

WARRANTY DEED

96- 0193549

STATE OF TEXAS

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* KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

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Z-2021-10700048

Date: August 31, 1990

Grantors: LIM FAMILY TRUST (Successor Trustee: KWOK MIN LIM (Alex Lim) 821 W. Commerce, San Antonio, Bexar County, Texas; being the owner of an undivided fifty percent (50%) interest in and to the hereinafter described real property;

TESTAMENTARY TRUST OF SHEW GAI LIM, -- Yuen King Lim, Trustee, for benefit of Bo Oi Lim and Bo Yim Lim; 821 W. Commerce, San Antonio, Bexar County, Texas; being the owner of an undivided twenty-five percent (25%) interest in and to the hereinafter described real property; and

YUEN KING LIM, a widow, 821 W. Commerce, San Antonio, Bexar County, Texas; being the owner of an undivided twenty-five percent (25%) interest in and to the hereinafter described real property

Grantee: GOLDEN STAR CAFE, a Texas General Partnership

Grantee's Mailing Address: 821 W. Commerce
(Including County) San Antonio, Bexar County, Texas 78207

Consideration: The sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property: (Including any improvements)

Being 0.6146 acres of land, consisting of Lots 10 and 12A, Block 25, New City Block 285, San Antonio, Bexar County, Texas, and the North Portion of Lot 11, Block 25, New City Block 285, as filed in Volume 7700, Page 72, of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

Beginning at the intersection of the south right of way line of West Houston Street with the East right of way line of North Frio Street as a point of reference, S. 83 deg. 38' 07", a distance of 25.82 feet to an iron pin set in the South right of way line of West Houston Street for the "Point of Beginning";

Thence: Along the South right of way line of West Houston Street S. 83 deg. 38' 07" E. a distance of 177.07 feet to the Northwest corner of a brick building on Lot 5, Block 25, N.C.B. 285, and being the Northeast corner of this parcel;

Thence: Leaving the South right of way line of West Houston Street, S. 06 deg. 09' 47" W. along the West lot line of Lots 5, 4 and part of Lot 3, all in Block 25, NCB 285, a distance of 133.45 to an iron pin set for the Southeast corner of this parcel and also being the Northeast corner of the Golden Star Subdivision as filed in Volume 9500, Page 65, of the Deed and Plat Records of Bexar County, Texas;

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Thence: N. 83 deg. 55' 02" W. along the North line of the Golden Star Subdivision a distance of 199.02 feet to an "x" set in concrete on the East right of way line of North Frio Street for the Southwest corner of this parcel also being the Northwest corner of the Golden Star Subdivision;

Thence: Along the East right of way line of North Frio Street, N. 04 deg. 30' 53 E. a distance of 108.67 feet to an "x" set in concrete for the beginning of a curve to the right;

Thence: Along the curve to the right having a delta 091 deg. 50' 57" and a radius of 25.00', a distance of 40.08 feet to the "Point of Beginning and containing 0.6146 acres (26,772 square feet) of land.

Reservations from and Exceptions to Conveyance and Warranty:

Provided however, this conveyance is made subject to any and all conditions, restrictions, easements, covenants and/or reservations of record in the office of the County Clerk of Bexar County, Texas, as the same may effect the herein described real property and if the same be still effective.

Grantor, for the consideration 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.

LIM FAMILY TRUST

BY: *Alex Lim*
KWOK MIN LIM (Alex Lim),
Successor Trustee

TESTAMENTARY TRUST OF SHEW GAI LIM

BY: *Yuen King Lim*
YUEN KING LIM, Trustee for benefit
of Bo Oi Lim and Bo Yim Lim

Yuen King Lim
YUEN KING LIM, a widow

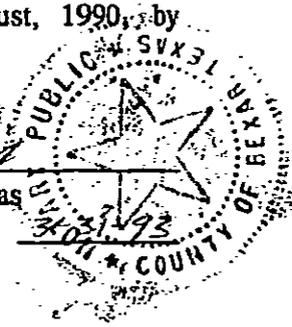
Y016968 PG0680

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 31st day of August, 1990, by
KWOK MIN LIM, Successor Trustee of the LIM FAMILY TRUST.

ROBERT P. SIMS
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES 3-31-93

Robert P. Sims
Notary Public, State of Texas
My Commission Expires: 3-31-93



STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me on the 31st day of August, 1990, by
YUEN KING LIM, individually and as Trustee of the TESTAMENTARY TRUST OF SHEW GAI
LIM.

ROBERT P. SIMS
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES 3-31-93

Robert P. Sims
Notary Public, State of Texas
My Commission Expires: 3-31-93



AFTER RECORDING RETURN TO:

Alex Lim
821 W. Commerce
San Antonio, TX 78207

Any provision herein which restricts the sale, rental, or use of the described real property because of race is invalid 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 stated hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 31 1996



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Dec 30 1996

At 11:44am

Receipt #: 278882
Recording: 7.00
Doc/Mgt: 6.00

Doc/Num : 96- 0193549

Deputy -Catherine Revilla

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