



LOCATION MAP  
N.T.S.



**ALTA/NSPS LAND TITLE SURVEY**  
BEING 10.719 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
- = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ( ) = RECORD INFORMATION
- MPROCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPRCCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- DRCCCT = DEED RECORDS OF COMAL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- x - = BARBED WIRE FENCE

**FIELD NOTE DESCRIPTION:**

BEING A 10.719 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 10.719 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN WITH CAP STAMPED "HMT" 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 SOUTHERLY SOUTHEAST CORNER OF A CALLED 9.786 ACRE TRACT OF LAND, AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AND RECORDED IN DOCUMENT NO. 202206019961, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND SAME BEING THE MOST EASTERLY 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 30° 31' 22" W, A DISTANCE OF 789.43 FEET TO A TxDOT TYPE-I MONUMENT FOUND IN THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND BEING A SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING 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, N 46° 39' 12" W, A DISTANCE OF 103.01 FEET TO A TxDOT TYPE-I MONUMENT FOUND IN THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, AND BEING A SOUTHEASTERLY CORNER OF THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING 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° 18' 04" W, A DISTANCE OF 448.16 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE NORTHWESTERLY R.O.W. LINE OF SAID I.H. 35, BEING A SOUTHEASTERLY 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 BEING A SOUTHWESTERLY CORNER OF 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 186.183 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, THE FOLLOWING COURSES:

N 58° 44' 26" W, A DISTANCE OF 35.06 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

S 31° 50' 01" W, A DISTANCE OF 34.65 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 58° 56' 51" W, A DISTANCE OF 98.40 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 69.81 FEET, A RADIUS OF 800.00 FEET, A DELTA ANGLE OF 05° 00' 00", A TANGENT LENGTH OF 34.93 FEET, AND A CHORD BEARING AND DISTANCE OF N 61° 14' 26" W, 69.79 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR A SOUTHWESTERLY CORNER;

N 63° 44' 26" W, A DISTANCE OF 96.89 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET FOR THE MOST WESTERLY SOUTHWEST 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, N 31° 15' 34" E, A DISTANCE OF 1,350.83 FEET TO A 1/2" IRON PIN WITH CAP STAMPED "DAM #5348 PROP. COR." SET IN THE SOUTHWESTERLY LINE OF AFOREMENTIONED 9.786 ACRE TRACT OF LAND, BEING AN EASTERLY CORNER OF SAID 186.183 ACRE TRACT OF LAND, AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE BETWEEN SAID 9.786 ACRE TRACT OF LAND AND THE REMAINING PORTION OF SAID 240.485 ACRE TRACT OF LAND, S 46° 00' 08" E, A DISTANCE OF 400.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.719 ACRES OF LAND.

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

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

CALLLED 9.786 ACRES  
LENNAR HOMES OF TEXAS LAND  
AND CONSTRUCTION, LTD.  
(DOC. NO. 202206019961, OPRCCCT)

10.719 ACRES  
PORTION OF THE  
REMAINING PORTION OF  
CALLED 240.485 ACRES  
JOHN ALEXANDER LADSHAW,  
TERESA JO LADSHAW AND  
ANDREA JUNE LADSHAW  
(VOL. 762, PG. 8, OPRCCCT)

40' TEMPORARY DRAINAGE EASEMENT  
(DOC. NO. 202206020052, OPRCCCT)  
40' WIDE TEMPORARY CONSTRUCTION EASEMENT  
(DOC. NO. 202206020052, OPRCCCT)  
20' N.B.U. UTILITY EASEMENT  
(DOC. NO. 201006012597, OPRCCCT)  
20' N.B.U. UTILITY EASEMENT  
(DOC. NO. 202206020047, OPRCCCT)  
20' N.B.U. UTILITY EASEMENT  
(DOC. NO. 202206020047, OPRCCCT)

PORTION OF THE  
REMAINING PORTION OF CALLED 240.285 ACRES  
JOHN ALEXANDER LADSHAW, TERESA JO LADSHAW  
AND ANDREA JUNE LADSHAW  
(VOL. 762, PG. 8, OPRCCCT)

ACCESS & UTILITY EASEMENT "EXHIBIT A"  
VERIZON COMMUNICATIONS INC.  
(DOC. NO. 201706014935, OPRCCCT)

TOWER LEASE AREA "EXHIBIT A"  
VERIZON COMMUNICATIONS INC.  
(DOC. NO. 201706014935, OPRCCCT)

LEASE OPTION AREA "EXHIBIT B"  
VERIZON COMMUNICATIONS INC.  
(DOC. NO. 201706014935, OPRCCCT)

**TITLE COMMITMENT:**

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

**REFERENCES:**

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



5151 W. SH 46  
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DREWA@DAM-TX.COM  
TX 0101500

ADDRESS:  
6035 INTERSTATE HIGHWAY 35  
NEW BRAUNFELS, TX 78130

DATE: AUGUST 2022 JOB: MOE504



**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 29<sup>th</sup> DAY OF September, 2022.

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	103.01'	N46°39'12"W
L2	35.06'	N58°44'26"W
L3	34.65'	S31°50'01"W
L4	98.40'	N58°56'51"W
L5	96.89'	N63°44'26"W

**NOTES:**

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- 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.
- THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
- 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.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	69.81'	800.00'	5°00'00"	34.93'	69.79'	N61°14'26"W