

Z2018319

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WARRANTY DEED

STATE OF TEXAS

COUNTY OF BEXAR

Know all men by these presents, that Saint Ephrain Orthodox Church ("Grantor"), of the County of Bexar in the State Texas, for and in consideration of the sum of Ten (10) dollars, in hand paid by Zena Properties, LLC ("Grantee"), has granted, sold, and conveyed, and by these presents does grant, sell, and convey unto the said Grantee, of the County of Bexar, in the State of Texas, all that certain property described as:

See Exhibit "A" attached hereto and made a part hereof for all purposes

to have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, its heirs or assigns forever. And Grantor does hereby bind itself its heirs, executors, and administrators to warrant and forever defend all and singular the said premises unto the said Grantee, its heirs, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness my hand, this 17th day of April, 2017.

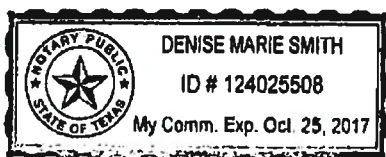
Saint Ephrain Orthodox Church

By: Fr. Mark Vair

Print Name: Fr. Mark Vair

Title: Pastor

This instrument was acknowledged before me on this 17th day of April 2017 by Fr. Mark Vair.



[Signature]
Notary Public Signature

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After recording return to:
Law Office of John M. Battiato
8800 Broadway, Ste 200
San Antonio, Texas 78217

EXHIBIT "A"

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Metes and bounds description of a 4.931 acre tract of land being Tract No. 1302, described in Volume 5912, Page 40, Official Public Records, Bexar County, Texas and being out of the Maria F. Rodriguez Survey No. 4, Abstract No. 16, N.C.B. 15655, City of San Antonio, Bexar County, Texas, said 4.931 acre tract being that same 5.073 acre tract, recorded in Volume 6103, Page 570, Deed Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING: at a found inch diameter iron pin at the intersection of the north right of way line of Medina Base Road, a 100 foot ROW and the intersection of east ROW line of Whitewood Drive, an 83 foot right of way;

THENCE: S 79° 03' 48" East, 713.96 feet along the north ROW line of Medina Base Road to a set inch diameter iron pin for the southwest corner and point of beginning of this tract;

THENCE: N 49° 01' 01" West, 347.82 feet to a set inch diameter iron pin for an angle point;

THENCE: N 70° 06' 50" East, 261.22 feet to a found inch diameter iron pin for an angle point;

THENCE: N 00° 30' 00" West, 127.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 12° 00' 00" East, 117.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 78° 30' 00" West, 57.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 61° 30' 00" West, 53.00 feet to a railroad spike found for an angle point;

THENCE: N 28° 00' 00" East, 6.00 feet to a railroad spike found for an angle point;

THENCE: N 61° 30' 00" West, 108.00 feet to a railroad spike found for an angle point;

THENCE: N 04° 50' 00" West, 47.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 78° 31' 43" West, 12.17 feet to a found inch diameter iron pin for an angle point;

THENCE: N 14° 09' 09" East, 50.00 feet to a found inch diameter iron pin for an angle point;

THENCE: S 75° 50' 00" East, 6.00 feet to a found inch diameter iron pin for an angle point;

THENCE: N 13° 56' 42" East, 73.12 feet to a found inch diameter iron pin for an angle point;

THENCE: S 86° 19' 37" East, 14.85 feet to a found inch diameter iron pin for an angle point;

THENCE: N 09° 10' 00" East, 70.64 feet to a set inch diameter iron pin in the south line of a City Public Service Board 40 foot easement recorded in Volume 4955, Page 423 and Volume 2515, Page 256, Deed Records, Bexar County, Texas, for the northwest corner of this tract;

THENCE: S 79° 47' 55" East, 66.50 feet along the south line of said City Public Service Board 40 foot easement to a set inch diameter iron pin for an angle point;

THENCE: S 61° 28' 47" East, 336.68 feet along the southwest line of said City Public Service Board 40 foot easement to a inch diameter iron pin for the northeast corner of this tract and the northwest corner of Lot 1, N.C.B. 15655, City of San Antonio, Fasone Subdivision recorded in Volume 6800, Page 36, Map Records, Bexar County, Texas;

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EXHIBIT "A"
(Continued)

THENCE: S 10° 51' 30" West, 743.75 feet along the west line of Lot 1, Fasone Subdivision to a found va inch diameter iron pin in the north ROW line of Medina Base Road for the southeast corner of this tract and the southwest corner of Lot 1, N.C B. 15655, County Block 4303, Fasone Subdivision;

THENCE: N 79° 10' 45" West, 80.20 feet along the north ROW line of Medina Base Road to the Point of Beginning and containing 4.931 acres of land more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. 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 made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

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Pages 5
04/17/2017 4:09PM
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.
04/17/2017 4:09PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff

Public Information Report

Z2018319

Public Information Report
ZENA PROPERTIES LLC
Report Year :2016

Information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711.

Title	Name and Address
MEMBER	GEORGE ATALLAH 8800 BROADWAY STE 200 SAN ANTONIO, TX 78217
MEMBER	SALIBA FAMILY JOINT LIVING TRUST 8800 BROADWAY STE 200 SAN ANTONIO, TX 78217