

**CROSS BRANCH
SURVEYING
2519 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102**

Z2018218

STATE OF TEXAS
COUNTY OF BEXAR

0.23 ACRE
703 E. ASHBY PL.

Description of a 0.23 acre tract of land out of Lot 8, Schumann Subdivision No. 3, a subdivision in the City of San Antonio, Bexar County, Texas according to the map or plat thereof recorded in Volume 105, Page 82 of the Map and Plat Records of Bexar County, Texas, being the east 49 feet of the west 82 feet of said Lot 8, **SAVE AND EXCEPT** those portions of Lot 8 conveyed to the City of San Antonio for Right-of-Way purposes and described in Volume 523, Page 409; Volume 618, Page 187; and Volume 1209, Page 592, all of the Deed Records of Bexar County, Texas, and further being all of that same tract of land incorrectly described as "The East 49 feet of Lot No. Eight (8)..." and conveyed to George J. Gisin, Jr. and wife, Kathleen K. Gisin by deed recorded in Volume 11305, Page 2008 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found in the interior of said Lot 8 on the current north right-of-way line of Ashby Place for the southwest corner of that certain tract of land described as Lot 7A, N.C.B. 3053 and conveyed to Carmen R. Garza by deed recorded in Volume 3730, Page 1790 of the Official Public Records of Bexar County, Texas, same being the southeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, N 65°21'17" W, over and across said Lot 8 with the current north right-of-way line of Ashby Place, a distance of 48.74 feet to a ½" iron rod found for the southwest corner of this herein described tract, same being the southeast corner of that certain tract of land described as parts of Lots 7 and 8 of N.C.B. 3053 and conveyed to Jorge Ibarra by deed recorded in Volume 14033, Page 246 of the Official Public Records of Bexar County, Texas;

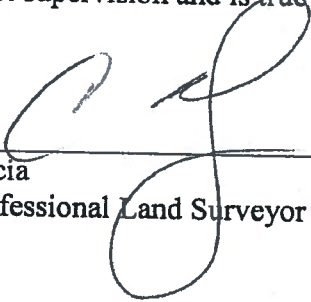
THENCE, N 23°00'00" E (the bearing basis), leaving the north right-of-way line of Ashby Place, continuing over and across said Lot 8, passing at a distance of 116.15 feet a fence corner post found for the northeast corner of said Ibarra tract, same being the southeast corner of that certain 0.10 acre tract of land conveyed to Deseay, LLC by deed recorded in Volume 18260, Page 1239 of the Official Public Records of Bexar County, Texas, and continuing with the east line of said 0.10 acre tract for a total distance of 204.58 feet to a ½" iron rod found in the south right-of-way line of Valero Street for the northeast corner of said 0.10 acre tract, same being the northwest corner of this herein described tract;

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THENCE, S 66°15'57" E, with the south right-of-way line of Valero Street, a distance of 48.72 feet to a ½" iron rod set for the northeast corner of this herein described tract, same being the northwest corner of said Lot 7A;

THENCE, S 23°00'00" W, with the west line of said Lot 7A, a distance of 205.36 feet to the **POINT OF BEGINNING** of this herein described tract, containing 0.23 acres (9,986 square feet) of land, more or less, within these metes and bounds.

Bearing basis: all field bearings are referenced to the west line of Lot 8 of said Schumann Subdivision as shown in Volume 105, Page 82 of the Deed and Plat Records of Bexar County, Texas.

I hereby certify that this survey was performed upon the ground June 26, 2017, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A. Garcia
Registered Professional Land Surveyor No. 5904
WO #17-6-5D



SCANNED

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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

*



Date: March 23, 2005

Grantor: LUCILLE POZZI KOSTELNIK
Address: 10702 Tioga Dr., San Antonio, Bexar County, Texas 78230

Grantees: GEORGE J. GISIN, JR., and wife, KATHLEEN K. GISIN
Address: 17310 Fountain Bluff, San Antonio, Bexar County, Texas 78248

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

Property: (Including any improvements)
The East 49 feet of Lot No. Eight (8), in New City Block No. Three Thousand Fifty-Three (3053), located within the corporate limits of the City of San Antonio, Bexar County, Texas, being known and numbered 703 E. Ashby Pl., in said City, County and State.

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, grant, sell, and convey to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's successors, and assigns to warrant and forever defend all and singular the property to Grantees and Grantees' 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.

It is expressly agreed that the Grantor makes no warranty, either expressed or implied, as to the physical condition of the premises herein conveyed. Premises are conveyed in "AS IS AND WHERE IS CONDITION" after personal inspection of the premises by the Grantees herein. This provision is part of the consideration for the execution of this Warranty Deed by the Grantor herein and such Warranty Deed would not be executed but for this provision. The recordation of this instrument by the Grantees, or anyone acting in their behalf, conclusively evidence the acceptance of this conveyance subject to the provisions of this paragraph.

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

Lucille Pozzi Kostelnik
LUCILLE POZZI KOSTELNIK



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STATE OF TEXAS
COUNTY OF BEXAR

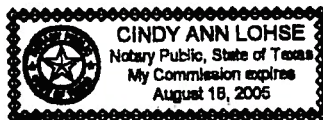
BEFORE ME CINDY ANN LOHSE, Notary Public, (name and type of officer) on this day personally appeared LUCILLE POZZI KOSTELNIK, known to me [or proved to me on the oath of _____], or through KNOWN PERSONALLY, (description of identity card or other document)] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 24 day of March, A.D. 2005.

Cindy Ann Lohse
Notary Public, State of Texas
My Commission Expires: 8-18-2005

AFTER RECORDING RETURN TO:

George J. Gisin, Jr.
17310 Fountain Bluff
San Antonio, TX 78248



Any provision herein which restricts the sale, 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 stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas etc.

MAR 31 2005



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20050067337 Fees: \$18.00
03/31/2005 7:53AM # Pages 2
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK