

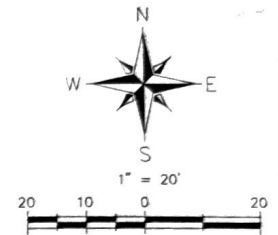
SURVEY SHOWING LOT 61, BLOCK 5, LAKEWOOD HILLS OF CANYON LAKE, SECTION 1 RECORDED IN VOLUME 2, PAGE 79, MAP & PLAT RECORDS, COMAL COUNTY, TEXAS

SCHEDULE B RECORDED EXCEPTION DOCUMENTS

1. RESTRICTIVE COVENANTS:
VOL. 2, PG. 79, MAP & PLAT RECORDS
VOL. 168, PG. 252, DEED RECORDS
VOL. 263, PG. 165, DOC. NO. 20108028183, DOC. NO. 20108028183, OFFICIAL PUBLIC RECORDS
VOL. 104, BUILDING SETBACK LINE, 25' FEET WIDE, ALONG THE FRONT LOT LINE
VOL. 2, PG. 79, MAP & PLAT RECORDS
VOL. 1, UTILITY EASEMENT 10 FEET WIDE, ALONG THE REAR LOT LINE
VOL. 2, PG. 79, MAP & PLAT RECORDS
VOL. 10, ASSESSMENT (EN - 1ER PG. 252, DEED RECORDS
VOL. 263, PG. 165, DOC. NO. 20108028183, DOC. NO. 20108028183, OFFICIAL PUBLIC RECORDS
VOL. 104, FLOWAGE EASEMENT - VOL. 123, PG. 586, DEED RECORDS
VOL. 104, CONSENT TO EASEMENT STRUCTURES
DOC. NO. 20108028183, OFFICIAL PUBLIC RECORDS
VOL. 104, DEED - DOC. NO. 20108028183, OFFICIAL PUBLIC RECORDS
*NWR = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
*LND = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT ADDITIONAL RESEARCH AND/OR FIELDWORK WHICH IS OUTSIDE THE SCOPE OF THIS SURVEY
*MINERAL AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR
*SEE TITLE COMMITMENT FOR A FULL LIST OF EXCEPTIONS AND/OR RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS LISTED ABOVE.

GENERAL SURVEY NOTES

1) BASIS OF BEARING, TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
2) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, C.F. NUMBER SAT-13-4000131000730-WE EFFECTIVE DATE OF SEPTEMBER 11, 2018, ISSUE DATE OF SEPTEMBER 14, 2018 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LIMITS, ENCUMBRANCES, EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND USE REGULATIONS STIPULATED THEREIN (SEE SCHEDULE B).
3) THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
4) ONLY APPARENT UTILITIES WERE LOCATED, SHOWN AND IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UNDERGROUND UTILITIES FOR INFORMATION REGARDING UTILITIES (PLEASE CONTACT THE APPROPRIATE AGENCY IRRIGATION VALVES AND SPRINKLER HEADS, IF ANY, NOT LOCATED BY THIS SURVEY OR SHOWN HEREON.
5) ADJACENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6) THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENTS OR BUILDING SETBACK LINES.



RAMBLEWOOD DRIVE
(60' RIGHT-OF-WAY)

ASPHALT

LOT 60

N57°35'08"E 119.70'
(558.30'E 120.0')

LOT 61
0.16 ACRES

LOT 13

10' UTILITY EASEMENT PER PLAT

S32°23'36"E 59.93'
(531.20'E 60.0')

N32°23'36"W 57.43'
(531.20'W 60.0')

LOT 62

S57°45'03"W 119.71'
(558.30'W 120.0')

25' FRONT BUILDING SETBACK PER PLAT



SINGLE-STORY
WOOD & STONE
HOME

5' SIDE BUILDING SETBACK VOL. 168 PG. 252 DEED RECORDS

WIRE FENCE ALONG LINE

LEGEND

- RECORD CALL PER PLAT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 3/8" IRON ROD
- FOUND 1/2" IRON ROD W/ A RED "SOLIS KANAK INC" PLASTIC CAP
- FOUND IRON ROD W/ A RED "4777" PLASTIC CAP
- ⊗ ELECTRIC METER
- ⊗ POWER POLE
- ⊗ GUY WIRE
- ⊗ WATER METER
- ⊗ SEPTIC SYSTEM
- ⊗ CLEANOUT
- DE OVERHEAD ELECTRIC
- DEC OVERHEAD ELECTRIC/COMMUNICATION
- OC OVERHEAD COMMUNICATION

WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78608
312-618-7672 RPLS6344@GMAIL.COM
TBPLS FIRM #10194135

JOB NO. 1022-18 DATE 01/16/2019
DRAWN BY: CJW CHECKED BY: CJW
SHEET: 1 OF 1

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
RPLS6344@GMAIL.COM 512-618-7672



FILED BY ATC
SPRING BRANCHGF# 4000131800730 VJB

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

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

§

Executed on date of acknowledgement to be Effective on: Jan. 31, 2019

Grantor: **Callan Homes Company, Inc.**

Grantor's Mailing Address: 2241 Johnson Road, Canyon Lake, Comal County, Texas 78133

Grantee: **Stephen Kaufman**

Grantee's Mailing Address: 1463 Ramble Hills, Canyon Lake, Comal County, Texas 78133

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): **Lot 61, Block 5, Lakewood Hills of Canyon Lake, Section 1, Comal County, State of Texas, according to the map or plat thereof recorded in Volume 2, Page 79, Map and Plat Records of Comal County, Texas.**

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, easements, covenants and conditions that affect the property and taxes for the current year, the payment of which Grantee assumes.

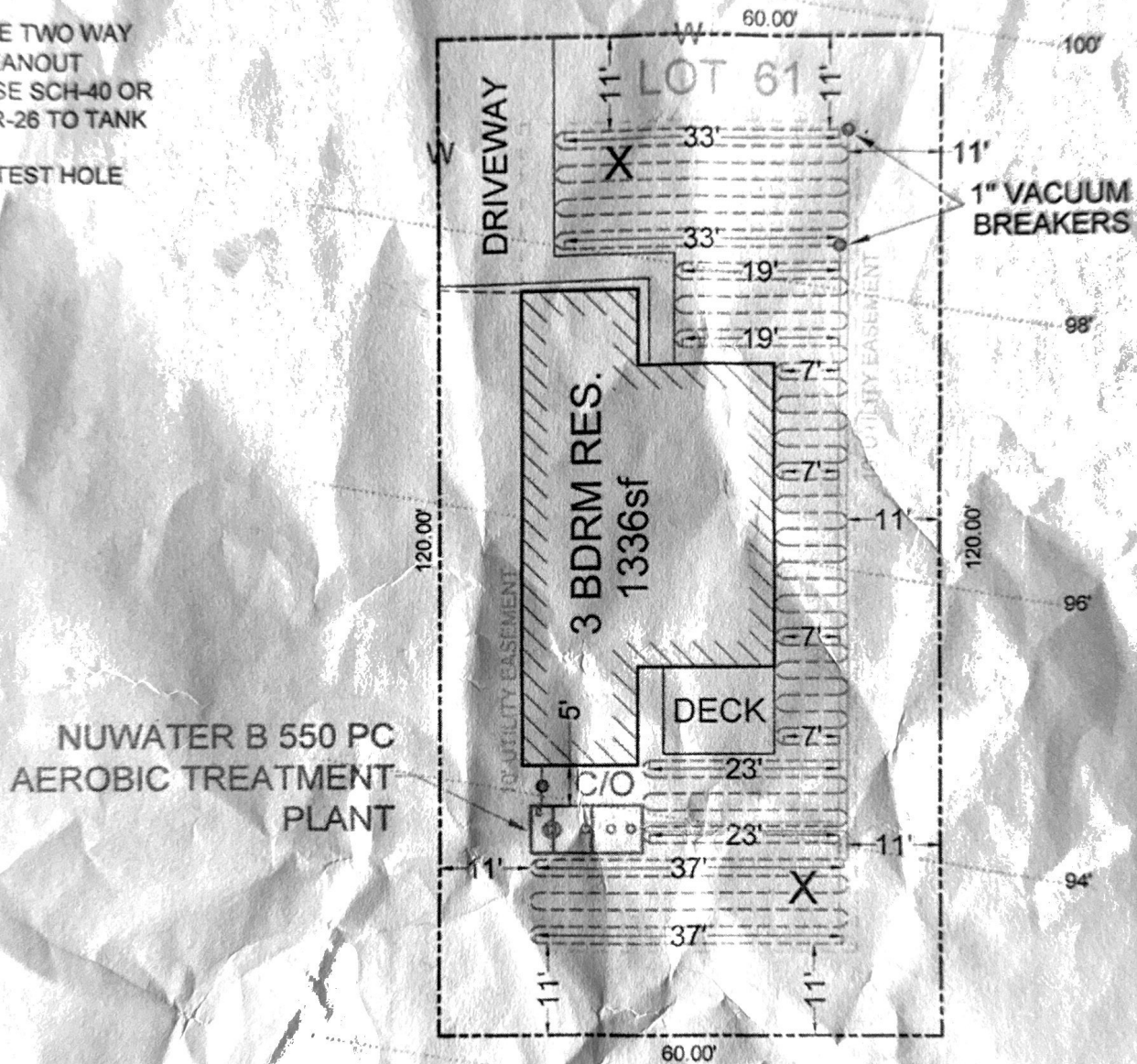
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

THERE SHALL BE NO
PARKING, DRIVING OR
STORAGE ON THE
SEPTIC FIELD AT ANY
TIME FOR ANY REASON.

**USE SCH-40 OR
SDR-26 TO TANK

X= TEST HOLE

RAMBLEWOOD DRIVE



OWNER: CALLAN HOMES COMPANY, INC.		DRAWN BY: EJS III	
STREET ADDRESS: 1463 RAMBLE HILLS			
LEGAL DECD: LAKEWOOD HILLS	UNIT/SECTION/PHASE: 1	BLOCK: 5	LOT: 61
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=20'	DATE: 7/3/2018	REV: SCD

FILED BY ATC
SPRING BRANCH

GF # 4000131800730-VJB

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CALLAN HOMES COMPANY, INC.

2241 JOHNSON RD., CANYON LAKE, TX 78133

1463 Ramble Hills Paint Selections

Exterior: Pussywillow SW 7643

Exterior Trim: Sealskin SW 7675

Front Door: Elephant Ear SW 9168

Interior: Alpaca SW7022

Interior Trim: Ibis White SW 7000

Finishes:

Interior walls: Eggshell in Painter's Edge brand ("Matte" if other)

Interior Trim: Oil Semi-Gloss

Exterior: Satin



Application# 965609-01

WARRANTY COVERAGE APPLICATION

THIS APPLICATION IS TO ENROLL YOUR NEW HOME IN BONDED BUILDERS EXPRESS LIMITED WARRANTY COVERAGE; IT IS **NOT** YOUR NEW HOME WARRANTY NOR IS IT A SUBSTITUTE FOR YOUR HOMEOWNERS INSURANCE. UNLESS ALL BLANKS ARE COMPLETED, THE APPLICATION IS SIGNED, AND THE WARRANTY FEE IS PAID, YOUR HOME WILL NOT BE ENROLLED.

BUILDER NAME: Callan Homes Company, Inc.

BUILDER NUMBER: 13619



WARRANTY SELECTION

Warranty Plan: 10 Yr Structural Warranty + 1 Yr Workmanship & Materials/2 Yr Systems Warranty

Enrollment Fee: \$ 433.36

BB-W8020TX

NEW HOME TO BE ENROLLED

1. HOMEOWNER LAST NAME: Kaufman

FIRST NAME: Stephen

2. CO-OWNER LAST NAME: _____

FIRST NAME: _____

3. NEW HOME ADDRESS: 1463 Ramble Hills

Street Address

4. CITY/STATE/ZIP CODE: Canyon Lake

City

TX

State

78133

ZIP Code

5. SUBDIVISION: Lakewood Hills

Lot

Block

6. CLOSING DATE: 01/24/2019

7. BUILT ON HOMEOWNER'S LOT: No

8. BUILDER RM#: TX197545

9. CLOSING CONTRACT PRICE: \$ 146,900.00

9a. WARRANTY LIMIT: \$ 146,900.00

WARRANTY MAILING INSTRUCTIONS

10. ☒ Mail Warranty To New Home Address Above

☐ Mail Warranty To Following Address

N/A

Street Address

City

State

Zip Code

PROPERTY SPECIFIC INFORMATION

11. CONSTRUCTION TYPE: Single Family Detached

12. DATE OF CERTIFICATE OF OCCUPANCY FOR THE MAIN STRUCTURE:

Not Applicable for Single Family Detached

13. CONSTRUCTION OF HOME: Site Built

MORTGAGE INFORMATION

14. CASH SALE / FINANCED: Cash Sale

15. LOAN TYPE: N/A

CERTAIN ITEMS AND EVENTS ARE NOT COVERED BY THIS WARRANTY. PLEASE REFER TO THE SECTION TITLED "EXCLUSIONS" IN THE WARRANTY DOCUMENT. IN FLORIDA, THE HOME WARRANTY MAY NOT PROVIDE LISTING PERIOD COVERAGE FREE OF CHARGE.

SIGNATURES

HOMEOWNER(S): I/we acknowledge that by signing this application I/we affirm that I/we have read and understand the important Homeowner's Acknowledgement on Page 2 of this application.

Homeowner Signature: Stephen Kaufman

Date: 1/31/19

Homeowner Email: Kaufman630@gmail.com

This email address is where we will send your warranty documents. Please print clearly.

Co-Owner Signature: _____

Date: _____

Builder's Rep Signature: [Signature]

Date: _____

Prepared By

Name: Sophie Sanchez

Date: 01/24/2019

Phone: (956) 792-6845

Fax: _____

Builder - provide a copy of the signed application (both pages) to the Homeowner(s)

