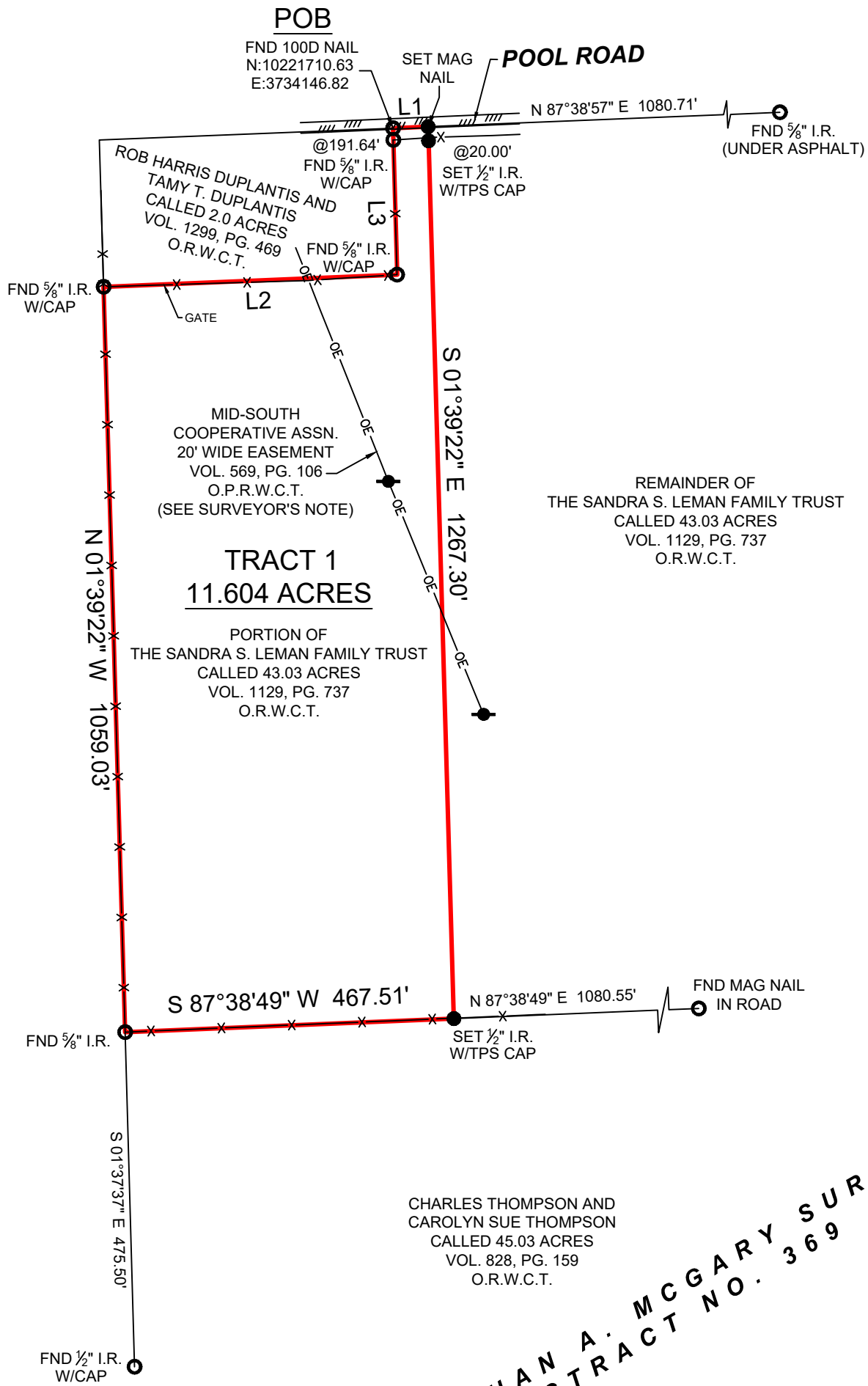


LINE	BEARING	DISTANCE
L1	N 87°39'26" E	50.00'
L2	N 87°39'32" E	417.49'
L3	N 01°39'08" W	208.36'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



SURVEYOR'S NOTE:

1) IT IS THE SURVEYOR'S OPINION THAT THE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, RECORDED IN VOLUME 569, PAGE 106, D.R.W.C.T., IS A BLANKET EASEMENT. CLIENT REQUESTED TO PLACE INFORMATION OF EASEMENT REFLECTED ON SURVEY PREPARED BY HAROLD E. MCADAMS, R.P.L.S. NO. 2005, DATED JUNE 17, 2014.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING A 11.604 ACRE TRACT OF LAND SITUATED IN THE JONATHAN A. MCGARY SURVEY, ABSTRACT NUMBER 369, WALKER COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 43.03 ACRE TRACT DESCRIBED IN INSTRUMENT TO THE SANDRA S. LEMAN FAMILY TRUST, RECORDED IN VOLUME 1129, PAGE 737, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O.R.W.C.T.), SAID 11.604 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

BOUNDARY SURVEY

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NOS. 48471C0325D AND 48471C0450D BOTH HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PROJECT NUMBER	34239 TR 1
DATE	09-14-2023
DRAWN BY	ADV
CHECKED BY	TNK/PPP
FIELD CREW	TC
REVISION 1	10-24-2023 ESMT
REVISION 2	- - - -
REVISION 3	- - - -
REVISION 4	- - - -

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PURCHASER TOP GUNS REALTY
 ADDRESS POOL ROAD, RICHARDS, TX, 77873
 SURVEY JONATHAN A. MCGARY, A - 369
 SUBJECT 11.604 ACRES
 COUNTY WALKER

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

