

Presenting
404 St. Andrews Drive
New Ulm, TX 78950

What a spectacular opportunity to own this perfectly appointed executive styled home. This 3/2/3 Limestone home located in "The Falls", a gated community with a Championship Golf Course and Resort just 45 minutes from Katy.

Live and entertain in ultimate luxury both inside and out in this meticulously remodeled home (2021-2022) with stunning high end finishes where attention to detail is clearly evident.

Enjoy the open concept living room, dining area and the truly gourmet kitchen which boasts a suite of high end appliances and an oversized Quartz Island. Perfectly located in the home you will find the exquisite primary bedroom and bathroom with a supersized wet room that you just won't want to leave. Need lots of storage? No pull down attic staircase here! Simply walk up the full set of stairs to your climate controlled storage room which could be converted into additional living space. After a hard day's work, relax in the adjoining screened in patio overlooking your spacious back yard, state of the art heated swimming pool and the ULTIMATE outdoor kitchen with the finest of equipment.

On the chilly evenings, gather around the limestone gas fire pit and reflect on your day while viewing the stars.

All this and so much more is nicely enclosed by a Wrought Iron fence and protected by a full security system.

Call to schedule your private viewing today!

[Read more detailed info on the pages that follow.](#)

All information herewith is deemed accurate but should be independently verified.

Basic Features of Improvements

TOTAL Remodel in 2021/2022

2540 sq. ft. (per Appraisal) One Story Limestone/HardiPlank Home

Built in 2009

Metal Roof and Gutters that Feed to a Drainage Pipe

Spacious Living Room

Dining Area

Gourmet Island Kitchen

3 Roomy Bedroom

2 Bathrooms

Laundry Room with Cabinets, Quartz Counter & Space for Fridge & Freezer

Custom Cabinetry

Oversized Metal Designer Exterior Front Door

Lighting Fixtures - LED Recessed and Drop

Plantation Shutters Throughout

Crown Molding Throughout

Upgraded Hardware Throughout

Wood-Like Tile Flooring

2 x HVAC Units

Oversized 3 Car Attached Garage w/3 Openers & Epoxy Floor

Entertainers Patio

Fully Equipped Outdoor Kitchen Cabana (Completed 4/22)

In-Ground Heated Automated Pool with Sun Deck (Completed 4/22)

Limestone Automated Gas Firepit

Sprinkler System (Completed 4/22)

Propane Tank for House and Pool

Replaced Water Heater (2021)

Water Softener System (Completed 6/22)

Wrought Iron Fence and Gates (Completed 4/22)

Sod and Landscaping Redone (Completed 4/22)

Security Cameras, Alarm System & "Nest" Doorbell

Separate Wi-Fi at Pool Area

Oversized Concrete Driveway

2 Nice Private Lots

Detailed Room by Room Features

Living Room

Spacious
Recessed Lighting with Dimmers
Ceiling Fans
Plantation Shutters
Crown Molding
French Doors
Tile Wood-Like Flooring

Dining Area

Located off the Living Room
Chandelier Light Fixture
Crown Molding
Tile Wood-Like Flooring

Luxurious Island Kitchen

Custom Built Floor to Ceiling Wood Cabinetry
Crown Molding
Under Cabinet Lighting with Dimmers
Quartz Countertops
Quartz Island with Breakfast Bar and Additional Cabinets
Designer Tile Backsplash
High End Plumbing Fixtures
5 Burner Gas KitchenAid Stainless Steel Stove/Oven
Stainless Steel Kitchen Aid Low Profile Microwave with Extractor Fan
Farm Styled Deep Sink with Garbage Disposal
Stainless Steel Kitchen Aid Ice Machine
Stainless Steel Kitchen Aid Dishwasher
Drop and Recessed Light Fixtures with Dimmers
Tile Wood-Like Flooring
Pantry and Extra Storage Closet

Primary Bedroom

*Crown Molding
Designer Ceiling Fan with Light
Recessed Lighting
Plantation Shutters
Wired for Wall Mount TV
Tile Wood-Like Flooring*

Primary Bathroom & Closet

*Quartz Countertop
2 Undermount Sinks
Custom Cabinetry
High End Plumbing Fixtures
Wet Room - Jetted Hydro Spa Soaking Tub w/3 Shower Heads & 2 Handhelds
5 Extractor Fans
Recessed Lighting
Custom Built Closet w/Chandelier, Antiqued Mirror, Drawers & Countertop
Tile Wood-Like Flooring*

2 Additional Bedrooms

*Spacious
Ceiling Fan with Light
Crown Molding
Plantation Shutters
Wired for Wall Mount TV's
Tile Wood-Like Flooring*

Guest Bathroom

*Freestanding Tile Showers
High End Plumbing Fixtures
Quartz Countertop
Undermount Sink
Extractor Fan
Recessed Lighting
Crown Molding
Tile Wood-Like Flooring*

Laundry Room

*Washer/Dryer Connections
Quartz Countertops
Custom Cabinetry
Recessed Lighting
Plantation Shutters
Space for Extra Fridge and Freezer
Tile Wood-Like Flooring*

Attached Screened Porch

*Screen Material Replaced 4/22
Ceiling Fan
Sizeable enough for sitting Area and Dining Area
Recessed Lighting with Dimmers
Wired for Wall Mount TV
Tile Flooring*

Outdoor Kitchen Cabana - Completed 4/22

*Paradise Professional Grill
Paradise Hibachi Griddle
Paradise Hibachi Double Side Burners
Professional Bar Sink
Paradise Cocktail Station with Glass Holder
Under Cabinet Wine Fridge
Under Cabinet Bar Fridge
Under Cabinet Storage Cabinets/Drawers and Trash Area
Countertops with Under Counter Lighting
Plenty of Seating at the Bar
2 Ceiling Fans
Recessed Lighting with Dimmers
Separate Wi-Fi System
Wired for Outdoor TV
4 Bluetooth Outdoor Speakers
Custom Precast Concrete Pavers used for Flooring
Supported by Limestone Columns with Waterfall Feature to Pool
Metal Roof
Storage Closet with Space for Fridge/Shelving*

State of the Art Gunite Pool - Completed 4/22

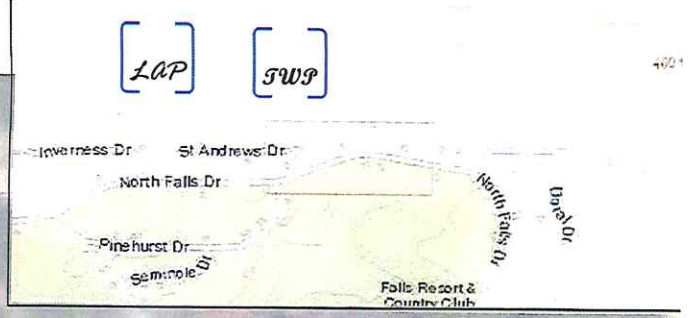
Pool Automation System - iAquaLink Device/App
Jandy Pool Pumps, Cleaner, Heater, Spa Blower, Controls & Lights
Nature 2 Sanitizers and Chlorinator
Intermatic Transformer
Heated using Propane
In Ground Pool Skimmers PLUS a Polaris Robotic Pool Cleaner
Sun Deck in Pool
Custom Precast Concrete Coping
Cool Deck Decking around Pool
In-Pool Lighting
In- Pool Stools
More Detailed Spec. on Pool Available Upon Request

Other Outdoor Features

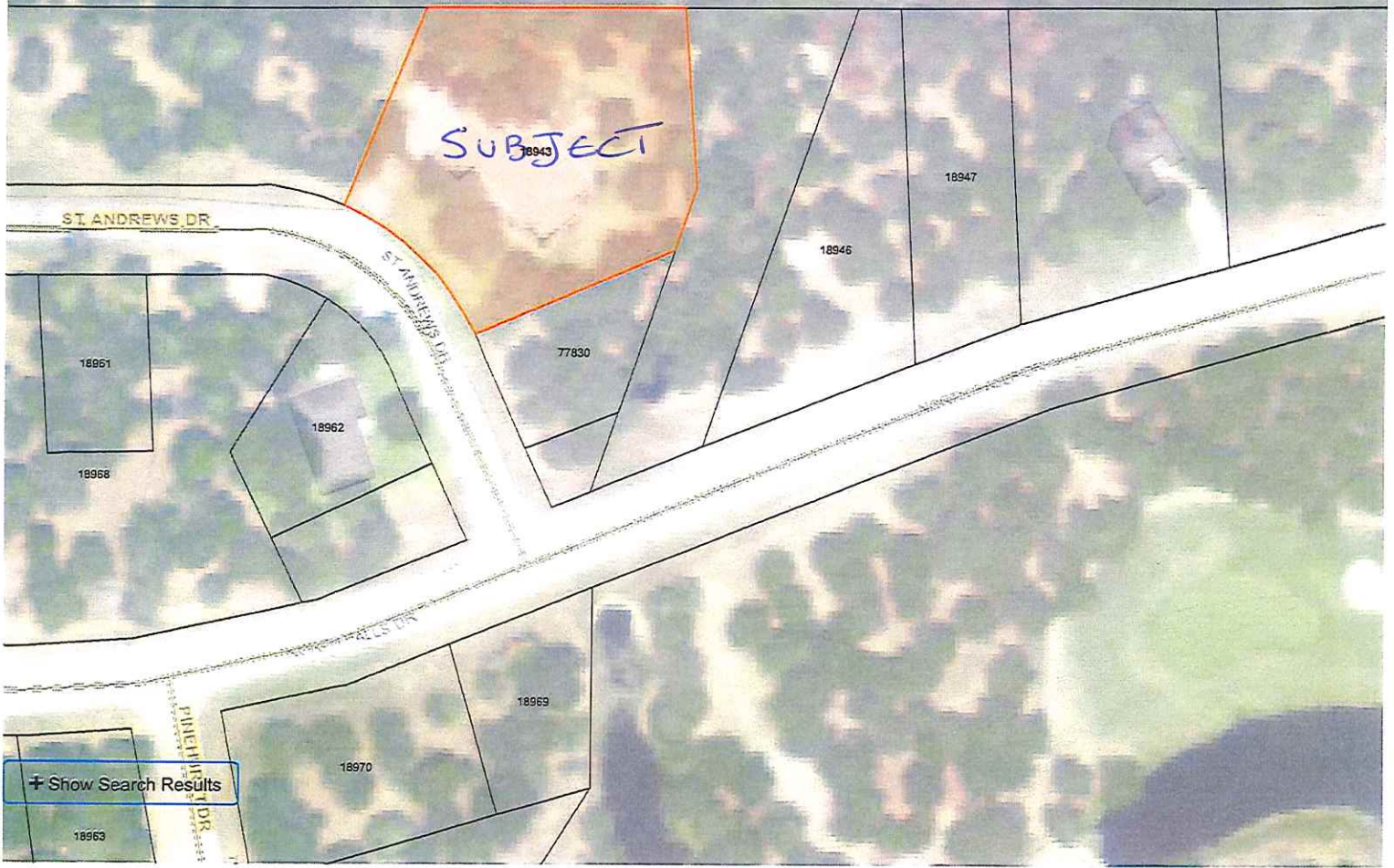
Limestone Automated Gas Firepit
Security Cameras
Upgraded Lighting Fixtures
Landscaping completed 4/22
Sprinkler System
Wrought Iron Fencing with Gates - Replaced 4/22
3 Car Attached Garage with Epoxy Floor, 3 Openers & Lots of Storage
Paved Driveway on TWO Prime Lots

*NOTE: Amenities at "The Falls" are by means of Private Membership.
Call for additional information. (Golf Course, Restaurants, Tennis Courts, Pool etc.)*

*All information herewith is deemed accurate but should be
independently verified.*



400+



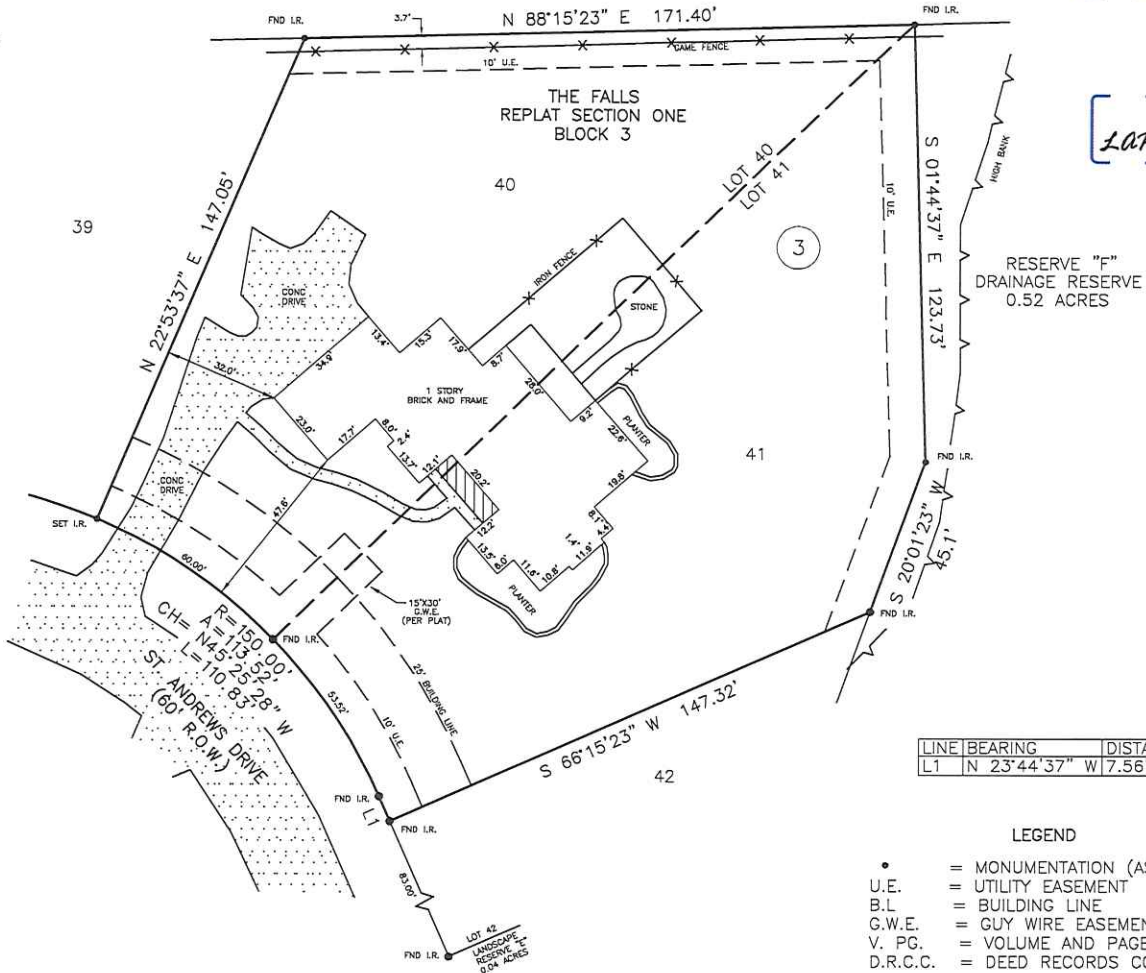


SCALE: 1"=50'

SUNNY FALL, LLC
 CALLED 215.309 ACRES
 V. 533 PG. 139
 D.R.C.C.

[SWP]

[LAP]



LINE BEARING	DISTANCE
L1 N 23°44'37" W	7.56'

LEGEND

- = MONUMENTATION (AS NOTED)
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE
- G.W.E. = GUY WIRE EASEMENT
- V. PG. = VOLUME AND PAGE
- D.R.C.C. = DEED RECORDS COLORADO COUNTY

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011 ADJUSTMENT).
2. REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, G.F. NO. CO-21-086, HAVING AN EFFECTIVE DATE OF MARCH 15, 2021, AND AN ISSUE DATE OF APRIL 1, 2021. NO FURTHER RESEARCH OR ENCUMBRANCES WAS PERFORMED BY CAMPBELL GEODETICS.
3. ACCORDING TO MAP NO. 48089C0150D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLORADO COUNTY, TEXAS AND UNINCORPORATED AREAS, DATED FEBRUARY 4, 2011, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD).
4. TRACT SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO THE FALLS, REPLAT SECTION ONE, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 63, 85 AND 86, PLAT RECORDS OF COLORADO COUNTY, TEXAS, AND AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 492, PAGE 181, DEED RECORDS OF COLORADO COUNTY, TEXAS, AND IN VOLUME 154, PAGE 335, VOLUME 307, PAGE 130, VOLUME 545, PAGE 423, VOLUME 630, PAGE 562, VOLUME 630, PAGE 567, VOLUME 211, PAGE 142, VOLUME 630, PAGE 557, VOLUME 632, PAGE 39, AND VOLUME 632, PAGE 47, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.
5. EASEMENTS UNDER SCHEDULE B, 10 I-Y AS FOLLOWS: V. 631, PG. 827, V. 145, PG. 75, V. 172, PG. 207, V. 172, PG. 92, V. 518, PG. 74, V. 518, PG. 77, V. 518, PG. 81, V. 518, PG. 84, V. 518, PG. 92, V. 518, PG. 95, V. 522, PG. 214, V. 599, PG. 294, V. 599, PG. 344, V. 181, PG. 581, V. 431, PG. 265, V. 443, PG. 857, V. 540, PG. 780, DO NOT AFFECT THIS TRACT.

LAND TITLE SURVEY

LOT 40 AND 41, BLOCK 3
 THE FALLS REPLAT, SECTION ONE
 RECORDED IN SLIDE NO. 85 AND 86
 PLAT RECORDS, COLORADO COUNTY,
 TEXAS

SURVEYOR:
 CAMPBELL GEODETICS
 23745 MARTIN CIRCLE SOUTH
 PORTER, TEXAS 77365
 832.922.3951
 T.B.P.E.L.S. FIRM #10194655

WE AT CAMPBELL GEODETICS ACTING BY AND THROUGH C. PAUL JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

ADDRESS: 404 ST. ANDREWS DRIVE, New Ulm, Texas



SIGNED: 04-07-2021

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: June 28, 2022 GF No. _____

Name of Affiant(s): Tim W. Ping, Lauren A. Ping

Address of Affiant: 404 St. Andrews Drive, New Ulm, TX 78950

Description of Property: Lot 40 & 41 - Block 3 - The Falls Replat Section 1.
County Colorado, Texas

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

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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.

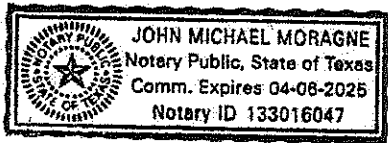
4. To the best of our actual knowledge and belief, since April 7, 2021 there have been no:
 a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 b. changes in the location of boundary fences or boundary walls;
 c. construction projects on immediately adjoining property(ies) which encroach on 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): Perimeter Iron Fencing - Pool - Outdoor Kitchen - Firepit

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

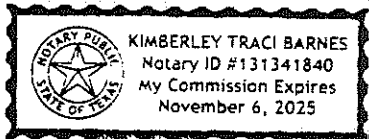
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Tim W. Ping
Lauren A. Ping



SWORN AND SUBSCRIBED this 29th day of June, 2022

Notary Public
Sworn + Subscribed Dis 29th day of June 2022
(TXR-1907) 02-01-2010

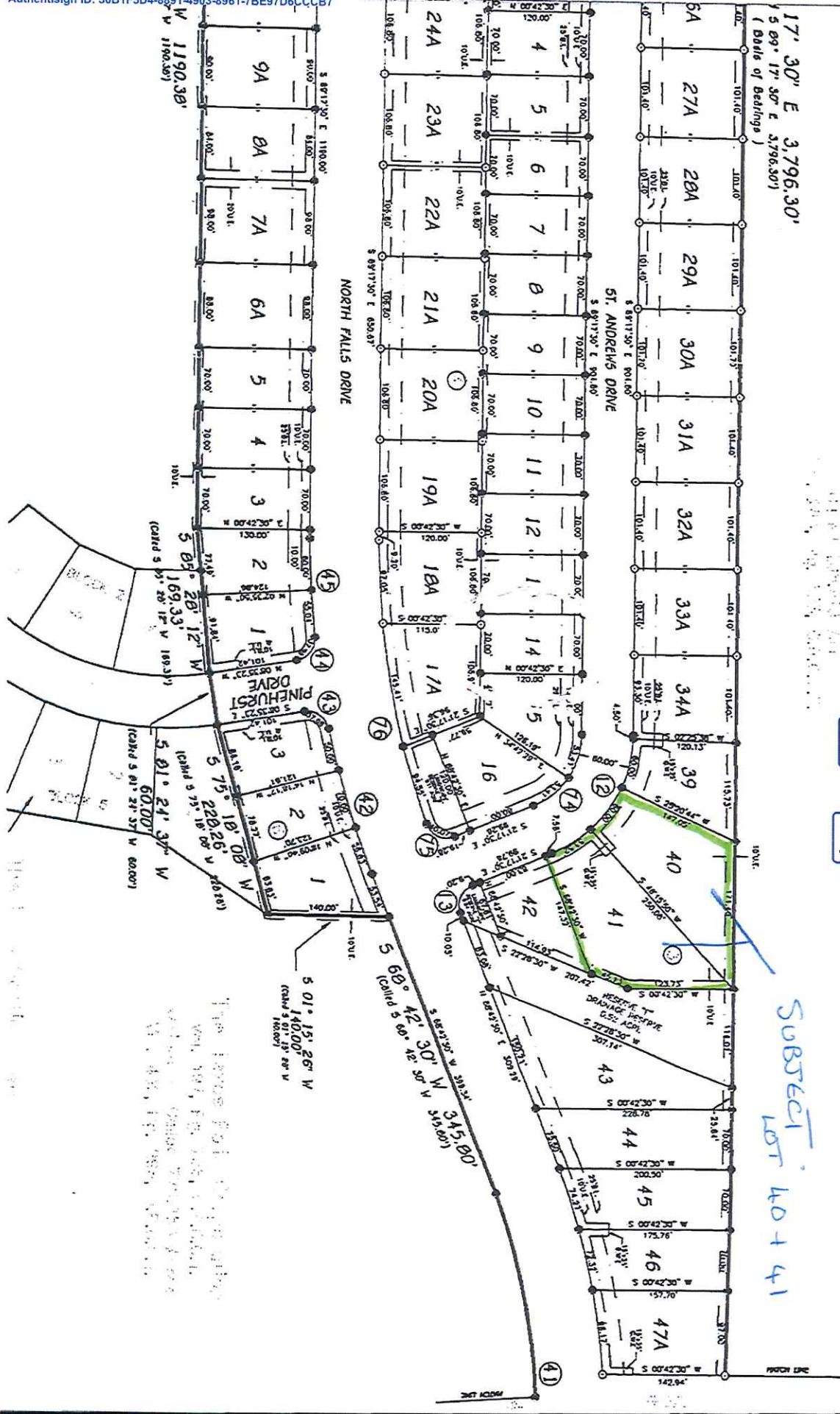


AND THE BERT H. TOBIN SURVEY, A-551 COLORADO COUNTY, TEXAS

NOT TO SCALE

17' 30" E 3,796.30'
(Basis of Bearings)

Authentisign ID: 30B1F5D4-8891-4903-8961-7BE97D6CCCB7



LAP

SWP

SUBJECT LOT 40 + 41

The house for the above
was not located
and the owner thereof
is not known.

5 01° 15' 26" W
140.00'
(CALCD 5 01° 15' 26" W
140.00')

5 01° 24' 37" W
60.00'
(CALCD 5 01° 24' 37" W
60.00')

5 01° 28' 12" W
169.33'
(CALCD 5 01° 28' 12" W
169.33')

5 87° 17' 30" E 1190.00'

5 87° 17' 30" E 1190.00'

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[SWP]

The Falls Golf Club & Resort
Deed Restrictions
(Highlights only)

[LAP]

- Only single family residential structures are permitted.
- No temporary buildings or trailers are allowed.
- Maximum height of houses is 28 feet.
- Building lines for side lot lines is a minimum of 10 feet.
- Front lot building lines are a minimum of 20 feet or as shown on recorded plat.
- Rear lot building lines are 15 feet unless a garage is located in the rear, then the minimum is 5 feet.
- Minimum square footage (living area) of homes on golf course is 1800 sq. ft.
- Minimum square footage (living area) of homes off the golf course is 1600 sq. ft.
- Homes must face the street on which they are built.
- Garages openings are not allowed to face the street.
- All homes must have a minimum of a 2 car garage.
- Garages are for cars, not for conversion into storage sheds or living quarters.
- Exterior of buildings must be 60% masonry. Masonry is considered brick, stone, stucco, or rock. Hardi-plank is not masonry!
- No homes of identical elevation shall be constructed closer than every fifth lot.
- The roof of any building shall be constructed or covered with any non-reflective, dark material with a minimum expected life of twenty (20) years. Asphalt, composition or metal are acceptable materials. **NO WOODEN SHINGLES ARE ALLOWED!**
- Only fencing material allowed is wrought iron.
- No trucks, trailers, boats, automobiles, campers or other vehicles shall be stored, parked or kept on any driveway, in the front yard, or in the street in front of the lot.
- No outside clothesline shall be permitted that is visible from any street.
- No external window air conditioners are permitted.
- No more than 3 adult animals are permitted. Dogs are not allowed to roam the subdivision and must be controlled by their owners at all times.

"THE FALLS MUNICIPAL UTILITY DISTRICT
NOTICE TO PURCHASERS OF REAL PROPERTY
as Required by Section 49.452, Texas Water Code, as Amended

The real property, described below, that you are about to purchase is located in The Falls Municipal Utility District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.50 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$9,520,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$0.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.]

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

[Property Description]

Date

Signature of Seller

[ACKNOWLEDGMENT OF SELLER]

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR

PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of the purchase of the real property.

Date

Signature of Purchaser

[ACKNOWLEDGMENT OF PURCHASER]"

National Flood Hazard Layer FIRMette



96°30'42"W 29°51'28"N

404 St. Andrews Drive.



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone A)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMIRs
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2022 at 1:34 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



96°30'42"W 29°50'56"N