

○	Calculated point
⊗	Found fence corner post
②	Found 1/2" iron rod
●	Capped 5/8" iron rod set previously, found this date
◎	Capped 5/8" iron rod set this date
Ⓜ	Capped 5/8" iron rod set for witness
①	Utility pole
⋈	Guy wire
①	Telephone pedestal
✱	Water well
FCDR	Fayette County Deed Records
FCOPR	Fayette County Official Public Records
FCDDCM	Fayette County District Court Civil Minutes

Name/ID Vol/Pg	Current deed, see Record Notes	Ne
Name/ID Vol/Pg	Historical deed, see Record Notes	
—x—x—	Wire fence	w
—o—o—	High game fence	—
—E—E—	Overhead electrical line	
— · · · —	Abstract line	
— — — —	Pipeline	
— · · · · · —	Water course/pond	

scale: 1" = 1100'

Tract line

Lot 1

Tract 4

Lot 2

Tract 1

Lot 3

Lot line

Tract 3

Tract 2

Lot 7

Lot 6

Lot 5

Lot 4

it's unknown if the east line of Tract 2 coincides with the east line of Lot 6

(84/642 FCDR, filed 9/14/1908) 61-3/4 acres; Mrs. M. C. Haller to J. T. Byler (southeast of road);

(85/596 FCDR, filed 5/17/1909) 538.25 acres (600 less 61-3/4); Mrs. M. C. Haller to W. J. Lawrence (northwest of road);

(263/33 FCDR, filed 10/22/1952) 579 acres; Walter B. Van Wart;

(823/359 FCDR, filed 6/11/1991) 79.30 acres; Byler to Sharon Miller (partition);

(823/362 FCDR, filed 6/11/1991) 79.30 acres; Byler to The Silvia Franklin Trust (partition);

(1231/345 FCOPR, filed 9/9/2003) Tract 1 - 26.47 acres; Douglas Foreman;

(1432/433 FCOPR, filed 3/13/2008) 60.0 acres; Miller to Hidden Antler Ranch, LLC;

(1432/454 FCOPR, filed 3/13/2008) 79.7 acres; Hidden Antler Ranch, LLC;

(1443/20 FCOPR, filed 6/4/2008) 553.2 acres; Hidden Antler Ranch, LLC;

(1448/540 FCOPR, filed 7/28/2008) Tract A1 - 579 acres; Van Wart Brothers Limited Partnership;

(1578/183 FCOPR, filed 8/26/2011) 19.21 acres; Miller to Hidden Antler Ranch, LLC;

(1653/230 FCOPR, filed 7/1/2013) 540.6 acres; Hidden Antler Ranch to H. R. Bowers Investments, Inc.;

(1664/950 FCOPR, filed 10/11/2013) 4.225 acres; Hidden Antler Ranch to H. R. Bowers Investments, Inc.;

According to the commitment for title insurance issued by Chicago Title Insurance Company and prepared by Texas County Title (GF No. Y160064, effective 4/21/2016 and issued 5/5/2016), the subject tract is subject to the following ([Tract Numbers in brackets] refer to the Tracts listed in the title commitment and the Lot Numbers refer to the 1934 partition of the Byler Estate [6/372 FDCDCM]):

(476/341 FCDR, filed 5/3/1977) [Tracts 2, 3 & 4] blanket right-of-way easement for an electric transmission and/or distribution line or system; Fayette Electric Cooperative, Inc; purports to cover 271.58 acres in various abstracts, but specifically covers (at least) Lots 1, 3, 6 & 7;

(476/672 FCDR, filed 10/7/1981) [Tract 1] blanket right-of-way easement for electric transmission and/or distribution line or system; Fayette Electric Cooperative, Inc; covers a portion (327 acres) of the Hidden Antler 553.2 acre tract (1443/20), including that which is a portion of the subject tract;

(476/733 FCDR, filed 3/26/1982) [Tracts 2, 3 & 4] blanket right-of-way easement for electric transmission and/or distribution line or system; Fayette Electric Cooperative, Inc; the document was executed in 1953 by Gest and recorded in 1982; covers Lots 3; may be a companion to (476/740);

565/409 FCDR, filed 11/14/1980) [Tracts 2 & 3] 50' right-of-way for roadway; Cities Service Company; the description given is not sufficient to accurately locate the road easement, but its approximate centerline is shown hereon;

(571/186 FCDR, filed 2/16/1981) [Tract 3] 30' right-of-way easement for pipelines (one) and appurtenant facilities; Falcon Gas Transmission Company; "along a route, (the location of the first pipeline, as constructed, to evidence such route)"; the exact location of the pipeline is unknown, but is shown hereon according to pipeline markers found in the area; the southwest corner of the subject tract is approximately eight feet from the pipeline, as shown hereon, and so it would appear that this easement may cover a small portion of the subject tract; to know for sure, the pipeline company would have to precisely locate the pipeline so that its true location could be measured;

(586/533 FCDR) is not located on the subject tract;

(587/519 FCDR, filed 9/18/1981) [Tract 1] blanket 30' pipeline right-of-way easement; Scurlough Oil Company; "grantee shall have the right to select the route of said pipelines..."; location not specified; covers a portion (200 acres) of the Hidden Antler 553.2 acre tract (1443/20), including that which is a portion of the subject tract;

(591/84 FCDR) corrects (576/415) and is not located on the subject tract;

(632/537 FCDR, filed 5/17/1983) [Tracts 2 & 3] blanket right-of-way for a pipe line and appurtenances; Phillips Natural Gas

These tracts may be subject to oil, gas and mineral leases which may stipulate blanket rights over grantor's lands, such as the rights of ingress and egress, to build roads, to lay pipelines, etc. See those documents for details.

Surveyor did not perform a complete independent search of the public records for potential easements.

*Please note that some of the survey markers shown hereon may be witness markers set or found near the property corner rather than corner markers set or found at the property corner.

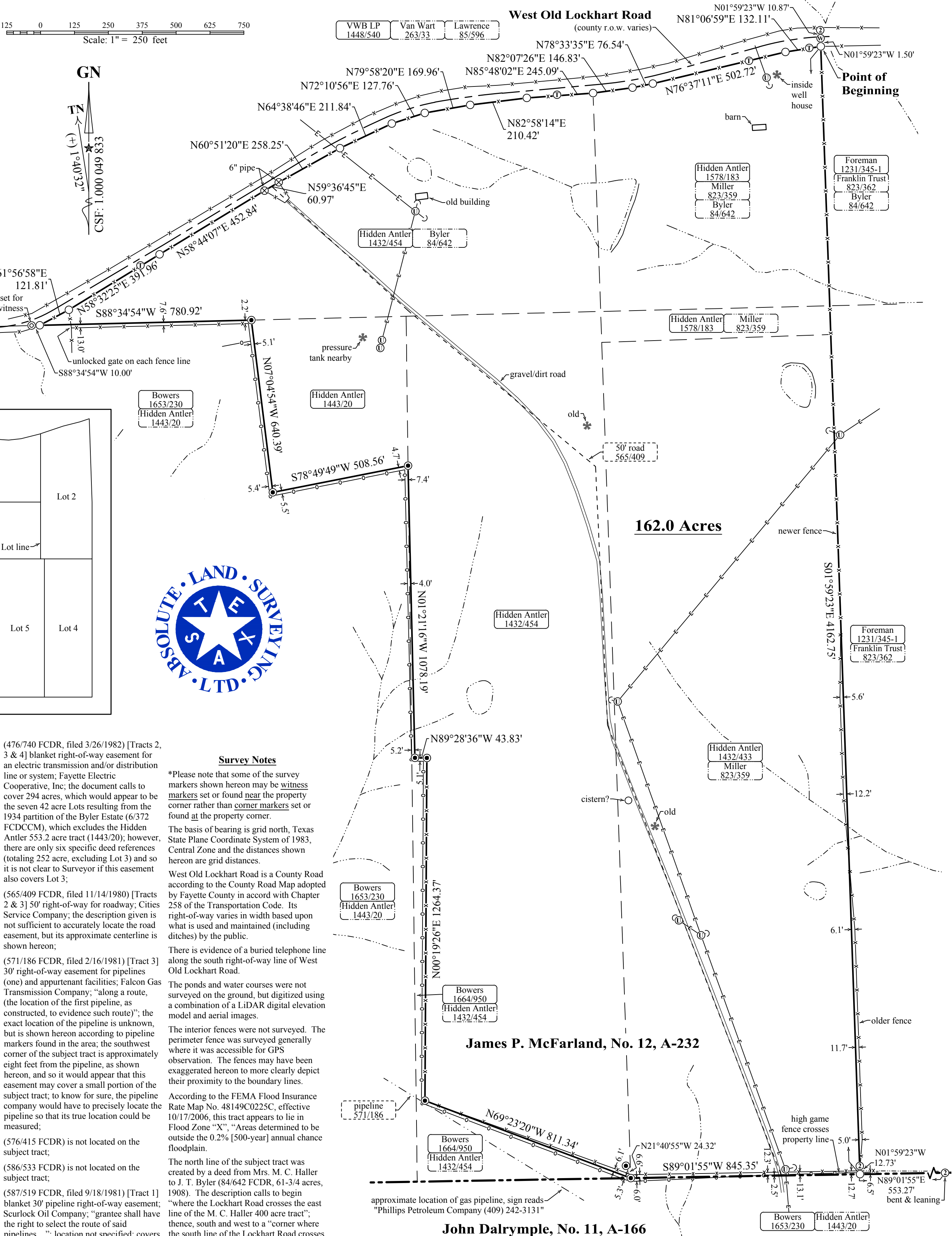
West Old Lockhart Road is a County Road according to the County Road Map adopted by Fayette County in accord with Chapter 258 of the Transportation Code. Its right-of-way varies in width based upon what is used and maintained (including ditches) by the public.

The ponds and water courses were not surveyed on the ground, but digitized using a combination of a LiDAR digital elevation model and aerial images.

According to the FEMA Flood Insurance Rate Map No. 48149C0225C, effective 10/17/2006, this tract appears to lie in Flood Zone "X", "Areas determined to be outside the 0.2% [500-year] annual chance floodplain.

The north line of the subject tract shown hereon is the south line of the road as currently fenced and possessed by Hidden Antler Ranch. According to the Strips and

the common line between the subject tract and the northerly adjoining VWB LP tract is the center of the road easement as it existed in 1907. However, Surveyor cannot determine with any certainty the location of the original road, how much it may have moved, if at all, or in what direction, and so cannot certify that the original centerline of the road in 1907 is within the limits of the current road, as fenced. A boundary line agreement between the owners of the land on both sides of the road is recommended to resolve with certainty the location of their common boundary line.



This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey.

William P. Bernsen, RPLS 5506
Researched 4/20/2016, Surveyed
4/16/2016 and Certified 6/3/2016 .

This digital copy
may not be relied
Uncertified!
upon, or recorded,
for any purpose.

Land Title Survey plat to accompany field notes description of a 162.0 acre tract of land situated approximately 11.6 miles S84°W of La Grange, and 5.2 miles N4°W of Muldoon, in Fayette County, Texas; the same being: a portion of Abstract 232, Survey No. 12, James P. McFarland, original grantee; a portion of that certain 61-3/4 acre tract of land conveyed by Mrs. M. C. Haller to J. T. Byler by an instrument (84/642) recorded in the Fayette County Deed Records (FCDR); all of that certain 79.30 acre tract of land conveyed to Sharon Miller by an instrument (823/359 FCDR), which was subsequently conveyed in parts to Hidden Antler Ranch, LLC by instruments (1432/433, 60.0 acres & 1578/183, 19.21 acres) recorded in the Fayette County Official Public Records (FCOPR); all of that certain 79.7 acre tract of land conveyed to the said Hidden Antler Ranch by an instrument (1432/454 FCOPR), less that certain 4.225 acre tract of land conveyed by the said Hidden Antler Ranch to H. R. Bowers Investments, Inc. by an instrument (1664/950 FCOPR); and, a portion of that certain 553.2 acre tract of land conveyed to the said Hidden Antler Ranch by an instrument (1443/20 FCOPR).

ask# 2016040601 * Doc# 2016060312 * FayetteWestPointSouthWoldLockhartRdCorpSurv2015 * Abst: 232 * Ref#2013051402 * WPB
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