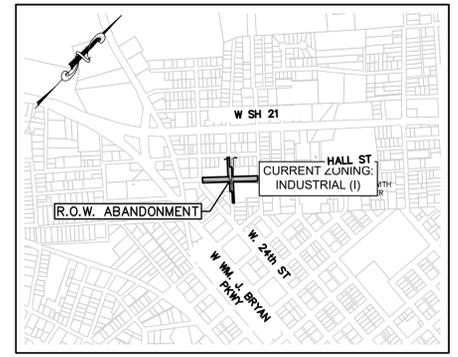
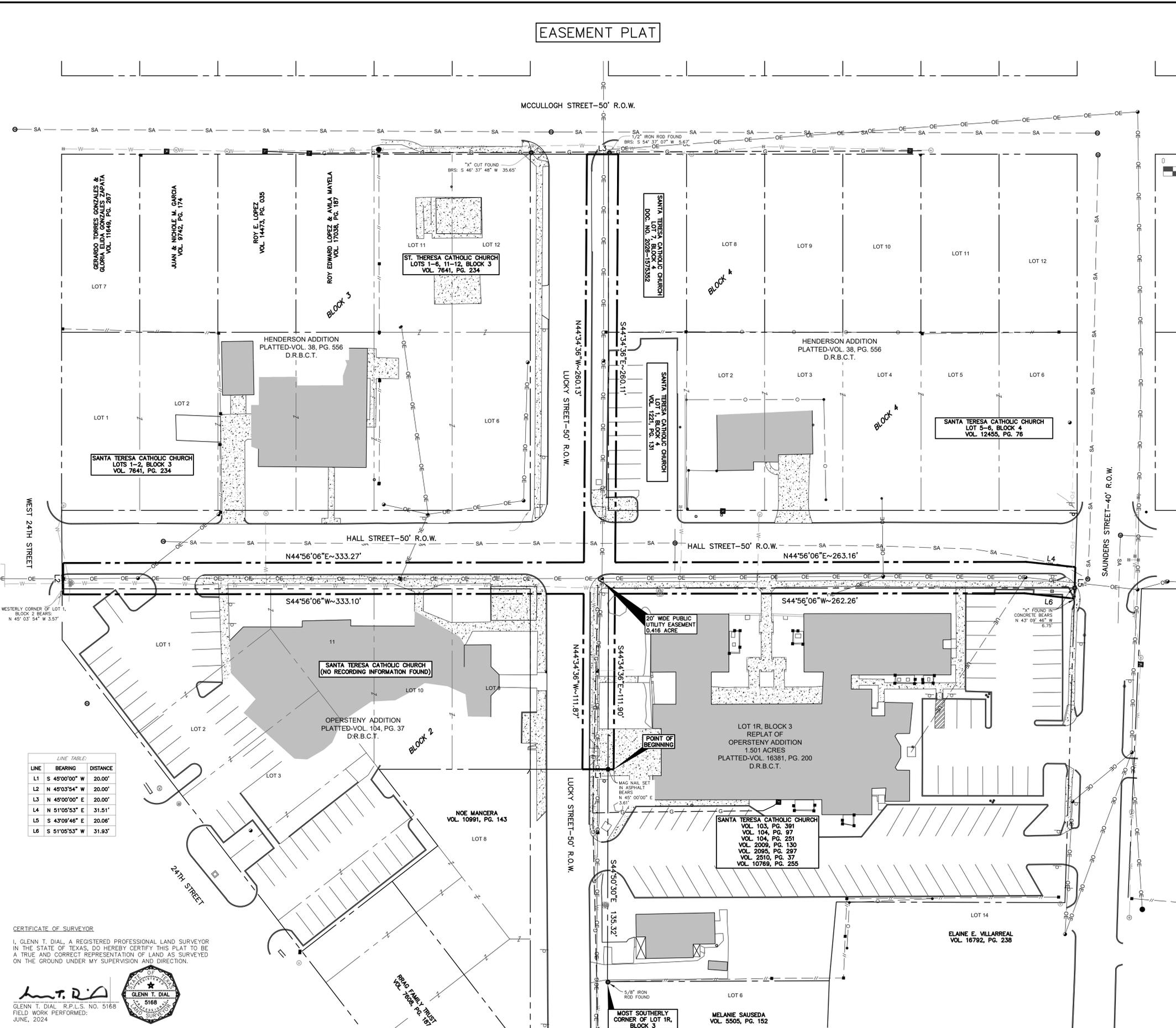


EASEMENT PLAT



LEGEND

- ⊛ POLE-LIGHT
- ⊙ POLE-POWER
- ⊚ SIGN-POST
- ▭ CONCRETE
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- 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
- ⊠ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- ⊚ MANHOLE (UTILITIES)
- ⊕ SANITARY SEWER MANHOLE
- ⊗ STORM SEWER MANHOLE
- ⊙ CLEAN OUT
- OE — OE
- 12W — 12W
- ST — ST
- 18SA — 18SA
- G — G
- — — —
- — — —
- — — —

NOTES:

1. BASIS OF BEARINGS IS THE REESTABLISHED SOUTHEAST RIGHT OF WAY LINE OF HALL STREET, OPERSTENY 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.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	20.00'
L2	N 45°03'54" W	20.00'
L3	N 45°00'00" E	20.00'
L4	N 51°05'53" E	31.51'
L5	S 43°09'46" E	20.06'
L6	S 51°05'53" W	31.93'

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



20' FOOT WIDE PUBLIC UTILITY EASEMENT

0.468 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 AND PORTIONS OF MULTIPLE TRACTS CONVEYED TO SANTA TERESA CATHOLIC CHURCH (SEE METES & BOUNDS DESCRIPTION)

S. F. AUSTIN SURVEY, ABSTRACT 62
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS



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

EASEMENT PLAT
 ISSUE DATE: 02-13-2026
 DRAWN BY: KVP/JHM
 CHECKED BY: GTD
 PROJECT #: 24-0378