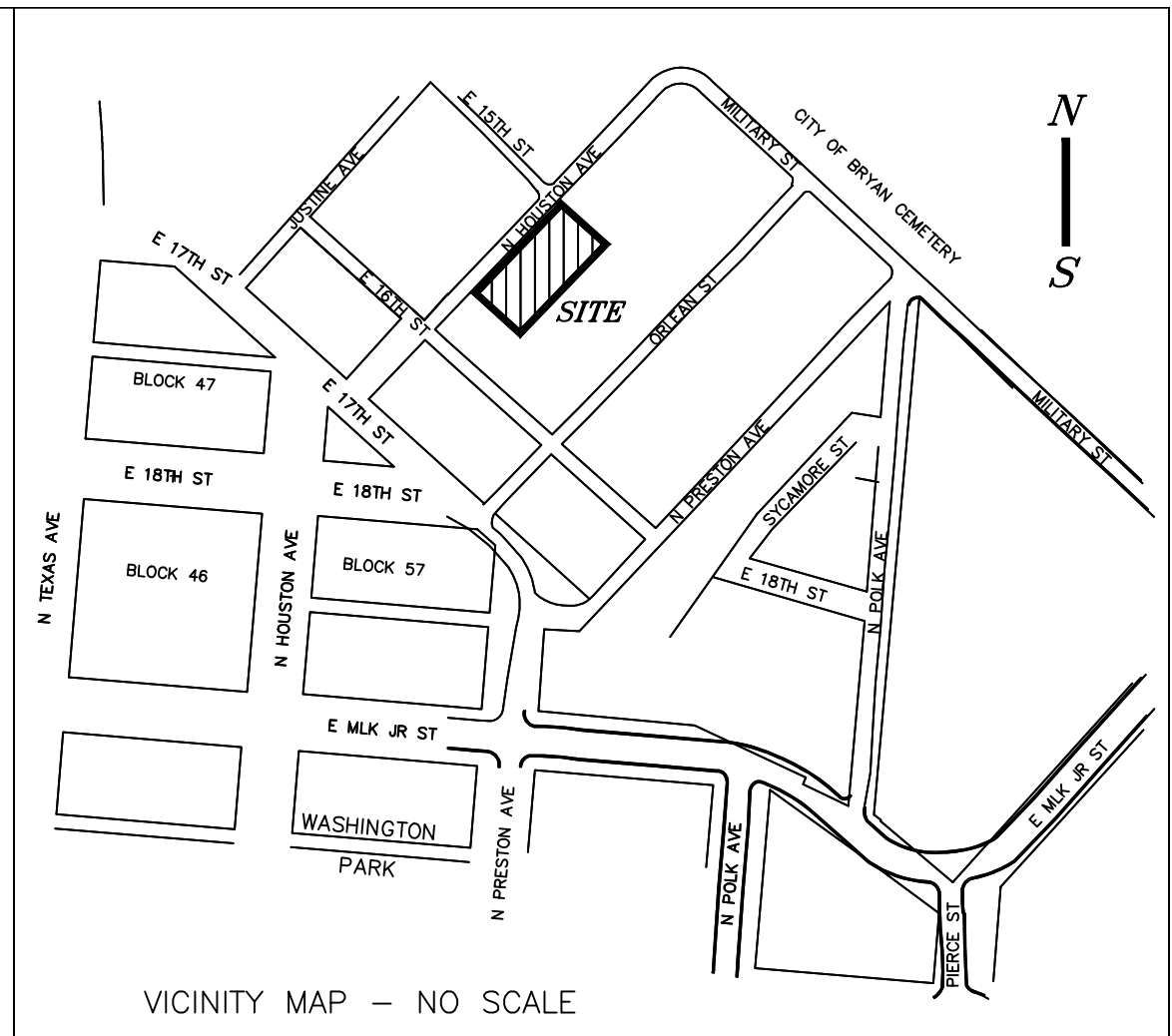
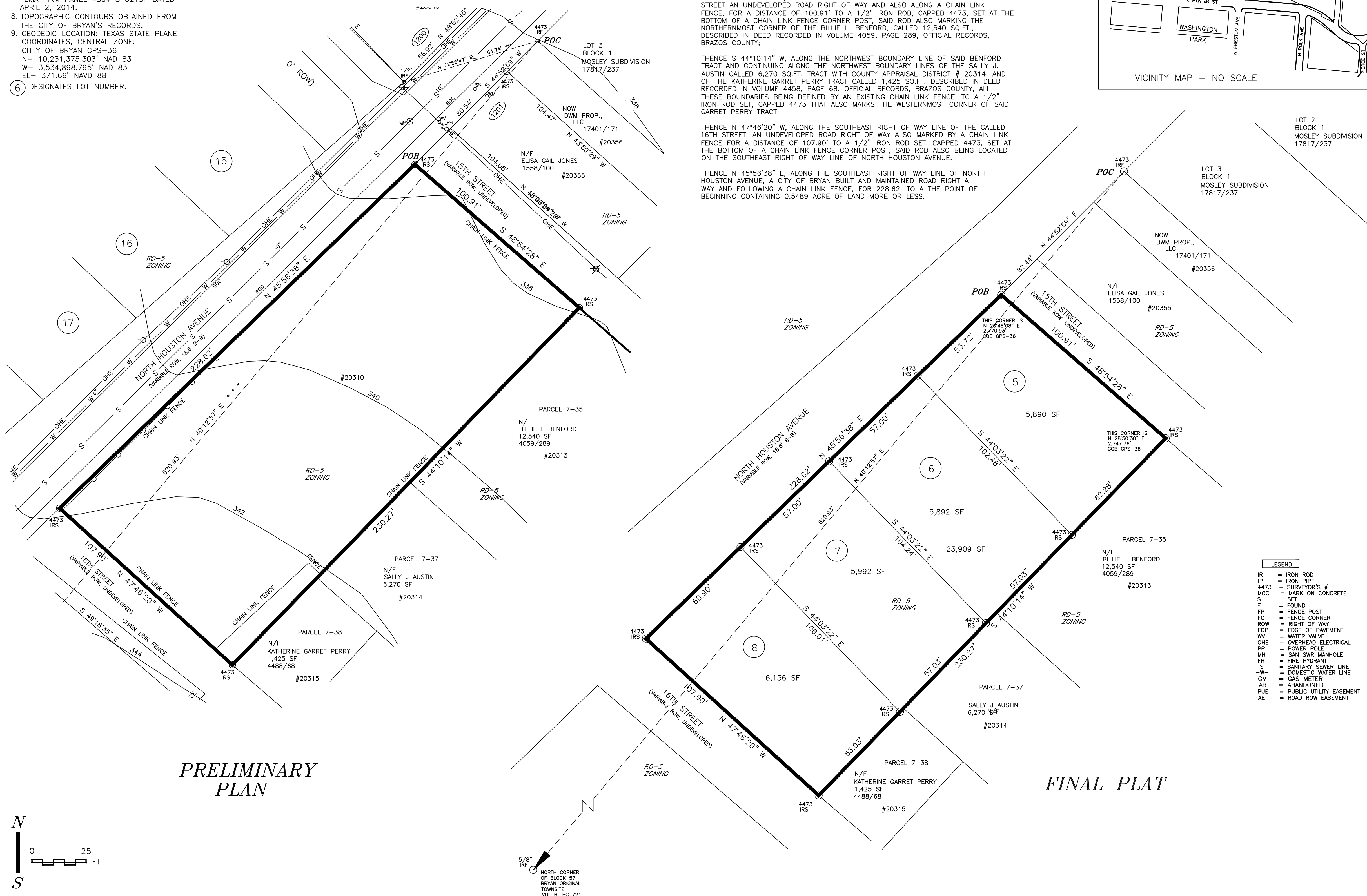
THENCE S 44°52'59" W, A DISTANCE 80.54' ALONG THE SOUTHEAST EAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE TO THE INTERSECTION WITH THE CALLED SOUTHWEST RIGHT OF WAY LINE OF 15TH STREET, TO A 1/2" IRON ROD SET, CAPPED 4473, WHICH IS THE POINT OF BEGINNING;

THENCE S 48°54'28" E, ALONG THE CALLED SOUTHWEST RIGHT OF WAY LINE OF 15TH STREET AN UNDEVELOPED ROAD RIGHT OF WAY ALSO MARKED BY A CHAIN LINK FENCE, FOR A DISTANCE OF 100.91' TO A 1/2" IRON ROD, 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 WESTERNMOST CORNER OF SAID GARRET PERRY TRACT;

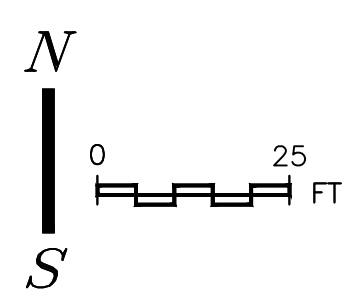
THENCE N 47°46'20" W, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF THE CALLED 15TH STREET, AN UNDEVELOPED ROAD RIGHT OF WAY ALSO MARKED BY A CHAIN LINK FENCE FOR A DISTANCE OF 107.90' TO A 1/2" IRON ROD SET, CAPPED 4473, SET AT THE BOTTOM OF A CHAIN LINK FENCE CORNER POST, SAID ROD ALSO BEING LOCATED ON 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 A WAY AND FOLLOWING A CHAIN LINK FENCE, FOR 228.62' TO A THE POINT OF BEGINNING CONTAINING 0.5489 ACRE OF LAND MORE OR LESS.



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 77806 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 26, 2022 APPROVED BY: CAG REVISIONS:	PROJECT 10-22 SHEET 1 of 1