

## RESOLUTION NO.

**RECOMMENDING APPROVAL OF THE RELEASE OF APPROXIMATELY 3.11 ACRES OF REAL PROPERTY, CONSISTING OF THREE TRACTS OF LAND GENERALLY LOCATED AT 19806 FM 1283, MICO, TEXAS IN MEDINA COUNTY, TEXAS FROM THE CITY OF SAN ANTONIO'S EXTRATERRITORIAL JURISDICTION, AS PETITIONED BY THE LANDOWNERS JEFFREY SMITH AND J SMITH PROPERTIES, LLC, PURSUANT TO THE PROVISIONS OF CHAPTER 42 OF THE TEXAS LOCAL GOVERNMENT CODE.**

\* \* \* \* \*

**WHEREAS**, in the 88<sup>th</sup> (R) Texas legislative session, Senate Bill (SB) 2038 was passed and is effective on September 1, 2023; and

**WHEREAS**, this newly enacted section of the Local Government Code, Chapter 42, Subchapters D and E, codified and established a process for the release of property from a city's extraterritorial jurisdiction (ETJ); and

**WHEREAS**, this section of code does not apply to certain areas of an ETJ, including areas within five miles of an active military base, areas within 15 miles of an active military base in counties with over 2 million in population, areas that were voluntarily annexed into cities' ETJ in certain counties, certain areas legally designated as industrial districts, or areas subject to a strategic partnership agreement; and

**WHEREAS**, Jeffrey Smith and J Smith Properties, LLC, (Landowners) own approximately 3.11 acres within San Antonio's ETJ and petitioned the City of San Antonio (City) on March 6, 2025, to release certain property in the ETJ, legally described and depicted in landowners' surveys and deeds, attached as **Attachment "2"**; and

**WHEREAS**, the field notes were not included along with the petition, and the landowners submitted a copy of the deed, which included the field notes, on March 20, 2025; and

**WHEREAS**, the address of the property is 19806 FM 1283, Mico, Texas, 78056 and consists of Medina County Appraisal District (MCAD) Parcel ID Numbers 68775, 4451, and 83726; and

**WHEREAS**, the City verified that the petition complies with the newly enacted Subchapters of Chapter 42 of the Texas Local Government Code; and

**WHEREAS**, consistent with the San Antonio City Charter the San Antonio Planning Commission held a public hearing on April 9, 2025, and has considered the effect of amending the San Antonio ETJ boundaries by releasing 3.11 acres, as petitioned by the landowners, and as depicted in the map/survey/deed record attached as **Attachment "2"**.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** A copy of landowners' petition to remove their property from the City's ETJ is attached as **Attachment "1"** and incorporated herein for all purposes.

**SECTION 2.** The Planning Commission recommends **Approval** of the landowners' petition for release of certain property from the City of San Antonio ETJ, which includes approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, and which is legally described and depicted in the attached **Attachment "1"** and **Attachment "2"**.

**PASSED AND APPROVED ON THIS 9<sup>TH</sup> DAY OF APRIL, 2025.**

**ATTEST:**

**APPROVED:**

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Executive Secretary  
San Antonio Planning Commission

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George Peck, Chair  
San Antonio Planning Commission

**Attachment “1”**

**Petition of J Smith Properties, LLC.**

COSA - CITY CLERK  
2025 MAR 03 PM02:26

To Whom It May Concern,

Attached you will find a petition for extraterritorial jurisdiction release.

We are located at 19806 FM 1283 Mico, Texas 78056. My office manager, Jennifer Smith, is able to help with any additional questions. Please reach out to her or I, if you have any questions or need any additional information.

Thank you for your time and consideration,

*Jeff Smith 2/27/25*

Jeffrey Smith

*(210) 413-1895 Jennifer*

*(210) 262-5338 Jeff Smith*



### **Petition Signatures**

Contains 100% of the land owners signatures.

Name: Jeffrey Smith

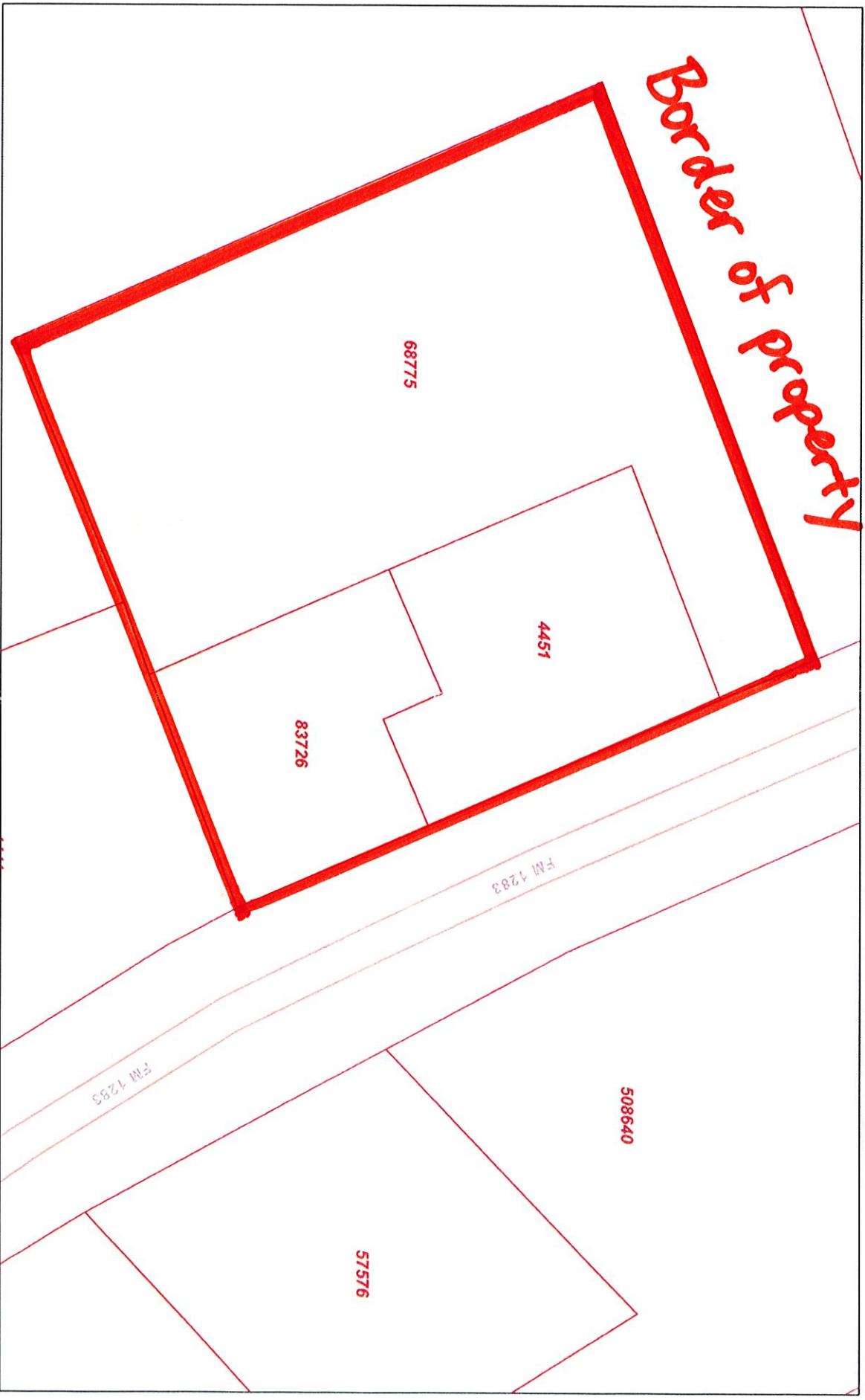
DOB: 10/02/1982

Address: 8511 Winchester Way, San Antonio, TX 78254

Signature: 

Date: 02/27/2025

# Medina CAD Web Map



2/7/2025, 10:02:55 AM



Parcels

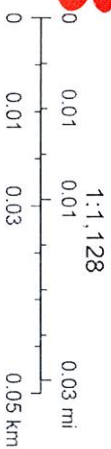


Medina County Boundary



Abstracts

**19806 Fm 1283 Mico, Texas  
78056**



Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

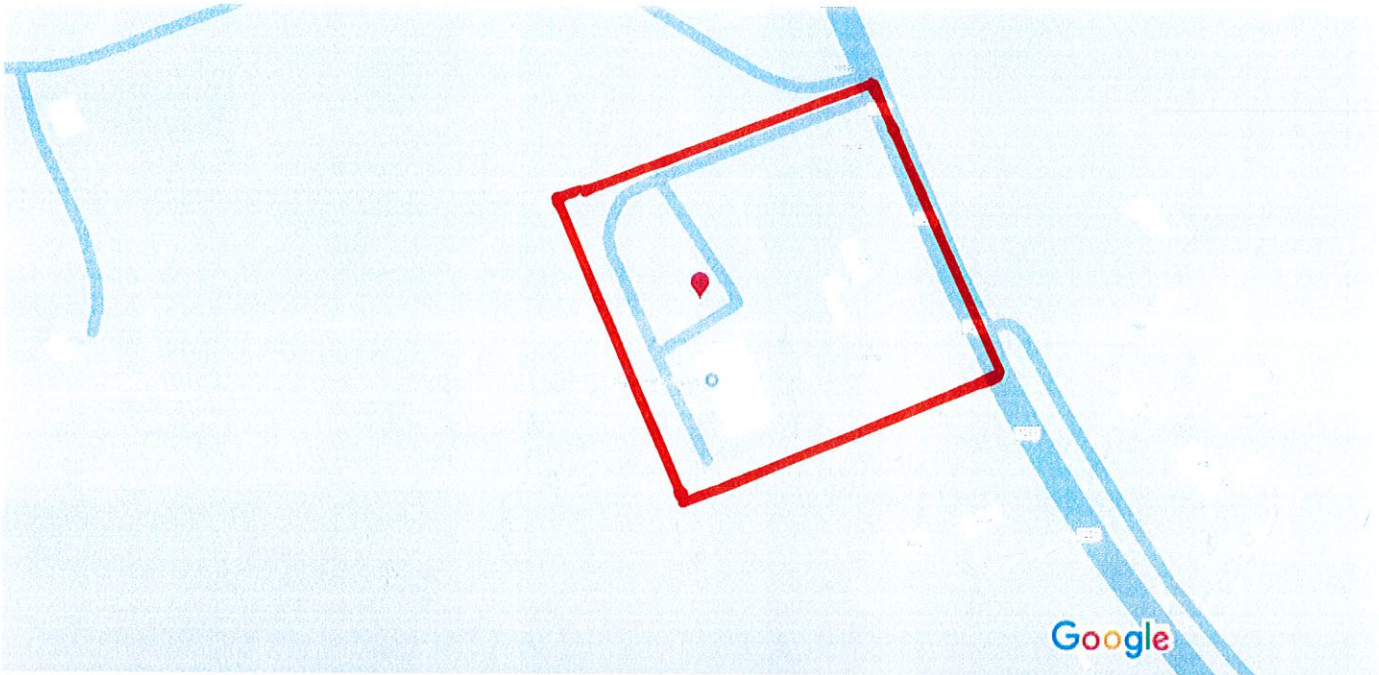
Medina County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

Esri Community Maps Contributors, Medina County 911 ECD, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin,

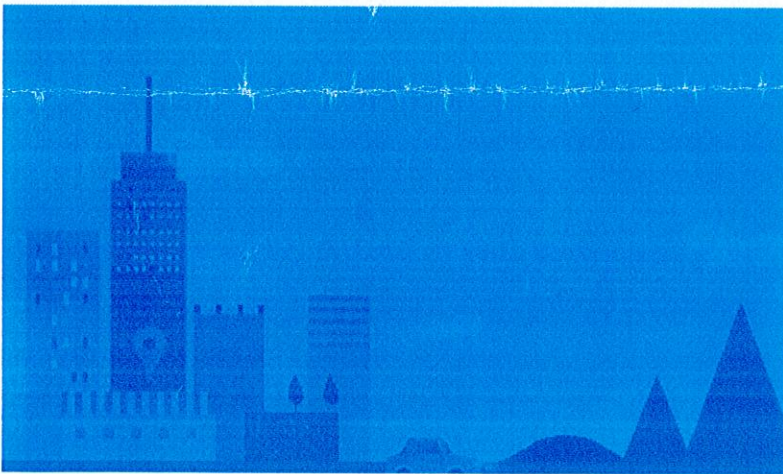


Google Maps

19806 FM1283



Map data ©2025 Google 50 ft



Property  
Border

19806 FM1283

Mico, TX 78056



Directions



Save



Nearby



Send to  
phone



Share



G597+HP Mico, Texas



# MEDINA COUNTY 2024 TAX STATEMENT

Online Payment Service at:  
https://govpay.net/medina\_county-texas-property-tax

Make Checks Payable To:

**Melissa Lutz, PCC**

Medina County Tax Assessor-Collector

1102 15th St.

Hondo, Texas 78861

www.medinacountytx.org

Telephone: (830) 741-6100

TAXES BECOME DELINQUENT FEBRUARY 1, 2025  
OFFICE HOURS 8:00 A.M. - 5:00 P.M.

2024-10-01  
A0408-00255-00000-68775

00132977

R68775 100.00

A0408 J. J. GONZALES SURVEY 255; TRACT 3; 2.0

1 ACRES

19806 FM 1283 MICO 78056



1033 T4 P1\*\*\*\*AUTO\*\*ALL FOR AADC 780  
J SMITH PROPERTIES LLC  
19806 FM 1283  
MICO, TX 78056-5573



IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2024	4186.96
DEC 2024	4186.96
JAN 2025	4186.96
FEB 2025	4480.04
MAR 2025	4563.80

PLEASE RETURN THIS PORTION WITH PAYMENT - ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE WITH PAYMENT FOR RECEIPT  
RETAIN THIS PORTION FOR YOUR RECORDS

## EXEMPTIONS

## Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED
86690	143680	0	0	0	0	0	230370

JURISDICTION	TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Medina County ESD #1	0.1000000	0	230370			0.00	230.37
Medina County	0.3646000	0	230370			71.18	839.93
Medina County Groundwater Co	0.0065920	0	230370			0.00	15.19
County F.M. Road	0.0865000	0	230370			0.00	199.27
Medina Valley ISD	1.1669000	0	230370			0.00	2688.19
Medina County Hospital Distr	0.0929000	0	230370			0.00	214.01

Late Rendition Penalty Due 0.00



0A0408-00255-00000-68775

00132977

R68775

A0408 J. J. GONZALES SURVEY 255; TRACT 3; 2.0

1 ACRES

19806 FM 1283 MICO 78056

J SMITH PROPERTIES LLC

19806 FM 1283

MICO, TX 78056

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST	TOTAL TAX DUE
NOV 2024	-	4186.96
DEC 2024	-	4186.96
JAN 2025	-	4186.96
FEB 2025	7% 293.08	4480.04
MAR 2025	9% 376.84	4563.80
APR 2025	11% 460.58	4647.54
MAY 2025	13% 544.29	4731.25
JUN 2025	15% 628.05	4815.01
JUL 2025	18%/20% 1741.77	5928.73
AUG 2025	19%/20% 1792.01	5978.97

## ANNUAL RATES

PENALTY	INTEREST
12%	12%

**AD VALOREM TAXES ARE DUE ON OCTOBER 1ST AND BECOME DELINQUENT FEBRUARY 1ST.**

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. The tax statutes make no provision for proration, therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provision for proration in case the property is disposed of during the calendar year.

Cancelled check will serve as your receipt. There will be a \$25.00 charge for all returned checks.

Over 65 and disabled persons claiming residence homestead are allowed to pay taxes in 4 equal installments. Pay 1/4 taxes due before February 1st, and 3 equal installments before April 1st, June 1st, and August 1st, without penalty or interest. To request over 65 1/4 payment, please sign and date here.



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**TAXES BECOME DELINQUENT FEBRUARY 1, 2025**  
**OFFICE HOURS 8:00 A.M. - 5:00 P.M.**

0A0408-00255-00000-04451

00132977

R4451

100.00

A0408 J. J. GONZALES SURVEY 255; TRACT 1; .55

ACRES

19814 FM 1283 MICO 78056



1033 T4 P1\*\*\*\*\*AUTO\*\*ALL FOR AADC 780  
J SMITH PROPERTIES LLC  
19806 FM 1283  
MICO, TX 78056-5573



IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2024	1055.96
DEC 2024	1055.96
JAN 2025	1055.96
FEB 2025	1129.89
MAR 2025	1151.02

**PLEASE RETURN THIS PORTION WITH PAYMENT - ENCLOSE SELF ADDRESSED STAMPED ENVELOPE WITH PAYMENT FOR RECEIPT**  
**RETAIN THIS PORTION FOR YOUR RECORDS**

EXEMPTIONS

## Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED
28160	29940	0	0	0	0	0	58100

JURISDICTION	TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Medina County ESD #1	0.1000000	0	58100			0.00	58.10
Medina County	0.3646000	0	58100			17.95	211.83
Medina County Groundwater Co	0.0065920	0	58100			0.00	3.83
County F.M. Road	0.0865000	0	58100			0.00	50.26
Medina Valley ISD	1.1669000	0	58100			0.00	677.97
Medina County Hospital Distr	0.0929000	0	58100			0.00	53.97

Late Rendition Penalty Due 0.00



0A0408-00255-00000-04451

00132977

R4451

A0408 J. J. GONZALES SURVEY 255; TRACT 1; .55  
ACRES

19814 FM 1283 MICO 78056

J SMITH PROPERTIES LLC

19806 FM 1283

MICO, TX 78056

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST		TOTAL TAX DUE
NOV 2024		-	1055.96
DEC 2024		-	1055.96
JAN 2025		-	1055.96
FEB 2025	7%	73.93	1129.89
MAR 2025	9%	95.06	1151.02
APR 2025	11%	116.16	1172.12
MAY 2025	13%	137.27	1193.23
JUN 2025	15%	158.41	1214.37
JUL 2025	18%/20%	439.29	1495.25
AUG 2025	19%/20%	451.97	1507.93

ANNUAL RATES	
PENALTY	INTEREST
12%	12%

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**TAXES BECOME DELINQUENT FEBRUARY 1, 2025**  
OFFICE HOURS 8:00 A.M. - 5:00 P.M.

0A0408-00255-00000-83726

00132977

R83726

100.00

A0408 J. J. GONZALES SURVEY 255; TRACT 2; 0.5

5 ACRES

19860 FM 1283 MICO 78056



1033 T4 P1\*\*\*\*\*AUTO\*\*ALL FOR AADC 780  
J SMITH PROPERTIES LLC  
19806 FM 1283  
MICO, TX 78056-5573



IF TAXES ARE PAID IN	TOTAL TAX DUE
NOV 2024	511.81
DEC 2024	511.81
JAN 2025	511.81
FEB 2025	547.64
MAR 2025	557.88

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EXEMPTIONS

## Valuation Breakdown

LAND	IMPV	AG-MKT	AG-USE	TIMBER-MKT	TIMBER-USE	CAP ADJ.	ASSESSED
28160	0	0	0	0	0	0	28160

JURISDICTION	TAX RATE	EXEMPTIONS	TAXABLE	FREEZE AMOUNT	YEAR	SALES TAX REDUCED BY	TAX AMOUNT
Medina County ESD #1	0.1000000	0	28160			0.00	28.16
Medina County	0.3646000	0	28160			8.70	102.67
Medina County Groundwater Co	0.0065920	0	28160			0.00	1.86
County F.M. Road	0.0865000	0	28160			0.00	24.36
Medina Valley ISD	1.1669000	0	28160			0.00	328.60
Medina County Hospital Distr	0.0929000	0	28160			0.00	26.16

Late Rendition Penalty Due 0.00



0A0408-00255-00000-83726

00132977

R83726

A0408 J. J. GONZALES SURVEY 255; TRACT 2; 0.5

5 ACRES

19860 FM 1283 MICO 78056

J SMITH PROPERTIES LLC

19806 FM 1283

MICO, TX 78056

IF TAXES ARE PAID IN	LESS (-) DISCOUNT OR PLUS (+) PENALTY/INTEREST	TOTAL TAX DUE
NOV 2024	-	511.81
DEC 2024	-	511.81
JAN 2025	-	511.81
FEB 2025	7%	547.64
MAR 2025	9%	557.88
APR 2025	11%	568.08
MAY 2025	13%	578.33
JUN 2025	15%	588.59
JUL 2025	18%/20%	724.73
AUG 2025	19%/20%	730.87

ANNUAL RATES	
PENALTY	INTEREST
12%	12%

**AD VALOREM TAXES ARE DUE ON OCTOBER 1ST AND BECOME DELINQUENT FEBRUARY 1ST.**

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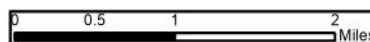
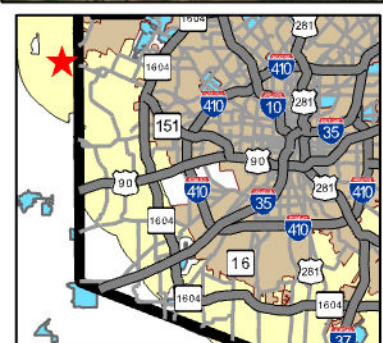
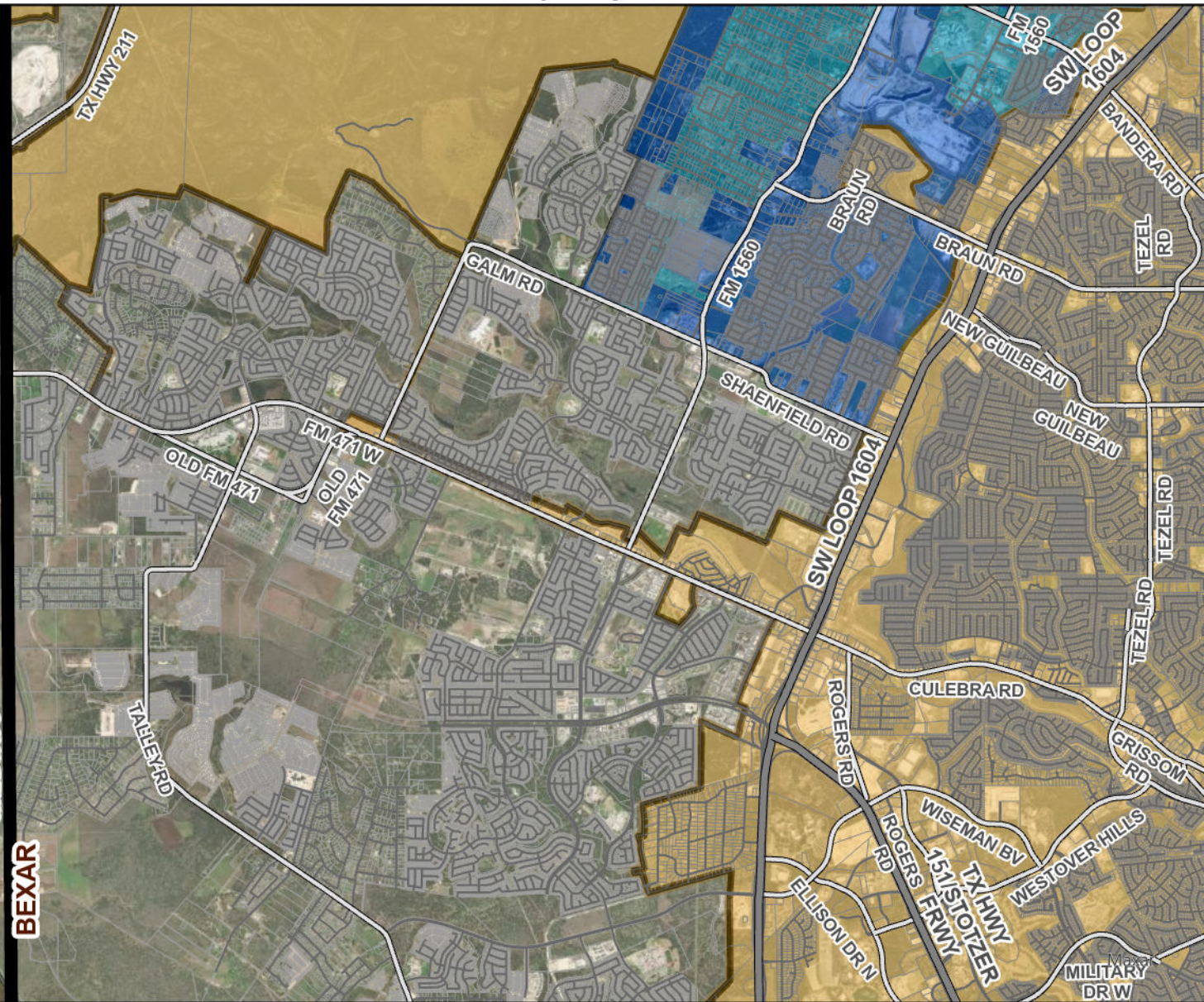
Over 65 and disabled persons claiming residence homestead are allowed to pay taxes in 4 equal installments. Pay 1/4 taxes due before February 1st, and 3 equal installments before April 1st, June 1st, and August 1st, without penalty or interest. To request over 65 1/4 payment, please sign and date here.

**Attachment “2”**

**Map and Legal Description**



# 19806 FM 1283 - Smith Property



## Legend

Major Highways	Other Cities/Towns
Minor Highways	Other Cities/Towns ETJ
Streets	CoSA Boundary
BCAD Parcels	CoSA ETJ



Texas Title  
GF# \_\_\_\_\_  
GF# 2313623-600

**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 with Vendor's Lien**

**Date:** March 30, 2023

**Grantor:** Frost Real Estate Investments, LLC, a Texas limited liability company

**Grantor's Mailing Address:** P.O. Box 4208, Cedar Hill, TX 75106

**Grantee:** J. Smith Properties, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 19806 FM 1283, Mico 78056

**Consideration:**

TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged along with a note of even date executed by Grantee and payable to the order of LWT Ventures, LLC in the principal amount of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LWT Ventures, LLC and by a first-lien deed of trust of even date from Grantee to Robert Karlseng, Trustee.

**Property (including any improvements):**

Attached hereto and incorporated herein as Exhibit "A".

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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, by through or under, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LWT Ventures, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LWT Ventures, LLC, and are transferred to LWT Ventures, LLC without recourse against Grantor.

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

**Frost Real Estate Investments, LLC**  
**A Texas limited liability company**

By: \_\_\_\_\_

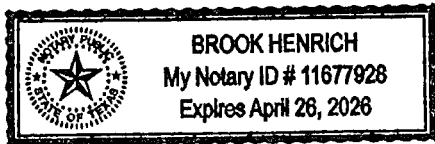
**Jack Frost, Manager**

STATE OF Texas

§  
§  
§

COUNTY OF Medina

This instrument was acknowledged before me on this 30 day of March, 2023, by Jack Frost, Manager, Frost Real Estate Investments, LLC.



(SEAL)

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: April 26, 2026

PREPARED IN THE OFFICE OF:  
KARLSENG, LEBLANC & RICH  
19111 N. Dallas Pkwy, Ste. 120  
Dallas, TX 75287

AFTER RECORDING RETURN TO:

**EXHIBIT "A"**

**TRACT 1:**

A 0.55 acre tract (Tract 1) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas, and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin set in the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract for an exterior corner of a 2.01 acre tract (Tract 3, this day surveyed) and the north corner of this tract from which a 5/8" iron pin found by a chainlink corner post for the north corner of said 3.113 acre tract bears N 23° 36' 51" W 30.04 feet;

THENCE S 23° 36' 51" E 188.58 feet with fence and the southwest line of said highway and the northeast line of said 3.113 acre tract and a utility easement (this day surveyed), being 14 feet wide at this point, to a 3/4" iron pin set for the north corner of a 0.55 acre tract (Tract 2, this day surveyed) and the east corner of this tract;

THENCE S 67° 02' 42" W 61.77 feet into said 3.113 acre tract with the centerline of said utility easement, being 18 feet wide at this point, to a 3/4" iron pin set for an exterior corner of this tract;

THENCE N 24° 09' 20" W 38.20 feet to a 3/4" iron pin set for an interior corner of this tract;

THENCE S 67° 02' 42" W 79.18 feet to a 3/4" iron pin set for the west corner of Tract 2 and the south corner of this tract;

THENCE N 23° 56' 18" W 155.91 feet with an interior line of Tract 3 to a 5/8" iron pin set for an interior corner of Tract 3 and the west corner of this tract;

THENCE N 69° 15' 52" E 142.36 feet to the POINT OF BEGINNING.

**TRACT 2:**

A 0.55 acre tract (Tract 2) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron pin set in the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract for the east corner of a 0.55 acre tract (Tract 1, this day surveyed) and the north corner of this tract from which a 5/8" iron pin found by a chainlink corner post for the north corner of said 3.113 acre tract bears N 23° 36' 51" W 218.62 feet;

THENCE with fence and the southwest line of said highway and the northeast line of said 3.113 acre tract and a utility easement (this day surveyed), being 14 feet wide at this point, as follows:

S 23° 36' 51" E 26.06 feet to a 5/8" iron pin found by chainlink corner post for an angle point of this tract;

With a curve to the left having a radius of 1960.10 feet, a central angle of 03° 33' 12", an arc of 121.56 feet, and a chord bearing S 25° 44' 32" E 121.54 feet to a 5/8" iron pin found by chainlink corner post for the north corner of a 1.17 acre tract (Volume 389, Page 186, Official Public Records), the east corner of said 3.113 acre tract, the southeast corner of said easement and the east corner of this tract;

THENCE S 67° 02' 41" W 144.77 feet with fence and the northwest line of said 1.17 acre tract and the southeast line of said 3.113 acre tract, at 14.04 feet pass the lower southwest corner of said easement, continuing to a 5/8" iron pin set for the East corner of a 2.01 acre tract (Tract 3, this day surveyed) and the south corner of this tract;

THENCE N 23° 56' 18" W 185.67 feet into said 3.113 acre tract with the lower northeast line of Tract 3, at 138.44 feet pass a corner of said utility easement, being 18 feet at this point, and at 156.47 feet pass a corner of said utility easement, continuing to a 3/4" iron pin set for the south corner of Tract 1 and the west corner of this tract;

THENCE N 67° 02' 42" E 79.18 feet to a 3/4" iron pin set for an exterior corner of this tract;

THENCE S 24° 09' 20" E 38.20 feet to a 3/4" iron pin set for an interior corner of this tract;

THENCE N 67° 02' 42" E 61.77 feet to the POINT OF BEGINNING.



**Medina County  
Gina Champion  
Medina County  
Clerk**

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**Instrument Number:** 2023002632

eRecording - Real Property

WARRANTY DEED WITH VENDERS LIEN

Recorded On: March 31, 2023 09:39 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

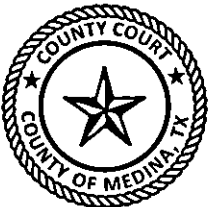
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023002632  
Receipt Number: 20230330000044  
Recorded Date/Time: March 31, 2023 09:39 AM  
User: Julie S  
Station: CCFRONTWINDOW

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT



**STATE OF TEXAS  
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion  
Medina County Clerk  
Medina County, TX



Texas Title  
GF# ~~2513622-600~~

**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 with Vendor's Lien**

**Date:** March 30, 2023

**Grantor:** Mico Partners, Ltd., a Texas limited partnership

**Grantor's Mailing Address:** P.O. Box 4208, Cedar Hill, TX 75106

**Grantee:** J. Smith Properties, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 19806 FM 1283, Mico 78056

**Consideration:**

TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged along with a note of even date executed by Grantee and payable to the order of LWT Ventures, LLC in the principal amount of FIVE HUNDRED THIRTEEN THOUSAND FIFTY-SIX AND NO/100 DOLLARS (\$513,056.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LWT Ventures, LLC and by a first-lien deed of trust of even date from Grantee to Robert Karlseng, Trustee.

**Property (including any improvements):**

Attached hereto and incorporated herein as Exhibit "A".

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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, by through or under, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LWT Ventures, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LWT Ventures, LLC, and are transferred to LWT Ventures, LLC without recourse against Grantor.

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

**Mico Partners, Ltd.**  
**A Texas limited partnership**

**By: Mico Partners Management LLC, its  
 General Partner**

By: \_\_\_\_\_

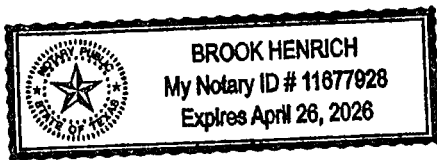
Jack W. Frost, Member

STATE OF Texas

§  
§  
§

COUNTY OF Medina

This instrument was acknowledged before me on this 30 day of March, 2023, by Jack W. Frost, Member, Mico Partners Management LLC, General Partner of Mico Partners, Ltd.



(SEAL)

Brook Henrich

Notary Public, State of Texas

My commission expires: 4-26-2026

PREPARED IN THE OFFICE OF:  
 KARLSENG, LEBLANC & RICH  
 19111 N. Dallas Pkwy, Ste. 120  
 Dallas, TX 75287

AFTER RECORDING RETURN TO:

**EXHIBIT "A"**

A 2.01 acre tract (Tract 3) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas, and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin set in the northwest line of a 1.17 acre tract (Volume 389, Page 186, Official Public Records) and the southeast line of said 3.113 acre tract for the south corner of a 0.55 acre tract (Tract 2, this day surveyed) and the lower east corner of this tract from which a 5/8" iron pin found by chainlink corner post for the east corner of said 3.113 acre tract bears N 67° 02' 41" E 144.77 feet;

THENCE S 67° 02' 41" W 221.59 feet with fence and the northwest line of said 1.17 acre tract and an interior line of an 824.117 acre tract (Volume 384, Page 313, Official Public Records, described in Volume 184, Page 237, Deed Records) and the southeast line of said 3.113 acre tract to a 5/8" iron pin found by an 8" cedar post for an interior corner of said 824.117 acre tract and the south corner of said 3.113 acre tract and of this tract;

THENCE N 23° 56' 18" W 380.22 feet with fence to a 5/8" iron pin found by an 8" cedar post for an interior corner of said 824.117 acre tract and the west corner of said 3.113 acre tract and of this tract;

THENCE N 69° 15' 52" E 364.44 feet with fence, at 336.44 feet pas the upper northwest corner of a 28 foot utility easement (this day surveyed), continuing to a 5/8" iron pin found by chainlink corner post for an east corner of said 824.117 acre tract, the north corner of said 3.113 acre tract, the northeast corner of said easement, and the north corner of this tract;

THENCE S 23° 36' 51" E 30.04 feet with fence and the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract and of said easement to a 5/8" iron pin set for the north corner of a 0.55 acre tract (Tract 1, this day surveyed) and the upper east corner of this tract;

THENCE S 69° 15' 52" W 142.36 feet, crossing said easement, into said 3.113 acre tract to a 5/8" iron pin set for the west corner of Tract 1 and an interior corner of this tract;

THENCE S 23° 56' 18" E 341.58 feet with the southwest line of Tracts 1 and 2, at 169.13 feet pass a 5/8" iron pin set for the south corner of Tract 1 and the west corner of Tract 2, at the center of said easement, continuing to the POINT OF BEGINNING.



**Medina County  
Gina Champion  
Medina County  
Clerk**

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**Instrument Number:** 2023002616

eRecording - Real Property

DEED

Recorded On: March 31, 2023 08:31 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

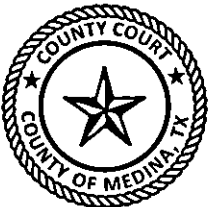
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023002616  
Receipt Number: 20230330000043  
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User: Julie S  
Station: CCFRONTWINDOW

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT



**STATE OF TEXAS  
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion  
Medina County Clerk  
Medina County, TX

