

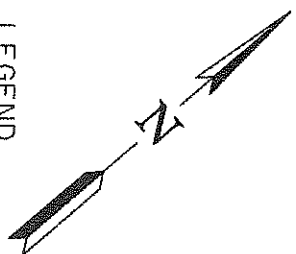
GENERAL NOTES:

- Bearing orientation is based upon the platted bearing of S 43°30' E along the northeast line of College Main Street as shown on the plat of Highland Park Addition, Volume 91, Page 612.
- All existing easements and/or utilities may not be shown on this plat.
- All bearings and distances are call and actual unless otherwise noted
- ● Denotes a 1/2" Iron Rod W/Cap Set.

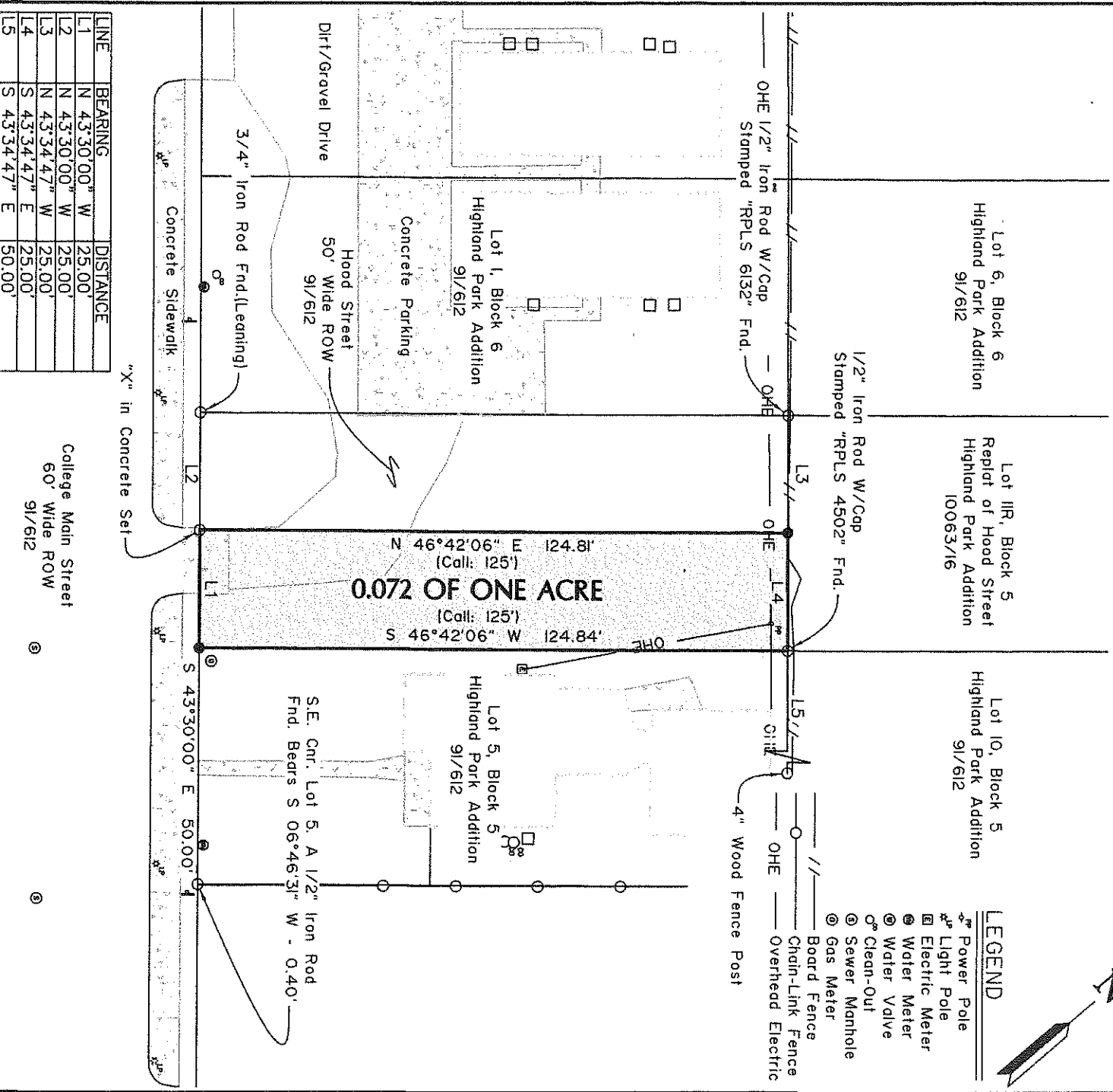
LUKE WAYNE SMITH, RPLS
 LUKE@LUKESMITHSURVEYING.COM
 TBPPLS FIRM NO. (S) 10194663



1115 HARLESS LAKE
 HEARNE, TX 77839
 PHONE: (903) 388-8263



- LEGEND**
- Power Pole
 - Light Pole
 - Electric Meter
 - Water Meter
 - Water Valve
 - Clean-Out
 - Sewer Manhole
 - Gas Meter
 - Board Fence
 - Chain-Link Fence
 - Overhead Electric
 - 4" Wood Fence Post



LINE	BEARING	DISTANCE
L1	N 43°30'00" W	25.00'
L2	N 43°30'00" W	25.00'
L3	N 43°34'47" W	25.00'
L4	S 43°34'47" E	25.00'
L5	S 43°34'47" E	50.00'

This survey was prepared without the benefit of a title commitment. No title research was performed by Luke Smith Surveying, LLC.

**RIGHT-OF-WAY ABANDONMENT
OF
0.072 OF ONE ACRE
BEING A PORTION OF
HOOD STREET**

**A 50 FOOT WIDE ROW
 HIGHLAND PARK ADDITION, PHASE 1
 VOLUME 91, PAGE 612
 JOSEPH E. SCOTT SURVEY, A-50
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=30'
 AUGUST 9, 2023**

I, Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, do hereby certify that this survey substantially complies with the minimum standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

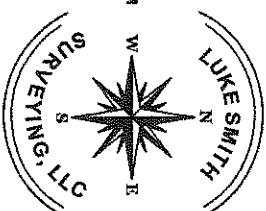
I further certify that no visible improvements on this property encroach on adjacent property, nor do any visible improvements on adjacent property encroach on this property, except as shown. This property is not located within a 100-year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED APRIL 2, 2014



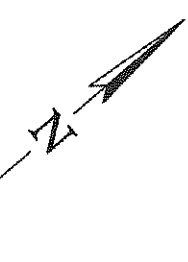
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LUKE WAYNE SMITH, RPLS
 LUKE@LUKESMITHSURVEYING.COM
 TBPPLS FIRM NO. (S) 10994693

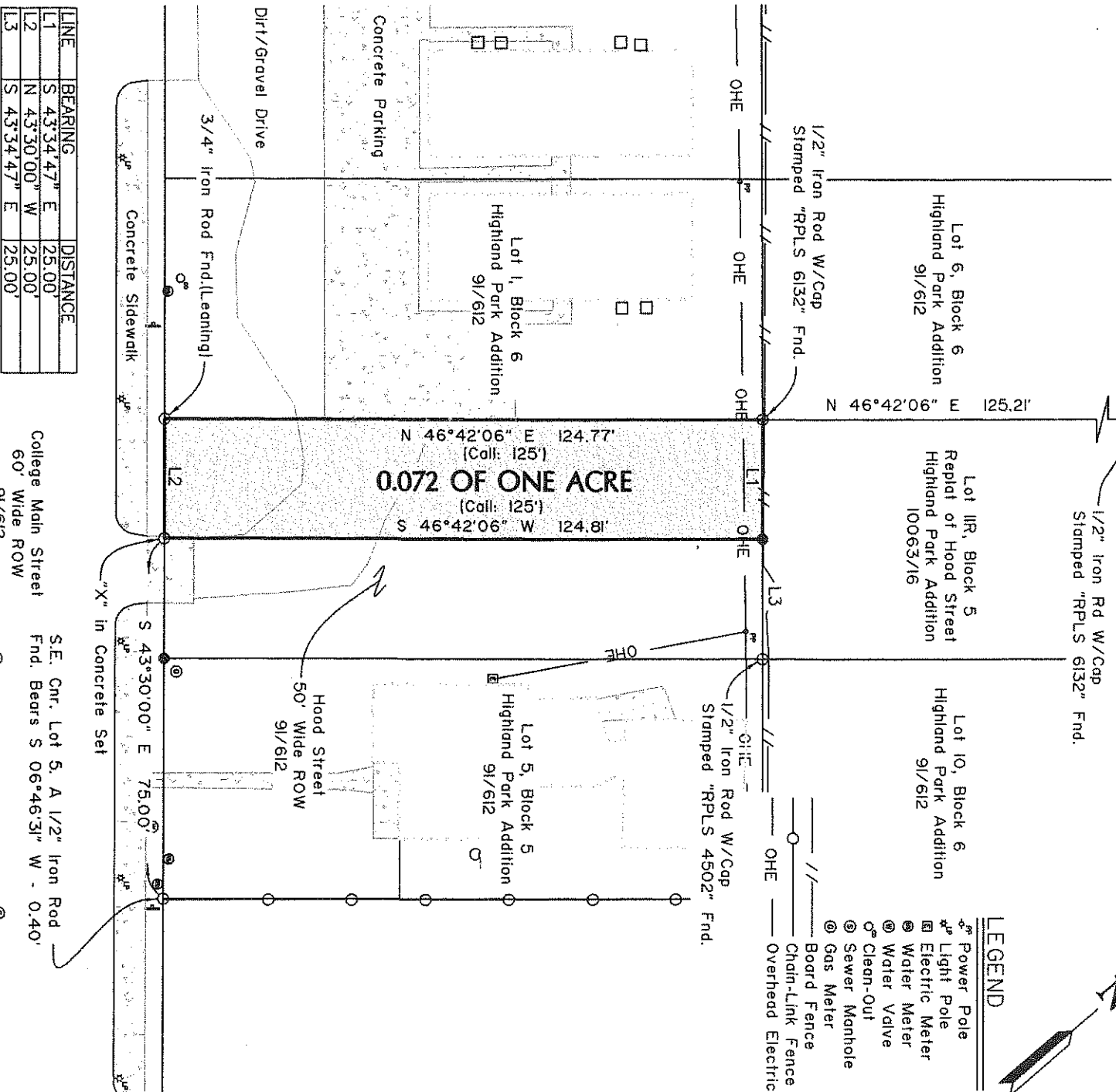


1115 HARLESS LANE
 HEARNE, TX 77859
 PHONE: (903) 388-8283



LEGEND

- ⊕ Power Pole
- * Light Pole
- ⊠ Electric Meter
- ⊙ Water Meter
- ⊖ Water Valve
- ⊕ Clean-Out
- ⊙ Sewer Manhole
- ⊙ Gas Meter
- Board Fence
- - - Chain-Link Fence
- Overhead Electric



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