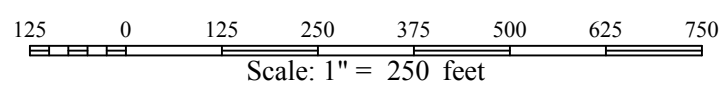


Legend

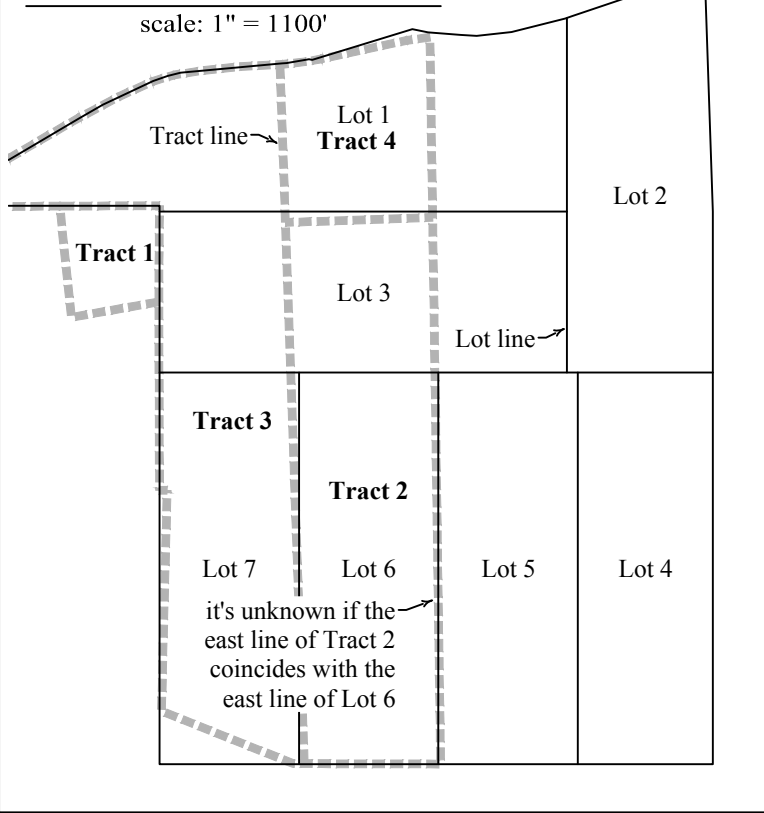
- Calculated point
- ⊗ Found fence corner post
- ⊙ Found 1/2" iron rod
- ⊙ Capped 5/8" iron rod set previously, found this date
- ⊙ Capped 5/8" iron rod set this date
- ⊙ Capped 5/8" iron rod set for witness
- ⊙ Utility pole
- Guy wire
- ⊙ Telephone pedestal
- ⊙ Water well
- FCDR Fayette County Deed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



GN



Title Commitment Sketch



Record Notes

(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.;

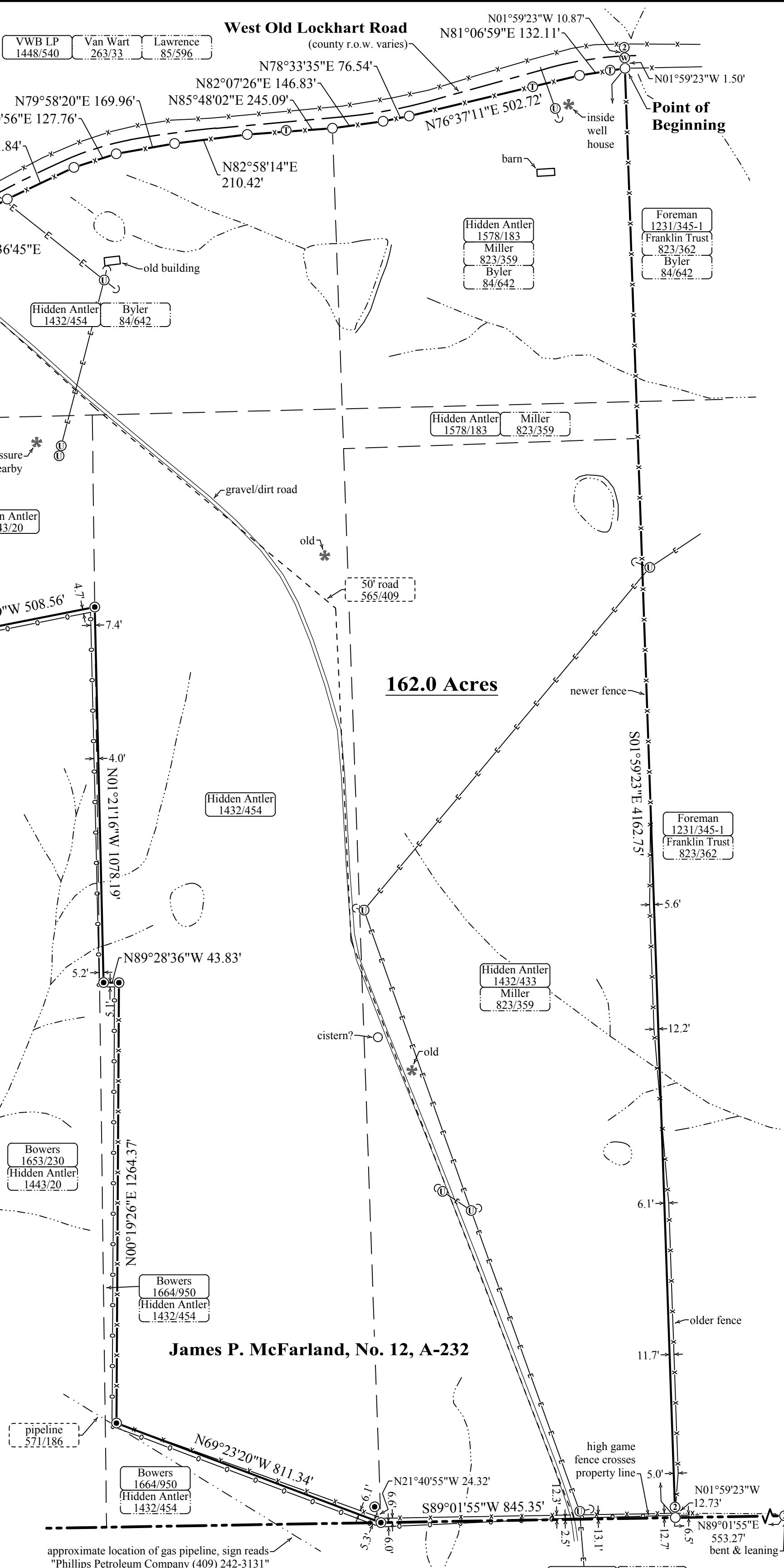
Easement Notes

According to the commitment for title insurance issued by Chicago Title Insurance Company and prepared by Texas Country Title (GF No. Y160064, effective 4/21/2016 and issued 5/5/2016), the subject tract is subject to the following (the [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 FCDCCM]):
 (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);

(476/740 FCDR, filed 3/26/1982) [Tracts 2, 3 & 4] blanket right-of-way easement for an electric transmission and/or distribution line or system; Fayette Electric Cooperative, Inc; the document calls to cover 294 acres, which would appear to be the seven 42 acre Lots resulting from the 1934 partition of the Byler Estate (6/372 FCDCCM), which excludes the Hidden Antler 553.2 acre tract (1443/20); however, there are only six specific deed references (totaling 252 acre, excluding Lot 3) and so it is not clear to Surveyor if this easement also covers Lot 3;
 (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;
 (576/415 FCDR) is not located on the subject tract;
 (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; Scurlock 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 Company; covers the southerly portion of the subject tract (Lots 4-7);
 Referenced easements, whether located on the subject tract or not, may grant blanket rights (such as ingress and egress, etc.) over the grantor's adjacent lands.
 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.

Survey Notes

*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.
 The basis of bearing is grid north, Texas State Plane Coordinate System of 1983, Central Zone and the distances shown hereon are grid distances.
 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.
 There is evidence of a buried telephone line along the south right-of-way line of West Old Lockhart Road.
 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.
 The interior fences were not surveyed. The perimeter fence was surveyed generally where it was accessible for GPS observation. The fences may have been exaggerated hereon to more clearly depict their proximity to the boundary lines.
 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 was created by a deed from Mrs. M. C. Haller to J. T. Byler (84/642 FCDR, 61-3/4 acres, 1908). The description calls to begin "where the Lockhart Road crosses the east line of the M. C. Haller 400 acre tract"; then, south and west to a "corner where the south line of the Lockhart Road crosses the south line of the said Haller 400 acre tract"; then, "with the said Lockhart Road to the place of beginning". There are no calls in the deed describing the location of the road and its original location is unknown.
 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 Gores Doctrine, the location of 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.



John Dalrymple, No. 11, A-166

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

Task# 2016040601 * Doc# 2016060312 * FayetteWestPointSouthWoldLockhartRdCorpSurv2015 * Abst: 232 * Ref #2013051402 * WPB
 Absolute Land Surveying, Ltd., Securing Thy Inheritance, PO Box 33, Plum, Tx 78952, (979) 242-2826, Firm #10194099, AbsLandTx.com

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).

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