

This Instrument Prepared By And
When Recorded, Return To:

J. Cliff McKinney, Esq.
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Little Rock, Arkansas 72201
501-379-1725
San Antonio (Blanco/Wurzbach), TX (Store #4162-00)

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BEXAR §

THAT **Henrietta Investment Partners**, a Texas general partnership, with an address of Milam Building, 115 E. Travis, Suite 404, San Antonio, Texas 78205 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, with an address of 2001 SE 10th Street, Mail Stop 0550, Bentonville, Arkansas 72716-0550 ("Grantee"), the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY AND ASSIGN unto Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of San Antonio, County of Bexar, State of Texas, as more particularly described on Exhibit 1 attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND SAID GRANTOR does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property, unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, but not otherwise, subject to the exceptions listed on Exhibit 2.

[Remainder of page left intentionally blank - Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and effective as of the 5 day of July, 2012.

1038601822

GRANTOR:

HENRIETTA INVESTMENT PARTNERS,
a Texas general partnership

By: Andrea W. Edwards
Its Managing General Partner

STATE OF TEXAS §

§
COUNTY OF Bexar §

This instrument was acknowledged before me on this 31st day of
January, 2012, by Andrea W. Edwards,
as the managing general partner of Henrietta Investment Partners, on behalf of said general
partnership.

Jessica Sanchez
Notary Public in and for the State of Texas

My Commission Expires:

(SEAL)



Exhibit 1 To Special Warranty Deed

[Legal Description]

41.413 ACRES OF LAND LOCATED IN THE PINCKNEY CALDWELL SURVEY NO. 83,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING A PORTION OF
THAT CERTAIN 52.2262 ACRES CONVEYED TO HENRIETTA INVESTMENT
PARTNERS BY DEED OF RECORD IN VOLUME 14820, PAGE 2335 OF THE
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 41.412 ACRES
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ½ INCH IRON ROD MARKING THE WESTERNMOST
CORNER OF SAID 52.2262 ACRE TRACT, BEING A POINT IN THE
SOUTHEASTERLY LINE OF THAT CERTAIN 204.3 ACRE TRACT CONVEYED TO
THE CITY OF SAN ANTONIO BY DEED OF RECORD IN VOLUME 12946, PAGE 2277
OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHERNMOST

CORNER OF NORTH CASTLE HILLS SUBDIVISION UNIT-3, A SUBDIVISION OF RECORD IN VOLUME 8200, PAGE 68 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, FOR THE MOST WESTERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, N41°08'11" E, ALONG THE COMMON BOUNDARY LINE OF SAID 204.3 ACRE TRACT AND SAID 52.2262 ACRE TRACT, A DISTANCE OF 643.01 FEET TO A FOUND ½ INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY (R.O.W. VARIES) AS TAKEN BY CONDEMNATION DESCRIBED IN CAUSE NO. 97 ED 0042 AS FILED IN PROBATE COURT NUMBER ONE;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WURZBACH PARKWAY, BEING THE NORTHERLY LINE HEREOF, THE FOLLOWING NINE (9) COURSES:

1. SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1366.42 FEET, A CENTRAL ANGLE OF 01°51'04", AN ARC LENGTH OF 44.15 FEET AND A CHORD BEARING: S81°42'13"E, A DISTANCE OF 44.15 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;

2. S06°11'53"W, A DISTANCE OF 5.03 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;

3. SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1371.42 FEET, A CENTRAL ANGLE OF 08°49'57", AN ARC LENGTH OF 211.41 FEET AND A CHORD BEARING: S86°57'56"E, A DISTANCE OF 211.20 FEET TO A FOUND ½ INCH IRON ROD WITH ILLEGIBLE CAP;

4. N02°54'07"W, A DISTANCE OF 5.08 FEET TO A FOUND ½ INCH IRON ROD;

5. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1366.42 FEET, A CENTRAL ANGLE OF 04°39'57", AN ARC LENGTH OF 111.24 FEET AND A CHORD BEARING: N86°30'21"E, A DISTANCE OF 111.24 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;

6. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1914.53 FEET, A CENTRAL ANGLE OF 12°12'29", AN ARC LENGTH OF 407.93 FEET AND A CHORD BEARING: N77°55'43"E, A DISTANCE OF 407.16 FEET TO A FOUND TXDOT TYPE 2DISC MONUMENT;

7. N75°19'06"E, A DISTANCE OF 111.66 FEET TO A FOUND TXDOT TYPE 2 DISC MONUMENT;

8. NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1924.53 FEET, A CENTRAL ANGLE OF 05°29'15", AN ARC LENGTH OF

184.32 FEET AND A CHORD BEARING: N66°13'06"E, A DISTANCE OF 184.25 FEET TO A FOUND ½ INCH IRON ROD WITH "CDS" CAP;

9. S81°15'41"E, A DISTANCE OF 96.03 FEET TO A FOUND ½ INCH IRON ROD WITH ILLEGIBLE CAP LOCATED IN THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD (120' R.O.W.);

THENCE, S27°49'12"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD, A DISTANCE OF 913.78 FEET TO A FOUND ½ INCH IRON ROD WITH BPI CAP AT THE NORTHWESTERLY RIGHT-OF-WAY RETURN OF THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BLANCO ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE (60' R.O.W.);

THENCE, SOUTHWESTERLY ALONG THE AFOREMENTIONED RIGHT-OF-WAY RETURN, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'50", AN ARC LENGTH OF 39.27 FEET AND A CHORD BEARING: S17°10'43"W, A DISTANCE OF 35.35 FEET TO A SET PK NAIL LOCATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE;

THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA VIEW DRIVE, THE FOLLOWING FOUR (4) COURSES:

1. S62°00'38"W, A DISTANCE OF 95.17 FEET TO A FOUND PK NAIL IN CONCRETE;

2. SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1566.78 FEET, A CENTRAL ANGLE OF 22°33'34", AN ARC LENGTH OF 616.90 FEET AND A CHORD BEARING: S50°57'00"W, A DISTANCE OF 612.92 FEET TO A FOUND PK NAIL IN CONCRETE;

3. S39°37'54"W, A DISTANCE OF 246.62 FEET TO A FOUND PK NAIL IN CONCRETE;

4. SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3242.45 FEET, A CENTRAL ANGLE OF 03°43'33", AN ARC LENGTH OF 210.86 FEET AND A CHORD BEARING: S41°49'42"W, A DISTANCE OF 210.82 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHERNMOST CORNER OF SAID 52.2262 ACRE TRACT AND HEREOF, BEING THE EASTERNMOST CORNER OF SAID NORTH CASTLE HILLS SUBDIVISION UNIT-3;

THENCE, N48°54'32"W, ALONG THE COMMON BOUNDARY LINE OF SAID 52.2262 ACRE TRACT AND SAID NORTH CASTLE HILLS SUBDIVISION UNIT-3, A DISTANCE OF 1480.07 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 41.413 ACRES (1,803,961 SQ. FT.) OF LAND, MORE OR LESS.

Exhibit 2 To Special Warranty Deed

[The Permitted Exceptions]

- a. Drainage Easement shown on plat recorded in Volume 7500, Page 82-84 Deed and Plat Records of Bexar County, Texas;
- b. 20 ft Electrical Easement shown on plat recorded in Volume 7500, Page 82-84 Deed and Plat Records of Bexar County, Texas;
- c. 30 ft Building set back line shown on plat recorded in Volume 7500, Page 82-84 Deed and Plat Records of Bexar County, Texas;
- d. 25 ft building set back line shown on plat recorded in Volume 7500, Page 82-84 Deed and Plat Records of Bexar County, Texas;
- e. Sanitary Sewer Easement as recorded in Volume 8081, Page 81, Deed and Plat Records of Bexar County, Texas;
- f. Restrictions on access imposed by Texas Department of Transportation for Project 1502-03, Wurzbach Parkway Parcel No. 4, as described in Condemnation Judgment dated October 31, 2005, Cause No. 97 ED 0042, Probate Court No. One of Bexar County, Texas.

Ad Valorem Taxes for the current year having been prorated, the payment of which is hereby assumed by Grantee.

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e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$32.00

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.
07/05/2012 1:54PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff