

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.

General Warranty Deed

Effective Date: April ____, 2022

Grantor: Jeri L. Hoffmann, a single person
5755 FM 482
New Braunfels, TX 78132

Grantee: Todd Dale Hoffmann and Shannon K. Hoffmann, a married couple
5751 FM 482
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):

That certain 0.057 acre tract of land more particularly described by metes and bounds in Exhibit A attached hereto.

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 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Jeri L. Hoffmann

STATE OF TEXAS)

COUNTY OF COMAL)

This instrument was acknowledged before me on _____, 2022, by
Jeri L. Hoffmann.

Notary Public, State of Texas
My commission expires: _____

AFTER RECORDING RETURN TO:

Todd Dale Hoffmann
5751 FM 482
New Braunfels, TX 78132

EXHIBIT A

Scale: 1" = 20'



LEGEND:

POC
POB
POINT OF COMMENCING
POINT OF BEGINNING
FOUND 1/2" REBAR
SET 1/2" REBAR

BEARING BASIS:
TEXAS STATE PLANE COORDINATE
SYSTEM GRID, SOUTH CENTRAL
ZONE (FIPS 4204) (NAD'83), AS
DETERMINED BY THE GLOBAL
POSITIONING SYSTEM (GPS)

1.953 AC.
TODD & SHARON
HOFFMANN
(200706016911)

0.057
ACRE

N 79°54'27" W 115.55'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N46°37'50"E	45.85
L2	S54°00'19"E	52.83
L3	N64°25'34"E	27.33
L4	S21°51'33"E	35.00

POB

1.527 AC.
JERI HOFFMANN
(202106061242)

N 21°51'33" W 92.80'

SURVEY PLAT SHOWING 0.057
ACRE OF LAND SITUATED IN
THE FRANCISCO RODRIGUEZ
SURVEY NO. 99, ABSTRACT NO.
484, COMAL COUNTY, TEXAS.



Abel P. Stendahl
3/12/12

POC

LOT 6A, BLOCK 3
MAGNOLIA SPRINGS UNIT-2
(201106003691)



New Braunfels Branch Office

Texas Survey Firm 10194320
1672 Independence Drive, Suite 315
New Braunfels, Texas 78132
(P) 830/625.0337 (F) 830/625.3601

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXCHANGE DEED

THAT WE, JERI L. HOFFMANN, a single person, whose address is 5755 FM 482, New Braunfels, Comal County, Texas 78132, for and in consideration of the covenants contained in the conveyance made in this instrument constituting an exchange of property between the parties, have GRANTED, CONFIRMED and CONVEYED, and by these presents do GRANT, CONFIRM, and CONVEY to JASON STEWART, a married person, whose address is 5759 FM 482, New Braunfels, Comal County, Texas 78132, all of JERI L. HOFFMANN's right, title and interest in and to the following described property, to-wit

Tract One: A 0.081 of an acre tract of land described in Exhibit "A" hereto; and

Tract Two: A 0.579 acre tract of land out of a 69.1 acre tract of land in Comal County, Texas, said .579 acre tract of land being more particularly described in Exhibit "B".

TO HAVE AND TO HOLD Tract One and Tract Two, together with all and singular the rights and appurtenances belonging in any way to Tract One and Tract Two, to JASON STEWART, their heirs, personal representatives, successors, and assigns forever, and JERI L. HOFFMANN shall bind herself, her heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular Tract One and Tract Two to JASON STEWART and his heirs, personal representatives, successors, and assigns, against every person lawfully claiming or to claim all or any part of Tract One and Tract Two, subject to the provisions stated above.

THAT WE, JASON STEWART, joined by wife, HEATHER STEWART, as to any and all homestead interest she may possess, whose address is 5759 FM 482, New Braunfels, Comal County, Texas 78132, for and in consideration of the covenants contained in the conveyance made in this instrument constituting an exchange of property between the parties, have GRANTED, CONFIRMED and CONVEYED, and 5755 FM 482, New Braunfels, Comal County, Texas 78132, all of JASON STEWART and HEATHER STEWART's right, title and interest in and to the following described property, to-wit:

Tract Three: A 0.076 of an acre tract of land described in Exhibit "C" hereto.

TO HAVE AND TO HOLD Tract Three, together with all and singular the rights and appurtenances belonging in any way to Tract Three, to JERI L. HOFFMANN, her heirs, personal representatives, successors, and assigns forever, and JASON STEWART and HEATHER STEWART shall bind themselves, their heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular Tract Three to JERI L. HOFFMANN and her heirs, personal representatives, successors, and assigns, against every person lawfully claiming or to claim all or any part of Tract Three, subject to the provisions stated above.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

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

EXECUTED this _____ day of April, 2022.

JERI L. HOFFMANN

JASON STEWART

HEATHER STEWART

"EXHIBIT A"

Trihydro Corporation
 1072 Independence Drive, Suite 315 • NEW BRAUNFELS, TX. 78132
 PHONE (830) 626-3588
 astendahl@trihydro.com
 TBPELS Firm Registration #10194320

BEING a 0.081 acre tract of land situated in the Francisco Rodriguez Survey No. 99, Abstract No. 484, Comal County, Texas; being a portion of a called 1.527 acre tract of land described in instrument to Jeri Hoffmann recorded in Document No. 202106061242 of the Official Public Records of Comal County; and being more particularly described as follows:

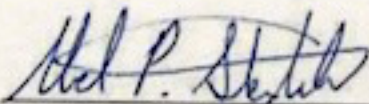
BEGINNING at a 1/2-inch iron rod found on the southeasterly right-of-way line of F.M. 482 (variable width) marking the northwest corner of said 1.527 acre tract same being the northernmost corner of a called 0.841 acre tract of land (Tract II) described in instrument to Jason Stewart recorded in Document No. 200806031076 of the Official Public Records of Comal County;

THENCE, North $64^{\circ}30'25''$ East, 16.86 feet along the southerly right-of-way line of said F.M. 482 to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set for corner; from which a 1/2-inch iron rod found marking the northernmost corner of said 1.527 acre tract bears North $64^{\circ}30'25''$ East, 45.00 feet;

THENCE, South $33^{\circ}41'45''$ East, 221.44 departing the southerly right-of-way line of said F.M. 482 and crossing said 1.527 acre tract to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set on the southwest line of said 1.527 acre tract, same being the northeast line of a called 0.172 acre tract of land (Tract I) described in said instrument to Jason Stewart;

THENCE, North $42^{\circ}54'22''$ West, 172.58 feet along the northeast line of said 0.172 acre tract to a 1/2-inch iron rod found marking the northwest corner of said 0.172 acre tract on the northeast line of said 0.841 acre tract;

THENCE, North $22^{\circ}08'28''$ West, 54.57 feet along the northeast line of said 0.841 acre tract to the **POINT OF BEGINNING**, and containing 0.081 acre of land in Comal County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



Abel P. Stendahl, RPLS 6754

Job No.: 202-200-056

Date: 3/28/2022



[illegible]

THE STATE OF TEXAS
COUNTY OF COMAL

Notary Public, State of Texas

FM 482

POB

L1

L2

1.953 AC.
TODD & SHANNON
HOFFMANN
(200706016911)

0.841 AC.
STEWART
(TRACT II)
(200806031076)

0.081
ACRE

1.527 AC.
JERI HOFFMANN
(202106061242)

LEGEND:

POB POINT OF BEGINNING
FOUND 1/2" REBAR
SET 1/2" REBAR

BEARING BASIS:
TEXAS STATE PLANE COORDINATE
SYSTEM GRID, SOUTH CENTRAL
ZONE (FIPS 4204) (NAD'83), AS
DETERMINED BY THE GLOBAL
POSITIONING SYSTEM (GPS)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N64°30'25"E	16.86
L2	N64°30'25"E	45.00

0.172 AC.
STEWART
(TRACT I)
(200806031076)



Abel P. Stendahl
3/29/22

SURVEY PLAT SHOWING 0.081
ACRE OF LAND SITUATED IN
THE FRANCISCO RODRIGUEZ
SURVEY NO. 99, ABSTRACT NO.
484, COMAL COUNTY, TEXAS.



New Braunfels Branch Office

Texas Survey Firm 10194320
1672 Independence Drive, Suite 315
New Braunfels, Texas 78132
(P) 830/625.0337 (F) 830/626.3601

EXHIBIT "B"

FROM : 661

FRK NO. : 0306252284

Jun. 29 2004 02:18PM P3

Doc# 200406037807

THE
Schultz Group
INC.

P.O. BOX 310463 • NEW BRUNSWICK, TX 78131-0463 • Phone: (512) 635-3313 • Fax: (512) 625-2234

LEGAL DESCRIPTION
OF

0.579 of an acre of land out of the Francisco Rodriguez Survey No. 99, Abstract No. 484, Comal County, Texas, and being out of and a part of a 69.1 acre tract as conveyed by Deed from Orville Roy Heitkamp to Harvey Lee Heitkamp and wife Dorine, dated March 15, 1979, and recorded in Volume 279, Pages 321-323 of the Deed Records of Comal County, Texas, said 0.579 of an acre of land being more particularly described as follows:

BEGINNING:

at a found $\frac{1}{4}$ " iron pin in the Southeast Right of Way Line of F.M. 482 and being the Westernmost corner of a 3.0 acre tract as recorded in Volume 176, Pages 555-556 of the Deed Records of Comal County, Texas;

THENCE:

- (1) SOUTH 22 deg. 07' 33" East (all bearings in this description are based on Grid North of the Texas Coordinate System, Zone 4204, NAD 86/93), a distance of 283.82 feet along the Northeast boundary line of this parcel and the Southwest boundary line of said 3.0 acre tract and a 1.500 acre tract as recorded in Document No. 9806006418 of the Official Public Records of Comal County, Texas, to a found $\frac{1}{4}$ " iron pin being the Easternmost corner of this parcel and a corner of a 60.750 acre tract as recorded in Document No. 9806022623 of the Official Public Records of Comal County, Texas;

THENCE:

- (2) SOUTH 29 deg. 44' 38" West, a distance of 92.94 feet along the Southeast boundary of this parcel and the Northwest boundary line of said 60.750 acre tract to a found $\frac{1}{4}$ " iron pin being the Southernmost corner of this parcel;

THENCE:

the following courses along the Southwest boundary line of this parcel and said 69.1 acre tract and the Northeast boundary line of a 114.41 acre tract as recorded in Volume 756, Pages 625-626 of the Official Public Records of Comal County, Texas:

EXHIBIT C

Trihydro Corporation

1672 Independence Drive, Suite 315 • NEW BRAUNFELS, TX. 78132

PHONE (830) 626-3588

astendahl@trihydro.com

TBPELS Firm Registration #10194320

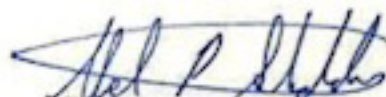
BEING a 0.076 acre tract of land situated in the Francisco Rodriguez Survey No. 99, Abstract No. 484, Comal County, Texas; being a portion of a called 0.172 acre tract of land (Tract I) and a portion of a called 0.841 acre tract of land (Tract II) described in instrument to Jason Stewart recorded in Document No. 200806031076 of the Official Public Records of Comal County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of Lot 6A of Magnolia Springs Unit 2, Plat of which is recorded in Document No. 201106003691 of the Official Public Records of Comal County, marking the southeast corner of a called 1.527 acre tract of land described in instrument to Jeri Hoffmann recorded in Document No. 202106061242 of the Official Public Records of Comal County;

THENCE, South 64°03'35" West, 45.00 feet along the north line of said Lot 6A to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set for corner;

THENCE, North 27°42'29" West, 165.23 feet departing the north line of said Lot 6A and crossing said Tract I and said Tract II to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set on the southwest line of said 1.527 acre tract, same being the northeast line of said Tract I;

THENCE, South 42°51'38" East, 172.57 feet along the southwest line of said 1.527 acre tract to the **POINT OF BEGINNING**, and containing 0.076 acre of land in Comal County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



Abel P. Stendahl, RPLS 6754

Job No.: 202-200-053

Date: 3/29/2022



EXHIBIT C

Trihydro Corporation
1672 Independence Drive, Suite 315 • NEW BRAUNFELS, TX. 78132
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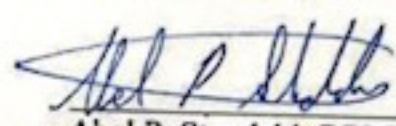
BEING a 0.076 acre tract of land situated in the Francisco Rodriguez Survey No. 99, Abstract No. 484, Comal County, Texas; being a portion of a called 0.172 acre tract of land (Tract I) and a portion of a called 0.841 acre tract of land (Tract II) described in instrument to Jason Stewart recorded in Document No. 200806031076 of the Official Public Records of Comal County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the north line of Lot 6A of Magnolia Springs Unit 2, Plat of which is recorded in Document No. 201106003691 of the Official Public Records of Comal County, marking the southeast corner of a called 1.527 acre tract of land described in instrument to Jeri Hoffmann recorded in Document No. 202106061242 of the Official Public Records of Comal County;

THENCE, South 64°03'35" West, 45.00 feet along the north line of said Lot 6A to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set for corner;

THENCE, North 27°42'29" West, 165.23 feet departing the north line of said Lot 6A and crossing said Tract I and said Tract II to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6754" set on the southwest line of said 1.527 acre tract, same being the northeast line of said Tract I;

THENCE, South 42°51'38" East, 172.57 feet along the southwest line of said 1.527 acre tract to the **POINT OF BEGINNING**, and containing 0.076 acre of land in Comal County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey feet.



Abel P. Stendahl, RPLS 6754
Job No.: 202-200-053
Date: 3/29/2022



Scale: 1" = 20'



0.072 AC.
STEWART
(TRACT I)
(200806031076)

0.841 AC.
STEWART
(TRACT II)
(200806031076)

1.527 AC.
JERI HOFFMANN
(202106061242)

0.076
ACRE

LEGEND:

- POB POINT OF BEGINNING
- FOUND 1/2" REBAR
- SET 1/2" REBAR

BEARING BASIS:
TEXAS STATE PLANE COORDINATE
SYSTEM GRID, SOUTH CENTRAL
ZONE (FIPS 4204) (NAD'83), AS
DETERMINED BY THE GLOBAL
POSITIONING SYSTEM (GPS)



Abel P. Stendahl
3/29/22

S 64°03'35" W 45.00'

LOT 6A, BLOCK 3
MAGNOLIA SPRINGS UNIT-2
(201106003691)

SURVEY PLAT SHOWING 0.076
ACRE OF LAND SITUATED IN
THE FRANCISCO RODRIGUEZ
SURVEY NO. 99, ABSTRACT NO.
484, COMAL COUNTY, TEXAS.



New Braunfels Branch Office
Survey Firm 10194320
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