

LALT/GF # 213179600 /BRANCH 11
FFS 2010 /CLOSER INITIALS CT

GF# 1213009600

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

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT, RUDY RIVAS, hereinafter called Grantor (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by ELMIRA PLACE JOINT VENTURES, hereinafter called Grantee (whether one or more), the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Lots 5 and 6, Block 8, NCB 1002, City of San Antonio, Bexar County, Texas; SAVE AND EXCEPT that part of said lots conveyed to STATE OF TEXAS in Volume 2892, Page 2488 and Volume 4081, page 544, Real Property Records, BEXAR County, Texas. See attached Exhibit A.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED ON THE FOLLOWING DATE: July 11, 2007.



Rudy Rivas
RUDY RIVAS

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 11 day of July, 2007, by RUDY RIVAS.



Grace E. Joseph
Notary Public, State of Texas

AFTER RECORDING RETURN TO
GRANTEE'S MAILING ADDRESS:
Elmira Place Joint Ventures
15735 Wolf Creek
San Antonio, TX 78232



Prepared in the Law Offices of:
West & West
Attorneys at Law, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

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

**METES & BOUNDS DESCRIPTION OF
A 0.332 OF AN ACRE TRACT**

April 19th, 2007

Being a 0.332 of an acre tract of land, being Lot 5 and Lot 6, Block 8, New City Block 1002, of the City of San Antonio, Bexar County, Texas, Save & Except for those portions conveyed unto the State of Texas for roadway use as described in Volume 2892 Page 2488, and Volume 4081 Page 544, of the Real Property Records of Bexar County, Texas. Said 0.332 of an acre tract being more particularly described as follows;

COMMENCING: at a concrete Texas Department of Transportation (TxDot) monument found on the southerly right-of-way line of Elmira St. and being N 56°16'32" E, a distance of 111.06 feet from the intersection of the said southerly line of Elmira St. and the easterly line of St. Mary's St. for the northerly corner of Lot 3 & Lot 2. Thence, N 56°16'32" E, a distance of 111.07 feet to a point on the asphalt of said Elmira St. for the original northeast corner of Lot 4 and being the northwest corner of Lot 5. Thence, S 33°33'28" E, a distance of 22.00 feet to a 1/2" iron rod set for the northwest corner and the **POINT OF BEGINNING** of this tract;

THENCE: N 71°24'10" E, a distance of 114.96 feet to a 1/2" iron rod set at the existing intersection of the said southerly line of Elmira St. at its intersection of the westerly line of McLane, for the northeast corner of this tract;

THENCE: S 33°46'25" E, a distance of 114.29 feet to a 1/2" iron rod set for the southeast corner of Lot 6 and of this tract. Said point being N33°46'25" W, a distance of 57.90 feet from a 1/2" iron rod found for the southeast corner of that certain tract of land called the north 57.90 feet of Lot 12 & Lot 11;

THENCE: S 55°53'24" W, a distance of 111.70 feet to a 1/2" iron rod found for the southeast corner of Lot 4 and being the southwest corner of Lot 5 and of this tract;

THENCE: N 33°28'46" W, a distance of 145.05 feet to the **POINT OF BEGINNING** and containing a 0.332 of an acre 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. 5464
Job # 7-4035-148

A drawing of even job number and date was also prepared

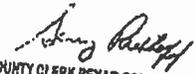


Any provision herein which restricts the sale, or use of the described real property because of race is hereby declared null and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 13 2007

Doc# 2897013888 Fees: \$20.00
08/13/2007 2:34PM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK




COUNTY CLERK BEXAR COUNTY, TEXAS