



February, 2026
Project No. 24-0378
0.468 of an acre
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Santa Teresa Catholic Church – 0.468 of an acre
20' Public Utility Easement
S.F. Austin Survey, Abstract 62,
Brazos County, Texas

Field notes for 0.468 of an acre tract of land, lying in and being situated out of the S.F. Austin Survey, Abstract 62, Brazos County, Texas being a portion of Lot 1R, Block 3, Replat of Opersteny Addition, a subdivision plat recorded in Volume 16381, Page 200 of the Official Public Records of Brazos County, Texas, and being a portion of Lots 1, 9, 10 & 11, Block 2, Opersteny Addition, a subdivision plat recorded in Volume 104, Page 37 of the Deed Records of Brazos County, Texas, and being a portion of Lot 1 & 7, Block 4, Henderson Addition, a subdivision plat recorded in Volume 38, Page 556 of the Deed Records of Brazos County, Texas, and being a portions of the existing public Right-of-Way for Lucky Street (50' R.O.W.) & Hall Street (50' R.O.W.) as conveyed in said Henderson Addition and Opersteny Addition; said 0.468 of an acre tract for the purpose of a twenty (20) foot wide Public Utility Easement being more particularly described as follows:

BEGINNING at a point for a southeasterly corner hereof, being in said Lot 1R, Block 3, Replat of Opersteny Addition and from witch said **POINT OF BEGINNING** a 5/8" iron rod found in the northeasterly right-of-waylineof said Lucky Street, andbeing the southerly corner of said Lot 1R, Block 3, bears S 45°00'00" W a distance of 3.61' to a Mag nail in concrete set and S 44°50'30" E a distance of 135.32 feet;

THENCE with a southerly line hereof and crossing said Lot 1R, Block 3, Replat of Opersteny Addition, Lucky Street and Lots 9, 10 11 and 1, Block 2, Opersteny Addition, the following three (3) calls:

1. S 45°00'00" W a distance of 20.00 feet to an angle point,
2. N 44°34'36" W a distance of 111.87 feet to an angle point,
3. S 44°56'06" W a distance of 333.10 feet to a point in the northeasterly right-of-way line of west 24th Street, being the southerly line of said Lot 1, Block 2, Opersteny Addition for the most southerly corner hereof, and from which said corner a 1/2" iron rod found at the most westerly corner of said Lot 1, Block 2, Opersteny Addition, being the southeasterly intersection of said West 24th Street and said Hall Street bears N 45°03'54" W a distance of 3.57 feet;

THENCE through said lot 1, block 2, Opersteny Addition, said Hall Street, and said Lucky Street, for the westerly line hereof the following Three (3) calls:

1. N 45°03'54" W a distance of 20.00 feet to an angle point,
2. N 44°56'06" E a distance of 333.27 feet to an angle point,
3. N 44°34'36" W a distance of 260.13 feet to the southeasterly right-of-way line of McCullogh Street (50' R.O.W.) for the most westerly corner hereof from which an "X" cut found bears S 46° 37' 48" W a distance of 35.65 feet;

THENCE N 45°00'00" E a distance of 20.00 feet along the southeasterly right-of-way line of said McCullogh Street to a point in the northwesterly line of said Lot 7, Block 4 of said Henderson Addition from which a 1/2" iron rod found bears S 54° 37' 07" W a distance of 5.67 feet;

THENCE through said Lots 1 & 7, of said Block 4, Henderson Addition, and said Hall Street for the northerly line hereof the following four (4) calls:

1. S 44°34'36" E a distance of 260.11 feet to an angle point,
2. N 44°56'06" E a distance of 263.16 feet to an angle point,
3. N 51°05'53" E a distance of 31.51 feet to an angle point in the southwesterly right-of-way line of Saunders Street (40' R.O.W.),
4. S 43°09'46" E a distance of 20.06 feet to a point in the northeasterly line of said Lot 1R, Block 3, Replat of Opersteny Addition, the southwesterly right-of-way line of said Saunders Street for the most northeasterly corner hereof, and from which said corner an "X" found in concrete at the most northerly corner of said Lot 1R, Block 3, being the southerly intersection of said Hall street and said Saunders Street bears N 43°09'46" W a distance of 6.75 feet;

THENCE through said lot 1R, Block 3, Replat of Opersteny Addition for the easterly line hereof the following three (3) calls:

1. S 51°05'53" E a distance of 31.93 feet to an angle point,
2. S 44°56'06" E a distance of 262.26 feet to an angle point,
3. S 44°34'36" E a distance of 111.90 feet to the **POINT OF BEGINNING** containing 0.468 of an acre, more or less.

Glenn Dial R.P.L.S. No. 5168



SEE SKETCH

GESSNER ENGINEERING