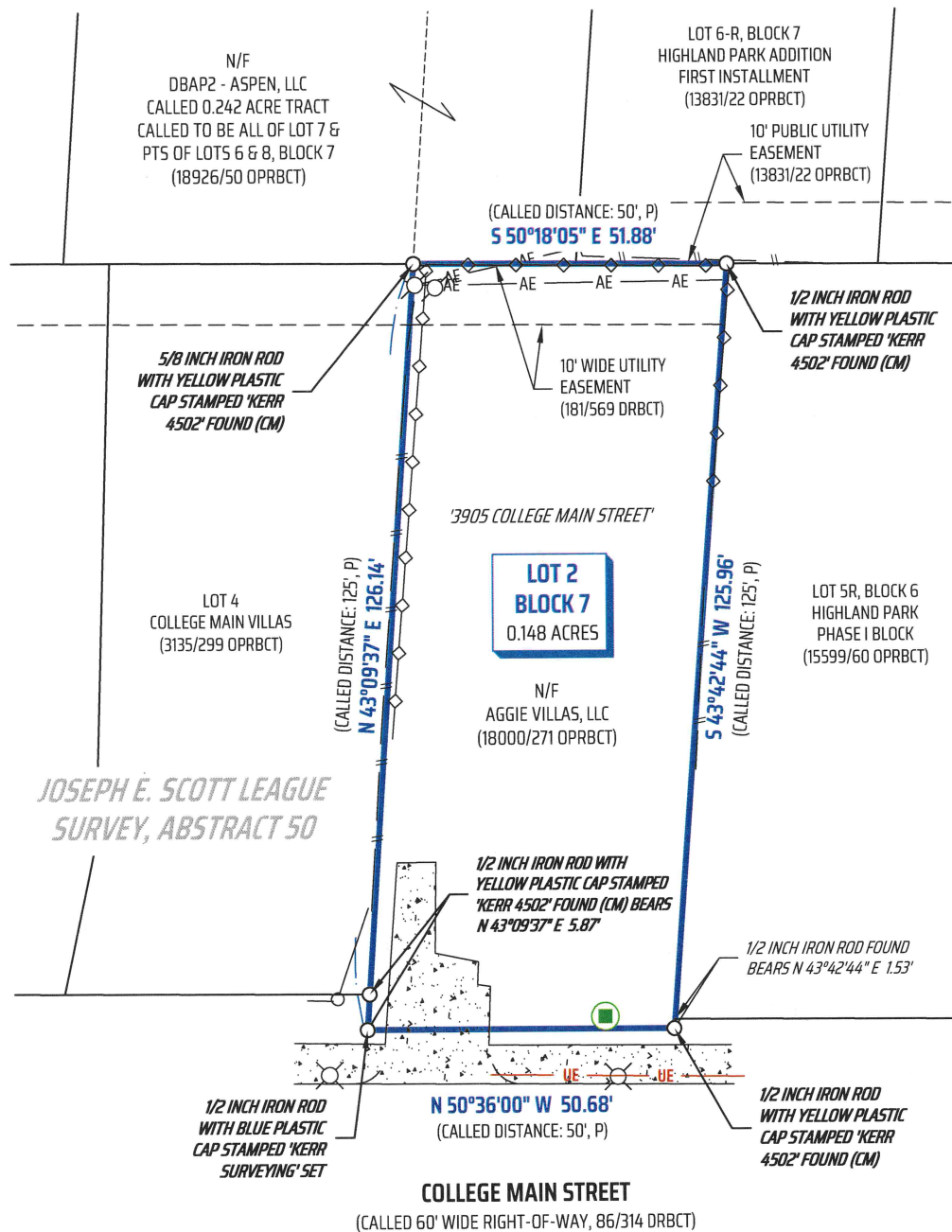




LEGEND:

DRBCT = DEED RECORDS OF
BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY,
TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

(P) = PER PLAT, 91/612 DRBCT

CLEAN OUT
UTILITY POLE
LIGHT POLE/STANDARD

CONCRETE

AERIAL ELECTRIC LINES

WOOD FENCE

CHAIN LINK FENCE

METAL OR PIPE FENCE

APPROXIMATE LOCATION OF
BURIED ELECTRICAL LINE AS
MARKED ON THE GROUND

UE

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP
REFERENCED ON 01-16-2025, THIS TRACT IS ZONED MIDTOWN -
HIGH DENSITY [MT-HD] (BUILDING SETBACKS FOR THIS ZONE ARE
NOT DEFINED).

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM
OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS
OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010
MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED.
TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR
OF 1.0001089282 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH
PROPERTY BOUNDARIES.

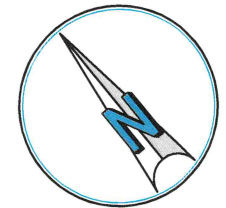
THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD
COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON
THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY
VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS
SHOWN HEREON.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND
FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL
UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X'
UNSHADED AND DOES NOT LIE WITHIN A
SPECIAL FLOOD HAZARD AREA SUBJECT TO
THE 1% ANNUAL CHANCE FLOOD (100 YEAR
FLOOD PLAIN) ACCORDING TO THE BRAZOS
COUNTY FLOOD INSURANCE RATE MAP
(FIRM) PANEL NO. 48041C0215F,
REVISED DATE: 04-02-2014.



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE
REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND
SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Michael Konetski
MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



TSPS STANDARD LAND SURVEY PLAT
OF

LOT 2, BLOCK 7

HIGHLAND PARK ADDITION

VOLUME 91, PAGE 612 OPRBCT

JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50

BRYAN, BRAZOS COUNTY, TEXAS



"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 30 FEET

SURVEY DATE: 01-06-2025 | PLAT DATE: 01-17-2025

JOB NUMBER: 24-1489 | CAD NAME: 24-1489

POINT FILE: HIGHLD2-GRID (cont); 24-1489 (job)

DRAWN BY: WJB CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC

TBPELS FIRM#10018500

1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802

PHONE: (979) 268-3195

SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM