


EXHIBIT "C"

 Allen, Williford & Seale, Inc. Real Estate Appraisers Form 100.07	Client File #	P1&2		AWS File/Project #	TXU151
	<h2>Appraisal Report - Land</h2>				
	Allen, Williford and Seale, Inc. 8023 Vantage Drive, Suite 450, San Antonio, Texas, 78230 Phone (210) 479-1388 • www.appraiser.com				
Appraiser (1): Mark C. Schulze, MAI			Appraiser (2): Ashley R. Johnson		
Client: New Braunfels Utilities					
Contact: David Winkler					
Address: 355 FM 306, New Braunfels, Texas 78130					
SUBJECT PROPERTY IDENTIFICATION					
Owner of Record: Seraphim Partners, Ltd.					
Location: Northwest end of Rusk Street, along the southwest line of Wood Meadows and south/southeast line of the Guadalupe River					
Address: 740 and 750 Rusk Street					
City (or nearest Town): New Braunfels		County: Comal		State: Texas	Zip: 78130
Legal Description: 70.198 acres of land, more or less, called Lot 1B of the Master Plan of the Resubdivision of River Gardens Lot One, out of the Henry Foster Survey No. 34, Abstract 154, City of New Braunfels, Comal County, Texas					
Use of the Real Estate As of the Date of Value: Vacant land, agricultural land, residential, and assisted living facility					
Use of the Real Estate Reflected in the Appraisal: Hold for future development as demand warrants and as allowed by zoning					
ASSIGNMENT PARAMETERS					
Intended User(s): This report is intended for use only by representatives of New Braunfels Utilities and others involved with the acquisition of easements for right of way purposes associated with this project. Use of this report by others is not intended by the appraiser, and the use of this report is restricted to that of our client.					
Intended Use: This report is intended only for use in conjunction with the acquisition for the proposed New Braunfels Utilities "Wood Meadows-Guadalupe Water Line Project" permanent easement. This report is not intended for any other use.					
THIS REPORT IS NOT INTENDED BY THE APPRAISER FOR ANY OTHER USE OR BY ANY OTHER USER.					
Effective Date of Value: January 18, 2023					
Real Property Rights Appraised: <input checked="" type="checkbox"/> Fee-Simple Estate <input checked="" type="checkbox"/> Easement					
Definition of Property Rights Appraised:					
"Fee Simple Estate" is defined in the <u>Dictionary of Real Estate Appraisal</u> , Seventh Edition, 2022, page 73, by the Appraisal Institute, as: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."					
"Easement" is defined in <u>The Dictionary of Real Estate Appraisal</u> , Seventh Edition, 2022, page 58, by the Appraisal Institute, as: "The right to use another's land for a stated purpose."					
In accordance with the real property appraisal reporting requirements as set forth by Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), this is an Appraisal Report.					
RECONCILIATION AND CONCLUSIONS					
Final reconciliation of the methods and approaches to Value:					
The Before and After methodology was used to estimate the fair market value of and just compensation due for the partial acquisition that is the subject of this report. In our analysis, the sales comparison approach to value was the only applicable approach necessary for credible results in both the before and after scenarios.					
Opinion of Total Compensation as of: January 18, 2023					\$415,791

VALUE DEFINITION

Market value is defined by City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex. 1954) as being:

"The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis is applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection (Site Visit)**Approaches to Value Developed**

Appraiser Name:	Property Inspection:	Date of Inspection:
Mark C. Schulze, MAI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1/18/2023
Ashley R. Johnson	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

Cost Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- ☒ Is necessary for credible results and is developed in this analysis
☐ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Describe Scope of Property Inspection(s):

Mr. Schulze made an on-site inspection of the subject property and viewed the property from the public right of way on January 18, 2023. As of the date of this report, Mrs. Johnson has not viewed the subject property.

Income Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Source of Area Calculations: We were provided with survey exhibits of the acquisition. We have relied upon the information provided to us by the client and public records for the size and shape of the subject and partial acquisition. We reserve the right to amend our conclusions if additional or updated information is provided at a later date.

Data Sources Consulted: This investigation included the collection of sales, offerings, and other developments which have occurred in this market. The sources of our data included our own database, the San Antonio Board of Realtors MLS, CoStar, other real estate appraisers and brokers, and knowledgeable individuals in the area.

Significant Real Property Appraisal Assistance: ☐ None ☒ **Disclose Name(s) and contribution:** Mattie A. Cochran assisted with the market data research.

Additional Scope of Work Comments:

In order to estimate compensation, the “before and after” technique has been used. In this technique, total compensation due to the owner arises from two sources: the actual acquisition (both land and improvements), plus diminution (damages) and cost to cure items, if any, to the remainder as a result of the acquisition and/or the project. This is called the Before and After Scenario. In order to estimate compensation an appraisal of the whole property and the remainder is necessary. This valuation involves a hypothetical condition in both cases. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations.

We were not provided with detailed information regarding some of the existing easements that may be located on the subject whole property. In the event there are existing pipeline or other easements located on the subject, no discount has been applied in the before scenario for the existence of easements.

We have not discussed the subject property or project with the land owners.

The subject is vacant land or is being appraised as effectively vacant land with no improvements. If there are improvements, an analysis of the project impact on the improvements will be examined. If the improvements are not adversely affected by the proposed partial acquisition, then there is no need to estimate the improvements’ contributory value. In this case, if there are improvements, they are not impacted by the project and have not been appraised.

It is assumed that any minor improvements, such as fencing, roads, or personal property items that are impacted by the proposed acquisition will be restored or replaced to equal or better condition as before. Accordingly we have not included any compensation for their replacement. Additionally, we have not included any crop or pasture replacement costs as these items will be addressed by the client.

This appraisal does not include or consider any mineral interests or water rights.

Engineering studies, ADA determinations, surveys, title reports, flood plain determinations, and environmental audits are beyond the scope of this appraisal.

We have also utilized aeriels and topographical maps of the subject whole property and surrounding areas to obtain additional detail regarding the property and partial acquisition.

HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS

Hypothetical Conditions: (A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

This valuation involves a hypothetical condition in both the before and after scenarios. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations.

Extraordinary Assumptions: (An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.)

None.

SUBJECT PROPERTY HISTORY		
Owner of Record: Seraphim Partners, Ltd.		
Source of Subject Ownership: <input checked="" type="checkbox"/> Client <input type="checkbox"/> Limited Title Report <input checked="" type="checkbox"/> Tax Records <input type="checkbox"/> Appraiser Research <input checked="" type="checkbox"/> Other Description of (other): Vesting Deeds		
Subject sale within prior three (3) years: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Description and analysis of sales within 3 years (minimum) prior to effective date of value or other pertinent subject property history: The appraisers are unaware of any transactions involving the subject property within the three years prior to this report.		
Subject currently listed for sale: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not believed to be		
Description and analysis of agreements of sale (contracts), listings, and options:		
SUBJECT TAX INFORMATION		
Tax Account ID Number(s): 50234 & 50236		
Total land size as indicated by appraisal district: 70.091 acres (3,053,164 square feet)		Tax Year: 2022
Total value: \$20,487,103	Land value: \$17,008,276	Improvement value: \$3,478,827
Indicated per unit value of land: \$5.57 per square foot		

MARKET AREA ANALYSIS

Location: ☒ Urban ☐ Suburban ☐ Rural

Market Area: Comal County

Market area description and characteristics: Comal County is located in the south central region of Texas. The county is approximately 559 square miles. The county is bordered by Blanco County to the north, Hays County to the east/northeast, Guadalupe and Bexar Counties to the south, and Kendall County to the west. Comal County is located at the intersection of U.S. Highway 281 and State Highway 46. New Braunfels is the county seat. Other cities and communities in the county include Bulverde, Canyon Lake, Gruene, Garden Ridge, and Spring Branch.

Topography in the county ranges from hilly to generally level areas. Canyon Lake is located in the north portion of the county. Cibolo Creek forms the southwest boundary of the county line. The Guadalupe River flows from the east and west ends of Canyon Lake, travelling to New Braunfels to the southeast and to Comfort to the west. Altitudes within the county range from 600 to 1,200 feet above sea level.

Comal County is a moderately populated county with a population of 174,986 (2021 estimate), an increase of 8.3 percent since 2020 (161,501 persons), compared to a 1.3 percent overall state growth during the same time period. There were 74,277 housing units in Comal County in 2021 with an average household size of approximately 2.71 people. The 2016-2020 median household income in Comal County was \$80,781, which was approximately 26.56 percent higher than the state's median household income of \$63,826. The per capita income of Comal County was \$39,942 as of 2020. The City of Bulverde is located in the south-central portion of Comal County and had a population of 5,279 as of 2020. The City of New Braunfels is the county seat and had a population of 84,622 as of 2020.

The major highways in Comal County include the following: Interstate Highway 35, U.S. Highway 281 and State Highway 46. Interstate Highway 35 traverses the east/southeast portion of the county in a northeast/southwest direction. This highway provides access southwest to San Antonio, Laredo and the U.S./Mexico border, and northeast to Austin, Dallas/Fort Worth, and beyond.

US Highway 281 traverses the county in a generally north/south direction. This highway provides access to San Antonio to the south and Johnson City and Blanco to the north. State Highway 46 traverses the county in a generally northwest/southeast direction. This highway provides access to Boerne and Interstate Highway 10 to the west and to Seguin to the southeast. Lastly, numerous FM roads, city roads, and county roads provide interior access throughout the county.

Neighborhood Analysis. The neighborhood is considered to be the areas in and near the City of New Braunfels. Land uses in the neighborhood include a mixture of commercial, industrial, multi-family residential and single-family residential uses. Commercial/retail and multifamily residential uses are primarily located along Interstate Highway 35 and Business Interstate Highway 35. The Schlitterbahn Water Park is located west of the subject property along the Comal River. In addition, multi-family uses are located north, south and west of the subject property. Residential, recreational and multi-family uses are common along the Guadalupe and Comal Rivers in New Braunfels.

SITE ANALYSIS

According to the information provided by the client and public records, the subject consists of a total of approximately 70.198 acres, herein after referred to as the "Parent Tract." However, given the existing development on the property and the physical characteristics of the property, we believe the parent tract could be sold/developed as separate economic units. The tract along the southeast line of the Guadalupe River, herein after referred to as the "West Tract," contains approximately 39.500 acres (size estimated by the appraisers). The tract along the southwest line of Wood Meadows and the northwest end of Rusk Street, herein after referred to as the "East Tract," contains approximately 30.698 acres (size estimated by the appraisers). A description of the West Tract and East Tract, and analysis of just compensation follows.

SITE ANALYSIS – WEST TRACT

Area (size):	39.500 acres, or 1,720,620 square feet (size estimated by the appraisers)
Shape:	Irregular
Dimensions:	Max NE/SW: Approx. 1,270 LF; Max NW/SE: Approx. 1,960 LF
Access:	Rusk Street & Wood Meadows
Road Frontage (ft):	Minimal frontage along Rusk Street; Approx. 70 FF along Wood Meadows
Road Frontage Type:	Rusk Street & Wood Meadows: Two-lane, asphalt paved roadways with open ditch drainage
Topography:	Generally level to sloping along the Guadalupe River.
Drainage:	Appears adequate. The Guadalupe River forms the north and northwest property boundaries of the subject.
Flood Plain:	According to FEMA panel no. 48091C0455F, approximately 40% of the subject property is located in Floodway Zone AE of the flood plain. Approximately 50% of the subject is in Zone AE of the flood plain. The remaining 10% of the subject property is located in Shaded Zone X of the flood plain.
Utilities:	Electricity and telephone services are available. It is our understanding that the subject has access to public water service and public sewer service.
Adjacent Land Use:	Residential and recreational uses to the north, east, south and west. Some agricultural uses are located to the south and east. The River Gardens assisted living facility is located to the east of the subject West Tract. Multi-family use is located just north of the subject across the Guadalupe River.
City Limits/ETJ:	City of New Braunfels
Zoning/Restrictions:	According to the City of New Braunfels, the subject property is zoned R-2, single family and two family district.
School District:	Comal I.S.D.
Existing Easements:	Typical utility easements traverse the subject property.

Site description and other characteristics:

The subject represents a tract of effectively vacant land utilized for agricultural and residential uses. It is located at the northwest end of Rusk Street, along the southwest line of Wood Meadows and the south/southeast line of the Guadalupe River. The subject property has approximately 1,330 feet of frontage along the Guadalupe River.

IMPROVEMENT ANALYSIS – WEST TRACT

Description of Improvements: Based on our inspection of the property and analysis of aerial photography, residential improvements with supporting site improvements are located in the west portion of the subject. These improvements are not affected by the proposed temporary easements and do not require valuation. Thus, no improvements have been valued in this appraisal report and the subject has been appraised as effectively vacant land.

HIGHEST AND BEST USE ANALYSIS – WEST TRACT

Highest and Best Use is defined in *The Dictionary of Real Estate Appraisal*, Seventh Edition, 2022, page 88, by the Appraisal Institute as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Summary of highest and best use analysis: The subject consists of a tract of effectively vacant land utilized for agricultural and residential uses. As previously discussed, the property is zoned R-2, single family and two family district which allows for residential related uses. Surrounding property uses consist of a mixture of commercial, industrial, multi-family and single-family residential uses. Commercial/retail and multifamily residential uses are primarily located along Interstate Highway 35 and Business Interstate Highway 35. The Schlitterbahn Water Park is located west of the subject property along the Comal River. In addition, multi-family uses are located north, south and west of the subject property. Based on the above mentioned factors, I believe the highest and best use of the subject whole property, as vacant, is to hold for future development as demand warrants and as allowed by zoning.

SUBJECT WHOLE PROPERTY VALUATION – WEST TRACT**Site Valuation Methodology**

☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.

☐ **Alternative Method:** (Describe methodology and rationale)

Sale Date	Location	Size (Acre)	Per (SF) Price
1/31/2019	SE/L of Hanz Dr., just SE of River Terrace & SW of SH 46 (Comal)	10.642	\$4.00
3/29/2019	SE/L of Hanz Dr., SW of Loop 337 (Comal)	7.904	\$3.59
2/6/2020	Tract 1: SW/L of Ervendberg Ave., NW of Gruene Rd.; Tract 2: NE/C of Gruene Rd. & Ervendberg Ave., SW/L of the Guadalupe River (Comal)	7.669	\$7.78
2/12/2020	SE/L of Church Hill Dr., NE/L of Ridgewood Ave., & NW/L of Oasis St. (Comal)	8.000	\$3.44
8/23/2021	SE/C of Gruene Rd. & Ewelling Ln., NW of Sleepy Hollow Ln. (Comal)	4.348	\$3.72
3/23/2022	SW/L of Aquarena Springs Dr., N/L of Davis Ln. (Hays)	12.626	\$5.18
Subject	NW end of Rusk St., SW/L of Wood Meadows & SE/L of the Guadalupe River (Comal)	39.500	

These sales are indicators of value for the subject whole property. When comparing these sales to the subject, the factors considered the most critical were: conditions of sale, market conditions (time), location, size, physical characteristics. Physical characteristics may include, but is not limited to: shape, frontage, flood hazards, access, utilities, and topography. Other adjustment factors may include, but is not limited to: improvements, zoning/restrictions, minerals, use, or any other factor which may have influenced the sales price. Each sale was compared to the subject and adjusted based on these factors. The following is a summary of the adjustments for the comparable sales.

		Adjustments						
Sale Date	Price Per (SF)	Conditions of Sale	Market Conditions	Location	Size	Physical Characteristics	Other Adjustments	Overall Comparison
1/31/2019	\$4.00	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
3/29/2019	\$3.59	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
2/6/2020	\$7.78	Comparable	Inferior	Comparable	Superior	Slightly Inferior	Superior	Superior
2/12/2020	\$3.44	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
8/23/2021	\$3.72	Comparable	Slightly Inferior	Comparable	Superior	Comparable	Comparable	Slightly Superior
3/23/2022	\$5.18	Comparable	Comparable	Comparable	Superior	Comparable	Comparable	Superior

Site Valuation Comments: The comparables range in sale price from \$3.44 per square foot to \$7.78 per square foot and range in sale date from January 2019 to March 2022. It should be noted that recent larger acreage comparable sales, including those with river frontage, have been limited in the subject neighborhood. Thus, smaller acreage comparable sales, including those that do not have river frontage from 2019 to 2022, and including one sale in nearby San Marcos, were used in this instance and are considered appropriate for this analysis.

Site Valuation Reconciliation: We have also considered several other transactions that occurred in the area. Based on this information, other sales, and conversations with knowledgeable individuals in the real estate market, it is our opinion that the subject whole property (land only) has a market value as follows:

Subject Whole Property¹	1,720,620	SF @	\$5.75	per SF =	\$9,893,565
---	------------------	-------------	---------------	-----------------	--------------------

VALUATION OF PART TO BE ACQUIRED – WEST TRACT

Description of partial acquisition: The proposed acquisition consists of the New Braunfels Utilities “Wood Meadows-Guadalupe Water Line Project” permanent utility easement. The proposed permanent utility easement enters the northeast property boundary in the northeast portion of the subject. It travels generally southwest, primarily parallel to the northwest property boundary, to a point in the northeast portion of the subject. The proposed permanent utility easement then travels northwest to a point in the northeast portion of the subject. It then travels southwest to a point in the northeast portion of the subject where the proposed permanent utility easement splits, traveling northwest to the north property boundary and continuing southwest to a point in the north portion of the subject property. The proposed permanent utility easement then travels northwest a short distance and then generally southwest to a point in the north portion of the subject property where it terminates. It has a width of approximately 20 feet and contains approximately 0.850 acre (37,027 square feet). Please refer to the survey exhibit in the addenda for further details of the proposed permanent easement.

Improvements located within the partial acquisition that require valuation: None

Highest and best use of part to be acquired: The partial acquisition’s use is believed to be limited to use in conjunction with the subject whole property. As such, the highest and best use of the partial acquisition, as vacant, is for use in conjunction with the subject whole property.

Valuation of partial acquisition: (Land Only)

In this instance, the partial acquisition consists of a permanent utility easement. Acquiring all rights to the easement area will not be necessary. Based on the use to which the easement will be put and the property rights imposed by the taking of the proposed easement, an appropriate percentage deduction to the previously concluded fee simple value of the property is necessary. We have estimated the value of the acquisition based on the impact on the subsurface, surface, and air right estates for the property. The rights being acquired by the proposed easement are considered less than the total underlying land value. The value of the partial acquisition, land only, is calculated as follows:

Partial Acquisition:	Area		Per Unit Value		% of Value Acquired			
Permanent Utility Easement	37,027 SF	@	\$5.75 per SF	@	90%	=	\$	191,615
Land Total							\$	191,615

Contributory value of improvements within partial acquisition (if required):

Itemized Improvements		
	\$	
	\$	
	\$	
	\$	
Total value of improvements within partial acquisition	\$	0

Total valuation of partial acquisition

The value of the partial acquisition consists of the value of the land and any improvements located within the partial acquisition that require valuation. The total value of the partial acquisition, land and improvements is calculated as follows:

Partial Acquisition (Land Value)	\$	191,615
Partial Acquisition (Improvements)	\$	0
Total Value of Partial Acquisition ²	\$	191,615

VALUATION OF REMAINDER PROPERTY – WEST TRACT

Description of remainder property: The remainder before and after the acquisition will contain approximately 39.500 acres of land (1,720,620 square feet), of which approximately 0.850 acre (37,027 square feet) will be encumbered by the proposed permanent utility easement. The unencumbered remainder will consist of approximately 38.650 acres (1,683,593 square feet).

Value of Remainder Before the Acquisition:

The value of the remainder before the acquisition is merely a mathematical process by which the value of the partial acquisition is subtracted from the subject whole property. This value is calculated as follows:

Value of Subject Whole Property	\$	9,893,565
Less: Value of Partial Acquisition	\$	191,615
Value of Remainder Before Acquisition ³	\$	9,701,950

Value of Remainder After the Acquisition

Effect on remainder property after the acquisition: The subject property is located in Comal County and the City of New Braunfels. We have researched the market for sales of properties with utility easements and for sales of properties without these types of easements. The remainder after the acquisition will maintain the same highest and best use as the subject whole property, and the physical characteristics of the remainder will largely remain the same. However, we have analyzed market data regarding the potential impact to the remainder land value. The proposed acquisition creates an area that is essentially separated from the rest of the remainder and has limited utility. This separated area, which is located northwest and northeast of the proposed permanent easement, is approximately 36,375 square feet in size (size estimated by the appraisers) and is considered damaged by 90%. This portion of the remainder is valued accordingly at \$0.58 per square foot (\$5.75 X 10% = \$0.58). This damaged area is depicted on an aerial exhibit in the addenda of this report. The landowner will retain 10 percent of the fee-simple value in the area encumbered by the proposed permanent utility easement.

Highest and best use of remainder after: The highest and best use of the remainder after is the same as the whole property.

The value of the remainder after the acquisition considers the impact of the project and is estimated as follows:

Remainder After Property	Area		Per Unit Value		% of Value Remaining			
Land – Unencumbered	1,647,218 SF	@	\$5.75 per SF	@	100%	=	\$	9,471,504
Remainder – Separated Area	36,375 SF	@	\$0.58 per SF	@	100%	=	\$	21,098
Permanent Utility Easement**	37,027 SF	@	\$5.75 per SF	@	10%	=	\$	21,290
Less: Cost to Cure***							\$	0
Total Value of Remainder After ⁴							\$	9,513,892

**Rounded down to the nearest whole dollar

***Refer to Cost to Cure supplement if applicable

CALCULATION OF DAMAGES – WEST TRACT

If there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancements to the remainder, as the case may be.

- ☐ The remainder before and after the acquisition are the same and there are no damages. **Damages = \$188,058**
- ☒ The damages are calculated as follows:

Value of Remainder Before the Acquisition	\$	9,701,950
Less: Value of Remainder After the Acquisition	\$	9,513,892
Indicated Value of Damages ⁵	\$	188,058

Explanation of Damages (if any): The remainder after the acquisition will have a permanent utility easement across the north and northeast portions of the remainder. The proposed acquisition creates an area that is essentially separated from the rest of the remainder and has limited utility. Based on our analysis of various paired sales data, the separated portion of the remainder located along the northwest and northeast sides of the proposed easement is considered damaged by 90%.

VALUATION OF TEMPORARY WORKSPACES – WEST TRACT

The temporary easement is similar to a land lease over a period of time. The components needed in valuing temporary workspace include a per-unit land value, a land capitalization rate, and a duration period.

Description of Temporary Workspaces: In addition to the proposed permanent easement, three temporary construction easement areas will be needed during construction. Part One of the temporary construction easement is adjacent to the northwest and northeast sides of the proposed permanent utility easement. It has a width of 10 feet and contains approximately 0.302 acre (13,155 square feet). Part Two of the temporary construction easement is adjacent to the southeast and southwest sides of the proposed permanent utility easement. It has a varying width and contains approximately 0.751 acre (32,715 square feet). Part Three of the temporary construction easement is adjacent to the southwest, northwest and northeast sides of the proposed permanent utility easement. It has a width of 10 feet and contains approximately 0.184 acre (8,015 square feet). The temporary construction easement areas contain a total of approximately 1.237 acres (53,885 square feet). Please refer to the survey exhibit in the addenda for further details of the proposed temporary construction easements.

Term of workspaces (time): Based on information provided by the client, the term of the easement is said to be for a maximum of 1 year.

Temporary workspace capitalization rate (rental rate): A 10 percent rate of return is believed appropriate considering the nature of the easement.

Workspace:	Area		Per Unit Value		Rental Rate		Term			
Temporary Construction Esmts.	53,885 SF	X	\$5.75 per SF	@	10%	X	1 Year	=	\$	30,984
Total Temp. Workspace ⁶								=	\$	30,984

COMPENSATION SUMMARY – WEST TRACT

The Before and After Scenario methodology was utilized to estimate the fair market value of and just compensation due for the partial acquisition. This involves appraising the whole property, the acquisition and the remainder property. The valuation of the whole property does not take into consideration project influence. The acquisition is valued as a pro rata part of the whole. The remainder is appraised as impacted by the acquisition and project. A forecast is being made when appraising the remainder after. This forecast is a hypothetical condition. The compensation includes the value of the acquisition and any damages to the remainder which may arise. The general steps of the Before and After methodology are as follows:

1. Valuation of the whole property without consideration to any project influence.
2. Valuation of the partial acquisition.
3. Valuation of that portion of the subject remaining, not considering project influence. The valuation of the remainder before is merely a mathematical process by which the value of the partial acquisition is subtracted from the whole property.
4. Valuation of the remainder after the acquisition, considering the effect of the project. In this analysis, the remainder must stand alone as a separate unit.
5. Indication of damages; if there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancement to the remainder, as the case may be.
6. Lastly, the valuation of the temporary workspaces, if any, is estimated and added to the compensation

To summarize, the total compensation due the property owner is the value of the acquisition, plus any damages resulting from the acquisition and/or project, plus the temporary workspace. These components of the Before and After methodology were previously estimated and the total compensation is computed as follows:

Whole Property ¹	\$	9,893,565
Less: Value of Partial Acquisition ²	\$	<u>191,615</u>
Indicated Value of Remainder Before Acquisition ³	\$	9,701,950
Value of Remainder After Acquisition ⁴	\$	<u>9,513,892</u>
Indicated Damages (Before minus After) ⁵	\$	188,058
Value Temporary Workspace ⁶	\$	30,984
Total Compensation – West Tract⁽²⁺⁵⁺⁶⁾	\$	410,657

SITE ANALYSIS – EAST TRACT	
Area (size):	30.698 acres, or 1,337,205 square feet (size estimated by the appraisers)
Shape:	Irregular
Dimensions:	Max NE/SW: Approx. 1,670 LF; Max NW/SE: Approx. 1,070 LF
Access:	Rusk Street & Wood Meadows
Road Frontage (ft):	Minimal frontage along Rusk Street; Approx. 665 FF along Wood Meadows
Road Frontage Type:	Rusk Street & Wood Meadows: Two-lane, asphalt paved roadways with open ditch drainage
Topography:	Generally level.
Drainage:	Appears adequate. The Guadalupe River is just northwest of the subject.
Flood Plain:	According to FEMA panel no. 48091C0455F, less than 5% of the subject property is located in Zone AE of the flood plain. The majority of the subject is located in the Shaded Zone X of the flood plain.
Utilities:	Electricity and telephone services are available. It is our understanding that the subject has access to public water service and public sewer service.
Adjacent Land Use:	Residential and recreational uses to the north, east, south and west. Some agricultural uses are located to the south and west. Multi-family use is located just north of the subject across the Guadalupe River.
City Limits/ETJ:	City of New Braunfels
Zoning/Restrictions:	According to the City of New Braunfels, the subject property is zoned R-2, single family and two family district, and SUP - special use permit as a clinic for handicapped persons.
School District:	Comal I.S.D.
Existing Easements:	Typical utility easements traverse the subject property.
Site description and other characteristics:	
The subject represents a tract of effectively vacant land primarily utilized as an assisted living facility. A portion of the property also appears to be used for agricultural purposes. It is located at the northwest end of Rusk Street and along the southwest line of Wood Meadows. The River Gardens assisted living facility is located on the subject property.	
IMPROVEMENT ANALYSIS – EAST TRACT	
Description of Improvements: Based on our inspection of the property and analysis of aerial photography, the property is improved with an assisted living facility and supporting site improvements. These improvements are not affected by the proposed temporary easements and do not require valuation. Thus, no improvements have been valued in this appraisal report and the subject has been appraised as effectively vacant land.	
HIGHEST AND BEST USE ANALYSIS – EAST TRACT	
Highest and Best Use is defined in <i>The Dictionary of Real Estate Appraisal</i> , Seventh Edition, 2022, page 88, by the Appraisal Institute as “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”	
Summary of highest and best use analysis: The subject consists of a tract of effectively vacant land utilized as an assisted living facility and some agricultural use. As previously discussed, the property is zoned R-2 and SUP, which allows for residential related uses and its current use as an assisted living facility. Surrounding property uses consist of a mixture of commercial, industrial, multi-family and single-family residential uses. Commercial/retail and multifamily residential uses are primarily located along Interstate Highway 35 and Business Interstate Highway 35. The Schlitterbahn Water Park is located west of the subject property along the Comal River. In addition, multi-family uses are located north, south and west of the subject property. Based on the above mentioned factors, I believe the highest and best use of the subject whole property, as vacant, is to hold for future development as demand warrants and as allowed by zoning.	

SUBJECT WHOLE PROPERTY VALUATION – EAST TRACT

Site Valuation Methodology

☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.

☐ **Alternative Method:** (Describe methodology and rationale)

Sale Date	Location	Size (Acre)	Per (SF) Price
1/31/2019	SE/L of Hanz Dr., just SE of River Terrace & SW of SH 46 (Comal)	10.642	\$4.00
3/29/2019	SE/L of Hanz Dr., SW of Loop 337 (Comal)	7.904	\$3.59
2/6/2020	Tract 1: SW/L of Ervendberg Ave., NW of Gruene Rd.; Tract 2: NE/C of Gruene Rd. & Ervendberg Ave., SW/L of the Guadalupe River (Comal)	7.669	\$7.78
2/12/2020	SE/L of Church Hill Dr., NE/L of Ridgewood Ave., & NW/L of Oasis St. (Comal)	8.000	\$3.44
8/23/2021	SE/C of Gruene Rd. & Ewelling Ln., NW of Sleepy Hollow Ln. (Comal)	4.348	\$3.72
3/23/2022	SW/L of Aquarena Springs Dr., N/L of Davis Ln. (Hays)	12.626	\$5.18
Subject	NW end of Rusk St., SW/L of Wood Meadows (Comal)	30.698	

These sales are indicators of value for the subject whole property. When comparing these sales to the subject, the factors considered the most critical were: conditions of sale, market conditions (time), location, size, physical characteristics. Physical characteristics may include, but is not limited to: shape, frontage, flood hazards, access, utilities, and topography. Other adjustment factors may include, but is not limited to: improvements, zoning/restrictions, minerals, use, or any other factor which may have influenced the sales price. Each sale was compared to the subject and adjusted based on these factors. The following is a summary of the adjustments for the comparable sales.

		Adjustments						
Sale Date	Price Per (SF)	Conditions of Sale	Market Conditions	Location	Size	Physical Characteristics	Other Adjustments	Overall Comparison
1/31/2019	\$4.00	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
3/29/2019	\$3.59	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
2/6/2020	\$7.78	Comparable	Inferior	Comparable	Superior	Slightly Inferior	Superior	Superior
2/12/2020	\$3.44	Comparable	Inferior	Comparable	Superior	Comparable	Comparable	Comparable
8/23/2021	\$3.72	Comparable	Slightly Inferior	Comparable	Superior	Comparable	Comparable	Slightly Superior
3/23/2022	\$5.18	Comparable	Comparable	Comparable	Superior	Comparable	Comparable	Superior

Site Valuation Comments: The comparables range in sale price from \$3.44 per square foot to \$7.78 per square foot and range in sale date from January 2019 to March 2022. It should be noted that recent larger acreage comparable sales have been limited in the subject neighborhood. Thus, smaller acreage comparable sales from 2019 to 2022, and including one sale in nearby San Marcos, were used in this instance and are considered appropriate for this analysis.

Site Valuation Reconciliation: We have also considered several other transactions that occurred in the area. Based on this information, other sales, and conversations with knowledgeable individuals in the real estate market, it is our opinion that the subject whole property (land only) has a market value as follows:

Subject Whole Property¹	1,337,205	SF @	\$5.75	per SF =	\$7,688,929
---	------------------	-------------	---------------	-----------------	--------------------

VALUATION OF PART TO BE ACQUIRED – EAST TRACT

Description of partial acquisition: In this instance, no fee acquisitions or permanent easements are being acquired on the subject property.

Improvements located within the partial acquisition that require valuation: N/A

Highest and best use of part to be acquired: N/A

Valuation of partial acquisition: (Land Only)

The value of the partial acquisition, land only, is calculated as follows:

Partial Acquisition:	Area		Per Unit Value		% of Value Acquired			
Land Total						\$		0

Contributory value of improvements within partial acquisition (if required):

Itemized Improvements		
	\$	
	\$	
	\$	
	\$	
Total value of improvements within partial acquisition	\$	0

Total valuation of partial acquisition

The value of the partial acquisition consists of the value of the land and any improvements located within the partial acquisition that require valuation. The total value of the partial acquisition, land and improvements is calculated as follows:

Partial Acquisition (Land Value)	\$	0
Partial Acquisition (Improvements)	\$	0
Total Value of Partial Acquisition ²	\$	0

VALUATION OF REMAINDER PROPERTY – EAST TRACT

Description of remainder property: The remainder before and after the acquisition will contain approximately 30.698 acres of land, or 1,337,205 square feet.

Value of Remainder Before the Acquisition:

The value of the remainder before the acquisition is merely a mathematical process by which the value of the partial acquisition is subtracted from the subject whole property. This value is calculated as follows:

Value of Subject Whole Property	\$	7,688,929
Less: Value of Partial Acquisition	\$	<u>0</u>
Value of Remainder Before Acquisition ³	\$	7,688,929

Value of Remainder After the Acquisition

Effect on remainder property after the acquisition: No fee acquisitions or permanent easements are being acquired on the subject property in this instance. Thus, the remainder has the same characteristics as the whole property.

Highest and best use of remainder after: The highest and best use of the remainder after is the same as the whole property.

The value of the remainder after the acquisition considers the impact of the project and is estimated as follows:

Remainder After Property	Area		Per Unit Value		% of Value Remaining			
Land – Unencumbered	1,337,205 SF	@	\$5.75 per SF	@	100%	=	\$	7,688,929
Less: Cost to Cure***							\$	<u>0</u>
Total Value of Remainder After ⁴							\$	7,688,929

***Refer to Cost to Cure supplement if applicable

CALCULATION OF DAMAGES – EAST TRACT

If there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancements to the remainder, as the case may be.

☒ The remainder before and after the acquisition are the same and there are no damages. **Damages = \$0**

☐ The damages are calculated as follows:

Value of Remainder Before the Acquisition	\$	-
Less: Value of Remainder After the Acquisition	\$	-
Indicated Value of Damages ⁵	\$	0

Explanation of Damages (if any):

VALUATION OF TEMPORARY WORKSPACES – EAST TRACT

The temporary easement is similar to a land lease over a period of time. The components needed in valuing temporary workspace include a per-unit land value, a land capitalization rate, and a duration period.

Description of Temporary Workspaces: A temporary construction easement area will be needed adjacent to the proposed permanent utility easement in this instance. A portion of Part Two of the temporary construction easement is located in the northwest portion of the subject property. It has a width of 40 feet and contains approximately 0.205 acre (8,928 square feet – size estimated by the appraisers). Please refer to the survey exhibit in the addenda for further details of the proposed temporary construction easements.

Term of workspaces (time): Based on information provided by the client, the term of the easement is said to be for a maximum of 1 year.

Temporary workspace capitalization rate (rental rate): A 10 percent rate of return is believed appropriate considering the nature of the easement.

Workspace:	Area		Per Unit Value		Rental Rate		Term			
Temporary Construction Esmts.	8,928 SF	X	\$5.75 per SF	@	10%	X	1 Year	=	\$	5,134
Total Temp. Workspace ⁶								=	\$	5,134

COMPENSATION SUMMARY – EAST TRACT

The Before and After Scenario methodology was utilized to estimate the fair market value of and just compensation due for the partial acquisition. This involves appraising the whole property, the acquisition and the remainder property. The valuation of the whole property does not take into consideration project influence. The acquisition is valued as a pro rata part of the whole. The remainder is appraised as impacted by the acquisition and project. A forecast is being made when appraising the remainder after. This forecast is a hypothetical condition. The compensation includes the value of the acquisition and any damages to the remainder which may arise. The general steps of the Before and After methodology are as follows:

1. Valuation of the whole property without consideration to any project influence.
2. Valuation of the partial acquisition.
3. Valuation of that portion of the subject remaining, not considering project influence. The valuation of the remainder before is merely a mathematical process by which the value of the partial acquisition is subtracted from the whole property.
4. Valuation of the remainder after the acquisition, considering the effect of the project. In this analysis, the remainder must stand alone as a separate unit.
5. Indication of damages; if there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancement to the remainder, as the case may be.
6. Lastly, the valuation of the temporary workspaces, if any, is estimated and added to the compensation

To summarize, the total compensation due the property owner is the value of the acquisition, plus any damages resulting from the acquisition and/or project, plus the temporary workspace. These components of the Before and After methodology were previously estimated and the total compensation is computed as follows:

Whole Property ¹	\$	7,688,929
Less: Value of Partial Acquisition ²	\$	<u>0</u>
Indicated Value of Remainder Before Acquisition ³	\$	7,688,929
Value of Remainder After Acquisition ⁴	\$	<u>7,688,929</u>
Indicated Damages (Before minus After) ⁵	\$	0
Value Temporary Workspace ⁶	\$	5,134
Total Compensation – East Tract⁽²⁺⁵⁺⁶⁾	\$	5,134

COMPENSATION SUMMARY – P1&2 – SERAPHIM PARTNERS, LTD.

The total compensation due the property owner is the value of the total compensations for each tract. Total compensation for the subject property (P1&2) is calculated as follows:

Just Compensation West Tract	\$	410,657
Just Compensation East Tract	\$	<u>5,134</u>
Total Compensation	\$	415,791

APPRAISER'S CERTIFICATION



I certify that, to the best of my knowledge and belief:

- the statements of the facts contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have performed services, as an appraiser, regarding the property that is the subject of this report once within the three year period immediately preceding acceptance of this assignment.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
☐ None ☒ Name(s): Mattie A. Cochran
- As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:
 Property Inspected by Appraiser (1): ☒ Yes ☐ No
 Property Inspected by Appraiser (2): ☐ Yes ☒ No

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

APPRAISER'S SIGNATURE

APPRAISER (1):	APPRAISER (2):
Signature 	Signature 
Name: Mark C. Schulze, MAI	Name: Ashley R. Johnson
Date of Report: February 21, 2023	Date of Report: February 21, 2023
Certified General Real Estate Appraiser License # TX-1333151-G State: Texas	Certified General Real Estate Appraiser License # TX-1380790-G State: Texas
Designated Member of the Appraisal Institute As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.	Candidate for Designation in the Appraisal Institute As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- That the date of value to which the opinions expressed in this report apply is set forth on the first page of this report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
- That no opinions are intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in this report.
- That no opinion as to title is rendered. Name of ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable and no encroachment or real property improvement is assumed to exist.
- That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within this report. They should not be considered as surveys or relied upon for any other purpose.
- In the event that we appraise any improvements in this report, our inspection deals only with valuation issues. We are not engineers and are not qualified to assess structural integrity or the adequacy and condition of their mechanical, electrical, or plumbing components. This appraisal is not a property condition report and should not be relied upon to disclose any conditions present in the property, and it does not guarantee the property to be free of defects. We are not licensed inspectors and we did not make an "inspection" of the improvements or land as defined by any state or federal regulations for real estate inspections.
- That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.
- The property is appraised as though free and clear, under responsible ownership, and competent management. All existing liens and encumbrances have been disregarded.
- Unless otherwise stated herein, all of the improvements previously described were considered operational and in good condition.
- Unless stated otherwise in this report, no presence of hazardous materials on or in the property was observed by the appraiser. The appraiser has no information on the existence of such materials and is not qualified to detect same. The presence of such materials on or in the property could affect the appraiser's opinion of market value. However, the value estimate stated herein is based on the assumption that no hazardous materials are present on or in the property, and the appraiser accepts no responsibility for determining such condition. The client is urged to retain an expert in this field if there is any question as to the existence of hazardous material.
- Any information furnished to us by others is believed to be reliable, but we assume no responsibility for its accuracy.
- Possession of this report, or a copy thereof, does not carry with it the right to publication, nor may it be used for any purpose, by any but the applicant, without the previous written consent of the appraiser or the applicant and, in any event, only in its entirety.
- This appraisal does not require us to give testimony in court or attend on its behalf unless arrangements have been previously made therefore.
- The distribution of the total valuation in this report between land and improvements applied only under the existing programs of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- The value is reported in dollars on the basis of the currency prevailing at the date of this appraisal.
- We have no present or contemplated interest in the property appraised.
- Our compensation for making this appraisal is in no manner contingent upon the value reported.
- That the appraiser assumes no responsibility for determining if the property lies within a flood hazard area and its consequences to the property. It is advised that a Topographic Survey be obtained and local officials be contacted.
- That our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The appraisal of the Subject whole property considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property except the influence of the proposed project.
- The appraisal of the Remainder considered all factors willing knowledgeable buyers and sellers would consider in negotiating the purchase price of the property including the use to which the part taken is to be put and the effects of the condemnation but excluded the effects of all non-compensable elements.
- We have been provided ownership information for the subject property and a plat for the easements by the client. The size of the subject and easements are based on information provided by the client.
- We assume no changes to the property have occurred between the most recent date of inspection and the effective date of value.

There are no other limiting conditions contained in this report other than the ones listed above.

Addenda

Right of Way Survey

0.850 Acre
Utility Easement

State of Texas
County of Comal

Fieldnotes, for a 0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.850 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for a Northwest corner of this tract, from whence, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 24.82 Feet;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, 20.00 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for the Northeast corner of this tract;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, with a East and South boundary of this tract as follows:

- South 11°36'00" West, 276.43 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 56°36'10" West, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a South corner of this tract;
- North 78°23'50" West, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 60°29'10" West, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 60°29'10" West, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a corner of this tract;
- South 21°52'00" West, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for a South corner of this tract;

Thence, North 68°08'00" West, 20.00 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped “Urban Cvl Easement” set, for the West corner of this tract;

Thence, with a Northwest and Southwest boundary of this tract as follows:

- North 21°52'00" East, 44.39 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 60°29'10" East, 142.76 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- South 74°30'50" East, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 60°29'10" East, 127.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 316.37 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Bank of the Guadalupe River, the North line of the said Lot 1A, for a Northwest corner of this tract;

Thence, North 88°37'20" East, generally with the South bank of the said Guadalupe River, the North line of the said Lot 1A, 23.59 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northeast corner of this tract;

Thence, departing the South Bank of the said Guadalupe River, the North line of the said Lot 1A, with a Northeast and North boundary of this tract as follows:

- South 33°23'50" East, 305.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of this tract;
- North 60°29'10" East, 167.75 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- South 78°23'50" East, 584.02 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 56°36'10" East, 17.97 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of this tract;
- North 11°36'00" East, 268.14 Feet, to the **Point of Beginning**, containing 0.850 Acres (37,027 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

WOOD LANE (aka WOOD MEADOWS)

(S78°19'45"E 146.61' DEED)
S78°24'15"E 140.45'

TO DEDICATION TO
CITY FOR STREET WIDENING
VOL. 6, PG. 162 M.P.R.C.C.T.

S78°24'15"E
24.82'

10' DEDICATION TO CITY FOR STREET WIDENING
VOL. 5, PG. 322 M.P.R.C.C.T.

(S11°18'44"W 10.0' DEED)
S11°07'10"W
9.26'

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

SPANISH AGRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 3, PG. 162
M.&P.R.C.C.T.

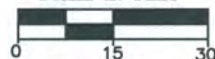
MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

P.O.B.
N GRID=13,805,768.77
E GRID=2,252,000.14



SCALE: 1"=30'

SCALE IN FEET



NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

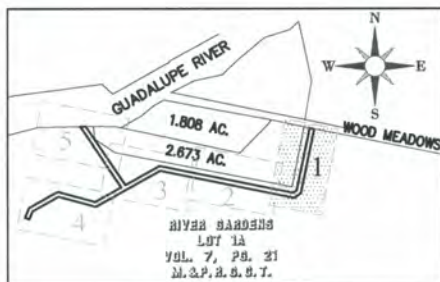
(S11°18'44"W 255.57' DEED)
S11°07'10"W 255.43'
S11°07'10"W 264.69'
(S11°25'30"W 265.6' PLAT)

N11°36'00"E 268.14

S11°36'00"W 276.43

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.



SITE LOCATION

20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)

N56°36'10"E
17.97'

S56°36'10"W
34.54'

**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

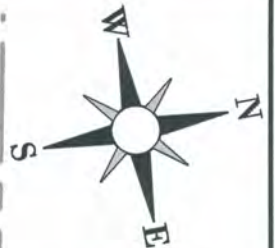
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

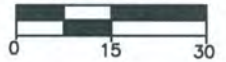
SHEET 1 OF 5

MATCHLINE-SEE SHEET 3

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SCALE: 1"=30'
SCALE IN FEET



2" PVC
EXPOSED
NEXT TO
CEDAR POST

20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)

N78°53'45"W 771.12'
(N78°32'W 771.55' DEED)
(N78°32'W 771.2' PLAT)

SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.

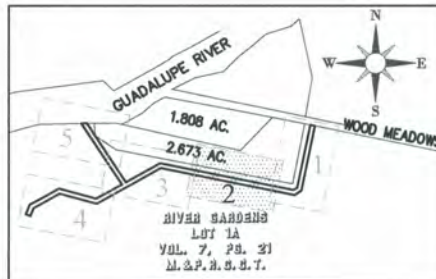
MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

LARRY E. KUCKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.

20.00'

N78°23'50"W 584.80

S78°23'50"E 584.02



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL of 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

0.850 Acre 20 Foot Utility Easement

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

CHECKED BY: K.W.W.

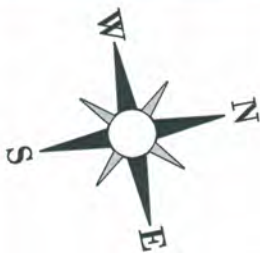
JOB NO. 1904.10.NB

SHEET 2 OF 5

MATCHLINE-SEE SHEET 1

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.



SCALE: 1"=30'
SCALE IN FEET
0 15 30

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

CITY OF NEW BRAUNFELS
SEWER LINE RIGHT OF WAY
VOL. 150, PG. 645

N33°23'50"W
S33°23'50"E
MATCHLINE SEE SHEET 5

MATCHLINE
SEE SHEET 4
127.22

20.00'

20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)

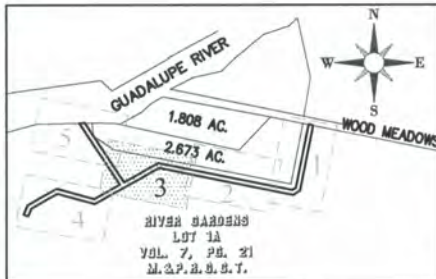
SEWER LINE R.O.W.
AGREEMENT
THE CITY OF NEW BRAUNFELS
VOL. 150, PG. 645-646
D.R.C.C.T.
30-0568-123

SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 8, PG. 132
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL of 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

0.850 Acre 20 Foot Utility Easement

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

MATCHLINE-SEE SHEET 2

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

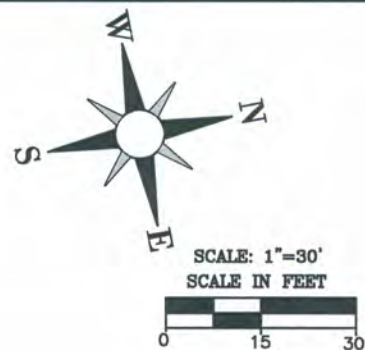
DRAWN BY: M.H.
CHECKED BY: K.W.W.

DATE: JUNE 2022
JOB NO. 1904.10.NB

SHEET 3 OF 5

N68°08'00"W 20.00
N21°52'00"E 44.39
S21°52'00"W 37.38
20.00'

N GRID=13,805,383.89
E GRID=2,250,803.01

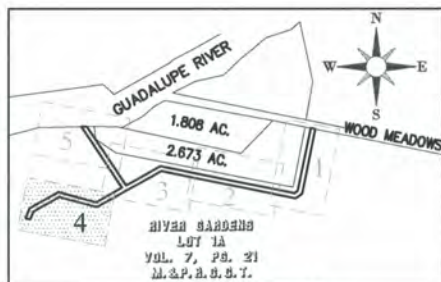


HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

0.850 Acre 20 Foot Utility Easement

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

SHEET 4 OF 5

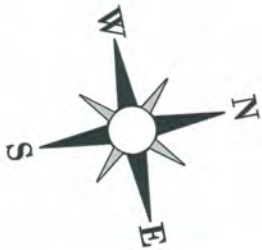
CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

N74°30'50"W 165.98
20.00'
S74°30'50"E 165.98

N60°29'10"E
20.00'

MATCHLINE
SEE SHEET 3



SCALE: 1"=30'
SCALE IN FEET



HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

20 FOOT WIDE
UTILITY
EASEMENT
0.850 ACRES
(37,027 SQ.FT)

316.37
305.22
MATCHLINE
SEE SHEET 3

SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 8, PG. 182
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

GUADALUPE RIVER

SYMBOL LEGEND:

- 1/2 Inch Iron Rod Found
- 1 1/2 Inch Iron Rod with Yellow Plastic Cap "KOLODOZIE" Found
- 1/2 Inch Iron Rod with Yellow Plastic Cap "5348"
- 1/2 Inch Iron Rod Set with Purple Plastic Cap "URBAN CVL EASEMENT"
- Post Found
- Power Pole
- Anchor Guy Wire
- Electrical Box
- Electric Meter
- Telephone Pedestal Box
- Water Meter
- Sanitary Sewer Manhole
- Gate
- Marker Post

Concrete

Asphalt

Water Surface

Edge of Pavement

Wire Fence

OHE Overhead Utility

WWL Sanitary Sewer Line

WL Water Line-Located by others

Edge of Water

Property/Right-of-way Line

Easement

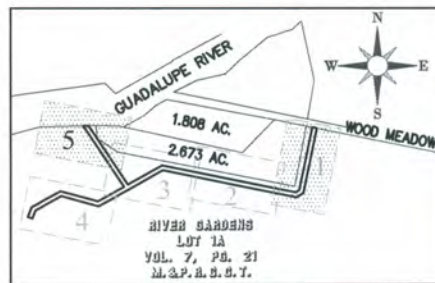
M.&P.R.C.C.T. Map & Plat Records of Comal County, Tx.

O.P.R.C.C.T. Official Public Records of Comal County, Tx.

D.R.C.C.T. Deed Records of Comal County, Tx.

**0.850 Acre
20 Foot Utility Easement**

0.850 Acre, 20 Feet Wide, Utility Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.



SITE LOCATION
NOT TO SCALE

NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
- FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
- A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON JUNE 21, 2022, PROJECT NO. 1904.10.NB.
- THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
- THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: M.H.

DATE: JUNE 2022

SHEET 5 OF 5

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

0.302 Acre
Temporary Construction Easement
Part One

State of Texas
County of Comal

Fieldnotes, for a 0.302 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.302 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for a Northwest corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northeast corner of this tract, from whence, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 24.82 Feet;

Thence, departing the South Right-of-Way of the said Wood Lane and the North line of the said Lot 1A, with the common boundary of the said 0.850 Acre tract and this tract, as follows:

- South 11°36'00" West, 268.14 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 56°36'10" West, 17.97 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 78°23'50" West, 584.02 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 60°29'10" West, 167.75 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of the said 0.850 Acre tract, an Outer Ell corner of this tract;
- North 33°23'50" West, 305.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Bank of the Guadalupe River, the North line of the said Lot 1A, for a Northeast corner of the said 0.850 Acre tract, a Northwest corner of this tract;

Thence, North 88°37'20" East, departing the boundary of the said 0.850 Acre tract, generally with the South bank of the said Guadalupe River, the North line of the said Lot 1A, 11.80 Feet, to a 60D Nail set, for a Northeast corner of this tract;

Thence, South 33°23'50" East, departing the South Bank of the said Guadalupe River, the North line of the said Lot 1A, 42.92 Feet, to a 60D Nail set, on the West line of Lot 1, Spanish Acres, Unit 1, an East line of the said Lot 1A, for a corner of this tract;

Thence, with the common line of the said Lot 1 and the said Lot 1A, the boundary of this tract, as follows:

- South 05°32'38" East, 19.83 Feet, to a 60D Nail set, for a corner of the said Lot 1, the said Lot 1A and this tract;
- South 56°00'20" East, 24.10 Feet, to a 60D Nail set, for a corner of this tract;

Thence, departing the said Common line, with the boundary of this tract, as follows:

- South 33°23'50" East, 189.66 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 56°36'10" East, 3.86 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- South 33°23'50" East, 17.52 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 60°29'10" East, 158.29 Feet, to a 60D Nail set, for a corner of this tract;
- South 78°23'50" East, 583.62 Feet, to a 60D Nail set, for a corner of this tract;
- North 56°36'10" East, 9.68 Feet, to a 60D Nail set, for a corner of this tract;
- North 11°36'00" East, 264.00 Feet, to a 60D Nail set, on the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, for a Northwest corner of this tract;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane and the North line of the said Lot 1A, 10.00 Feet, to the **Point of Beginning**, containing 0.302 Acres (13,151 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBANCIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

0.956 Acre
Temporary Construction Easement
Part Two

State of Texas
County of Comal

Fieldnotes, for a 0.956 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.956 Acres being more fully described by metes and bounds as follows;

Beginning, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for the Northeast corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northwest corner of this tract, from whence, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, bears North 78°24'15" West, 20.00 Feet, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 44.82 Feet;

Thence, South 78°24'15" East, with the common line of the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, 10.00 Feet, to a 60D Nail set, for the Northeast corner of this tract;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1A, with the boundary of this tract as follows:

- South 11°36'00" West, 280.57 Feet, to a 60D Nail set, for a corner of this tract;
- South 56°36'10" West, 42.82 Feet, to a 60D Nail set, for a corner of this tract;
- North 78°23'50" West, 585.19 Feet, to a 60D Nail set, for a corner of this tract;
- South 60°29'10" West, 140.57 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 33°23'50" East, 42.40 Feet, to a 60D Nail set, for a corner of this tract;
- South 36°49'00" East, 59.88 Feet, to a 60D Nail set, for a corner of this tract;
- South 54°25'30" East, 93.11 Feet, to a 60D Nail set, for a corner of this tract;
- South 69°12'40" East, 108.51 Feet, to a 60D Nail set, for a corner of this tract;
- South 88°00'00" East, 138.63 Feet, to a 60D Nail set, for a corner of this tract;
- North 80°50'40" East, 176.40 Feet, to a 60D Nail set, for a Northeast corner of this tract;
- South 09°09'20" East, 40.00 Feet, to a 60D Nail set, for a Southeast corner of this tract;
- South 80°50'40" West, 180.31 Feet, to a 60D Nail set, for a corner of this tract;

- North 88°00'00" West, 149.16 Feet, to a 60D Nail set, for a corner of this tract;
- North 69°12'40" West, 120.32 Feet, to a 60D Nail set, for a corner of this tract;
- North 54°25'30" West, 104.50 Feet, to a 60D Nail set, for a corner of this tract;
- North 36°49'00" West, 68.47 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 56°36'10" West, 9.93 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- North 33°23'50" West, 45.79 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- South 60°29'10" West, 125.51 Feet, to a 60D Nail set, for a corner of this tract;
- North 74°30'50" West, 165.98 Feet, to a 60D Nail set, for a corner of this tract;
- South 60°29'10" West, 119.82 Feet, to a 60D Nail set, for a corner of this tract;
- South 21°52'00" West, 33.88 Feet, to a 60D Nail set, for a Southeast corner of this tract;
- North 68°08'00" West, 10.00 Feet, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southeast corner of the said 0.850 Acre tract, a Southwest corner of this tract;

Thence, with the common boundary of the said 0.850 Acre tract and this tract, as follows:

- North 21°52'00" East, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 60°29'10" East, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 74°30'50" East, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 60°29'10" East, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 78°23'50" East, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 56°36'10" East, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 11°36'00" East, 276.43 Feet, to the **Point of Beginning**, containing 0.956 Acres (41,626 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBAN CIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

0.184 Acre
Temporary Construction Easement
Part Three

State of Texas
County of Comal

Fieldnotes, for a 0.184 Acre, Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas; said 0.184 Acres being more fully described by metes and bounds as follows;

Commencing, at a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, on the South Right-of-Way of Wood Lane (aka Wood Meadows), the North line of the said Lot 1A, for the Northeast corner of a 0.850 Acre Utility Easement, surveyed the same date, the Northwest corner of a 0.956 Acre Temporary Construction Easement, surveyed the same date, from whence, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, bears North 78°24'15" West, 20.00 Feet, a ½ Inch Iron Rod found, for the Northeast corner of Lot 1, Spanish Acres, Unit One as recorded in Volume 6, Page 162 of the said Map and Plat Records, a Northwest corner of the said Lot 1A, bears North 78°24'15" West, 44.82 Feet;

Thence, departing the South Right-of-Way of the said Wood Lane, the North line of the said Lot 1 A, with the common line of the said 0.956 Acre tract and the said 0.850 Acre tract, as follows:

- South 11°36'00" West, 276.43 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 56°36'10" West, 34.54 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- North 78°23'50" West, 584.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 60°29'10" West, 315.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 60°29'10" West, 127.46 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.956 Acre tract and the said 0.850 Acre tract;
- South 21°52'00" West, 37.38 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southwest corner of the said 0.956 Acre tract, a Southeast corner of the said 0.850 Acre tract;

Thence, North 68°08'00" West, departing the said Common line, with a South line of the said 0.850 Acre tract, 20.00 Feet, a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Southwest corner of the said 0.850 Acre tract, the **Point of Beginning** and Southeast corner of this tract;

Thence, North 68°08'00" West, departing the said 0.850 Acre tract, 10.00 Feet, to a 60D Nail set, for the Southwest corner of this tract;

Thence, with the Northwest and Southwest boundary of this tract, as follows:

- North 21°52'00" East, 47.89 Feet, to a 60D Nail set, for a corner of this tract;
- North 60°29'10" East, 150.41 Feet, to a 60D Nail set, for a corner of this tract;
- South 74°30'50" East, 165.99 Feet, to a 60D Nail set, for a corner of this tract;
- North 60°29'10" East, 106.22 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 14.13 Feet, to a 60D Nail set, for an Outer Ell corner of this tract;
- North 56°36'10" East, 6.14 Feet, to a 60D Nail set, for an Inner Ell corner of this tract;
- North 33°23'50" West, 297.38 Feet, to a 60D Nail set, on the South Bank of the Guadalupe River, a North line of the said Lot 1A, for the Northwest corner of this tract;

Thence, North 88°37'20" East, generally with the South Bank of the said Guadalupe River, a North line of the said Lot 1A, 11.80 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a Northwest corner of the said 0.850 Acre tract, the Northeast corner of this tract;

Thence, departing the South Bank of the said Guadalupe River, a North line of the said Lot 1A, with a Southwest and Northwest line of the said 0.850 Acre tract, the Northeast and Southeast boundary of this tract, as follows:

- South 33°23'50" East, 316.37 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for an Inner Ell corner of the said 0.850 Acre tract, an Outer Ell corner of this tract;
- South 60°29'10" West, 127.22 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- North 74°30'50" West, 165.98 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 60°29'10" West, 142.76 Feet, to a ½ Inch Iron Rod with Purple Plastic Cap stamped "Urban Cvl Easement" set, for a corner of the said 0.850 Acre tract and this tract;
- South 21°52'00" West, 44.39 Feet, to the **Point of Beginning**, containing 0.184 Acres (8,011 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Central Zone 4204.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying Sketch of tract described herein.



URBAN CIVIL

Keith W. Wooley
Keith W. Wooley, R.P.L.S.
License No. 5463

Page 2 of 2

WOOD LANE (aka WOOD MEADOWS)

(S78°19'45"E 146.61' DEED)
S78°24'15"E 140.45'
10' DEDICATION TO
CITY FOR STREET WIDENING
VOL. 6, PG. 162 M.P.R.C.C.T.

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

**SPANISH ACRES
UNIT ONE
LOT 1
2.793 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.**

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

P.O.B. PART ONE

0.302 Acres
N GRID=13,805,768.77
E GRID=2,252,000.14

**TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)**



SCALE: 1"=30'
SCALE IN FEET
0 15 30

P.O.B. PART TWO

0.956 Acre
N GRID=13,805,764.75
E GRID=2,252,019.74

P.O.C. PART THREE

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.**

SERAPHIM
PARTNERS, LTD.
DOC. NO.
200206035954
O.P.R.C.C.T.

LEGEND:

*See sheet 8 of 8

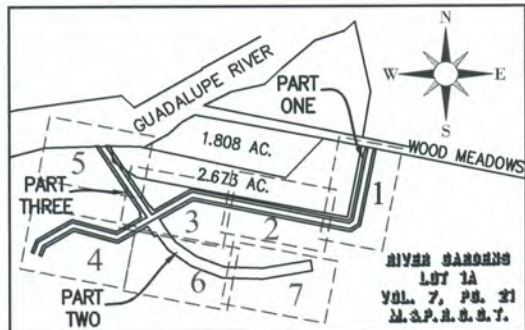
LINE TABLE:

*See sheet 8 of 8

**TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)**

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL of 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.



SITE LOCATION

MATCHLINE-SEE SHEET 2

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

URBAN CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

SHEET 1 OF 8

MATCHLINE-SEE SHEET 3

2" PVC
EXPOSED
NEXT TO
CEDAR POST

TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)

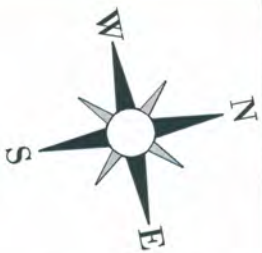
20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)

N78°53'45"W 771.12'
(N78°32'W 771.55' DEED)
(N78°32'W 771.2' PLAT)

TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)

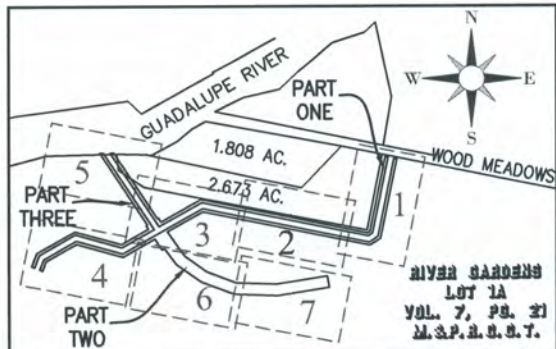
SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 8, PG. 152
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.



SCALE: 1"=30'
SCALE IN FEET
0 15 30

LARRY E. KUCKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL of 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

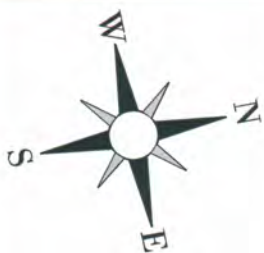
DATE: SEPT. 2022

SHEET 2 OF 8

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

MATCHLINE-SEE SHEET 1



SCALE: 1"=30'
SCALE IN FEET



CITY OF NEW BRAUNFELS
SEWER LINE RIGHT OF WAY
VOL. 150, PG. 645

TEMPORARY
CONSTRUCTION
EASEMENT
PART THREE
0.184 ACRES
(8,011 SQ.FT)

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

SEWER LINE R.O.W.
AGREEMENT
THE CITY OF NEW BRAUNFELS
VOL. 150, PG. 645-646
D.R.C.C.T.

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

SPANISH ACRES
UNIT ONE
LOT 1
2.793 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)

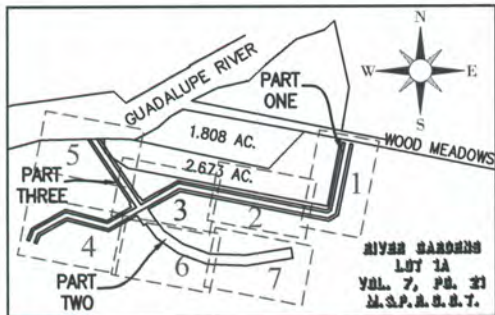
TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8



SITE LOCATION

NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL of 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

CHECKED BY: K.W.W.

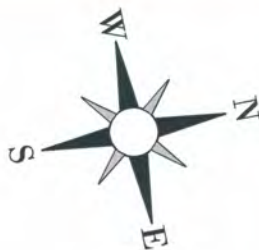
JOB NO. 1904.10.NB

SHEET 3 OF 8

P.O.B.
PART THREE

0.184 Acres
N GRID=13,805,391.34
E GRID=2,250,784.45

SCALE: 1"=30'
SCALE IN FEET
0 15 30



HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

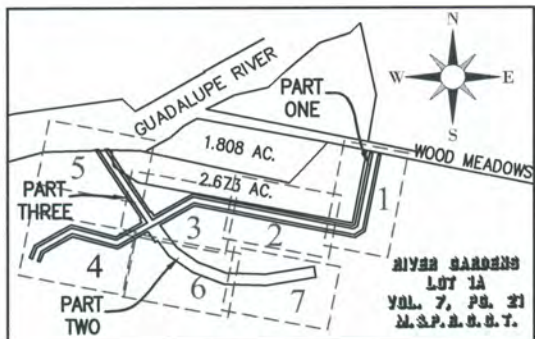
TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)

N68°08'00"W
20.00'

N GRID=13,805,383.89
E GRID=2,250,803.01

SEWER LINE R.O.W.
THE CITY OF NEW BRAUNFELS
VOL. 150 PG. 645-646
D.R.C.C.T.

20 FOOT WIDE
UTILITY EASEMENT
0.850 ACRES
(37,027 SQ.FT)



SITE LOCATION
NOT TO SCALE

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

SHEET 4 OF 8

CHECKED BY: K.W.W.

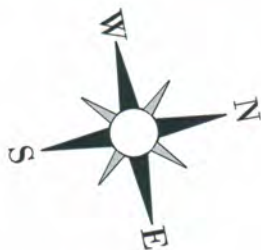
JOB NO. 1904.10.NB

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT
PART THREE
0.184 ACRES
(8,011 SQ.FT)

MATCHLINE-B
SEE SHEET 3



SCALE: 1"=30'
SCALE IN FEET



RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

S88°37'20"W
23.59'

GUADALUPE RIVER

TEMPORARY
CONSTRUCTION
EASEMENT
PART THREE
0.184 ACRES
(8,011 SQ.FT)

MATCHLINE-A
SEE SHEET 3

TEMPORARY
CONSTRUCTION
EASEMENT
PART ONE
0.302 ACRES
(13,151 SQ.FT)

SPANISH ACRES
UNIT ONE
LOT 1
2.733 ACRES
VOL. 3, PG. 132
M.&P.R.C.C.T.

MICHAEL P.
AND
LAVERNE B. JOHNSON
2.673 ACRES
VOL. 811, PG. 77
O.P.R.C.C.T.

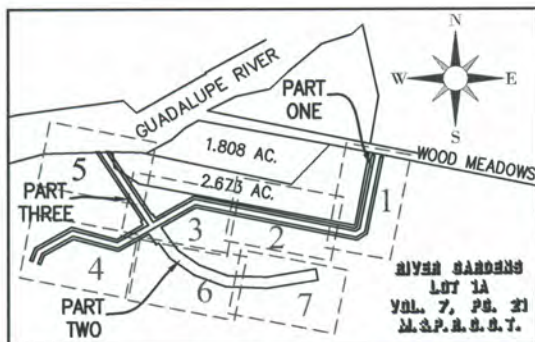
HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8



SITE LOCATION
NOT TO SCALE

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas and Lot 1, Spanish Acres Subdivision as recorded in Volume 6, Page 162 of the said Map and Plat Records.

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

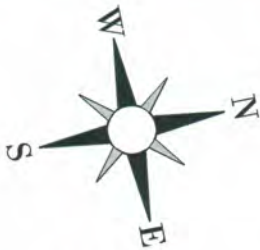
DATE: SEPT. 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

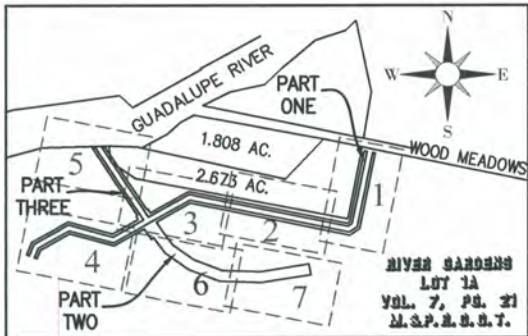
SHEET 5 OF 8

LARRY E. KUICKOLS
AND
BEVERLY B. NUCKOLS
1.808 ACRES
DOC. NO.
201106044277
O.P.R.C.C.T.



SCALE: 1"=30'
SCALE IN FEET
0 15 30

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SITE LOCATION
NOT TO SCALE

TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)

**RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.S.P.R.C.C.T.**

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

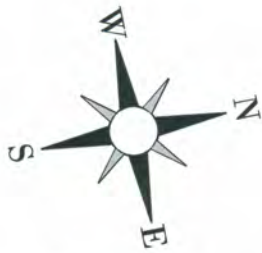
DRAWN BY: D.F.

DATE: SEPT. 2022

CHECKED BY: K.W.W.

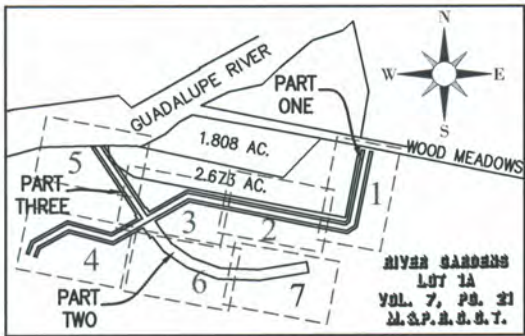
JOB NO. 1904.10.NB

SHEET 6 OF 8



SCALE: 1"=30'
SCALE IN FEET
0 15 30

HENRY FOSTER SURVEY NO. 34
ABSTRACT NO. 154
COMAL COUNTY, TEXAS



SITE LOCATION
NOT TO SCALE

TEMPORARY
CONSTRUCTION
EASEMENT
PART TWO
0.956 ACRES
(41,626 SQ.FT)

NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00014. (RECIPROCAL OF 1.00014=0.9998600196)
2. FIELD WORK WAS PERFORMED BY URBAN CIVIL AND PREPARED FROM FIELD DATA OBTAINED FROM THE FOLLOWING DATES: APRIL 26, 30, 2019, MAY 1, 2019 FEBRUARY 22-26, AND MARCH 1 & 2, 2021.
3. A LEGAL DESCRIPTION WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY EXHIBIT PREPARED IN OUR OFFICE ON SEPTEMBER 21, 2022, PROJECT NO. 1904.10.NB.
4. THIS SKETCH IS PREPARED, FOR NEW BRAUNFELS UTILITY (NBU) ONLY, FOR THE ACQUISITION OF THE SUBJECT AGREEMENT AND IS NOT INTENDED FOR ANY OTHER PURPOSE OR TRANSACTION.
5. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

Temporary Construction Easement

Part One - 0.302 Acre
Part Two - 0.956 Acre
Part Three - 0.184 Acre

Temporary Construction Easement, situated in the Henry Foster Survey Number 34, Abstract Number 154, Comal County, Texas, being over and across, Lot 1A, River Gardens Subdivision as recorded in Volume 7, Page 21 of the Map and Plat Records of Comal County, Texas.

MATCHLINE-SEE SHEET 6

RIVER GARDENS
LOT 1A
VOL. 7, PG. 21
M.&P.R.C.C.T.

SERAPHIM PARTNERS, LTD.
DOC. NO. 200206035954
O.P.R.C.C.T.

LEGEND:

*See sheet 8 of 8

LINE TABLE:

*See sheet 8 of 8

**URBAN
CIVIL**

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

SHEET 7 OF 8

Temporary Construction Easement
PART ONE
0.302 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L32	S11°36'00"W	268.14
L33	S56°36'10"W	17.97
L34	N78°23'50"W	584.02
L35	S60°29'10"W	167.75
L36	N33°23'50"W	305.22
L37	N88°37'20"E	11.80
L38	S33°23'50"E	42.92
L39	S05°32'38"E	19.83
L40	S56°00'20"E	24.10
L41	S33°23'50"E	189.66
L42	N56°36'10"E	3.86
L43	S33°23'50"E	17.52
L44	N60°29'10"E	158.29
L45	S78°23'50"E	583.62
L46	N56°36'10"E	9.68
L47	N11°36'00"E	264.00
L48	S78°24'15"E	10.00

Temporary Construction Easement
PART TWO
0.956 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°24'15"E	10.00
L2	S11°36'00"W	280.57
L3	S56°36'10"W	42.82
L4	N78°23'50"W	585.19
L5	S60°29'10"W	140.57
L6	S33°23'50"E	42.40
L7	S36°49'00"E	59.88
L8	S54°25'30"E	93.11
L9	S69°12'40"E	108.51
L10	S88°00'00"E	138.63
L11	N80°50'40"E	176.40
L12	S09°09'20"E	40.00
L13	S80°50'40"W	180.31
L14	N88°00'00"W	149.16
L15	N69°12'40"W	120.32
L16	N54°25'30"W	104.50

LINE TABLE		
LINE	BEARING	LENGTH
L17	N36°49'00"W	68.47
L18	S56°36'10"W	9.93
L19	N33°23'50"W	45.79
L20	S60°29'10"W	125.51
L21	N74°30'50"W	165.98
L22	S60°29'10"W	119.82
L23	S21°52'00"W	33.88
L24	N68°08'00"W	10.00
L25	N21°52'00"E	37.38
L26	N60°29'10"E	127.46
L27	S74°30'50"E	165.98
L28	N60°29'10"E	315.80
L29	S78°23'50"E	584.80
L30	N56°36'10"E	34.54
L31	N11°36'00"E	276.43

Temporary Construction Easement
PART THREE
0.184 Acre

LINE TABLE		
LINE	BEARING	LENGTH
L49	N68°08'00"W	10.00
L50	N21°52'00"E	47.89
L51	N60°29'10"E	150.41
L52	S74°30'50"E	165.99
L53	N60°29'10"E	106.22
L54	N33°23'50"W	14.13
L55	N56°36'10"E	6.14
L56	N33°23'50"W	297.38
L57	N88°37'20"E	11.80
L58	S33°23'50"E	316.37
L59	S60°29'10"W	127.22
L60	N74°30'50"W	165.98
L61	S60°29'10"W	142.76
L62	S21°52'00"W	44.39

LEGEND:

- 1/2 Inch Iron Rod Found

○

1/2 Inch Iron Rod Set with Purple Plastic Cap "URBAN CVL EASEMENT"

△

Set 60d Nail

⊙

Post Found

⤿

Power Pole

↓

Anchor Guy Wire

⊞

Electrical Box

⊗

Electric Meter

Ⓣ

Telephone Pedestal Box

Ⓜ

Water Meter

Ⓢ

Sanitary Sewer Manhole

GA/E

Gate

▽

Marker Post

Concrete

Asphalt

Water Surface

Temporary Construction Easement

Utility Easement

Edge of Pavement

Wire Fence

Overhead Utility

Sanitary Sewer Line

Water Line—Located by others

Edge of Water

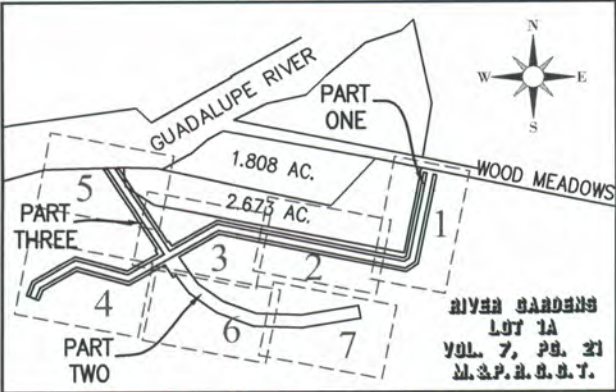
Property/Right-of-way Line

Easement
- M.&P.R.C.C.T.

Map & Plat Records of Comal County, Tx.
- O.P.R.C.C.T.

Official Public Records of Comal County, Tx.
- D.R.C.C.T.

Deed Records of Comal County, Tx.



SITE LOCATION
NOT TO SCALE

URBAN
CIVIL

190 SOUTH SEGUIN AVENUE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NO.: ENGINEERING 17233, SURVEYING 10005900

DRAWN BY: D.F.

DATE: SEPT. 2022

CHECKED BY: K.W.W.

JOB NO. 1904.10.NB

SHEET 8 OF 8

Aerial Photography



West Tract

East Tract



Proposed Temporary
Construction
Easement - Part 3

Proposed Temporary
Construction
Easement - Part 1

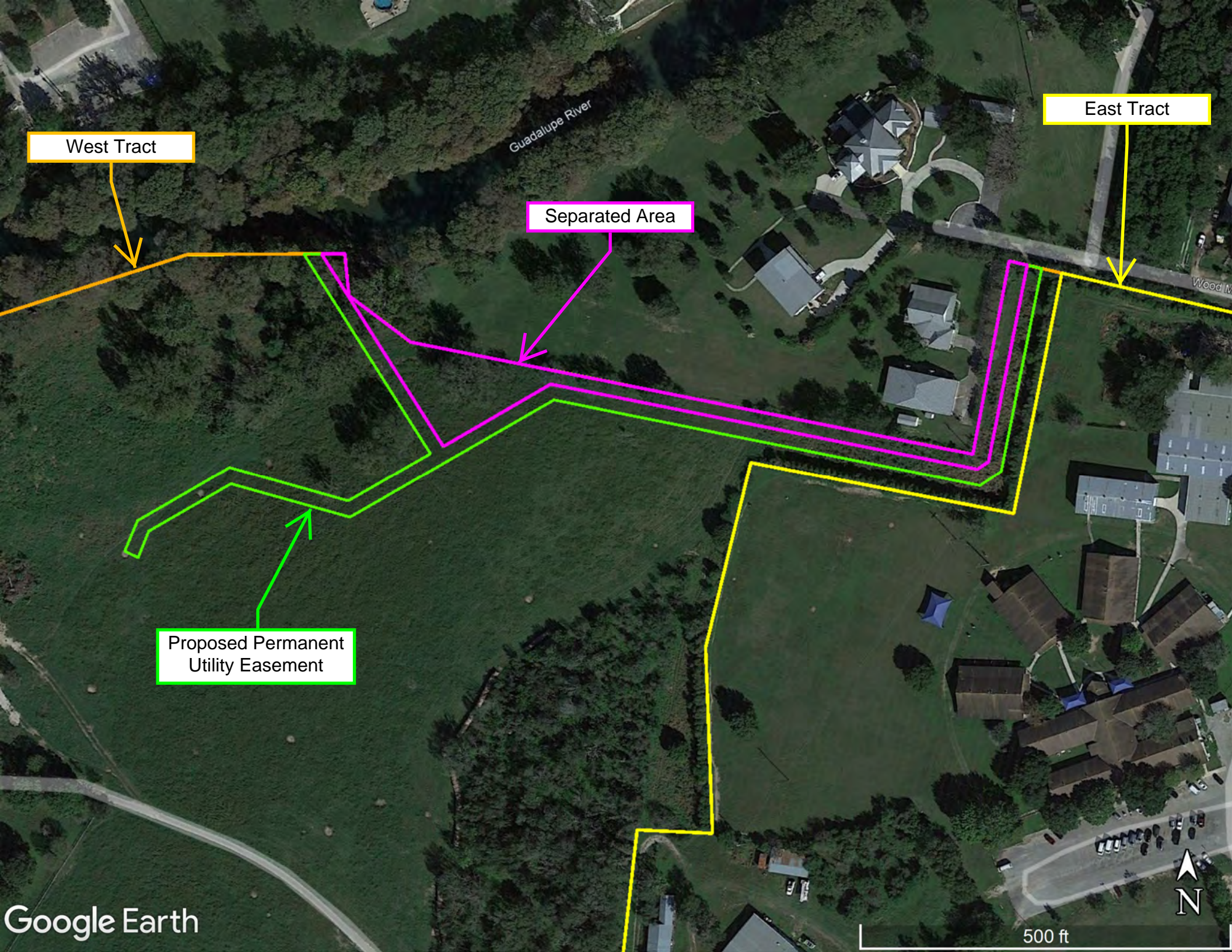
Proposed Permanent
Utility Easement

West Tract

Proposed Temporary
Construction
Easement - Part 2

East Tract





West Tract

East Tract

Separated Area

Proposed Permanent
Utility Easement

Guadalupe River

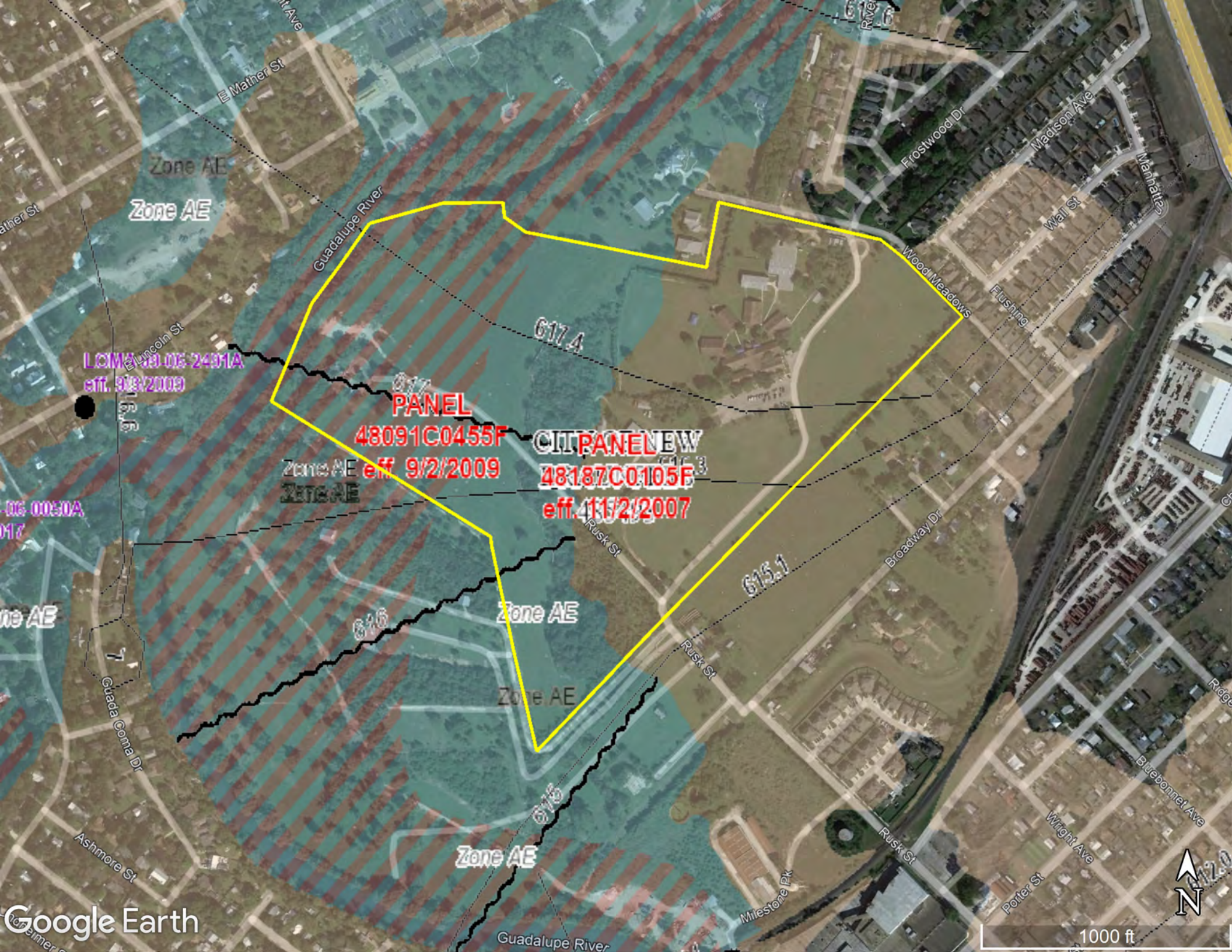
Wood M



Topographical Map



Flood Map



LCMA 00-05-2401A
eff. 9/2/2009

PANEL
48091C0455F
eff. 9/2/2009

CITY PANEL NEW
48187C0105F
eff. 11/2/2007

Photographs

PHOTOGRAPHS – WEST TRACT



Point from which taken: Rusk Street, along the southeast property boundary of the subject West Tract

Looking: Northwest at an entrance to the subject West Tract



Point from which taken: Wood Meadows, along the northeast property boundary of the subject West Tract

Looking: Southwest at an entrance to the subject West Tract and along the proposed permanent easement

PHOTOGRAPHS – EAST TRACT



Point from which taken: Wood Meadows, along the northeast property boundary of the subject East Tract

Looking: Northwest along Wood Meadows; subject East Tract at left



Point from which taken: Wood Meadows, along the northeast property boundary of the subject East Tract

Looking: Southwest at an entrance to the subject East Tract

PHOTOGRAPHS – EAST TRACT



Point from which taken: Southwest portion of the subject East Tract

Looking: Northwest at the subject East Tract



Point from which taken: Central portion of the subject East Tract

Looking: Northwest at the assisted living facility located on the subject East Tract

Deed of Record

5/c

SPECIAL WARRANTY DEED

Date: October 24, 2002

Grantor: Larry J. Aniol and Jo Ann Aniol

Grantor's Mailing Address: 1346 Hueco Springs Loop Road
New Braunfels, Texas 78132

Grantee: Seraphim Partners, Ltd., a Texas limited partnership

Grantee's Mailing Address: 1346 Hueco Springs Loop Road
New Braunfels, Texas 78132

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property: Being all that certain property situated in Comal County, Texas and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:


- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the Property;
- (2) All presently recorded and valid oil, gas and/or other mineral exceptions, rights of development or leases, royalty reservations and/or other instruments constituting oil, gas or other mineral interest severances of any kind;
- (3) All presently recorded restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than encumbrances and conveyances by, through or under Grantor) that affect the Property;
- (5) Standby fees and taxes for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors,

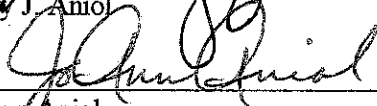
administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

When the context requires, singular nouns and pronouns include the plural.



 Larry J. Aniol



 Jo Ann Aniol

STATE OF TEXAS

§

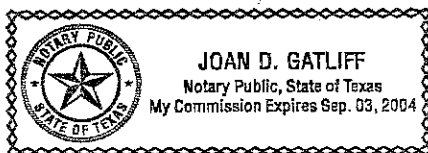
§

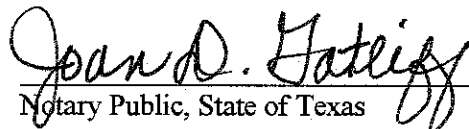
COUNTY OF COMAL

§

Before me, the undersigned authority, on this day personally appeared LARRY J. ANIOL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24 day of October, 2002.





 Notary Public, State of Texas

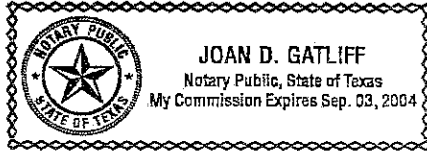
STATE OF TEXAS

§
§
§

COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared JO ANN ANIOL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24 day of October, 2002.



Joan D. Gatliff
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
REAGAN BURRUS DIERKSEN LAMON & BLUNTZER
A Professional Limited Liability Company
David C. Lamon
401 Main Plaza, Suite 200/P. O. Box 311160
New Braunfels, Texas 78131-1160

EXHIBIT A

Field notes for a survey of 70.198 acres of land, more or less, out of the Henry Foster Survey No. 34, Abstract No. 154, in Comal County, Texas, said 70.198 acres of land, more or less, being that certain tract of land which was conveyed to Larry J. Aniol and wife Jo Ann Aniol as Trustees, by deed recorded in Volume 275 at Page 604 of the Deed Records of Comal County, Texas, said 70.198 acres of land, more or less, being Lot One of the River Garden Subdivision in the City of New Braunfels, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at end of fence on the southeast bank of the Guadalupe River, said point being located North 58° 27' West, 10 feet from a concrete monument marking the northeast corner of the Planters and Merchants Mills right-of-way;

Thence along the southeast bank of the Guadalupe River, the following five (5) calls:

- North 22° 28' East, 418.1 feet,
- North 26° 18' East, 187.6 feet,
- North 34° 51' East, 205.9 feet,
- North 75° 15' 30" East, 300.7 feet, and
- North 88° 42' East, 239.8 feet to an iron pin;

Thence South 05° 05' East, 57.2 feet to an iron pin;

Thence South 55° 48' East, 105.2 feet to an iron pin;

Thence South 78° 32' East, 771.2 feet to an iron pin;

Thence North 11° 25' 30" East, 265.6 feet to an iron pin on the south line of a 30 foot wide road;

Thence along the south line of said road, the following three (3) calls:

- South 77° 58' 30" East, 665.5 feet to an iron pin,
- South 69° 53' East, 30.9 feet to an iron pin, and
- South 43° 53' 30" East, 416.4 feet to an iron pin at fence corner;

Thence South 44° 30' West, with fence, 1680.1 feet to an iron pin at fence corner;

Thence South 44° 12' West, 46.7 feet to an iron pin;

Thence, with fence, the following five (5) calls:

South 44° 32' 30" West, 696.0 feet to an iron pin,

North 13° 52' West, 419.6 feet to a cedar post at corner with fence to the west,

North 12° 12' 30" West, 414.6 feet to an iron pin,

North 03° 13' East, 31.2 feet to an iron pin, and

North 58° 27' West, at 1016.9 feet pass concrete monument, a total distance of 1026.9 feet to the place of BEGINNING

SAVE AND EXCEPT, that certain 5.5 acre, more or less, tract of land designated as Lot 1B on the plat of River Gardens Lot One recorded in Volume 7, Page 21, Map and Plat Records of Comal County, Texas.

Doc# 200206035954

Pages 5

10/23/2002 10:59:46 AM

Filed & Recorded in

Official Records of

COMAL COUNTY

JOY STREATER

COUNTY CLERK

Fees \$17.00

Doc# 200206035954

H/C

SPECIAL WARRANTY DEED**Date:** October 24, 2002**Grantor:** Larry J. Aniol and Jo Ann Aniol**Grantor's Mailing Address:** 1346 Hueco Springs Loop Road
New Braunfels, Texas 78132**Grantee:** Seraphim Partners, Ltd., a Texas limited partnership**Grantee's Mailing Address:** 1346 Hueco Springs Loop Road
New Braunfels, Texas 78132**Consideration:** Ten Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.**Property:** Being all that certain property situated in Comal County, Texas and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes.**Reservations from and Exceptions to Conveyance and Warranty:**

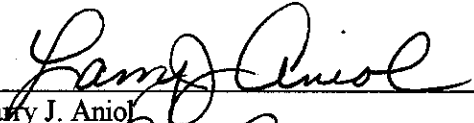
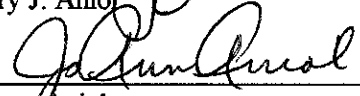
- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the Property;
- (2) All presently recorded and valid oil, gas and/or other mineral exceptions, rights of development or leases, royalty reservations and/or other instruments constituting oil, gas or other mineral interest severances of any kind;
- (3) All presently recorded restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than encumbrances and conveyances by, through or under Grantor) that affect the Property;
- (5) Standby fees and taxes for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors,

administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the Property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

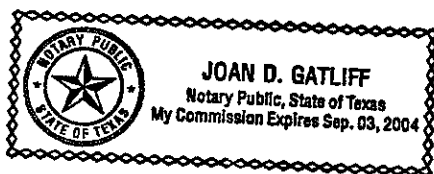
When the context requires, singular nouns and pronouns include the plural.


 Larry J. Aniol

 Jo Ann Aniol

STATE OF TEXAS §
 §
 COUNTY OF COMAL §

Before me, the undersigned authority, on this day personally appeared LARRY J. ANIOL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24 day of October, 2002.




 Notary Public, State of Texas

STATE OF TEXAS

§

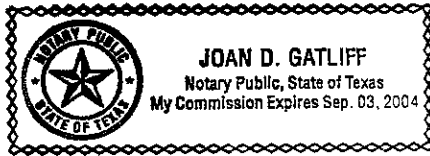
COUNTY OF COMAL

§

§

Before me, the undersigned authority, on this day personally appeared JO ANN ANIOL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 24 day of October, 2002.



Joan D. Gatliff
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
REAGAN BURRUS DIERKSEN LAMON & BLUNTZER
A Professional Limited Liability Company
David C. Lamon
401 Main Plaza, Suite 200/P. O. Box 311160
New Braunfels, Texas 78131-1160

That certain 5.5 acre tract of land designated as "Lot 1B":
according to the map or plat thereof as set forth in the
Master Plan of the Resubdivision of RIVER GARDENS LOT ONE, a
70.198 acre subdivision out of the Henry Foster Survey No.
34, Abstract No. 154 in Comal County, Texas, as recorded in
Volume 7, at Page 21 of the Map and Plat Records of Comal
County, Texas.

Doc# 200206037162

Pages 4

11/08/2002 12:25:23 PM

Filed & Recorded in

Official Records of

COMAL COUNTY

JOY STREATER

COUNTY CLERK

Fees \$15.00

Doc# 200206037162

EXHIBIT

Tax Information

Comal CAD

Property Search Results > 50234 SERAPHIM PARTNERS LTD for Year 2022

Tax Year: 2022

Property

Account

Property ID:	50234	Legal Description:	RIVER GARDENS, LOT 1A
Geographic ID:	450720000200	Zoning:	R2
Type:	Real	Agent Code:	884901
Property Use Code:	850		
Property Use Description:	ASSISTED LIVING		

Location

Address:	750 RUSK ST NEW BRAUNFELS, TX 78130	Mapsco:	458F4
Neighborhood:	Guadalupe River NB-North of IH35	Map ID:	
Neighborhood CD:	RIVER-NBN		

Owner

Name:	SERAPHIM PARTNERS LTD	Owner ID:	157337
Mailing Address:	1346 HUECO SPRINGS LOOP RD NEW BRAUNFELS, TX 78132-3001	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,378,617	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,844,017	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$13,591,539	\$6,910
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$19,814,173	
(-) Ag or Timber Use Value Reduction:	-	\$13,584,629	

(=) Appraised Value:	=	\$6,229,544	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$6,229,544	

Taxing Jurisdiction

Owner:	SERAPHIM PARTNERS LTD
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
046	COMAL COUNTY	N/A	N/A	N/A	N/A		
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A	N/A		
CAD	CAD	N/A	N/A	N/A	N/A		
CNB	CITY OF NEW BRAUNFELS	N/A	N/A	N/A	N/A		
EDW	Edwards Water	N/A	N/A	N/A	N/A		
SCIS	COMAL ISD	N/A	N/A	N/A	N/A		
ZZZ	Credit	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 22200.0 sqft Value: \$667,833

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COMM	Commercial Improvement	S - 2		1985	5000.0
COMM	Commercial Improvement	S - 2		1985	5000.0
ADDN	Addition	*		1998	6000.0
ADDN	Addition	*		1998	3300.0
CNPY	Canopy	*		1998	2600.0
COMM	Commercial Improvement	S - 2		1985	1800.0
COMM	Commercial Improvement	D - 2		1985	1100.0
CNPY	Canopy	*		1998	2200.0
CNPY	Canopy	*		1998	180.0
CNPY	Canopy	*		1998	240.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 9032.0 sqft Value: \$617,710

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COMM	Commercial Improvement	D - 6		1981	4456.0
PC	Covered Porch (attached)	* - *		1981	688.0
PC	Covered Porch (attached)	* - *		1981	1254.0
STG1	Commercial Storage Area	D - 4		1983	120.0
COMM	Commercial Improvement	D - 6		1981	4456.0
PC	Covered Porch (attached)	* - *		1981	688.0
PC	Covered Porch (attached)	* - *		1981	1254.0

Improvement #3: COMMERCIAL State Code: F1 Living Area: 8912.0 sqft Value: \$626,969

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COMM	Commercial Improvement	D - 6		1981	4456.0
PC	Covered Porch (attached)	* - *		1981	688.0
PC	Covered Porch (attached)	* - *		1981	1254.0
COMM	Commercial Improvement	D - 6		1981	4456.0
PC	Covered Porch (attached)	* - *		1981	688.0
PC	Covered Porch (attached)	* - *		1981	1254.0

STOR Storage area (attached to res) * 1981 320.0

Improvement #4: COMMERCIAL State Code: F1 Living Area: 20496.0 sqft Value: \$1,378,347

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COMM	Commercial Improvement	D - 6		1981	20496.0
PRKG	Asphalt Paving w/Parking	* - *		1981	30600.0
DCP	Detached Carport	FAIR		1981	240.0
DCP	Detached Carport	FAIR		1981	120.0

Improvement #5: COMMERCIAL State Code: F1 Living Area: 2400.0 sqft Value: \$87,758

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MTLB	Metal Building	FAIR		1990	4800.0
BARN	Barn	D - 4		1990	2140.0
BARN	Barn	D - 4		1990	1500.0
COMM	Commercial Improvement	S - 4		1998	2400.0
CNPY	Canopy	*		1998	2000.0
CNPY	Canopy	*		1998	2000.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1IPA	IMPROVED PASTURE	54.4250	2370753.00	0.00	0.00	\$13,591,539	\$6,910
2	COMM	Commercial	10.0000	435600.00	1706.44	2071.10	\$2,844,017	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$3,378,617	\$16,435,556	6,910	6,229,544	\$0	\$6,229,544
2021	\$2,131,587	\$10,868,413	6,100	2,432,896	\$0	\$2,432,896
2020	\$2,131,587	\$10,868,413	5,120	2,431,916	\$0	\$2,431,916
2019	\$1,266,880	\$10,202,990	4,250	1,723,070	\$0	\$1,723,070
2018	\$1,270,420	\$10,202,990	4,080	1,726,440	\$0	\$1,726,440
2017	\$299,900	\$2,251,970	3,810	1,773,330	\$0	\$1,773,330
2016	\$299,900	\$2,251,970	3,650	1,773,170	\$0	\$1,773,170
2015	\$130,710	\$2,251,970	5,120	1,605,450	\$0	\$1,605,450
2014	\$55,710	\$2,251,970	6,040	1,531,370	\$0	\$1,531,370
2013	\$55,710	\$2,251,970	3,860	1,529,190	\$0	\$1,529,190
2012	\$55,710	\$2,251,970	4,790	1,530,120	\$0	\$1,530,120
2011	\$1,288,210	\$1,094,470	5,440	1,463,530	\$0	\$1,463,530
2010	\$1,429,880	\$1,094,470	6,420	1,606,180	\$0	\$1,606,180
2009	\$1,575,670	\$1,094,470	7,570	1,753,120	\$0	\$1,753,120

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/29/2002	WD	WARRANTY DEED			200206035954		200206035954
2	3/30/1989	WD	WARRANTY DEED			671	843	671843

3	12/11/1978	WD	WARRANTY DEED	275	604	275604
---	------------	----	---------------	-----	-----	--------

Comal CAD

Property Search Results > 50236 SERAPHIM PARTNERS LTD for Year 2022

Tax Year: 2022

Property

Account

Property ID:	50236	Legal Description:	RIVER GARDENS, LOT 1B LG PT, ACRES 5.666
Geographic ID:	450720000301	Zoning:	R2
Type:	Real	Agent Code:	884901
Property Use Code:	TIFZN7		
Property Use Description:			

Location

Address:	740 RUSK ST NEW BRAUNFELS, TX 78130	Map ID:	NB 114
Neighborhood:	Guadalupe River NB-North of IH35		
Neighborhood CD:	RIVER-NBN		

Owner

Name:	SERAPHIM PARTNERS LTD	Owner ID:	157337
Mailing Address:	1346 HUECO SPRINGS LOOP RD NEW BRAUNFELS, TX 78132-3001	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$100,210	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$75,810	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$496,910	\$620
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$672,930	
(-) Ag or Timber Use Value Reduction:	-	\$496,290	

(=) Appraised Value:	=	\$176,640	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$176,640	

Taxing Jurisdiction

Owner:	SERAPHIM PARTNERS LTD
% Ownership:	100.0000000000%
Total Value:	N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
046	COMAL COUNTY	N/A	N/A	N/A	N/A		
046LR	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A	N/A		
CAD	CAD	N/A	N/A	N/A	N/A		
CNB	CITY OF NEW BRAUNFELS	N/A	N/A	N/A	N/A		
EDW	Edwards Water	N/A	N/A	N/A	N/A		
SCIS	COMAL ISD	N/A	N/A	N/A	N/A		
ZZZ	Credit	N/A	N/A	N/A	N/A		
Total Tax Rate:		N/A					
Taxes w/Current Exemptions:					N/A		
Taxes w/o Exemptions:					N/A		

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 6346.5 sqft Value: \$100,210

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RES 2STY	Residential 2 story	V-GOOD - RLQ		1985	6346.5
STR2	2nd Floor	*		0	0.0
STR5	3rd Floor	*		1985	0.0
OP	Open Porch (attached w/no roof)	*			80.0
OP	Open Porch (attached w/no roof)	* - *		1985	384.0
OP	Open Porch (attached w/no roof)	* - *		1985	226.0
PO	Detached Patio	* - *		1985	352.0
OP	Open Porch (attached w/no roof)	* - *		1985	280.0
AGF1	Attached Garage	*			774.0
POOL	Pool	AVG			1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1IPA	IMPROVED PASTURE	4.9160	214140.96	0.00	0.00	\$496,910	\$620
2	WTRFRT-SLP	Sloped River Waterfront	0.7500	32670.00	204.20	1986.44	\$75,810	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$100,210	\$572,720	620	176,640	\$0	\$176,640
2021	\$50,010	\$434,540	550	108,080	\$0	\$108,080
2020	\$45,610	\$434,540	460	103,590	\$0	\$103,590
2019	\$43,890	\$434,540	380	101,790	\$0	\$101,790
2018	\$43,880	\$434,540	370	101,770	\$0	\$101,770
2017	\$92,110	\$347,640	170	292,730	\$0	\$292,730
2016	\$90,170	\$347,640	150	290,770	\$0	\$290,770
2015	\$90,340	\$347,640	160	290,950	\$0	\$290,950
2014	\$86,500	\$347,640	150	287,100	\$0	\$287,100
2013	\$83,420	\$347,640	160	284,030	\$0	\$284,030

2012	\$376,560	\$347,640	340	438,260	\$0	\$438,260
2011	\$378,040	\$203,050	380	414,260	\$0	\$414,260
2010	\$373,570	\$199,150	460	409,870	\$0	\$409,870
2009	\$380,800	\$108,540	490	408,170	\$0	\$408,170

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/12/2002	WD	WARRANTY DEED			200206037162		200206037162

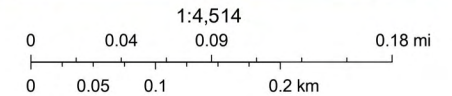
Zoning

ArcGIS Web Map



12/20/2022, 11:38:56 AM

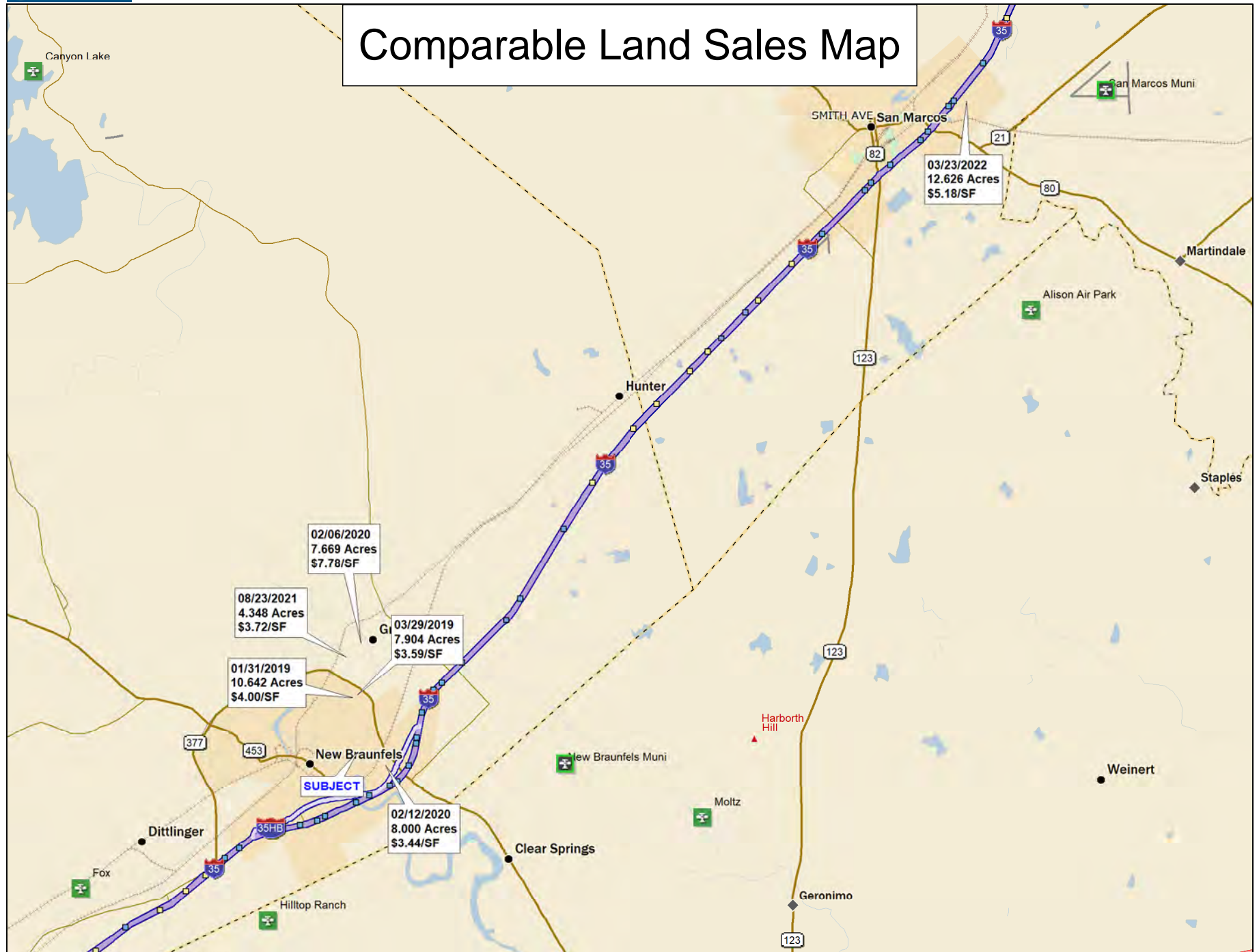
Zoning	C-4A	MU-B	R-2	TH	Parcels
	C-1	PD	R-2A	ZH	City Limits
	C-3	R-1A-6.6	R-3	Zoning Labels	City Limits
	C-4				



Esri Community Maps Contributors, City of New Braunfels, Comal County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

Comparable Sales and Map

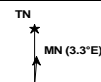
Comparable Land Sales Map



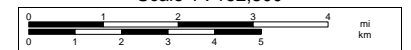
Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2011.

www.delorme.com



Scale 1 : 162,500



1" = 2.56 mi

Data Zoom 10-3

Land Sale - 01/31/2019

Location	Southeast line of Hanz Drive, just southeast of River Terrace and southwest of State Highway 46 (1202 Hanz Drive)
Date of Sale	01/31/2019
County	COMAL
Grantor	M.A. Anderson Real Estate, L.L.C., et al
Grantee	Casinas @ Gruene, LLC
Recording Data	Deed No. 201906003619
Legal Description	10.642 acres of land, more or less, called Lot 16 of the Ferdinand & Mathilde Hanz Estate Partition, City of New Braunfels, Comal County, Texas
Frontage	Approx. 530 FF along Hanz Dr.
Land Size	10.642 Acres (463,566 SF)
Sales Price	\$1,853,914 (\$174,207 per acre) (\$4.00 per SF)
Financing	Cash to seller
Flood Plain	None - Zone X
Sewer	Public Sewer Available
Water	Public Water Available
Zoning	R-2 (single family and two family residential)
Use at Date of Sale	Vacant land
Easements	None
Comments	This rectangular shaped tract consists of vacant land. The Guadalupe River is located just west of the property.

Sale No. 1 -
1/31/2019





Google Earth

© 2018 Google

800 ft

N

Land Sale - 03/29/2019

Location	Southeast line of Hanz Drive, southwest of Loop 337
Date of Sale	03/29/2019
County	COMAL
Grantor	Double H/Bruemmer Ranch, Ltd. and Bar H/Bruemmer Ranch, Ltd.
Grantee	Casinas @ Gruene, LLC
Recording Data	Document No. 201906010518
Legal Description	7.904 acres of land, more or less, being Lot 17 of the Ferdinand & Mathilde Hanz Estate Partition, the City of New Braunfels, Comal County, Texas
Frontage	Approx. 400 FF: Hanz Dr.
Land Size	7.904 Acres (344,298 SF)
Sales Price	\$1,235,360 (\$156,296 per acre) (\$3.59 per SF)
Financing	Cash to seller
Flood Plain	None - Zone X
Sewer	Public sewer
Water	Public water
Zoning	R-2 - Single-Family and Two-Family District
Use at Date of Sale	Agricultural/Recreational
Easements	Typical utility easements
Comments	This rectangular shaped property is located along the southeast line of Hanz Drive, southwest of Loop 337. There were no significant improvements located on the property at the time of sale. The property is zoned R-2 - Single-Family and Two-Family District. The property was reportedly purchased for the development of a 52-unit townhome subdivision. The property is located in Comal ISD.

Sale No. 2 -
3/29/2019

PANEL
48187C0105F
eff. 11/2/2007



Land Sale - 02/06/2020

Location	Tract 1: Southwest line of Ervendberg Avenue, northwest of Gruene Road; Tract 2: Northeast corner of Gruene Road and Ervendberg Avenue, southwest line of the Guadalupe River
Date of Sale	02/06/2020
County	COMAL
Grantor	Jerry Lee Vordenbaum, et al
Grantee	Gruene Texas 90, LLC
Recording Data	Document No. 202006004720
Legal Description	Being 7.669 acres of land, more or less, out of the J.M. Veramendi Survey No. 1, Abstract 2, City of New Braunfels, Comal County, Texas
Frontage	Tract 1: Approx. 300 FF: Ervendberg Avenue; Tract 2: Approx. 216 FF: Ervendberg Avenue; Approx. 1,040 FF: Gruene Road
Land Size	7.669 Acres (334,062 SF)
Sales Price	\$2,600,000 (\$339,027 per acre) (\$7.78 per SF)
Financing	Cash to seller
Flood Plain	Tract 1: Minimal Shaded Zone X; Tract 2: 100% Zone AE
Sewer	Public Sewer
Water	Public Water
Zoning	R-2 and C-4
Use at Date of Sale	Residential/Commercial
Easements	None
Comments	The property consists of two tracts of land. Tract one is zoned R-2 for residential use and Tract 2 is zoned C-4 for commercial use. The confirmation source said that the property has a proposed used for multifamily. Tract 1 is improved with two residences that appears to be used as commercial buildings. Tract 2 is improved with two commercial buildings. The contributory value of these improvements is unknown. According to the Comal County Appraisal District these improvements have an assessed value of \$540,130, or \$1.62 per square foot of land. The property is in New Braunfels ISD and the City Limits of New Braunfels.



Google Earth



800 ft



Google Earth

500 ft

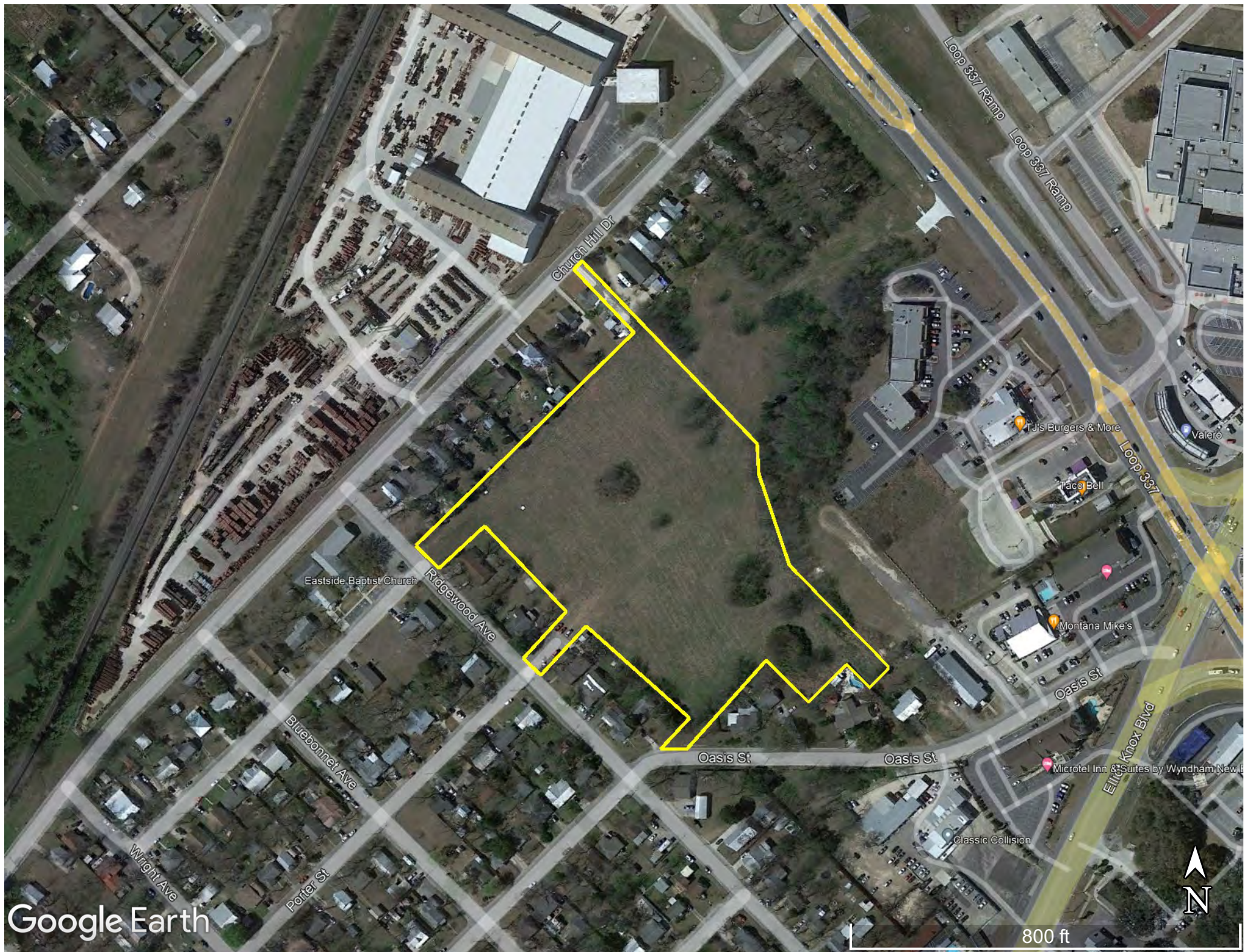


Land Sale - 02/12/2020

Location	Southeast line of Church Hill Drive, northeast line of Ridgewood Avenue, and northwest line of Oasis Street
Date of Sale	02/12/2020
County	COMAL
Grantor	Southerncross Ambulance, Inc.
Grantee	Solms Landing Development, LLC
Recording Data	Document No. 202006005799
Legal Description	Being 8.000 acres of land, more or less, being Lot 1 and 3, LeBlanc Subdivision, City of New Braunfels, Comal County, Texas
Frontage	Approx. 25 FF: Church Hill Drive; Approx. 115 FF: Ridgewood Avenue; Approx. 40 FF: Oasis Street
Land Size	8.000 Acres (348,480 SF)
Sales Price	\$1,200,000 (\$150,000 per acre) (\$3.44 per SF)
Financing	Cash to seller
Flood Plain	None - Zone X
Sewer	Public Sewer
Water	Public Water
Zoning	C-O
Use at Date of Sale	Commercial
Easements	None known
Comments	This vacant commercial lot has generally level terrain. The property is zoned C-O for commercial office type uses. The property is in the City Limits of New Braunfels and New Braunfels ISD.

PANEL 48187C0105F
eff. 11/2/2007

-
- REFERENCE LAYERS**
- NFHL Data Available
 - FIRM Panel Boundary
 - LOMR Boundary
- SPECIAL FLOOD HAZARD AREAS**
- 1% Annual Chance Flood Hazard
Zone A, AE, A99, AO, AH, AR, V, VE
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard
Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee Zone X
 - NO SCREEN Areas Outside the 0.2% Annual Chance Floodplain Zone X
 - Areas of Undetermined Flood Hazard Zone O
- CROSS SECTIONS & BFES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transsect
 - Coastal Transsect Baseline
 - Profile Baseline
 - Base Flood Elevation
- SUPPORTING INFORMATION**
- Limit of Study
 - Jurisdictional Boundary



Google Earth

800 ft



Land Sale - 08/23/2021

Location	Southeast corner of Gruene Road and Ewelling Lane, northwest of Sleepy Hollow Lane
Date of Sale	08/23/2021
County	COMAL
Grantor	William Paul Schutz
Grantee	Lone Star Heart and Vascular Clinic, P.A.
Recording Data	Document No. 202106045236
Legal Description	Being 4.348 acres of land, more or less, situated in the J.M. Vermendi Survey, Abstract No. 2, City of New Braunfels, Comal County, Texas
Frontage	Approx. 651 FF: Gruene Road; Approx. 354 FF: Ewelling Lane
Land Size	4.348 Acres (189,399 SF)
Sales Price	\$705,000 (\$162,144 per acre) (\$3.72 per SF)
Financing	Cash to seller
Flood Plain	None - Zone X
Sewer	Public Sewer
Water	Public Water
Zoning	R-2
Use at Date of Sale	Residential/Commerical
Easements	None known
Comments	This rectangular shaped vacant lot consists of dense trees/brush coverage. At the time of the sale it appears that the property was zoned R-2 for residential purposes but since being sold has has a zoning change to C-O for commercial/office use. The property is in the City Limits of New Braunfels and New Braunfels ISD.

National Flood Hazard Layer FIRMMette



98°7'3"W 29°44'17"N



Sale No. 5 -
8/23/2021

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

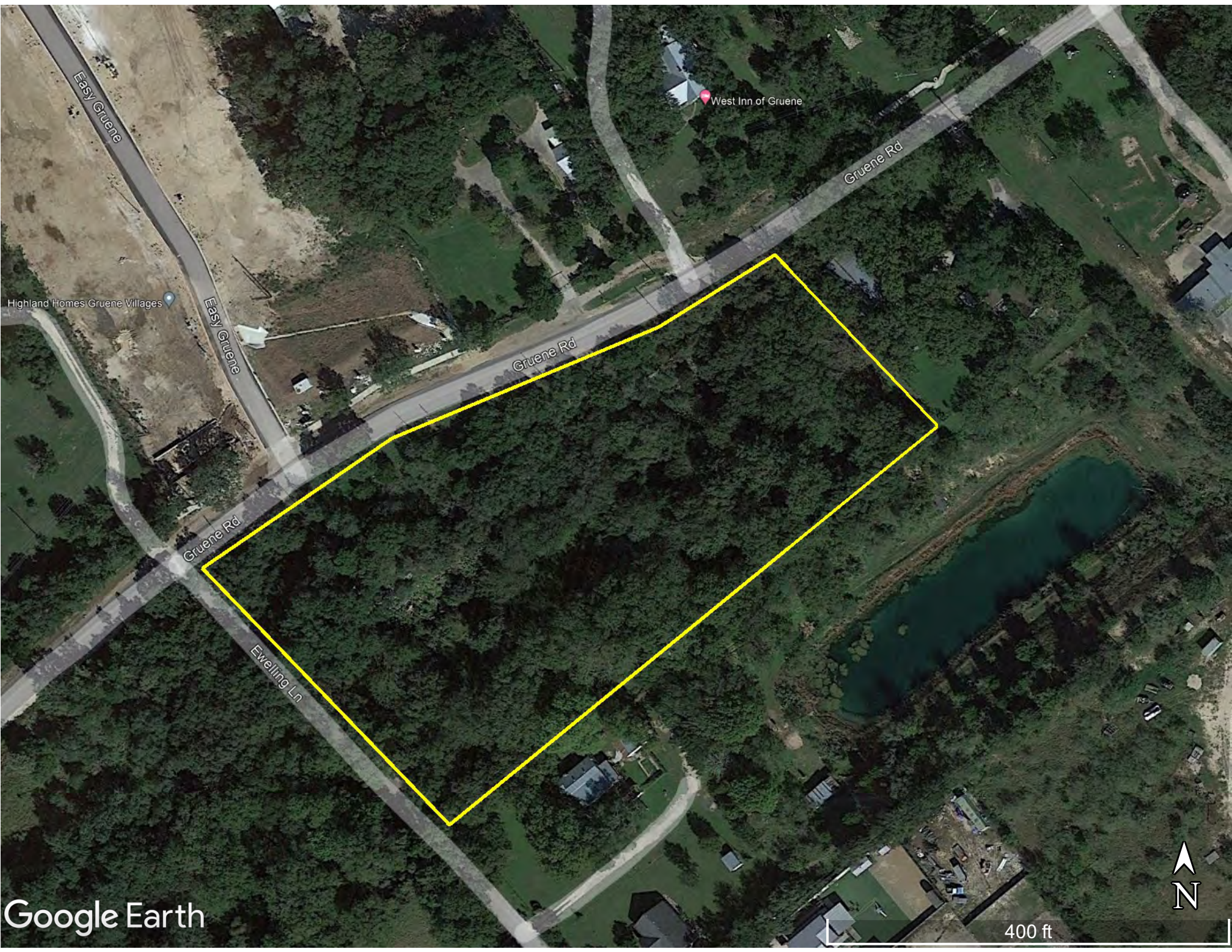
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/6/2023 at 10:30 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

98°6'26"W 29°43'46"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



Land Sale - 03/23/2022

Location	Southwest line of Aquarena Springs Drive, north line of Davis Lane
Date of Sale	03/23/2022
County	HAYS
Grantor	1200 North Mansfield, LP
Grantee	Interpark San Marcos, Ltd.
Recording Data	Document No. 22014254
Legal Description	Being 12.626 acres of land, more or less, situated in J.M. Veramendi League No. 2, Abstract No. 960, and being Lot 1, Section 3, Interpark East, City of San Marcos, Hays County, Texas
Frontage	Approx. 250 FF: Aquarena Springs Drive
Land Size	12.626 Acres (549,989 SF)
Sales Price	\$2,850,000 (\$225,725 per acre) (\$5.18 per SF)
Financing	Cash to seller
Flood Plain	None - Zone X
Sewer	Public Sewer
Water	Public Water
Zoning	MF-24 - Multiple Family Residential District
Use at Date of Sale	Vacant land
Easements	Pipeline easement
Comments	This vacant tract consists of generally level terrain and scattered trees/brush. The property is zoned MF-24 by the City of San Marcos for multifamily purposes with a maximum of 24 units per acre. According to the Texas Railroad Commission Map, a pipeline traverses the property in a northwest/southeast direction. According to the confirmation source, the existing pipeline did not significantly impact the sale price. The property is in the City Limits of San Marcos and San Marcos CISD.



Aquarena Springs Dr

Aquarena Springs Dr

Hawaiian Bros Island Grill

In-N-Out Burger

Chick-fil-A

IH 35 S

205

Purple Heart Trail

Monahan Hwy

N Interstate 35 Frontage Rd

Valero

Stripes 1814

Club Car Wash

Aquarena Springs Dr

Riverside Ranch

Greater San Marcos Youth Council

Texas Department of Public Safety

Davis Ln

Davis Ln

McCoy's Building Supply Corporate Office

Davis Ln

McCoy Dr

Villagio Apartments

Google Earth

1000 ft



Qualifications

QUALIFICATIONS OF MARK C. SCHULZE, MAI

Mark C. Schulze is a principal associated with Allen, Williford & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation and litigation support practice. AWS maintains corporate offices in Houston and San Antonio, Texas and project offices throughout the country. Mr. Schulze oversees appraisals, appraisal reviews, and market studies on a variety of right of way projects including oil and gas pipelines, electric transmission lines, highways, sewer/water pipelines, and municipal drainage projects. He is a Certified General Real Estate Appraiser in multiple states and has performed appraisals and appraisal reviews of most types of real estate including: agricultural, recreational, residential, commercial, industrial, and subdivision type properties. He also has extensive experience testifying as an expert witness regarding real property value.

BIOGRAPHICAL DATA

Mr. Schulze was born in Kerrville, Texas. He graduated from the public schools in Llano, Texas prior to attending Texas A&M University in College Station. While at Texas A&M University he earned a bachelor's degree in Animal Science and a master's degree in Agribusiness.

EDUCATION

Bachelor of Science Degree (Animal Science): Texas A & M University, College Station (1999)

Master of Agribusiness Degree: Texas A & M University, College Station (2000)

Appraisal Institute: Various Course Work and Seminars

International Right of Way Association:

The Appraisal of Partial Acquisitions; Various Seminars

PROFESSIONAL AFFILIATIONS

Appraisal Institute – MAI No. 429839

State Certified General Real Estate Appraiser:

Texas License No. TX-1333151-G

New Mexico No. 03873-G

Missouri License No. 2021000063

Kansas License No. G-3438

Colorado License No. CG200003085

International Right of Way Association (Member) – Chapter 39

ACTIVITIES

South Texas Chapter of the Appraisal Institute:

Past President, Vice President, Treasurer, Secretary, Director; Education & Nominations Committees

International Right of Way Association:

Past President, Vice President, Secretary, and Director: Chapter 39

Nominations & Awards Committee Chair: Chapter 39

International Valuation Committee Representative: Region 8

Kendall County Junior Livestock Show Association: Director

San Antonio Livestock Show & Rodeo:

Livestock Committee Member; Volunteer of the Year - 2013

Boerne Little League: President, Vice President, Board Member, Commissioner, Head Coach

QUALIFICATIONS OF ASHLEY R. JOHNSON

Ashley R. Johnson is a real estate appraiser with Allen, Williford & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation and litigation support practice. AWS maintains corporate offices in Houston and San Antonio, Texas and project offices throughout the country. Mrs. Johnson's responsibilities include appraisal of all types of right of way and commercial properties.

BIOGRAPHICAL DATA

Mrs. Johnson was born in San Antonio, Texas in 1991. She graduated from the public schools in Floresville, Texas prior to attending Texas A & M University in College Station.

EDUCATION

Bachelor of Science Degree (Agribusiness):
Texas A & M University, College Station (2014)

Appraisal Institute:

- Basic Appraisal Principles
- Basic Appraisal Procedures
- National Uniform Standards of Professional Appraisal Practice (USPAP)
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Report Writing and Case Studies
- General Appraiser Income Approach/Parts 1 and 2
- Real Estate Finance, Statistics, and Valuation Modeling
- Quantitative Analysis
- Business Practices and Ethics
- Eminent Domain and Condemnation
- Data Verification Methods
- Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions
- Advanced Income Capitalization
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies

PROFESSIONAL AFFILIATIONS

State Certified General Real Estate Appraiser:
Texas Certificate No. TX-1380790-G
International Right of Way Association (Member) – Chapter 39
Candidate for Designation in the Appraisal Institute

ACTIVITIES

International Right of Way Association:
Communications Chair: Chapter 39