

JOE B. RICHARDSON and ANN RICHARDSON  
Called 378.15 Acres  
Volume 352, Page 396  
Deed Records 9/10/1968

JOE B. RICHARDSON  
Called 40 Acres  
Volume 984, Page 35  
Official Public Records  
9/4/1997

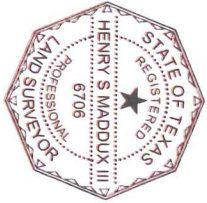
SAM HOUSTON and RUBY HOUSTON  
Called 100 Acres  
Volume 183, Page 560  
Deed Records  
10/23/1950

JOE B. RICHARDSON Called 10 Acres  
"Fourth Tract" Volume 375, Pg. 29, DRLC 1/21/1972

APPROXIMATE LIMITS OF FLOOD  
ZONE A AN AREA WITHIN THE  
100 YEAR FLOOD PLAIN WITHOUT  
CONSIDERATION OF FLOOD  
ELEVATION SURGE PLANNING  
FIRM PANEL NO. 4488B0475C  
EFFECTIVE DATE OF 11/20/2013

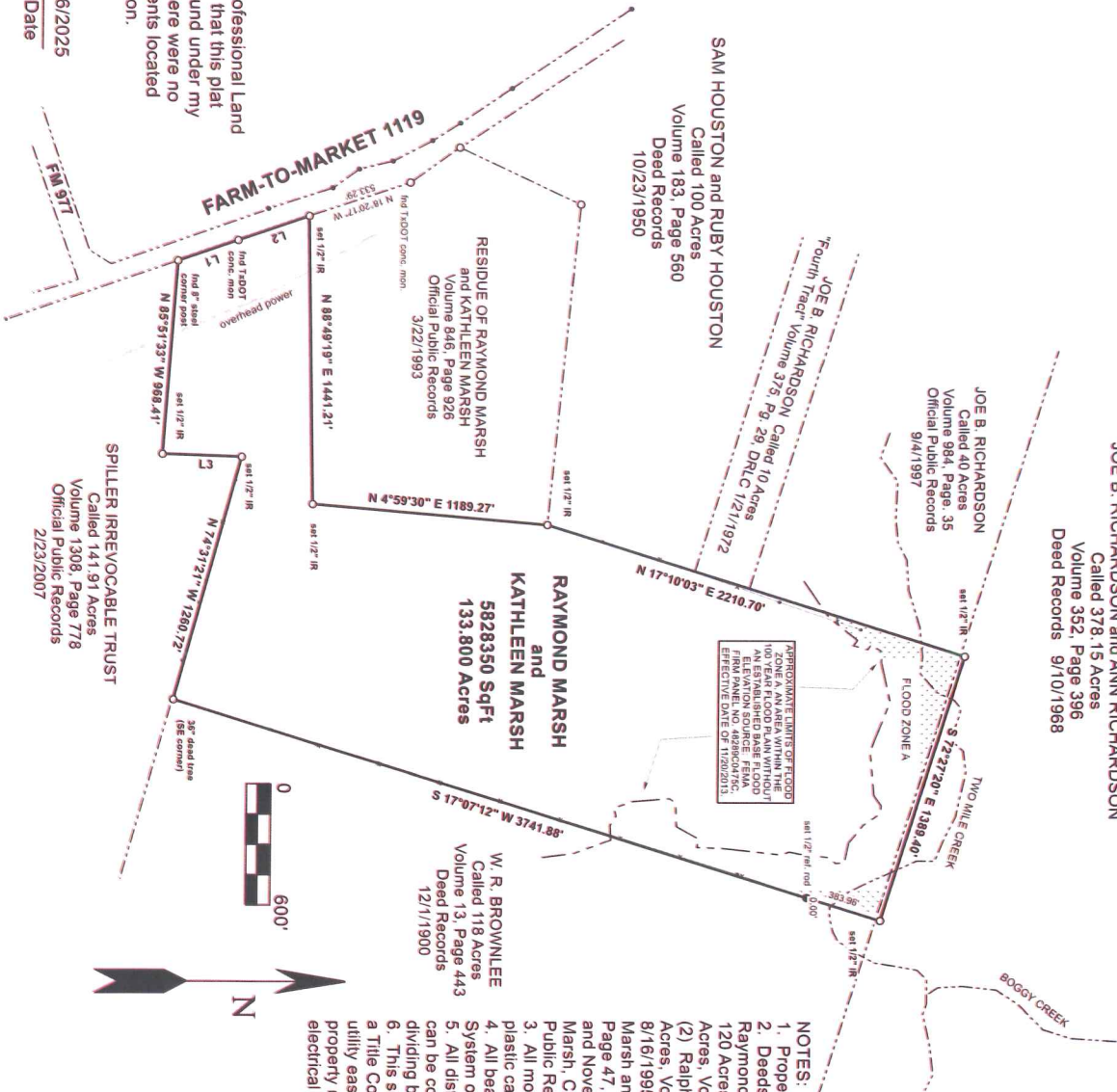
RAYMOND MARSH  
and  
KATHLEEN MARSH  
5828350 SqFt  
133.800 Acres  
Volume 13, Page 443  
Deed Records  
12/1/1900

W. R. BROWNLEE  
Called 118 Acres  
Volume 13, Page 443  
Deed Records  
12/1/1900



I, Henry S. Maddux III, Registered Professional Land  
Surveyor No. 6706, do hereby certify that this plat  
represents a survey made on the ground under my  
supervision during June, 2025 and there were no  
overages, underages, or encroachments located  
on the property except as noted hereon.

*Henry S. Maddux III*  
Henry S. Maddux III  
7/6/2025  
Date



NOTES:

1. Property Address: 11833 FM 1119, Leona, Texas 75850.
2. Deeds of Record: (1) Gene Irons and Dixie Louise Irons to Raymond A Marsh and Kathleen R. Marsh, "FIRST TRACT" - 120 Acres; "SECOND TRACT" - 31.6 Acres; "THIRD TRACT" - 25 Acres, Volume 846, Page 926, Official Public Records, 3/22/1993 (2) Ralph Louis Webb, et al. to Raymond Marsh, Called 5 Acres, Volume 913, Page 254, Official Public Records, 8/16/1995; (3) Dorothy Spiller Misner, et al. to Raymond Marsh and Kathleen Marsh, Called 5 Acres, Volume 962, Page 47, Official Public Records, 2/6/1997; (4) Elton S. Way and Novaleen Way Swiss to Raymond Marsh and Kathleen Marsh, Called 0.931 Acres, Volume 1095, Page 903, Official Public Records, 11/2/2001.
3. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STAR SURV RPLS 6706".
4. All bearings are referenced to the Texas Coordinate System of 1983 (NAD83 2011), Central Zone.
5. All distance shown hereon are grid distances and can be converted to surface horizontal distances by dividing by a combined scale factor of 0.999875.
6. This survey was completed without the benefit of a Title Commitment. Consequently there may be utility easements or other encumbrances on this property not shown hereon. Evidence of an aerial electrical easement is shown hereon.

LINE	BEARING	HORIZ DIST
L1	N18°42'53"W	321.29'
L2	N18°42'54"W	379.66'
L3	S2°02'51"W	402.20'

<b>RAYMOND MARSH and KATHLEEN MARSH 133.800 ACRES</b>
<b>FERNANDO DEL VALLE 11 LEAGUE GRANT ABSTRACT NO. 29 LEON COUNTY, TEXAS</b>
<b>STAR SURVEYING</b> TEXAS LICENSED SURVEYING FIRM 10193754 3779 W. FM 436 BELTON, TEXAS 76513 936-662-0077
JOB NO. 25075 DATE: 07/05/2025

**LEGAL DESCRIPTION**  
**RAYMOND MARSH and KATHLEEN MARSH 133.800 ACRES**  
**FERNANDO DEL VALLE 11 LEAGUE GRANT ABSTRACT NO. 29**  
**LEON COUNTY, TEXAS**

**FIELD NOTES FOR A 133.800 ACRES** of land, more or less, said tract being situated in the FERNANDO DEL VALLE 11 LEAGUE GRANT, ABSTRACT NO. 29, Leon County, Texas, and being out of and a part of the following six tracts of land: (1) A called 120 acre tract described as "FIRST TRACT", a called 31.6 acre tract described as "SECOND TRACT", and a called 25 acre tract described as "THIRD TRACT" all in a deed from Gene Irons and Dixie Louise Irons to Raymond A. Marsh and Kathleen R. Marsh, said deed dated March 22, 1993 and recorded in Volume 846, Page 926, Official Public Records; (2) A called 5 acre tract conveyed by Ralph Louis Webb, et al, to Raymond Marsh, Volume 913, Page 254, Official Public Records, August 16, 1995; (3) A called 5 acre tract conveyed by Dorothy Spiller Misner, et al, to Raymond Marsh and Kathleen Marsh, Volume 962, Page 47, Official Public Records, February 6, 1997, and (4) a called 0.931 acre tract conveyed by Elon S. Way and Noveleen Way Swiss to Raymond Marsh and Kathleen Marsh by deed dated November 2, 2001 and recorded in Volume 1095, Page 903, Official Public Records, said 133.800 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an eight inch diameter steel fence post found as a "T" fence corner post for the southwest corner of the herein described tract and the northwest corner of a called 141.91 acre tract conveyed by Beulah Ray Spiller to the Spiller Irrevocable Trust by deed dated February 23, 2007 and recorded in Volume 1308, Page 778, Official Public Records, and being on the east right-of-way line of Farm-to-Market 1119 (FM 1119; ROW varies in width);

THENCE northerly generally along a fence line and along said east right-of-way line N 18°42'53" W 321.29 feet to a 4" by 4" inch TxDOT concrete monument found for a corner in the southerly east line of the herein described tract;

THENCE continuing northerly along said right-of-way line N 18°42'54" W 379.66 feet to a ½ inch iron rod set for the southerly northwest corner of the herein described tract and the southwest corner of the residue of said Marsh tracts, from which point a found 4' by 4" TxDOT concrete monument bears N 18°20'17" W 533.17 feet ;

THENCE easterly across said Marsh tract and along the common line between the herein described tract and said residue tract N 88°49'19" E 1441.21 feet to a ½ inch iron rod set for a northwesterly reentrant corner of the herein described tract and the southeast corner of said Marsh residue tract;

THENCE northerly across said Marsh tract and along the common line between the herein described tract and said residue tract N 4°59'30" E 1189.27 feet to a ½ inch iron rod set at an "L" fence corner post, said point being the northeast corner of said residue tract and the southeast corner of a called 100 acre tract conveyed by F.M. Wilson and Cora Wilson to Sam Houston and Ruby Houston by deed dated October 23, 1950 and recorded in Volume 183, Page 560, Official Public Records;

THENCE northerly and along the common line between the herein described tract and said Sam Houston tract, a called 10 acre tract conveyed by Ernest W. Eddleman and Winnie Eddleman to Joe B. Richardson by deed dated January 21, 1972 and recorded in Volume 375, Page 29, Official Public Records, and a called 40 acre tract conveyed by The Veterans Land Board of the State of Texas to Joe B. Richardson by deed dated September 4, 1997 and recorded in Volume 984, Page 35, Official Public Records, N 17°10'03" E feet, crossing Two Mile Creek at approximately 1990 feet and continuing for a total distance of 2210.70 feet to a ½ inch iron rod set on the north side of said creek for the northerly northwest corner of the herein described tract, said point being the northeast corner of said Richardson called 40 acre tract and being on the south line of a called 378.15 acre tract conveyed by Custom Farming, Inc. to Joe B. Richardson and Ann Richardson by deed dated September 10, 1968 and recorded in Volume 352, Page 396, Deed Records;

THENCE along the common line between the herein described tract and said Richardson called 378.15 acre tract, S 72°27'20" E (call S 71°00'00" E), crossing Two Mile Creek at approximately 230 feet and again at approximately 1136 feet, and continuing for a total distance of 1389.40 feet (call 503 varas – 1398.34 feet by standard conversion) to a ½ inch iron rod set for the northeast corner of the herein described tract on the north side of said creek, said point being the northwest corner of a called 118 acre tract conveyed by James B. Powell to W.R. Brownlee by deed dated December 1, 1900 and recorded in Volume 13, Page 443, Deed Records;

THENCE along the common line between the herein described tract and said Brownlee tract S 17°07'12" W (call S 19°00'00" W), crossing Two Mile Creek at approximately 255 feet and continuing for a total distance of 3741.88 feet (call 1346 varas – 3741.88 feet by standard conversion) to the southeast side of a 15 feet tall, 36 inch diameter dead tree stump, said point being the conjuncture of two barbed wire fences on said southeast side, said point being the easterly southeast corner of the herein described tract and being on the north line of said Spiller Irrevocable Trust tract;

THENCE along the common line between the herein described tract and said Spiller tract the following three calls:

N 74°31'21" W 1260.72 feet (call N 71°00'00" W), generally along a fence line to a ½ inch iron rod set at a "L" fence corner post for a southerly reentrant corner of the herein described tract;

S 2°02'51" W 402.20 feet generally along a fence line to a ½ inch iron rod set at a "T" fence corner for the westerly southeast corner of the herein described tract;

N 85°51'33" W 968.41 feet generally along a fence line to the **POINT OF BEGINNING** and containing an area of 5,828,350 square feet of land or 133.800 acres.

Notes: (1) Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone; (2) Distances are grid distances and can be converted to surface horizontal distances by dividing by a combined scale fact of 0.999875; (3) All ½ inch iron rod monuments found or set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".

*Henry S. Maddux III*

7/6/2025

Henry S. Maddux III RPLS 6706      Date  
Starr Technical Services DBA Starr Surveying  
Texas Licensed Surveying Firm No. 10193754  
3779 FM 436 East Belton Texas 76513

