TITLE COMMITMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY
GF No. 25–0714–C
Effective Date: March 25, 2025, 8:00 am
Issued Date: March 28, 2025, 8:00 am

This Survey was prepared in reference to the above Title Commitment and is Certified to the parties hereon for this transaction only and not intended for any subsequent transactions. It does not constitute a title search by the surveyor. All information regarding record easements, adjoiners, and other documents that might affect the quality of a title to the tract shown hereon was gained from the Title Commitment.

The following matters and all terms of the documents creating or offering evidence of the matters:

10f. Easement executed by Landa Milling Company, to Comal Power Company, dated August 17, 1925, recorded in Volume 51, Page 389, of the Deed Records of Comal County, Texas. **AFFECTS, AS SHOWN**

10g. Easement executed by Meta Penshorn, to Comal Power Company, dated August 8, 1925, recorded in Volume 51, Page 418, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10h. Easement executed by Mrs. Meta Penshorn, to Comal Power Company, dated June 25, 1926, recorded in Volume 52, Page 460, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10i. Easement executed by Mrs. Meta Penshorn, to Comal Power Company, dated June 25, 1926, recorded in Volume 52, Page 463, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10j. Easement, terms, conditions, and stipulations in that certain Deed, as recorded in Volume 52, Page 464, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10k. Easement, terms, conditions, and stipulations in that certain Deed, as recorded in Volume 66, Page 363, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10l. Easement executed by Roland Welsch, Alfred Herry and Meta Penshorn, to San Antonio Public Service Company, dated May 24, 1938, recorded in Volume 70, Page 39, of the Deed Records of Comal County, Texas. **LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT**

10m. Easement executed by the City of New Braunfels, to LCRA Transmission Services Corporation, dated November 20, 2018, recorded in Document No. 201806045774, of the Official Public Records of Comal County, Texas. **AFFECTS, AS SHOWN**

10n. Easement executed by the City of New Braunfels, to New Braunfels Utilities, dated March 28, 2022, recorded in Document No. 202206018884, of the Official Public Records of Comal County, Texas. **AFFECTS, AS SHOWN**

FLOOD NOTE:

THIS PROPERTY IS IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BY F.E.M.A. FLOOD INSURANCE RATE MAP, NUMBER 48091C0435G, CITY OF NEW BRAUNFELS, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF MAY 8, 2024.

SURVEYORS NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH–CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. DISTANCES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00015 (RECIPROCAL of 1.00015=0.9998500225)

2. THIS SURVEY WAS PREPARED FROM FIELD DATA OBTAINED ON MARCH 12, 2025.

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.
D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS.
R.O.W. = RIGHT OF WAY
(RECORD BEARING/DISTANCE)

Surveyor's Certificate:

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY (ITS SUCCESSORS AND/OR ASSIGNS) AND NEW BRAUNFELS UTILITIES:

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, 7, 8, 11A AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 12, 2025.

PAYTON C. JOHNSON Revised: 01/16/2026
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6961
BASELINE CORPORATION
TxSURV F–10030200

STATE OF TEXAS
REGISTERED
PAYTON C JOHNSON
6961
PROFESSIONAL
LAND SURVEYOR

1.043 Acres

State of Texas
County of Comal

Field notes of a 1.043 acre tract of land situated in the City of New Braunfels, Comal County, Texas and being out of the J.M. Veramendi Survey No. 1, Abstract No. 2, and being that same tract conveyed to the City of New Braunfels by deed recorded in Volume 66, Page 363, Deed Records of Comal County, Texas (D.R.C.C.T.), also being called the City Reservoir Tract, Block 5, according plat of Landa Park Heights No 2, recorded in Volume 71, Pages 105-108, (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found in the southeast line of Texas Avenue at the west corner of Lot 1, Block 5, Landa Park Heights No. 2, being the north corner of said City Reservoir Tract and this tract.

Thence S 27° 42' 19" E. 150.21 feet (Plat 150') along the southwest line of said Lot 1, being the northeast line of said City Reservoir Tract, to a ½" iron rod with yellow cap (4069) found at the north corner of Lot 8, Block 5, Landa Park Heights No. 2, being the east corner of said City Reservoir Tract and this tract.

Thence S 62° 19' 48" W. 303.04 feet along the northwest line of said Lot 8, being the southeast line of said City Reservoir Tract, to a ½" iron rod in concrete found in the northeast line of Lot 7A, Block 5, Sanctuary at Lakeview, according to plat recorded as Document No. 202406021774, Map and Plat Records of Comal County, Texas (M.P.R.C.C.T.), being the west corner of said Lot 8 and the south corner of said City Reservoir Tract and this tract.

Thence N 27° 29' 04" W. 149.94 feet along the northeast line of said Lot 7A and the northeast line of Lot 7, Block 5, Sanctuary at Lakeview, being the southwest line of said City Reservoir Tract, to a ½" iron rod in concrete found in the southeast line of Texas Avenue, being the north corner of said Lot 7 and the west corner of said City Reservoir Tract and this tract.

Thence N 62°16' 45" E. 302.47 feet (Plat 303') along the northwest line of said City Reservoir Tract, being the southeast line of Texas Avenue, to the Place of Beginning and containing 1.043 acres (45,436 square feet) of land according to a survey made on the ground.

Linetype Legend

- OHE — Overhead Electric
- Fence (Chainlink)
- Fence (Wood)
- Fence (Wrought Iron)
- Fence (Wire)
- Fence (Brick Wall)
- (WL) — (WL) Underground Waterline (Located by others)

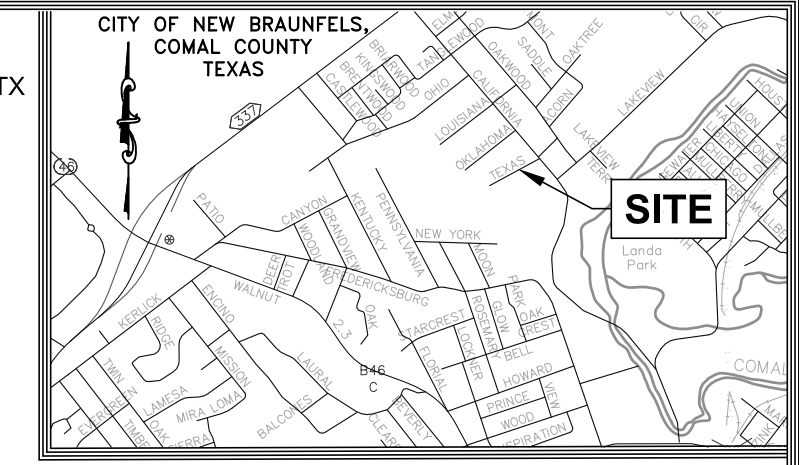
Symbol Legend

- 1/2 Inch Iron Rod Found
- 1/2 Inch Iron Rod with Plastic Yellow Cap "4069" Found
- 1/2 Inch Iron Rod with Plastic Yellow Cap "MDS" Found
- 1/2 Inch Iron Rod Found in Concrete
- 1/2 Inch Iron Rod with Plastic Cap "DAM" Found
- 1" Iron Rod Found
- Power Pole
- Water Valve
- Fire Hydrant
- Fence Post
- Concrete
- Asphalt
- Gravel

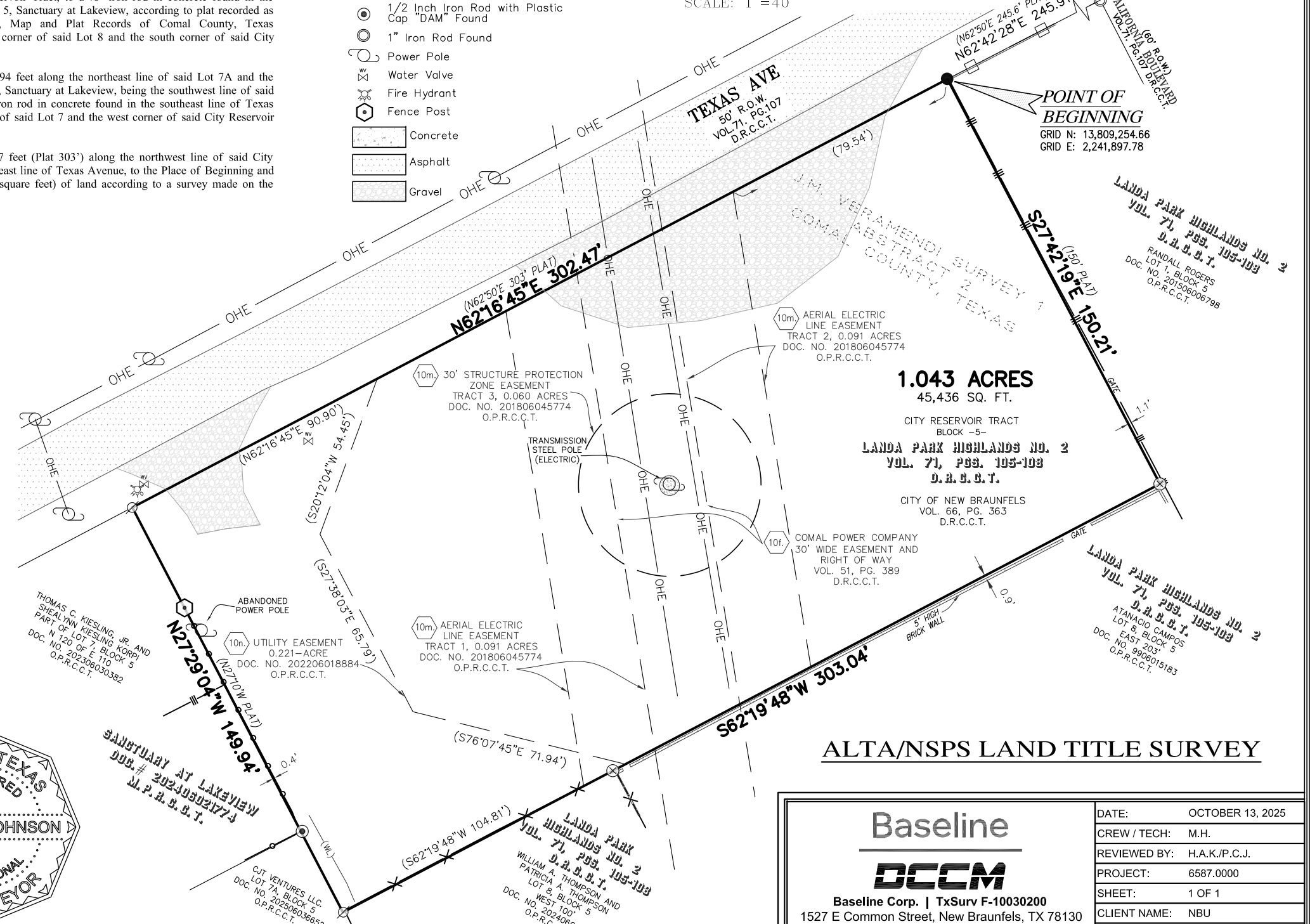
STREET ADDRESS:
156 TEXAS AVE.
NEW BRAUNFELS, TX
78130

N W E S

SCALE IN FEET
0' 20' 40'
GRAPHIC SCALE
SCALE: 1"=40'



LOCATION MAP
NOT TO SCALE



ALTA/NSPS LAND TITLE SURVEY

Baseline
DCCM
Baseline Corp. | TxSurv F-10030200
1527 E Common Street, New Braunfels, TX 78130
830.606.3913 | Baseline.DCCM.com

DATE:	OCTOBER 13, 2025
CREW / TECH:	M.H.
REVIEWED BY:	H.A.K./P.C.J.
PROJECT:	6587.0000
SHEET:	1 OF 1
CLIENT NAME:	NBU