

Z-2024-10700305 CD

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

Warranty Deed with Vendor's Lien

Date: March 25, 2024

Grantor: **Carlos De La O Jr. aka Carlos Delao, Jr., Independent Executor of the Estate of Carlos De La O, Sr. aka Carlos Delao, Sr., deceased**

Grantor's Mailing Address: **217 Villarreal, San Antonio, Bexar County, Texas 78223**

Grantee: **Pronto Sandblasting and Coating and Oil-Field Service Company, Inc.**

Grantee's Mailing Address: **9456 South Presa Street, San Antonio, Bexar County, Texas 78223**

Consideration: **Ten and No/100 (\$10.00) Dollars** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note of even date herewith in the principal sum of **Ninety Three Thousand Five and 00/100 Dollars (\$93,500.00)** payable to the order of **Lone Star Capital Bank, N.A.** upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein retained and is additionally secured b a Deed of Trust of even date herewith to **Danny L. Buck, Trustee.**

Property (including any improvements): **Being a 1.006 acre (43,800.25 square feet) tract of land, more or less, situated in the city of San Antonio, Texas, Bexar County, Texas, New City Block 10914, and situated in the Lysander Wells Survey No. 99, Abstract No. 795, County Block 5160, Bexar County, Texas, being all of a 1.00 acre tract designated as "Tract 6-D", out of a 518.16 acre tract as conveyed to Louise Henze by partition as recorded in Volume 2587, Page 189, said 1.00 acre tract being described by metes and bounds in Volume 3555, Page 272, both of the Official Public Records of Bexar County, Texas and as currently conveyed to Carlos De La O Jr., by Texas Quit Claim Deed as recorded in Document No. 20220235133 of the Official Public Records of Bexar County, Texas; said 1.006 acres (43,800.25 square feet) tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.**

Reservations from and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

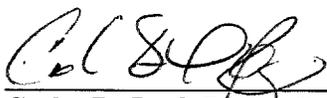
The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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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.

Lone Star Capital Bank, N.A. at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property, as is evidenced by the hereinbefore described **\$93,500.00** note. The first and superior Vendor's Lien, as well as the Superior Title to said property is retained herein for the benefit of the said **Lone Star Capital Bank, N.A.** its successors or assigns and shall have the right to release said Vendor's Lien upon the payment of said Note. The Vendor's Lien against and superior title to the property are retained until each note described is fully paid according to its term, at which time this deed will become absolute.

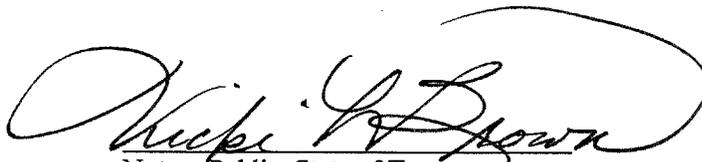
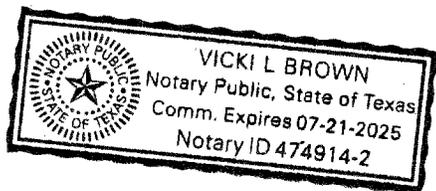
When the context requires, singular nouns and pronouns include the plural.



**Carlos De La O Jr. aka Carlos Delao, Jr.,
Independent Executor of the Estate of
Carlos De La O, Sr. aka Carlos Delao, Sr.,
Deceased**

STATE OF TEXAS *
*
COUNTY OF Bexar *

This instrument was acknowledged before me on this 26th day of **March 2024**, by **Carlos De La O Jr. aka Carlos Delao, Jr., Independent Executor of the Estate of Carlos De La O, Sr. aka Carlos Delao, Sr., deceased.**


Notary Public, State of Texas

**AFTER RECORDING RETURN TO:
Pronto Sandblasting and Coating
and Oil-Field Service Company, Inc.
9456 South Presa Street
San Antonio, Texas 78223**

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Field Notes for a Tract of Land
Containing 1.006 acre (43,800.25 square feet)

A 1.006 acre (43,800.25 square feet) tract of land, situated in the city San Antonio, Texas, Bexar County, Texas, New City Block 10914, and situated in the Lysander Wells Survey Number 99, Abstract Number 795, County Block 5160, Bexar County, Texas, being all of a 1 acre tract, designated as "TRACT 6-D", out of a 518.16 acre tract as conveyed to Louise Henze, by Partition as recorded in Volume 2587, Page 189, said 1 acre tract being described by metes and bounds in Volume 3555, Page 272, both of the Official Public Records of Bexar County, Texas and as currently conveyed to Carlos De La O Jr., residing at 217 Villarreal, County of Bexar, City of San Antonio, State of Texas, by Texas Quit Claim Deed as recorded in Document Number 20220235133, of the Official Public Records of Bexar County, Texas, said 1.006 acre (43,800.25 square feet) tract being more particularly described as follows:

Beginning at a found 1/2" iron rod with a yellow plastic cap stamped "ALLIANCE LAND SURVEYORS", having Texas State Plane Coordinates of N:13,666,486.88, E:2,149,990.54, being on the northeast right of way line of U.S. Highway 181, a 120-foot wide right of way, being the south corner of a 0.171 of an acre tract as conveyed to Aurora Colunga Medrano, by Warranty Deed as recorded in Volume 6487, Page 349, of the Official Public Records of Bexar County, Texas, and being the southwest corner of the herein described tract;

Thence, leaving the northeast right of way line of said U.S. Highway 181, with the southeast boundary of said 0.171 of an acre tract, being the northwest boundary of the herein described tract, North 18 degrees 21 minutes 59 seconds East, passing the east corner of said 0.171 of an acre tract, being the south corner of a 0.300 of an acre tract as conveyed to Michael Alec Vela, by Revocable Transfer on Death Deed as recorded in Volume 18990, Page 2047, of the Official Public Records of Bexar County, Texas, and continuing said course with the southeast boundary of said 0.300 of an acre tract, being the northwest boundary of the herein described tract, for a total distance of 359.93 feet to a found 1/2" iron rod being on the south right of way line of San Juan Road, a 60-foot wide right of way, being the northeast corner of said 0.300 of an acre tract, and being the northwest corner of the herein described tract;

Thence, with the south right of way line of said San Juan Road, being the north boundary of the herein described tract, North 89 degrees 45 minutes 30 second East, a distance of 120.48 feet to a found 1/2" iron rod, being the northwest corner of Lot 18, New City Block 10914, as shown on plat of Torres Subdivision, as recorded in Volume 7100, Page 19, as conveyed to Rodrigo Roberto Munoz, by Gift Deed as recorded in Document Number 20170241686, both of the Official Public Records of Bexar County, Texas, and being the northeast corner of the herein described tract;

TBPE F-5297, TBPLS No. 10131500
12770 Cimarron Path, Suite 100 San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

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X:\24058 George's Acre\eguls\24038 (1.006 ac) George's Acre Field Notes.docx

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Thence, leaving the south right of way line of said San Juan Road, with the northwest boundary of said Lot 18, being the southeast boundary of the herein described tract, South 17 degrees 59 minutes 57 seconds West, passing the southwest corner of said Lot 18, being the northwest corner of Lot 30, New City Block 10914, as shown on plat of Pronto Sandblasting Subdivision, as recorded in Volume 9555, Page 173, as conveyed to Garcia Family Investments Limited Partnership, by Special Warranty Deed as recorded in Document Number 20130143130, both of the Official Public Records of Bexar County, Texas, and continuing said course with the northwest boundary of said Lot 30, being the southeast boundary of the herein described tract, for a total distance of 398.40 feet to a found 1/2" iron rod with a yellow plastic cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" on the northeast right of way line of said U.S. Highway 181, being the west corner of said Lot 30, and being the south corner of the herein described tract;

Thence, with the northwest right of way line of said U.S. Highway 181, being the southwest boundary of the herein described tract, North 71 degrees 37 minutes 28 seconds West, a distance of 116.73 feet to the **Point of Beginning**, containing 1.006 acres (43,800.25 square feet) of land.

Note: Basis of bearings and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A survey of even date was prepared for this description.




Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 2024-03-12 Job No. 24038
ZDI

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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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Recorded Date: March 26, 2024
Recorded Time: 3:48 PM
Total Pages: 5
Total Fees: \$37.00

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

**** Do Not Remove ****

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: 3/26/2024 3:48 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk