

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

State of Texas §
 § **Know All By These Presents:**
County of Comal §

Public Street Right-of-Way Dedication

Grantor: Lennar Homes of Texas Land and Construction, LTD

Grantor's Address: 1922 Dry Creek Way, Suite 101, San Antonio, TX 78259

Grantee: Comal County, Texas

Grantee's Address: 100 Main Plaza, New Braunfels, Texas 78130

Purpose of Easement: Right-of Way purposes, allowing Grantee and the public all rights incident to public Right-of-Way. This instrument burdens the Subject Property to the same extent as if it were a platted Right-of-Way.

Subject Property: See Attachment 'A'

Grantor grants, dedicates, and conveys to Grantee and to the public generally, for and in consideration of the benefits accruing to Grantor, to Grantor's other property, and to the public, an easement in gross in perpetuity over, across, under, and upon the Subject Property for the Purpose of the Easement. Grantee may construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of the Easement anywhere within the Subject Property and may inspect, patrol, and police the Subject Property. Grantee may remove all trees and other vegetation and all other natural or artificial obstructions from the Subject Property, and Grantee may further excavate, fill, level, grade, pave, and otherwise improve the Subject Property as may be conducive to the Purpose of the Easement. Grantor covenants for itself, its heirs, executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Subject Property.

To Have and To Hold the above described easement and rights unto the public until its use is abandoned.

Grantors bind itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand, this 7th day of May, 2018.

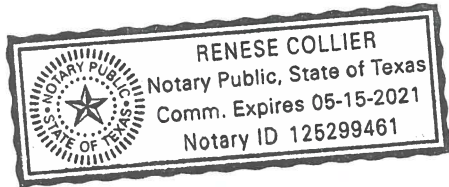
Lennar Homes of Texas
Land and Construction, LTD

By: [Signature]
Name: BRIAN BARRON
Title: VICE PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF COMAL §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Barron, VICE PRESIDENT of Lennar Homes of Texas Land and Construction, LTD, who, after being duly sworn, acknowledged and stated under oath that he/she has read the above and foregoing Affidavit and that every factual statement contained therein is within his/her personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 7th day of May, 2018.



Renee Collier
NOTARY PUBLIC, STATE OF TEXAS



METES AND BOUNDS DESCRIPTION
FOR

A 0.232 acre, or 10,125 square feet more or less, tract of land out of Lot 901, Block 1 of the 4S Ranch Phase 1 subdivision as recorded in Document 2017-060-39599 of the Official Public Records of Comal County, Texas. Said 0.232-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At the northwest corner of Mustang Vista, a variable width public right-of-way dedicated in said 4S Ranch Phase 1, and being the southwest corner of a 0.614-acre 25-foot right of way dedication of said 4S Ranch Phase 1 to Stahl Lane, a variable width public right-of-way by use;

THENCE: With the north line of said Mustang Vista the following bearings and distances:

S 50°28'16" E, a distance of 23.20 feet to a point on curve:

Northeasterly, with a curve to the left, said curve having a radial bearing of N 11°11'57" W, a radius of 471.50 feet, a central angle of 0°50'57", and a chord bearing and distance of N 78°22'34" E, 6.99 feet, for an arc distance of 6.99 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of said 25-foot dedication to right-of-way and POINT OF BEGINNING, the southwest corner of the herein describe tract at North 13,828,466.63 and East 2,154,517.16 of said coordinate system;

THENCE: N 01°09'20" E, with the east line of said 25-foot dedication and west line of said Lot 901, a distance of 842.04 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at an angle;

THENCE: N 41°05'29" E, continuing with said 25-foot dedication and west line of said Lot 901, a distance of 6.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the north corner of the herein described tract;

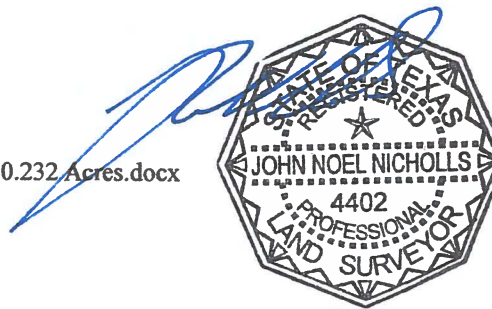
THENCE: S 00°03'21" W, departing said line and over and across said Lot 901 a distance of 676.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at an angle;

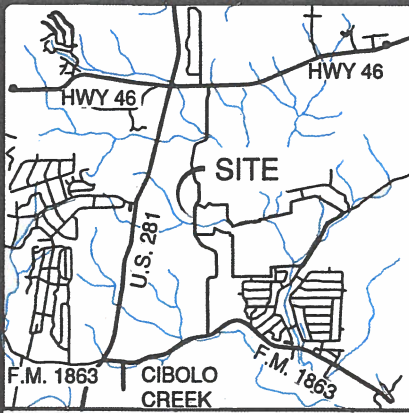
THENCE: S 00°04'57" E, continuing over and across said Lot 901 a distance of 164.73 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the aforementioned north right-of-way line of Mustang Vista;

Lot 901 4S Phase 1
0.232 Acre
Job No: 8547-29

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 14°36'39" W, a radius of 471.50 feet, a central angle of 02°33'45", a chord bearing and distance of S 76°40'13" W, 21.08 feet, for an arc length of 21.09 feet to the POINT OF BEGINNING, and containing 0.232 acres in Comal County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8547-29 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 14, 2017
JOB NO. 8547-29
DOC. ID. N:\CIVIL\8547-29\Word\8547-29 Turnlane Lot 901 0.232 Acres.docx





LOCATION MAP

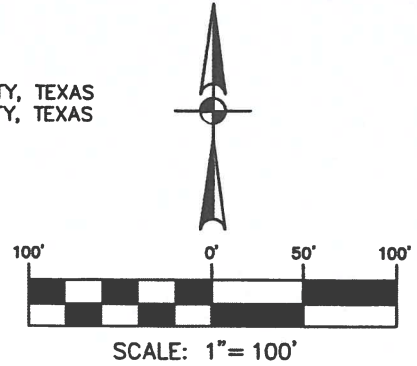
MAPSCO: 418 D4
NOT-TO-SCALE

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



MATCHLINE - SEE PAGE 4

0.232 ACRES
(10,125 SQ. FT. MORE OR LESS)

287.000 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION
DOC. 2013-060-00265

25' R.O.W. DEDICATION
0.614 AC.
(4S RANCH PHASE 1)
DOC# 2017-060-39599

STAHL LANE

S 00°03'21" W 676.81'

N 01°09'20" E 842.04'

S 00°04'57" E 164.73'

14

13

12

11

10

6

7

8

9

BLUE IVY
(50' RIGHT-OF-WAY)

4S RANCH PHASE 1

DOC# 2017-060-39599

R=471.50'
Delta=2°33'45"
CB=S76°40'13"W
CD=21.08'
L=21.09'

901
BLOCK 1

MUSTANG VISTA
(VARIABLE WIDTH RIGHT-OF-WAY)
DOC# 2017-060-39599

R=471.50'
Delta=0°50'57"
CB=N78°22'34"E
CD=6.99'
L=6.99'

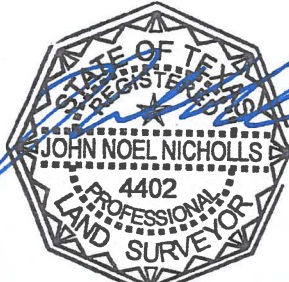
RADIAL BEARING
N12°02'54"W
RADIAL BEARING
N11°11'57"W

P.O.C.

S 50°28'16" E 23.20'

GN=13,828,466.63'
GE=2,154,517.16'

P.O.B.

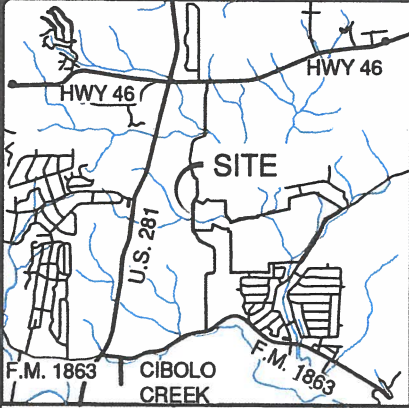


PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10026800

EXHIBIT
FOR

A 0.232 ACRE, OR 10,125 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 901, BLOCK 1 OF THE 4S RANCH PHASE 1 SUBDIVISION AS RECORDED IN DOCUMENT 2017-060-39599 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP

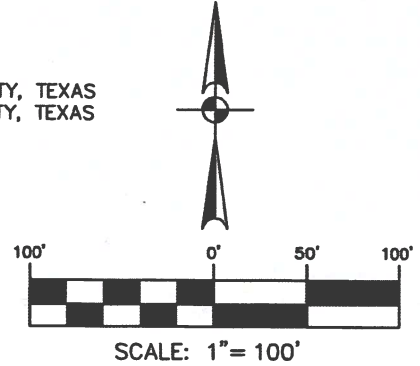
MAPSCO: 418 D4
NOT-TO-SCALE

LEGEND:

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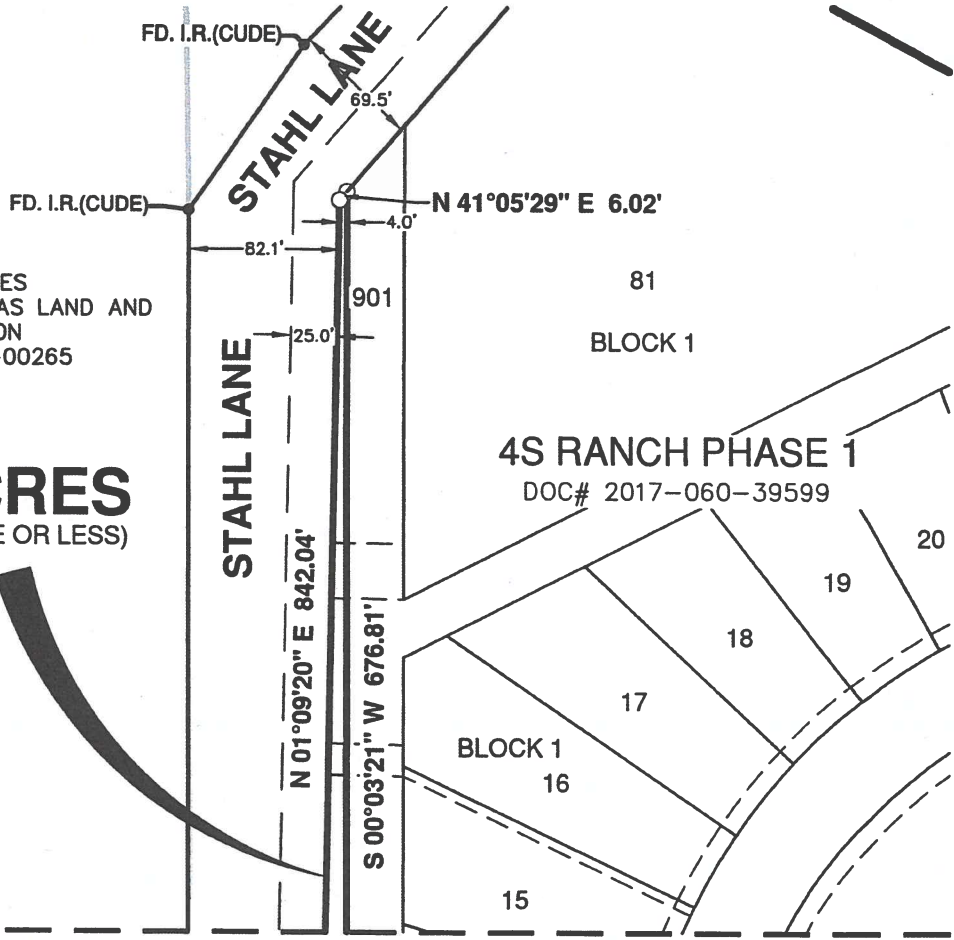
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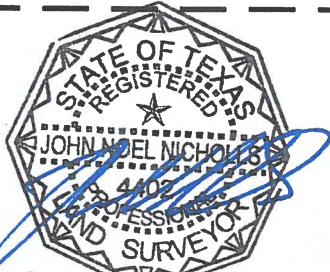


287,000 ACRES
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION
DOC. 2013-060-00265

0.232 ACRES
(10,125 SQ. FT. MORE OR LESS)



MATCHLINE - SEE PAGE 3



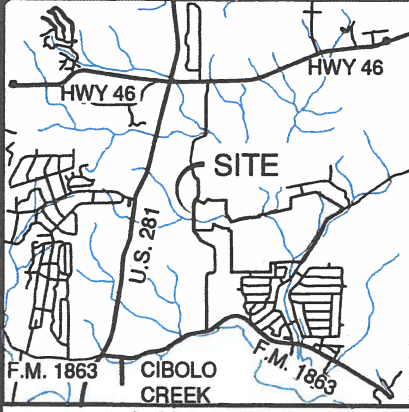
PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
T&PE FIRM REGISTRATION #470 | T&PLS FIRM REGISTRATION #10028800

EXHIBIT
FOR

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Date: Dec 14, 2017 10:34am User ID: NNICHOLLS
File: H:\CIVIL\8547-29\ESROW-8547-28.dwg



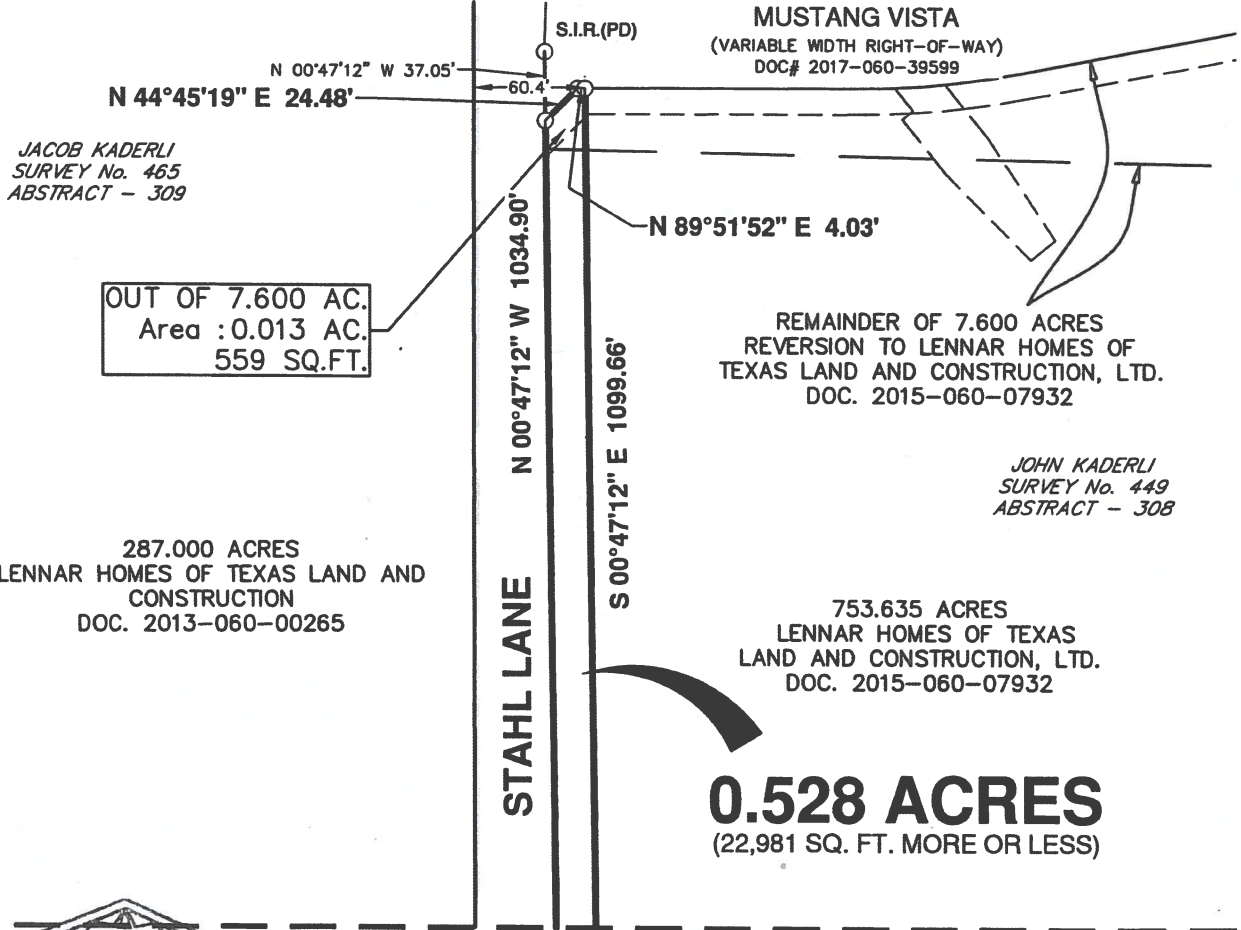
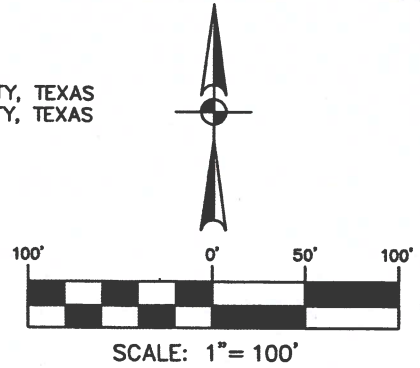
LOCATION MAP
MAPSCO: 418 D4
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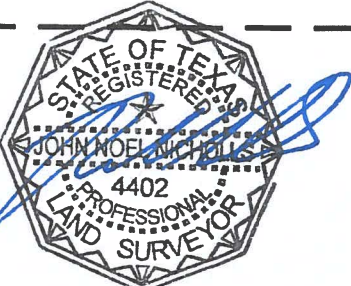
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MATCHLINE - SEE PAGE 3

EXHIBIT
FOR

A 0.528 ACRE, OR 22,981 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF 0.515 ACRES OUT OF THAT 753.635-ACRE TRACT AND 0.013 ACRES OUT OF THAT 7.600-ACRE TRACT DESCRIBED IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. RECORDED IN DOCUMENT 2015-060-07932 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND OUT OF THE JOHN KADERLI SURVEY 449, ABSTRACT 308 OF COMAL COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

December 14, 2017

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JOB No.: 8547-29