

0' 100' 200' 300'

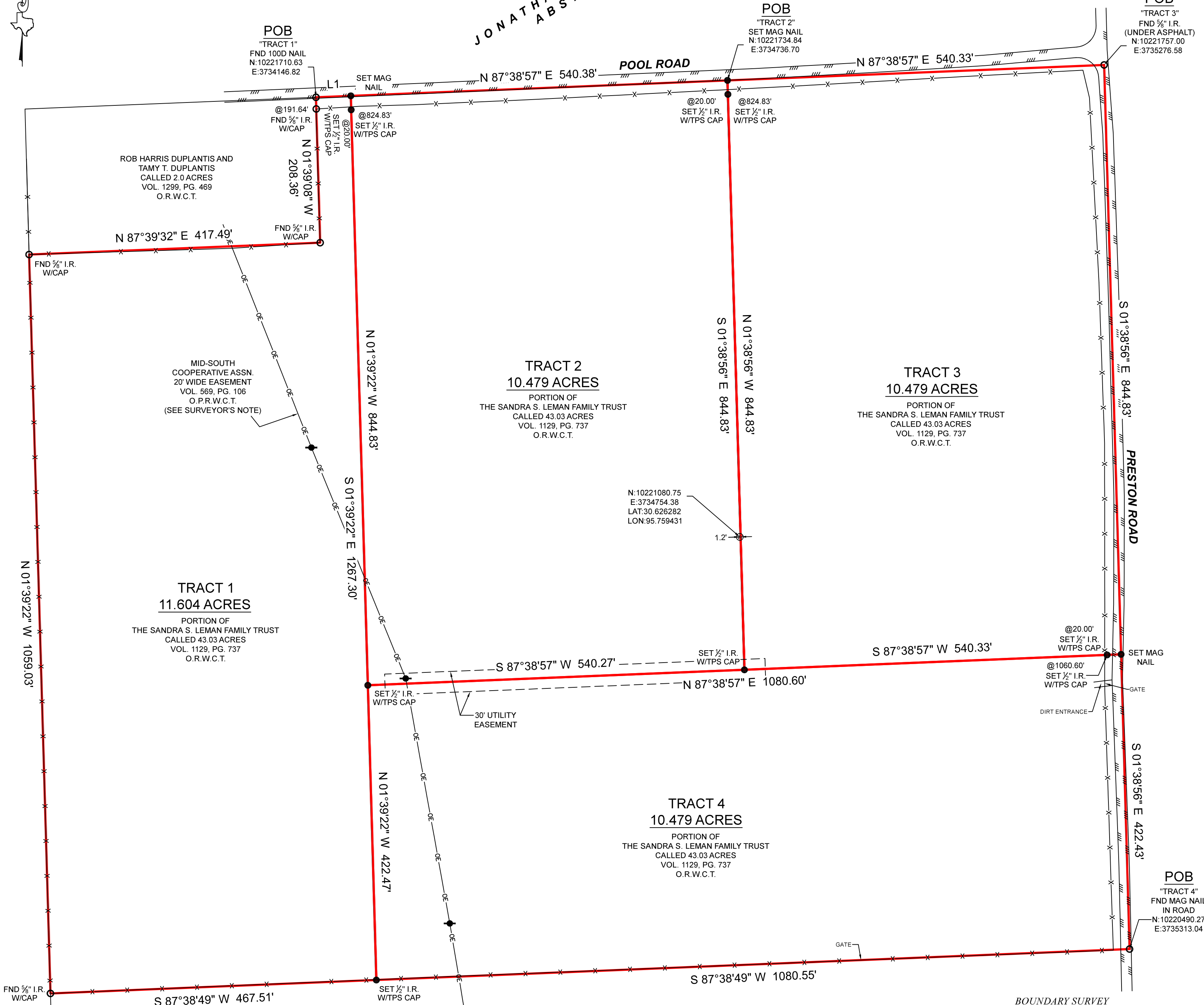
Scale: 1" = 100'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OE — OVERHEAD ELECTRIC
- X — WIRE FENCE
- FOUND SURVEY MONUMENT
- ⊙ WATER WELL

LINE	BEARING	DISTANCE
L1	N 87°39'26" E	50.00'

**JONATHAN A. MCGARY SURVEY**  
**ABSTRACT NO. 369**



**POB**  
 "TRACT 1"  
 FND 100D NAIL  
 N:10221710.63  
 E:3734146.82

**POB**  
 "TRACT 2"  
 SET MAG NAIL  
 N:10221734.84  
 E:3734736.70

**POB**  
 "TRACT 3"  
 FND 1/2" I.R.  
 (UNDER ASPHALT)  
 N:10221757.00  
 E:3735276.58

ROB HARRIS DUPLANTIS AND  
 TAMY T. DUPLANTIS  
 CALLED 2.0 ACRES  
 VOL. 1299, PG. 469  
 O.R.W.C.T.

MID-SOUTH  
 COOPERATIVE ASSN.  
 20' WIDE EASEMENT  
 VOL. 569, PG. 106  
 O.P.R.W.C.T.  
 (SEE SURVEYOR'S NOTE)

**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.

**TRACT 3**  
**10.479 ACRES**  
 PORTION OF  
 THE SANDRA S. LEMAN FAMILY TRUST  
 CALLED 43.03 ACRES  
 VOL. 1129, PG. 737  
 O.R.W.C.T.

**TRACT 1**  
**11.604 ACRES**  
 PORTION 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

**TRACT 4**  
**10.479 ACRES**  
 PORTION OF  
 THE SANDRA S. LEMAN FAMILY TRUST  
 CALLED 43.03 ACRES  
 VOL. 1129, PG. 737  
 O.R.W.C.T.

CHARLES THOMPSON AND  
 CAROLYN SUE THOMPSON  
 CALLED 45.03 ACRES  
 VOL. 828, PG. 159  
 O.R.W.C.T.

**POB**  
 "TRACT 4"  
 FND MAG NAIL  
 IN ROAD  
 N:10220490.27  
 E:3735313.04

**TRACT 1:**  
 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.

**TRACT 2:**  
 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.

**TRACT 3:**  
 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.

**TRACT 4:**  
 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.

**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.



PROJECT NUMBER	34239
DATE	09-14-2023
DRAWN BY	TNK
CHECKED BY	CPP
FIELD CREW	TC
REVISION 1	12-04-2023
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: TOP GUNS REALTY  
 ADDRESS: POOL ROAD, RICHARDS, TX, 77873  
 SURVEY: JONATHAN A. MCGARY, A - 369  
 SUBJECT: 11.604 ACRES, 10.479 ACRES, 10.479 ACRES, AND 10.479 ACRES  
 COUNTY: WALKER

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.

Thomas A. McIntyre  
 Registered Professional Land Surveyor No. 6921

