

**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.

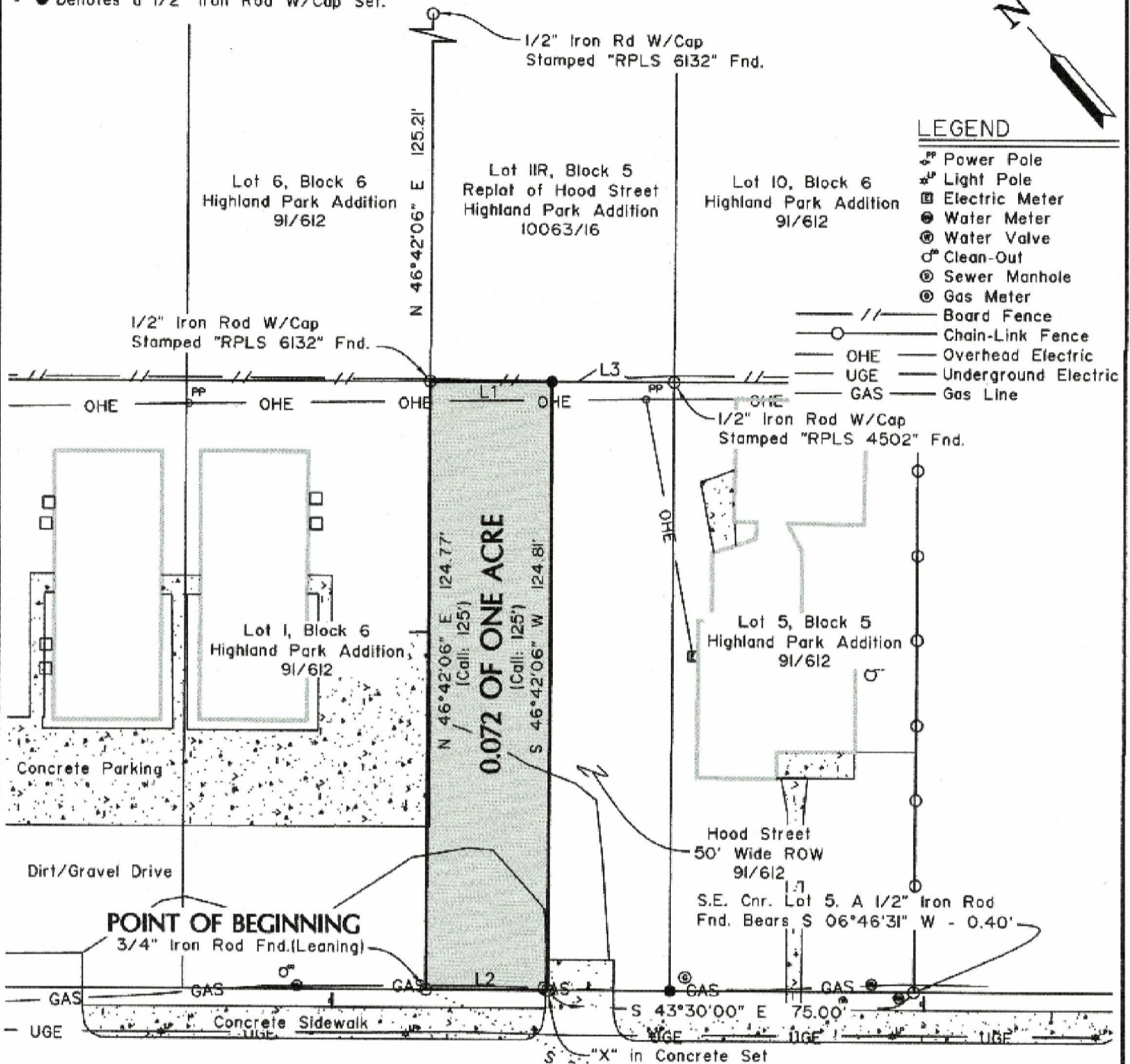
LUKE WAYNE SMITH, RPLS  
 LUKE@LUKESMITHSURVEYING.COM  
 TBPELS FIRM NO. (S) 10194693



1115 HARLESS LANE  
 HEARNE, TX 77859  
 PHONE: (903) 388-6263

**LEGEND**

- ⊕ Power Pole
- ⊕ Light Pole
- ⊕ Electric Meter
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Clean-Out
- ⊕ Sewer Manhole
- ⊕ Gas Meter
- // — Board Fence
- ○ — Chain-Link Fence
- OHE — Overhead Electric
- UGE — Underground Electric
- GAS — Gas Line



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

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



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

**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' MAY 15, 2024**



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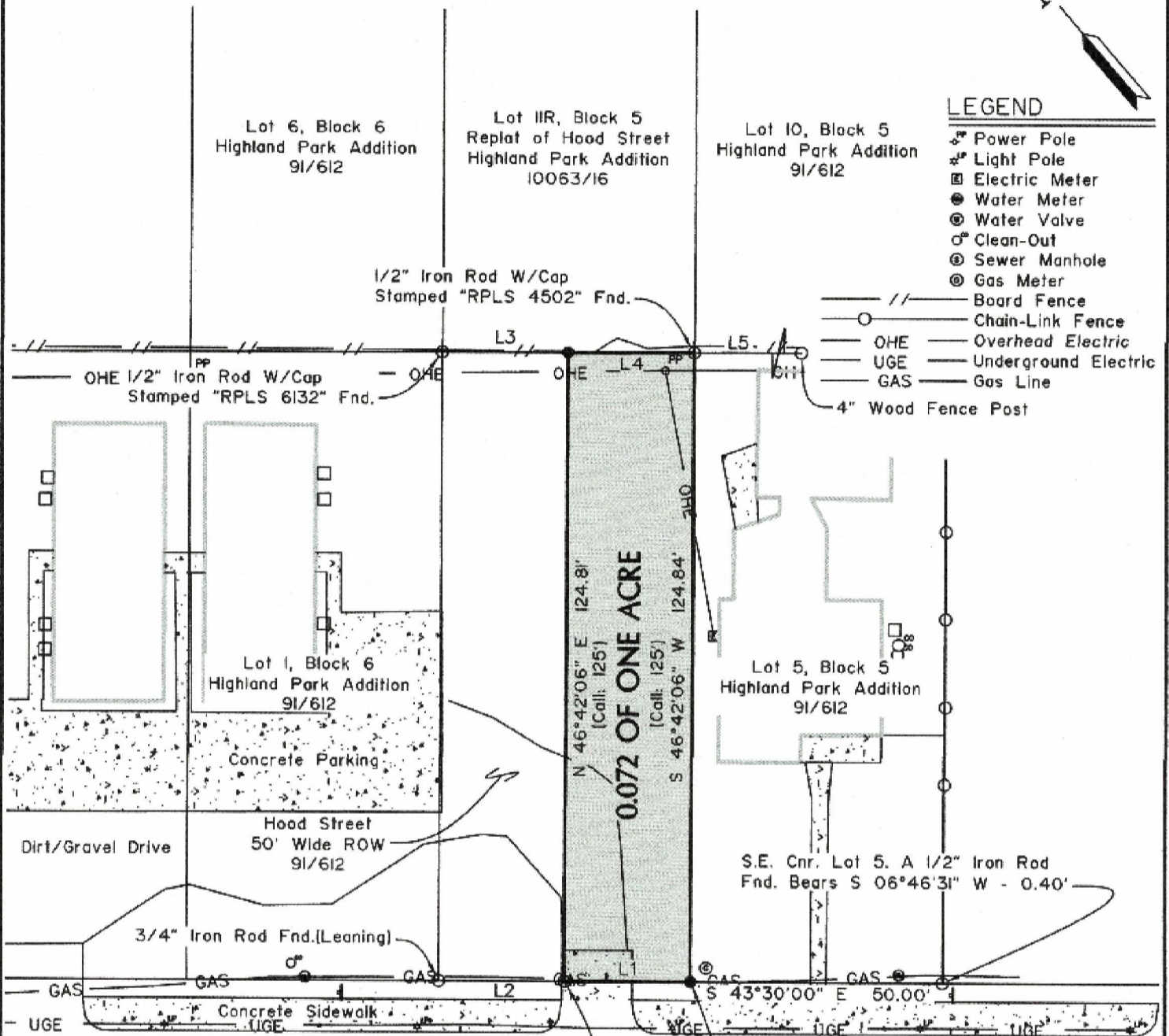
LUKE WAYNE SMITH, RPLS  
 LUKE@LUKESMITHSURVEYING.COM  
 TBPELS FIRM NO. (S) 10194683



1115 HARLESS LANE  
 HEARNE, TX 77859  
 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
- OHE — Overhead Electric
- UGE — Underground Electric
- GAS — Gas Line
- 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'

**POINT OF BEGINNING**

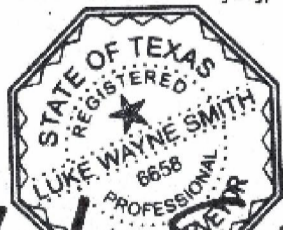
College Main Street  
 60' Wide ROW  
 91/612

City of Bryan GPS Monument No. 68

**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'  
 MAY 15, 2024**

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*Luke Smith*

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