

ATC-COLONNADE
4006002730RM

Z-2020-10700256

WARRANTY DEED

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.

GF# 4006002730

Date: NOVEMBER 7, 2013

Grantor: CLAUDIA GONZALES, A SINGLE PERSON

Grantor's Mailing Address:

Grantee: ANDREW C. CARRILLO

Grantee's Mailing Address: 116 W. MITCHELL ST., SAN ANTONIO, TEXAS 78204

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or 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.

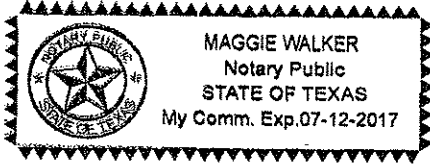
When the context requires, singular nouns and pronouns include the plural.

Claudia Gonzales
CLAUDIA GONZALES

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Brewer

This instrument was acknowledged before me on the 08th day of November, 2013, by
CLAUDIA GONZALES, A SINGLE PERSON.



Maggie Walker
Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:
ANDREW C. CARRILLO
116 W. MITCHELL ST.
SAN ANTONIO, TEXAS 78204

PREPARED IN THE LAW OFFICE OF:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET, SUITE 200
FORT WORTH, TEXAS 76107-6812

EXHIBIT A

BEING A 4,109 SQUARE FOOT TRACT OF LAND OR 0.094 OF AN ACRE, OUT OF NEW CITY BLOCK A-9, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS DESCRIBED IN A CORRECTION WARRANTY DEED FROM ROGER DE LE GARZA AKA ROGELIO DE LA GARZA AND YOLANDA GARZA DE LA GARZA TO CLAUDIA GONZALES, IN FILE NO. 2012125842, PUBLIC RECORDS, BEXAR COUNTY, TEXAS. SAID 4,109 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH CAPPED ("SAN ANTONIO RIVER AUTHORITY") IRON ROD FOUND, AT THE NORTHWEST CORNER OF A CALLED 4.8842 ACRE PARCEL DESCRIBED IN A DEED FROM THE CITY OF SAN ANTONIO TO SAN ANTONIO RIVER AUTHORITY IN FILE NO. 2007285824, PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF MITCHELL TERRACE, A SUBDIVISION IN BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 642, PAGE 257, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

THENCE S 76°36'15" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF W. MITCHELL STREET, PASSING A 1/2 INCH CAPPED ("P.D.") IRON ROD FOUND AT A DISTANCE OF 557.15 FEET, FOR A TOTAL DISTANCE OF 656.15 FEET TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF A CALLED PORTION OF SAID BLOCK, AS CONVEYED TO MARIA MORIN MARTINEZ, IN VOLUME 8035, PAGE 296, PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID GONZALES TRACT, FOR THE NORTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE S 76°36'15" E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 33.00 FEET TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHWEST CORNER OF A CALLED PORTION OF NEW CITY BLOCK A-9, AS DESCRIBED PER COUNTY RECORDS, TO JESUS S. SANCHEZ AND RENE R. SANCHEZ, IN VOLUME 513, PAGE 1744, PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID GONZALES TRACT, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 12°52'13" W, ALONG A WEST LINE OF SAID SANCHEZ TRACT, SAME BEING ALONG THE EAST LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 124.52 FEET, TO A 1/2 INCH CAPPED ("EXACTA") IRON ROD SET, AT AN ANGLE POINT IN A WESTERLY LINE OF SAID SANCHEZ TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID GONZALES TRACT, FOR THE SOUTHEAST CORNER HEREOF,

THENCE N 76°36'15" W, ALONG A NORTH LINE OF SAID SANCHEZ TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 33.00 FEET TO A NAIL SET IN A HACKBERRY TREE, AT THE SOUTHEAST CORNER OF SAID MARTINEZ TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID GONZALES TRACT, FOR THE SOUTHWEST CORNER HEREOF,

THENCE N 12°52'13" E, ALONG THE EAST LINE OF SAID MARTINEZ TRACT, SAME BEING ALONG THE WEST LINE OF SAID GONZALES TRACT, FOR A DISTANCE OF 124.52 FEET TO THE PLACE OF BEGINNING, CONTAINING 4,109 SQUARE FEET OF LAND OR 0.094 OF AN ACRE, MORE OR LESS.



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e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$24.00

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.
11/12/2013 10:22AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff