

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

Date:

Grantor: Southstar Communities, LLC, a Texas limited liability company

Grantor's Mailing Address: 1114 Lost Creek Boulevard, Suite 270
Austin, Texas 78746

Grantee: Comal County, Texas on behalf of the Public

Grantee's Mailing Address: 150 N. Seguin Ave.
New Braunfels, Texas 78130

Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

A 0.572 acre tract located in the Wm. Kingston Survey No. 303, Abstract 333, Comal County, Texas, being a portion of that certain remainder tract of tract 4 (1290.687 acres) conveyed to Southstar at Vintage Oaks, LLC recorded as Document No. 201206016338 of the Official Public Records of Comal County, Texas, and more fully described in Exhibit A, attached hereto and incorporated herein by reference.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made expressly subject to all valid and subsisting easements, restrictions, right-of-way, conditions, exceptions, reservations, and covenants properly of record in the office of the County Clerk of Comal County, Texas, if any, affecting the above-described property.

Grantor for the Consideration and subject to the Reservations from Conveyance and 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, executors, administrators, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty.

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

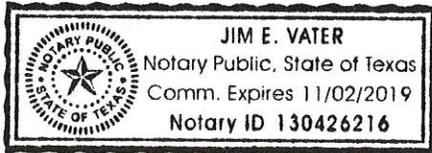
SOUTHSTAR COMMUNITIES, LLC

By: _____
Name: Thad Rutherford
Title: COO

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on FEB. 29, 2016,
by THAD RUTHERFORD, as C.O.O. of
Southstar Communities LLC, a Texas limited liability company, on behalf of same and in
capacity herein stated.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF COMAL §

Accepted on _____, 2016 by the Commissioners Court of
Comal County, Texas.

COMAL COUNTY, TEXAS

Attest:

By: _____
Sherman Krause, County Judge

Bobbie Koepp, Comal County Clerk

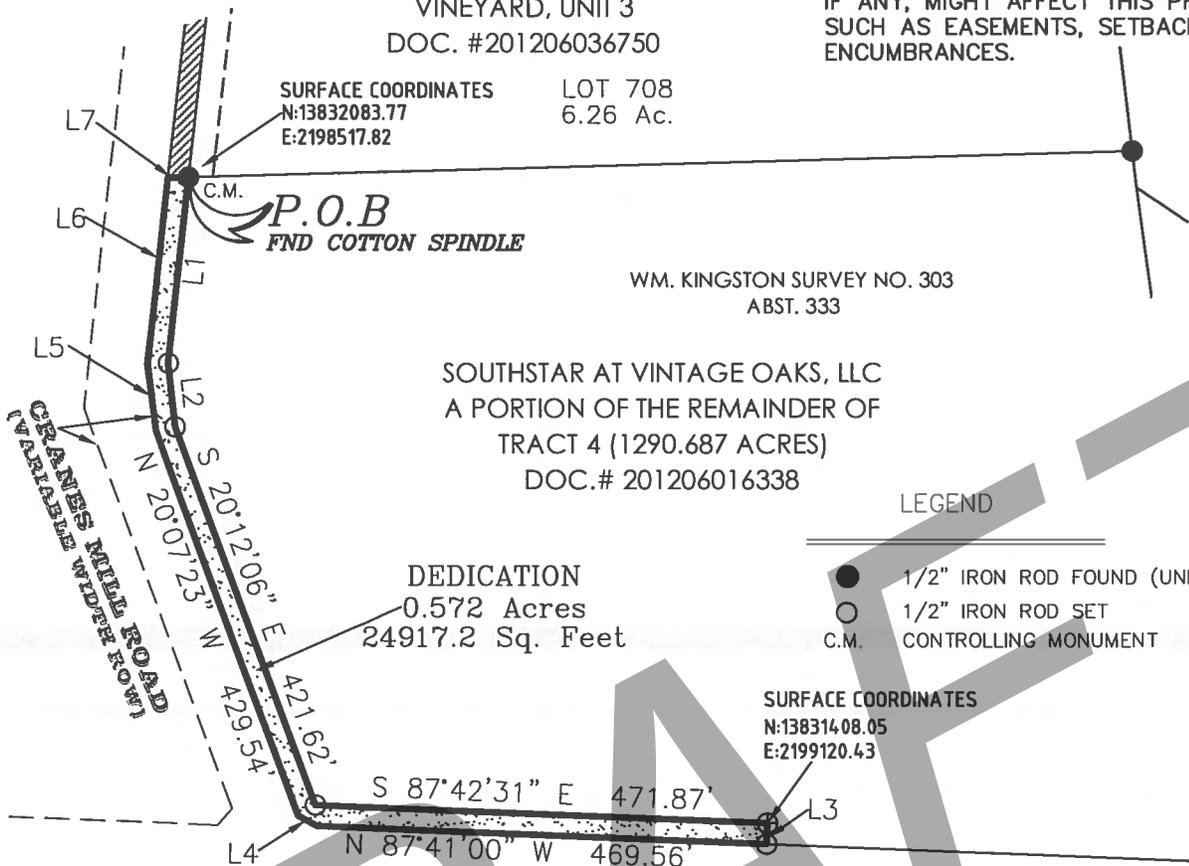
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SCALE (FEET)

VINTAGE OAKS AT THE
VINEYARD, UNIT 3
DOC. #201206036750

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

SURFACE COORDINATES LOT 708
N:13832083.77 6.26 Ac.
E:2198517.82



WM. KINGSTON SURVEY NO. 303
ABST. 333

SOUTHSTAR AT VINTAGE OAKS, LLC
A PORTION OF THE REMAINDER OF
TRACT 4 (1290.687 ACRES)
DOC.# 201206016338

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT

DEDICATION
0.572 Acres
24917.2 Sq. Feet

SURFACE COORDINATES
N:13831408.05
E:2199120.43

STATE HWY 46 W
(100' ROW)

SOUTHSTAR AT VINTAGE OAKS, LLC
24.347 AC. REMAINDER OF TRACT 3
(103.637 AC.)
DOC.# 201206016338

LOT 1046
5.36 Ac.
VINTAGE OAKS AT THE
VINEYARD, UNIT 7
DOC. #201406005729

LINE	BEARING	DISTANCE
L1	S 06°19'30" W	195.83'
L2	S 06°05'10" E	66.91'
L3	S 02°19'00" W	21.91'
L4	N 61°10'33" W	22.41'
L5	N 07°10'37" W	69.59'
L6	N 06°23'44" E	196.08'
L7	N 88°23'43" E	21.72'



I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF NOVEMBER, 2016, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE WITH CONTROLLING MONUMENTS AS NOTED.

PRELIMINARY 11/17/15
RICHARD A. GOODWIN DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

COMAL COUNTY



SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

6477 FM 311, P.O. BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5788 FAX * (830) 885-2170

TBPLS FIRM #10044200

RIGHT OF WAY DEDICATION EXHIBIT
OF A 0.572 ACRE TRACT LOCATED IN THE WM. KINGSTON SURVEY NO. 303, ABSTRACT 333, COMAL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER TRACT OF TRACT 4 (1290.687 ACRES) CONVEYED TO SOUTHSTAR AT VINTAGE OAKS, LLC BY DEED OF RECORD RECORDED AS DOCUMENT NO. 201206016338 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

DATE: 11/17/15 DRAWN BY: VLH PROJECT No. 15CMALC001