

Z-2020-10700218

Exhibit A

Alamo Title/4000031800538-CJF

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All 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.

**SPECIAL WARRANTY DEED
(AND ASSIGNMENT OF CLAIMS)**

State of Texas §
 §
County of Bexar §

KNOW ALL PERSONS BY THESE PRESENTS:

Authorizing Ordinance: 2017-06-01-0390

Parcel: 19600

Grantor: Caspian Properties, LLC, a Texas limited liability company

Grantor's Address: 856 W. Rhapsody Drive, San Antonio, Texas 78216

Grantee: City of San Antonio, a municipal corporation

Grantee's Address: P.O. Box 839966, San Antonio, Texas 78283-3966

Consideration: Ten and No/100 Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

Property: Being a 1.478 acre (64,381.68 square feet) tract of land out of Lots 9 and 10, Block 2, New City Block 17261, Westport Business Center Subdivision, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9505, Page 49, of the Deed and Plat Records of Bexar County, Texas, and being the same property described in the deed recorded in Volume 16718, Page 43, of the Real Property Records of Bexar County, Texas; said 1.478 acre (64,381.68 square feet) tract of land being more particularly described by attached **Exhibit "A"** hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all conditions, restrictions and easements of record, if in force, recorded in the office of the County Clerk of Bexar County, Texas.

Exhibit A

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, **grants, sells, and conveys to Grantee**, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold to Grantee, and Grantee's successors and 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, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, and except as to the Reservations from and Exceptions to Conveyance and Warranty.

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

Assignment of Claims

In addition to the conveyance of real estate addressed above, Grantor hereby assigns to Grantee all choate and inchoate statutory and common-law claims, if any, it may have against its predecessors in title and against any other potentially responsible person for environmental contamination of the Property now known or later found to exist.

Executed this 15th day of January, 2019.

CASPIAN PROPERTIES, LLC
a Texas limited liability company

BY: 
SASSAN NEJAD, MANAGER

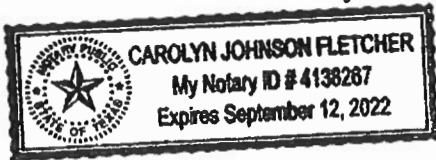
BY: 
ARDESHIR BAGHERNEZHAD, MANAGER

BY: 
MEHRDAD BAGHERNEZHAD, MANAGER

Exhibit A

State of Texas §
§
County of Bexar §

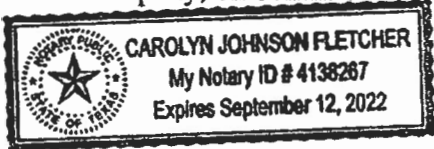
This instrument was acknowledged before me on this the 15 day of January, 2019, by Sassan Nejad, Manager of Caspian Properties, LLC, a Texas limited liability company, on behalf of said entity.



Carolyn Johnson Fletcher
Notary Public, State of Texas

State of Texas §
§
County of Bexar §

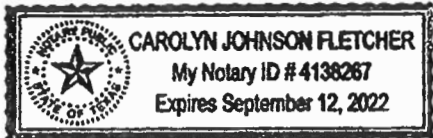
This instrument was acknowledged before me on this the 15 day of January, 2019, by Ardeshir Baghernezhad, Manager of Caspian Properties, LLC, a Texas limited liability company, on behalf of said entity.



Carolyn Johnson Fletcher
Notary Public, State of Texas

State of Texas §
§
County of Bexar §

This instrument was acknowledged before me on this the 15 day of January, 2019, by Mehrdad Baghernezhad, Manager of Caspian Properties, LLC, a Texas limited liability company, on behalf of said entity.



Carolyn Johnson Fletcher
Notary Public, State of Texas

Approved As To Form:

Eric Friedland
City Attorney

METES AND BOUNDS DESCRIPTION

September 25, 2018

Exhibit A

Being a 1.478 acre (64,381.68 SQFT) tract of land out of Lots 9 and 10, Block 2, New City Block 17261, Westport Business Center Subdivision, recorded in Volume 9505, Page 49 of the Deed and Plat Records of Bexar County, Texas, and being the same property described in the deed recorded in Volume 16718, Page 43 of the Real Property Records of Bexar County, Texas, said 1.478 acre (64,381.68 SQFT) tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the northerly Right-of-way line of West Rhapsody Drive for a southwesterly corner of the herein described tract, said 1/2" iron rod set being North 86° 14' 12" East, 147.20 feet along said northerly Right-of-way line of West Rhapsody Drive from a 1/2" iron rod found for the southwesterly corner of said lot 9;

THENCE, North 03° 12' 34" West, 613.43 feet across said lot 9 to a 1/2" iron rod set in the northwesterly line of said lot 9 for a northwesterly corner of the herein described tract;

THENCE, North 41° 49' 07" East, 132.49 feet along the northwesterly line of said lot 9 and 10 to a 1/2" iron rod set for the most northerly corner of the herein described tract;

THENCE, South 49° 04' 10" East, 23.33 feet along the northeasterly line of said lot 10 to a 1/2" iron rod set for the northerly corner of lot 901, P.K. Subdivision recorded in Volume 9645, Page 107, Deed and Plat Records, Bexar County Texas and the northeasterly corner of the herein described tract;

THENCE, South 00° 58' 47" East, 696.65 feet along the westerly line of lot 901 and lot 24 of the said PK Subdivision to a 1/2" iron rod found for the northerly right-of-way line of said West Rhapsody Drive and the southwesterly corner of said lot 24 and a southeasterly corner of the herein described tract;

THENCE, 64.00 feet along said northerly Right-of-way line of said West Rhapsody Drive by a circular to the left having the following parameters:

Radius: 330.00 feet
Chord Bearing: North 88° 16' 42" West
Chord Distance: 63.90 feet

to a 1/2" iron rod found;

THENCE, South 86° 14' 12" West, 19.71 feet along said northerly Right-of-way line of said West Rhapsody Drive to the POINT OF BEGINNING.

Stephen G. Cook
Registered Professional Land Surveyor
TBPLS Firm # 10005400
TBPE Firm # F-184

SGCE # 999-778-421



