

**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.**

KTGAHSA-19-1183

### **General Warranty Deed**

Date: 19th day of March, 2019

Grantor: **Graciano G. Garcia**

Grantor's Mailing Address: 142 Lone Star Blvd, San Antonio, TX 78204

Grantee: **Lone Star 150, LLC**

Grantee's Mailing Address: 502 Benedict Court, San Antonio, TX 78258

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged this chapter for consideration clauses.

Property (including any improvements): **Being 0.330 acres of land, more or less, being a part of Lot 26, New City Block 2587 of Lone Star Developers Subdivision, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4900, Page 165 of the Deed and Plat Records of Bexar County, Texas, said 0.330 acres being more particularly described by metes and bounds as follows:**

**BEGINNING at a 1/2 inch iron rod found (monument of record dignity) for the lower northeast corner of this 0.330 acres, same being on the newly established northwest Right-of-Way line of Dowdy Street and the POINT OF BEGINNING;**

**THENCE along the northwest Right-of-Way line of said Dowdy Street, South 16 degrees 16 minutes 00 seconds West, a distance of 165.36 feet to a 1/2 inch iron rod set for the South corner of this 0.330 acres, same being the South corner of said Lot 26 and on the northeast line of Lot 13, New City Block 6288 of the Subdivision of W.T. Goode (Volume 368, Page 136);**

**THENCE along the line common to this 0.330 acres and said Subdivision of W.T. Goode, North 74 degrees 09 minutes 30 seconds West, a distance of 82.24 feet to a 1/2 inch iron rod set for the southwest corner of this 0.330 acres, same being on the southwest line of said Lot 26, and the northeast line of Lot 12 of W.T. Goode;**

**THENCE departing the southwest line of, and severing said Lot 26, North 18 degrees 00 minutes 00 seconds East, a distance of 182.99 feet to a 1/2 inch iron rod set for the North corner of this 0.330 acres, same being on the northeast line of said Lot 26 and on the southwest Right-of-Way line of Lone Star Blvd.;**

**THENCE along the southwest Right-of-Way line of said Lone Star Blvd., South 71 degrees**

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56 minutes 30 seconds East, a distance of 62.20 feet to a 1/2 inch iron rod set for the upper northeast corner of this 0.330 acres, same being the point of curvature of a tangent curve to the right on the cut-off of Lone Star Blvd.;

THENCE along said tangent curve to the right, having a radius of 15.00 feet, an arc length of 23.09 feet, a chord length of 20.88 feet, a chord bearing of South 27 degrees 50 minutes 15 seconds East, and a delta angle of 88 degrees 12 minutes 30 seconds to the POINT OF BEGINNING, and containing 0.330 acres of land, more or less.

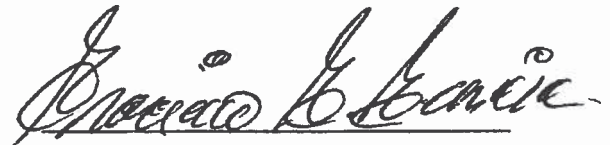
Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

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



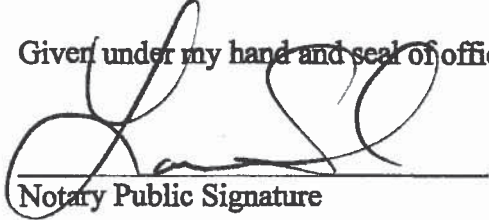
Graciano G. Garcia

STATE OF TEXAS  
COUNTY OF Bexar

Before me, LAURA SOLIS, on this day personally appeared Graciano G. Garcia

and, known to me or proved to me on the oath of TXDC or through \_\_\_\_\_ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of March, 2019.

  
\_\_\_\_\_  
Notary Public Signature

After filing, please return to:  
Lone Star 150, LLC  
502 Benedict Court  
San Antonio, TX 78258

