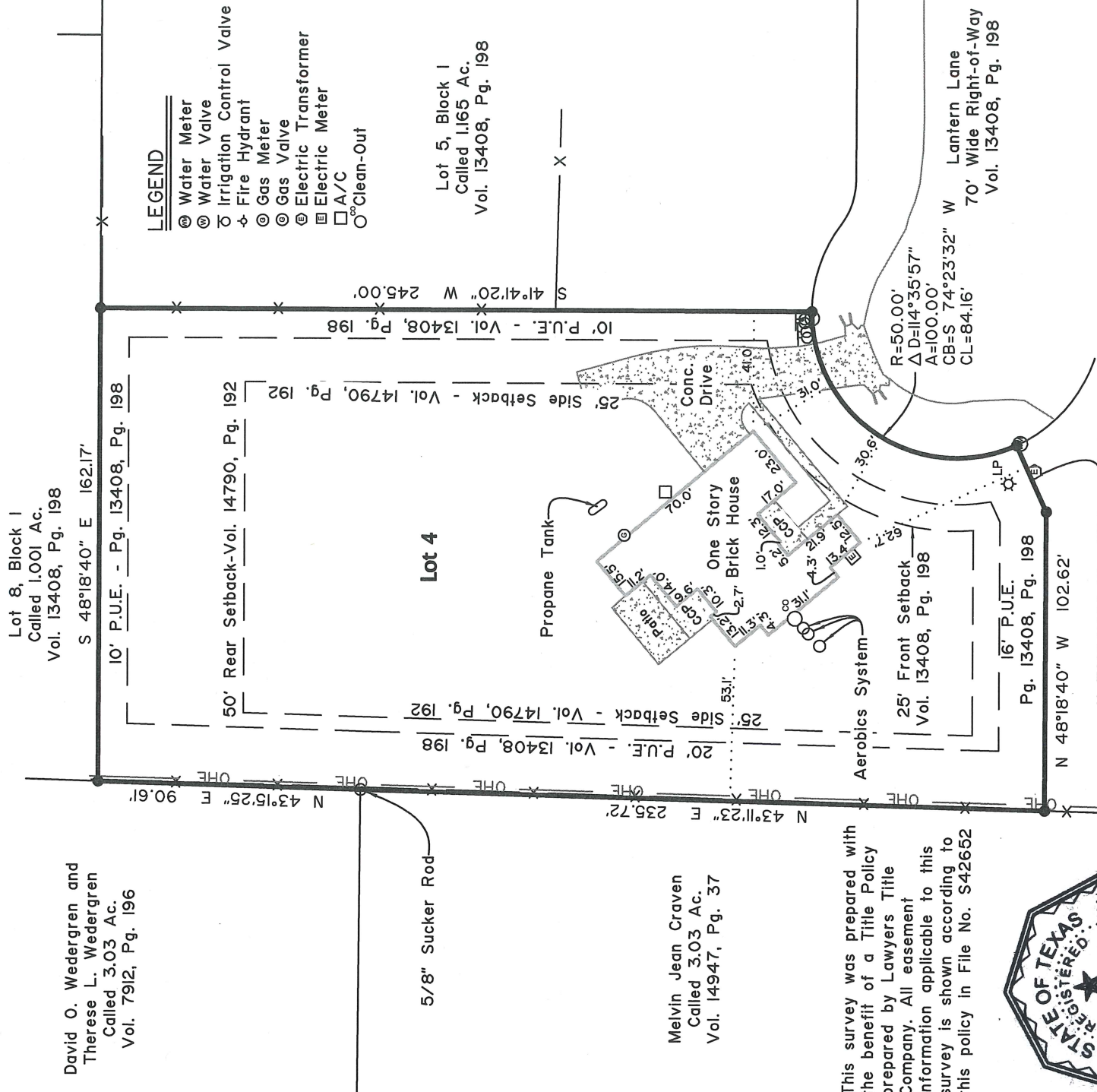


GENERAL NOTES:

1. Bearing Orientation is based upon the platted bearing of N 48°18'40" W along the southwest line of Lot 4, Block 1, as shown on the plat of Lantern Cove, Volume 13408, Page 198
2. All bearings and distances are call and actual.
3. A 1/2" iron rod with cap stamped "RPLS 4502" Found at all corners unless otherwise noted.
4. All existing easements and/or utilities may not be shown on this plat.
5. The blanket easement to Lone Star Gas Company in Vol. 102, Pg. 15 may affect this tract although its exact location is unknown.
6. The blanket easement to the City of Bryan in Vol. 176, Pg. 409 may affect this tract although its exact location is unknown.
7. The easement to Wixon Water Supply Corporation in Vol. 310, Pg. 107 may affect this tract although its exact location is unknown.
8. The easement to Wixon Water Supply Corporation in Vol. 323, Pg. 135 may affect this tract although its exact location is unknown.
9. The blanket easement to the City of Bryan in Vol. 340, Pg. 469 may affect this tract although its exact location is unknown.
10. The blanket easement to the City of Bryan in Vol. 350, Pg. 133 may affect this tract although its exact location is unknown.
11. The blanket easement to the City of Bryan in Vol. 1235, Pg. 369 may affect this tract although its exact location is unknown.
12. The easement to Southwestern Gas Pipeline, Inc. in Vol. 2357, Pg. 332 may affect this tract although its exact location is unknown.

David O. Wedergren and
Therese L. Wedergren
Called 1.001 Ac.
Vol. 7912, Pg. 196



LEGEND

- ⊙ Water Meter
- ⊙ Water Valve
- ⊖ Irrigation Control Valve
- ↔ Fire Hydrant
- ⊙ Gas Meter
- ⊙ Gas Valve
- ⊙ Electric Transformer
- ⊠ A/C
- Clean-Out

5/8" Sucker Rod

Melvin Jean Craven
Called 3.03 Ac.
Vol. 14947, Pg. 37

Lot 5, Block 1
Called 1.165 Ac.
Vol. 13408, Pg. 198

This survey was prepared with the benefit of a Title Policy prepared by Lawyers Title Company. All easement information applicable to this survey is shown according to this policy in File No. S42652



BUYER: GEOFFREY GREENE AND HEIDI GREENE
ADDRESS: 5001 LANTERN LANE

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 Land Surveying.

**LOT 4, BLOCK 1
1.165 ACRES
LANTERN COVE
VOLUME 13408, PAGE 198
S.F. AUSTIN LEAGUE, A-63**

**BRYAN ET.J., BRAZOS COUNTY, TEXAS
SCALE 1"=50 NOVEMBER 19, 2020**

I further certify that no improvements on this property encroach on adjacent property nor do any 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. 48041C0205F, DATED APRIL 2, 2014.

Luke Wayne Smith
4106 Meadowbrook Drive
Bryan, Texas, 77802
Phone: (903) 388-8263
Email: lukewsmith89@gmail.com