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TICOR TITLE NB
GF# 118556

Doc# 200306027644

RECORDED BY:
TICOR TITLE AGENCY

GF NO. 03020359C-M1

\$ 13.00

118556

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF COMAL

Date: June 30, 2003

Grantor: **CANHAM RANCH, LTD.**

Grantor's Address: 10000 Memorial Drive, Suite 510
Houston, Harris County, Texas 77024

Grantee: **7H RANCH PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation**

Grantee's Address (including county): 10000 Memorial Drive, Suite 510
Houston, Harris County, Texas 77024

Property:

All that certain tract or parcel of land lying and being situated in Comal County, Texas, being known and designated as **Lot 1, Block 4, CANHAM RANCH SUBDIVISION UNIT 1**, according to map or plat recorded in Vol. 14, page 246-251, Comal County Texas Map and Plat Records.

Consideration: \$10.00 and other good and valuable consideration.

FOR THE CONSIDERATION, the receipt and adequacy of which is admitted and stipulated by Grantor, and subject to the reservations from and exceptions to conveyance and warranty herein contained, Grantor has granted, sold and conveyed and hereby does grant, sell and convey the Property to Grantee. The terms Grantor, Grantee and pronouns referring to them include the plural as context requires.

This conveyance is made and accepted subject to all restrictions, reservations, covenants, and exceptions appearing of record in the Official Public Records of Real Property (and related and predecessor real property records) of Comal County, Texas, to the extent such matters are applicable to the Property, including, without limitation:

1. Easements, restrictions and other matters as set out in Document #200306021326, Comal County Texas Official Records, and all matters thereon shown or referred to therein, as amended.
2. Reservation of right of way for ingress and egress as recited in Vol. 26, Pg. 489, Deed Records, Comal County, Texas.
3. Easement in favor of the City of San Antonio recorded in Vol. 85, Pg. 305, Deed Records, Comal County, Texas.

4. Electric Line Right-of-Way Agreement in favor of City of San Antonio recorded in Vol. 231, Pg. 224, Deed Records, Comal County, Texas.
5. Electric Line Right-of-Way Agreement in favor of City of San Antonio recorded in Vol. 399, Pg. 83, Official Public Records, Comal County, Texas.
6. Electric Line Right-of-Way Agreement in favor of City of San Antonio recorded in Vol. 480, Pg. 778, Official Public Records, Comal County, Texas.
7. Sanitary Control Easement dated September 20, 2002, filed under Document #200206033455, Comal County Texas Official Records, J.W. Wood to Canham Ranch, Ltd.
8. 25 ft. front building set-back line and 10 ft. side building set-back line and a 20 ft. rear building set-back line as recited on plat, Vol. 14, page 246-251, Comal County Texas Map and Plat Records.
9. 10 ft. electric, gas, telephone CA TV and utility easement as shown on plat, Vol. 14, page 246-251, Comal County Texas Map and Plat Records together with conditions, restrictions and provisions recited thereon.
10. Building set-back lines, utility easements, along with all other restrictions, reservations, conditions, covenants, etc. as recited in Document #200306021326, Comal County Texas Official Records, as amended.
11. Maintenance assessments as recited in Document #200306021326, Comal County Texas Official Records (subordinated to mortgages).
12. All other matters shown on plat recorded at Volume 14, pages 246-251, Comal County, Texas Map and Plat Records.
13. Declaration of Covenants, Conditions and Restrictions for The Seven Hills Ranch and for The 7H Ranch Property Owners Association, dated effective June 10, 2003, in Document #200306021326, Comal County Texas Official Records, as amended.

This conveyance is also made and accepted subject to the following:

1. Building and zoning ordinances and other laws and regulations and police powers as they may affect the Property.
2. Real property taxes for the current year and subsequent years, not yet due and payable, and subsequent taxes and assessments by any taxing authority for prior years due to change in land use or ownership.
3. Visible and apparent easements, if any, affecting any portion of the Property.
4. Any matters that would be reflected on a current survey of the Property.
5. Any discrepancies, conflicts, shortages in area or boundary lines or any encroachments, or protrusions or any overlapping of improvements.

- 6. Water quality control zoning or ruling orders by the Water Quality Board of Texas, The Environmental Protection Agency or any other governmental authority having jurisdiction over subject property because of location or in connection with the Property being located over the Edwards Underground Aquifer or recharge zone.

Grantor and Grantee acknowledge that the Property is [a] the Roadway Lot, and part of the Common Area under the Declaration of Covenants, Conditions and Restrictions, above referenced, (as such terms are defined in the Declaration) and [b] is the private streets shown on the subdivision plat, above referenced. Grantor and Grantee further acknowledge that the Property provides ingress and egress for Members (as defined in the Declaration) and their invitees and serves other purposes not inconsistent therewith, all subject to the exceptions to title set forth above.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, but subject to all reservations from and exceptions to warranty and conveyance herein contained, unto the Grantee and Grantee's heirs and assigns forever; and further, subject to all reservations from and exceptions to warranty and conveyance herein contained, Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

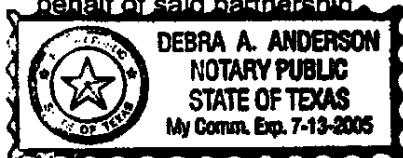
CANHAM RANCH, LTD., a Texas limited partnership

By: Tom S. Taylor Authorized Agent
Tom S. Taylor, authorized agent

STATE OF TEXAS §

COUNTY OF Brewer §

This instrument was acknowledged before me on the 1st day of July, 2003, by Tom S. Taylor, authorized agent of CANHAM RANCH, LTD., a Texas limited partnership, on behalf of said partnership.



Debra A. Anderson
Notary Public, State of Texas

After recording, please return to:

Steven R. Brook
745 E. Mulberry, 9th Floor
San Antonio, Texas 78212

Doc# 200306027644
Pages 3
07/31/2003 10:56:00 AM
Filed & Recorded in
Official Records of
COMAL COUNTY
JOY STREATER
COUNTY CLERK
Fees \$13.00

Doc# 200306027644