

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

*Henry S. Maddux III*

08/07/2023

Henry S. Maddux III

Date



WALTER L. BASS  
Called 125.2905 Acres  
Cause No. 01-11-175  
87th. District Court Leon County  
Volume 1544, Page 574  
Official Public Records 9/12/2012

JOHN T. WATSON  
"SIXTH TRACT"  
Called 25 Acres  
Volume 632, Page 302  
Official Public Records  
4/1/1986

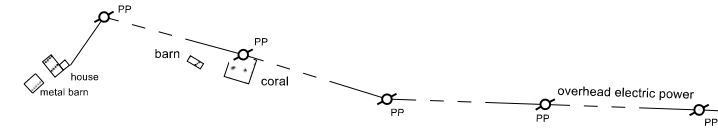
TERRELL BASS and EMMA BASS  
Called 40 Acres  
Volume 1125, Page 408  
Official Public Records  
10/31/2002

DAVID WILSON SURVEY A-906

**WESLEY DUNCAN DORMAN III, ET AL**  
**Called 253 Acres**  
**SURVEYED**  
**11947670 SqFt**  
**274.281 Acres**

**NOTES:**

- Deeds of Record: (1) Joanne Thompson Dorman to Wesley Duncan Dorman III, 4.5% interest in a Called 253 Acres, Volume 760, Page 897, Official Public Records, 12/19/1989; (2) Joanne Thompson Dorman to Wesley Duncan Dorman III, 5% interest in a Called 253 Acres, Volume 773, Page 701, Official Public Records, 7/17/1990; (3) Joann Thompson Dorman to Wesley Duncan Dorman III, 5% interest in a Called 253 Acres, Volume 1352, Page 600, Official Public Records, 6/4/2006; (4) Joanne Thompson Dorman to Wesley Duncan Dorman III, 2.5% interest in a Called 253 Acres, Volume 1439, Page 190, Official Public Records, 7/19/2010; (5) Estate of Joann Thompson Dorman to Wesley Duncan Dorman III, 83% interest in a Called 253 Acres, Volume 1681, Page 522, Official Public Records, 9/15/2016; (6) Wesley Duncan Dorman III to Marcia Lynn Dorman, 25% interest, Volume 1688, Page 634, Official Public Records, 12/19/2016; (7) Wesley Duncan Dorman III to Elizabeth Claire Dorman, 20% interest, Volume 1688, Page 637, Official Public Records, 12/19/2016; (8) Wesley Duncan Dorman III to Jason Walter Dorman, 25% interest, Volume 1688, Page 695, Official Public Records, 12/19/2016.
- Access Easements: (1) Terry Keeling to Joanne Thompson Dorman, 50 ft. wide easement, Volume 845, Page 545, Official Public Records, 2/24/1993; (2) Leslie O. Fullerton and Tricia Fullerton to Terry Keeling and Joanne Thompson Dorman, a 40 foot wide easement containing 1.97 acres and described in Exhibit "B" and a 30 foot wide easement described in Exhibit "C", Volume 825, Page 406, Official Public Records, 5/21/1992, said easements also described in a road right-of-way easement granted to the public by instrument from David McCall and DeLonn McCall to the County of Leon, said easement containing 4.79 acres and described in Volume 1755, Page 366, Official Public Records, April 11, 2019.
- The north line of the Baltmanis tract was surveyed by J.R. Reed along a fence line which he described as the common boundary, as fenced, between said Baltmanis tract and the subject Dorman. Said fence lies almost entirely in said Leroy Boulware Survey.



DAVID WILSON SURVEY A-906

LEROY BOULWARE SURVEY A-120

JAMES M. HALLMARK SURVEY A-339

LINE	BEARING	HORIZ DIST
L1	N69°36'37"W	143.91'
L2	N74°03'58"W	98.65'
L3	N82°57'31"W	243.65'
L4	N77°02'13"W	175.99'
L5	N69°33'41"W	69.11'
L6	N76°14'06"W	341.27'
L7	N69°48'44"W	36.27'
L8	N66°52'50"W	338.80'
L9	N47°56'57"W	251.58'
L10	N46°06'31"W	165.31'
L11	S41°31'45"W	53.72'
L12	S22°26'24"W	304.04'
L13	S23°22'42"W	165.85'
L14	S19°50'59"W	59.65'
L15	S19°50'59"W	2.00'
L16	S23°16'29"W	268.49'
L17	S23°16'29"W	4.00'
L18	S20°00'30"W	56.10'
L19	S18°10'59"W	47.00'
L20	S16°05'05"W	46.68'
L21	S20°12'19"W	28.66'
L22	S22°54'38"W	136.40'
L23	S25°31'06"W	302.97'
L24	S24°33'53"W	170.53'
L25	S23°11'33"W	323.52'
L26	S23°11'33"W	82.00'
L27	S16°55'49"W	72.15'

MICHAEL G. REICHLÉ and VICKI R. REICHLÉ  
"Tract I" 11 Acres Volume 1693, Page 303  
Official Public Records 2/23/2017

MICHAEL G. REICHLÉ and VICKI R. REICHLÉ  
"Tract II" 10,999 Acres Volume 1693, Page 303  
Official Public Records 2/23/2017

Antonio Martinez, et al,  
Called 35.95 Acres  
Volume 1348, Page 97  
Official Public Records  
1/18/2008

T DOUBLE J FAMILY RESOURCES, LP  
"First Tract" Called 21.89 Acres  
Volume 1732, Page 437  
Official Public Records  
4/18/2018

T DOUBLE J FAMILY RESOURCES, LP  
Called 16.527 Acres Volume 1861, Page 388  
Official Public Records 12/3/2021

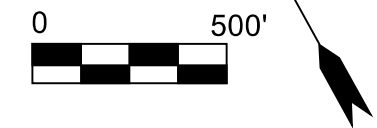
Ralph Douglas Hart and  
Cynthia Lynn Hart  
Called 21.43 Acres  
Volume 1494, Page 622  
Official Public Records  
12/6/2011

LONNIE G. RICKS II, Et Al  
Called 22.25 Acres  
Volume 1146, Page 885  
Official Public Records  
7/28/2003

PETER ARTHUR BALTMANIS and RUTH ANN BALTMANIS  
Called 50.11 Acres Volume 1808, Page 871  
Official Public Records 11/13/2020

FRED W. BACCUS  
Called 1701.26 Acres  
Volume 539, Page 114  
Deed Records  
3/31/1983

L B BASS SURVEY A-1437



According to FEMA FIRM PANEL No. 48289C0525C, Effective Date of 11/20/2013, much of this property lies in Zone "A", an area in the 1.0% chance flood plain (100 year flood plain).

Plat Notes: All bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83), Central Zone. All distances shown are grid distances and can be converted to horizontal surface distances by dividing by a combined factor of 0.99988. All monuments set are 1/2 inch iron rods with orange plastic caps marked "STARRSURV RPLS 6706".

SURVEY PLAT OF  
**WESLEY DUNCAN DORMAN III, MARCIA LYNN DORMAN, ELIZABETH CLAIR DORMAN, AND JASON WALTER DORMAN 274.281 ACRES**

DAVID WILSON SURVEY A-100  
LEON COUNTY, TEXAS

**STARR SURVEYING**  
TEXAS LICENSED SURV. FIRM NO. 10193754  
3779 W. FM 346  
BELTON, TEXAS 76513  
936-662-0077

JOB NO. 23151 CUSTOMER: MARCIA LYNN DORMAN

DRWN: HSM DATE: 08/06/2023