

WARRANTY DEED WITH VENDOR'S LIEN

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.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

THAT, JERRY TORRES PROPERTIES, LLC, a Texas limited liability company, of the County of BEXAR, State of TEXAS, for and in consideration of 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, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,600,000.00), being payable to TEXAS FIRST BANK, at 3000 FM 1764, La Marque, Galveston County, Texas, as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees, the payment of which note is secured by Vendor's Lien, to the extent of ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00), herein retained, and is additionally secured by a Deed of Trust of even date herewith to CHARLES T. DOYLE, PATRICK F. DOYLE, DENNIS R. BETTISON, JEFF ADAMS, DONNIE QUINTANILLA, JANA L. HARTNETT, ALBERT G. REDMOND, PETER J. SAPIO, JR. or THEA CLARK, as Trustee(s), have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto BE PRESA REALTY, LTD, of 3100 Fannin St., Ste. 200, Houston, Texas 77401, all of the following described real property in Bexar County, Texas, to-wit:

TRACT 1

BEING 0.6557 ACRES OF LAND BEING ALL OF LOTS 9, 10 AND PORTIONS OF LOTS 11, 1, 2 AND 3, BLOCK 4, NEW CITY BLOCK 732, ON THE CITY ASSESSORS RECORDS, BEXAR COUNTY, TEXAS, BEING

CHICAGO TITLE GF# 430011903012DB

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CONVEYED TO JERRY TORRES PROPERTIES, LLC, RECORDED UNDER VOLUME 13072, PAGE 1640 BEXAR COUNTY DEED RECORDS, BEING SITUATED IN THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, SAID 0.6557 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the Southwest line of Lot 11, of said Block 4, New City Block 732, being the West corner of a tract of land conveyed to Sheryl Grant, recorded under Volume 9511, Page 993 of the Bexar County Deed Records and the most Southerly corner of herein described tract of land, in the Northeast Right-Of-Way line of Vance Street (41.66 foot Right-Of-Way);

THENCE North 62° 20' 39" West along the Southwest line of herein described tract of land and the Northeast line of said Vance Street, a distance of 85.48 feet to a point, for the most Westerly Southwest corner of herein described tract of land, at the intersection of the East Right-Of-Way line of South Presa Street (55.6 foot Right-Of-Way) and the Northeast Right-Of-Way line of said Vance Street;

THENCE North 16° 52' 09" West along the West line of herein described tract of land and the east Right-Of-Way line of said South Presa Street, a distance of 213.70 feet to a point, for the most Westerly Northwest corner of herein described tract of land, at the intersection of the Southeast Right-Of-Way line of Eager Street (60 foot Right-Of-Way) and the East line of said South Presa Street;

THENCE North 28° 15' 18" East along the Northwest line of herein described tract of land and the Southeast line of said Eager Street, a distance of 33.46 feet to a 1/2 inch capped (TETRA) iron rod set, marking the west corner of Lot 15, Block 4, Casa Lavaca Subdivision, according to the map or plat thereof recorded in Volume 9621, Page 27 of the Bexar County Plat Records, being conveyed to Casa Lavaca, LLC, recorded under Volume 16015, Page 206 of the Bexar County Deed Records and the most Northerly corner of the herein described tract of land;

THENCE South 61° 49' 17" East departing said Eager Street, along Southwest line of said Block 4, Casa Lavaca Subdivision and the Northeast line of herein described tract of land, passing at a distance of 114.95 feet a 1/2 inch iron rod found, continuing for a total distance of 150.60 feet to a 1/2 inch iron

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rod found, marking the South corner of Lot 17, of said Block 4, Casa Lavaca Subdivision, being conveyed to Sherman Donegan, recorded under Volume 19034, Page 1975 of the Bexar County Deed Records and the most Easterly Northeast Corner of the herein described tract of land;

THENCE South 28° 16' 40" West along the herein described tract of land, a distance of 41.95 feet to a fence post, marking the West corner of Lot 4, of said Block 4, New City Block 732, being conveyed to Richard M. Caldera, recorded under Volume 3031, Page 295 of the Bexar County Deed Records and an angle point of the herein described tract of land;

THENCE South 61° 23' 52" East along the Southwest line of said Richard M. Caldera tract of land and the Northeast line of the herein described tract of land, a distance of 95.88 feet to a point, for the most Northerly corner of said Sheryl Grant tract of land and the most Easterly corner of the herein described tract of land;

THENCE Southwesterly over and across said Lot 11, Block 4, New City Block 732, the following courses and distances:

South 28° 36' 08" West, a distance of 41.64 feet to a point,

North 63° 13' 50" West, a distance of 17.69 feet to a point,

THENCE South 23° 24' 37" West, a distance of 99.28 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 0.6557 Acres, or 28,561 Square Feet of land.

TRACT 2

BEING 0.5798 ACRES OF LAND BEING OUT OF THE ORIGINAL LOT 6, TRACTS A-20, A-21, B-13 AND LOT H, BLOCK 31, NEW CITY BLOCK 791, ON THE CITY ASSESSORS RECORDS, BEXAR COUNTY, TEXAS, BEING CONVEYED TO JERRY TORRES PROPERTIES, LLC, RECORDED UNDER VOLUME 11628, PAGE 1651, VOLUME 11628, PAGE 1659 AND VOLUME 11628, PAGE 1653 OF THE BEXAR COUNTY DEED RECORDS, BEING SITUATED IN THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, SAID 0.5798 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the Southeast corner of Lot 6, B.E. Witte Subdivision, according to the map

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or plat thereof recorded in Volume 105, Page 136 of the Bexar County Plat Records, being conveyed to Southtown Clinic, P.C., recorded under Volume 15431, Page 939 of the Bexar County Deed Records and the Northeast corner of Tract B-13, of said Block 31, New City Block 791, being the Northeast corner of the herein described tract of land, in the West Right-Of-Way line South Presa Street (55.6 foot Right-Of-Way);

THENCE South 16° 52' 09" East along the east line of the herein described tract of land and the west line of said South Presa Street, a distance of 172.42 feet to a point, for the Southeast corner of Tract A-21, of said Block 31, New City Block 791 and the Southeast corner of the herein described tract of land, at the intersection of the North Right-Of-Way line of Claudia Street (40 foot Right-Of-Way) and the West line of said South Presa Street, from which a 1/2 inch iron rod found bears South 73° 32' 05" West a distance of 1.86 feet;

THENCE South 73° 32' 05" West along the South line the herein described tract of land and the North line of said Claudia Street, a distance of 182.80 feet to a "X" cut in concrete set, marking the Southwest corner of Lot H, of said Block 31, New City Block 791 and the Southwest corner of the herein described tract of land, at the intersection of the East Right-Of-Way line of South Saint Mary's Street (60 foot Right-Of-Way) and the north line of said Claudia Street;

THENCE North 16° 06' 48" West along the West line of the herein described tract of land and the East line of said South Saint Mary's Street, a distance of 113.16 feet to a point, for the Southwest corner of Tract C-13, of said Block 31, New City Block 791, being conveyed to Leigh Ann Fabianke, recorded under Volume 18209, Page 139 of the Bexar County Deed Records and the Northwest corner of Lot H, of said Block 31, New City Block 791, being an angle corner of the herein described tract of land, from which a 1/2 inch iron rod found bears North 74° 00' 18" East a distance of 2.14 feet;

THENCE North 74° 00' 18" East departing said South Saint Mary's Street, along the along the North line of said Lot H and the South line of said Tract C-13, a distance of 102.95 feet to a point, for the Southeast corner of said Tract C-13 and an angle point of the herein described tract of land;

THENCE along the Easterly limits of said Tract C-13, the following courses and distances:

North 14° 11' 27" West, a distance of 46.90 feet to a point,

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South 76° 27' 17" West, a distance of 13.00 feet to a point,

North 13° 32' 43" West, a distance of 11.98 feet to a point,

THENCE North 73° 07' 58" East, along the south line of said Lot 6, B.E. Witte Subdivision, a distance of 88.46 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls 0.5798 Acres, or 25,256 Square Feet of land.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Bexar County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **BE PRESA REALTY, LTD**, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **BE PRESA REALTY, LTD**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN, to the extent of ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00)**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

TEXAS FIRST BANK, at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,600,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **TEXAS FIRST BANK**, and the same are hereby transferred and assigned to the said **TEXAS**

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FIRST BANK, and the TEXAS FIRST BANK, its successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

EXECUTED this the 21st day of October, 2019.

JERRY TORRES PROPERTIES, LLC,
a Texas limited liability company

BY: Reynaldo Torres

TITLE: Manager

THE STATE OF TEXAS

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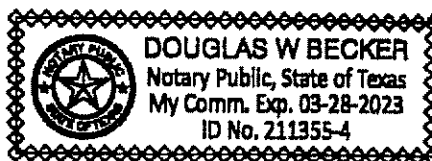
COUNTY OF

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(SA) This instrument was acknowledged before me on the 21st day of October, 2019, by REYNALDO TORRES, MANAGER of **JERRY TORRES PROPERTIES, LLC**, a Texas limited liability company, in the capacity therein stated and as the act and deed of said limited liability company.

[Signature]
NOTARY PUBLIC, State of



TFB-GV-BE PRESA-PURCHASE-mlm

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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on:
10/22/2019 4:45 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

**METES AND BOUNDS DESCRIPTION
FOR**

**1236 SQUARE FEET
(0.0283 ACRES)**

1236 SQUARE FEET (0.0283 ACRES) TRACT OF LAND COMPRISING OF 789 SQUARE FEET OUT OF LOT 1, 131 SQUARE FEET OUT OF LOT 2, AND 321 SQUARE FEET OUT OF LOT 9, BLOCK 4, NEW CITY BLOCK 732, CITY OF SAN ANTONIO, OUT OF A TRACT AS RECORDED IN VOLUME 13072, PAGE 1640, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found PK at a building corner at the northeast right-of-way of Vance and the northeast right-of-way of S. Presa St.;

THENCE: along the northeast right-of-way of S. Presa St., N 16°05'10" W, a distance of 168.2 feet to a building corner for the POINT OF BEGINNING of this tract;

THENCE: continuing along the northeast right-of-way of S. Presa St., N 16°05'10" W, a distance of 30.0 feet to a point, for the west corner of this tract;

THENCE: N 74°03'36" E, a distance of 41.2 feet to a point for the north corner of this tract;

THENCE: S 16°05'10" E, a distance of 30.0 feet to a point for the east corner of this tract;

THENCE: S 74°03'36" W, a distance of 41.2 feet to the POINT OF BEGINNING and containing 1236 square feet (0.0283 Acres) of land.



Armando A. Aranda
Registered Public Land Surveyor No. 1398

2864
January 22, 2011
AAA/amg

