

22018160

**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: May 9, 2017

Grantor: MAHMOOD A. CHUGHTAI

Grantor's Mailing Address: 22 Benchwood Circle, San Antonio, TX 78248

Grantee: PRIZE PERMANENT HOLDINGS LLC - BROOKLYN CORNER ST., a Texas Subsidiary Series LLC

Grantee's Mailing Address: 720 Evans Ave. San Antonio, TX 78209

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being a 0.132 of an acre of land, being a portion of Lot A2, Block 15, New City Block 835, the same land described in deed to McKenna-Garris Investments, recorded in Volume 4103, Page 317, Real Property Records, Bexar County, Texas, and being further described in Exhibit "A" attached hereto and made a part hereof

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, 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

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Conveyance and the Exceptions to Conveyance and Warranty.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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

*Mahmood A. Chughtai*

MAHMOOD A. CHUGHTAI

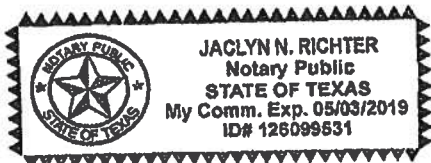
STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on May 9, 2017, by MAHMOOD A. CHUGHTAI.

*Jaclyn N. Richter*

Notary Public, State of Texas



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**SouthCentral Surveyors of Texas**

1514 S. Presa, San Antonio, Texas, 78210  
PH: 210.534.6700 Fax: 210.534.9673

**FIELD NOTES FOR  
0.132 OF AN ACRE  
TRACT OF LAND**

December 18, 2007

Being a 0.132 of an acre tract of land, being a portion of Lot A2, Block 15, New City Block 835, the same land described in Deed to McKenna-Guzis Investments, recorded in Volume 4103, Page 317, Real Property Records of Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** at a 1/2" iron rod found, on the north right of way of N. St. Mary's, said iron rod being a southwesterly corner of Lot 9, Block 14, New City Block 849, Central Catholic and Providence High Schools Subdivision recorded in Volume 8000, Page 10, Deed and Plat Records of Bexar County, Texas, for the Southeast corner of this tract;

**THENCE:** S 56°43' 56" W, along the north right of way of said N. St. Mary's, a distance of 68.69 feet to a lead plug, for the Southwest corner of this tract;

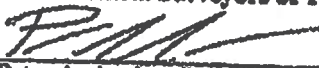
**THENCE:** N 33°41'10" W, along the east right of way of Brooklyn Ave., a distance of 112.11 feet to a 1/4" iron rod set, being a westerly corner of said Central Catholic and Providence High Schools Subdivision, for the Northwest corner of this tract;

**THENCE:** N 56°26'16" E, a distance of 48.16 feet to a 1/2" iron rod set, being an interior corner of said Central Catholic and Providence High Schools Subdivision, for the Northeast corner of this tract;

**THENCE:** S 32°41'41" E, a distance of 72.49 feet to a 1/4" iron rod set, being an interior corner of said Central Catholic and Providence High Schools Subdivision, for an angle point of this tract;

**THENCE:** S 62°14'08" E, a distance of 45.57 feet to the POINT OF BEGINNING and containing 0.132 acres tract of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.  
Registration No. 3464  
Job 7-4029-049

A drawing of even job number and date was also prepared



EXH. "A"

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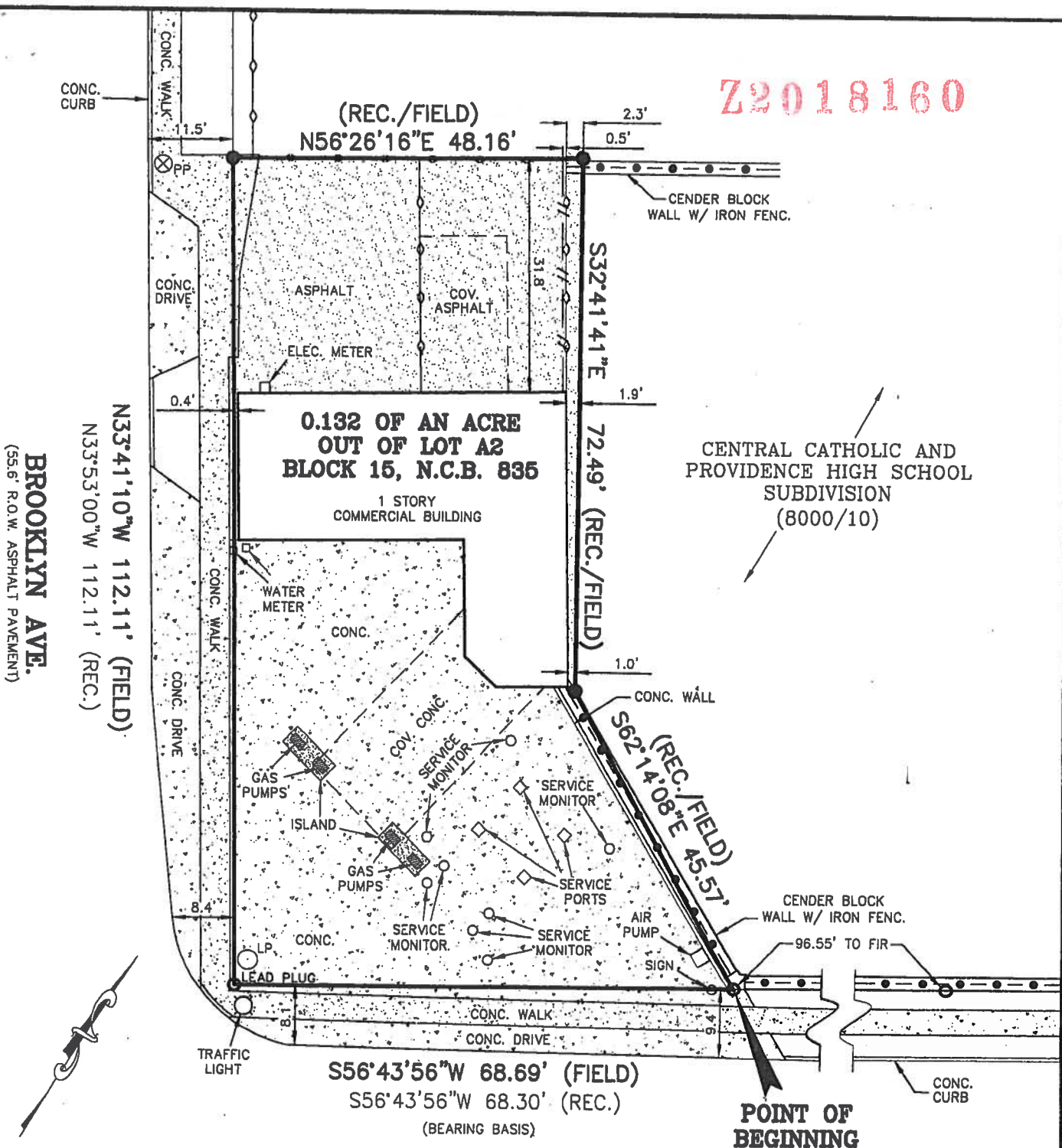
Doc# 20170087283  
# Pages 4  
05/09/2017 1:34PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$34.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
05/09/2017 1:34PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*

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0.132 OF AN ACRE  
OUT OF LOT A2  
BLOCK 15, N.C.B. 835

1 STORY  
COMMERCIAL BUILDING

S56°43'56"W 68.69' (FIELD)  
S56°43'56"W 68.30' (REC.)  
(BEARING BASIS)

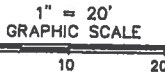
**N. ST. MARY'S**

(55.6' R.O.W. ASPHALT PAVEMENT)  
(PLATTED AS: NORTH ST. MARY'S STREET)

**BROOKLYN AVE.**  
(55.6' R.O.W. ASPHALT PAVEMENT)

CENTRAL CATHOLIC AND  
PROVIDENCE HIGH SCHOOL  
SUBDIVISION  
(8000/10)

**POINT OF  
BEGINNING**



**LEGEND:**

- # = WOOD FENCE
- ◇ = CHAIN LINK FENCE
- × = BARBED WIRE FENCE
- = FND 1/2" IRON ROD
- = SET 1/2" IRON ROD
- = FENCE POST

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BY

BUYER: BMS REAL ESTATE INVESTMENTS, LLC		ADDRESS: 1201 N. ST. MARY'S	
TITLE COMPANY: LAND AMERICA LAWYERS TITLE		G.F. NO.: 1225001243	
LOT: *	BLOCK: 15	N.C.B: 835	
SUBDIVISION: ~			
CITY: SAN ANTONIO	COUNTY: BEXAR	STATE: TEXAS	