

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 Opersterny 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 Opersterny Addition Block 2, Lot 9 (104/37) bears S05°22'27"E-0.20';

THENCE North 45° 00' 00" East 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 Opersterny 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 Opersterny 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 Opersterny 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;

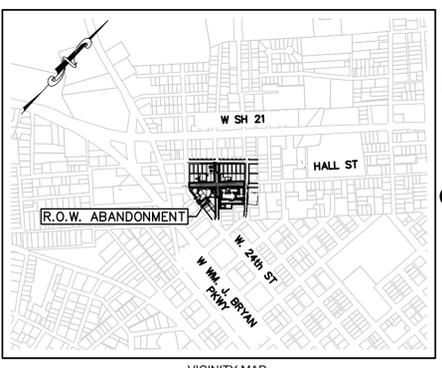
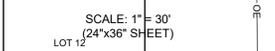
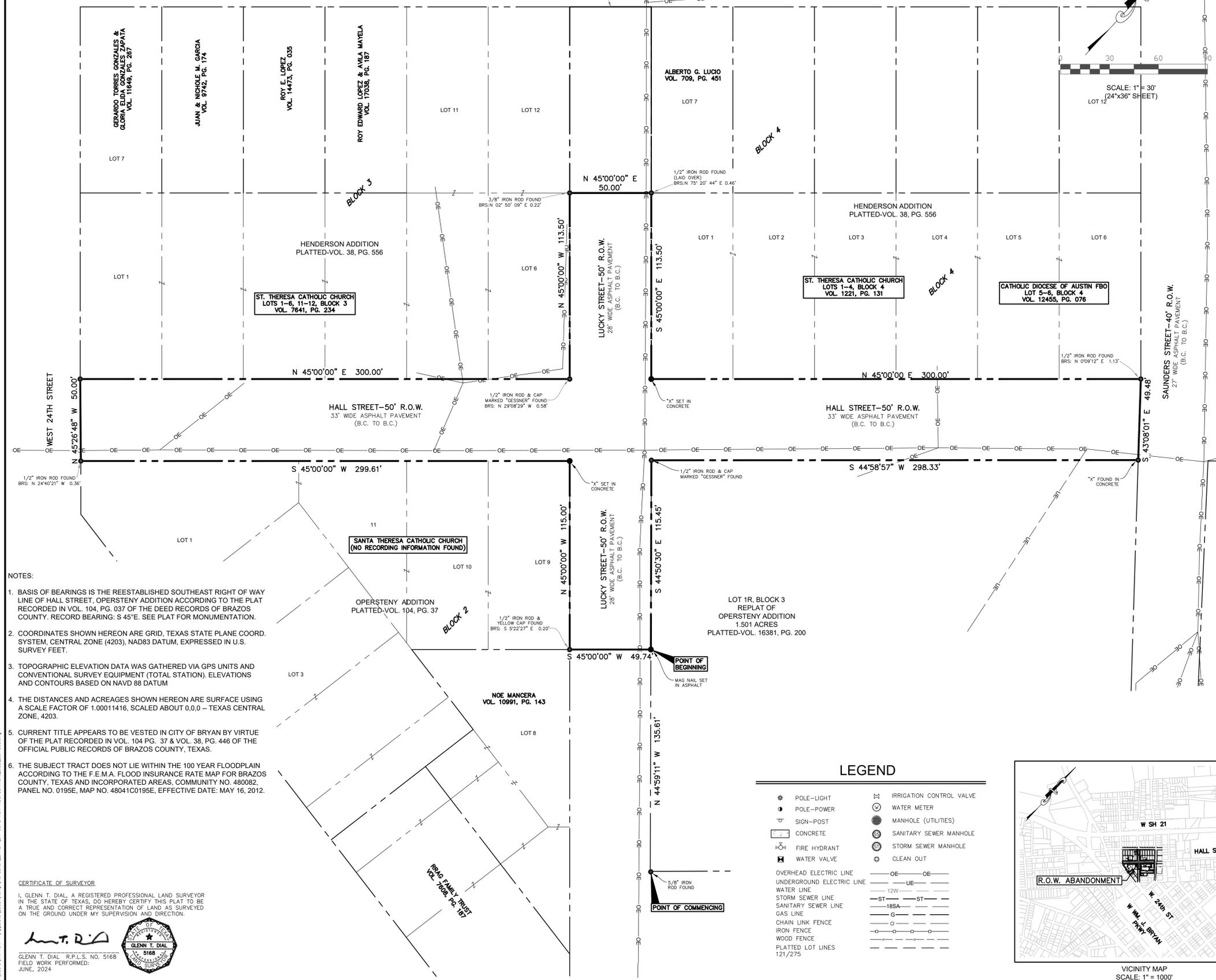
THENCE South 45° 00' 00" East a distance of 113.50 feet along the northeast Right of Way line of Lucky Street and the southwest line of Block 4 Henderson Addition to a "X" set in concrete marking the south corner of Lot 1, Block 4 Henderson Addition in the northwest Right of Way line of Hall Street and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



LEGEND

☼ POLE-LIGHT	⊠ IRRIGATION CONTROL VALVE
⚡ POLE-POWER	⊕ WATER METER
Ⓜ SIGN-POST	⊙ MANHOLE (UTILITIES)
▭ CONCRETE	⊕ SANITARY SEWER MANHOLE
⚡ FIRE HYDRANT	⊕ STORM SEWER MANHOLE
⚡ WATER VALVE	⊕ CLEAN OUT
— OVERHEAD ELECTRIC LINE	— UNDERGROUND ELECTRIC LINE
— WATER LINE	— STORM SEWER LINE
— SANITARY SEWER LINE	— GAS LINE
— CHAIN LINK FENCE	— IRON FENCE
— WOOD FENCE	— PLATTED LOT LINES
— 121/275	

- NOTES:
1. BASIS OF BEARINGS IS THE REESTABLISHED SOUTHEAST RIGHT OF WAY LINE OF HALL STREET, OPERSTERNY ADDITION ACCORDING TO THE PLAT RECORDED IN VOL. 104, PG. 037 OF THE DEED RECORDS OF BRAZOS COUNTY. RECORD BEARING: S 45°E. SEE PLAT FOR MONUMENTATION.
 2. COORDINATES SHOWN HEREON ARE GRID, TEXAS STATE PLANE COORD. SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, EXPRESSED IN U.S. SURVEY FEET.
 3. TOPOGRAPHIC ELEVATION DATA WAS GATHERED VIA GPS UNITS AND CONVENTIONAL SURVEY EQUIPMENT (TOTAL STATION). ELEVATIONS AND CONTOURS BASED ON NAVD 88 DATUM
 4. THE DISTANCES AND ACREAGES SHOWN HEREON ARE SURFACE USING A SCALE FACTOR OF 1.00011416, SCALED ABOUT 0.0,0 - TEXAS CENTRAL ZONE, 4203.
 5. CURRENT TITLE APPEARS TO BE VESTED IN CITY OF BRYAN BY VIRTUE OF THE PLAT RECORDED IN VOL. 104 PG. 37 & VOL. 38, PG. 446 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
 6. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.

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.
 GLENN T. DIAL, R.P.L.S., NO. 5168
 FIELD WORK PERFORMED: JUNE, 2024

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

&
 OPERSTERNY ADDITION RECORDED IN
 VOL. 104, PG. 37

OWNER:
 CITY OF BRYAN
 300 S. TEXAS AVE.
 BRYAN, TX 77803
 S. F. AUSTIN SURVEY, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 30' NOVEMBER 30, 2024



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 STRUCTURAL | SURVEY
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 BRYAN 979.680.8840
 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: 11/30/2024
 DRAWN BY: KVP
 CHECKED BY: GTD
 PROJECT #: 24-0378