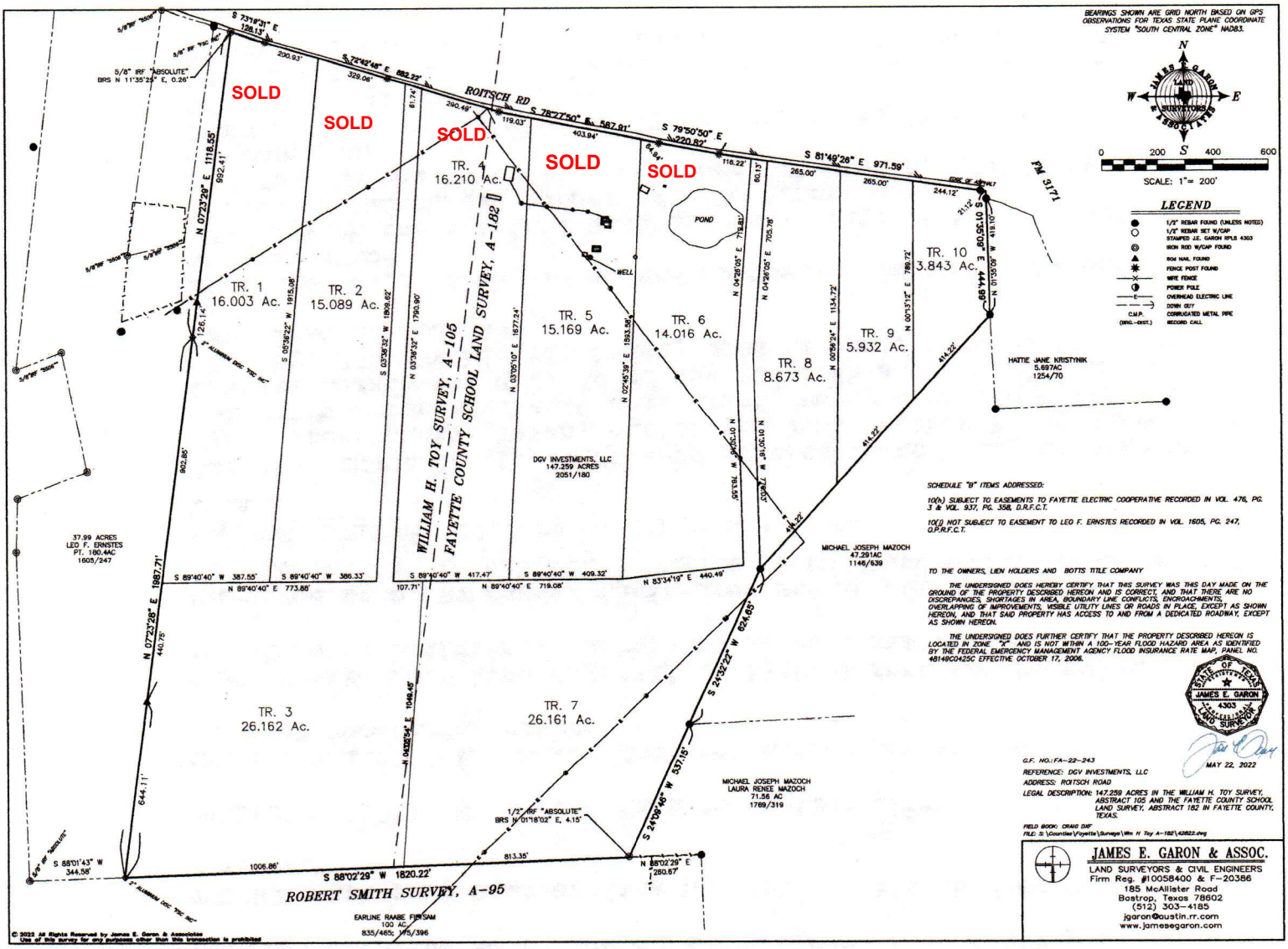
BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.
SCALE: 1" = 200'
LEGEND
SOLD
SOLD
SOLD
SOLD
SOLD
ROITSCH RD
FM 3171
TR. 1 16.003 Ac.
TR. 2 15.089 Ac.
TR. 3 26.162 Ac.
TR. 4 16.210 Ac.
TR. 5 15.169 Ac.
TR. 6 14.016 Ac.
TR. 7 26.161 Ac.
TR. 8 8.673 Ac.
TR. 9 5.932 Ac.
TR. 10 3.843 Ac.
POND
WELL
WILLIAM H. TOY SURVEY, A-105
FAYETTE COUNTY SCHOOL LAND SURVEY, A-182
ROBERT SMITH SURVEY, A-95
DGV INVESTMENTS, LLC 147.259 ACRES 2051/180
HATTIE JANE KRISTYNIK 5.697AC 1254/70
MICHAEL JOSEPH MAZOCH 47.291AC 1146/639
MICHAEL JOSEPH MAZOCH LAURA RENEE MAZOCH 71.56 AC 1769/319
37.99 ACRES LEO F. ERNSTES PT. 180.4AC 1605/247
EARLINE RAABE FIELSAM 100 AC. 835/465; 915/396
SCHEDULE "B" ITEMS ADDRESSED:
10(b) SUBJECT TO EASEMENTS TO FAYETTE ELECTRIC COOPERATIVE RECORDED IN VOL. 476, PG. 3 & VOL. 937, PG. 358, D.R.F.C.T.
10(d) NOT SUBJECT TO EASEMENT TO LEO F. ERNSTES RECORDED IN VOL. 1605, PG. 247, O.P.R.F.C.T.
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 4303 LAND SURVEYOR
MAY 22, 2022
G.F. NO.: FA-22-243
REFERENCE: DGV INVESTMENTS, LLC
ADDRESS: ROITSCH ROAD
LEGAL DESCRIPTION: 147.259 ACRES IN THE WILLIAM H. TOY SURVEY, ABSTRACT 105 AND THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT 182 IN FAYETTE COUNTY, TEXAS.
FIELD BOOK: DRAG DWF
FILE: S:\Counties\Fayette\Surveys\Wm H Toy A-182\42822.dwg
JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
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