

ALTA/NSPS LAND TITLE SURVEY

BEING 28.626 ACRES OF LAND SITUATED IN THE NANCY KENNER SURVEY, ABSTRACT NO. 306, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINING PORTION OF A CALLED 240.485 ACRE TRACT OF LAND, AS CONVEYED TO JOHN ALEXANDER LADSHAW, TERESA JO LADSHAW AND ANDREA JUNE LADSHAW, AND RECORDED IN VOLUME 762, PAGE 8, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

- LEGEND:**
- = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
 - = (IFF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - () = RECORD INFORMATION
 - MPRCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 - OPRCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - DRCT = DEED RECORDS OF COMAL COUNTY, TEXAS
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - x - = BARBED WIRE FENCE
 - OHE = OVERHEAD ELECTRIC

FIELD NOTE DESCRIPTION:

BEING A 28.626 ACRE TRACT OF LAND SITUATED IN THE NANCY KENNER SURVEY, ABSTRACT NO. 306, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING A PORTION OF THE REMAINING PORTION OF A CALLED 240.485 ACRE TRACT OF LAND, AS CONVEYED TO JOHN ALEXANDER LADSHAW, TERESA JO LADSHAW AND ANDREA JUNE LADSHAW, AND RECORDED IN VOLUME 762, PAGE 8, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND SAID 28.626 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY 35 (I.H. 35) (A VARIABLE WIDTH R.O.W.), BEING THE MOST EASTERLY SOUTHEAST CORNER OF A CALLED 5.995 ACRE TRACT OF LAND, AS CONVEYED TO RMH HOLDINGS, LLC, AND RECORDED IN DOCUMENT NO. 202206030496, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND BEING THE MOST SOUTHERLY CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND WITH THE COMMON LINE BETWEEN SAID 5.995 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, N 44° 58' 59" W, A DISTANCE OF 821.63 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE NORTHEASTERLY LINE OF SAID 5.995 ACRE TRACT OF LAND, BEING IN THE SOUTHWESTERLY LINE OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE NORTHEASTERLY LINE OF SAID 5.995 ACRE TRACT OF LAND, SAME BEING THE SOUTHWESTERLY LINE OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, AND ACROSS AND THROUGH THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, N 31° 50' 01" E, AT A DISTANCE OF 793.47 FEET PASSING A NORTHERLY INTERIOR CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, SAME BEING A SOUTHEASTERLY CORNER OF A CALLED 186.183 ACRE TRACT OF LAND, AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT NO. 202206020045, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND CONTINUING WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND SAID 186.183 ACRE TRACT OF LAND, FOR A TOTAL DISTANCE OF 1,472.81 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, BEING A SOUTHEASTERLY CORNER OF SAID 186.183 ACRE TRACT OF LAND, AND BEING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND SAID 186.183 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

S 45° 00' 27" E, A DISTANCE OF 4.63 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 247.63 FEET, A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 17° 44' 07", A TANGENT LENGTH OF 124.81 FEET, AND A CHORD BEARING AND DISTANCE OF S 54° 52' 27" E, 246.64 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER;

S 63° 44' 26" E, A DISTANCE OF 251.91 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 64.60 FEET, A RADIUS OF 740.00 FEET, A DELTA ANGLE OF 05° 00' 08", A TANGENT LENGTH OF 32.32 FEET, AND A CHORD BEARING AND DISTANCE OF S 61° 14' 30" E, 64.58 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER;

S 58° 56' 25" E, A DISTANCE OF 99.11 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER;

S 31° 50' 01" W, A DISTANCE OF 35.35 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A NORTHEASTERLY CORNER;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID 186.183 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, S 58° 56' 24" E, A DISTANCE OF 34.97 FEET TO A TXDOT TYPE-I MONUMENT FOUND IN THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, BEING A SOUTHEASTERLY CORNER OF SAID 186.183 ACRE TRACT OF LAND, AND BEING A NORTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND WITH THE NORTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, S 45° 09' 52" E, A DISTANCE OF 102.52 FEET TO A TXDOT TYPE-I MONUMENT FOUND IN THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND WITH THE SOUTHEASTERLY LINE OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, S 31° 49' 54" W, A DISTANCE OF 1,616.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 28.626 ACRES OF LAND.

TITLE COMMITMENT:

FIRST AMERICAN TITLE GUARANTY COMPANY
PROPOSED INSURED: COMMUNITY FIRST DEVELOPMENT, LP
OF NO.: NBT-3512-2022
EFFECTIVE DATE: SEPTEMBER 19, 2022

REFERENCES:

1. RESTRICTIVE COVENANTS: NONE LISTED.
2. 10.(g) OIL, GAS AND MINERAL LEASE, VOL. 125, PG. 625, DRCT.
3. 10.(h) UTILITY EASEMENT TO NEW BRAUNFELS UTILITIES, DOC. NO. 201006012597, OPRCT. (AFFECTS, SHOWN HEREON)
4. 10.(i) MEMORANDUM OF LEASE, DOC. NO. 201706014935, OPRCT. (AFFECTS, SHOWN HEREON)
5. 10.(k) UTILITY EASEMENT TO NEW BRAUNFELS UTILITIES, DOC. NO. 202206020047, OPRCT. (AFFECTS, SHOWN HEREON)
6. 10.(m) EMERGENCY ACCESS EASEMENT AGREEMENT TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., DOC NOS. 202206020050 (DOES NOT AFFECT), 202206020051 (AFFECTS, SHOWN HEREON) AND 202206020052 (DOES NOT AFFECT), OPRCT.
7. 10.(o) RIGHT-OF-WAY EASEMENT, VOL. 73, PG. 104, DRCT. (DOES NOT AFFECT, SHOWN HEREON)
8. 10.(p) CHANNEL EASEMENT, VOL. 107, PG. 12, DRCT. (AFFECTS, SHOWN HEREON)

NOTES:

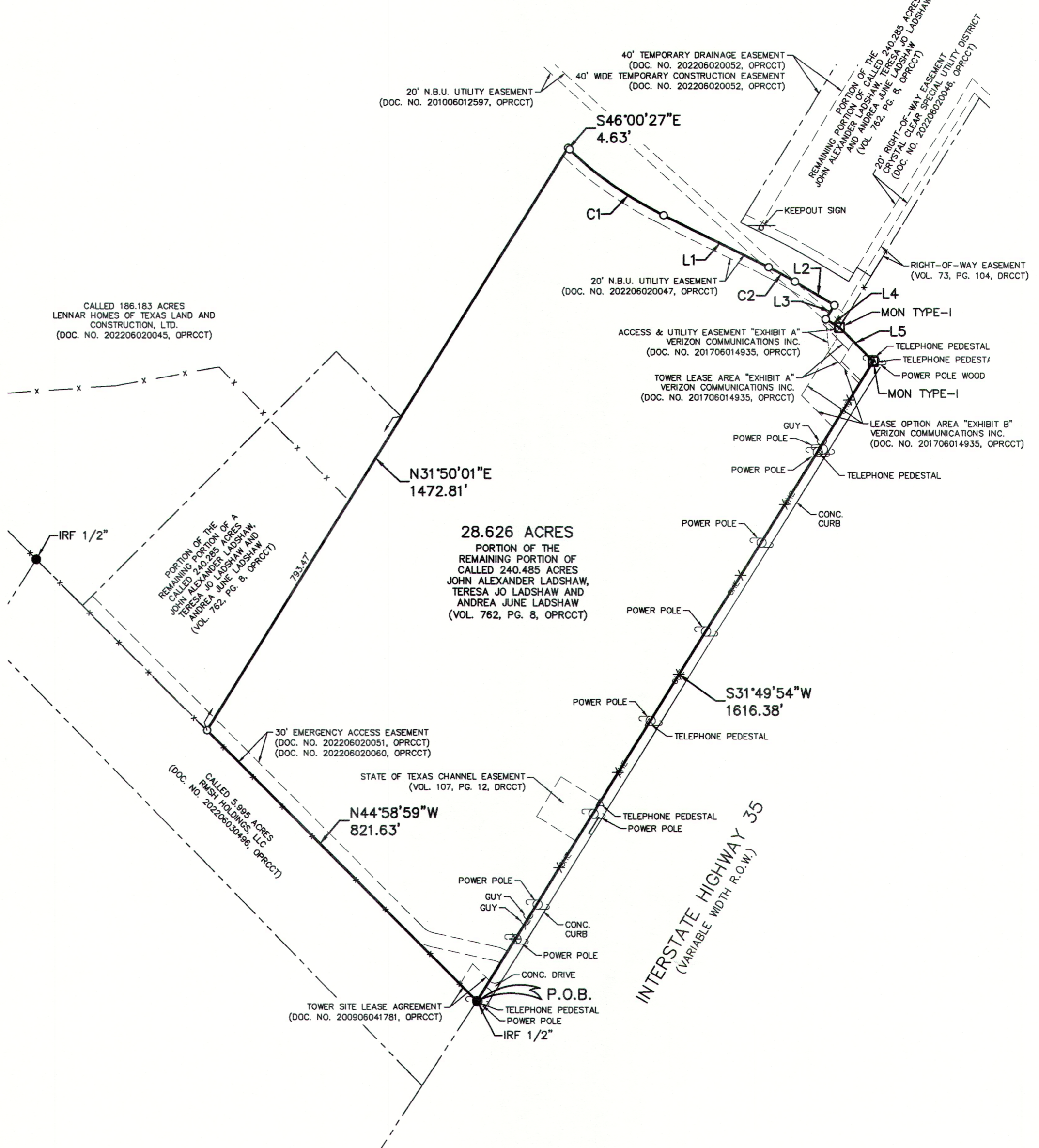
1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48091C0295F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 2, 2009, FOR COMMUNITY NUMBER 485493, IN COMAL COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.

ADDRESS:
6503 INTERSTATE HIGHWAY 35
NEW BRAUNFELS, TX 78130

D. MAWYER
LAND SURVEYING
5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.730.4449
DREW@DAMWYER-TX.COM
FRM #10191500
DATE: AUGUST 2022 JOB: MOE504



CALLLED 186.183 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
(DOC. NO. 202206020045, OPRCT)



LINE TABLE		
LINE	LENGTH	BEARING
L1	251.91'	S63°44'26"E
L2	99.11'	S58°56'25"E
L3	35.35'	S31°50'01"W
L4	34.97'	S58°56'24"E
L5	102.52'	S45°09'52"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	247.63'	800.00'	17°44'07"	124.81'	246.64'	S54°52'27"E
C2	64.60'	740.00'	5°00'08"	32.32'	64.58'	S61°14'30"E

ALTA/NSPS CERTIFICATION

TO: JOHN ALEXANDER LADSHAW, TERESA JO LADSHAW, ANDREA JUNE LADSHAW;
FIRST AMERICAN TITLE GUARANTY COMPANY; COMMUNITY FIRST DEVELOPMENT, LP, A
DELAWARE LIMITED PARTNERSHIP, AND ITS LENDERS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 13, 16, 17,
AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON Aug 3, 2022
DATED THIS 29th DAY OF SEPTEMBER, 2022.

Drew A. Mawyer
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348