

RIGHT OF WAY ABANDONMENT

MCCULLOUGH STREET-50' R.O.W.

RIGHT OF WAY ABANDONMENT
Saint Teresa Catholic Church - 1.004 acre
Austin, Abstract 62, Brazos County, Texas
S.F. Austin Survey, A-62
City of Bryan, Brazos County, Texas

Field notes for 1.004 acre tract of land, lying in and being situated out of the S.F. Austin Survey, A-62, Brazos County, Texas and being a portion of the existing public Right of Way for Lucky Street & Hall Street conveyed in the subdivision plats for Henderson Addition and Opersteny Addition Volume 38, Page 556 & Volume 104, Page 37 Plat Records of Brazos County, Texas, said 1.004 acre tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod found in the northeasterly right-of-way line of Lucky Street, and marking the south corner of a 1.501 acre tract of land conveyed to St. Teresa Catholic Church recorded by deed in Volume 16381, Page 200 of the Official Real Property Records of Brazos County, Texas;

THENCE North 44° 59' 11" East a distance of 135.61 feet, along the northeasterly right-of-way line of said Lucky Street, being the southwesterly line of said 1.501 acre tract to a Mag nail set in asphalt set for the POINT OF BEGINNING and westerly corner hereof;

THENCE South 45° 00' 00" East a distance of 49.74 feet crossing the Right of Way of Lucky Street to a point in the southwest Right of Way line of Lucky Street from which a 1/2" iron rod found with yellow cap marking the east corner of Opersteny Addition Block 2, Lot 9 (104/37) bears S05°22'27"E-0.20';

THENCE North 45° 00' 00" West a distance of 115.00 feet along the southwesterly Right of Way line of Lucky Street and the northeast line of Lot 9 to an "X" in concrete set in the southwesterly line of Lucky Street & the southeasterly line Hall Street and marking the north corner of Opersteny Addition Block 2, Lot 9 (104/37) for the southerly ell corner hereof;

THENCE South 45° 00' 00" West a distance of 299.61 feet along the southeasterly of Hall Street and the northwesterly line of Opersteny Addition Block 2 to a point in the southeasterly Right of Way line of Hall Street marking west corner of for the northwest corner of Opersteny Addition Block 2 from which a 1/2" iron rod found bears N24°40'21"W-0.36';

THENCE North 45° 26' 48" West a distance of 50.00 feet crossing the Right of Way of Hall Street to a point in the northwest Right of Way line of Hall Street from which a 1/2" iron rod found laying over marking the south corner of the Henderson Addition Block 3, Lot 1 conveyed to St. Teresa Catholic Church in Volume 7641, Page. 234 Official Real Property Records Brazos County Texas bears S16°03'10"E-1.06'

THENCE North 45° 00' 00" East a distance of 300.00 feet along the northwest Right of Way line of Hall Street to a point in the northwest Right of Way line of Hall Street and the southwest Right of Way line of Lucky Street marking the east corner of Lot 6 Henderson Addition Block 3 from which a 1/2" capped iron rod stamped "GESSNER" bears N29°08'29"W-0.58';

THENCE North 45° 00' 00" West a distance of 113.50 feet along the southwest Right of Way line of Lucky Street and the northeast line of Lot 6, Block 3 Henderson Addition to a point marking the north corner of lot 6 from which a 3/8" iron rod found bears N 02° 50' 09" E - 0.22';

THENCE North 45° 00' 00" East a distance of 50.00 feet crossing the Right of Way of Hall Street to a 1/2" iron rod found in the northeast Right of Way line of Hall Street marking the west corner of Lot 1, Block 4 Henderson Addition and the south corner of lot 7 conveyed to Alberto G. Lucio in Volume 709, Page 451 Deed Records of Brazos County Texas;

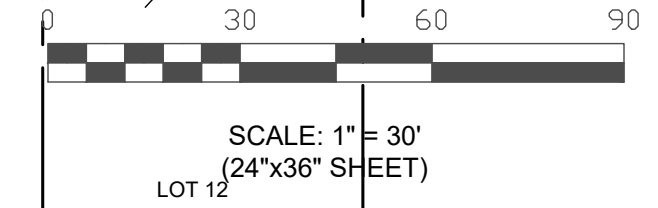
THENCE South 45° 00' 00" East a distance of 113.50 feet along the northeast Right of Way line of Lucky Street and the southwest line of Block 4 Henderson Addition to a "X" set in concrete marking the south corner of Lot 1, Block 4 Henderson Addition in the northwest Right of Way line of Hall Street and the northeast Right of Way line of Lucky Street;

THENCE North 45° 00' 00" East a distance of 300.00 feet along the northwest Right of Way line of Hall Street and the southeast line of Block 4 Henderson Addition to a point marking the east corner of Lot 6 Block 4 Henderson Addition from which a 1/2" iron rod bears N00°09'12"E-1.13';

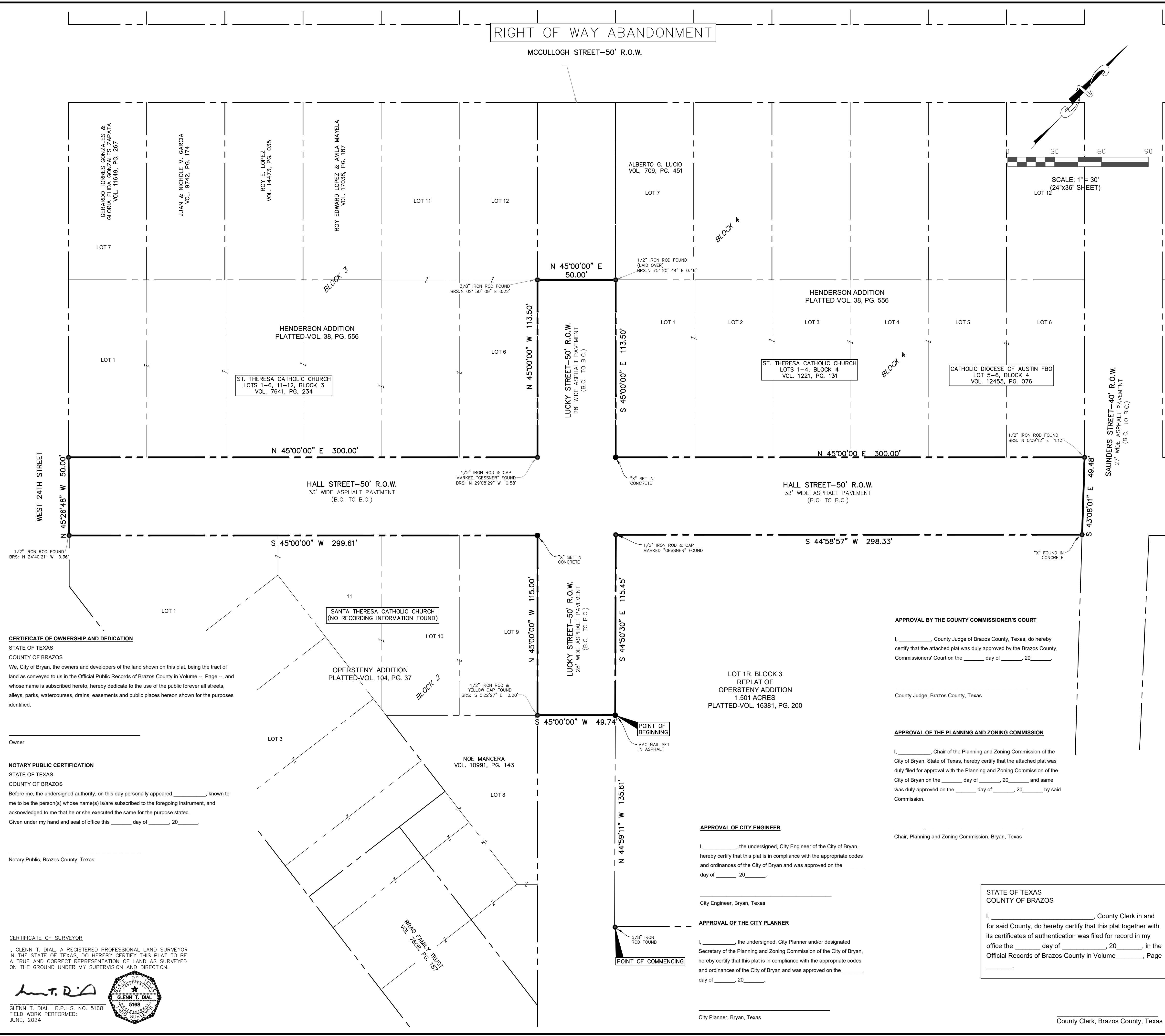
THENCE South 43° 08' 01" East a distance of 49.48 feet crossing the Right of Way of Hall Street to a "X" found in concrete in the southeast Right of Way Line of Hall Street marking the north corner of the beforementioned 1.501 acre tract (16381/200);

THENCE South 44° 58' 57" West a distance of 298.33 feet along the southeast Right of Way of Hall Street and the northwest line of the 1.501 acre tract to a 1/2" iron rod & cap marked "GESSNER" found marking the west corner of the 1.501 acre tract (16381/200);

THENCE South 44° 58' 30" East a distance of 115.45 feet along the northeast Right of Way of Lucky Street and the southwest line of the 1.501 acre tract to a mag nail set in asphalt marking the south corner of the 1.501 acre tract (16381/200) and the PLACE OF BEGINNING and containing 1.004 acres of land;



SCALE: 1" = 30'
24"x36" SHEET



APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning and Zoning Commission, Bryan, Texas

APPROVAL OF CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, 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 certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, City of Bryan, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume --, Page --, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner

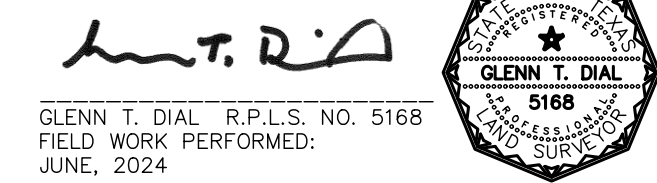
NOTARY PUBLIC CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, GLENN T. DIAL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF LAND AS SURVEYED ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.



RIGHT OF WAY ABANDONMENT
OF
LUCKY STREET AND HALL STREET
RIGHT OF WAY ABANDONMENT
1.004 ACRES
BEING
PORTIONS OF HALL STREET AND
LUCKY STREET, ACCORDING TO THE
PLATS OF HENDERSON ADDITION
RECORDED IN VOL. 38, PG. 556
&
OPERSTENY ADDITION RECORDED IN
VOL. 104, PG. 37

CIVIL | GMT | GEOTECHNICAL
STRUCTURAL | SURVEY

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FORT WORTH 817.405.0774
GEORGETOWN 512.930.5832
SAN ANTONIO 210.305.4792
TBPELS FIRM REGISTRATION
NUMBERS:
F-7451 & F-101914599

R.O.W.
ABANDONMENT

ISSUE DATE: 01/30/2025
DRAWN BY: KVP
CHECKED BY: GTD
PROJECT #: 24-0378

S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' NOVEMBER, 2024

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