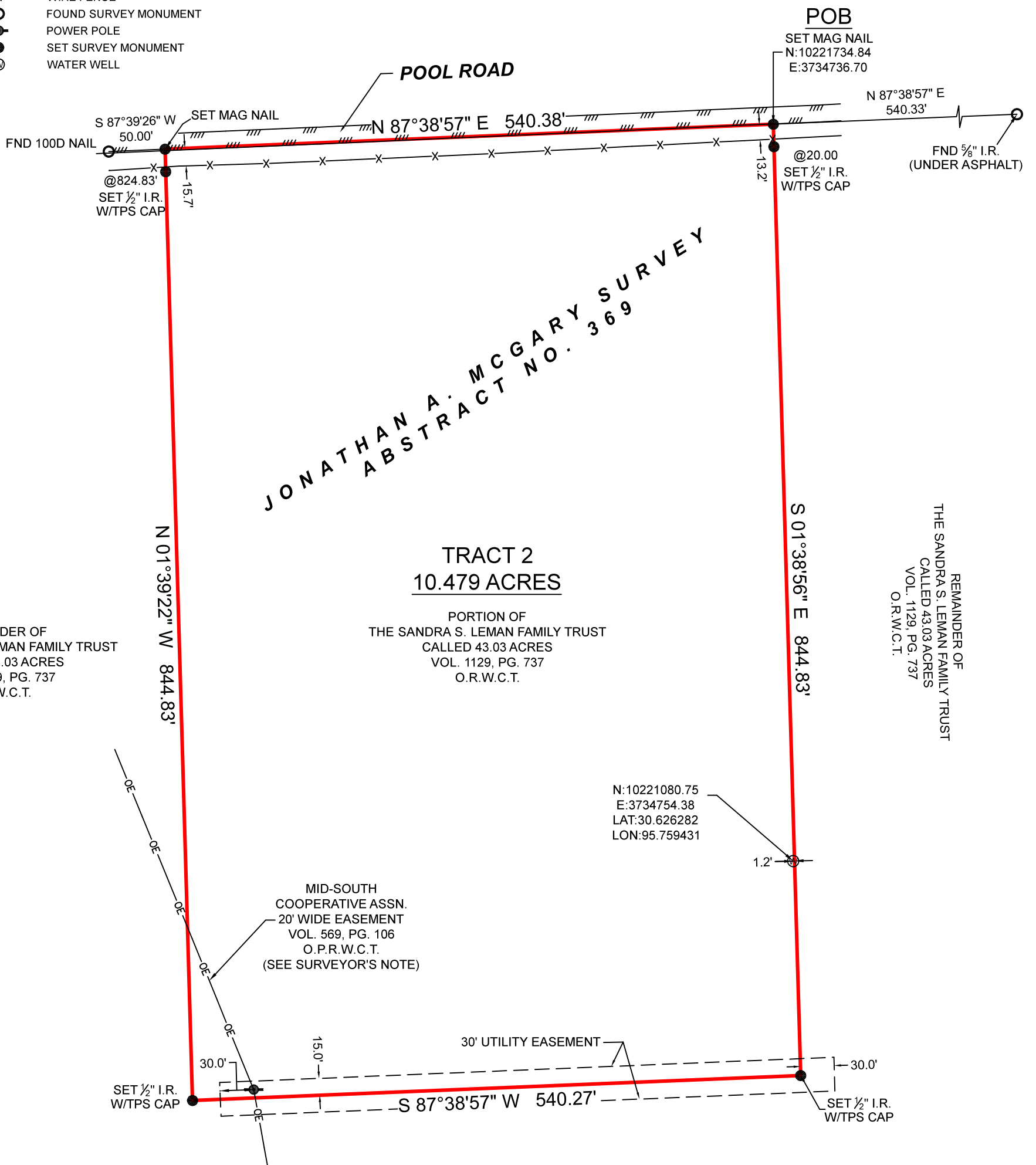


SYMBOL LEGEND

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



REMAINDER OF
THE SANDRA S. LEMAN FAMILY TRUST
CALLED 43.03 ACRES
VOL. 1129, PG. 737
O.R.W.C.T.

TRACT 2
10.479 ACRES
PORTION OF
THE SANDRA S. LEMAN FAMILY TRUST
CALLED 43.03 ACRES
VOL. 1129, PG. 737
O.R.W.C.T.

REMAINDER OF
THE SANDRA S. LEMAN FAMILY TRUST
CALLED 43.03 ACRES
VOL. 1129, PG. 737
O.R.W.C.T.

N:10221080.75
E:3734754.38
LAT:30.626282
LON:95.759431

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.

REMAINDER OF
THE SANDRA S. LEMAN FAMILY TRUST
CALLED 43.03 ACRES
VOL. 1129, PG. 737
O.R.W.C.T.

BOUNDARY SURVEY

BEING A 10.479 ACRE TRACT OF LAND SITUATED IN THE JONATHAN A. MCGARY SURVEY, ABSTRACT NUMBER 369, WALKER COUNTY, TEXAS, BEING A PORTION OUT 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 10.479 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

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 NO. 48471C0325D 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 2
DATE	09-14-2023
DRAWN BY	ADV
CHECKED BY	TNK/CPP
FIELD CREW	TC
REVISION 1	10-24-2023 ESMT
REVISION 2	12-04-2023 _WELL
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.....10.479 ACRES
 COUNTY.....WALKER

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

