

**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

185 McAllister Road  
Bastrop, Texas 78602  
512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

February 7, 2024

**TRACT 3 – 26.162 ACRES**

**LEGAL DESCRIPTION:** BEING A 26.162 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE WILLIAM H. TOY LEAGUE, ABSTRACT 105 & THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT 182 IN FAYETTE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 147.259 ACRE TRACT OF LAND CONVEYED TO DGV INVESTMENTS, LLC BY DEED RECORDED IN VOLUME 2051, PAGE 180 OFFICIAL PUBLIC RECORDS, FAYETTE COUNTY, TEXAS; SAID 26.162 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2022 AND FEBRUARY, 2024:

**BEGINNING** at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the south margin of Roitsch Road for the northwest corner hereof and the northeast corner of that certain 15.089 acre tract of land conveyed to Marvin C. Graham and Sandra M. Graham by deed recorded in Volume 2070, Page 163 of said official records and bearing S 73°19'31" E a distance of 128.13 feet to an 8" cedar fence post and S 72°42'48" E a distance of 529.99 feet from a 5/8" iron rod with cap stamped "FSC INC" found in the south margin of Roitsch Road for the northwest corner of said DGV Investments, LLC 147.259 acre tract;

THENCE S 72°42'48" E a distance of 61.74 feet with the south margin of Roitsch Road, as generally fenced, to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the northeast corner hereof and the northwest corner of that certain 16.210 acre tract of land conveyed to Charles E. Witt and Courtney Witt by deed recorded in Volume 2071, Page 562 of said official records;

THENCE S 03°38'32" W a distance of 1790.90 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southwest corner of said Witt 16.210 acre tract and N 89°40'40" E a distance of 107.71 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for a northeasterly corner hereof;

THENCE S 04°05'54" W a distance of 1049.45 feet, crossing said DGV Investments, LLC 147.259 acre tract, to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southerly line of said DGV Investments, LLC 147.259 acre tract for the southwesterly corner hereof;

THENCE S 88°02'29" W a distance of 1006.87 feet to a 2" aluminum disc stamped "FSC INC" found in the common line of the Robert Smith Survey and the William H. Toy Survey, Abstract 105 for the southwest corner hereof and said DGV Investments, LLC 147.259 acre tract;

THENCE N 07°23'28" E a distance of 1084.90 feet along the west line of DGV Investments, LLC 147.259 acre tract to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southwest corner of that certain 16.003 acre tract of land conveyed to Marvin C. Graham and Sandra M. Graham by deed recorded in Volume 2060, Page 1026 of said official records;

THENCE N 89°40'40" E a distance of 773.88 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southeast corner of said Graham 15.089 acre tract;

THENCE N 03°38'32" E a distance of 1809.62 feet to the **POINT OF BEGINNING**, containing 26.162 acres of land, more or less and as shown on map of survey prepared herewith.

James E. Garon  
Registered Professional Land Surveyor

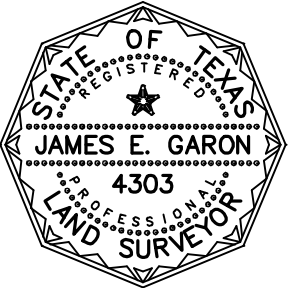
co\Fayette\surveys\William H Toy A105\64022  
TR3 LEGAL



TO THE OWNERS, LIEN HOLDERS AND BOTTS TITLE COMPANY

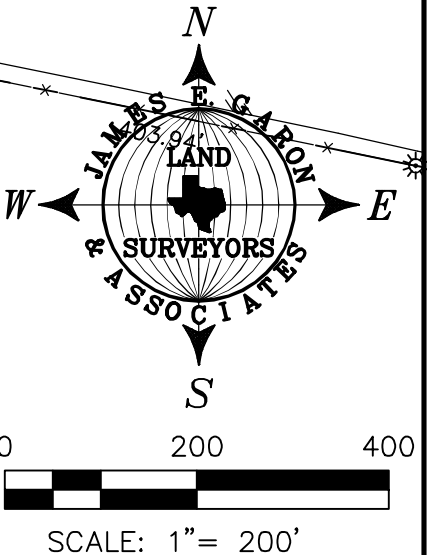
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0425C EFFECTIVE OCTOBER 17, 2006.



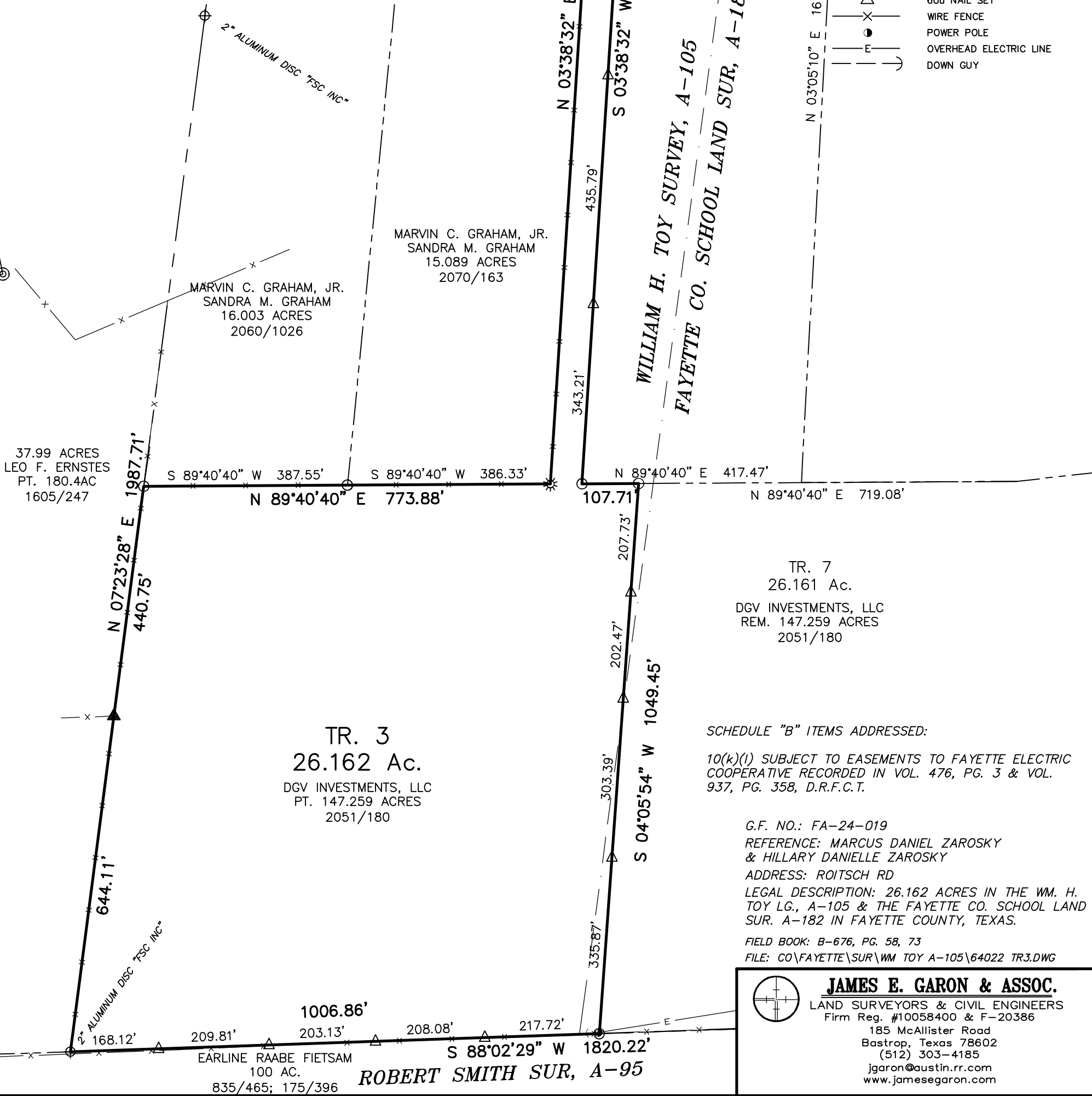
James E. Garon  
FEBRUARY 1, 2024

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.



LEGEND

- 1/2" REBAR SET W/CAP
- ⊙ STAMPED J.E. GARON RPLS 4303
- ⊗ IRON ROD W/CAP FOUND
- ⊗ COTTON SPINDLE FOUND
- △ 60d NAIL SET
- × WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- > DOWN GUY



SCHEDULE "B" ITEMS ADDRESSED:

10(k)(l) SUBJECT TO EASEMENTS TO FAYETTE ELECTRIC COOPERATIVE RECORDED IN VOL. 476, PG. 3 & VOL. 937, PG. 358, D.R.F.C.T.

G.F. NO.: FA-24-019  
REFERENCE: MARCUS DANIEL ZAROSKY & HILLARY DANIELLE ZAROSKY  
ADDRESS: ROITSCH RD  
LEGAL DESCRIPTION: 26.162 ACRES IN THE WM. H. TOY LG., A-105 & THE FAYETTE CO. SCHOOL LAND SUR. A-182 IN FAYETTE COUNTY, TEXAS.

FIELD BOOK: B-676, PG. 58, 73  
FILE: CO\FAYETTE\SUR\WM TOY A-105\64022 TR3.DWG



**JAMES E. GARON & ASSOC.**  
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