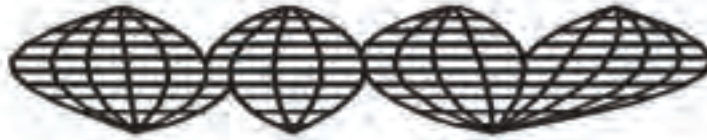


WORLDWIDE HEADQUARTERS



MICHAEL CIES

**OIL AND GAS LANDMAN
AUSTIN, TEXAS AND ROUND TOP, TEXAS
mikecies@gmail.com
979.249.7269**

November 25, 2024

Mr. Keith Burrhus, Broker
Village Property Advisors
1121 Katy Freeway, Suite 415
Houston, Texas 77079

www.keithburrhus.com
keithb@vpafx.com
keithb@nxsagency.com

Re: Oil and Gas Real Property Report – Covering two (2) adjacent tracts of land – Tract I being 4.383 acres, more or less, located at 39850 FM 3159, Canyon Lake, Texas 78133, and Tract II being 153.724 acres, more or less, located at 40454 FM 3159, Canyon Lake, Texas 78133

Dear Mr. Burrhus:

At your request, I hereby provide the ownership of the oil, gas and mineral rights and related rights, such as ingress and egress to use the surface for oil, gas and mineral operations and related encumbrances, such as oil and gas pipelines, oil and gas leases and mineral deeds, all being in, on and under the above-described property, hereinafter referred to as the “captioned property” and/or the “subject property”. In addition, a limited analysis of oil and gas exploration and development in the area where the captioned property is located is provided.

While the scope of this request and the time allotted to investigate these oil, gas and mineral interests did not entail a complete search from sovereignty of the records in the Comal County, Texas courthouse, New Braunfels, Texas, and other files, nor a search of every relevant record at the Oil and Gas Division of the Railroad Commission of Texas, Austin, Texas, regarding oil and gas wells, nevertheless, but without warranty, as of November 12, 2024 at 5:00 p.m., the “effective date” hereof, I find the following regarding the ownership of the oil, gas and mineral interests associated with the captioned property, to wit:

Tract I – 4.383 acres, more or less

Tract I is located at 39850 FM 3159, Canyon Lake, Texas 78133, Comal County, Texas, and contains 4.383 acres, more or less, situated in the Leona Irrigation & Agricultural Association, Abstract No. 376, Survey No. 823, Comal County, Texas. This is property tax Parcel ID 105780 is located outside of the 100 year and 500 year flood plains according to the real property records

of the Comal County Appraisal District, New Braunfels, Texas. Residential structure, 1,650 square feet plus 1,265 square foot wood deck, built in 2006. As of October 21, 2024, the total value of the subject property is around \$759,800. This value is comprised of more than \$400,620 for the land itself, and more than \$195,740 for the residential structure(s). Real property taxes to Comal County et al for this 4.383 acres, more or less, are approximately \$10,000 annually.

Surface¹

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	1/1	1.000000
Mark T. Mello and Janet Y. Mello 4051 Fossil First San Antonio, Texas 78261		

Pursuant to Civil Action No. SA-23-CV-01101-FB, and that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello, Janet Yamanaka Mello is held in default and forfeited to the United States of America.

¹ The ownership of ‘Surface’, as used in this ¹ The ownership of ‘Surface’, as used in this section of the report, does not pertain to the right to use the surface for oil and gas operations. The right to use the surface for oil and gas operations is described elsewhere in this report. The use of the term ‘Surface’ in this section refers to the land, i.e. the dirt, grass, trees, terrain, landscape, etc. In addition, where the land is owned by only one (1) individual or entity, the fraction 1/1 and the decimal 1.000000 is used. Where land is owned by two (2) or more parties, other fractions and decimals are used to indicate the undivided proportionate ownership of each entity out of the whole of the ownership of the captioned property. Likewise, fractions and decimals are used for the below mineral, royalty and leasehold ownership.

In addition, the ownership of ‘Surface’, as used in this section of the report, is subject to the oil and gas lease(s) as summarized below in the Existing Oil and Gas Lease(s) section of this report.

Ingress and Egress for Oil and Gas Operations²

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	1/1	1.000000
Mark Mello and Janet Y. Mello		

4051 Fossil Forest
San Antonio, Texas 78261

Pursuant to Civil Action No. SA-23-CV-01101-FB, and that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello, Janet Yamanaka Mello is held in default and forfeited to the United States of America.

² The ownership of '*Ingress and Egress for Oil and Gas Operations*', as used in this section of the report, pertains to the right to limit or use as much of the surface of the captioned property as reasonable for oil and gas operations to produce and sell oil, gas and associated hydrocarbons. The owner of the right of ingress and egress for oil and gas operations owns the right to dictate how and where oil and gas operations are conducted on the surface. Further, the owner of the right of ingress and egress for oil and gas operations owns the right to control access to the surface of the captioned property for oil and gas operations. This owner may prohibit such use or request that operations be conducted in a manner to accommodate the owner of the right of ingress and egress.

The ownership of '*Ingress and Egress for Oil and Gas Operations*', as used in this section of the report, is subject to that oil and gas lease summarized below in the *Existing Oil and Gas Lease* section of this report.

Oil, Gas and Other Minerals ³

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	1/1	1.000000
Mark Mello and Janet Y. Mello 4051 Fossil Forest San Antonio, Texas 78261		

Pursuant to Civil Action No. SA-23-CV-01101-FB, and that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello, Janet Yamanaka Mello is held in default and forfeited to the United States of America.

³ As used in this report, '*Oil, Gas and Other Minerals*' are different than surface, oil and gas royalty and oil and gas leasehold. '*Oil, Gas and Other Minerals*' are a participating ownership in minerals in the captioned property. The owner of the oil, gas and mineral rights may negotiate and enter into oil and gas leases, produce oil and gas and negotiate and enter into exploration agreements involving ingress and egress to the surface of the captioned property. This owner may receive lease signing payments, lease delay rentals and other participating payments tendered under oil and gas leases and development agreements.

In addition, the ownership of '*Oil, Gas and Other Minerals*', as used in this section of the report, is subject to that oil, gas and mineral lease summarized below in the *Existing Oil and Gas Lease* section of this report.

*Oil and Gas Royalty*⁴

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	15/16	0.936750
Mark Mello and Janet Y. Mello 4051 Fossil Forest San Antonio, Texas 78261		
Otto Rohde and M.A. Waldschmidt of Comal County, Texas	1/16	0.062500

Pursuant to Civil Action No. SA-23-CV-01101-FB, and that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello, Janet Yamanaka Mello is held in default and forfeited to the United States of America.

⁴ The ownership of '*Oil and Gas Royalty*', for the purposes of this report, is non-participating. Often this owner does not receive lease signing payments, lease delay rentals and other participating payments tendered under oil and gas leases and development agreements. Conversely, a royalty owner passively and without participation often only shares in the revenue from the production and sale of oil, gas and associated hydrocarbons from a well or unit.

This oil and gas royalty interest in, on and under the subject property was created by that Royalty Contract dated August 23, 1927 from Otto Startz to Otto Rohde and M.A. Waldschmidt recorded in Volume 54, Page 191 of the Deed Records of Comal County, Texas. This document is labeled as a 'Royalty Contract', however, this document may actually be a perpetual oil, gas and mineral interest in that the document states that this is an interest in oil, gas and other minerals and together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring ... for oil, gas and other minerals, and removing the same therefrom. It is noted that Otto Rohde and M.E. Waldschmidt do not appear of record after this acquisition, thus it appear these individuals, their heirs and legatees are still the owner of this oil and gas interest. Further, once acquired in 1927, Otto Rohde and M.E. Waldschmidt do not appear to have leased this interest for oil and gas exploration. However, the property appears to be leased for oil and gas only one (1) time, on the 3rd of April, 1919 in that Oil and Gas Lease from Otto Startz and wife, Lillie Startz, Lessor, to Harry Galle, Lessee, recorded in Volume 39, Page 610 of the Deed Records of Comal County, Texas. For ten (10) years, and so long thereafter if production. A royalty of one eighth (1/8th) on oil and One Hundred Fifty Dollars each year for gas and if coal is produced, a royalty of eight (8) cents shall be paid per ton. This oil and gas lease was released on December

30, 1924 by Harry Galle as shown by that release recorded in Volume 48, Page 171 of the Deed Records of Comal County, Texas,

In addition, the ownership of 'Oil and Gas Royalty', as used in this section of the report, is subject to that oil, gas and mineral lease summarized below in the Existing Oil and Gas Lease section of this report.

Existing Oil and Gas Lease(s)

There are no existing oil and gas leases covering the subject property.

Oil and Gas Leasehold⁵

<u>Owner</u>	<u>Working Interest</u>	<u>Net Revenue Interest</u>
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There are no existing oil and gas leases covering the subject property. There is no leasehold.

⁵ For the purposes of this report, if the captioned property is leased for oil and gas 'Oil and Gas Leasehold' refers to the ownership of the oil and gas lease. Often the operator at an oil and gas well is also the company identified in this section as the owner of the 'Oil and Gas Leasehold'. In various instances there can be two (2) or more owners of an oil and gas lease and in other instances each owner in an oil and gas lease can own different depths or hydrocarbon bearing formations. In other cases, an oil and gas leasehold owner can own only gas rights or rights to the production of oil, for example. Working Interest pertains to the percentage of ownership a company owns and pays with respect to the cost to drill and operate a well. Net Revenue Interest is the net ownership of production, sales and revenue of a leasehold owner.

Existing Producing Oil and Gas Unit and Wells

There is no existing production of oil, gas and minerals from the subject property or from lands pooled therewith.

Prior Oil and Gas Lease(s)

One (1) oil and gas lease was found of record covering the captioned property. In accordance with the terms and provisions of this prior oil and gas lease, this agreement has expired and/or been released of record. The prior lease listed below is no longer of any force or effect.

Oil and Gas Lease dated April 3, 1919 from Otto Startz and wife, Lillie Startz, Lessor, to Harry Galle, Lessee, covering 160 acres, recorded in Volume 39, Page 610 of the Deed Records of Comal County, Texas. This oil and gas lease was released on December 30, 1924 by Harry Galle, Lessee, back to Otto Startz and wife, Lillie Startz, Lessor, as recorded in Volume 48, Page 171 of the Deed Records of Comal County, Texas. Otto Startz and Lillie Startz, are both deceased. Stella Stapper and Richard Stapper comes into title from Otto Startz and Lillie Startz.

Existing Oil and Gas Lease(s)

There are no existing oil and gas leases covering the subject property.

Tract II – 153.724 acres, more or less

Tract II is located at 40454 FM 3159, Canyon Lake, Texas 78133, and contains 153.724 acres, more or less, in the Leona Irrigation & Agricultural Association, Abstract No. 376, Survey No. 823, Comal County, Texas. This is property tax Parcel ID 77543 outside of the 100 year and 500 year flood plains according to the real property tax records. Residential structure, 1,200 square feet and a wood deck and detached garage, built in 1976. For 2024, the total value of the subject property is approximately \$3,460,550. Just the land is valued at \$3,341,090, and the improvements/structure(s) are valued at \$119,460. Real property taxes to Comal County are approximately \$50,000 annually.

Surface¹

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	1/1	1.000000
Mark T. Mello and Janet Y. Mello 4051 Fossil Forest San Antonio, Texas 78261		

Pursuant to Civil Action No. SA-23-CV-01101-FB, that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello Janet Yamanaka Mello et al is held in default and forfeited to the United States of America.

¹ The ownership of 'Surface', as used in this section of the report, does not pertain to the right to use the surface for oil and gas operations. The right to use the surface for oil and gas operations is described elsewhere in this report. The use of the term 'Surface' in this section refers to the land, i.e. the dirt, grass, trees, terrain, landscape, etc. In addition, where the land is owned by only one (1) individual or entity, the fraction 1/1 and the decimal 1.000000 is used. Where land is owned by two (2) or more parties, other fractions and decimals are used to indicate the undivided proportionate ownership of each entity out of the whole of the ownership of the captioned property. Likewise, fractions and decimals are used for the below mineral, royalty and leasehold ownership.

In addition, the ownership of 'Surface', as used in this section of the report, is subject to the oil and gas lease(s) as summarized below in the Existing Oil and Gas Lease(s) section of this report.

Ingress and Egress for Oil and Gas Operations²

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
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United States of America	1/1	1.000000
United States District Court		
Western District of Texas		
San Antonio Division		

Mark T. Mello and Janet Y. Mello
4051 Fossil Forest
San Antonio, Texas 78261

Pursuant to Civil Action No. SA-23-CV-01101-FB, that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello Janet Yamanaka Mello et al is held in default and forfeited to the United States of America.

² The ownership of '*Ingress and Egress for Oil and Gas Operations*', as used in this section of the report, pertains to the right to limit or use as much of the surface of the captioned property as reasonable for oil and gas operations to produce and sell oil, gas and associated hydrocarbons. The owner of the right of ingress and egress for oil and gas operations owns the right to dictate how and where oil and gas operations are conducted on the surface. Further, the owner of the right of ingress and egress for oil and gas operations owns the right to control access to the surface of the captioned property for oil and gas operations. This owner may prohibit such use or request that operations be conducted in a manner to accommodate the owner of the right of ingress and egress.

The ownership of '*Ingress and Egress for Oil and Gas Operations*', as used in this section of the report, can be subject to the terms and provisions of that oil and gas lease(s) as summarized below in the *Existing Oil and Gas Lease* section of this report.

Oil, Gas and Other Minerals ³

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America	1/1	1.000000
United States District Court		
Western District of Texas		
San Antonio Division		
Mark Mello and Janet Y. Mello		
4051 Fossil Forest		
San Antonio, Texas 78261		

Pursuant to Civil Action No. SA-23-CV-01101-FB, that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello Janet Yamanaka Mello et al is held in default and forfeited to the United States of America.

³ As used in this report, '*Oil, Gas and Other Minerals*' are different than surface, oil and gas royalty and oil and gas leasehold. '*Oil, Gas and Other Minerals*' are a participating ownership

in minerals in the captioned property. The owner of the oil, gas and mineral rights may negotiate and enter into oil and gas leases, produce oil and gas and negotiate and enter into exploration agreements involving ingress and egress to the surface of the captioned property. This owner may receive lease signing payments, lease delay rentals and other participating payments tendered under oil and gas leases and development agreements.

In addition, the ownership of '*Oil, Gas and Other Minerals*', as used in this section of the report, is subject to that oil, gas and mineral lease summarized below in the *Existing Oil and Gas Lease* section of this report.

Oil and Gas Royalty ⁴

<u>Owner</u>	<u>Fractional Ownership</u>	<u>Decimal Ownership</u>
United States of America United States District Court Western District of Texas San Antonio Division	15/16	0.936750
Mark Mello and Janet Y. Mello 4051 Fossil Forest San Antonio, Texas 78261		
Otto Rohde and M.A. Waldschmidt of Comal County, Texas	1/16	0.062500

Pursuant to Civil Action No. SA-23-CV-01101-FB, that Partial Default Judgement of Forfeiture dated July 16, 2024, all right, title and interest of Mark T. Mello Janet Yamanaka Mello et al is held in default and forfeited to the United States of America.

⁴ The ownership of '*Oil and Gas Royalty*', for the purposes of this report, is non-participating. Often this owner does not receive lease signing payments, lease delay rentals and other participating payments tendered under oil and gas leases and development agreements. Conversely, a royalty owner passively and without participation often only shares in the revenue from the production and sale of oil, gas and associated hydrocarbons from a well or unit.

This oil and gas royalty interest in, on and under the subject property was created by that Royalty Contract dated August 23, 1927 from Otto Startz to Otto Rohde and M.A. Waldschmidt recorded in Volume 54, Page 191 of the Deed Records of Comal County, Texas. This document is labeled as a 'Royalty Contract', however, this document may actually be a perpetual oil, gas and mineral interest in that the document states that this is an interest in oil, gas and other minerals and together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring ... for oil, gas and other minerals, and removing the same therefrom. It is noted that Otto Rohde and M.E. Waldschmidt do not appear of record after this acquisition, thus it appear these individuals, their heirs and legatees are still the owner of this oil and gas interest. Further, once acquired in 1927, Otto Rohde and M.E. Waldschmidt do not appear to have leased this

interest for oil and gas exploration. However, the property appears to be leased for oil and gas only one (1) time, on the 3rd of April, 1919 in that Oil and Gas Lease from Otto Startz and wife, Lillie Startz, Lessor, to Harry Galle, Lessee, recorded in Volume 39, Page 610 of the Deed Records of Comal County, Texas. For ten (10) years, and so long thereafter if production. A royalty of one eighth (1/8th) on oil and One Hundred Fifty Dollars each year for gas and if coal is produced, a royalty of eight (8) cents shall be paid per ton. This oil and gas lease was released on December 30, 1924 by Harry Galle as shown by that release recorded in Volume 48, Page 171 of the Deed Records of Comal County, Texas,

In addition, the ownership of '*Oil and Gas Royalty*', as used in this section of the report, is subject to that oil, gas and mineral lease summarized below in the *Existing Oil and Gas Lease* section of this report.

Existing Oil and Gas Lease(s)

There are no existing oil and gas leases covering the subject property.

*Oil and Gas Leasehold*⁵

Owner

Working Interest

Net Revenue Interest

There are no existing oil and gas leases covering the subject property. There is no leasehold.

⁵ For the purposes of this report, if the captioned property is leased for oil and gas '*Oil and Gas Leasehold*' refers to the ownership of the oil and gas lease. Often the operator at an oil and gas well is also the company identified in this section as the owner of the '*Oil and Gas Leasehold*'. In various instances there can be two (2) or more owners of an oil and gas lease and in other instances each owner in an oil and gas lease can own different depths or hydrocarbon bearing formations. In other cases, an oil and gas leasehold owner can own only gas rights or rights to the production of oil, for example. Working Interest pertains to the percentage of ownership a company owns and pays with respect to the cost to drill and operate a well. Net Revenue Interest is the net ownership of production, sales and revenue of a leasehold owner.

Existing Producing Oil and Gas Unit and Wells

There is no existing production of oil, gas and minerals from the subject property or from lands pooled therewith.

Prior Oil and Gas Leases

One (1) oil and gas lease was found of record covering the captioned property. In accordance with the terms and provisions of this prior oil and gas lease, this agreement has expired and/or been released of record. The prior lease listed below is no longer of any force or effect.

Oil and Gas Lease dated April 3, 1919 from Otto Startz and wife, Lillie Startz, Lessor, to Harry Galle, Lessee, covering 160 acres, recorded in Volume 39, Page 610 of the Deed TRecords

of Comal County, Texas. This oil and gas lease was released on December 30, 1924 by Harry Galle, Lessee, back to Otto Startz and wife, Lillie Startz, Lessor, as recorded in Volume 48, Page 171 of the Deed Records of Comal County, Texas. Otto Startz and Lillie Startz, are both deceased. Stella Stapper and Richard Stapper come into title from Otto Startz and Lillie Startz.

Rights of Ways and Easements

No oil and gas pipelines appear to be located on the subject property. Oil and gas pipelines are located on other properties miles to the south. A map with the locations of oil and gas pipelines is provided. In addition, no ancillary equipment for other oil and gas purposes, such as compressors, treatment facilities or pipeline valve stations, appear to be located on the captioned property.

Rights of Ways and Easements for roadways, water tanks, raw water and electricity are located in, on and under the captioned property. Five (5) easements for electricity have been granted in, on and under the subject property, three (3) easements for water have been granted and two (2) easements for roadways have been granted. Courthouse documents regarding these rights of ways and easements across the subject property are as follows:

- Grant dated March 11, 1971 from Ora Mae Pfeuffer to the State of Texas recorded at Volume 184, Page 734 of the Deed Records of Comal County, Texas
- Roadway easement dated April 24, 1979 thirty foot (30') wide recorded in Volume 280, Page 781 of the Deed Records of Comal County, Texas
- Surface easement dated May 24, 1977 from Ora Mae Pfeuffer to Oasis Pipe Line Co recorded in Volume 252, Page 888 of the Deed Records of Comal County, Texas
- Grant dated February 13, 2004 from Ora Mae Pfeuffer to Guadalupe Blanco River Authority recorded at 200406006810 of the Deed Records of Comal County, Texas
- Raw Water Pipeline Easement dated February 13, 2004 from Ora Mae Pfeuffer to Guadalupe Blanco River Authority recorded at 200406006810 of the Deed Records of Comal County, Texas
- Easement dated November 2, 2005 from Valley View Ridge Ltd. to Pedernales Electric Cooperative Inc. recorded at 200506041570 of the Real Property Records of Comal County, Texas
- Easement dated August 14, 2009 from Valley View Ridge Ltd. to SJWTX Inc dba Canyon Lake Water Service Co recorded at 200506029184 of the Real Property Records of Comal County, Texas
- Easement dated June 30, 2009 from Valley View Ridge Ltd. to Pedernales Electric Cooperative Inc. recorded at 200906022548 of the Real Property Records of Comal County, Texas

- Easement dated November 8, 2011 from Valley View Ridge Ltd. to Pedernales Electric Cooperative Inc. recorded at 201106038440 of the Real Property Records of Comal County, Texas
- Easement dated November 8, 2011 from Valley View Ridge Ltd. to Pedernales Electric Cooperative Inc. recorded at 201106038440 of the Real Property Records of Comal County, Texas
- Easement dated July 18, 2011 from Valley View Ridge Ltd. to Pedernales Electric Cooperative Inc. recorded at 201106024529 of the Real Property Records of Comal County, Texas
- Easement dated October 14, 2011 from Valley View Ridge Ltd. to Canyon Lake Water Service Co recorded at 201106035667 of the Real Property Records of Comal County, Texas

History

On April 4, 1919 Lille Startz and Otto Startz leased for oil and gas 160 acres in the LIAA Survey 823, Abstract 376, Comal County, Texas, (39/610), and on August 23, 1927 Otto Startz sold to Otto Rohde and M.A. Waldschmidt 1/16 of the royalty and/or minerals in, on and under 175 acres in the LIAA Survey 823, Abstract 376, Comal County, Texas, (54/191). Also, in or around 1927 Otto Startz and Lillie Startz conveyed the subject property to Stella and Richard Stapper, and on December 17, 1959 Stella and Richard Stapper gifted the subject property to Ora Mae Stapper Pfeuffer and Lucille Stapper O'Day, (118/405). In 1962 and 1963, Ora Mae Stapper Pfeuffer and Lucille Stapper O'Day split the subject property, with Ora Mae Stapper Pfeuffer taking 83.6 acres, more or less, to the southwest, as described in Volume 130, Page 529 of the Deed Records of Comal County, Texas, and with Lucille Stapper O'Day taking 80.59 acres, more or less, to the northeast, as described in Volume 132, Page 300 of the Deed Records of Comal County, Texas.

Between 1977 and 2004, Ora Mae Stapper Pfeuffer acquired the captioned property, i.e. 153.724 acres, more or less, and 4.383 acres, more or less, and in 1979 Ora Mae Stapper Pfeuffer conveyed 1.421 acres, more or less, to Karen Pfeuffer Badnall, who in 2005 conveyed the 1.421 acres, more or less, back to Ora Mae Stapper Pfeuffer. Likewise, in 1985 Ora Mae Stapper Pfeuffer conveyed 44.347 acres, more or less, out of 83.6 acres, more or less, to Doyle E. Krueger, Jr., who in-turn in 1992 conveyed the 44.347 acres, more or less, out of 83.6 acres, more or less, back to Ora Mae Stapper Pfeuffer in lieu of foreclosure. On July 11, 2002, for love and affection, Ora Mae Stapper Pfeuffer conveyed the 4.383 acres, more or less, to her son, Somers C. Pfeuffer, and on February 25, 2004, Ora Mae Stapper Pfeuffer conveyed by deed and by easement to Guadalupe Blanco River Authority the rights to water tank storage and raw water pipeline transportation, in

accordance with those agreements recorded at 200406006810 and 200406006811.

On May 3, 2005, Ora Mae Stapper Pfeuffer conveyed the subject property, for more than a million dollars, (\$1,000,000), to Valley View Ridge Ltd., the deed evidencing this conveyance being recorded at 200506016286. On June 2, 2010, Ora Mae Stapper Pfeuffer entered into a Deed of Trust with Valley View Ridge Ltd., this document being recorded at 201006017889 in the Deed Records of Comal County, Texas. On December 1, 2017, this Deed of Trust was released by Ora Mae Stapper Pfeuffer, as evidenced by that release recorded at 201706052113.

On May 4, 2009, SJWTX Inc. dba Canyon Lake Water Service Co filed a lien against Valley View Ridge Ltd. at 200906015331 in the Deed Records of Comal County, Texas, and on May 7, 2009, SJWTX Inc. dba Canyon Lake Water Service Co filed a lien against Valley View Ridge Ltd. at 200906014785 in the Deed Records of Comal County, Texas. These liens do not appear to be released of record by SJWTX Inc. dba Canyon Lake Water Service Co. On November 16, 2017, Valley View Ridge Ltd. sold to XJE Real Estate LLC, (201706050640), and then on November 30, 2022, XJE Real Estate LLC sold to Mark T. Mello and Janet Y. Mello, (202206050267). On 2023 and 2024, the United States of America filed Lis Pendens and lawsuit for forfeiture against Mark T. Mello and Janet Y. Mello.

Miscellaneous

Note on occasion other addresses for Mark T. Mello show Canyon Lake, Texas 78133, and on other records, an address has been seen with New Braunfels, Texas 78132. It appears that Mark T. Mello resides at 4051 Fossil Forest, San Antonio, Texas 78261.

The only oil, gas and mineral conveyance/reservation found in the historic title of the subject property is that document titled 'Royalty Contract' dated the 23rd day of August, 1927, from Otto Startz to Otto Rodhe and M.A. Waldschmidt covering 1/16 interest in the oil, gas and other minerals in, on and under 175 acres, more or less, in Survey No. 823, east and southeast of Cranes Hill Road, and recorded in Volume 54, Page 191 of the Deed Records of Comal County, Texas.

The liens filed by SJWTX Inc. dba Canyon Lake Water Service Co against Valley View Ridge Ltd. at 200906015331 in the Deed Records of Comal County, Texas, and against Valley View Ridge Ltd. at 200906014785 in the Deed Records of Comal County, Texas, do not appear to be released of record by SJWTX Inc. dba Canyon Lake Water Service Co. The recent Lis Pendens and lawsuit filed by the United States of America against Mark T. Mello and Janet Y. Mello, may be subject to these liens.

That Deed of Trust dated July 27, 2012 from Valley View Ridge Ltd. to Tax Ease Funding LP recorded at 201206025743 in the Deed Records of Comal County, Texas, is released on January 9, 2018 by Tax Ease Funding LP to Valley View Ridge Ltd. recorded at 201806001468 of the Deed Records of Comal County, Texas, that Deed of Trust being dated July 27, 2012 from Valley View Ridge

Ltd. to Tax Ease Funding LP recorded at 201206001468 of the Deed Records of Comal County, Texas, is released on January 9, 2018 by Tax Ease Funding LP to Valley View Ridge Ltd. recorded at 201806001468 of the Deed Records of Comal County, Texas.

Other than the SJWTX Inc. dba Canyon Lake Water Service Co liens, the Deeds of Trusts with Valley View Ridge Ltd. and Tax Ease Funding LP have all been released of record. Valley View Ridge Ltd. conveyed the subject property to XJA Real Estate LLC without debt, and Mark T. Mello and Janet Y. Mello appear to have paid cash for the captioned property.

Prior to a change in the ownership and possession of the subject property, it is recommended that a land survey be conducted to identify the locations of the numerous rights of ways and easements.

Future Oil and Gas Exploration and Development

It is the undersigned's opinion that no additional oil and gas drilling is likely to occur for decades on or near the captioned property. This assessment is based on the lack of historic exploration and production in the immediate area where the captioned property is located,. No oil and gas wells have been drilled anywhere within miles of the captioned property. According to the Texas Railroad Commission, in September, 2024, no oil nor no gas was produced in Comal County, Texas. Furthermore, no exploration trends appear to be moving in the direction of the subject property. The most recent exploration and development has occurred miles to the east and to the southeast in Caldwell County, Texas, and in the Eagle Ford shale oil and gas trend further distance.

Copies of most of the courthouse documents cited in this report are provided herewith, along with miscellaneous title notes and other materials. Copies of maps and plats from the records of the Oil and Gas Division of the Railroad Commission of Texas, plus maps and files from the Comal County Appraisal District are also included. These materials accompany this report to explain and support the information and findings described herein.

Do not hesitate to contact me in the event you have any questions about the information contained in this report.

Sincerely,

Michael Cies

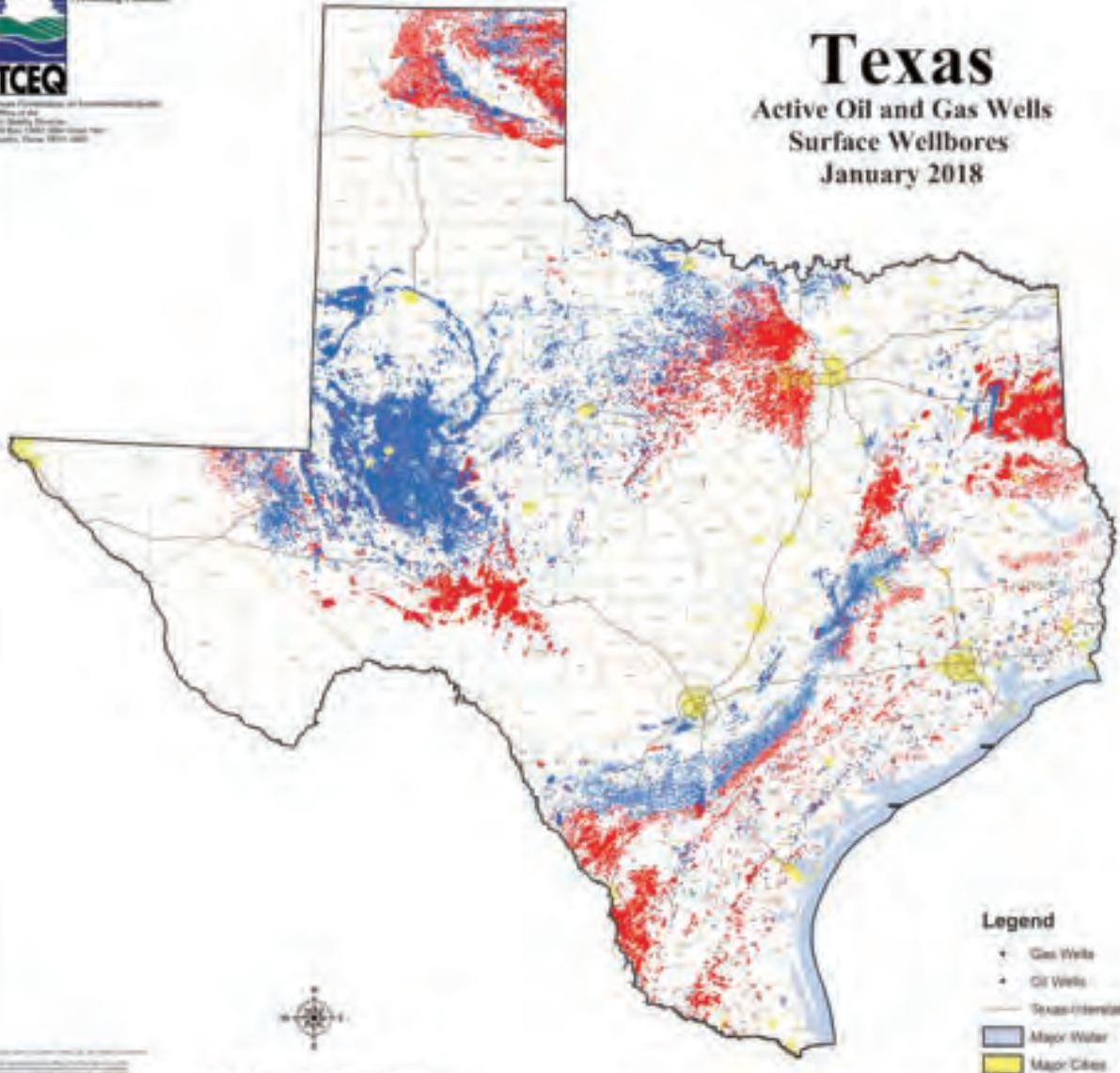
Michael Cies
Oil and Gas Landman

Attachments

MAPS AND PLATS

Texas

Active Oil and Gas Wells
Surface Wellbores
January 2018

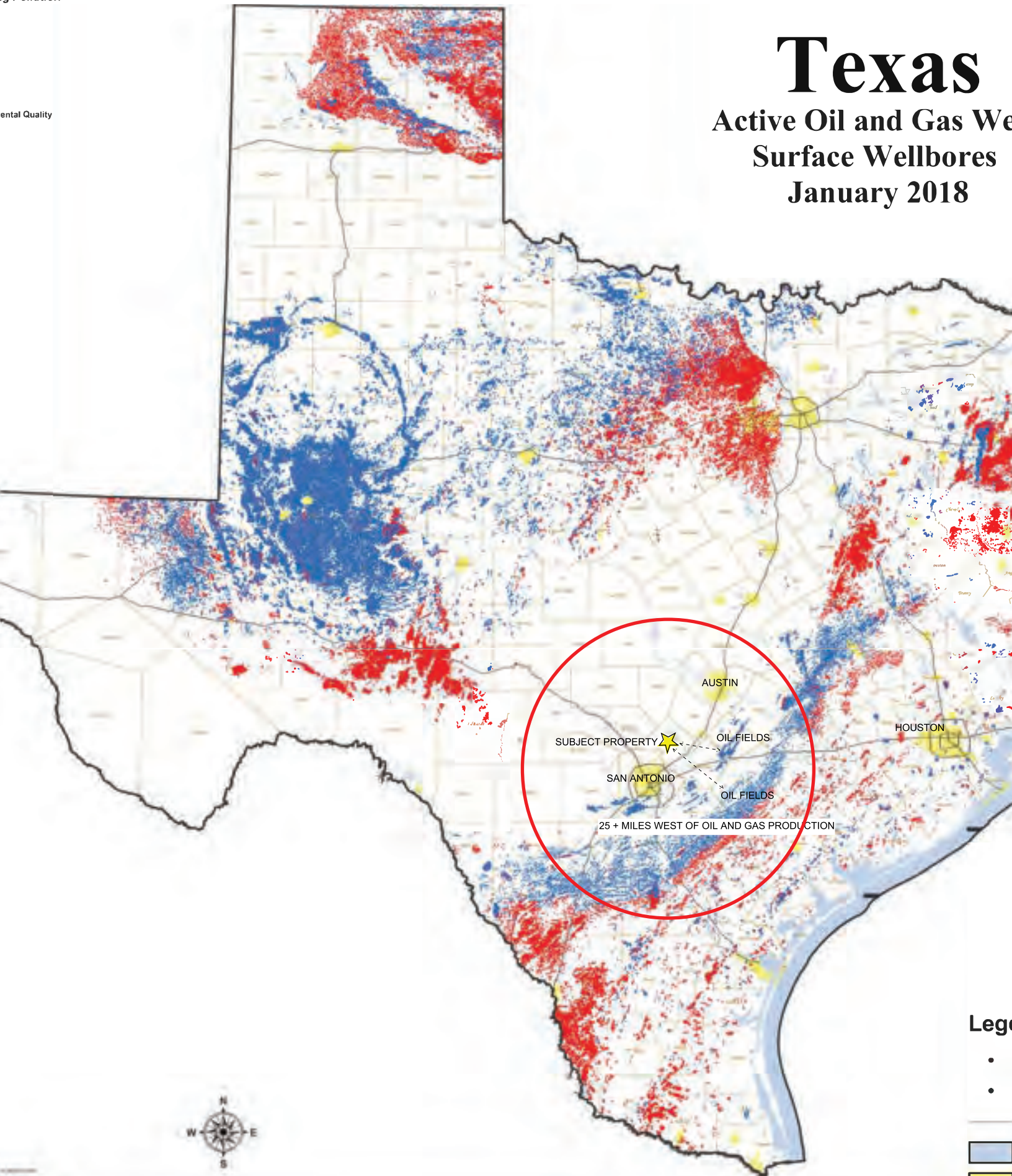


- Legend**
- Gas Wells
 - Oil Wells
 - Texas Interstates
 - Major Water
 - Major Cities
 - Counties

Map Date: 1/18/2018
Map Time: 10:00 AM
Map Scale: 1:1,000,000
Map Projection: NAD 83
Map SRS: NAD83 / Texas Albers Equal Area
Map Units: Feet
Map Datum: NAD 83
Map Contour Interval: 1000
Map Contour Style: Solid
Map Contour Color: Black
Map Contour Width: 2
Map Contour Join Style: Round
Map Contour Dash Style: Solid
Map Contour Dash Array: []
Map Contour Color: Black
Map Contour Width: 2
Map Contour Join Style: Round
Map Contour Dash Style: Solid
Map Contour Dash Array: []

Texas

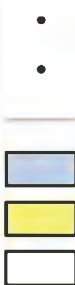
Active Oil and Gas Well
Surface Wellbores
January 2018

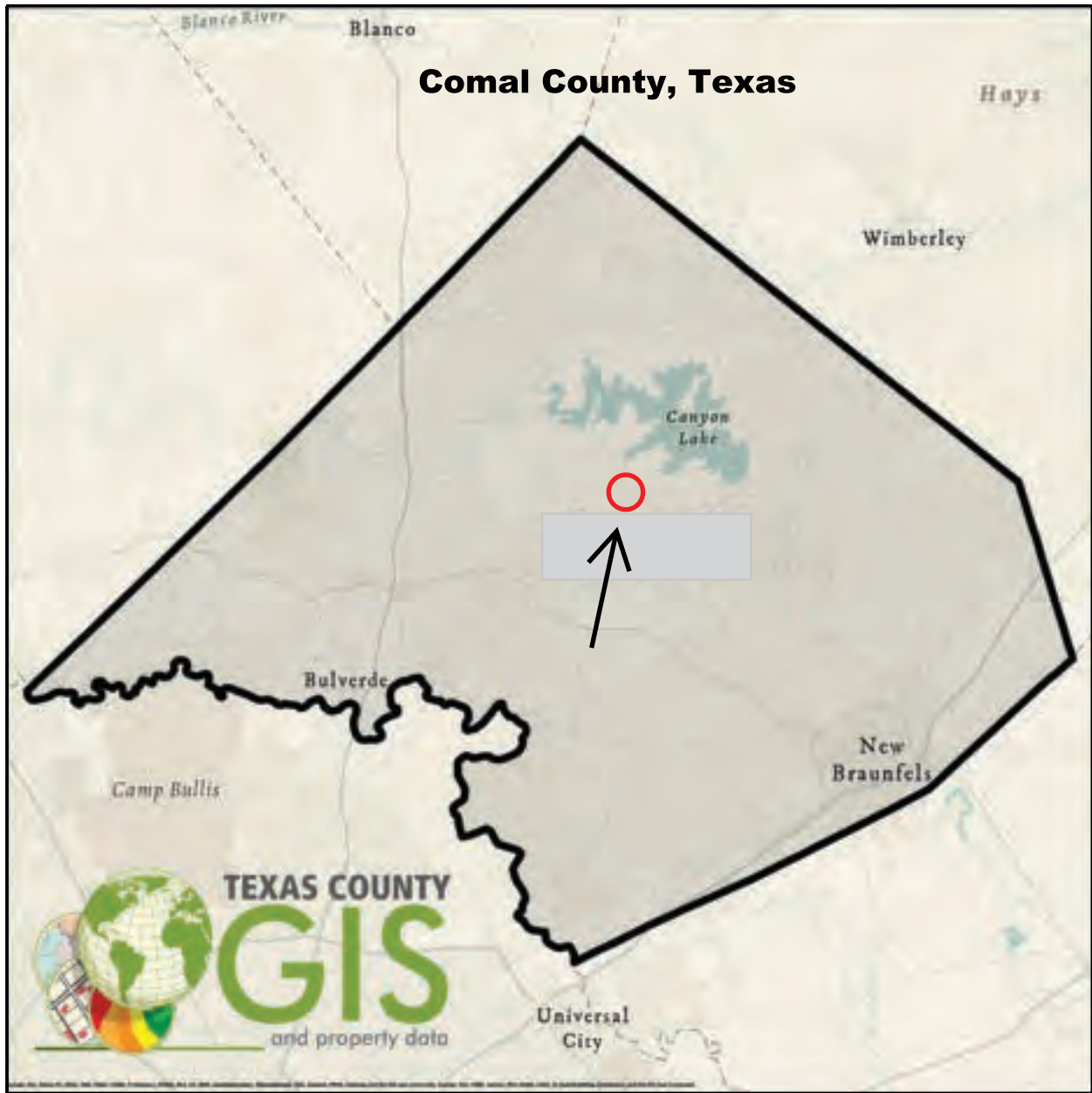


AUSTIN
HOUSTON
SUBJECT PROPERTY
OIL FIELDS
SAN ANTONIO
OIL FIELDS
25+ MILES WEST OF OIL AND GAS PRODUCTION

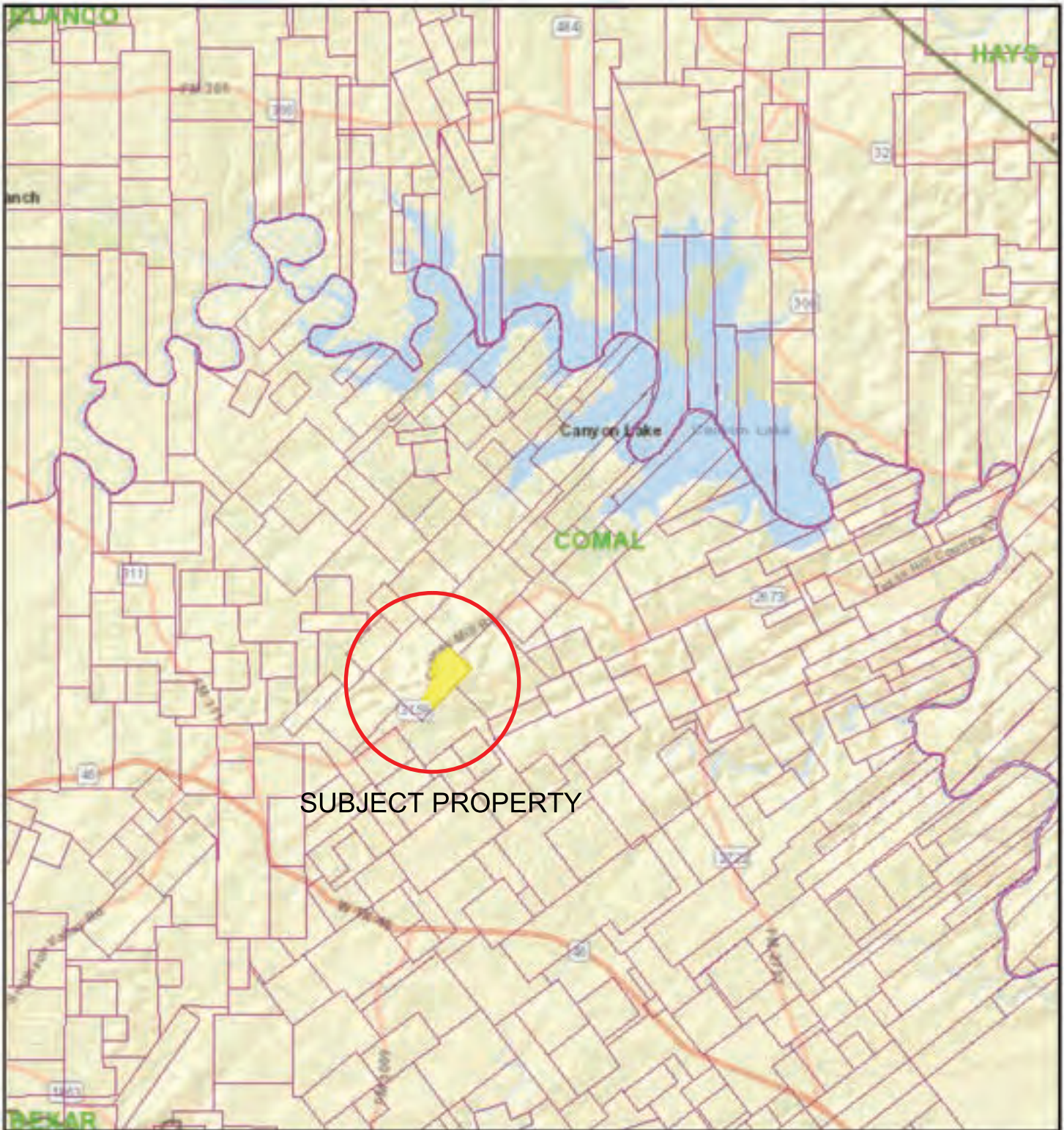


Leg

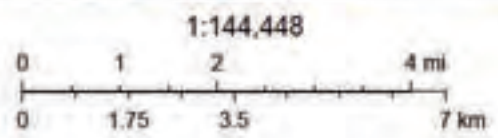


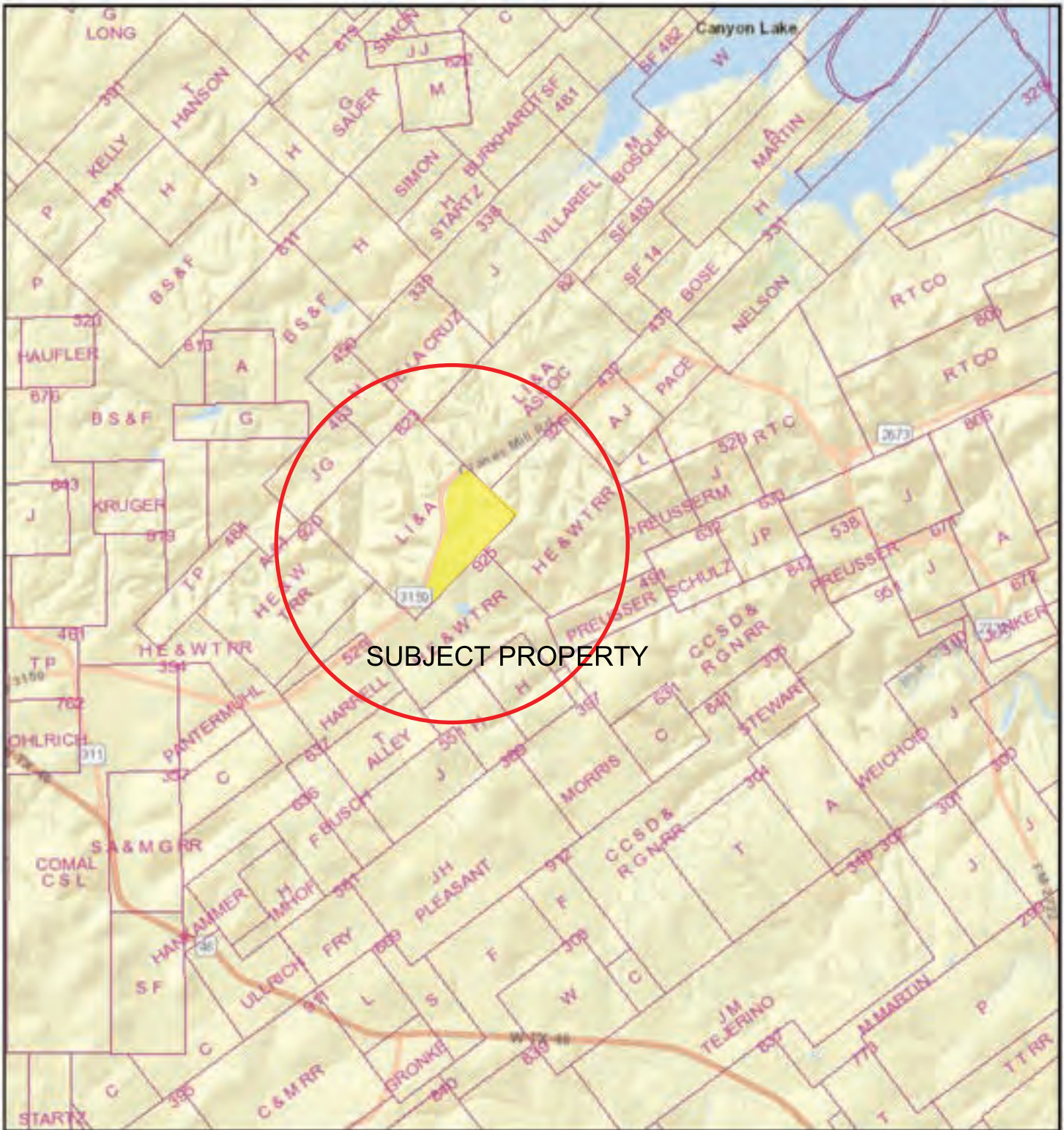


TRACT 1 - 4.383 AC, TRACT 2 - 153.724 AC, LEONA IRRIGATION AND AGRICULTURAL ASSOCIATION, SURVEY NO. 823, ABSTRACT NO. 376, COMAL COUNTY, TEXAS

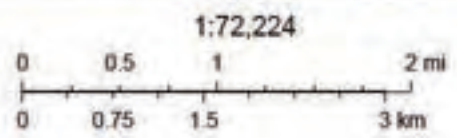


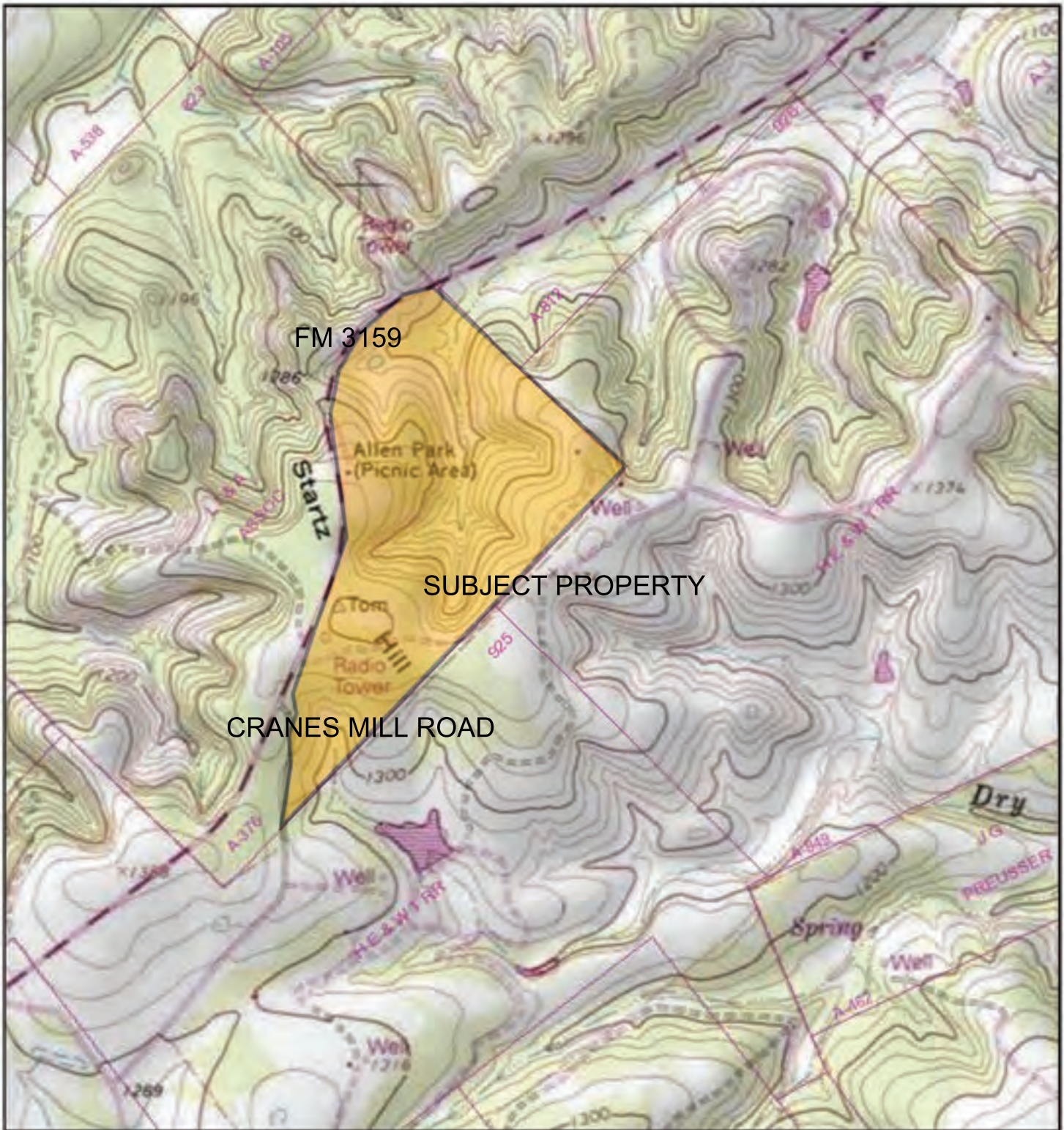
November 18, 2024



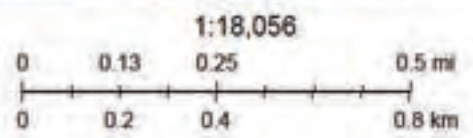


November 18, 2024

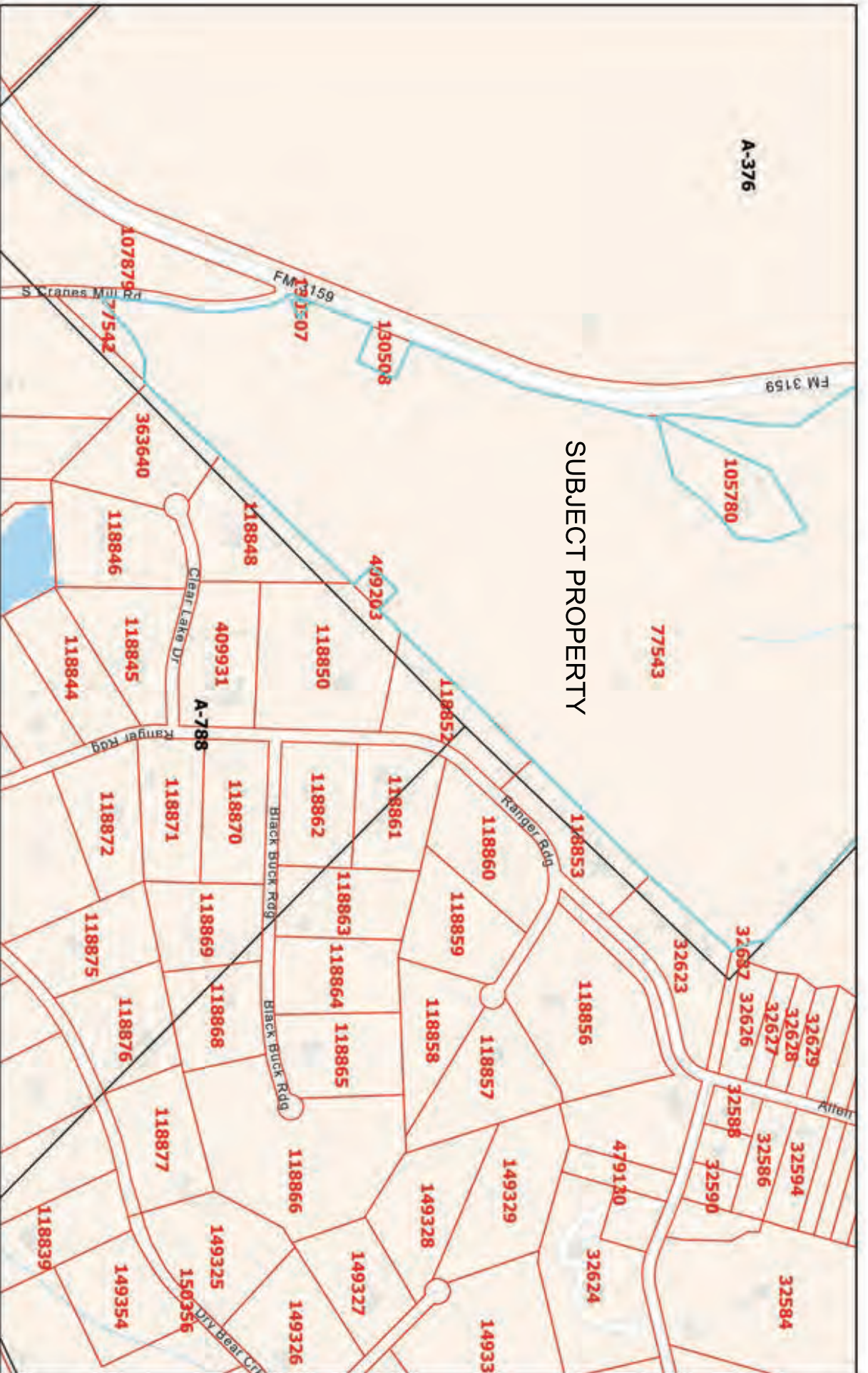




November 25, 2024

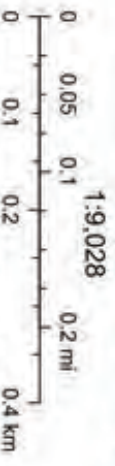


Comal CAD Web Map



11/25/2024, 3:38:57 AM

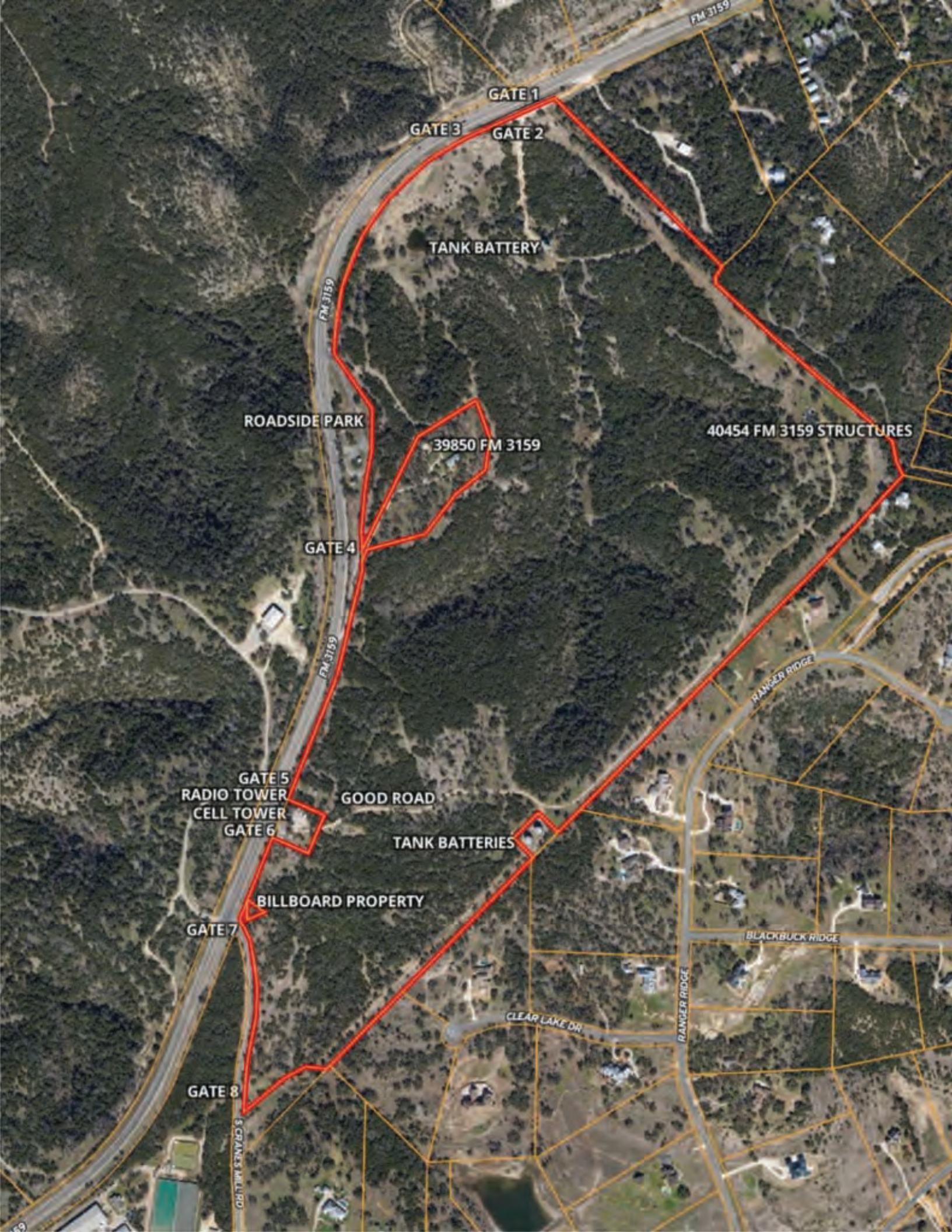
-  Parcels
-  Abstracts



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Earl Community Maps Contributors, City of Austin, City of New Braunfels, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, COMAPP, Earl

Comal County Appraisal District, BIS Consulting - www.bisconsulting.com



GATE 1

GATE 3

GATE 2

TANK BATTERY

ROADSIDE PARK

39850 FM 3159

40454 FM 3159 STRUCTURES

GATE 4

FM 3159

RANGER RIDGE

GATE 5
RADIO TOWER
CELL TOWER
GATE 6

GOOD ROAD

TANK BATTERIES

BILLBOARD PROPERTY

GATE 7

BLACKBUCK RIDGE

GATE 8

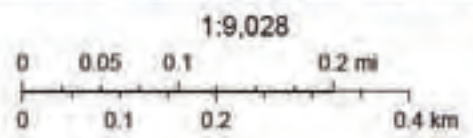
CLEAR LAKE DR

S. CRANES MILL RD

RANGER RIDGE



November 21, 2024



TITLE DOCUMENTS

SUMMARY OF RELEVANT COURTHOUSE TITLE DOCUMENTS

COLOR CODE

COPY ATTACHED

SUMMARY ONLY

INDEX

<u>VOL/PG</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>GRANTOR/LESSOR</u>
	<u>GRANTEE/LESSEE</u>	<u>LEGAL DESCRIPTION</u>	
39/610	OIL AND GAS LEASE OTTO STARTZ, LESSOR TO ACRES IN SURVEY NO. 823	04/09/19	LILLIE STARTZ AND HARRY GALLE, LESSEE 160
48/171	RELEASE OF LEASE TO LILLIE STARTZ AND OTTO STARTZ, LESSOR LEASE RECORDED AT 39/610	12/30/24	HARRY GALLE, LESSEE RELEASES
54/191	ROYALTY CONTRACT TO OTTO ROHDE AND M.A. WALDSCHMIDT OGOM 175 AC NOT LEASE OR APPEAR TO SELL THIS INTEREST	08/23/27	OTTO STARTZ 1/16 OTTO ROHDE & M.A. WALDSCHMIDT DO
54/236	DEED STELLA STAPPER AND RICHARD STAPPER BRAUNFELS PROBATE OTTO STARTZ RECORDS	09/10/27	OTTO STARTZ TO CITY OF NEW 08/28/52 99/295 DEED
118/405	GIFT DEED AC STELLA STAPPER ET VIR, RICHARD AND ORA MAE STAPPER PFEUFFER NMR ALL LAND OWNED IN SURVEY NO. 823, ABSTRACT NO. 376 NO METES AND BOUNDS	12/17/59	HALF EACH 175 TO LUCILLE STAPPER O'DAY UNDIVIDED ONE HALF EACH
130/529	WD O'DAY TO ORA MAE STAPPER PFEUFFER, 83.6 AC OUT OF 165.54 AC OTHER PROPERTY NMR	10/17/62	LUCILLE STAPPER O'DAY AND ROBERT DESC IN 118/405 IN EXCHANGE FOR
130/531	WD ORA MAE STAPPER PFEUFFER	09/05/62	TO

LUCILLE STAPPER O'DAY 80.59 AC AND 1.35 AC IN A-450 ALL
BEING A PART OF LAND DESC IN 118/405 NMR

132/145 CORR DEED 01/25/63 ORA MAE STAPPER PFEUFFER
TO LUCILLE STAPPER O'DAY 130/531 CONTAINED A
MISTAKE 80.59 AC DESC IN 118/405 NMR

132/300 80.59 AC WD 09/05/62 ORA MAE STAPPER PFEUFFER
TO LUCILLE STAPPER O'DAY 80.59 AC AND 1.35 AC IN A-450
ALL BEING A PART OF LAND DESC IN 118/405 NMR

184/734 WD 5.716 AC 03/11/71 ORA MAE PFEUFFER
TO STATE OF TEXAS ACROSS 83.6 AC ALL OIL,
GAS AND OTHER MINERALS RESERVED

185/933 DEED 0.673 AC 04/30/71 ORA MAE
PFEUFFER TO PERRY E. GRAGG JR. 0.672 AC NMR

252/888 EASEMENT 05/24/77 ORA MAE PFEUFFER TO OASIS
PIPE LINE CO RADIO EQUIPMENT 0.828 AC OUT OF 83.6 AC DESC
132/146

280/781 WD 04/24/79 ORA MAE PFEUFFER KAREN PFEUFFER
BADNALL 1.421 AC OUT OF 83.6 AC AND ROAD 130/529 NMR

459/893 WD 07/26/85 ORA MAE STAPPER PFEUFFER DOYLE E.
KRUEGER, TRUSTEE 44.347 AC OUT OF 83.6 AC NMR

839/408 WD IN LIEU OF FORCLOSURE 08/19/92 DOYLE E. KRUEGER,
TRUSTEE ORA MAE STAPPER PFEUFFER 44.347 AC COMPRISED OF
35.971 AC OUT OF 83.6 AC DESC 130/529 (SIC 530) AND 8.376
AC OUT OF 80.59 AC DESC 132/145 (SIC 146) NMR RE: DT DATED
07/24/85

200206023331 GD 07/11/02 ORA MAE PFEUFFER SOMERS C.
PFEUFFER 4.383 AC NMR APPROX. 4.298 AC OUT OF 44.347
AC DESC IN 839/413 APPROX. 0.085 AC OUT OF 80.59 AC DESC IN 132/147

200406005810 WD 02/13/04 ORA MAE STAPPER PFEUFFER
GUADALUPE-BLANCO RIVER AUTHORITY SPECIAL TERMS &
PROVISIONS WATER TANK SITE 0.477 AC FROM 83.6 AC
DESC IN 130/529

200406005811 EA 02/13/04 ORA MAE STAPPER PFEUFFER
GUADALUPE-BLANCO RIVER AUTHORITY RAW WATER
ACROSS 83.6 AC DESC IN 130/529 80.59 AC DESC IN 132/300

200506016285 WD 05/03/05 KAREN PFEUFFER BADNALL
ORA MAE PFEUFFER 1.421 AC OUT OF 83.6 AC DESC 280/781
NMR BACK FROM 280/781

200506016286 WDVL 05/02/05 ORA MAE PFEUFFER A/K/A ORA MAE
STAPPER PFEUFFER TO VALLEY VIEW RIDGE, LTD. 159.576 AC OUT OF
83.6 AC DESC IN 130/529 AND 80.59 AC DESC IN 132/300 SUBJECT TO 54/191,
280/781, 252/888, 200406005810 AND 200406005811

201706050640 WD 11/16/17 VALLEY VIEW RIDGE, LLC
XJA REAL ESTATE, LLC 153.724 AC REMAINING PART OF
155.157 AC DESC IN 200506016286 NMR

201806002852 WD 01/22/18 SOMERS C PFEUFFER AND ALESIA
PFEUFFER XJA REAL ESTATE, LLC 4.383 AC DESC IN 200506016286

202206050267 WD 11/30/22 XJA REAL ESTATE, LLC MARK T.
MELLO AND JANET Y. MELLO 4.383 AC DESC IN 200506016286 AND
153.724 AC REMAINING PORTION OF 155.187 AC DESC IN 200506016286
NMR

202306028612 LIS PENDENS 09/06/23 USA MARK
MELLO ET AL REGARDING SUBJECT PROPERTY AND 12 PAGES OF
OTHER PROPERTIES

202406032181 ORDER 07/12/24 07/16/24 FORFEITURE USA
MARK MELLO, JANET YAMANAKA AND BW BAKER BUILDER INC. 31
PROPERTIES DESC ON 27 PAGES NO. 3 = 39850 FM 3159 – 4.383 AC NO. 4
= 40454 FM 3159 - 153.724 AC

202406032525 LP 10/24/24 USA MARK MELLO CIVIL
ACTION SA-23-CV-01101-FB 07/31/24 LIS PENDENS 202306028612

END – NOVEMBER 12, 2024 AT 5:00 PM

- NMR = NO MINERAL RESERVATIONS

KEY TITLE DATES

ORA MAE STAPPER PFEUFFER & LUCILLE STAPPER O'DAY

1919	OIL LEASE	LILLIE AND OTTO STARTZ
1927	ROYALTY	M.A. WALDSCHMIDT & OTTO ROHDE
1927	DEED	STARTZ TO STAPPER
1959	GIFT DEED	ORA MAE STAPPER PFEUFFER & LUCILLE STAPPER O'DAY
1962	83.6 AC	ORA MAE STAPPER PFEUFFER
1962	80.59 AC	LUCILLE STAPPER O'DAY
1977	EA	OASIS PIPE LINE CO
1979	1.421 AC	KAREN PFEUFFER BADNALL
1985	44.347 AC	DOYLE E. KRUEGER, TR.
1992	44.347 AC	DOYLE E. KRUEGER, TR.
2002	4.383 AC	SOMERS C. PFEUFFER JR.
2004	EA & WD	GUADALUPE BLANCO RIVER AUTHORITY
2005	DEED	VALLEY VIEW RIDGE LTD.
2005	1.421 AC	KAREN PFEUFFER BADNALL
2017	153.724 AC	VVR LTD. TO XJA REAL ESTATE
2022	DEED	XJA TO MARK T. MELLO & JANET Y. MELLO
2023	LP	USA TO MARK T. MELLO & JANET Y. MELLO
2024	FORFEITURE	USA TO MARK T. MELLO & JANET Y. MELLO

SUMMARY OF OIL AND GAS OWNERSHIP

Surface	USA, seized Mark T. Mello and Janet Y. Mello - 07/24
Ingress/Egress	USA, seized Mark T. Mello and Janet Y. Mello - 07/24
Minerals	USA, seized Mark T. Mello and Janet Y. Mello - 07/24
Royalty	1/16 – Per 54/191 - Heirs and devisee(s) of Otto Rohde & M.A. Waldschmidt 15/16 – USA, seized Mark T. Mello and Janet Y. Mello – 07/24
Leasehold	Not leased End.

LAND TITLE DOCUMENT NOTES

VALLEY VIEW RIDGE LTD. OWNERSHIP FROM 2005 UNTIL 2011

<i>File Date</i>	<i>Type</i>	<i>No/Bk/Vol/Pg</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Legal Desc.</i>
11/8/2011	EASEMENT	201106038440	VALLEY VIEW RIDGE LTD	PEDERNALES ELECTRIC COOPERATIVE INC	PT OF 155.187 AC
10/14/2011	EASEMENT	201106035667	VALLEY VIEW RIDGE LTD	CANYON LAKE WATER SERVICE CO	0.028 AC - LEONA IRRIGATION & AGRICULTURE ASSOC S823 A376
7/18/2011	EASEMENT	201106024529	VALLEY VIEW RIDGE LTD	PEDERNALES ELECTRIC COOPERATIVE INC	PT OF 155.187 AC
8/15/2023	RELEASE	202306026165	CAPITAL ONE NATIONAL ASSOCIATION	VALLEY VIEW RIDGE LTD MCINTOSH DON HADLOCK ENTERPRISES INC EWING JASON DISHINGER MICHAEL D & B LLC	(see legal)
1/9/2018	RELEASE	201806001468	TAX EASE FUNDING 2016 1 LLC MTAG SERVICES LLC	VALLEY VIEW RIDGE LTD	(see legal)
12/1/2017	RELEASE	201706052113	PFEUFFER ORA MAE STAPPER PFEUFFER ORA MAE AKA	VALLEY VIEW RIDGE LTD	(see legal)
11/17/2017	DEED	201706050640	VALLEY VIEW RIDGE LTD	XJA REAL ESTATE LLC	(see legal)
7/24/2017	ASSIGNMENT	201706034598	VALLEY VIEW RIDGE LTD TAX EASE FUNDING 2016 1 LLC RANGEL	TAX EASE FUNDING 2016 1 LLC MTAG SERVICES LLC CUSTODIAN	(hide legal)
7/24/2017	ASSIGNMENT	201706034543	VALLEY VIEW RIDGE LTD TAX EASE FUNDING LLC RANGEL	TAX EASE FUNDING 2016 1 LLC	(see legal)

<i>File Date</i>	<i>Type</i>	<i>No/Bk/Vol/Pg</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Legal Desc.</i>
6/19/2017	DEED OF TRUST	201706029307	VALLEY VIEW RIDGE LTD	PFEUFFER ORA MAE ESTATE OF	Acreage: 155.187
5/5/2017	ASSIGNMENT	201706023697	VALLEY VIEW RIDGE LTD PFEUFFER SOMERS CHRISTIAN	BAGNALL KAREN K PFEUFFER	(see legal)
7/14/2015	DEED OF TRUST	201506027978	VALLEY VIEW RIDGE LTD	PFEUFFER ORA MAE	(see legal)
3/3/2015	LIS PENDENS	201506007385	COMAL COUNTY CISD EMERGENCY SERVICES DISTRICT #2 EMERGENCY SERVICE DISTRICT #3	VALLEY VIEW RIDGE GP LLC SJWTX INC KELMAR ENTERPRISES INC CAPITAL ONE N A	(see legal)
8/16/2013	ASSIGNMENT	201306034910	VALLEY VIEW RIDGE LTD TAX EASE FUNDING LLC EWING DISCHINGER	CAPITAL ONE NATIONAL ASSOCIATION	(see legal)
8/6/2012	ASSIGNMENT	201206026826	VALLEY VIEW RIDGE LTD COMAL COUNTY TAX ASSESSOR COLLECTOR	TAX EASE FUNDING LP	(see legal)
7/27/2012	DEED OF TRUST	201206025743	VALLEY VIEW RIDGE LTD	TAX EASE FUNDING LP	(see legal)
11/8/2011	EASEMENT	201106038440	VALLEY VIEW RIDGE LTD	PEDERNALES ELECTRIC COOPERATIVE INC	(see legal)
10/14/2011	EASEMENT	201106035667	VALLEY VIEW RIDGE LTD	CANYON LAKE WATER SERVICE CO	(see legal)
7/18/2011	EASEMENT	201106024529	VALLEY VIEW RIDGE LTD	PEDERNALES ELECTRIC COOPERATIVE INC	(see legal)

<i>File Date</i>	<i>Type</i>	<i>No/Bk/Vol/Pg</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Legal Desc.</i>
6/2/2010	DEED OF TRUST	201006017889	PFEUFFER ORA MAE	VALLEY VIEW RIDGE GP LLC	(see legal)
				VALLEY VIEW RIDGE LTD	
8/14/2009	EASEMENT	200906029184	VALLEY VIEW RIDGE LTD	SJWTX INC DBA CANYON LAKE WATER SERVICE CO	(see legal)
6/30/2009	EASEMENT	200906022548	VALLEY VIEW RIDGE LTD KELMAR ENTERPRISES INC	FEDERNALES ELECTRIC COOPERATIVE INC	(see legal)
5/7/2009	LIEN	200906015331	SJWTX INC DBA CANYON LAKE WATER SERVICE COMPANY	VALLEY VIEW RIDGE LTD VALLEY VIEW LTD	(see legal)
5/4/2009	LIEN	200906014785	SJWTX INC DBA CONYON LAKE WATER SERVICE COMPANY	VALLEY VIEW RIDGE LTD	(see legal)
11/2/2005	EASEMENT	200506041570	VALLEY VIEW RIDGE LTD	PEDERNALES ELECTRIC COOPERATIVE INC	(see legal)
7/28/2005	DEED	200506027731	VALLEY VIEW RIDGE LTD	KELMAR ENTERPRISES INC	(see legal)
5/3/2005	DEED	200506016286	PFEUFFER ORA MAE AKA PFEUFFER ORA MAE STAPPER	VALLEY VIEW RIDGE LTD	(see legal)
5/3/2005	DEED OF TRUST	200506016287	VALLEY VIEW RIDGE LTD	PFEUFFER ORA MAE	(see legal)

END OF VALLEY VIEW RIDGE LTD.

LAND TITLE DOCUMENT NOTES

LEONA IRRIGATION & AGRICULTURE ASSOCIATION, SURVEY NO. 823, ABSTRACT NO. 376, COMAL COUNTY, TEXAS

<i>Filed Date</i>	<i>Type</i>	<i>No/Bk/Vol/Pg</i>	<i>Grantor</i>	<i>Grantee</i>	<i>Legal Desc.</i>
5/24/1977	EA	N/A / 252/888	PFEUFFER ORA MAE	OASIS PIPE LINE CO	Survey: LEONA IRRIG & AGR ASN Survey Number: 823 Abstract: 0376 Acreage: 0.828
	COPY ATTACHED				
	0.828 ACRE ACROSS 83.6 ACRES DESC IN 132/146 FOR RADIO EQUIPMENT				
4/30/1971	DEED	N/A 185 - 933	PFEUFFER ORA MAE	GRAGG PERRY E JR	Survey: LEONA IRRIG & AGR ASN Survey Number: 823 Abstract: 0376 Acreage: 0.673
3/11/1971	DEED	N/A 184 - 734	PFEUFFER ORA MAE	TEXAS STATE OF	Survey: LEONA IRRIG & AGR ASN Survey Number: 823 Abstract: 376 Acreage: 5.716
1/25/1963	CORRECTION DEED	N/A / 132/145	PFEUFFER ORA MAE STAPPER PFEUFFER SOMERS C, HUSBAND	ODAY LUCILLE STAPPER	Survey: LEONA IRRIG & AGR ASN Survey Number: 823 Abstract: 376 Acreage: 80.59
10/17/1962	DEED	N/A 130 - 531	PFEUFFER ORA MAE STAPPER PFEUFFER SOMERS C, HUSBAND	ODAY LUCILLE STAPPER	Survey: LEONA IRRIG & AGR ASN Survey Number: 823 Abstract: 376 Acreage: 80.59

OIL AND GAS LEASE.

THIS AGREEMENT, entered into on the 3rd. day of April, 1919, between Otto Startz & Lillie Startz *No. 556*
husband and wife, party, or parties of the first part, hereinafter called "Lessor," and Harry
Galle of New Braunfels, Texas, party of the second part, hereinafter called "Lessee;" *Oil &*

WITNESSETH: That lessor, in consideration of Five and no/100 Dollars, cash bonus in hand *Lease*
paid by the lessee, the receipt of which is hereby acknowledged, and of the covenants and agree-
ments hereinafter contained, has granted, demised, leased and let, and by these presents does
grant, demise, lease and let, unto the said lessee, for the sole and only purpose of operating
for and producing oil, gas, coal and other minerals thereon and therefrom, together with rights
of way and servitudes for pipe-lines, telephone and telegraph lines, for tanks, power-houses,
stations and fixtures, for producing and caring for such products and housing and boarding em-
ployees and all other rights and privileges necessary, incident to or convenient for the econo- *Otto Startz*
mical operation of said land, alone or conjointly with neighboring lands, for oil, gas, coal *& wife*
or other minerals, with the right to use free oil, gas or water, but not from the lessor's
water wells, for such purposes, and with the right of removing, either during or after the
term hereof, all and any property and improvements placed or erected on the premises by lessee,
including the right to pull all casing: said land being situated in the county of Comal, State *or*
of Texas, and more particularly described as follows:

A tract of land out of the Leone Irr. & Agr. Ass'n. Sur. # 823 Beginning on the West corner *Harry*
of said Survey, running 1/2 mile North along the N.W. line of said Survey, *Galle*
Thence East 1/2 mile. Thence South 1/2 mile. Thence West
1/2 mile to place of beginning, being a square tract of land, containing 160 acres, more or less.

1st. Lessee agrees to deliver to the credit of lessor, free of cost into the pipe line
with which it may connect its wells, the equal one-eighth part of all oil produced and saved
from the leased premises or at the option of lessee, the lessee may purchase the oil so de-
livered into the pipe-line to credit of lessor, at the market price being paid within the field
at the time and day of delivery. It is understood and agreed however that the second party is
to market the royalty oil of first party together with its working interest at the same time
and without discrimination.

2nd. Lessee agrees to pay the lesser at the rate of One Hundred & Fifty Dollars, each
year, payable quarterly in advance, for the gas from each well where gas only is found, while
the same is being used off the premises, and the said lessor to have gas free of cost from
any such well for all stoves and all inside lights in the principal dwelling house on said land
during the same time, such gas to be delivered to lessor from and at the mouth of such well,
but shall be taken and used by lessor economically and at lessor's own risk and expense. This
obligation on the part of the lessee to cease when the pressure may get too low to flow the
gas to said drilling.

3rd. If coal is found the party of the second part agrees to pay to first party Eight
cents per ton for every ton of the same that is mined and marketed, payable quarterly.

4th. If operations for the drilling of an oil or gas well are not begun on said land
on or before the 3rd. day of April, 1920, this lease shall terminate as to both parties, unless
the lessee on or before that date shall pay or tender to the lessor, or deposit to the credit
of Otto Startz in the First National Bank, at New Braunfels, Tx. (which shall continue as
depository regardless of changes of ownership of the land), the sum of Eight and no/100 dollars,
which payment or tender may be made by the check or draft of the lessee, and, however made, shall

operate to confer on the lessee the privilege of deferring the commencement of such well, for six months from said date. Thereafter, in like manner and upon like payments or tenders of said amount, the commencement of said well may be further deferred for additional periods of six months successively, provided always that this lease cannot be kept in force by such payments in the absence of drilling operations for a longer period than ten years from the date last above set forth, if within said time, oil or gas is not found in paying quantities, but if so found, this lease shall continue in full force and effect so long as oil or gas is found in paying quantities.

5th. It is understood and agreed that the consideration recited herein covers not only the privileges granted to the date when the first well is to be commenced, as aforesaid, but also the lessor's options to extend this lease from time to time as aforesaid and any and all other rights conferred. In the event the first well drilled under this lease is a dry hole, this lease shall terminate as to both parties within twelve months from the time of the completion of the first well or from the expiration of the last rental period for which rental has been paid, unless a producing well has been completed on the premises in the meantime or unless the lessee, on or before the expiration of the said twelve months, shall resume payment of rentals in the same amount and the same manner as provided for in paragraph four hereof. It is agreed that resumption of the payment of said rentals shall continue this lease in force, just as though there had been no well drilled and no interruption in the rental payments.

6th. When requested by lessor, lessee shall bury its pipe-lines, crossing cultivated land, below plow depth. No well shall be drilled nearer than 200 feet of the house or barn now on said premises. Lessee shall pay for damages caused by its operations to growing crops on said land.

Lessee shall not be bound by any change in ownership of said land, or the assignment of rentals or royalties thereon until furnished with original instrument of conveyance, or a duly certified abstract of title.

7th. The location of wells, extent of operation and all matters incidental thereto shall be only such as lessee in its business judgment deems best, but whenever a well producing oil or gas in such quantities as to make it a paying investment is drilled in and utilized on adjoining property, and within three hundred feet of the above premises, lessee shall, within a reasonable time after the commencement of the utilization of such well, commence and complete a well to offset the same, or forfeit ten acres of the undeveloped portion of the premises, nearest to said offset well on the adjoining premises; provided, however, that in the event said offset well on adjoining premises is a paying gas well, the lessee may, at its option, pay a sum equal to the royalties as herein provided for gas wells during the period said offset well is utilized and not be required to drill a well to offset said well; it being further understood and agreed that such payment in lieu of drilling shall relieve lessee of the payment of any and all rentals provided for in this lease the same as if a producing well had been drilled on the leased premises. There shall be no implied covenants read into this lease.

8th. If said lessor owns a less interest in the above described land than the entire fee simple estate therein, then the royalties and rentals herein provided for shall be paid to the lessor only in the proportion which his interest bears to the whole and undivided fee.

9th. The lessee shall have the right to assign this lease or any interest therein or any portion of the acreage covered thereby, in which last event the lessee shall be liable only for royalties accruing from operations on the acreage retained by it, and be liable for such proportions of the rentals due under said lease as the acreage retained by the lessee bears to the entire acreage covered by said lease, and the assignee of the lessee shall have corresponding rights and privileges with respect to said royalties and rentals as to the acreage assigned to it.

10th. This lease and all terms thereof shall bind and run in favor of the respective parties hereto, their heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands the day and year first above written.

Otto Startz
Lillie Startz

THE STATE OF TEXAS)
COUNTY OF COMAL) BEFORE ME, Paul J. Marbach, Notary Public in and for Comal County, Texas, on this day personally appeared Otto Startz and Lillie Startz, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and the said Lillie Startz, wife of the said Otto Startz, having been examined by me privily and apart from her husband, and having the said instrument by me fully explained to her, she acknowledged the same to be her act and deed and declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 3rd day of April, A.D. 1919.

Paul J. Marbach
Notary Public, Comal Co. Texas.

(Seal)

Filed for Record at 4 o'clock P.M. April 9, A.D. 1919.
Recorded at 4 o'clock P.M. April 24, A.D. 1919.

Ernie Steiner
Co. Clk. Comal Co. Texas.

No. 179. - ROYALTY CONTRACT. - OTTO STARTZ TO OTTO ROHDE ET AL.

THE STATE OF TEXAS, }
COUNTY OF COMAL. |

KNOW ALL MEN BY THESE PRESENTS:

That I, Otto Startz, of the County of Comal and State of Texas, have and do by these presents grant, bargain, sell, convey, set-over and assign and deliver unto Otto Rohde and M. A. Waldschmidt, both of the County of Comal and State of Texas, the following, to-wit:

One-sixteenth (1/16) interest in and to all the oil, gas and other minerals in and under

and that may be produced from all that certain tract, piece or parcel of land situated in the County of Comal and State of Texas, about 16 miles North of the City of New Braunfels, being all the land out of Survey No. 823 in the name of Leona Irrigation & Agriculture Association lying East and Southeast of the middle line of the Cranes Mill Road, containing one hundred seventy-five (175) acres of land, more or less; together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom.

This sale is made for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Otto Rohde and M. A. Waldschmidt, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said property unto the said Otto Rohde and M. A. Waldschmidt, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at New Braunfels, Texas, this the 23rd day of August, A. D. 1927.

Otto Startz

THE STATE OF TEXAS, |
COUNTY OF COMAL. |

BEFORE ME, Richard A. Ludwig, a Notary Public in and for Comal County, Texas, on this day personally appeared Otto Startz, 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 At New Braunfels, Texas, this the 23rd day of August, A. D. 1927.

(Seal)

Richard A. Ludwig, Notary Public
in and for Comal County, Texas.

Filed for record August 23rd 1927 at 4.45 o'clock P. M., and recorded August 24th 1927 at 2.40 o'clock P. M.

Richard A. Ludwig,
Co. Clk. Comal County, Texas

NO. 68063 - WARRANTY DEED. LUCILLE STAPPER O'DAY, ET VIR TO
ORA MAE STAPPER PFEUFFER.

THE STATE OF TEXAS |
COUNTY OF COMAL |

KNOW ALL MEN BY THESE PRESENTS:

THAT LUCILLE STAPPER O'DAY, joined herein by my husband,

ROBERT O'DAY, of Somerset County, California, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations to me in hand paid by ORA MAE STAPPER PFEUFFER, (wife of Somers C. Pfeuffer) out of her separate property and estate, of Bexar County, Texas, hereinafter called Grantee, receipt of which is hereby acknowledged and confessed: have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

Being 83.60 acres of land, in Comal County, Texas, out of the Leona Irrigation & Agricultural Association Development Grant, Survey No. 823, Abstract No. 376, in Comal County, Texas, and being a part of the 165.54 acre tract conveyed by Stella Stapper to Lucille Stapper O'Day and Ora Mae Stapper Pfeuffer, by deed dated December 17, 1959, and recorded in the Comal County Deed Records, in Volume 118, Page 405, and being described by metes and bounds as follows:

BEGINNING at a 1-1/2 inch iron pipe and cedar post in the South line of said tract and said pipe being located S. 45 deg. W. 1320 ft. from the N.E. corner of the said 165.54 acre tract and the N.E. corner of the Leona Irrigation Agricultural Association Development Grant Survey No. 823;

THENCE with the S.E. fence line and also with the S.E. line of the said survey No. 823, S. 45 deg. W. 2645 feet to corner of fence;

THENCE with the existing fence line S. 74 deg. 41' W. 96 ft.; S. 57 deg. 35' W. 92.5 ft.; and S. 51 deg. 58' W. 215 ft. to a corner fence post in the East line of the Cranes Mill road;

THENCE with the East line of said road and partly with fence, as follows: N. 0 deg. 49' E. 239 ft.; N. 8 deg. 25' E. 43 ft.; N. 12 deg. 33' E. 194.6 ft.; N. 0 deg. 57' W. 297.8 ft.; N. 19 deg. 22' W. 277.8 ft.; N. 0 deg. 08' W. 86.5 ft.; N. 9 deg. 08' E. 88.7 ft.; N. 26 deg. 30' E. 397 ft.; N. 31 deg. 12' E. 94.8 ft.; W. 41 deg. 12' E. 156.4 ft.; N. 13 deg. 12' E. 200 ft.; N. 8 deg. 05' W. 120 ft.; N. 8 deg. 32' E. 112.6 ft.; N. 16 deg. 36' E. 69.4 ft.; N. 25 deg. 10' E. 398 ft.; N. 02 deg. 20' W. 237 ft.; N. 10 deg. 02' E. 232 ft.; N. 4 deg. 30' E. 115 ft.; N. 29 deg. 04' W. 875.7 ft.; N. 6 deg. 28' W. 52 ft.; N. 16 deg. 32' E. 85 ft.; to a corner fence post and a 1-1/2 inch pipe;

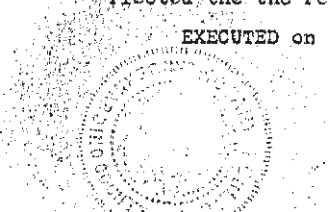
THENCE S. 45 deg. 36' E. 2858.2 ft., to the place of beginning, according to a survey made on the ground by R. E. Koepp, Professional Engineer No. 1960.

A part of the consideration for this conveyance is the exchange of property between Grantors and Grantee, and Grantors acknowledge receipt of the deed to the property conveyed in such exchange. It is not the intention of the parties hereto to create an implied lien for any purpose, either on the property herein conveyed to Grantee or on the property conveyed by Grantee to Grantors in exchange, which implied lien might arise in the event of the failure of title to either property, and any such implied lien is hereby released and relinquished on the part of all parties hereto.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantee, her heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantee, her heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by

Grantee. The conveyance is made subject to, all and singular, the restrictions, conditions, easements, and covenants, if any, applicable to and enforceable against the above described property as reflected in the records of the County Clerk of Comal County, Texas.

EXECUTED on this the 11 day of October, 1962.



Lucille Stapper O'Day
LUCILLE STAPPER O'DAY
Robert O'Day
ROBERT O'DAY

THE STATE OF CALIFORNIA |
COUNTY OF Comal |

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT O'DAY and wife, LUCILLE STAPPER O'DAY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said LUCILLE STAPPER O'DAY, wife of the said ROBERT O'DAY, having been examined by me privily and apart from her husband and having the same fully explained to her by me, she the said LUCILLE STAPPER O'DAY, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office this 11 day of Oct, A. D. 1962.

Franklin H. H. [Signature]
NOTARY PUBLIC IN AND FOR
Comal COUNTY, CALIFORNIA.
Commission Expires March 12, 1965

Filed for Record October 17, A. D. 1962, at 1:45 o'clock P. M.,
Recorded October 17, A. D. 1962, at 2:30 o'clock P. M.,
By Allie Mae Thasch Deputy, Bob Robles County Clerk, Comal County, Texas.

GIFT DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

THAT I, ORA MAE PFEUFFER, a single woman, (hereinafter referred to as "Grantor"), of 39830 FM 3159, Canyon Lake, Comal County, Texas 78133, with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, have GIVEN, GRANTED, and CONVEYED, and by these presents do GIVE, GRANT and CONVEY to my son, SOMERS C. PFEUFFER, (hereinafter referred to as "Grantee"), all of Grantor's right, title and interest in and to the following described real property ("Property")

BEING a 4.383 acre tract of land in Comal County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein.

This conveyance is made expressly subject to all easements, restrictions, rights of way, conditions, exceptions, reservations and covenants of whatsoever nature of record, if any, and also to the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the above described premises.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging to the Property, subject to the provisions stated above, to Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever, and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 11th day of July, 2002


ORA MAE PFEUFFER

Grantee's Address:

39830 FM 3159
Canyon Lake, Texas 78133

THE STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on the 11th day of July, 2002,
by ORA MAE PFEUFFER.

Barry D Moore
Notary Public, State of Texas



Prepared in the Law Office of:
Barry D. Moore
245 S. Seguin
New Braunfels, Texas 78130

After recording, return to:

Same

FIELD NOTES
FOR
A 4.383 ACRE TRACT

Being a 4.383 acre tract of land out of the Leona Irrigation and Agricultural Association Survey No. 823, Abstract No. 376, Comal County, Texas, and being approximately 4.298 acres out of that certain tract of land called 44.347 acres recorded in Volume 839, Page 413 of the Official Public Records of Comal County, Texas, and approximately 0.085 acres out of that certain tract called 80.59 acres described in Volume 132, Page 147 of the Deed Records of Comal County, Texas, and all bearings referred to in this description are related to and referenced to a bearing of N 13° 01' 43" E. between concrete highway monuments found along the Easterly line of F. M. 3159, said 4.383 acre tract of land surveyed under the supervision of Richard A. Goodwin, RPLS #4069, S. Craig Hollmig, Inc., and being more particularly described as follows:

BEGINNING: At a 1/2" iron pin set for the North corner of this tract, being located S 74° 40' 32" E 506.62 feet (computed) and N 57° 49' 17" E 91.40 feet (computed) from the Northwest corner of the above referenced 44.347 acre tract,

THENCE: S 20° 21' 46" E at 82.96 feet the Northerly line of the above referenced 44.347 acre tract, same being the Southerly line of the above referenced 80.59 acre tract, and continuing a total distance of 188.79 feet to a 1/2" iron pin set for a corner of this tract,

THENCE: Continuing to sever the above referenced 44.347 acre tract, S 07° 32' 45" W 151.54 feet to a 1/2" iron pin set, S 50° 46' 00" W 176.78 feet to a 1/2" iron pin set, S 37° 31' 06" W 241.34 feet to a 1/2" iron pin set, S 74° 40' 17" W 283.65 feet to an 8" gate post and S 20° 46' 29" W 61.14 feet to a t-post situated on the Easterly line of said F. M. 3159, for the South corner of this tract,

THENCE: With the Easterly line of F. M. 3159, N 00° 36' 10" W 57.90 feet to a 1/2" iron pin set in same, for a Southwesterly corner of this tract,

Page 2: 4.383 Acre Tract

THENCE: Leaving F. M. 3159, severing the above referenced 44.347 acre tract, N 40° 07' 24" E 10.88 feet to an 8" gate post, N 25° 46' 29" E 581.92 feet to a 1/2" iron pin set, and N 57° 49' 17" E 323.63 feet to the Point of Beginning and containing 4.383 acres of land, more or less.

The foregoing field notes represent the results of an on-the-ground survey made under my supervision, July 3, 2002. Reference plat prepared this same date of this 4.383 acre tract.



Richard A. Goodwin
Richard A. Goodwin, RPLS #4069

Job #02-444

Doc# 200206023331
8 Pages
07/15/2002 09:16:14 PM
Filed & Recorded in
Official Records of
COMAL COUNTY
JUN STRAYER
COUNTY CLERK
Fees \$15.00

Doc# 200206023331

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee, the following described property, to-wit:

See Exhibit "A", attached hereto and made a part hereof.

This conveyance is made subject to:

1. Mineral conveyance as shown in deed from Otto Startz to Otto Rohde and M. A. Waldschmidt, dated August 23, 1927 and recorded in Volume 54, page 191, Deed Records of Comal County, Texas.
2. Roadway easement 30' wide for ingress and egress as granted in Warranty Deed dated April 24, 1979, recorded in Volume 280, page 781, Deed Records, Comal County, Texas.
3. Surface easement granted to Oasis Pipe Line company by instrument dated May 24, 1977 recorded in Volume 252, page 888, Deed Records, Comal County, Texas, and all the terms, conditions and provisions contained therein. Said easement further affected by Assignment and Conveyance of Easements, Rights-of-Way, Leases, Permits and Licenses recorded in Doc #9606025643, Official Public Records, Comal County, Texas.
4. Easement rights as granted to Guadalupe-Blanco River Authority by Warranty Deed dated February 13, 2004, and recorded in Doc #200406006810, Official Public Records, Comal County, Texas, and all the terms, provision and conditions contained therein.
5. Raw Water Pipeline Easement granted to Guadalupe-Blanco River Authority by instrument dated February 13, 2004, recorded in Doc #200406006811, Official Public Records, Comal County, Texas, and all the terms, provision, and conditions contained therein.

It is expressly agreed and stipulated that a vendor's lien is retained in favor of the payee in said Note against the above described property, premises and improvements, until said Note, and all interest thereon, is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

70333

FIELD NOTES
FOR

A 155.187 acre, or 6,950,895 square foot more or less, tract of land being comprised of 83.60 acres out of a called 83.60 acre tract conveyed to Ora Mae Pfeuffer in Volume 130, Pages 529-531 of the Deed Records of Comal County, Texas, and a called 80.59 acre tract conveyed to Ora Mae Pfeuffer in Volume 132, Pages 300-303 of the Deed Records of Comal County, Texas, and a unrecorded 1.421 acre tract, executed on March 14, 2005 in a General Warranty Deed being the same tract of land as described in Volume 280, Pages 781-785 of the Deed Records of Comal County, Texas, SAVE AND EXCEPT a 4.383 acre tract recorded in Document Number 200206023331 of the Official Records of Comal County, Texas, out of the Leona Irrigation & Agriculture Association Survey Number 823, Abstract 376, and the B.F. Smithson Survey No. 926, Abstract 849, Comal County, Texas. Said 153.766 acre tract being more fully described as follows with the basis of bearings being on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone.

BEGINNING: At a found $\frac{1}{2}$ " iron rod on the northeast right-of-way line of Cranes Mill Road, a variable width right-of-way, the southwest corner of said 83.60 acre tract, a corner of a 836.323 acre tract recorded in Volume 318, Page 913-920 of the Deed Records of Comal County, Texas;

THENCE: Along and with the northeast right-of-way line of said Cranes Mill Road, the southwest line of said 83.60 acre tract, the following calls and distances:

N 01°13'50"E, a distance of 239.00 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 08°49'50"E, a distance of 43.00 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 12°57'50"E, a distance of 194.60 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 00°32'10"W, a distance of 297.80 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", and;

N 17°55'46"W, a distance of 155.31 feet to a Texas Department of Transportation concrete monument, the southwest end of the cutback from the southeast right-of-way line of F.M. 3159, a variable width right-of-way;

THENCE: N 01°25'50"E, along and with said cutback line a distance of 95.96 feet to a Texas Department of Transportation concrete monument, on the southeast right-of-way line of said F.M. 3159;

THENCE: Along and with the southeast right-of-way line of said F.M. 3159, the following calls and distances:

N 22°27'07"E, a distance of 1082.96 feet to a Texas Department of Transportation concrete monument;

N 12°30'02"E, a distance of 596.27 feet to a Texas Department of Transportation concrete monument;

PAPE-DAWSON ENGINEERS, INC.

555 East Marbury | San Antonio, Texas 78216 | Phone: 210-375-9000 | Fax: 210-375-9010 | info@pape-dawson.com

155.187 Acres
 Job No.: 9289-03
 Page 2 of 4

N 00°06'45"E, a distance of 86.64 feet to a found 5/8" iron rod;
 N 00°47'13"W, a distance of 151.40 feet to a fence post;
 N 07°29'54"E, a distance of 375.23 feet to a fence post;
 N 01°25'22"W, a distance of 139.12 feet to a fence post;
 N 32°41'45"W, a distance of 338.87 feet to a Texas Department of Transportation concrete monument;
 N 20°44'04"E, at a distance of 157.22 feet passing the north corner of the aforementioned 83.60 acre tract, the west corner of the aforementioned 80.59 acre tract and continuing for a total distance of 805.34 feet to a Texas Department of Transportation concrete monument;
 N 53°39'28"E, a distance of 424.49 feet to a Texas Department of Transportation concrete monument;
 N 84°45'03"E, a distance of 185.68 feet to a Texas Department of Transportation concrete monument;
 N 66°20'40"E, a distance of 211.36 feet to a Texas Department of Transportation concrete monument, and;
 N 64°54'22"E, a distance of 14.80 feet to a found 1/2" iron rod, the west corner of a 6.47 acre tract recorded in Volume 196, Page 537-542 of the Deed Records of Comal County, Texas, the north corner of said 80.59 acre tract;

THENCE: S 45°49'07"E, departing the southeast right-of-way line of said F.M. 3159, along and with the southwest line of said 6.47 acre tract, the northeast line of said 80.59 acre tract, a distance of 1067.65 feet to a found 1/2" iron rod, the southeast corner of said 6.47 acre tract, the west corner of Lot 33 of the Inland Estates Subdivision recorded in Volume 6, Page 105-106 of the Map and Plat Records of Comal County, Texas;

THENCE: Along and with the northeast line of said 80.59 acre tract, the southwest line of said Inland Estates Subdivision, the following calls and distances:
 S 23°49'07"E, a distance of 62.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 48°56'07"E, a distance of 162.50 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 51°12'07"E, a distance of 53.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 54°46'07"E, a distance of 369.70 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 45°34'42"E, a distance of 379.44 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

155.187 Acres
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S 38°09'42"E, a distance of 142.50 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 10°57'42"E, a distance of 100.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", and;

S 26°55'42"E, a distance of 72.50 feet to a found 1/2" iron rod, the southwest corner of Lot 37 of said Inland Estates Subdivision, the east corner of said 80.59 acre tract;

THENCE: S 43°57'18"W, along and with the southeast line of said 80.59 acre tract, a northwest line of said Inland Estates Subdivision, at a distance of 1313.79 feet passing a southwest corner of said Inland Estates Subdivision, the north corner of the aforementioned 836.323 acre tract and continuing for a total of 1320.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the south corner of said 80.59 acre tract, the east corner of said 83.60 acre tract;

THENCE: Along and with the southeast line of said 83.60 acre tract, the northwest line of said 836.323 acre tract the following calls and distances:

S 43°57'18"W, a distance of 309.72 feet to a found 1/2" iron rod;

S 44°17'05"W, a distance of 703.46 feet to a set 1/2" iron rod;

N 45°42'55"W, a distance of 125.85 feet to a set 1/2" iron rod;

S 44°17'05"W, a distance of 165.00 feet to a set 1/2" iron rod;

S 45°42'55"E, a distance of 125.85 feet to a set 1/2" iron rod;

S 44°17'05"W, a distance of 1461.28 feet to a found 1/2" iron rod with a yellow cap marked "Protect 2219";

S 75°23'42"W, a distance of 95.63 feet to a found 1/2" iron rod;

S 57°19'13"W, a distance of 92.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", and;

S 51°41'32"W, a distance of 215.00 feet to the POINT OF BEGINNING, and containing 155.187 acres in Comal County, Texas.

SAVE AND EXCEPT

A 4.383 acre, or 190,915 square feet, more or less, tract of land being all of that 4.383 acre tract conveyed to Somers C. Pfeuffer in Document Number 200206023331 of the Official Records of Comal County, Texas, out of Leona Irrigation & Agriculture Association Survey Number 823, Abstract 376, Comal County, Texas, said 4.383 acre tract being more fully described as follows:

155.187 Acres
 Job No.: 9289-03
 Page 4 of 4

BEGINNING: At a found 5/8" iron rod on the southeast right-of-way line of F.M. 3159, a variable width right-of-way, the northwest corner of said 4.383 acre tract;

THENCE: N 40°50'19"E, departing the southeast right-of-way line of said F.M. 3159, a distance of 10.88 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 26°29'24"E, a distance of 581.92 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 58°32'12"E, a distance of 323.63 feet to a found 3/8" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 19°38'51"E, a distance of 188.79 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 08°15'40"W, a distance of 151.54 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 51°28'55"W, a distance of 176.77 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 38°14'01"W, a distance of 241.34 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 75°23'12"W, a distance of 283.65 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";


THENCE: S 21°29'24"W, a distance of 61.14 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the southeast right-of-way line of said F.M. 3159;

THENCE: N 00°06'45"E, along and with the southeast right-of-way line of said F.M. 3159, a distance of 57.90 feet to the POINT OF BEGINNING, and containing 4.383 acres in Comal County, Texas. Said tracts being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
 DATE: November 18, 2003
 REVISED: March 29, 2005
 JOB No.: 9289-03
 FILE: N:\SURVEY\033-92009\289-03\9289-03.DOC



Doc# 200506016286
 8 Pages
 20/03/2005 4:01PM
 Official Records of
 COMAL COUNTY
 JOY STREATER
 COUNTY CLERK
 Fees \$26.00

 Joy Streater

Doc# 200506016286

EXHIBIT A



North 28 degrees 22 minutes 36 seconds East, a distance of 61.17 feet to a calculated point (could not set);

North 74 degrees 16 minutes 24 seconds East, a distance of 283.89 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 37 degrees 07 minutes 33 seconds East, a distance of 341.33 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 50 degrees 18 minutes 34 seconds East, a distance of 176.72 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 07 degrees 13 minutes 19 seconds East, a distance of 151.39 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 28 degrees 44 minutes 57 seconds West, a distance of 188.85 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 57 degrees 26 minutes 05 seconds West, a distance of 323.66 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 25 degrees 22 minutes 49 seconds West, a distance of 582.05 feet to an iron rod set;

and South 39 degrees 45 minutes 43 seconds West, a distance of 10.88 feet to an iron rod found with an orange "MOY SURVEY" plastic cap in the apparent east right-of-way line of F.M. Highway No. 3159, the west line of said 155.187 acre tract, for a corner of said 4.383 acre tract;

THENCE with the common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, generally with a wire fence the following courses and distances:

North 00 degrees 57 minutes 08 seconds West, a distance of 150.68 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 08 degrees 30 minutes 06 seconds East, a distance of 352.02 feet to a 7" wood fence post found;

North 01 degrees 43 minutes 59 seconds West, a distance of 165.00 feet to a 7" wood fence post found.

EXHIBIT A



and North 32 degrees 56 minutes 59 seconds West, a distance of 337.89 feet to a TxDOT concrete right-of-way marker found for a corner of the right-of-way of F.M. Highway No. 3159 and a corner of said 155.187 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract the following courses and distances:

North 20 degrees 42 minutes 18 seconds East, a distance of 805.78 feet to a TxDOT concrete right-of-way marker found;

and North 53 degrees 45 minutes 31 seconds East, a distance of 434.32 feet to a TxDOT concrete right-of-way marker found;

THENCE with the common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, generally with a wire fence the following courses and distances:

North 84 degrees 37 minutes 36 seconds East, a distance of 185.56 feet to a concrete marker found;

North 66 degrees 24 minutes 05 seconds East, a distance of 211.15 feet a calculated point, a 600 nail found bears North 57 degrees 14 minutes 48 seconds East, a distance of 4.06 feet;

and North 64 degrees 57 minutes 47 seconds East, a distance of 14.79 feet to a 3/8" iron rod found for the west corner of a called 6.47 acre tract of land recorded in Document No. 20180008815, Official Public Records, Comal County, Texas, the north corner of said 155.187 acre tract and herein described tract;

THENCE with the common line of said 6.47 acre tract, a called 80.59 acre tract of land recorded in Volume 132, Page 301, Deed Records, Comal County, Texas, generally with a wire fence the following courses and distances:

South 45 degrees 26 minutes 08 seconds East, a distance of 716.43 feet to an iron rod found with an orange "MDS SURVEY" plastic cap;

and South 46 degrees 35 minutes 20 seconds East, a distance of 350.78 feet to a 1/2" iron rod found for the south corner of said 6.47 acre tract, the west corner of Lot 36 L, Inland Estates Subdivision recorded in Volume 9, Page 71, Map & Plat Records, Comal County, Texas, a corner of a called 1153.575 acre tract of land recorded in Volume 276, Page 821, Deed Records, Comal County, Texas and a corner of said 80.59 acre tract;

EXHIBIT A



THENCE with the common line of said 1153.575 acre tract and 80.59 acre tract, generally with a wire fence the following courses and distances:

South 22 degrees 37 minutes 23 seconds East, a distance of 61.34 feet to a 1/2" iron rod found.

South 47 degrees 34 minutes 06 seconds East, a distance of 162.72 feet to a fenced 18" cedar tree found.

South 51 degrees 14 minutes 33 seconds East, a distance of 53.03 feet to a fenced 15" cedar tree found.

South 53 degrees 22 minutes 08 seconds East, a distance of 368.57 feet to a fenced 15" cedar tree found.

South 49 degrees 50 minutes 36 seconds East, a distance of 34.87 feet to a 1/2" iron rod found.

South 46 degrees 57 minutes 41 seconds East, a distance of 346.30 feet to a 3" cedar fence post found.

South 39 degrees 14 minutes 23 seconds East, a distance of 141.88 feet to an iron rod found with an orange "MOY SURVEY" plastic cap.

South 10 degrees 36 minutes 52 seconds East, a distance of 98.86 feet to an iron rod found with an orange "MOY SURVEY" plastic cap.

South 27 degrees 17 minutes 57 seconds East, a distance of 73.22 feet to a 1/2" iron rod found for a corner of said Lot 36 L, a corner of said 1153.575 acre tract, the north corner of Lot 38, Inland Estates Subdivision recorded in Volume 6, Page 105, Map & Plat Records, Comal County, Texas, the east corner of said 155.187 acre tract and herein described tract.

THENCE with the common line of said 155.187 acre tract and Lot 38, **South 43 degrees 48 minutes 20 seconds West, a distance of 511.96 feet to an iron rod set for the north corner of Lot 84, Waggener Ranch Unit Two recorded in Volume 15, Page 30, Map & Plat Records, Comal County, Texas.**

THENCE with the common line of said Waggener Ranch Unit Two and said 155.187 acre tract the following courses and distances:

South 43 degrees 50 minutes 23 seconds West, a distance of 524.28 feet to an iron rod set:

EXHIBIT A



South 44 degrees 11 minutes 59 seconds West, a distance of 275.89 feet to a 1/2" iron rod found.

South 44 degrees 11 minutes 08 seconds West, a distance of 317.88 feet to a 3/8" iron rod found.

South 44 degrees 11 minutes 25 seconds West, at 566.25 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total distance of 703.19 feet to an iron rod found with an orange "MOY SURVEY" plastic cap for the east corner of a called 0.477 acre tract of land recorded in Document No. 200406006810, Official Public Records, Comal County, Texas.

THENCE with the common line of said 0.477 acre tract and said 155.187 acre tract the following courses and distances:

North 46 degrees 08 minutes 19 seconds West, a distance of 126.82 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

South 43 degrees 51 minutes 41 seconds West, a distance of 163.06 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

and South 46 degrees 08 minutes 19 seconds East, a distance of 125.70 feet to an iron rod found with an orange "MOY SURVEY" plastic cap in the northeast line of Lot 81R, Waggener Ranch Unit Two recorded in Document No. 200806046117, Official Public Records, Comal County, Texas, for the south corner of said 0.477 acre tract.

THENCE with the common line of said Waggener Ranch Unit Two, Waggener Ranch Unit One recorded in Volume 14, Page 54, Map & Plat Records, Comal County, Texas and said 155.187 acre tract the following courses and distances:

South 44 degrees 19 minutes 42 seconds West, at 29.35 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total a distance of 676.78 feet to a MAG nail found in a tree stump with a "Pro-Tech Eng. 2219" tag.

South 44 degrees 21 minutes 00 seconds West, a distance of 684.49 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219";

South 44 degrees 14 minutes 43 seconds West, a distance of 100.87 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219";

EXHIBIT A

WCR

South 75 degrees 27 minutes 14 seconds West, at 18.45 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total distance of 95.26 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219".

South 56 degrees 23 minutes 04 seconds West, a distance of 82.34 feet to a MAG nail found in a tree stump with a "Pro-Tech Eng. 2219" tag.

and South 32 degrees 04 minutes 47 seconds West, at 189.68 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" for the northwest corner of Lot 56R, Waggoner Ranch Unit One and containing a total distance of 215.00 feet to the **POINT OF BEGINNING** containing 153.724 acres of land.

Notes

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. Iron rods set with a yellow "WCR" plastic cap.





M/J/2011
Christopher Jirica, RPLS 6344
(512)618-7672 rjb6344@gmail.com
Job No. 1163-17

Exhibit B
Exceptions to Conveyance and Warranty

- Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years, excluding any rollback taxes due to Grantor's use prior to the date of this conveyance.
- Mineral conveyance as shown in deed from Otto Startz to Otto Rohde and M. A. Waldschmidt, dated August 23, 1927, and recorded in Volume 54, page 191, Deed Records, Records of Comal County, Texas.
- Any and all rights, including but not limited to the rights of ingress and egress, associated with the location of lower antenna, 1-story concrete building, fences and utility lines shown adjacent to the boundaries of Surface Easement recorded in Volume 252, Page 888, Deed Records, Comal County, Texas.
- Roadway easement 30' wide for ingress and egress as granted in Warranty Deed dated April 24, 1979, recorded in Volume 280, Page 781, Deed Records, Comal County, Texas.
- Easement rights as granted to Guadalupe-Blanco River Authority by Warranty Deed dated February 13, 2004, recorded in Document No. 200406006810, Official Public Records, Comal County, Texas, and all the terms, provisions and conditions contained therein.
- Raw Water Pipeline Easement granted to Guadalupe-Blanco River Authority by instrument dated February 13, 2004, recorded in Document No. 200406006811, Official Public Records, Comal County, Texas, and all the terms, provisions and conditions contained therein.
- Electric Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded July 28, 2005 under Document No. 200506041570, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded June 30, 2009 under Document No. 200906022548, Official Public Records, Comal County, Texas.
- Pipeline Easement to SJWTX, Inc. a Texas corporation dba Canyon Lake Water Service Company by Valley View Ridge, Ltd. recorded August 14, 2009 under Document No. 200906029154, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded July 18, 2011 under Document No. 201106024528, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Canyon Lake Water Service Company recorded October 14, 2011 under Document No. 201106035667, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded November 8, 2011 under Document No. 201106038440, Official Public Records, Comal County, Texas.
- The following matters all as shown on Survey dated November 14, 2017, prepared by Christopher Jurica, Registered Professional Land Surveyor No. 6344
 - -discrepancies between property line and deeds of adjacent property
 - -fences meander
 - -overhead electric and telephone along west property line.
 - -overhead electric and guy pole servicing 4.383 acre tract crosses subject property
 - -portion of 30' wide road easement crosses Kelmor Enterprises, Inc. tract



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/17/2017 08:31:18 AM
CSC# 11 Page(s)
201706050648

 *Bobbie Koepf*

1537
CV/DWB
4/05



20180502652 01/23/2018 11:41:48 am TJA

General Warranty Deed

Date: January 22, 2018

Grantor: Somers C. Pfeuffer and Alesia Pfeuffer

Grantor's Mailing Address:

POB 989 Boerne, Tx 78006

Grantee: XJA Real Estate, LLC

Grantee's Mailing Address:

7155 Fm 2722, N.B, TX 78132

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

A tract of land being 4.383 acres of land out of the Leona Irrigation and Agricultural Association Survey No. 823, Abstract No. 376, Comal County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

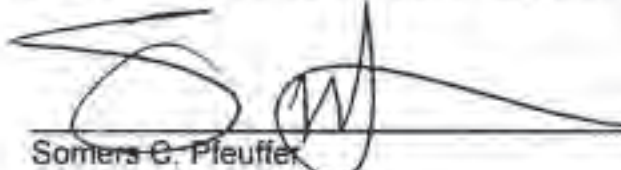
Exceptions to Conveyance and Warranty:

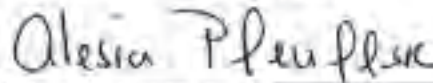
Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2018, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant

and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

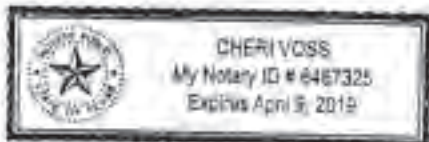

Somers C. Pfeuffer

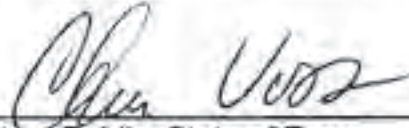

Alesia Pfeuffer

STATE OF TEXAS)

COUNTY OF Comal)

This instrument was acknowledged before me on January 22 2018, by Somers C. Pfeuffer and Alesia Pfeuffer.




Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

DWAIN W BLASCHKE
P.O. Box 1744
Canyon Lake, TX 78133
Tel: (830) 964-4442
Fax: (830) 964-4426





LAND SURVEYING

P.O. Box 481/807 Main St. Blanco, TX 78606
(512)618-7672 rpls6344@gmail.com
TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 4.383 ACRE TRACT OF LAND

Being a **4.383 acre** tract of land situated in the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376, Comal County, Texas and being all of a called 4.383 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas, said **4.383 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found with a yellow "WCR" plastic cap in the apparent east right-of-way of F.M. Highway No. 3159, for a corner of that certain 153.724 acre tract of land recorded in Document No. 201706050640, Official Public Records, Comal County, Texas, the southernmost corner of the above referenced 4.383 acre tract and herein described tract;

THENCE with the common line of the apparent right-of-way of F.M. Highway No. 3159 and said 4.383 acre tract, **North 00 degrees 57 minutes 08 seconds West**, a distance of **57.90 feet** to an iron rod found with an orange "MOY SURVEY" plastic cap for a corner of said 153.724 acre tract, a corner of said 4.383 acre tract and herein described tract;

THENCE with the common line of said 153.724 acre tract and said 4.383 acre tract the following courses and distances:

North 39 degrees 45 minutes 43 seconds East, a distance of **10.88 feet** to a 1/2" iron rod found with a yellow "WCR" plastic cap;

North 25 degrees 22 minutes 49 seconds East, a distance of **582.05 feet** to an iron rod found with an orange "RPLS 4069" plastic cap;

North 57 degrees 26 minutes 05 seconds East, a distance of **323.66 feet** to an iron rod found with an orange "RPLS 4069" plastic cap;

South 20 degrees 44 minutes 57 seconds East, a distance of **188.85 feet** to an iron rod found with an orange "RPLS 4069" plastic cap;

South 07 degrees 13 minutes 19 seconds West, a distance of **151.39 feet** to an iron rod found with an orange "RPLS 4069" plastic cap;

South 50 degrees 18 minutes 34 seconds West, a distance of 176.72 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 37 degrees 07 minutes 33 seconds West, a distance of 241.33 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 74 degrees 16 minutes 24 seconds West, a distance of 283.80 feet to a calculated point (could not set);

and South 20 degrees 22 minutes 36 seconds West, a distance of 61.17 feet to the POINT OF BEGINNING containing 4.383 acres of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. Iron rods set with a yellow "WCR" plastic cap.



 1/16/2017

Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1009-18

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
01/23/2018 11:41:48 AM
TERRI 4 Page(s)
201806002852



Bobbie Koepf

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COMPAGNIE/CU/OWE



20170606040 11/17/2017 08:51:16 AM T111

General Warranty Deed

Date: November 16 2017

Grantor: Valley View Ridge, Ltd.

Grantor's Mailing Address: 8023 Vantage Dr., Suite 1200, San Antonio, TX 78230

Grantee: XJA Real Estate, LLC, a Texas limited liability company

Grantee's Mailing Address: 7155 FM 2722, New Braunfels, TX 78132

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): A tract of land being 153.724 acres out of the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376 and the B. F. Smithson Survey No. 926, Abstract No. 849 and being the remaining portion of a called 155.187 acre tract of land recorded in Document No. 200506016288, Official Public Records, Comal County, Texas and being described by metes and bounds in Exhibit "A" attached.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: As shown on Exhibit B attached hereto to the extent such items are valid.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

VALLEY VIEW RIDGE, LTD.,
a Texas limited partnership

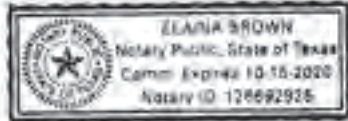
By: VALLEY VIEW RIDGE GP, LLC,
its general partner

By: Todd A. Gold
Todd A. Gold, Manager and President

STATE OF TEXAS)

COUNTY OF Bexar)

This instrument was acknowledged before me on November 16th 2017, by Todd A. Gold, in the capacity stated herein.



Elana Brown
Notary Public, State of Texas
My commission expires: 10-15-2020

PREPARED IN THE OFFICE OF:

DWAIN W BLASCHKE
P.O. Box 1744
Canyon Lake, TX 78133
Tel: (830) 964-4442
Fax: (830) 964-4428

EXHIBIT A



LAND SURVEYING
P.O. Box 481707 Man St. Blanco, TX 78606
(512)618-7072 rpb2144@gmail.com
www.wcrsolutions.com

**FIELD NOTE DESCRIPTION OF A
153.724 ACRE TRACT OF LAND**

Being a 153.724 acre tract of land situated in the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376 and D.E. Smithson Survey No. 926, Abstract No. 849, Comal County, Texas and being the remaining portion of a called 155.187 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas, said 153.724 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east right-of-way line of Cranex Mill Road, for the south corner of the above referenced 155.187 acre tract and herein described tract;

THENCE with the common line of the right-of-way of Cranex Mill Road and said 155.187 acre tract the following courses and distances:

North 01 degrees 24 minutes 13 seconds East, a distance of 238.98 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 08 degrees 40 minutes 57 seconds East, a distance of 43.91 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 13 degrees 12 minutes 50 seconds East, a distance of 194.64 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 02 degrees 39 minutes 52 seconds West, a distance of 298.44 feet to an iron rod set,

and North 18 degrees 03 minutes 28 seconds West, a distance of 155.65 feet to a TxDOT concrete right-of-way marker found for a cutback corner of F.M Highway No. 3159, the south corner of a called 4047 square feet tract of land recorded in Document No. 200506027731, Official Public Records, Comal County, Texas and a corner of said 155.187 acre tract;

THENCE with the common line of said 4047 square feet tract the following courses and distances:

North 65 degrees 54 minutes 08 seconds East, a distance of 93.07 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

EXHIBIT A

WCR

and North 54 degrees 47 minutes 46 seconds West, a distance of 101.23 feet to a TxDOT concrete right-of-way marker found in the east right-of-way line of F.M. Highway No. 3159, for the north corner of said 4047 square foot tract and a corner of said 155.187 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, North 22 degrees 28 minutes 00 seconds East, a distance of 445.95 feet to an iron rod found with an orange "MOY SURVEY" plastic cap for the west corner of a called 1.147 acre tract of land recorded in Document No. 200506027731, Official Public Records, Comal County, Texas.

THENCE with the common line of said 1.147 acre tract the following courses and distances:

South 67 degrees 33 minutes 54 seconds East, a distance of 185.04 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 22 degrees 25 minutes 26 seconds East, a distance of 270.20 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

and North 67 degrees 37 minutes 39 seconds West, a distance of 164.12 feet to an iron rod found with an orange "MOY SURVEY" plastic cap and continuing a total distance of 184.84 feet to a point on the southeast right-of-way line of F.M. Highway No. 3159, the northwest line of said 155.187 acre tract, for the north corner of said 1.147 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract the following courses and distances:

North 22 degrees 28 minutes 00 seconds East, a distance of 366.62 feet to a TxDOT concrete right-of-way marker found;

and North 12 degrees 37 minutes 11 seconds East, a distance of 595.79 feet to a TxDOT concrete right-of-way marker found;

THENCE with common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, North 00 degrees 57 minutes 08 seconds West, a distance of 29.16 feet to an iron rod set for the south corner of a called 4.383 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas.

THENCE with the common line of said 4.383 acre tract the following courses and distances:

EXHIBIT A



North 28 degrees 22 minutes 36 seconds East, a distance of 61.17 feet to a calculated point (could not set);

North 74 degrees 16 minutes 24 seconds East, a distance of 283.89 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 37 degrees 07 minutes 33 seconds East, a distance of 241.33 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 50 degrees 18 minutes 34 seconds East, a distance of 176.72 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 07 degrees 13 minutes 19 seconds East, a distance of 151.39 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

North 28 degrees 44 minutes 57 seconds West, a distance of 188.85 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 57 degrees 26 minutes 05 seconds West, a distance of 323.66 feet to an iron rod found with an orange "RPLS 4069" plastic cap;

South 25 degrees 22 minutes 49 seconds West, a distance of 582.05 feet to an iron rod set;

and South 39 degrees 45 minutes 43 seconds West, a distance of 10.88 feet to an iron rod found with an orange "MOY SURVEY" plastic cap in the apparent east right-of-way line of F.M. Highway No. 3159, the west line of said 155.187 acre tract, for a corner of said 4.383 acre tract;

THENCE with the common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, generally with a wire fence the following courses and distances:

North 00 degrees 57 minutes 08 seconds West, a distance of 150.68 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 08 degrees 30 minutes 06 seconds East, a distance of 352.02 feet to a 7" wood fence post found;

North 01 degrees 43 minutes 59 seconds West, a distance of 165.00 feet to a 7" wood fence post found.

EXHIBIT A



and North 32 degrees 56 minutes 59 seconds West, a distance of 337.89 feet to a TxDOT concrete right-of-way marker found for a corner of the right-of-way of F.M. Highway No. 3159 and a corner of said 155.187 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract the following courses and distances:

North 20 degrees 42 minutes 18 seconds East, a distance of 805.78 feet to a TxDOT concrete right-of-way marker found;

and North 53 degrees 45 minutes 31 seconds East, a distance of 434.32 feet to a TxDOT concrete right-of-way marker found;

THENCE with the common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, generally with a wire fence the following courses and distances:

North 84 degrees 37 minutes 36 seconds East, a distance of 185.56 feet to a concrete marker found;

North 66 degrees 24 minutes 05 seconds East, a distance of 211.15 feet a calculated point, a 600 nail found bears North 57 degrees 14 minutes 48 seconds East, a distance of 4.06 feet;

and North 64 degrees 57 minutes 47 seconds East, a distance of 14.79 feet to a 3/8" iron rod found for the west corner of a called 6.47 acre tract of land recorded in Document No. 201806008815, Official Public Records, Comal County, Texas, the north corner of said 155.187 acre tract and herein described tract;

THENCE with the common line of said 6.47 acre tract, a called 80.59 acre tract of land recorded in Volume 132, Page 301, Deed Records, Comal County, Texas, generally with a wire fence the following courses and distances:

South 45 degrees 26 minutes 08 seconds East, a distance of 716.43 feet to an iron rod found with an orange "MDS SURVEY" plastic cap;

and South 46 degrees 35 minutes 20 seconds East, a distance of 350.78 feet to a 1/2" iron rod found for the south corner of said 6.47 acre tract, the west corner of Lot 36 L, Inland Estates Subdivision recorded in Volume 9, Page 71, Map & Plat Records, Comal County, Texas, a corner of a called 1153.575 acre tract of land recorded in Volume 276, Page 821, Deed Records, Comal County, Texas and a corner of said 80.59 acre tract;

EXHIBIT A



THENCE with the common line of said 1153.575 acre tract and 80.59 acre tract, generally with a wire fence the following courses and distances:

South 22 degrees 37 minutes 23 seconds East, a distance of 61.34 feet to a 1/2" iron rod found.

South 47 degrees 34 minutes 06 seconds East, a distance of 162.72 feet to a fenced 18" cedar tree found.

South 51 degrees 14 minutes 33 seconds East, a distance of 53.03 feet to a fenced 15" cedar tree found.

South 53 degrees 22 minutes 08 seconds East, a distance of 368.57 feet to a fenced 15" cedar tree found.

South 49 degrees 50 minutes 36 seconds East, a distance of 34.87 feet to a 1/2" iron rod found.

South 46 degrees 57 minutes 41 seconds East, a distance of 346.30 feet to a 3" cedar fence post found.

South 39 degrees 14 minutes 23 seconds East, a distance of 141.88 feet to an iron rod found with an orange "MOY SURVEY" plastic cap.

South 10 degrees 36 minutes 52 seconds East, a distance of 98.86 feet to an iron rod found with an orange "MOY SURVEY" plastic cap.

South 27 degrees 17 minutes 57 seconds East, a distance of 73.22 feet to a 1/2" iron rod found for a corner of said Lot 36 L, a corner of said 1153.575 acre tract, the north corner of Lot 38, Inland Estates Subdivision recorded in Volume 6, Page 105, Map & Plat Records, Comal County, Texas, the east corner of said 155.187 acre tract and herein described tract.

THENCE with the common line of said 155.187 acre tract and Lot 38, **South 43 degrees 48 minutes 20 seconds West, a distance of 511.96 feet to an iron rod set for the north corner of Lot 84, Waggener Ranch Unit Two recorded in Volume 15, Page 30, Map & Plat Records, Comal County, Texas.**

THENCE with the common line of said Waggener Ranch Unit Two and said 155.187 acre tract the following courses and distances:

South 43 degrees 50 minutes 23 seconds West, a distance of 524.28 feet to an iron rod set:

EXHIBIT A



South 44 degrees 11 minutes 59 seconds West, a distance of 275.89 feet to a 1/2" iron rod found.

South 44 degrees 11 minutes 08 seconds West, a distance of 317.88 feet to a 3/8" iron rod found.

South 44 degrees 11 minutes 25 seconds West, at 566.25 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total distance of 703.19 feet to an iron rod found with an orange "MOY SURVEY" plastic cap for the east corner of a called 0.477 acre tract of land recorded in Document No. 200406006810, Official Public Records, Comal County, Texas.

THENCE with the common line of said 0.477 acre tract and said 155.187 acre tract the following courses and distances:

North 46 degrees 08 minutes 19 seconds West, a distance of 126.82 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

South 43 degrees 51 minutes 41 seconds West, a distance of 163.06 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

and South 46 degrees 08 minutes 19 seconds East, a distance of 125.70 feet to an iron rod found with an orange "MOY SURVEY" plastic cap in the northeast line of Lot 81R, Waggener Ranch Unit Two recorded in Document No. 200806046117, Official Public Records, Comal County, Texas, for the south corner of said 0.477 acre tract.

THENCE with the common line of said Waggener Ranch Unit Two, Waggener Ranch Unit One recorded in Volume 14, Page 54, Map & Plat Records, Comal County, Texas and said 155.187 acre tract the following courses and distances:

South 44 degrees 19 minutes 42 seconds West, at 29.35 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total a distance of 676.78 feet to a MAG nail found in a tree stump with a "Pro-Tech Eng. 2219" tag.

South 44 degrees 21 minutes 00 seconds West, a distance of 684.49 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219";

South 44 degrees 14 minutes 43 seconds West, a distance of 100.87 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219";

EXHIBIT A

WCR

South 75 degrees 27 minutes 14 seconds West, at 18.45 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" and continuing a total distance of 95.26 feet to an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219".

South 56 degrees 23 minutes 04 seconds West, a distance of 82.34 feet to a MAG nail found in a tree stump with a "Pro-Tech Eng. 2219" tag.

and South 32 degrees 04 minutes 47 seconds West, at 189.68 feet an iron rod found with an aluminum cap stamped "PRO-TECH ENG. 2219" for the northwest corner of Lot 56R, Waggoner Ranch Unit One and containing a total distance of 215.00 feet to the **POINT OF BEGINNING** containing 153.724 acres of land.

Notes

1. Basis of Bearing: Texas State Plane Coordinate System, South Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. Iron rods set with a yellow "WCR" plastic cap.





M/J/2011
Christopher Jirica, RPLS 6344
(512)618-7672 rjb6344@gmail.com
Job No. 1163-17

Exhibit B
Exceptions to Conveyance and Warranty

- Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years, excluding any rollback taxes due to Grantor's use prior to the date of this conveyance.
- Mineral conveyance as shown in deed from Otto Startz to Otto Rohde and M. A. Waldschmidt, dated August 23, 1927, and recorded in Volume 54, page 191, Deed Records, Records of Comal County, Texas.
- Any and all rights, including but not limited to the rights of ingress and egress, associated with the location of lower antenna, 1-story concrete building, fences and utility lines shown adjacent to the boundaries of Surface Easement recorded in Volume 252, Page 888, Deed Records, Comal County, Texas.
- Roadway easement 30' wide for ingress and egress as granted in Warranty Deed dated April 24, 1979, recorded in Volume 280, Page 781, Deed Records, Comal County, Texas.
- Easement rights as granted to Guadalupe-Blanco River Authority by Warranty Deed dated February 13, 2004, recorded in Document No. 200406006810, Official Public Records, Comal County, Texas, and all the terms, provisions and conditions contained therein.
- Raw Water Pipeline Easement granted to Guadalupe-Blanco River Authority by instrument dated February 13, 2004, recorded in Document No. 200406006811, Official Public Records, Comal County, Texas, and all the terms, provisions and conditions contained therein.
- Electric Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded July 28, 2005 under Document No. 200506041570, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded June 30, 2009 under Document No. 200906022548, Official Public Records, Comal County, Texas.
- Pipeline Easement to SJWTX, Inc. a Texas corporation dba Canyon Lake Water Service Company by Valley View Ridge, Ltd. recorded August 14, 2009 under Document No. 200906029154, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded July 18, 2011 under Document No. 201106024528, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Canyon Lake Water Service Company recorded October 14, 2011 under Document No. 201106035667, Official Public Records, Comal County, Texas.
- Utility Easement by Valley View Ridge, Ltd., a Texas limited partnership to Pedernales Electric Cooperative, Inc. recorded November 8, 2011 under Document No. 201106038440, Official Public Records, Comal County, Texas.
- The following matters all as shown on Survey dated November 14, 2017, prepared by Christopher Jurica, Registered Professional Land Surveyor No. 6344
 - -discrepancies between property line and deeds of adjacent property
 - -fences meander
 - -overhead electric and telephone along west property line.
 - -overhead electric and guy pole servicing 4.383 acre tract crosses subject property
 - -portion of 30' wide road easement crosses Kelmar Enterprises, Inc. tract



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
11/17/2017 08:31:18 AM
CSC# 11 Page(s)
201706050648

 *Bobbie Koepf*

70333

FIELD NOTES
FOR

A 155.187 acre, or 6,950,895 square foot more or less, tract of land being comprised of 83.60 acres out of a called 83.60 acre tract conveyed to Ora Mae Pfeuffer in Volume 130, Pages 529-531 of the Deed Records of Comal County, Texas, and a called 80.59 acre tract conveyed to Ora Mae Pfeuffer in Volume 132, Pages 300-303 of the Deed Records of Comal County, Texas, and a unrecorded 1.421 acre tract, executed on March 14, 2005 in a General Warranty Deed being the same tract of land as described in Volume 280, Pages 781-785 of the Deed Records of Comal County, Texas, SAVE AND EXCEPT a 4.383 acre tract recorded in Document Number 200206023331 of the Official Records of Comal County, Texas, out of the Leona Irrigation & Agriculture Association Survey Number 823, Abstract 376, and the B.F. Smithson Survey No. 926, Abstract 849, Comal County, Texas. Said 153.766 acre tract being more fully described as follows with the basis of bearings being on the North American Datum of 1983, from State Plane Coordinates established for the Texas South Central Zone.

BEGINNING: At a found $\frac{1}{2}$ " iron rod on the northeast right-of-way line of Cranes Mill Road, a variable width right-of-way, the southwest corner of said 83.60 acre tract, a corner of a 836.323 acre tract recorded in Volume 318, Page 913-920 of the Deed Records of Comal County, Texas;

THENCE: Along and with the northeast right-of-way line of said Cranes Mill Road, the southwest line of said 83.60 acre tract, the following calls and distances:

N 01°13'50"E, a distance of 239.00 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 08°49'50"E, a distance of 43.00 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 12°57'50"E, a distance of 194.60 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 00°32'10"W, a distance of 297.80 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", and;

N 17°55'46"W, a distance of 155.31 feet to a Texas Department of Transportation concrete monument, the southwest end of the cutback from the southeast right-of-way line of F.M. 3159, a variable width right-of-way;

THENCE: N 01°25'50"E, along and with said cutback line a distance of 95.96 feet to a Texas Department of Transportation concrete monument, on the southeast right-of-way line of said F.M. 3159;

THENCE: Along and with the southeast right-of-way line of said F.M. 3159, the following calls and distances:

N 22°27'07"E, a distance of 1082.96 feet to a Texas Department of Transportation concrete monument;

N 12°30'02"E, a distance of 596.27 feet to a Texas Department of Transportation concrete monument;

PAPE-DAWSON ENGINEERS, INC.

555 East Marbury | San Antonio, Texas 78216 | Phone: 210-375-9000 | Fax: 210-375-9010 | info@pape-dawson.com

155.187 Acres
 Job No.: 9289-03
 Page 2 of 4

N 00°06'45"E, a distance of 86.64 feet to a found 5/8" iron rod;
 N 00°47'13"W, a distance of 151.40 feet to a fence post;
 N 07°29'54"E, a distance of 375.23 feet to a fence post;
 N 01°25'22"W, a distance of 139.12 feet to a fence post;
 N 32°41'45"W, a distance of 338.87 feet to a Texas Department of Transportation concrete monument;
 N 20°44'04"E, at a distance of 157.22 feet passing the north corner of the aforementioned 83.60 acre tract, the west corner of the aforementioned 80.59 acre tract and continuing for a total distance of 805.34 feet to a Texas Department of Transportation concrete monument;
 N 53°39'28"E, a distance of 424.49 feet to a Texas Department of Transportation concrete monument;
 N 84°45'03"E, a distance of 185.68 feet to a Texas Department of Transportation concrete monument;
 N 66°20'40"E, a distance of 211.36 feet to a Texas Department of Transportation concrete monument, and;
 N 64°54'22"E, a distance of 14.80 feet to a found 1/2" iron rod, the west corner of a 6.47 acre tract recorded in Volume 196, Page 537-542 of the Deed Records of Comal County, Texas, the north corner of said 80.59 acre tract;

THENCE: S 45°49'07"E, departing the southeast right-of-way line of said F.M. 3159, along and with the southwest line of said 6.47 acre tract, the northeast line of said 80.59 acre tract, a distance of 1067.65 feet to a found 1/2" iron rod, the southeast corner of said 6.47 acre tract, the west corner of Lot 33 of the Inland Estates Subdivision recorded in Volume 6, Page 105-106 of the Map and Plat Records of Comal County, Texas;

THENCE: Along and with the northeast line of said 80.59 acre tract, the southwest line of said Inland Estates Subdivision, the following calls and distances:

S 23°49'07"E, a distance of 62.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 48°56'07"E, a distance of 162.50 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 51°12'07"E, a distance of 53.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 54°46'07"E, a distance of 369.70 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";
 S 45°34'42"E, a distance of 379.44 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

155.187 Acres
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 Page 1 of 4

S 38°09'42"E, a distance of 142.50 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 10°57'42"E, a distance of 100.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", and;

S 26°55'42"E, a distance of 72.50 feet to a found 1/2" iron rod, the southwest corner of Lot 37 of said Inland Estates Subdivision, the east corner of said 80.59 acre tract;

THENCE: S 43°57'18"W, along and with the southeast line of said 80.59 acre tract, a northwest line of said Inland Estates Subdivision, at a distance of 1313.79 feet passing a southwest corner of said Inland Estates Subdivision, the north corner of the aforementioned 836.323 acre tract and continuing for a total of 1320.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the south corner of said 80.59 acre tract, the east corner of said 83.60 acre tract;

THENCE: Along and with the southeast line of said 83.60 acre tract, the northwest line of said 836.323 acre tract the following calls and distances:

S 43°57'18"W, a distance of 309.72 feet to a found 1/2" iron rod;

S 44°17'05"W, a distance of 703.46 feet to a set 1/2" iron rod;

N 45°42'55"W, a distance of 125.85 feet to a set 1/2" iron rod;

S 44°17'05"W, a distance of 165.00 feet to a set 1/2" iron rod;

S 45°42'55"E, a distance of 125.85 feet to a set 1/2" iron rod;

S 44°17'05"W, a distance of 1461.28 feet to a found 1/2" iron rod with a yellow cap marked "Protect 2219";

S 75°23'42"W, a distance of 95.63 feet to a found 1/2" iron rod;

S 57°19'13"W, a distance of 92.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", and;

S 51°41'32"W, a distance of 215.00 feet to the POINT OF BEGINNING, and containing 155.187 acres in Comal County, Texas.

SAVE AND EXCEPT

A 4.383 acre, or 190,915 square feet, more or less, tract of land being all of that 4.383 acre tract conveyed to Somers C. Pfeuffer in Document Number 200206023331 of the Official Records of Comal County, Texas, out of Leona Irrigation & Agriculture Association Survey Number 823, Abstract 376, Comal County, Texas, said 4.383 acre tract being more fully described as follows:

155.187 Acres
Job No.: 9289-03
Page 4 of 4

BEGINNING: At a found 5/8" iron rod on the southeast right-of-way line of F.M. 3159, a variable width right-of-way, the northwest corner of said 4.383 acre tract;

THENCE: N 40°50'19"E, departing the southeast right-of-way line of said F.M. 3159, a distance of 10.88 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 26°29'24"E, a distance of 581.92 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 58°32'12"E, a distance of 323.63 feet to a found 3/8" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 19°38'51"E, a distance of 188.79 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 08°15'40"W, a distance of 151.54 feet to a found 3/8" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 51°28'55"W, a distance of 176.77 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 38°14'01"W, a distance of 241.34 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 75°23'12"W, a distance of 283.65 feet to a found 3/8" iron rod with a yellow cap marked "Pape-Dawson";


THENCE: S 21°29'24"W, a distance of 61.14 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the southeast right-of-way line of said F.M. 3159;

THENCE: N 00°06'45"E, along and with the southeast right-of-way line of said F.M. 3159, a distance of 57.90 feet to the POINT OF BEGINNING, and containing 4.383 acres in Comal County, Texas. Said tracts being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: PAPE DAWSON ENGINEERS INC.
DATE: November 18, 2003
REVISED: March 29, 2005
JOB No.: 9289-03
FILE: N:\SURVEY\033-9200\9289-03\9289-03.DOC



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9 Pages
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Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$26.00

 Joy Streater

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General Warranty Deed

Date: November 16 2017

Grantor: Valley View Ridge, Ltd.

Grantor's Mailing Address: 8023 Vantage Dr., Suite 1200, San Antonio, TX 78230

Grantee: XJA Real Estate, LLC, a Texas limited liability company

Grantee's Mailing Address: 7155 FM 2722, New Braunfels, TX 78132

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): A tract of land being 153.724 acres out of the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376 and the B. F. Smithson Survey No. 926, Abstract No. 849 and being the remaining portion of a called 155.187 acre tract of land recorded in Document No. 200506016288, Official Public Records, Comal County, Texas and being described by metes and bounds in Exhibit "A" attached.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: As shown on Exhibit B attached hereto to the extent such items are valid.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

VALLEY VIEW RIDGE, LTD.,
a Texas limited partnership

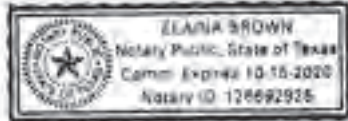
By: VALLEY VIEW RIDGE GP, LLC,
its general partner

By: Todd A. Gold
Todd A. Gold, Manager and President

STATE OF TEXAS)

COUNTY OF Bexar)

This instrument was acknowledged before me on November 16th 2017, by Todd A. Gold, in the capacity stated herein.



Elana Brown
Notary Public, State of Texas
My commission expires: 10-15-2020

PREPARED IN THE OFFICE OF:

DWAIN W BLASCHKE
P.O. Box 1744
Canyon Lake, TX 78133
Tel: (830) 964-4442
Fax: (830) 964-4428

EXHIBIT A



LAND SURVEYING
P.O. Box 481707 Man St. Blanco, TX 78606
(512)618-7072 rpb2144@gmail.com
www.wcrsurvey.com

**FIELD NOTE DESCRIPTION OF A
153.724 ACRE TRACT OF LAND**

Being a 153.724 acre tract of land situated in the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376 and D.E. Smithson Survey No. 926, Abstract No. 849, Comal County, Texas and being the remaining portion of a called 155.187 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas, said 153.724 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east right-of-way line of Cranex Mill Road, for the south corner of the above referenced 155.187 acre tract and herein described tract;

THENCE with the common line of the right-of-way of Cranex Mill Road and said 155.187 acre tract the following courses and distances:

North 01 degrees 24 minutes 13 seconds East, a distance of 238.98 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 08 degrees 40 minutes 57 seconds East, a distance of 43.91 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 13 degrees 12 minutes 50 seconds East, a distance of 194.64 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 02 degrees 39 minutes 52 seconds West, a distance of 298.44 feet to an iron rod set,

and North 18 degrees 03 minutes 28 seconds West, a distance of 155.65 feet to a TxDOT concrete right-of-way marker found for a cutback corner of F.M Highway No. 3159, the south corner of a called 4047 square feet tract of land recorded in Document No. 200506027731, Official Public Records, Comal County, Texas and a corner of said 155.187 acre tract;

THENCE with the common line of said 4047 square feet tract the following courses and distances:

North 65 degrees 54 minutes 08 seconds East, a distance of 93.07 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

EXHIBIT A

WCR

and North 54 degrees 47 minutes 46 seconds West, a distance of 101.23 feet to a TxDOT concrete right-of-way marker found in the east right-of-way line of F.M. Highway No. 3159, for the north corner of said 4047 square foot tract and a corner of said 155.187 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, North 22 degrees 28 minutes 00 seconds East, a distance of 445.95 feet to an iron rod found with an orange "MOY SURVEY" plastic cap for the west corner of a called 1.147 acre tract of land recorded in Document No. 200506027731, Official Public Records, Comal County, Texas.

THENCE with the common line of said 1.147 acre tract the following courses and distances:

South 67 degrees 33 minutes 54 seconds East, a distance of 185.04 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

North 22 degrees 25 minutes 26 seconds East, a distance of 270.20 feet to an iron rod found with an orange "MOY SURVEY" plastic cap;

and North 67 degrees 37 minutes 39 seconds West, a distance of 164.12 feet to an iron rod found with an orange "MOY SURVEY" plastic cap and continuing a total distance of 184.84 feet to a point on the southeast right-of-way line of F.M. Highway No. 3159, the northwest line of said 155.187 acre tract, for the north corner of said 1.147 acre tract;

THENCE with the common line of the right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract the following courses and distances:

North 22 degrees 28 minutes 00 seconds East, a distance of 366.62 feet to a TxDOT concrete right-of-way marker found;

and North 12 degrees 37 minutes 11 seconds East, a distance of 595.79 feet to a TxDOT concrete right-of-way marker found;

THENCE with common line of the apparent right-of-way of F.M. Highway No. 3159 and said 155.187 acre tract, North 00 degrees 57 minutes 08 seconds West, a distance of 29.16 feet to an iron rod set for the south corner of a called 4.383 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas.

THENCE with the common line of said 4.383 acre tract the following courses and distances:

University Title

6F: 2202243EL

Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 30, 2022

Grantor: KJA REAL ESTATE, LLC, a Texas limited liability company

Grantor's Mailing Address: 7155 FM 2722, New Braunfels, Comal County, Texas 78132

Grantor: Mark T. Mello and Janet Y. Mello

Grantee's Mailing Address: 4051 Fossil Forest, San Antonio, Bexar County, Texas 78132

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): Tract 1: Being a 4.383 acre tract of land situated in the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376, Comal County, Texas and being all of a called 4.383 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas, said 4.383 acre tract being more particularly described by notes and bounds in Exhibit "A", attached hereto and made a part hereof.

Tract 2: Being a 153.724 acre tract of land situated in the Leona Irrigation & Agriculture Association Survey No. 823, Abstract No. 376 and B.F. Smilison Survey No. 926, Abstract No. 849, Comal County, Texas and being the remaining portion of a called 155.187 acre tract of land recorded in Document No. 200506016286, Official Public Records, Comal County, Texas, said 153.724 acre tract being more particularly described by notes and bounds in Exhibit "A", attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

XJA REAL ESTATE, LLC,
a Texas limited liability company

By: 
John A. Aramendia, Manager

By: 
Anne L. Aramendia, Manager

STATE OF TEXAS
COUNTY OF Bexar

This instrument was acknowledged before me on this 30 day of November 2022, by John A. Aramendia and Anne L. Aramendia, Managers of XJA REAL ESTATE, LLC, a Texas limited liability company, on behalf of said limited liability company.




Judy Ann Jauregui
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Mark T. Meils and Janet V. Meils
4051 Fossil Forest
San Antonio, Texas 78132

EXHIBIT "A"

TRACT 1:

BEING A 4.283 ACRE TRACT OF LAND SITUATED IN THE LEONA IRRIGATION & AGRICULTURE ASSOCIATION SURVEY NO. 823, ABSTRACT NO. 376, COMAL COUNTY, TEXAS AND BEING ALL OF A CALLED 4.283 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2805660628, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID 4.283 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A YELLOW "WCR" PLASTIC CAP IN THE APPARENT EAST RIGHT-OF-WAY OF E.M. HIGHWAY NO. 3159, FOR A CORNER OF THAT CERTAIN 153.724 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 281786680648, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, THE SOUTHERNMOST CORNER OF THE ABOVE REFERENCED 4.283 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF THE APPARENT RIGHT-OF-WAY OF E.M. HIGHWAY NO. 3159 AND SAID 4.283 ACRE TRACT, NORTH 89 DEGREES 37 MINUTES 68 SECONDS WEST, A DISTANCE OF 57.59 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP FOR A CORNER OF SAID 153.724 ACRE TRACT, A CORNER OF SAID 4.283 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 153.724 ACRE TRACT AND SAID 4.283 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 39 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 16.40 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW "WCR" PLASTIC CAP;

NORTH 25 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 582.05 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

NORTH 37 DEGREES 26 MINUTES 85 SECONDS EAST, A DISTANCE OF 323.66 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

SOUTH 28 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 189.83 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

SOUTH 87 DEGREES 13 MINUTES 17 SECONDS WEST, A DISTANCE OF 151.39 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

SOUTH 58 DEGREES 18 MINUTES 34 SECONDS WEST, A DISTANCE OF 176.72 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

SOUTH 37 DEGREES 07 MINUTES 33 SECONDS WEST, A DISTANCE OF 241.33 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4869" PLASTIC CAP;

SOUTH 74 DEGREES 16 MINUTES 24 SECONDS WEST, A DISTANCE OF 30.89 FEET TO A CALCULATED POINT (COULD NOT SET);

AND SOUTH 28 DEGREES 22 MINUTES 36 SECONDS WEST, A DISTANCE OF 413.7 FEET TO THE POINT OF BEGINNING CONTAINING 4.283 ACRES OF LAND;

TRACT 2:

BEING A 153.724 ACRE TRACT OF LAND SITUATED IN THE LEONA IRRIGATION & AGRICULTURE ASSOCIATION SURVEY NO. 823, ABSTRACT NO. 376 AND B.E. SMITHSON SURVEY NO. 926, ABSTRACT NO. 849, COMAL COUNTY, TEXAS AND BEING THE REMAINING PORTION OF A CALLED 155.187 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2805660628, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, SAID

155.724 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF CRANES MILL ROAD, FOR THE SOUTH CORNER OF THE ABOVE REFERENCED 155.187 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF THE RIGHT-OF-WAY OF CRANES MILL ROAD AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 24 MINUTES 13 SECONDS EAST, A DISTANCE OF 118.89 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

NORTH 08 DEGREES 46 MINUTES 37 SECONDS EAST, A DISTANCE OF 42.91 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

NORTH 13 DEGREES 11 MINUTES 29 SECONDS EAST, A DISTANCE OF 194.64 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

NORTH 04 DEGREES 29 MINUTES 52 SECONDS WEST, A DISTANCE OF 295.44 FEET TO AN IRON ROD SET;

AND NORTH 18 DEGREES 03 MINUTES 28 SECONDS WEST, A DISTANCE OF 155.48 FEET TO A TXDOT CONCRETE RIGHT-OF-WAY MARKER FOUND FOR A CUTBACK CORNER OF FM HIGHWAY NO. 3159, THE SOUTH CORNER OF A CALLED 4947 SQUARE FEET TRACT OF LAND RECORDED IN DOCUMENT NO. 24856627731, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND A CORNER OF SAID 155.187 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 4947 SQUARE FEET TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 65 DEGREES 54 MINUTES 48 SECONDS EAST, A DISTANCE OF 93.07 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

AND NORTH 54 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 141.23 FEET TO A TXDOT CONCRETE RIGHT-OF-WAY MARKER FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 3159, FOR THE NORTH CORNER OF SAID 4947 SQUARE FEET TRACT AND A CORNER OF SAID 155.187 ACRE TRACT;

THENCE WITH THE COMMON LINE OF THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT, NORTH 22 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 445.95 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP FOR THE WEST CORNER OF A CALLED 1.147 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 24856627731, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 1.147 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 67 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 185.44 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

NORTH 22 DEGREES 25 MINUTES 26 SECONDS EAST, A DISTANCE OF 278.20 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

AND NORTH 67 DEGREES 37 MINUTES 51 SECONDS WEST, AT 164.12 FEET AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP AND CONTINUING A TOTAL DISTANCE OF 184.84 FEET TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 3159, THE NORTHWEST LINE OF SAID 155.187 ACRE TRACT, FOR THE NORTH CORNER OF SAID 1.147 ACRE TRACT;

THENCE WITH THE COMMON LINE OF THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 22 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 366.62 FEET TO A TXDOT CONCRETE RIGHT-OF-WAY MARKER FOUND;

AND NORTH 12 DEGREES 37 MINUTES 11 SECONDS EAST, A DISTANCE OF 595.79 FEET TO A TYPICAL CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE WITH COMMON LINE OF THE APPARENT RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT, NORTH 86 DEGREES 57 MINUTES 08 SECONDS WEST, A DISTANCE OF 29.16 FEET TO AN IRON ROD SET FOR THE SOUTH CORNER OF A CALLED 4.383 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 24694616298, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 4.383 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 20 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 61.17 FEET TO A CALCULATED POINT (COULD NOT SET);

NORTH 74 DEGREES 16 MINUTES 24 SECONDS EAST, A DISTANCE OF 243.86 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

NORTH 27 DEGREES 07 MINUTES 33 SECONDS EAST, A DISTANCE OF 241.33 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

NORTH 38 DEGREES 18 MINUTES 34 SECONDS EAST, A DISTANCE OF 176.72 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

NORTH 07 DEGREES 43 MINUTES 19 SECONDS EAST, A DISTANCE OF 151.29 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

NORTH 20 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 168.65 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

SOUTH 57 DEGREES 26 MINUTES 05 SECONDS WEST, A DISTANCE OF 323.66 FEET TO AN IRON ROD FOUND WITH AN ORANGE "RPLS 4669" PLASTIC CAP;

SOUTH 25 DEGREES 22 MINUTES 49 SECONDS WEST, A DISTANCE OF 582.89 FEET TO AN IRON ROD SET;

AND SOUTH 39 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 10.88 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP IN THE APPARENT EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 3159, THE WEST LINE OF SAID 155.187 ACRE TRACT, FOR A CORNER OF SAID 4.383 ACRE TRACT;

THENCE WITH THE COMMON LINE OF THE APPARENT RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT, GENERALLY WITH A WIRE FENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 86 DEGREES 57 MINUTES 08 SECONDS WEST, A DISTANCE OF 158.68 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

NORTH 88 DEGREES 38 MINUTES 06 SECONDS EAST, A DISTANCE OF 352.02 FEET TO A 7" WOOD FENCE POST FOUND;

SOUTH 04 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 165.08 FEET TO A 7" WOOD FENCE POST FOUND;

AND NORTH 32 DEGREES 54 MINUTES 59 SECONDS WEST, A DISTANCE OF 337.89 FEET TO A TYPICAL CONCRETE RIGHT-OF-WAY MARKER FOUND FOR A CORNER OF THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND A CORNER OF SAID 155.187 ACRE TRACT;

THENCE WITH THE COMMON LINE OF THE RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 26 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 894.78 FEET TO A TYPICAL CONCRETE

RIGHT-OF-WAY MARKER FOUND;

AND NORTH 52 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 434.31 FEET TO A TxDOT CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE WITH THE COMMON LINE OF THE APPARENT RIGHT-OF-WAY OF F.M. HIGHWAY NO. 3159 AND SAID 155.187 ACRE TRACT, GENERALLY WITH A WIRE FENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 84 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 185.56 FEET TO A CONCRETE MARKER FOUND;

NORTH 48 DEGREES 34 MINUTES 05 SECONDS EAST, A DISTANCE OF 211.15 FEET A CALCULATED POINT, A OLD NAIL FOUND BEARS NORTH 57 DEGREES 14 MINUTES 48 SECONDS EAST, A DISTANCE OF 488 FEET;

AND NORTH 64 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 14.79 FEET TO A 3/8" IRON ROD FOUND FOR THE WEST CORNER OF A CALLED 6.47 ACRE TRACT OF LAND RECORDED IN DOCUMENT 700, 2016088815, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, THE NORTH CORNER OF SAID 155.187 ACRE TRACT AND HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE OF SAID 6.47 ACRE TRACT, A CALLED 98.59 ACRE TRACT OF LAND RECORDED IN VOLUME 132, PAGE 261, DEED RECORDS, COMAL COUNTY, TEXAS, GENERALLY WITH A WIRE FENCE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 716.40 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOB SURVEY" PLASTIC CAP;

AND SOUTH 44 DEGREES 35 MINUTES 30 SECONDS EAST, A DISTANCE OF 358.78 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 6.47 ACRE TRACT, THE WEST CORNER OF LOT 26 L, INLAND ESTATES SUBDIVISION RECORDED IN VOLUME 3, PAGE 71, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS, A CORNER OF A CALLED 1153.575 ACRE TRACT OF LAND RECORDED IN VOLUME 176, PAGE 821, DEED RECORDS, COMAL COUNTY, TEXAS AND A CORNER OF SAID 98.59 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 1153.575 ACRE TRACT AND 98.59 ACRE TRACT, GENERALLY WITH A WIRE FENCE THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22 DEGREES 37 MINUTES 23 SECONDS EAST, A DISTANCE OF 61.34 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 47 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 162.72 FEET TO A FENCED 14" CEDAR TREE FOUND;

SOUTH 51 DEGREES 14 MINUTES 33 SECONDS EAST, A DISTANCE OF 55.85 FEET TO A FENCED 15" CEDAR TREE FOUND;

SOUTH 53 DEGREES 21 MINUTES 48 SECONDS EAST, A DISTANCE OF 365.57 FEET TO A FENCED 15" CEDAR TREE FOUND;

SOUTH 49 DEGREES 50 MINUTES 36 SECONDS EAST, A DISTANCE OF 34.87 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 46 DEGREES 57 MINUTES 41 SECONDS EAST, A DISTANCE OF 346.38 FEET TO A 3" CEDAR FENCE POST FOUND;

SOUTH 39 DEGREES 14 MINUTES 23 SECONDS EAST, A DISTANCE OF 141.89 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOB SURVEY" PLASTIC CAP;

SOUTH 10 DEGREES 34 MINUTES 52 SECONDS EAST, A DISTANCE OF 8.86 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOB SURVEY" PLASTIC CAP;

SOUTH 27 DEGREES 17 MINUTES 37 SECONDS EAST, A DISTANCE OF 73.22 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF SAID LOT 26 L, A CORNER OF SAID 1153.575 ACRE TRACT, THE NORTH CORNER OF LOT

8, INLAND ESTATES SUBDIVISION RECORDED IN VOLUME 6, PAGE 105, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS; THE EAST CORNER OF SAID 155.187 ACRE TRACT AND HEREIN DESCRIBED TRACT)

THENCE WITH THE COMMON LINE OF SAID 155.187 ACRE TRACT AND LOT 78, SOUTH 45 DEGREES 48 MINUTES 20 SECONDS WEST, A DISTANCE OF 511.36 FEET TO AN IRON ROD SET FOR THE NORTH CORNER OF LOT 84, WAGGENER RANCH UNIT TWO RECORDED IN VOLUME 15, PAGE 36, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID WAGGENER RANCH UNIT TWO AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 50 MINUTES 33 SECONDS WEST, A DISTANCE OF 524.28 FEET TO AN IRON ROD SET;

SOUTH 44 DEGREES 11 MINUTES 59 SECONDS WEST, A DISTANCE OF 175.89 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 44 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 317.84 FEET TO A 3/8" IRON ROD FOUND;

SOUTH 44 DEGREES 11 MINUTES 25 SECONDS WEST, AT 566.25 FEET AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH 2219" AND CONTINUING A TOTAL DISTANCE OF 703.19 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP FOR THE EAST CORNER OF A CALLED 8.477 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20040606010, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 8.477 ACRE TRACT AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 126.81 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

SOUTH 43 DEGREES 57 MINUTES 41 SECONDS WEST, A DISTANCE OF 165.86 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP;

AND SOUTH 46 DEGREES 08 MINUTES 19 SECONDS EAST, A DISTANCE OF 125.79 FEET TO AN IRON ROD FOUND WITH AN ORANGE "MOY SURVEY" PLASTIC CAP IN THE NORTHEAST LINE OF LOT 81 B, WAGGENER RANCH UNIT TWO RECORDED IN DOCUMENT NO. 20060604017, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, FOR THE SOUTH CORNER OF SAID 8.477 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID WAGGENER RANCH UNIT TWO, WAGGENER RANCH UNIT ONE RECORDED IN VOLUME 14, PAGE 56, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS AND SAID 155.187 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 18 MINUTES 42 SECONDS WEST, AT 29.25 FEET AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH 2219" AND CONTINUING A TOTAL A DISTANCE OF 676.78 FEET TO A MAG NAIL FOUND IN A TREE STUMP WITH A "PRO-TECH ENG. 2219" TAG;

SOUTH 44 DEGREES 21 MINUTES 08 SECONDS WEST, A DISTANCE OF 666.09 FEET TO AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH ENG. 2219";

SOUTH 44 DEGREES 14 MINUTES 43 SECONDS WEST, A DISTANCE OF 106.87 FEET TO AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH ENG. 2219";

SOUTH 75 DEGREES 27 MINUTES 14 SECONDS WEST, AT 18.45 FEET AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH 2219" AND CONTINUING A TOTAL DISTANCE OF 95.36 FEET TO AN IRON ROD FOUND WITH AN ALUMINUM CAP STAMPED "PRO-TECH 2219";

SOUTH 36 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 92.34 FEET TO A MAG NAIL FOUND IN A TREE STUMP WITH A "PRO-TECH ENG. 2219" TAG;

AND SOUTH 52 DEGREES 04 MINUTES 07 SECONDS WEST, AT 189.48 FEET AN IRON ROD FOUND WITH AN

ALUMINUM CAP STAMPED (PRO-TECH ENG. 2219) FOR THE NORTHWEST CORNER OF LOT 588, WAGGENER RANCH UNIT ONE AND CONTINUING A TOTAL DISTANCE OF 21,500 FEET TO THE POINT OF BEGINNING CONTAINING 153.724 ACRES OF LAND.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but it made only for informational and/or identification purposes and does not override Item 1 of Schedule B hereof.

Filed and Recorded
Official Public Records
Bobbie Koeppe, County Clerk
Comal County, Texas
12/01/2022 11:14:53 AM
TERRI 8 Pages(s)
202206050267



Bobbie Koeppe

TRACT DATA SHEETS
AND
AD VALOREM TAX FILES

Parcels: MELLO MARK T & JANET Y

[View More Property Information](#)

Property Information

Property ID: 105780

Legal Acreage: 4.38

GEO ID: 740376000602

Legal Description: A-376 SUR-823 LEONA I & A ASSOC, ACRES 4.383

Tract or Lot:

Abstract Subdivision Code: A0376

Block:

Neighborhood Code: RURAL3

School District: SCIS

City Limits:

Property Location

Situs Number: 39850

Situs Street Prefix:

Situs Street Name: FM 3159

Situs Street Suffix:

Situs City: CANYON LAKE

Situs State: TX

Situs Zip: 78133

Owner Information

Owner Name: MELLO MARK T & JANET Y

Mailing Address: 4051 FOSIL FOREST

Mailing Address City: SAN ANTONIO

Mailing Address State: TX

Mailing Address Zip: 78213

Deed Information

Deed Sequence: 0

Deed Date: 11/30/2022

Deed Volume: 202206050267

Deed Page:

Deed Number: 202206050267

Parcels: MELLO MARK T & JANET Y

[View More Property Information](#)

Property Information

Property ID: 77543

Legal Acreage: 153.72

GEO ID: 740376000400

Legal Description: A-376 SUR-823 LEONA I & A ASSOC, ACRES 153.724, A-849 SUR-926 B F SMITHSON

Tract or Lot:

Abstract Subdivision Code: A0376

Block:

Neighborhood Code: RURAL3

School District: SCIS

City Limits:

Property Location

Situs Number: 40454

Situs Street Prefix:

Situs Street Name: FM 3159

Situs Street Suffix:

Situs City: NEW BRAUNFELS

Situs State: TX

Situs Zip: 78132

Owner Information

Owner Name: MELLO MARK T & JANET Y

Mailing Address: 4051 FOSIL FOREST

Mailing Address City: SAN ANTONIO

Mailing Address State: TX

Mailing Address Zip: 78213

Deed Information

Deed Sequence: 0

Deed Date: 11/30/2022

Deed Volume: 202206050267

Deed Page:

Deed Number: 202206050267

Parcels: WETZ WILLIAM N

[View More Property Information](#)

Property Information

Property ID: 130507

Legal Acreage:

GEO ID: 740376000501

Legal Description: A-376 SUR-823 LEONA I & A ASSOC

Tract or Lot:

Abstract Subdivision Code: A0376

Block:

Neighborhood Code: RURAL3

School District: SCIS

City Limits:

Property Location

Situs Number:

Situs Street Prefix:

Situs Street Name: FM 3159

Situs Street Suffix:

Situs City: CANYON LAKE

Situs State: TX

Situs Zip: 78133

Owner Information

Owner Name: WETZ WILLIAM N

Mailing Address: 20286 FM 2252

Mailing Address City: SAN ANTONIO

Mailing Address State: TX

Mailing Address Zip: 78266

Deed Information

Deed Sequence: 0

Deed Date: 08/10/2022

Deed Volume: 202206036326

Deed Page:

Deed Number: 202206036326

Tax Property 360 Property View

39850 Fm 3159, Canyon Lake, TX 78133-4946 Comal County

Tax

Owner Information

Owner Name:	Mello Mark T	Owner Name 2:	Mello Janet Y
Owner Occupied:	No	Carrier Route:	R235
Tax Billing Address:	4051 Fossil Frst	Tax Billing City & State:	San Antonio Tx
Tax Billing Zip:	78261	Tax Billing Zip+4:	2633

Location Information

Subdivision:	Leona Irrigation & Agriculture	School District Name:	Comal ISD
Township:	Canyon Lake	MLS Area:	CM
Market Area:	CM	MLS Sub Area:	1
Census Tract:	310901	Neighborhood Description:	RURAL AC. AREA 3-RURAL3
Map Facet:	386-F2		

Estimated Value

RealAVM:	\$705,000	Estimated Value Range High:	\$759,800
Estimated Value Range Low:	\$650,100	Value As Of:	10/21/2024
Confidence Score:	89	Forecast Standard Deviation:	8

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Parcel ID:	105780	Parcel ID:	00000105780
% Improved:	33%	Tax Area:	046
Legal Description:	A-376 SUR-823 LEONA I & A ASSOC, ACRES 4.383		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$596,360	\$600,660	\$386,060
Assessed Value - Land	\$400,620	\$400,620	\$227,610
Assessed Value - Improved	\$195,740	\$200,040	\$158,450
YOY Assessed Change (\$)	-\$4,300	\$214,600	
YOY Assessed Change (%)	-1%	56%	
Market Value - Total	\$596,360	\$600,660	\$386,060
Market Value - Land	\$400,620	\$400,620	\$227,610
Market Value - Improved	\$195,740	\$200,040	\$158,450
Tax Year	2024	2023	2022
Total Tax	\$8,893	\$8,958	\$6,499
Change (\$)	-\$64	\$2,458	
Change (%)	-.72%	37.83%	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Comal County	\$1,348.97	Estimated	.2262
Lateral Road	\$295.29	Estimated	.04952
Comal ISD	\$6,495.55	Estimated	1.0892
Emergency Services District #2	\$352.85	Estimated	.05917
Emergency Services District #3	\$400.77	Estimated	.0672

Characteristics

Land Use - CoreLogic:	Sfr	Land Use - State:	Sgl-Fam-Res-Home
Lot Acres:	4.3830	Lot Sq Ft:	190,923
# of Buildings:	1	Building Type:	Residential
Building Sq Ft:	1,650	Gross Sq Ft:	1,650
Ground Floor Sq Ft:	1,650	Stories:	1.0
Total Baths:	2	Full Baths:	2
Cooling Type:	Central	Heat Type:	Central
Patio Type:	Wood Deck	Patio/Deck 1 Area:	1,265
Parking Type:	Carport	Garage Type:	Carport
Garage Capacity:	0	Carport Sq Ft:	390
Roof Material:	Metal	Interior Wall:	DRYWALL
Foundation:	Slab	Exterior:	Wood
Year Built:	2006		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Residential Structure	S	1,650			2006
Wood Deck	S	1,265			2006
Carport	S	390			2006
Detached Carport	S	725			2006
Water Well	U	1			2006
Septic System	U	1			2006

History

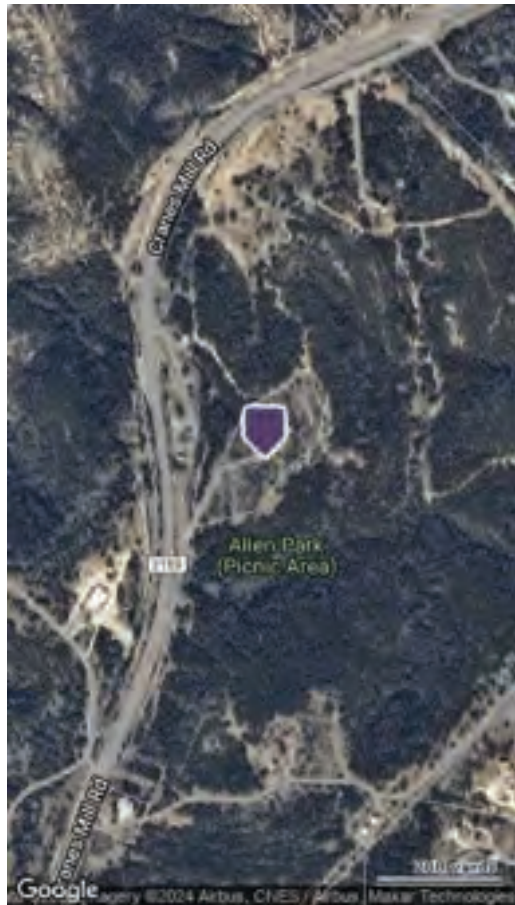
Deed History from Public Records

Rec. Date	Deed Date	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
01/23/18	01/22/18		Xja Real Estate Llc		Pfeuffer Somers C & Alesia	6002852	Warranty Deed
07/15/02			Pfeuffer Somers C		Owner Record	6023331	Deed (Reg)

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type Code	Borrower Name	Borrower Name 2	Term	Int Rate	Title Company
11/30/2011	\$20,000	Security Svc Fcu	YEARS			5		

Parcel Map



Flood Map

Flood Zone Code: **X**
 Flood Zone Date: **09/02/2009**
 Flood Zone Panel: **48091C0235F**

Special Flood Hazard Area (SFHA):
 Within 250 Feet of Multiple Flood Zone:
 Flood Community Name:

Out
No
COMAL COUNTY

Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Tax Property 360 Property View

40454 Fm-3159, Canyon Lake, TX 78133 Comal County

Tax

Owner Information

Owner Name:	Mello Mark T	Owner Name 2:	Mello Janet Y
Owner Occupied:	No	Carrier Route:	R235
Tax Billing Address:	4051 Fossil Frst	Tax Billing City & State:	San Antonio Tx
Tax Billing Zip:	78261	Tax Billing Zip+4:	2633

Location Information

School District Name:	Comal ISD	Township:	New Braunfels
MLS Area:	CM	Market Area:	CM
MLS Sub Area:	1	Census Tract:	310901
Neighborhood Description:	RURAL AC. AREA 3-RURAL3	Map Facet:	387-A2

Tax Information

Parcel ID:	77543	Parcel ID:	00000077543
% Improved:	3%	Tax Area:	046
Legal Description:	A-376 SUR-823 LEONA I & A ASSOC, ACRES 153.724, A-849 SUR-926 B F SMITHSON A-849 SUR-926 B F SMITHSON		

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$3,459,600	\$151,780	\$118,240
Assessed Value - Land	\$3,341,090		
Assessed Value - Improved	\$118,510		
YOY Assessed Change (\$)	\$3,307,820	\$33,540	
YOY Assessed Change (%)	2179%	28%	
Market Value - Total	\$3,459,600	\$2,627,710	\$1,901,630
Market Value - Land	\$3,341,090	\$2,505,820	\$1,807,980
Market Value - Improved	\$118,510	\$121,890	\$93,650
Tax Year	2024	2023	2022
Total Tax	\$51,607	\$51,593	\$2,555
Change (\$)	\$14	\$49,037	
Change (%)	.03%	1919.17%	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Comal County	\$7,827.76	Estimated	.2262
Lateral Road	\$1,713.49	Estimated	.04952
Comal ISD	\$37,692.31	Estimated	1.0892
Emergency Services District #2	\$2,047.50	Estimated	.05917
Emergency Services District #3	\$2,325.59	Estimated	.0672

Characteristics

Land Use - CoreLogic:	Farms	Land Use - State:	Farm-Rnch-Res Imp On Rur Land
Lot Acres:	153.7240	Lot Sq Ft:	6,696,217
# of Buildings:	1	Building Type:	Residential
Building Sq Ft:	1,200	Gross Sq Ft:	1,200
Ground Floor Sq Ft:	1,200	Stories:	1.5
Total Baths:	1	Full Baths:	1
Porch:	Covered Porch	Porch Sq Ft:	120
Patio Type:	Wood Deck	Patio/Deck 1 Area:	416
Parking Type:	Detached Garage	Garage Type:	Detached Garage
Garage Capacity:	0	Garage Sq Ft:	336
Roof Material:	Composition Shingle	Floor Covering Material:	CARPET
Foundation:	Block	Exterior:	Wood
Year Built:	1976		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
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Residential 1 1/2 Story 2nd Floor	S	1,200	1976
Wood Deck	S	416	
Covered Porch (Attached)	S	120	
Water Well	U	2	
Septic System	U	1	
Detached Garage Finished	S	336	1976

History

Deed History from Public Records

Rec. Date	Deed Date	From	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
05/03/05	05/02/05		Valley View Ridge Ltd		Pfeuffer Ora M	6016286	Warranty Deed
02/25/04	02/13/04		Guadalupe-Blanco Riv Authority		Pfeuffer Ora M S	6006810	Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type Code	Borrower Name	Borrower Name 2	Term	Int Rate	Title Company
07/27/2012	\$27,348	Tax Ease Fndcs Lp	YEARS			10		
05/03/2005	\$1,117,68							
11/12/2003	\$88,500	Security Svc Fcu	YEARS			20		New Braunfels Title

Parcel Map



Flood Map

Flood Zone Code: **X**
Flood Zone Date: **09/02/2009**
Flood Zone Panel: **48091C0235F**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**

Special Flood Hazard Area (SFHA):
Within 250 Feet of Multiple Flood Zone:
Flood Community Name:

Out
No
COMAL COUNTY



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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Property Details

Account		
Property ID:	105780	Geographic ID: 740376000602
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	39850 FM 3159 CANYON LAKE, TX 78133	
Map ID:	4G-A376-TR 5-2	Mapsco:
Legal Description:	A-376 SUR-823 LEONA I & A ASSOC, ACRES 4.383	
Abstract/Subdivision:	A0376	
Neighborhood:	(RURAL3) Rural Ac. Area 3	
Owner		
Owner ID:	1083726	
Name:	MELLO MARK T & JANET Y	
Agent:	176864	
Mailing Address:	4051 FOSIL FOREST SAN ANTONIO, TX 78213	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ⓘ	N/A (-)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: MELLO MARK T & JANET Y **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$590,730	\$590,730
046LR	COMAL COUNTY LATERAL ROAD	\$590,730	\$590,730
SCIS	COMAL ISD	\$590,730	\$590,730
ES2	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$590,730	\$590,730
CAD	CAD	\$590,730	\$590,730
ZZZ	Credit	\$590,730	\$590,730
ES3	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$590,730	\$590,730

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
RES	Residential 1 Story	LOW	2006	1650
WD		*	2006	1265
CP		*	2006	390
DCP		POOR	2006	725
WEL1		*	2006	1
SEP1		*	2006	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR.AC	Rural Acres	4.38	190,923.48	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$195,740	\$400,620	\$0	\$0	\$596,360
2023	\$200,040	\$400,620	\$0	\$0	\$600,660
2022	\$158,450	\$227,610	\$0	\$0	\$386,060
2021	\$123,710	\$188,190	\$0	\$0	\$311,900
2020	\$113,590	\$188,190	\$0	\$0	\$301,780
2019	\$133,270	\$170,310	\$0	\$0	\$303,580
2018	\$128,920	\$65,410	\$0	\$0	\$194,330
2017	\$129,030	\$65,410	\$0	\$0	\$194,440
2016	\$129,100	\$65,410	\$0	\$0	\$194,510

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/15/2002	WD	WARRANTY DEED			200206023331		200206023331
1/22/2018	WD	WARRANTY DEED	PFEUFFER SOMERS C	XJA REAL ESTATE LLC	201806002852		201806002852
11/30/2022	WD	WARRANTY DEED	XJA REAL ESTATE LLC	MELLO MARK T & JANET Y	202206050267		202206050267

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE****

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW****

If Paid:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	COMAL ISD	N/A	N/A	N/A	N/A	N/A	N/A
2024	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	N/A	N/A	N/A	N/A	N/A	N/A
2024	COMAL COUNTY	N/A	N/A	N/A	N/A	N/A	N/A
2024	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A	N/A	N/A	N/A
2024	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	N/A	N/A	N/A	N/A	N/A	N/A
2024 Total:			N/A	N/A	N/A	N/A	N/A

2023	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$600660.00	\$403.66	\$0.00	\$403.66	\$88.81	\$73.87	
2023	COMAL COUNTY	\$600660.00	\$1,358.69	\$0.00	\$1,358.69	\$298.92	\$248.64	\$
2023	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$600660.00	\$355.39	\$0.00	\$355.39	\$78.19	\$65.04	
2023	COMAL ISD	\$600660.00	\$6,542.39	\$0.00	\$6,542.39	\$1,439.33	\$1,197.26	\$
2023	COMAL COUNTY LATERAL ROAD	\$600660.00	\$297.42	\$0.00	\$297.42	\$65.43	\$54.43	
	2023 Total:		\$8,957.55	\$0.00	\$8,957.55	\$1,970.68	\$1,639.24	\$1
2022	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$386060.00	\$241.29	\$241.29	\$0.00	\$0.00	\$0.00	
2022	COMAL COUNTY	\$386060.00	\$960.90	\$960.90	\$0.00	\$0.00	\$0.00	
2022	COMAL COUNTY LATERAL ROAD	\$386060.00	\$138.27	\$138.27	\$0.00	\$0.00	\$0.00	

2022	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$386060.00	\$237.91	\$237.91	\$0.00	\$0.00	\$0.00
2022	COMAL ISD	\$386060.00	\$4,920.72	\$4,920.72	\$0.00	\$0.00	\$0.00
	2022 Total:		\$6,499.09	\$6,499.09	\$0.00	\$0.00	\$0.00
2021	COMAL ISD	\$311900.00	\$4,029.75	\$4,029.75	\$0.00	\$0.00	\$0.00
2021	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$311900.00	\$239.23	\$239.23	\$0.00	\$0.00	\$0.00
2021	COMAL COUNTY LATERAL ROAD	\$311900.00	\$123.25	\$123.25	\$0.00	\$0.00	\$0.00
2021	COMAL COUNTY	\$311900.00	\$979.37	\$979.37	\$0.00	\$0.00	\$0.00
2021	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$311900.00	\$226.81	\$226.81	\$0.00	\$0.00	\$0.00
	2021 Total:		\$5,598.41	\$5,598.41	\$0.00	\$0.00	\$0.00
2020	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$301780.00	\$234.48	\$234.48	\$0.00	\$0.00	\$0.00

2020	COMAL COUNTY	\$301780.00	\$962.68	\$962.68	\$0.00	\$0.00	\$0.00
2020	COMAL COUNTY LATERAL ROAD	\$301780.00	\$119.25	\$119.25	\$0.00	\$0.00	\$0.00
2020	COMAL ISD	\$301780.00	\$3,849.81	\$3,849.81	\$0.00	\$0.00	\$0.00
2020	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$301780.00	\$238.41	\$238.41	\$0.00	\$0.00	\$0.00
	2020 Total:		\$5,404.63	\$5,404.63	\$0.00	\$0.00	\$0.00
2019	COMAL ISD	\$303580.00	\$4,007.26	\$4,007.26	\$0.00	\$0.00	\$0.00
2019	COMAL COUNTY LATERAL ROAD	\$303580.00	\$168.49	\$168.49	\$0.00	\$0.00	\$0.00
2019	COMAL COUNTY	\$303580.00	\$978.79	\$978.79	\$0.00	\$0.00	\$0.00
2019	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$303580.00	\$242.86	\$242.86	\$0.00	\$0.00	\$0.00
2019	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$303580.00	\$242.87	\$242.87	\$0.00	\$0.00	\$0.00
	2019 Total:		\$5,640.27	\$5,640.27	\$0.00	\$0.00	\$0.00

2018	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$194330.00	\$154.69	\$154.69	\$0.00	\$0.00	\$0.00
2018	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$194330.00	\$155.46	\$155.46	\$0.00	\$0.00	\$0.00
2018	COMAL COUNTY	\$155464.00	\$458.92	\$458.92	\$0.00	\$0.00	\$0.00
2018	COMAL COUNTY LATERAL ROAD	\$152464.00	\$95.64	\$95.64	\$0.00	\$0.00	\$0.00
2018	COMAL ISD	\$130464.00	\$1,813.45	\$1,813.45	\$0.00	\$0.00	\$0.00
	2018 Total:		\$2,678.16	\$2,678.16	\$0.00	\$0.00	\$0.00
2017	COMAL COUNTY	\$155552.00	\$478.83	\$478.83	\$0.00	\$0.00	\$0.00
2017	COMAL COUNTY LATERAL ROAD	\$152552.00	\$76.43	\$76.43	\$0.00	\$0.00	\$0.00
2017	COMAL ISD	\$130552.00	\$1,814.67	\$1,814.67	\$0.00	\$0.00	\$0.00
2017	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$194440.00	\$116.66	\$116.66	\$0.00	\$0.00	\$0.00

2017	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$194440.00	\$155.56	\$155.56	\$0.00	\$0.00	\$0.00
	2017 Total:		\$2,642.15	\$2,642.15	\$0.00	\$0.00	\$0.00
2016	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$194510.00	\$155.61	\$155.61	\$0.00	\$0.00	\$0.00
2016	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$194510.00	\$116.71	\$116.71	\$0.00	\$0.00	\$0.00
2016	COMAL ISD	\$130608.00	\$1,815.45	\$1,815.45	\$0.00	\$0.00	\$0.00
2016	COMAL COUNTY LATERAL ROAD	\$152608.00	\$76.46	\$76.46	\$0.00	\$0.00	\$0.00
2016	COMAL COUNTY	\$155608.00	\$455.66	\$455.66	\$0.00	\$0.00	\$0.00
	2016 Total:		\$2,619.89	\$2,619.89	\$0.00	\$0.00	\$0.00
2015	COMAL COUNTY	\$154816.00	\$453.33	\$453.33	\$0.00	\$0.00	\$0.00
2015	COMAL COUNTY LATERAL ROAD	\$151816.00	\$76.06	\$76.06	\$0.00	\$0.00	\$0.00
2015	COMAL ISD	\$129816.00	\$1,804.45	\$1,804.45	\$0.00	\$0.00	\$0.00

2015	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$193520.00	\$116.11	\$116.11	\$0.00	\$0.00	\$0.00
2015	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$193520.00	\$154.81	\$154.81	\$0.00	\$0.00	\$0.00
	2015 Total:		\$2,604.76	\$2,604.76	\$0.00	\$0.00	\$0.00
2014	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$190060.00	\$152.05	\$152.05	\$0.00	\$0.00	\$0.00
2014	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$190060.00	\$114.04	\$114.04	\$0.00	\$0.00	\$0.00
2014	COMAL ISD	\$137048.00	\$1,904.97	\$1,904.97	\$0.00	\$0.00	\$0.00
2014	COMAL COUNTY LATERAL ROAD	\$149048.00	\$74.67	\$74.67	\$0.00	\$0.00	\$0.00
2014	COMAL COUNTY	\$152048.00	\$445.23	\$445.23	\$0.00	\$0.00	\$0.00
	2014 Total:		\$2,690.96	\$2,690.96	\$0.00	\$0.00	\$0.00
2013	COMAL COUNTY	\$139008.00	\$436.93	\$436.93	\$0.00	\$0.00	\$0.00

2013	COMAL COUNTY LATERAL ROAD	\$136008.00	\$49.10	\$49.10	\$0.00	\$0.00	\$0.00
2013	COMAL ISD	\$124008.00	\$1,773.31	\$1,773.31	\$0.00	\$0.00	\$0.00
2013	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$173760.00	\$78.19	\$78.19	\$0.00	\$0.00	\$0.00
2013	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$173760.00	\$139.01	\$139.01	\$0.00	\$0.00	\$0.00
	2013 Total:		\$2,476.54	\$2,476.54	\$0.00	\$0.00	\$0.00
2012	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$172540.00	\$77.64	\$77.64	\$0.00	\$0.00	\$0.00
2012	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$172540.00	\$138.03	\$138.03	\$0.00	\$0.00	\$0.00
2012	COMAL ISD	\$123032.00	\$1,759.35	\$1,759.35	\$0.00	\$0.00	\$0.00
2012	COMAL COUNTY LATERAL ROAD	\$135032.00	\$48.75	\$48.75	\$0.00	\$0.00	\$0.00

2012	COMAL COUNTY	\$138032.00	\$433.86	\$433.86	\$0.00	\$0.00	\$0.00
	2012 Total:		\$2,457.63	\$2,457.63	\$0.00	\$0.00	\$0.00
2011	COMAL COUNTY	\$132600.00	\$404.99	\$404.99	\$0.00	\$0.00	\$0.00
2011	COMAL COUNTY LATERAL ROAD	\$129600.00	\$58.32	\$58.32	\$0.00	\$0.00	\$0.00
2011	COMAL ISD	\$117600.00	\$1,681.68	\$1,681.68	\$0.00	\$0.00	\$0.00
2011	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$165750.00	\$132.60	\$132.60	\$0.00	\$0.00	\$0.00
2011	Credit	\$165750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$165750.00	\$74.59	\$74.59	\$0.00	\$0.00	\$0.00
	2011 Total:		\$2,352.18	\$2,352.18	\$0.00	\$0.00	\$0.00
2010	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$204850.00	\$92.18	\$92.18	\$0.00	\$0.00	\$0.00
2010	Credit	\$204850.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2010	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$204850.00	\$163.88	\$163.88	\$0.00	\$0.00	\$0.00
2010	COMAL ISD	\$148880.00	\$2,039.65	\$2,178.00	\$0.00	\$0.00	\$0.00
2010	COMAL COUNTY	\$163880.00	\$473.61	\$502.80	\$0.00	\$0.00	\$0.00
2010	COMAL COUNTY LATERAL ROAD	\$160880.00	\$72.40	\$76.94	\$0.00	\$0.00	\$0.00
	2010 Total:		\$2,841.72	\$3,013.80	\$0.00	\$0.00	\$0.00
2009	COMAL COUNTY LATERAL ROAD	\$162928.00	\$81.63	\$86.69	\$0.00	\$0.00	\$0.00
2009	COMAL COUNTY	\$165928.00	\$436.15	\$462.70	\$0.00	\$0.00	\$0.00
2009	Credit	\$207410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$207410.00	\$165.93	\$165.93	\$0.00	\$0.00	\$0.00
2009	COMAL ISD	\$150928.00	\$1,977.16	\$2,109.44	\$0.00	\$0.00	\$0.00
2009	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$207410.00	\$93.33	\$93.33	\$0.00	\$0.00	\$0.00
	2009 Total:		\$2,754.20	\$2,918.09	\$0.00	\$0.00	\$0.00

2008	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$212680.00	\$42.54	\$42.54	\$0.00	\$0.00	\$0.00
2008	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$212680.00	\$170.14	\$170.14	\$0.00	\$0.00	\$0.00
2008	Credit	\$212680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	COMAL COUNTY	\$170144.00	\$430.33	\$455.87	\$0.00	\$0.00	\$0.00
2008	COMAL COUNTY LATERAL ROAD	\$167144.00	\$92.10	\$97.66	\$0.00	\$0.00	\$0.00
2008	COMAL ISD	\$155144.00	\$2,032.39	\$2,164.67	\$0.00	\$0.00	\$0.00
	2008 Total:		\$2,767.50	\$2,930.88	\$0.00	\$0.00	\$0.00
2007	COMAL ISD	\$115205.00	\$1,509.18	\$1,791.45	\$0.00	\$0.00	\$0.00
2007	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$166551.00	\$33.31	\$36.35	\$0.00	\$0.00	\$0.00
2007	COMAL COUNTY LATERAL ROAD	\$127205.00	\$70.09	\$81.96	\$0.00	\$0.00	\$0.00
2007	COMAL COUNTY	\$130205.00	\$342.30	\$398.95	\$0.00	\$0.00	\$0.00

2007	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$166551.00	\$91.60	\$99.95	\$0.00	\$0.00	\$0.00
	2007 Total:		\$2,046.48	\$2,408.66	\$0.00	\$0.00	\$0.00
2006	Credit	\$181730.00	\$0.00	\$72.75	\$0.00	\$0.00	\$0.00
2006	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$181730.00	\$54.52	\$54.52	\$0.00	\$0.00	\$0.00
2006	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$181730.00	\$32.89	\$32.89	\$0.00	\$0.00	\$0.00
2006	COMAL COUNTY LATERAL ROAD	\$148448.00	\$74.37	\$74.37	\$0.00	\$0.00	\$0.00
2006	COMAL COUNTY	\$151448.00	\$401.49	\$401.49	\$0.00	\$0.00	\$0.00
2006	COMAL ISD	\$136448.00	\$2,237.75	\$2,237.75	\$0.00	\$0.00	\$0.00
	2006 Total:		\$2,801.02	\$2,873.77	\$0.00	\$0.00	\$0.00
2005	COMAL ISD	\$360.00	\$6.48	\$6.48	\$0.00	\$0.00	\$0.00
2005	COMAL COUNTY	\$360.00	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00
2005	COMAL COUNTY LATERAL ROAD	\$360.00	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00

2005	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$360.00	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
2005	Credit	\$360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$360.00	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
	2005 Total:		\$7.90	\$7.90	\$0.00	\$0.00	\$0.00
2004	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$370.00	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
2004	Credit	\$370.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$370.00	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
2004	COMAL COUNTY LATERAL ROAD	\$370.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00
2004	COMAL COUNTY	\$370.00	\$1.07	\$1.07	\$0.00	\$0.00	\$0.00
2004	COMAL ISD	\$370.00	\$6.73	\$6.73	\$0.00	\$0.00	\$0.00

	2004 Total:		\$8.11	\$8.11	\$0.00	\$0.00	\$0.00
2003	COMAL ISD	\$350.00	\$6.41	\$6.41	\$0.00	\$0.00	\$0.00
2003	COMAL COUNTY	\$350.00	\$1.01	\$1.01	\$0.00	\$0.00	\$0.00
2003	COMAL COUNTY LATERAL ROAD	\$350.00	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00
2003	Rural Fire #4	\$350.00	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00
2003	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$350.00	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
2003	Credit	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2003 Total:		\$7.76	\$7.76	\$0.00	\$0.00	\$0.00

Property Details

Account		
Property ID:	77543	Geographic ID: 740376000400
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	40454 FM 3159 NEW BRAUNFELS, TX 78132	
Map ID:	4G-A376-TR 4 5	Mapsco:
Legal Description:	A-376 SUR-823 LEONA I & A ASSOC, ACRES 153.724, A-849 SUR-926 B F SMITHSON	
Abstract/Subdivision:	A0376	
Neighborhood:	(RURAL3) Rural Ac. Area 3	
Owner		
Owner ID:	1083726	
Name:	MELLO MARK T & JANET Y	
Agent:	176864	
Mailing Address:	4051 FOSIL FOREST SAN ANTONIO, TX 78213	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)

Agricultural Value Loss: ⓘ	N/A (-)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Appraised Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: MELLO MARK T & JANET Y **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
046	COMAL COUNTY	\$3,457,460	\$3,457,460
046LR	COMAL COUNTY LATERAL ROAD	\$3,457,460	\$3,457,460
SCIS	COMAL ISD	\$3,457,460	\$3,457,460
ES2	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$3,457,460	\$3,457,460
CAD	CAD	\$3,457,460	\$3,457,460
ZZZ	Credit	\$3,457,460	\$3,457,460
ES3	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$3,457,460	\$3,457,460

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
RES 1 1/2		FAIR	1976	1200
STR2	2nd Floor	*	0	0
WD		*	0	416
PC		*	0	120
WEL1		*	0	2
SEP1		*	0	1
DGF1		FAIR	1976	336

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR.AC	Rural Acres	1.00	43,560.00	0.00	0.00	N/A	N/A
RUR.AC	Rural Acres	152.72	6,652,657.44	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	N/A	N/A	N/A	N/A	N/A
2024	\$119,460	\$3,341,090	\$0	\$0	\$3,460,550
2023	\$118,510	\$3,341,090	\$0	\$0	\$3,459,600
2022	\$121,890	\$2,505,820	\$13,590	\$0	\$151,780
2021	\$93,650	\$1,807,980	\$12,830	\$0	\$118,240
2020	\$93,480	\$1,807,980	\$11,760	\$0	\$117,000
2019	\$103,060	\$1,803,390	\$9,320	\$0	\$124,110
2018	\$92,850	\$1,063,820	\$8,710	\$0	\$108,480
2017	\$74,660	\$764,430	\$6,890	\$0	\$88,470
2016	\$73,820	\$764,430	\$7,000	\$0	\$87,740

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2005	WD	WARRANTY DEED	PFEUFFER ORA MAE	VALLEY VIEW RIDGE LTD	200506016286		
11/16/2017	WD	WARRANTY DEED	VALLEY VIEW RIDGE LTD	XJA REAL ESTATE LLC	201706050640		201706050640
11/30/2022	WD	WARRANTY DEED	XJA REAL ESTATE LLC	MELLO MARK T & JANET Y	202206050267		202206050267

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

****PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE****

****WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW****

If Paid:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fee
2024	COMAL ISD	N/A	N/A	N/A	N/A	N/A	N/
2024	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	N/A	N/A	N/A	N/A	N/A	N/
2024	COMAL COUNTY LATERAL ROAD	N/A	N/A	N/A	N/A	N/A	N/
2024	COMAL COUNTY	N/A	N/A	N/A	N/A	N/A	N/
2024	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	N/A	N/A	N/A	N/A	N/A	N/
2024 Total:			N/A	N/A	N/A	N/A	N/

2023	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$3459600.00	\$2,324.95	\$0.00	\$2,324.95	\$511.49	\$425.4
2023	COMAL COUNTY LATERAL ROAD	\$3459600.00	\$1,713.02	\$0.00	\$1,713.02	\$376.86	\$313.4
2023	COMAL COUNTY	\$3459600.00	\$7,825.62	\$0.00	\$7,825.62	\$1,721.64	\$1,432.0
2023	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$3459600.00	\$2,046.94	\$0.00	\$2,046.94	\$450.32	\$374.5
2023	COMAL ISD	\$3459600.00	\$37,681.96	\$0.00	\$37,681.96	\$8,290.03	\$6,895.8
	2023 Total:		\$51,592.49	\$0.00	\$51,592.49	\$11,350.34	\$9,441.4
2022	COMAL COUNTY LATERAL ROAD	\$151780.00	\$54.36	\$54.36	\$0.00	\$0.00	\$0.0
2022	COMAL COUNTY	\$151780.00	\$377.78	\$377.78	\$0.00	\$0.00	\$0.0
2022	COMAL ISD	\$151780.00	\$1,934.59	\$1,934.59	\$0.00	\$0.00	\$0.0
2022	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$151780.00	\$93.54	\$93.54	\$0.00	\$0.00	\$0.0

2022	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$151780.00	\$94.86	\$94.86	\$0.00	\$0.00	\$0.0
	2022 Total:		\$2,555.13	\$2,555.13	\$0.00	\$0.00	\$0.0
2021	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$118240.00	\$90.69	\$90.69	\$0.00	\$0.00	\$0.0
2021	COMAL ISD	\$118240.00	\$1,527.66	\$1,527.66	\$0.00	\$0.00	\$0.0
2021	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$118240.00	\$85.98	\$85.98	\$0.00	\$0.00	\$0.0
2021	COMAL COUNTY LATERAL ROAD	\$118240.00	\$46.72	\$46.72	\$0.00	\$0.00	\$0.0
2021	COMAL COUNTY	\$118240.00	\$371.27	\$371.27	\$0.00	\$0.00	\$0.0
	2021 Total:		\$2,122.32	\$2,122.32	\$0.00	\$0.00	\$0.0
2020	COMAL COUNTY LATERAL ROAD	\$117000.00	\$46.23	\$46.23	\$0.00	\$0.00	\$0.0
2020	COMAL COUNTY	\$117000.00	\$373.23	\$373.23	\$0.00	\$0.00	\$0.0
2020	COMAL ISD	\$117000.00	\$1,492.57	\$1,492.57	\$0.00	\$0.00	\$0.0

2020	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$117000.00	\$92.43	\$92.43	\$0.00	\$0.00	\$0.0
2020	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$117000.00	\$90.91	\$90.91	\$0.00	\$0.00	\$0.0
	2020 Total:		\$2,095.37	\$2,095.37	\$0.00	\$0.00	\$0.0
2019	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$124110.00	\$99.29	\$99.29	\$0.00	\$0.00	\$0.0
2019	COMAL ISD	\$124110.00	\$1,638.26	\$1,638.26	\$0.00	\$0.00	\$0.0
2019	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$124110.00	\$99.29	\$99.29	\$0.00	\$0.00	\$0.0
2019	COMAL COUNTY	\$124110.00	\$400.15	\$400.15	\$0.00	\$0.00	\$0.0
2019	COMAL COUNTY LATERAL ROAD	\$124110.00	\$68.88	\$68.88	\$0.00	\$0.00	\$0.0
	2019 Total:		\$2,305.87	\$2,305.87	\$0.00	\$0.00	\$0.0

2018	COMAL COUNTY LATERAL ROAD	\$108480.00	\$68.05	\$68.05	\$0.00	\$0.00	\$0.0
2018	COMAL COUNTY	\$108480.00	\$320.22	\$320.22	\$0.00	\$0.00	\$0.0
2018	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$108480.00	\$86.35	\$86.35	\$0.00	\$0.00	\$0.0
2018	COMAL ISD	\$108480.00	\$1,507.87	\$1,507.87	\$0.00	\$0.00	\$0.0
2018	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$108480.00	\$86.78	\$86.78	\$0.00	\$0.00	\$0.0
	2018 Total:		\$2,069.27	\$2,069.27	\$0.00	\$0.00	\$0.0
2017	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$88470.00	\$70.78	\$70.78	\$0.00	\$0.00	\$0.0
2017	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$88470.00	\$53.08	\$53.08	\$0.00	\$0.00	\$0.0
2017	COMAL ISD	\$88470.00	\$1,229.74	\$1,229.74	\$0.00	\$0.00	\$0.0

2017	COMAL COUNTY LATERAL ROAD	\$88470.00	\$44.32	\$44.32	\$0.00	\$0.00	\$0.0
2017	COMAL COUNTY	\$88470.00	\$272.33	\$272.33	\$0.00	\$0.00	\$0.0
	2017 Total:		\$1,670.25	\$1,670.25	\$0.00	\$0.00	\$0.0
2016	COMAL COUNTY	\$87740.00	\$256.92	\$256.92	\$0.00	\$0.00	\$0.0
2016	COMAL COUNTY LATERAL ROAD	\$87740.00	\$43.96	\$43.96	\$0.00	\$0.00	\$0.0
2016	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$87740.00	\$52.64	\$52.64	\$0.00	\$0.00	\$0.0
2016	COMAL ISD	\$87740.00	\$1,219.59	\$1,219.59	\$0.00	\$0.00	\$0.0
2016	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$87740.00	\$70.19	\$70.19	\$0.00	\$0.00	\$0.0
	2016 Total:		\$1,643.30	\$1,643.30	\$0.00	\$0.00	\$0.0
2015	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$85710.00	\$68.57	\$68.57	\$0.00	\$0.00	\$0.0

2015	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$85710.00	\$51.43	\$51.43	\$0.00	\$0.00	\$0.0
2015	COMAL ISD	\$85710.00	\$1,191.37	\$1,191.37	\$0.00	\$0.00	\$0.0
2015	COMAL COUNTY LATERAL ROAD	\$85710.00	\$42.94	\$42.94	\$0.00	\$0.00	\$0.0
2015	COMAL COUNTY	\$85710.00	\$250.98	\$250.98	\$0.00	\$0.00	\$0.0
	2015 Total:		\$1,605.29	\$1,605.29	\$0.00	\$0.00	\$0.0
2014	COMAL COUNTY	\$82450.00	\$241.43	\$241.43	\$0.00	\$0.00	\$0.0
2014	COMAL COUNTY LATERAL ROAD	\$82450.00	\$41.31	\$41.31	\$0.00	\$0.00	\$0.0
2014	COMAL ISD	\$82450.00	\$1,146.06	\$1,146.06	\$0.00	\$0.00	\$0.0
2014	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$82450.00	\$49.47	\$49.47	\$0.00	\$0.00	\$0.0
2014	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$82450.00	\$65.97	\$65.97	\$0.00	\$0.00	\$0.0
	2014 Total:		\$1,544.24	\$1,544.24	\$0.00	\$0.00	\$0.0

2013	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$83300.00	\$66.64	\$66.64	\$0.00	\$0.00	\$0.0
2013	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$83300.00	\$37.49	\$37.49	\$0.00	\$0.00	\$0.0
2013	COMAL COUNTY LATERAL ROAD	\$83300.00	\$30.07	\$30.07	\$0.00	\$0.00	\$0.0
2013	COMAL ISD	\$83300.00	\$1,191.19	\$1,191.19	\$0.00	\$0.00	\$0.0
2013	COMAL COUNTY	\$83300.00	\$261.83	\$261.83	\$0.00	\$0.00	\$0.0
	2013 Total:		\$1,587.22	\$1,587.22	\$0.00	\$0.00	\$0.0
2012	COMAL COUNTY	\$85910.00	\$270.03	\$270.03	\$0.00	\$0.00	\$0.0
2012	COMAL COUNTY LATERAL ROAD	\$85910.00	\$31.01	\$31.01	\$0.00	\$0.00	\$0.0
2012	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$85910.00	\$38.66	\$38.66	\$0.00	\$0.00	\$0.0

2012	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$85910.00	\$68.73	\$68.73	\$0.00	\$0.00	\$0.0
2012	COMAL ISD	\$85910.00	\$1,228.51	\$1,228.51	\$0.00	\$0.00	\$0.0
	2012 Total:		\$1,636.94	\$1,636.94	\$0.00	\$0.00	\$0.0
2011	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$78240.00	\$62.59	\$62.59	\$0.00	\$0.00	\$0.0
2011	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$78240.00	\$35.21	\$35.21	\$0.00	\$0.00	\$0.0
2011	COMAL COUNTY LATERAL ROAD	\$78240.00	\$35.21	\$35.21	\$0.00	\$0.00	\$0.0
2011	COMAL ISD	\$78240.00	\$1,118.84	\$1,118.84	\$0.00	\$0.00	\$0.0
2011	COMAL COUNTY	\$78240.00	\$238.96	\$238.96	\$0.00	\$0.00	\$0.0
	2011 Total:		\$1,490.81	\$1,490.81	\$0.00	\$0.00	\$0.0
2010	COMAL COUNTY	\$104320.00	\$301.48	\$301.48	\$0.00	\$0.00	\$0.0
2010	COMAL ISD	\$104320.00	\$1,429.19	\$1,429.19	\$0.00	\$0.00	\$0.0
2010	COMAL COUNTY LATERAL ROAD	\$104320.00	\$46.94	\$46.94	\$0.00	\$0.00	\$0.0

2010	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$104320.00	\$46.94	\$46.94	\$0.00	\$0.00	\$0.0
2010	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$104320.00	\$83.46	\$83.46	\$0.00	\$0.00	\$0.0
	2010 Total:		\$1,908.01	\$1,908.01	\$0.00	\$0.00	\$0.0
2009	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$262700.00	\$210.16	\$210.16	\$0.00	\$0.00	\$0.0
2009	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$262700.00	\$118.22	\$118.22	\$0.00	\$0.00	\$0.0
2009	COMAL COUNTY LATERAL ROAD	\$262700.00	\$131.61	\$131.61	\$0.00	\$0.00	\$0.0
2009	COMAL ISD	\$262700.00	\$3,441.37	\$3,441.37	\$0.00	\$0.00	\$0.0
2009	COMAL COUNTY	\$262700.00	\$690.52	\$690.52	\$0.00	\$0.00	\$0.0
	2009 Total:		\$4,591.88	\$4,591.88	\$0.00	\$0.00	\$0.0
2008	COMAL COUNTY	\$263370.00	\$666.13	\$666.13	\$0.00	\$0.00	\$0.0

2008	COMAL ISD	\$263370.00	\$3,450.15	\$3,450.15	\$0.00	\$0.00	\$0.0
2008	COMAL COUNTY LATERAL ROAD	\$263370.00	\$145.12	\$145.12	\$0.00	\$0.00	\$0.0
2008	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$263370.00	\$52.67	\$52.67	\$0.00	\$0.00	\$0.0
2008	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$263370.00	\$210.70	\$210.70	\$0.00	\$0.00	\$0.0
	2008 Total:		\$4,524.77	\$4,524.77	\$0.00	\$0.00	\$0.0
2007	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$259710.00	\$142.84	\$142.84	\$0.00	\$0.00	\$0.0
2007	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$259710.00	\$51.94	\$51.94	\$0.00	\$0.00	\$0.0
2007	COMAL COUNTY LATERAL ROAD	\$259710.00	\$143.10	\$143.10	\$0.00	\$0.00	\$0.0
2007	COMAL ISD	\$259710.00	\$3,402.20	\$3,402.20	\$0.00	\$0.00	\$0.0

2007	COMAL COUNTY	\$259710.00	\$682.76	\$682.76	\$0.00	\$0.00	\$0.0
	2007 Total:		\$4,422.84	\$4,422.84	\$0.00	\$0.00	\$0.0
2006	COMAL COUNTY	\$254530.00	\$674.76	\$2,088.28	\$0.00	\$0.00	\$0.0
2006	COMAL COUNTY LATERAL ROAD	\$254530.00	\$127.52	\$394.65	\$0.00	\$0.00	\$0.0
2006	Credit	\$254530.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0
2006	COMAL ISD	\$254530.00	\$4,174.29	\$12,918.77	\$0.00	\$0.00	\$0.0
2006	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$254530.00	\$46.06	\$142.56	\$0.00	\$0.00	\$0.0
2006	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$254530.00	\$76.36	\$236.32	\$0.00	\$0.00	\$0.0
	2006 Total:		\$5,098.99	\$15,780.58	\$0.00	\$0.00	\$0.0
2005	COMAL ISD	\$40320.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2005	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$81650.00	\$16.33	\$16.33	\$0.00	\$0.00	\$0.0
2005	Credit	\$81650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0

2005	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$81650.00	\$16.33	\$16.33	\$0.00	\$0.00	\$0.0
2005	COMAL COUNTY	\$54210.00	\$141.92	\$141.92	\$0.00	\$0.00	\$0.0
2005	COMAL COUNTY LATERAL ROAD	\$54210.00	\$22.18	\$22.18	\$0.00	\$0.00	\$0.0
	2005 Total:		\$452.89	\$452.89	\$0.00	\$0.00	\$0.0
2004	COMAL COUNTY	\$49170.00	\$141.92	\$141.92	\$0.00	\$0.00	\$0.0
2004	COMAL COUNTY LATERAL ROAD	\$49170.00	\$22.18	\$22.18	\$0.00	\$0.00	\$0.0
2004	COMAL ISD	\$35280.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2004	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$75350.00	\$15.07	\$15.07	\$0.00	\$0.00	\$0.0
2004	Credit	\$75350.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0
2004	(ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)	\$75350.00	\$15.07	\$15.07	\$0.00	\$0.00	\$0.0
	2004 Total:		\$450.37	\$450.37	\$0.00	\$0.00	\$0.0
2003	Credit	\$73510.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.0

2003	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$73510.00	\$14.70	\$14.70	\$0.00	\$0.00	\$0.0
2003	COMAL ISD	\$33808.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2003	COMAL COUNTY LATERAL ROAD	\$47698.00	\$21.51	\$21.51	\$0.00	\$0.00	\$0.0
2003	Rural Fire #4	\$73510.00	\$22.05	\$22.05	\$0.00	\$0.00	\$0.0
2003	COMAL COUNTY	\$47698.00	\$137.67	\$137.67	\$0.00	\$0.00	\$0.0
	2003 Total:		\$452.06	\$452.06	\$0.00	\$0.00	\$0.0
2002	COMAL COUNTY	\$46026.00	\$132.85	\$132.85	\$0.00	\$0.00	\$0.0
2002	Rural Fire #4	\$71420.00	\$20.78	\$20.78	\$0.00	\$0.00	\$0.0
2002	COMAL COUNTY LATERAL ROAD	\$46026.00	\$20.76	\$20.76	\$0.00	\$0.00	\$0.0
2002	COMAL ISD	\$32136.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2002	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$71420.00	\$13.84	\$13.84	\$0.00	\$0.00	\$0.0
	2002 Total:		\$444.36	\$444.36	\$0.00	\$0.00	\$0.0

2001	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$67210.00	\$13.24	\$13.24	\$0.00	\$0.00	\$0.0
2001	COMAL ISD	\$28768.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2001	COMAL COUNTY LATERAL ROAD	\$42658.00	\$19.24	\$19.24	\$0.00	\$0.00	\$0.0
2001	Rural Fire #4	\$67210.00	\$19.87	\$19.87	\$0.00	\$0.00	\$0.0
2001	COMAL COUNTY	\$42658.00	\$118.86	\$118.86	\$0.00	\$0.00	\$0.0
	2001 Total:		\$427.34	\$427.34	\$0.00	\$0.00	\$0.0
2000	COMAL COUNTY	\$0.00	\$108.21	\$108.21	\$0.00	\$0.00	\$0.0
2000	Rural Fire #4	\$0.00	\$18.97	\$18.97	\$0.00	\$0.00	\$0.0
2000	COMAL COUNTY LATERAL ROAD	\$0.00	\$19.78	\$19.78	\$0.00	\$0.00	\$0.0
2000	COMAL ISD	\$0.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
2000	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$0.00	\$12.65	\$12.65	\$0.00	\$0.00	\$0.0
	2000 Total:		\$415.74	\$415.74	\$0.00	\$0.00	\$0.0

1999	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$0.00	\$12.40	\$12.40	\$0.00	\$0.00	\$0.0
1999	COMAL COUNTY LATERAL ROAD	\$0.00	\$19.29	\$19.29	\$0.00	\$0.00	\$0.0
1999	Rural Fire #4	\$0.00	\$18.61	\$18.61	\$0.00	\$0.00	\$0.0
1999	COMAL ISD	\$0.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
1999	COMAL COUNTY	\$0.00	\$105.55	\$105.55	\$0.00	\$0.00	\$0.0
	1999 Total:		\$411.98	\$411.98	\$0.00	\$0.00	\$0.0
1998	COMAL COUNTY	\$0.00	\$97.99	\$97.99	\$0.00	\$0.00	\$0.0
1998	COMAL ISD	\$0.00	\$256.13	\$256.13	\$0.00	\$0.00	\$0.0
1998	Rural Fire #4	\$0.00	\$18.14	\$18.14	\$0.00	\$0.00	\$0.0
1998	COMAL COUNTY LATERAL ROAD	\$0.00	\$20.53	\$20.53	\$0.00	\$0.00	\$0.0
1998	(ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)	\$0.00	\$12.09	\$12.09	\$0.00	\$0.00	\$0.0
	1998 Total:		\$404.88	\$404.88	\$0.00	\$0.00	\$0.0