

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
 COUNTY OF BRAZOS)

WE, DWM POPERTIES, LLC., A TEXAS LIMITED LIABILITY CO., REPRESENTED BY _____ 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.

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 _____, 202__.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF 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 _____, 202__.

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 _____, 202__.

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 _____, 202__, 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, P.E., R.P.L.S.
 DATE: OCTOBER 13, 2023

Christian Galindo



SURVEY NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS.
- TOTAL AREA = 0.1881 ACR (8,195 SF)
- BEARING SOURCE IS THE PLAT OF THE MOSLEY SUBDIVISION IN 17871/237
- 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 ORNER OF LOT 3, BLOCK 1, MOSLEY SUBDIVISION IN 17817/237. BOTH CORNERS MARKED WITH 1/2" IRFS CAPPED 4473.
- 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.
- GEODEDIC 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
 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.

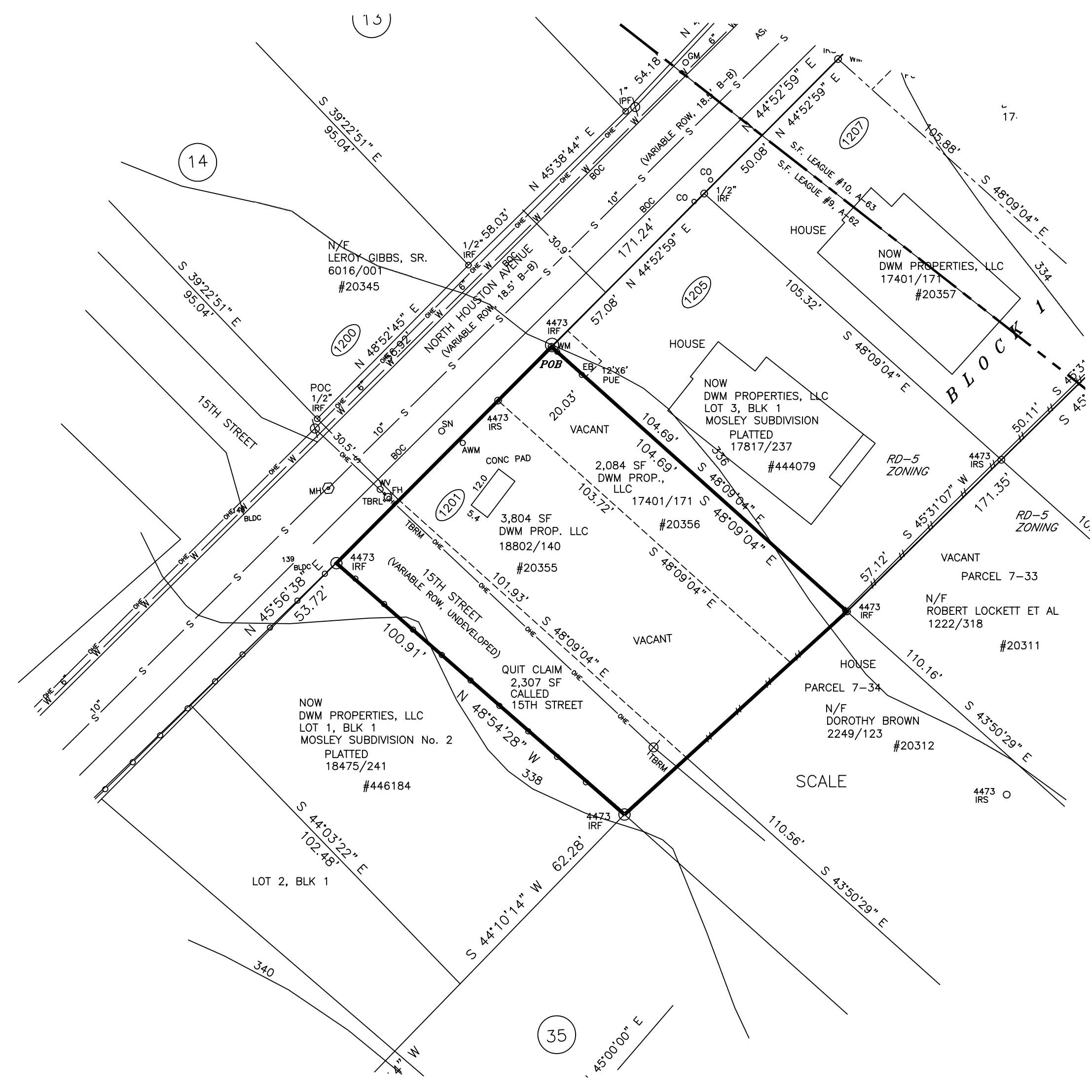
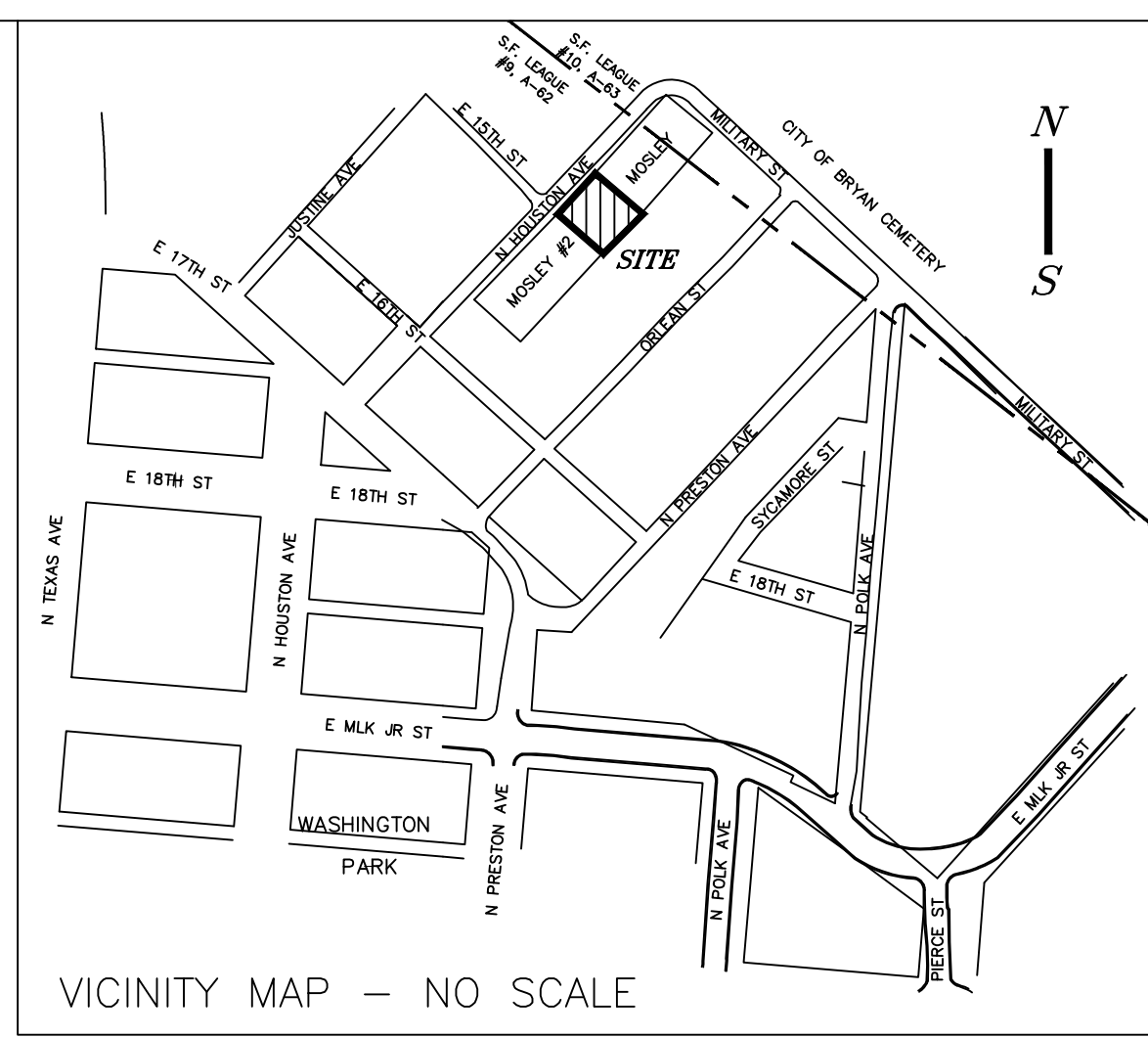
UTILITIES NOTES

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.

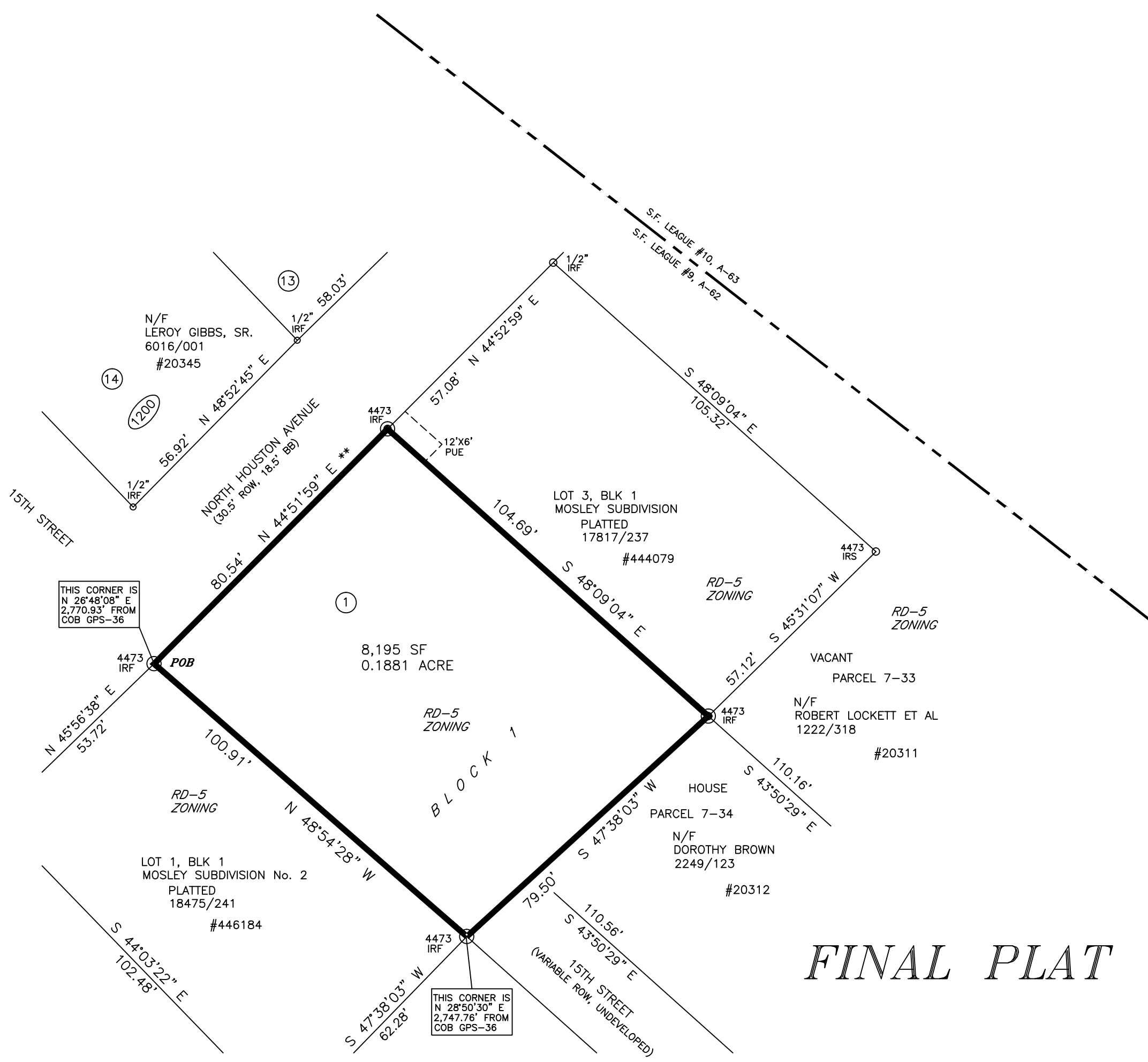
- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - 4473 = SURVEYOR'S #
 - MOC = MARK ON CONCRETE
 - S = SET
 - F = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - EOP = EDGE OF PAVEMENT
 - WV = WATER VALVE
 - OHE = OVERHEAD ELECTRICAL
 - PP = POWER POLE
 - MH = SAN SWR MANHOLE
 -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

STREET NOTES

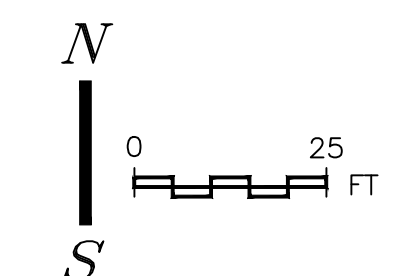
- THE STREETS SHOWN ON THIS PLAT HAVE NEVER BEEN DEDICATED TO THE CITY OF BRYAN.
- ONLY NORTH HOUSTON AVENUE HAS BEEN DEVELOPED AND PAID FOR BY THE CITY OF BRYAN.
- THEREFORE IT WOULD APPEAR THAT NORTH HOUSTON AVE. IS REALLY A PRESCRIPTIVE PUBLIC RIGHT OF WAY EASEMENT WITHOUT RISING TO THE LEVEL OF DEDICATION.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



PRELIMINARY PLAN



FINAL PLAT



MOSLEY SUBDIVISION No. 3

LOT 1, BLOCK 1

OWNER/DEVELOPER: DARRYL MOSLEY D. W. M. PROPERTIES, LLC P. O. BOX 1264 BRYAN, TX 77806 CELL: 979-574-1630	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	PROJECT 6-23
		SHEET 1 OF 1	

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