

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.879 OF AN ACRE (38,277 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOTS 2, 3, 4, 5, AND 6 BLOCK 3, NEW CITY BLOCK 2439, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.879 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "C&W 5787" Found on the Westerly right of way line of Colorado Street, a variable width public right of way, and marking the Northwestern corner of said Lot 2;

THENCE S 06° 17' 31" W a distance of 237.65 feet, along the Westerly right of way line of said Colorado Street, to a Point being the Southeasterly corner of said Lot 6;

THENCE N 84° 11' 15" W a distance of 161.00 feet, along the Southerly boundary line of said Lot 6, to a Point being the Southwesterly corner of said Lot 6;

THENCE N 06° 17' 31" E a distance of 237.86 feet to a 1/2-inch Iron Rod with cap stamped "C&W" Found, marking the Northwestern corner of said Lot 2;

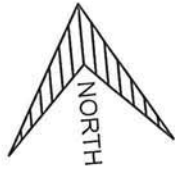
THENCE S 84° 06' 38" E a distance of 161.00 feet, along the Northerly boundary line of said Lot 2 to the **POINT OF BEGINNING** and containing 0.879 of an Acre of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270



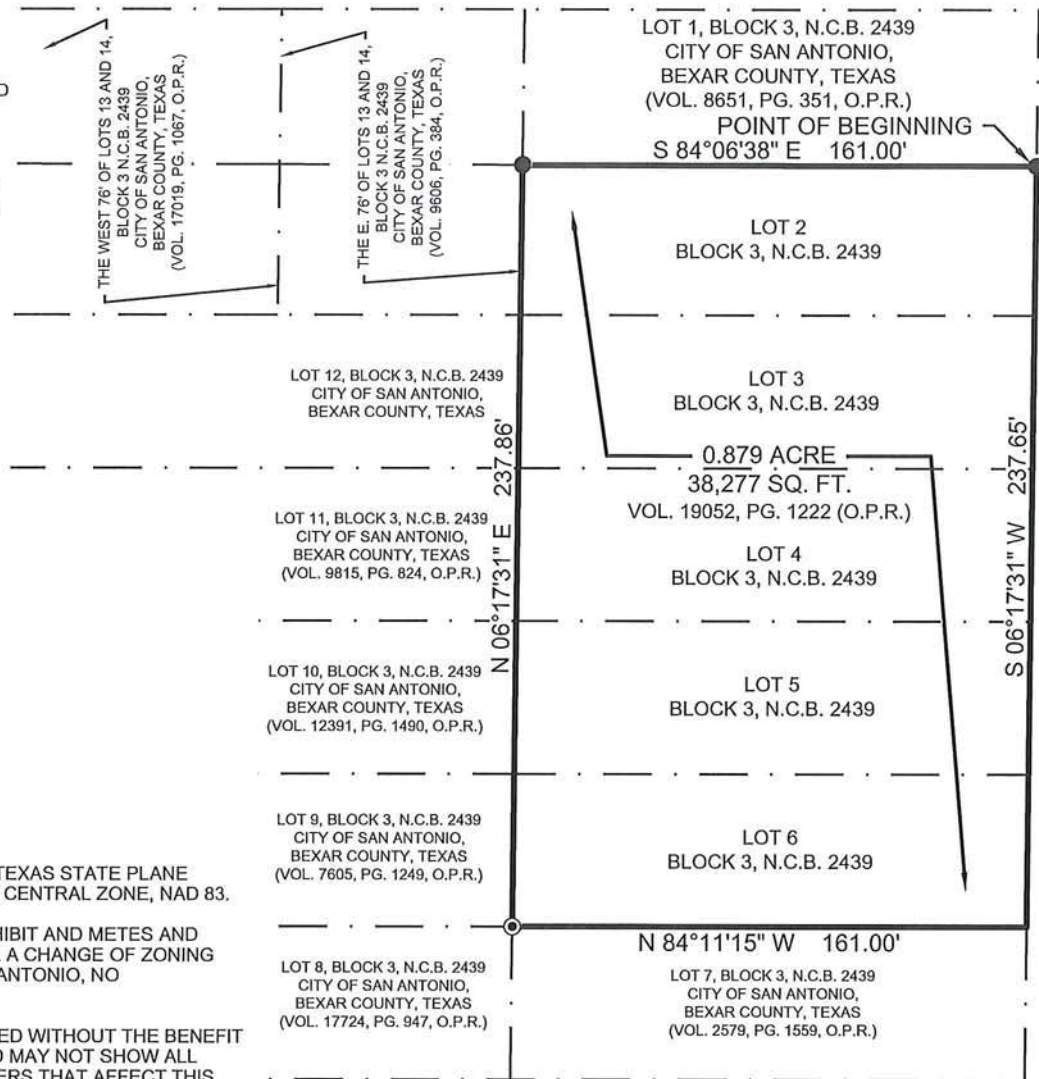
SCALE: 1" = 60'

EL PASO ST.

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



COLORADO ST.
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

ZONING EXHIBIT:

A 0.879 OF AN ACRE (38,277 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOTS 2, 3, 4, 5, AND 6 BLOCK 3, NEW CITY BLOCK 2439, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



[Handwritten Signature]

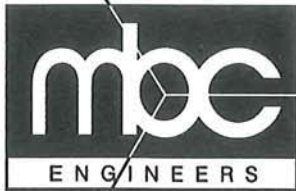
 JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/26/2019
 JOB NO. 32300-1270
 SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.347 OF AN ACRE (15, 096 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 1, BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 8651, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS; AND BEING THE EAST 76 FEET OF LOTS 13 AND 14 BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED, RECORDED IN VOLUME 9606, PAGE 384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.347 OF AN ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with cap stamped "C&W 5787" Found on the Westerly right of way line of Colorado Street, a variable width public right of way, and marking the Southeasterly corner of said Lot 1;

THENCE N 84° 06' 38" W a distance of 161.00 feet, along the Southerly boundary line of said Lot 1, to a 1/2-inch Iron Rod with cap stamped C&W 5787 found, marking the Southwesterly corner of said Lot 1 and marking the Northeasterly corner of said Lot 13;

THENCE S 06° 17' 31" W a distance of 46.86 feet, along the Easterly boundary line of said Lot 13, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the Southeasterly corner of said Lot 13;

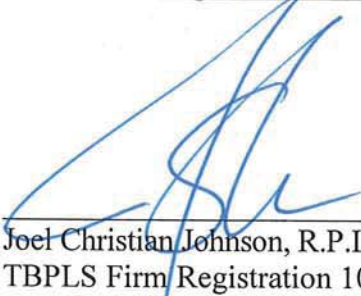
THENCE N 84° 11' 15" W a distance of 76.00 feet, along the Southerly boundary line of said Lot 13 to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 06° 17' 31" E a distance of 95.46 feet, across said Lot 13 and said Lot 14, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of El Paso Street, a variable width public right of way;

THENCE S 84° 11' 15" E a distance of 237.00 feet, along Southerly right of way line of said El Paso Street, To a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the intersection of the Southerly right of way line of said El Paso Street and the Westerly right of way line of said Colorado Street and being the Northeasterly corner of said Lot 1;

THENCE S 06° 17' 31" W a distance of 48.8 feet, along the Westerly right of way line of said Colorado Street, to the **POINT OF BEGINNING** and containing 0.347 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



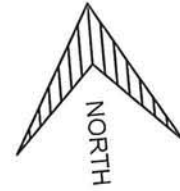
Date: February 26, 2019
Job No: 32300-1270

SURVEYORS NOTES:
 1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.

3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



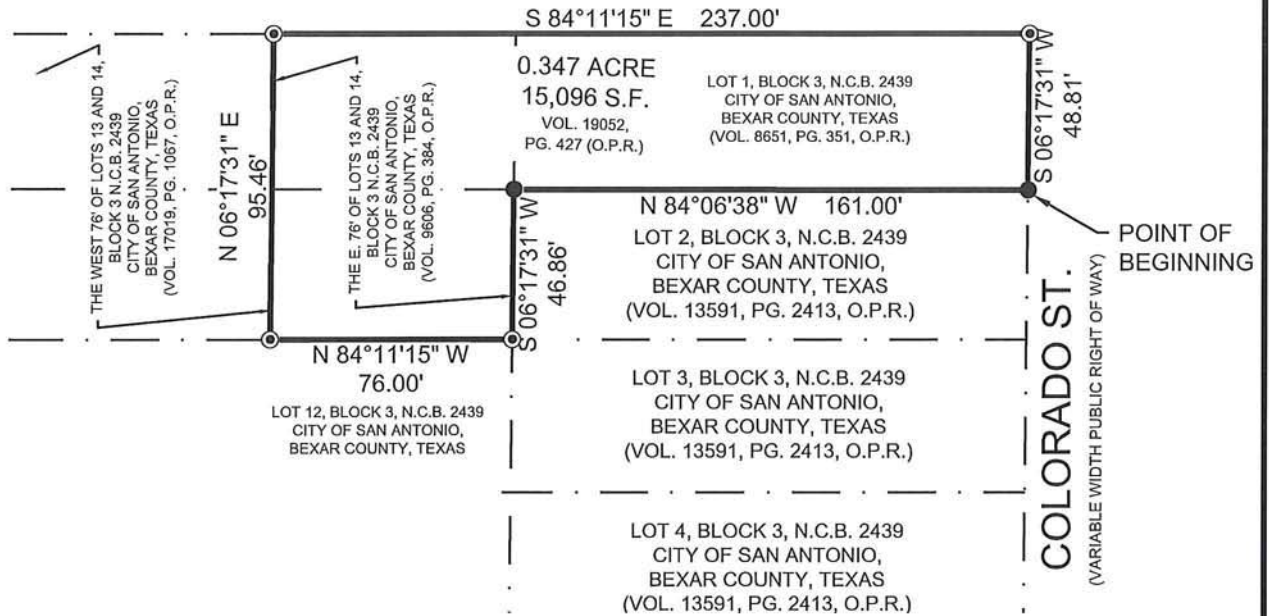
SCALE: 1" = 60'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

EL PASO ST.

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



ZONING EXHIBIT:

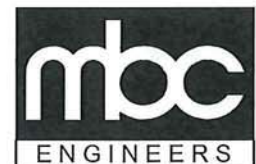
A 0.347 OF AN ACRE (15, 096 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 1, BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 8651, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS, AND BEING THE EAST 76 FEET OF LOTS 13 AND 14 BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED, RECORDED IN VOLUME 9606, PAGE 384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAID 0.347 ACRE TRACT ALSO BEING THE SAME TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



[Handwritten Signature]

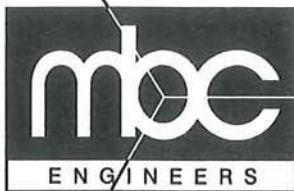
 JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 02/25/2019
 JOB NO. 32300-1270
 SHEET 1 OF 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.406 OF AN ACRE (17,696 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 16, 17 AND 18, BLOCK 2, NEW CITY BLOCK 2440, AVENIDA GUADALUPE EL PASO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.406 OF AN ACRE TRACT ALSO BEING KNOWN AS TRACT 1 IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod with Found on the South Right-of-Way line of El Paso Street and marking the Northeast end of a curve return of the East Right-of-Way line of Colorado Street and of said Lot 16;

THENCE S 83° 53' 47" E a distance of 121.90 feet, along and with the South Right-of-Way line of said El Paso Street to a 1/2-Inch Iron Rod with cap 'MBC' Found on the West line of Arbitrary Lot 1, New City Block 2440 (deed reference: Volume 14281, Page 1588) and marking the Northeast corner of said Lot 18;

THENCE S 06° 16' 09" W a distance of 129.78 feet, along the East boundary line of said Lot 18, to a 1/2-inch Iron Rod Found and marking the Northeast corner of the South 8.7 feet of Lot 15, Block 2, New City Block 2440, (Deed Reference: Volume 10561, Page 504, of the official public records of Bexar County, Texas), and marking Southeast corner of said Lot 18;

THENCE N 83° 46' 50" W a distance of 136.90 feet, along the North line of said South 8.7 feet of lot 15, to a 1/2-Inch Iron Rod Found on the East Right-of-Way line of Colorado Street and marking the Southwest corner of said Lot 16;

THENCE N 06° 17' 31" E a distance of 114.55 feet, along and with the East Right-of-Way line of said Colorado Street to a 1/2-Inch Iron Rod Found at the point of curvature of a curve to the right;

THENCE along and with said curve to the right having the following parameters: Radius = 15.00 feet, Arc Length = 23.51 feet, Chord Bearing = N 51° 11' 52" E a distance of 21.18 feet to the **POINT OF BEGINNING** and containing 0.406 Acres of land more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: February 26, 2019
Job No: 32300-1270

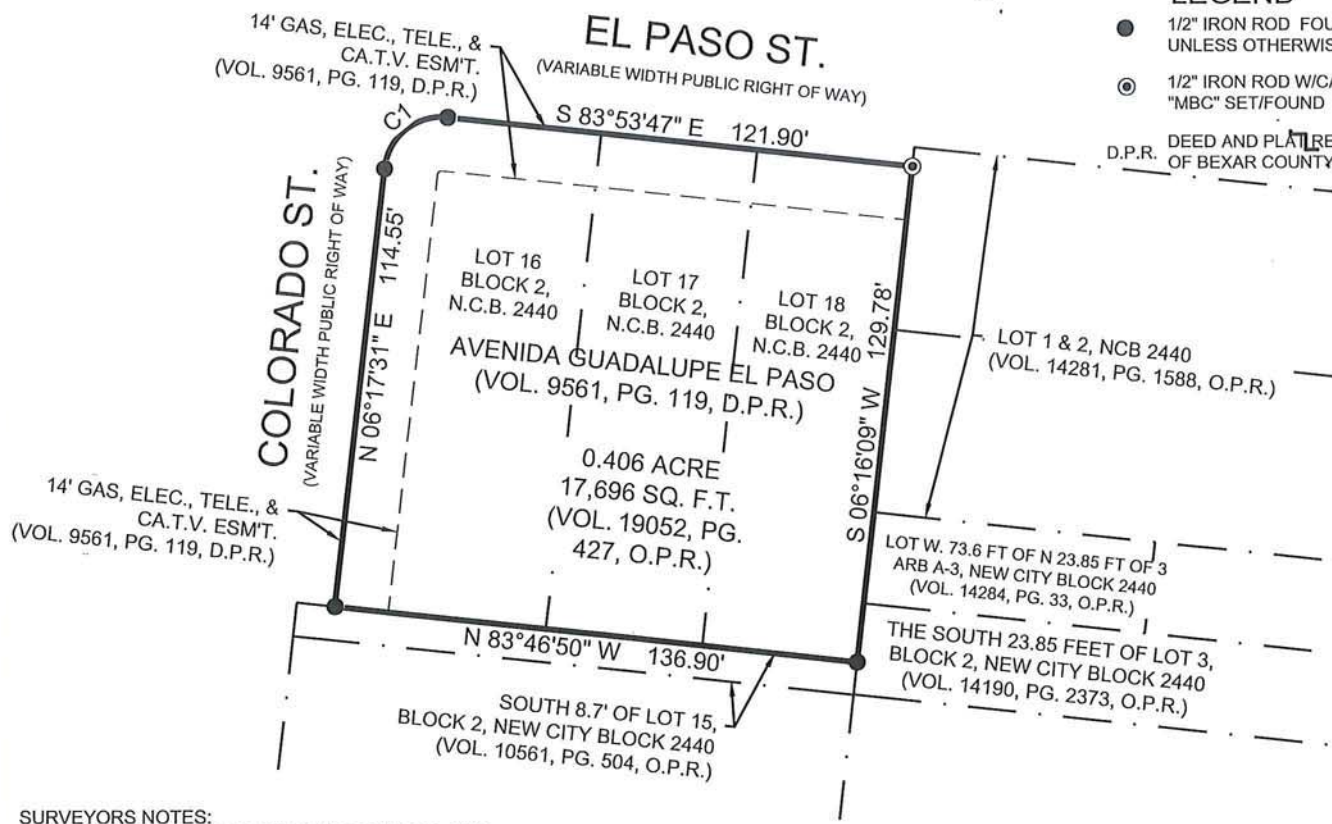
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	23.51'	15.00'	89°48'42"	N 51°11'52" E	21.18'



SCALE: 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SURVEYORS NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

ZONING EXHIBIT:

A 0.406 OF AN ACRE (17,696 SQUARE FEET) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 16, 17 AND 18, BLOCK 2, NEW CITY BLOCK 2440, AVENIDA GUADALUPE EL PASO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9561, PAGE 119, OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.406 OF AN ACRE TRACT ALSO BEING KNOWN AS TRACT 1 IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 19052, PAGE 427, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



[Handwritten Signature]

 JOEL C. JOHNSON R.P.L.S. #5578

mbc
ENGINEERS
 1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

Date: Feb 26, 2019, 3:55pm User ID: jaramanda Layout: Layout1 File: P:\1270\32300-NRP Alazan Lotfs 2019\Design\Exhibit\ex03-Zoning s1a-32300.dwg Layout name: Layout1

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.

FILED BY ATC
TUSCANY STONE DJ

GF # ~~ADD~~ 11702039

SPECIAL WARRANTY DEED

Date: March 15, 2018

Grantor: AVENIDA GUADALUPE ASSOCIATION, A Texas Non-Profit Corporation

Grantor's Mailing Address:

1313 Guadalupe St. #100
San Antonio, Bexar County, Texas 78207

Grantee: SAN ANTONIO HOUSING AUTHORITY

Grantee's Mailing Address:

818 S. Flores St.
San Antonio, Bexar County, Texas 78204

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

See attached Exhibit "A" Legal Description of Real Property

Exceptions to Conveyance and Warranty:

This Special Warranty Deed and the conveyance herein is executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the real Property (collectively, "Permitted Exceptions").

Grantor, for the consideration, and subject to the Exceptions to Conveyance and Warranty, grants, bargains, sells, and conveys to Grantee, the real property in Bexar County, Texas, fully described in Exhibit A, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold the real property to Grantee, its, successors, and assigns forever.

Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the real Property to Grantee, and its successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise, subject to the Permitted Exceptions.

GRANTOR IS CONVEYING THE REAL PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS, OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OR TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE REAL PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE REAL PROPERTY.

Grantee by acceptance of this Special Warranty Deed acknowledges that there are no delinquent standby charges, ad valorem taxes or assessments due and owing by Grantor.

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

AVENIDA GUADALUPE ASSOCIATION

[Handwritten Signature]

Gabriel Q. Velasquez
Executive Director

ACKNOWLEDGMENT

STATE OF TEXAS) (
COUNTY OF BEXAR) (

This instrument was acknowledged before me on March 15, 2018 by Gabriel Q. Velasquez, in his capacity as Executive Director Avenida of the Avenida Guadalupe Association.

[Handwritten Signature]

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Abigail Antuna
Antuna & Associates
P. O. Box 460483
San Antonio, Texas 78246

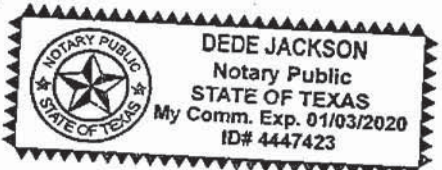


EXHIBIT A

Lot 16, 17, and 18, Block 2, New City Block 2440, Avendia Guadalupe El Paso, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9561, Page 119, Deed and Plat Records, Bexar County, Texas

Lot 17, Block 2, New City Block 2440, Avendia Guadalupe El Paso, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9561, Page 119, Deed and Plat Records, Bexar County, Texas

Lot 16, Block 2, New City Block 2440, Avendia Guadalupe El Paso, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9561, Page 119, Deed and Plat Records, Bexar County, Texas

Lot 1, Block 3, New City Block 2439, in the City of San Antonio, Bexar County, Texas

TRACT 1:

LOT 16, LOT 17, AND LOT 18, BLOCK 2, NEW CITY BLOCK 2440, AVENDIA GUADALUPE EL PASO, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9561, PAGE 119, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2:**METES AND BOUNDS DESCRIPTION OF A 0.347 OF AN ACRE TRACT**

A 0.347 OF AN ACRE (15,096 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 1, BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 8651, PAGE 351, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY TEXAS; AND BEING THE EAST 76 FEET OF LOTS 13 AND 14 BLOCK 3, NEW CITY BLOCK 2439, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED, RECORDED IN VOLUME 9606, PAGE 384, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.347 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "C&W 5787" FOUND ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 1;

THENCE N 84° 06' 38" W A DISTANCE OF 161.00 FEET, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, TO A 1/2-INCH IRON ROD WITH CAP STAMPED C&W 5787 FOUND, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 1 AND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 13;

THENCE S 06° 17' 31" W A DISTANCE OF 46.86 FEET, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 13, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET, MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 13;

THENCE N 84° 11' 15" W A DISTANCE OF 76.00 FEET, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13 TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

EXHIBIT A

(Continued)

THENCE N 06° 17' 31" E A DISTANCE OF 95.46 FEET, ACROSS SAID LOT 13 AND SAID LOT 14, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF EL PASO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY;

THENCE S 84° 11' 15" E A DISTANCE OF 237.00 FEET, ALONG SOUTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET, MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET AND THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET AND BEING THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE S 06° 17' 31" W A DISTANCE OF 48.8 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, TO THE POINT OF BEGINNING AND CONTAINING 6.236 ACRES OF LAND MORE OR LESS.

Doc# 20180054486
Pages 5
03/23/2018 3:04PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

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.
03/23/2018 3:04PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

TUSCANY STONE DJ

GF # ~~100411703034~~

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.

WARRANTY DEED

Date: March 15, 2018

Grantor: Gustavo A. Suastegui and Delfina Suastegui

Grantor's Mailing Address:

20625 Tree Meadow, San Antonio, TX 78258

Grantee: San Antonio Housing Authority

Grantee's Mailing Address:

Attn: Deborah Bell, 818 S. Flores, San Antonio, TX 78204

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

A 0.104 OF AN ACRE (4,533 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS; AND BEING ALL OF LOT 6, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 18707, PAGE 935, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.104 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF EL PASO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING SOUTHEASTERLY CORNER OF SAID LOT 6, BLOCK 7;

THENCE N 84° 11' 15" W A DISTANCE OF 49.00 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET TO A SPINDLE FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET AND THE EASTERLY RIGHT OF WAY LINE OF COLORADO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY AND BEING THE SOUTHWESTERLY CORNER OF SAID LOT 6;

THENCE N 05° 48' 45" E A DISTANCE OF 92.50 FEET, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, AND THE SOUTHERLY INTERSECTION OF TORREON STREET, AND BEING THE NORTHWESTERLY CORNER OF SAID LOT 6;

THENCE S 84° 11' 15" E A DISTANCE OF 49.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET BEING THE NORTHEASTERLY CORNER OF SAID LOT 6;

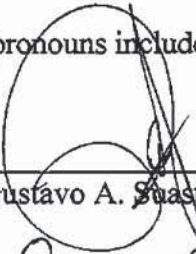
THENCE S 05° 48' 45" W A DISTANCE OF 92.50 FEET, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.104 OF AN ACRE OF LAND MORE OR LESS.

Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.


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 the Contract provides for any such limitations or other agreed matters to 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.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor 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 and exceptions to conveyance and warranty.

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



Gustavo A. Suastegui



Delfina Suastegui

ACKNOWLEDGMENT

STATE OF TEXAS

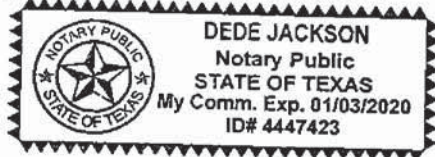
§

COUNTY OF BEXAR

§

§

This instrument was acknowledged before me on this the 15 day of March, 2018, by Gustavo A. Suastegui and Delfina Suastegui.



DeDe Jackson

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
San Antonio Housing Authority
Attn: Deborah Bell
818 S. Flores
San Antonio, TX 78204

Doc# 20180054537
Pages 4
03/23/2018 3:21PM
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.
03/23/2018 3:21PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

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.

FILED BY ATC
TUSCANY STONE DJ

WARRANTY DEED

GF # 40004117 02038

Date: March 22, 2018

Grantor: Botello Enterprises, Inc. (as to Tracts II, V, VI, VII, VIII and IX)

Rene G. Botello a/k/a Rene A. Botello (as to Tracts I, III, IV, X and XI)

Grantor's Mailing Address:

409 Mary Louise, San Antonio, TX 78201

Grantee: San Antonio Housing Authority

Grantee's Mailing Address:

Attn: Deborah Bell, 818 S. Flores, San Antonio, TX 78204

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

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 the Contract provides for any such limitations or other agreed matters to 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.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor 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 and exceptions to conveyance and warranty.

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

Botello Enterprises, Inc.

By: Rene G. Botello
Rene G. Botello, President

Rene G. Botello
Rene G. Botello, Individually

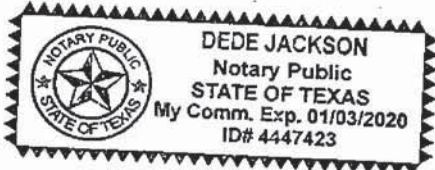
ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 22 day of March, 2018, by Rene G. Botello, President of Botello Enterprises, on its behalf; and Rene G. Botello, Individually.



DeDe Jackson
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
San Antonio Housing Authority
Attn: Deborah Bell
818 S. Flores
San Antonio, TX 78204

EXHIBIT A**Tract 1:****METES AND BOUNDS DESCRIPTION OF A 0.191 OF AN ACRE TRACT**

A 0.191 OF AN ACRE (8,325 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, AND BEING ALL OF LOT 1, BLOCK 5, NEW CITY BLOCK 2417 DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 622, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE EAST 36.04 FEET OF LOT 2, BLOCK 5, NEW CITY BLOCK 2417, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 624, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.191 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EL PASO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH SMITH STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 5;

THENCE N 84° 11' 05" W A DISTANCE OF 90.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 05° 48' 55" E A DISTANCE OF 92.50 FEET, DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY;

THENCE S 84° 11' 05" E A DISTANCE OF 90.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET AND THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH SMITH STREET, AND MARKING THE NORTH EASTERLY CORNER OF SAID LOT 1, BLOCK 5;

THENCE S 05° 48' 55" W A DISTANCE OF 92.50, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH SMITH STREET TO THE POINT OF BEGINNING AND CONTAINING 0.191 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

(As to surface Tracts VIII and IX)

Tract 2:**METES AND BOUNDS DESCRIPTION OF A 0.680 OF AN ACRE TRACT**

A 0.680 OF AN ACRE (29,600 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 1 AND THE REMAINING PORTION OF LOT 2, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 13146, PAGE 478, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 2 AND THE EAST 45.7 FEET OF LOT 3, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 616, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 8 FEET OF LOT 3 AND THE EAST 45.7 FEET OF LOT 4, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED, RECORDED IN VOLUME 16705, PAGE 618, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 9 FEET OF LOT 4, ALL OF LOT 5 AND ALL OF

EXHIBIT A
(Continued)

LOT 6, BLOCK 6, NEW CITY BLOCK 2416, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 626, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.680 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EL PASO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND THE WESTERLY RIGHT OF WAY LINE OF COLORADO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE SOUTHEASTERLY CORNER OF SAID LOT 1;

THENCE N 84° 11' 05" W A DISTANCE OF 320.06 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF EL PASO STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET AND THE EASTERLY OF SOUTH SMITH STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 6;

THENCE N 05° 48' 55" E A DISTANCE OF 92.50 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH SMITH STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH SMITH STREET, AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY AND MARKING THE NORTHWESTERLY CORNER OF SAID LOT 6;

THENCE S 84° 11' 05" E A DISTANCE OF 319.95 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET AND THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, AND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 1;

THENCE S 05° 44' 51" W A DISTANCE OF 92.50 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.680 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

(As to surface Tracts IV, V, VI, VII)

Tract 3:

METES AND BOUNDS DESCRIPTION OF A 0.225 OF AN ACRE TRACT

A 0.225 OF AN ACRE (9,799 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS, BEING THE WEST 20.3 FEET OF LOT 3 AND THE EAST 10.4 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1013 EL PASO STREET, DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 16705, PAGE 610, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE WEST 38.6 FEET OF LOT 4, BLOCK 7, NEW CITY BLOCK 2415, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 12208, PAGE 2163, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING THE SOUTH IRREGULAR 43.5 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, COMMONLY KNOWN AS 1019 EL PASO STREET, SAN ANTONIO, TEXAS, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15642, PAGE 1662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING THE WEST 27 FEET, OF THE NORTH 49 FEET OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, WITHIN THE CITY OF SAN ANTONIO, DESCRIBED IN GRANT DEED TO CONVEY REAL PROPERTY, RECORDED IN VOLUME 15541, PAGE 1126, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 0.225 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

EXHIBIT A
(Continued)

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF EL PASO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 5, BLOCK 7 AND BEING THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 7, NEW CITY BLOCK 2415, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 18707, PAGE 935, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS;

THENCE N 05° 48' 45" E A DISTANCE OF 92.50, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 6, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS SET ON THE SOUTHERLY RIGHT OF WAY LINE OF TORREON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 6;

THENCE S 84° 11' 15" E A DISTANCE OF 27.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS SET;

THENCE S 05° 48' 45" W A DISTANCE OF 52.00 FEET, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS SET; THENCE S 84° 11' 15" E A DISTANCE OF 22.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS SET;

THENCE N 05° 48' 45" E A DISTANCE OF 52.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET;

THENCE S 84° 11' 15" E A DISTANCE OF 69.30 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 5/8-INCH IRON ROD FOUND;

THENCE S 05° 48' 45" W A DISTANCE OF 92.50 FEET, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET;

THENCE N 84° 11' 15" W A DISTANCE OF 118.30 FEET, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID EL PASO STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.225 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

(As to surface Tracts I, II, III and XI)

Tract 4:

METES AND BOUNDS DESCRIPTION OF A 0.879 OF AN ACRE TRACT

A 0.879 OF AN ACRE (38,277 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEING ALL OF LOT 2, 3, 4, 5, AND 6 BLOCK 3, NEW CITY BLOCK 2439, DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13591, PAGE 2413, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.879 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "C&W 5787" FOUND ON THE WESTERLY RIGHT OF WAY LINE OF COLORADO STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AND MARKING THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE S 06° 17' 31" W A DISTANCE OF 237.65 FEET, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STREET, TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID LOT 6;

EXHIBIT A
(Continued)

THENCE N 84° 11' 15" W A DISTANCE OF 161.00 FEET, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 6, TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 6;

THENCE N 06° 17' 31" E A DISTANCE OF 237.86 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "C&W" FOUND, MARKING THE NORTHWESTERLY CORNER OF SAID LOT 2;

THENCE S 84° 06' 38" E A DISTANCE OF 161.00 FEET, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 0.879 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

(As to Lots 2-6, Block 3, N.C.B. 2439)

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract II:

The west 38.6 feet of Lot 4, Block 7, New City Block 2415, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract III:

The south irregular 43.5 foot of Lot 5, Block 7, New City Block 2415, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that suc

Tract IV:

Lot 1 and the east 45.7 feet of Lot 2, Block 6, New City Block 2416, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of

Tract V:

The west 8 feet of Lot 2 and the east 45.7 feet of Lot 3, Block 6, New City Block 2416, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract VI:

EXHIBIT A
(Continued)

The west 8 feet of Lot 3 and the east 45.7 feet of Lot 4, New City Block 2416, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract VII:

The west 9 feet of Lot 4 and all of Lots 5 and 6, Block 6, New City Block 2416, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract VIII:

Lot 1, Block 5, New City Block 2417, in the City of San Antonio, Bexar County, Texas.

Tract IX:

The east 36.4 feet of Lot 2, Block 5, New City Block 2417, in the City of San Antonio, Bexar County, Texas.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

Tract X:

Lots 2 through 6, inclusive, Block 3, New City Block 2439, in the City of San Antonio, Bexar County, Texas.

Tract XI:

The west 27 feet of the north 49 feet of Lot 5, Block 7, New City Block 2415, in the City of San Antonio, Bexar County, Texas.

Doc# 20180054601
Pages 8
03/23/2018 3:32PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$50.00

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.
03/23/2018 3:32PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

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.

FILED BY ATC
TUSCANY STONE

GF# 100411702036

WARRANTY DEED

Date: March 15, 2018

Grantor: Francisco O. Vasquez and Maria E. Vasquez

Grantor's Mailing Address:

2018 Delgado St., San Antonio, TX 78207

Grantee: San Antonio Housing Authority

Grantee's Mailing Address:

Attn: Deborah Bell, 818 S. Flores, San Antonio, TX 78204

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):


Being the Northeast part of Lot 5, New City Block 2415, situated within the corporate limits of the City of San Antonio, Bexar County, Texas.

Reservations From and Exceptions to Conveyance and Warranty: This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property. Ad valorem taxes on said property for the current year, having been prorated, the payment thereof is assumed by Grantee.

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 the Contract provides for any such limitations or other agreed matters to 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.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor 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 and exceptions to conveyance and warranty.

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


Francisco O. Vasquez


Maria E. Vasquez

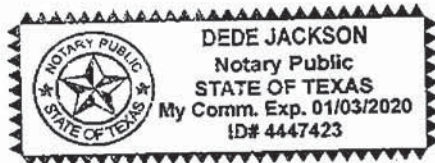
ACKNOWLEDGMENT


STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on this the 15 day of March, 2018, by Francisco O. Vasquez and Maria E. Vasquez.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Law Office of Kenneth R. Cooper
14607 San Pedro, Suite 130
San Antonio, TX 78232-4356

AFTER RECORDING RETURN TO:
San Antonio Housing Authority
Attn: Deborah Bell
818 S. Flores
San Antonio, TX 78204

Exhibit "A"

METES AND BOUNDS DESCRIPTION OF A 0.026 OF AN ACRE TRACT

A 0.026 OF AN ACRE (1,144 SQUARE FEET) TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY, TEXAS; AND THE NORTHEAST PART OF LOT 5, BLOCK 7, NEW CITY BLOCK 2415, DESCRIBED IN GIFT DEED RECORDED IN VOLUME 15404, PAGE 1109, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.026 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF TORREON STREET, A VARIABLE WIDTH PUBLIC RIGHT OF WAY AND MARKING THE NORTHEASTERLY CORNER OF SAID LOT 5, BLOCK 7;

THENCE S 05° 48' 45" W A DISTANCE OF 52.00 FEET, DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 5, BLOCK 7, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 84° 11' 15" W A DISTANCE OF 22.00 FEET, DEPARTING THE EASTERLY BOUNDARY LINE OF SAID LOT 5, BLOCK 7 ACROSS SAID LOT 5, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 05° 48' 45" E A DISTANCE OF 52.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET;

THENCE S 84° 11' 15" E A DISTANCE OF 22.00 FEET, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TORREON STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.026 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

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BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
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STATE OF TEXAS
COUNTY OF BEXAR
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on this date and time stamped thereon.
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COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff