Features List:

2259 Deer Run Rdg. • New Braunfels, TX

Exterior:

- 1 Acre, beautifully manicured and maintained
- Expansive covered patio w/ wood ceiling, lighting & ceiling fan
- Large workshop w/ 2 garage doors, built-in workbench, shelving + spray insulation
- Fenced backyard w/ cross fencing + dog run
- Large mature trees offering shady spaces + stone lined flower beds
- Large stone firepit
- Attached 2-car garage w/ built-in overhead storage racks

Community Features Include:

- 58-acre Private Guadalupe River Park, great for fishing, picnics, camping, hiking and swimming
- 32-acre Clubhouse complex & park w/ swimming pools, sports courts, walking trials & fishing pond + a new & larger pool is being added!
- Fitness center, walking & hiking trails for maintaining an active lifestyle
- Clubhouse, river park pavilions, picnic tables and recreational spaces for family gathering & social events

Laundry Room:

- Travertine tile flooring & utility sink
- Lower + upper cabinet storage
- Granite countertops + shelving

Interior:

- Dual wood front entry door opening into a spacious foyer
- Dedicated office space w/ decorative wainscotting, lots of natural light & plantation shutters
- Crown molding & recessed lighting throughout
- Beautiful wood & travertine tile flooring
- Bedroom 2 has a bay window w/ seating & storage + large closet & en suite
- Bedroom 3 is oversized w/ a seating area and spacious walk-in closet
- Bedroom 4 is spacious & can serve as a guest suite / game room compete w/ a fully equipped kitchenette

Kitchen:

- Leathered Granite countertops w/ stylish tile & natural stone backsplash
- Spacious center island w/ extra storage
- Bar seating for casual dining & hosting
- Built-In stainless steel appliances; dual ovens, microwave, dishwasher
- Stainless steel apron sink + smooth cooktop w/ stylish vent hood
- Custom cabinetry w/ soft close drawers + spacious walk-in pantry
- Adjoined dining area w/ lots of natural light

Features List:

2259 Deer Run Rdg. • New Braunfels, TX

Owner's Suite:

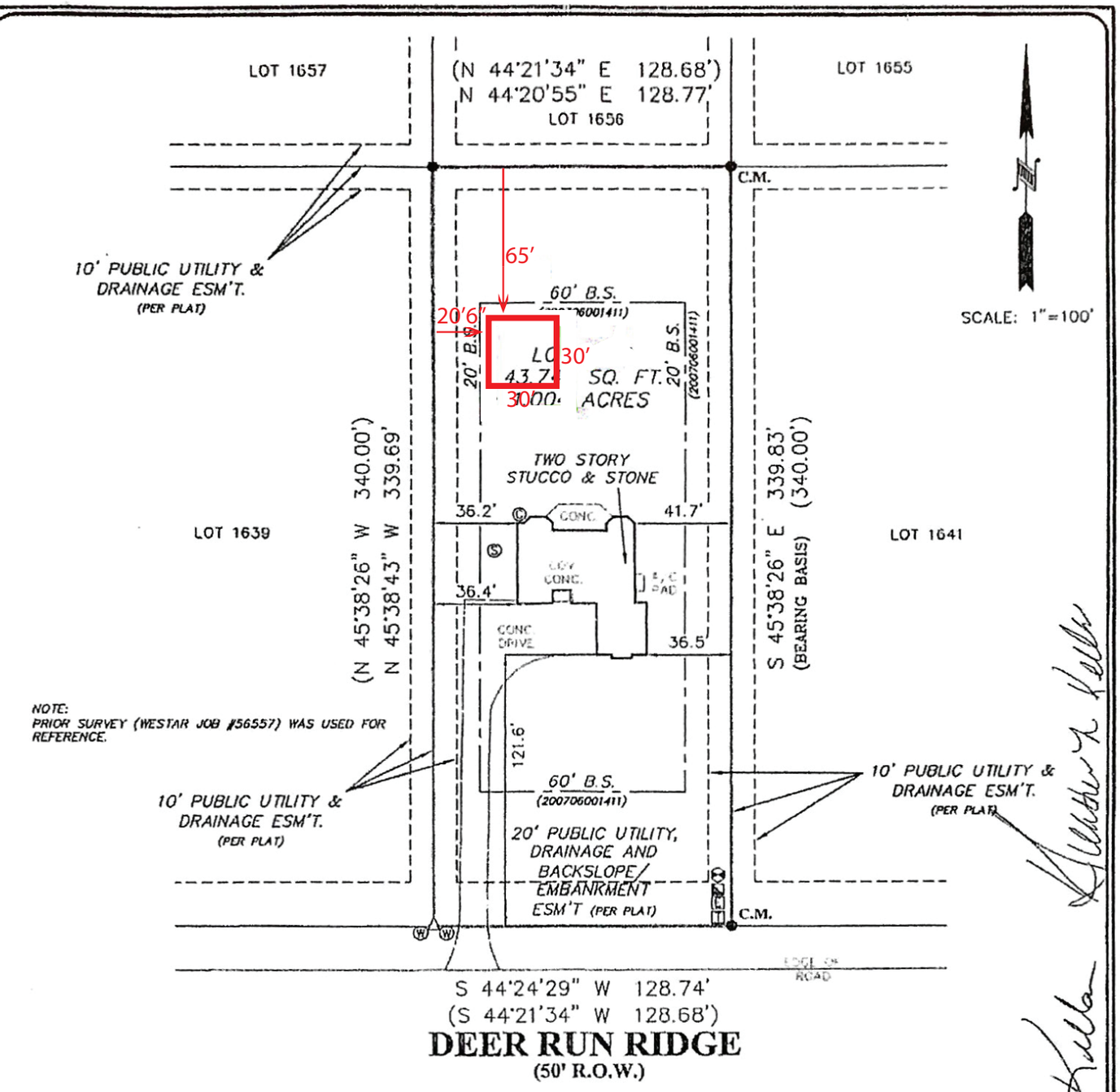
- On the main level w/ direct outdoor access
- Large windows granting lots of natural light
- Coffered ceiling for an added touch of texture
- En Suite; dual separate vanity, soaking tub + large walk-in shower w/ rain shower head & bench seating

Living Room:

- Expansive windows & lots of natural light
- Direct access to back yard covered patio
- Anchored by a stone, wood burning fireplace w/ mantle
- Built-in shelving & cabinetry storage for extra blankets / board games


Covered Patio
Dining Area
Primary Bedroom
Living Room
Kitchen
W.I.C.
Hall
Pantry
Bath
Foyer
Hall
Primary Bath
Office
Laundry
Bath
Garage


Bedroom
Open To Below
Hall
Bath
Office
Bedroom
W.I.C.
Bath
Bedroom
Attic



THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: DOCUMENT NUMBER 200706001410, 200706001411 AND 9906031628, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480091C, Panel No. 0290F, which is Dated 09-02-2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.





Property Address:
2259 DEER RUN RIDGE

Property Description:
LOT 1640, RIVER CHASE UNIT TEN, COMAL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN DOCUMENT NO. 200606053888, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

Owner:
SHANNON J. REID AND LORI J. REID

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
- △ = CALCULATED POINT
- ● = FND 1/2" IRON ROD
- (W) = WATER METER
- (C) = CLEAN OUT
- = ELECTRIC BOX
- = ELECTRIC TRANSFORMER
- = TELEPHONE PEDESTAL
- = CABLE TELEVISION
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- (S) = SEPTIC AREA

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	N/A	JOB NO.	58006	DRAWN BY: TA	TITLE COMPANY: N/A	DATE: 09-27-2013

Docusign Envelope ID: BFD94658-075F-4443-AECE-CBA764607598

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT

(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 10/22/2025 GF No. _____

Declarant: **Billy & Courtney Stephens**

Description of Property: **RIVER CHASE 10, LOT 1640**

County **Comal**, Texas

Date of Survey: **September 27, 2013**

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")

2. I am familiar with the property and the improvements located on the Property.

3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:

   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;

   b. changes in the location of boundary fences or boundary walls;

   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;

   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

   New Metal Building and Porch added to the back of the home.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

Docusign Envelope ID: BFD94658-075F-4443-AECE-CBA764607598

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is **Billy Stephens**. My date of birth is _____. and my address is **2259 Deer Run Rdg. New Braunfels, TX 78132**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Comal** County, State of **Texas**, on the _____ day of 10/22/2025, _____. Signed: DocuSigned by: Billy James Stephens E9ECAB0495BE4A4... Declarant	My name is **Courtney Stephens**. My date of birth is _____. and my address is **2259 Deer Run Rdg. New Braunfels, TX 78132**. I declare under penalty of perjury that the foregoing is true and correct. Executed in **Comal** County, State of **Texas**, on the _____ day of 10/22/2025, _____. Signed: Signed by: Courtney Allison Stephens 926B41EA16CA465... Declarant