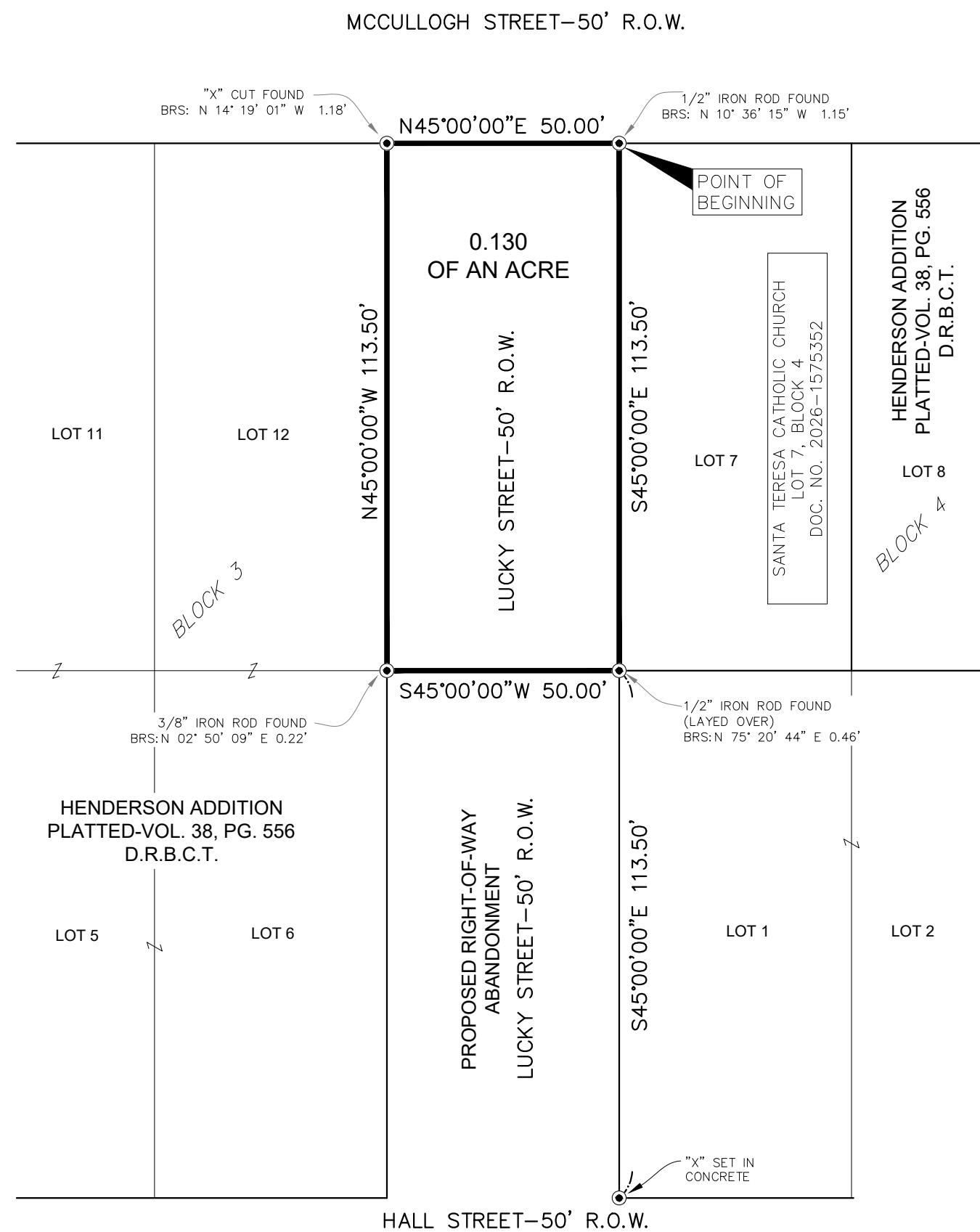


RIGHT-OF-WAY ABANDONMENT

0 30 60 90

SCALE: 1" = 30'



RIGHT-OF-WAY ABANDONMENT
Santa Teresa Catholic Church - 0.130 of an acre
S.F. Austin Survey, Abstract 62
City of Bryan, Brazos County, Texas

Field notes for 0.130 acre tract of land, lying in and being situated out of the S.F. Austin Survey, Abstract 62, Brazos County, Texas and being a portion of the existing public right-of-way for Lucky Street conveyed in the subdivision plat for Henderson Addition Volume 38, Page 556, Deed Records of Brazos County, Texas, said 0.130 acre tract being more particularly described as follows:

BEGINNING at the Westerly corner of Lot 7, Block 4 of said Henderson Addition, being the easterly intersection of McCulloch Street and Lucky Street for the northerly corner hereof, from which a 1/2" iron rod found bears N 10° 36' 15" W a distance of 1.15 feet;

THENCE S 45° 00' 00" E a distance of 113.50 feet, along the northeasterly right-of-way line of said Lucky Street, being the southwesterly line of said Lot 7, Block 4 to the westerly corner of Lot 1, Block 4 of said Henderson Addition the southerly corner of said Lot 7, Block 4 for the easterly corner hereof, and from which a 1/2" iron rod found (layered over) bears N 75° 20' 44" E a distance of 0.46 feet and an "X" set in concrete for the southerly corner of said Lot 1, Block 4 bears S 45° 00' 00" E a distance of 113.50 feet;

THENCE S 45° 00' 00" W a distance of 50.00 feet and crossing said Lucky Street to a point in the southwesterly right-of-way line of said Lucky Street, being the easterly corner of Lot 12, Block 3, the northerly corner of Lot 6, Block 3 of said Henderson Addition for the southerly corner hereof, and from which said corner a 3/8" iron rod found bears N 02° 50' 09" E a distance of 0.22 feet;

THENCE N 45° 00' 00" W a distance of 113.50 feet along the southwesterly right-of-way line of said Lucky Street, being the northeasterly line of said Lot 12, Block 3 to a point at the southerly intersection of said Lucky Street and said McCullough Street for the northerly corner hereof and said Lot 12, Block 3, and from which an "X" cut found bears N 14° 19' 01" W a distance of 1.18 feet;

THENCE N 45° 00' 00" E a distance of 50.00 feet crossing said Lucky Street and along the southeast right-of-way line of said McCullough Street to the **PLACE OF BEGINNING** and containing 0.130 of an acre of land, more or less;



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CORPORATE OFFICE
401 W 26TH ST
BRYAN, TEXAS 77803
www.gessnerengineering.com
ENHAM 979.836.6855
YAN 979.680.8840
RT WORTH 817.405.0774
ORGETOWN 512.930.5832
N ANTONIO 210.305.4792
TBPELS FIRM REGISTRATION
NUMBERS:
E 74511 E 161614500

RIGHT-OF-WAY ABANDONMENT

0.130 OF AN ACRE

BEING
A PORTION OF LUCKY STREET, ACCORDING TO
THE PLAT OF HENDERSON ADDITION RECORDED
IN VOL. 38, PG. 556,
DEED RECORDS, BRAZOS COUNTY, TEXAS

S. F. AUSTIN SURVEY, ABSTRACT 62
CITY OF BRYAN, 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.


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

