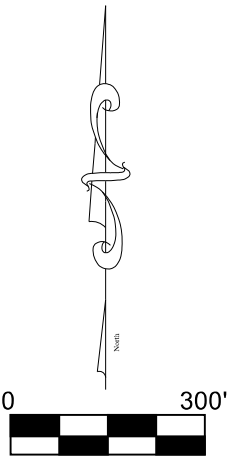


FAYETTE COUNTY, TEXAS
JESSE BURNHAM LEAGUE
ABSTRACT NO. 23



Project No. 110425-069
Date: November 19, 2025

LEGEND

○

Found 1/2" Iron Rod

⊗

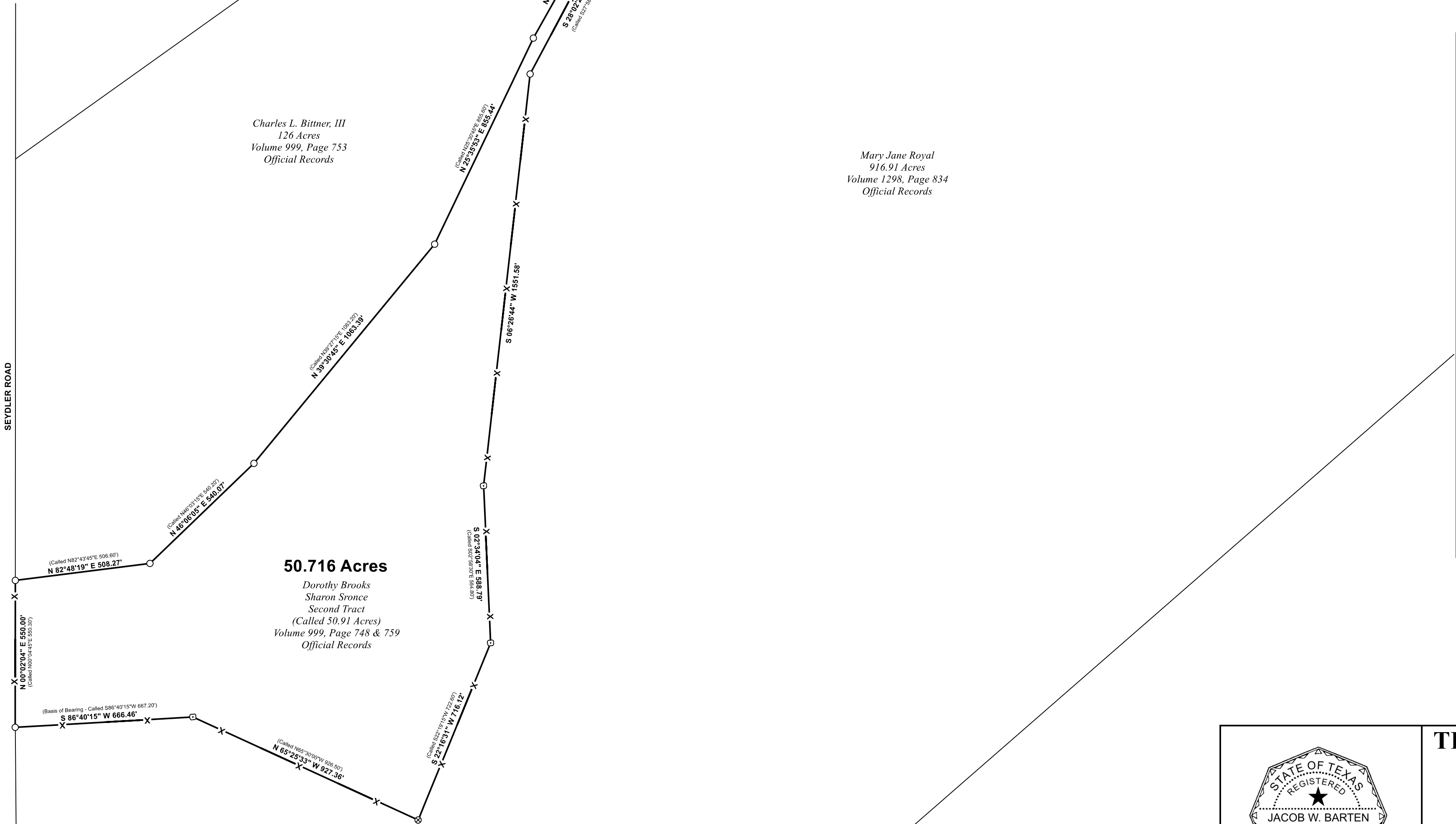
Found Corner Post

⊙

Found Tree Used For Fence Corner

—X—

Wire Fence



Notes

This survey was performed without the benefit of a title commitment.

This property is subject to the easements, restrictions, covenants, and conditions, which may be applicable.

This property is subject to the rights of the public to any area located within a public roadway.

All fences are shown in their approximate location.

This survey was performed without the benefit of an abstract of title.

This is a boundary survey only, and does not show improvements or easements.

All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents and depictions produced. No part of this document may be reproduced or altered.

This survey is valid for Sharon Sronce, Janet Garrett, Kathy Salguero, and Diane Brooks. This survey shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.

This survey is considered an unofficial document unless having an original signature and seal of surveyor.

Legal descriptions to accompany this plat.

By the acceptance and use of this document, you hereby acknowledge that you have read, understand and agree with the above notes.

Survey plat of a 23.692 acre tract and a 50.716 acre tract of land in the Jesse Burnham League, Abstract No. 23, in Fayette County, Texas; and being that same land described in Deeds dated August 26, 1997 from Charles L. Bittner, III., Independent Executor of the Estate of Tillie Bittner, to Dorothy May Bittner Brooks as recorded in Volume 999, Page 759, and Sharon Lynn Sronce in Volume 999, Page 748 of the Fayette County Official Records.



TEXAS LAND SYSTEMS
Surveying & Mapping

3554 FM 109 Columbus, Texas 78934
Phone: (979) 732 - 2086
Firm Registration No. 10193708

I, Jacob W. Barten, Registered Professional Land Surveyor No. 6337 of Colorado County, Texas hereby state that this plat represents the results of a survey performed on the ground under my supervision.

Jacob W. Barten, RPLS 6337

TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS
COUNTY OF FAYETTE

PROJECT NO. 110425-069
DATE: NOVEMBER 19, 2025

Being a 23.692 acre tract of land located in the Jesse Burnham League, Abstract No. 23 in Fayette County, Texas; and being that same land described as 24.09 acres in Deed dated August 26, 1997 from Charles L. Bittner, III, Independent Executor of the Estate of Tillie Bittner to Dorothy May Bittner Brooks, recorded in Volume 999, Page 759 and Sharon Lynn Sronce in Volume 999, Page 748 of the Fayette County Official Records, to which reference is made for all purposes; said 23.692 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the North line of a 916.91 acre tract of land conveyed to Mary Jane Royal in Volume 1298, Page 834 of the Fayette County Official Records, for the West corner of the 24.09 acre tract, same being the West corner of the herein described tract.

THENCE with the common line of that 126 acre tract of land conveyed to Charles L. Bittner, III in Volume 999, Page 753 of the Fayette County Official Records the following courses and distances:

- **N46°37'11"E** a distance of **24.71 feet** (Called N45°45'45"E 24.60') to a found ½" iron rod for corner,
- **S67°33'37"E** a distance of **713.09 feet** (Called S68°37'00"E 712.90') to a found ½" iron rod for corner,
- **N75°28'27"E** a distance of **107.10 feet** (Called N74°43'45"E 106.80') to a found ½" iron rod for corner,
- **N55°14'22"E** a distance of **801.24 feet** (Called N54°14'30"E 801.70') to an old corner post found for corner,
- **N56°14'43"E** a distance of **264.75 feet** (Called N55°13'00"E 264.50) to a ½" iron rod found for an interior corner of the Bittner tract, same being the North corner of the herein described tract.

THENCE S29°15'49"E a distance of **986.85 feet** (Called S30°14'30"E 987.70') to a ½" iron rod found in the North line of the 916.91 acre Royal tract for the East corner of the herein described tract.

THENCE with the North line of the 916.91 acre tract the following courses and distances;

- **S73°26'18"W** a distance of **447.79 feet** (Called S72°34'45"W 456.30') to a corner post found for corner,
- **S53°05'27"W** a distance of **476.18 feet** (Called S51°45'15"W 466.20') to a tree used for a fence corner,
- **N86°18'23"W** a distance of **300.87 feet** (Called N87°37'45"W 302.50') to a corner post found for corner,
- **N29°01'43"W** a distance of **625.98 feet** (Called N30°00'00"W 626.00') to a ½" iron rod found for an interior corner of the herein described tract.

THENCE diverging from the 24.09 acre description with the original 200 acre Bittner tract as described in Volume 220, Page 528 of the Fayette County Deed Records, same being the North line of the 916.91 acre Royal tract, **N65°27'24"W** a distance of **799.82 feet** to the **PLACE OF BEGINNING** containing 23.692 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies this legal description.



Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708



TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 110425-069

COUNTY OF FAYETTE

DATE: NOVEMBER 19, 2025

Being a 50.716 acre tract of land located in the Jesse Burnham League, Abstract No. 23 in Fayette County, Texas; and being that same land described as 50.91 acres in Deed dated August 26, 1997 from Charles L. Bittner, III, Independent Executor of the Estate of Tillie Bittner to Dorothy May Bittner Brooks, recorded in Volume 999, Page 759 and Sharon Lynn Sronce in Volume 999, Page 748 of the Fayette County Official Records, to which reference is made for all purposes; said 50.716 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the East line Seydler Road for the Northwest corner of a 916.91 acre tract of land conveyed Mary Jane Royal in Volume 1298, Page 834 of the Fayette County Official Records, same being the Southwest corner of the 50.91 acre tract and the Southwest corner of the herein described tract.

THENCE with the East line of said road, **N00°02'04"E** a distance of **550.00 feet** (Called N00°04'45"E 550.30') to a ½" iron rod found for the Southwest corner of a 126 acre tract of land conveyed to Charles L. Bittner, III in Volume 999, Page 753 of the Fayette County Official Records.

THENCE with the North line of the 50.91 acre tract, same being the South line of the 126 acre Bittner tract the following courses and distances;

- **N82°48'19"E** a distance of **508.27 feet** (Called N82°43'45"E 506.60') to a ½" iron rod found for corner,
- **N42°06'05"E** a distance of **540.07 feet** (Called N46°03'15"E 540.20') to a ½" iron rod found for corner,
- **N39°30'45"E** a distance of **1063.39 feet** (Called N39°27'15"E 1063.20') to a ½" iron rod found for corner,
- **N25°35'53"E** a distance of **855.44 feet** (Called N25°30'45"E 855.60') to a ½" iron rod found for corner,
- **N29°23'32"E** a distance of **547.93 feet** (Called N29°18'00"E 548.20') to a ½" iron rod found for corner,
- **N43°40'55"E** a distance of **147.07 feet** (Called N43°37'45"E 147.10') to a ½" iron rod found in the South line of the Bittner tract and the North line of the Royal tract, for the North corner of the herein described tract.

THENCE with the Royal tract the following courses and distances;

- **S28°02'28"W** a distance of **813.57 feet** (Called S27°58'15"W 81.70') to a ½" iron rod found for corner,
- **S06°26'44"W** a distance of **1551.58 feet** to a ½" iron rod found for corner,
- **S02°34'04"E** a distance of **588.79 feet** (Called S02°58'30"E 584.80') to a tree used for a fence corner,
- **S22°16'31"W** a distance of **716.12 feet** (Called S22°19'15"W 722.60') to an old broken corner post found for corner as called for in the description of the 916.91 acre Royal tract. Said corner post being the South corner of the herein described tract.

THENCE N65°25'33"W a distance of **927.36 feet** (Called N65°30'00"W 926.50') to a tree used for a fence corner.

THENCE S86°40'15"W a distance of **666.46 feet** (Basis of Bearing - Called S86°40'15"W 667.20') to the **PLACE OF BEGINNING** containing 50.716 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies this legal description.



Jacob W. Barten
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