

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR)

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

THAT JM ASSETS, LP, a Nevada limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by JMA LAND, LLC, a Delaware limited liability company, 4203 Spinnaker Cove, Austin, Texas 78731 ("Grantee"), the receipt of which is hereby acknowledged and confessed;

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee the following property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

Current ad valorem taxes on the Property having been prorated, as of and through the Effective Date of this deed, the payment thereof is assumed by Grantee.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or

Effective this day of December 31, 2020.

partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

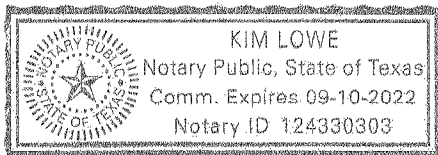
JM ASSETS, LP,
a Nevada limited partnership

By: A-A-A STORAGE, LLC,
a Texas limited liability company,
its general partner

By: 
JOHN MUHICH, its President

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 17 day of NOVEMBER 2020 by JM ASSETS, LP, a Nevada limited partnership, by A-A-A STORAGE, LLC, a Texas limited liability company, its general partner, by JOHN MUHICH, its President.




NOTARY PUBLIC – STATE OF TEXAS

Exhibit "A"

Northstar Land Surveying, Inc.

***9033 Aero St., Suite 207
San Antonio, Texas 78217
(210) 826-6228***

Marbach 1 of 4
2 tracts
Tract 1

FIELD NOTES FOR

A 13.080 ACRE TRACT OF LAND OUT OF A 14.5522 ACRE TRACT AS RECORDED IN VOLUME 4725, PAGE 958, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a found $\frac{1}{4}$ inch iron rod on the south right-of-way line of Marbach Road, the northwest corner of Lot 3, AAA Storage Marbach, as recorded in Volume 9561, Page 104, Deed and Plat Records of Bexar County, Texas, the northeast corner of the herein described tract;

THENCE: South 00 degrees 18 minutes 06 seconds East (bearings are based on Texas State Plane Coordinate Grid Bearings), 1,355.32 feet coincident with the west line of the aforementioned Lot 3 to a found $\frac{1}{4}$ inch iron rod on the north line of the remaining portion of a 106.5 acre tract as recorded in Volume 1576, Page 119, Deed Records of Bexar County, Texas, the southwest corner of Lot 3, the southeast corner of the herein described tract;

THENCE: North 89 degrees 33 minutes 02 seconds West, 450.15 feet coincident with the aforementioned remaining portion of the 106.5 acre tract to a set $\frac{1}{4}$ inch iron rod on the east line of a 41.280 acre tract (Tract 5A) as recorded in Volume 6051, Page 284, Official Public Records of Real Property of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: North 00 degrees 03 minutes 30 seconds East, 1,159.71 feet to a found $\frac{1}{4}$ inch iron rod on the southeast right-of-way line of Marbach Road, the northeast corner of the aforementioned 41.280 acre tract, the northwest corner of the herein described tract;

Exhibit "A"

Marbach

Tract 1

2 of 4

THENCE: 485.76 feet with the curve to the right, concave to the southeast, having a central angle of 25 degrees 30 minutes 44 seconds, a radius of 1,090.92 feet and a chord bearing and length of North 66 degrees 30 minutes 21 seconds East, 481.75 feet to the POINT OF BEGINNING, containing 13.080 acres.

These Field Notes are based on a survey made on the ground and a survey map prepared by employees of Northstar Land Surveying, Inc. who were working under my supervision.



Thomas C. Haber
Registered Professional Land Surveyor #4350

March 24, 2007
Job No. 2-07-0018

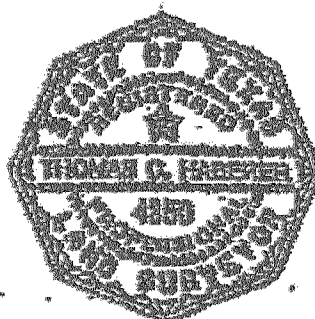


Exhibit "A"

Marbach
tract 2

3 of 4

Northstar Land Surveying, Inc.
9033 Aero St., Suite 207
San Antonio, Texas 78217
(210) 826-6228

FIELD NOTES FOR

A 0.919 ACRE TRACT OF LAND BEING THE TRACT OF LAND CALLED 0.9268 ACRES AS RECORDED IN VOLUME 4725, PAGE 958, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT NUMBER 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At a found $\frac{1}{2}$ inch iron rod on the south right-of-way line of Marbach Road, the northwest corner of Lot 3, AAA Storage Marbach, as recorded in Volume 9561, Page 104, Deed and Plat Records of Bexar County, Texas, the northeast corner of a 13.080 acre tract as recorded in Volume 12963, Page 1632, Official Public Records of Real Property of Bexar County, Texas;

THENCE: 485.76 feet with the southeast right-of-way line of Marbach Road, the northwest line of the above mentioned 13.080 acre tract and a curve to the left, concave to the southeast, having a central angle of 25 degrees 30 minutes 44 seconds, a radius of 1,090.92 feet and a chord bearing and length of South 66 degrees 30 minutes 21 seconds West (bearings are based on Texas State Plane Coordinate Grid Bearings), 481.75 feet to a found $\frac{1}{2}$ inch iron rod, the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: South 00 degrees 03 minutes 30 seconds West, 1,159.71 feet coincident with the west line of the above mentioned 13.080 acre tract to a set $\frac{1}{2}$ inch iron rod, the southwest corner of the 13.080 acre tract, the northwest corner of the remaining portion of 106.5 acre tract of land as recorded in Volume 1576, Page 119, Deed Records of Bexar County, Texas, a corner of a 41.280 acre tract of land as recorded in Volume 6051, Page 284, Official Public Records of Real Property of Bexar County, Texas, the southeast corner of the herein described tract;

Exhibit "A"

Marbach
tract 2
4 of 4


0.919 acres

THENCE: North 89 degrees 33 minutes 02 seconds West, 34.92 feet coincident with the a north line of the above mentioned 41.280 acre tract to a found nail, a corner of the 41.280 acre tract, the southwest corner of the herein described tract;

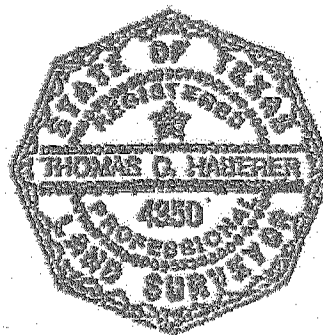
THENCE: North 00 degrees 03 minutes 34 seconds East, 1,132.73 feet coincident with the east line of the 41.280 acre tract to a found $\frac{1}{2}$ inch iron rod on the southeast right-of-way line of Marbach Road, the northeast corner of the aforementioned 41.280 acre tract, the northwest corner of the herein described tract;

THENCE: 43.97 feet with the southeast right-of-way line of Marbach Road and a curve to the right, concave to the southeast, having a central angle of 02 degrees 18 minutes 34 seconds, a radius of 1,090.92 feet and a chord bearing and length of North 52 degrees 35 minutes 42 seconds East, 43.97 feet to the **POINT OF BEGINNING**, containing 0.919 acres.

These Field Notes are based on a survey made on the ground by employees of Northstar Land Surveying, Inc. who were working under my supervision.


Thomas C. Haber

Registered Professional Land Surveyor #4350



Field Surveyed March 24, 2007

Field Notes prepared October 2, 2009

Job No. 2-07-0018(0.919 acres)

EXHIBIT 'A'

File No.: 2103132-AU21 (KM)
Property: 6501 Eckhert Rd, San Antonio, TX 78240

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF BEXAR, STATE OF TEXAS, TO WIT:

BEING 2.413 REMAINDER ACRES OF LAND OF THAT CERTAIN 2.505 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 2554, PAGE 925 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.505 ACRES BEING OUT OF THE SOUTHWEST PART OF TRACTS 15 AND 16, BLOCK E, NEW CITY BLOCK (N.C.B.) 14657, ALAMO FARMSTEAD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 373-374, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND IN THE WEST LINE OF A 24.0 FOOT WIDE DRAINAGE EASEMENT RECORDED IN THE WELLESLEY MANOR SUBDIVISION UNIT 5, VOLUME 8700, PAGES 71-72, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHEAST CORNER OF A THAT CERTAIN 2.75 ACRE TRACT OF LAND CONVEYED TO CLEO LEE FRAZIER, AND RECORDED IN VOLUME 4012, PAGE 273, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND THE NORTHEAST CORNER HEREOF FOR THE PLACE OF BEGINNING;

THENCE WITH SAID 24 FOOT WIDE DRAINAGE EASEMENT, S 00° 16' 54" E, A DISTANCE OF 426.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER HEREOF AND THE NORTHEAST CORNER OF THAT CERTAIN 0.104 ACRE ROW PARCEL TO BEXAR COUNTY TEXAS, RECORDED IN VOLUME 6018, PAGE 366 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE WITH THE REVISED NORTH ROW OF ECKHERT ROAD AND THE NORTH LINE OF SAID 0.104 ACRE TRACT THE FOLLOWING;

N 87° 00' 00" W, A DISTANCE OF 237.94 FEET TO AN IRON ROD SET FOR AN ANGLE CORNER HEREOF

N 89° 29' 20" W, A DISTANCE OF 12.72 FEET TO AN IRON ROD FOUND FOR THE NORTH CORNER OF SAID 0.104 ACRES, THE SOUTHWEST CORNER OF A CERTAIN 2.937 ACRES TO MANUEL DEL CAMPO PEREZ AND RECORDED IN VOLUME 4505, PAGE 2071 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE COMMON LINE HEREOF AND SAID PEREZ TRACT, N 00° 26' 55" W, A DISTANCE OF 412.44 FEET TO A 1 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID PEREZ TRACT, THE NORTH WEST CORNER HEREOF AND THE SOUTH LINE OF SAID FRAZIER TRACT;

THENCE WITH THE COMMON LINE HEREOF AND SAID FRAZIER TRACT; S 75° 44' 46" E, (BEARING BASIS) A DISTANCE OF 251.47 FEET TO THE PLACE OF BEGINNING CONTAINING 2.413 ACRES OF LAND MORE OR LESS.

A.P.N. 14657-005-0121

EXHIBIT 'A'

Page 1 of 3
Ra Ellison

File No.: 2117978-AU21 (KM)
Property: Ray Ellison Blvd, San Antonio, TX 78242

BEING 4.275 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 86, ABSTRACT NO. 488, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, N.C.B. 15228, BEXAR COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING FOUR (4) TRACTS:

1.) ALL OF THE REMAINDER OF A 3.1728 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED TO S&K DEVELOPMENT COMPANY, INC., AND RECORDED IN VOLUME 15042, PAGE 904, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,

2.) A PORTION OF THE REMAINDER OF A 0.95 ACRE TRACT OUT OF A 2.14 ACRE SEGMENT OF OLD DWYER ROAD, A 60-FOOT WIDE RIGHT-OF-WAY, CLOSED, VACATED AND ABANDONED BY THE CITY OF SAN ANTONIO BY ORDINANCE NO. 2013-08-29-0563, AS RECORDED IN VOLUME 16345, PAGE 949, OFFICAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,

3.) A 0.5388 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO S&K DEVELOPMENT COMPANY, INC., RECORDED IN VOLUME 17563, PAGE 214, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND BEING OUT OF SAID 2.14 ACRE SEGMENT OF OLD DWYER ROAD, A 60-FOOT WIDE RIGHT-OF-WAY, CLOSED, VACATED AND ABANDONED;

4.) A 0.28 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO S&K DEVELOPMENT COMPANY, INC., RECORDED IN VOLUME 17862, PAGE 808, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF SAID 2.14 ACRE SEGMENT OF OLD DWYER ROAD, A 60-FOOT WIDE RIGHT-OF-WAY, CLOSED, VACATED AND ABANDONED;

SAID 4.275 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, 1/2" Iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the southwest right-of-way line of Ray Ellison Boulevard a 100-foot right-of-way, at an exterior corner of the remainder of said 3.1728 and the north corner of a 0.2533 acre tract, recorded in Volume 17820, Page 1889, Official Public Records, Bexar County, Texas, for an exterior corner of the herein described tract, from which a 1/2" iron with plastic cap stamped " RPLS 4590" found on the northeast right-of-way line of Ray Ellison Boulevard, bears N 65°54'31" E, a distance of 102.98 feet;

THENCE, leaving the southwest right-of-way line of Ray Ellison Boulevard, with the common line between the remainder of said 3.1728 acre tract and said 0.2533 acre tract, the following three
(3) courses:

1) S 52° 28' 41" W, a distance of 26.98 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found at the most westerly corner of said 0.2533 acre tract, for an interior corner of the herein described tract;

2) S 37° 41' 20" E, a distance of 24.38 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found at the point of curvature;

First American Title Company, LLC

Exhibit "A"
Page 2 of 3
Ra Ellison

File No.: 2117978-AU21 (KM)

Date: October 18, 2016

3) along said curve to the left having a radius of 1222.91 feet, a central angle of $18^{\circ} 12' 17''$, a chord which bears $S 46^{\circ} 45' 00'' E$, a distance of 386.93 feet, and an arc distance of 388.56 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on a west line of Lot 2, Block 146, N.C.B. 15228, Freedom Hills Apartment, recorded in Volume 9694, Page 180, Deed and Plat Records of Bexar County, Texas, at the most, easterly corner of the remainder of said 3.1728 acre tract and the south corner of said 0.2533 acre tract, for the most easterly corner of the herein described tract;

THENCE, $S 34^{\circ} 24' 26'' W$, across vacated Old Dwyer Road with the east line of the remainder of said 3.1728 acre tract, the east line of the remainder of said 0.95 acre tract and the east line of said 0.5388 acre tract, same being a west line of Lot 2, a distance of 93.78 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the southwest right-of-way line of said vacated Old Dwyer Road at the southeast corner of said 0.5388 acre tract of land and interior corner of Lot 2, for the most southerly corner of the herein described tract;

THENCE, with the southwest right-of-way line of said vacated Old Dwyer Road and the common line between said 0.5388 acre tract and said Lot 2, the following three (3) courses:

1) $N 80^{\circ} 38' 46'' W$, a distance of 103.57 feet to a concrete monument found at the point of curvature;

2) along said curve to the right having a radius of 497.47 feet, a central angle of $58^{\circ} 22' 19''$, a chord which bears $N 51^{\circ} 27' 38'' W$, a distance of 485.18 feet, and an arc distance of 506.81 feet to a concrete monument found at the point of tangency;

3) $N 22^{\circ} 20' 34'' W$, a distance of 183.68 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4540" found at the northwest corner of said 0.5388 acre tract and the southwest corner of said 0.28 acre tract, being the most northerly northeast corner of said Lot 2, same being the southeast corner of a 2.671 acre tract of land described in a special warranty deed to STN Ventures, LLC, recorded in Volume 17508, Page 1240, Official Public Records, Bexar County, Texas, from which a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the east right-of-way line of Interstate Highway Loop 410, at the northwest corner of said Lot 2 and the southwest corner of said 2.671 acre tract bears $S 80^{\circ} 32' 44'' W$, a distance of 445.52 feet;

THENCE, continuing with the southwest right-of-way line of vacated Old Dwyer Road, with the common line between said 0.28 acre tract and said 2.671 acre tract the following three (3) courses:

1) $N 22^{\circ} 09' 38'' W$, a distance of 231.35 feet to a 1" iron pipe found for an angle point;

2) $N 28^{\circ} 11' 45'' W$, a distance of 89.19 feet to a 1" iron pipe found for an angle point;

3) $N 40^{\circ} 30' 00'' W$, a distance of 69.97 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found at the most westerly corner of said 0.28 acre tract and most northerly corner of said 2.671 acre tract, being the most easterly corner of a 0.0511 acre tract described in a special warranty deed to Qwest Communication Corporation, recorded in Volume 8982, Page 990, Official Public Records of Real Property, Bexar County, Texas, same being the most southerly corner of a 0.02 acre tract of land being a portion of said 2.14 acre tract segment of Old Dwyer Road, a 60 foot wide right-of-way, closed, vacated and abandoned;

First American Title Company, LLC

Exhibit "A"
Page 3 of 3
Ra Ellison

File No.: 2117978-AU21 (KM)

Date: October 18, 2016

THENCE, across vacated Old Dwyer Road, the following two (2) courses:

- 1) N 42° 59' 56" E, with the common line between said 0.28 acre tract and said 0.02 acre tract, a distance of 30.44 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the south line of the remainder of said 0.95 acre tract at the most northerly corner of said 0.28 acre tract, for an interior corner of the herein described tract;
- 2) N 40° 58' 28" W, with the common line between the remainder of said 0.95 acre tract and said 0.02 acre tract, a distance of 6.73 feet to a V2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the southwest right-of-way line of Ray Ellison Boulevard a 100-foot wide right-of-way, for the most northerly corner of the herein described tract of land;

THENCE, with the southwest right-of-way line of Ray Ellison Boulevard, along a curve to the right having a radius of 904.94 feet, a central angle of 03° 42' 37", a chord which bears S 61° 34' 51" E, a distance of 58.59 feet, and an arc distance of 58.60 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found at the north corner of a 0.1717 acre tract of land described in a warranty deed to the City of San Antonio recorded in Volume 17894, Page 493, Official Public Records of Real Property, Bexar County, Texas, for an interior corner of the herein described tract;

THENCE, leaving the southwest right-of-way line of Ray Ellison Boulevard, across said vacated Old Dwyer Road, said 0.28 acre tract, the remainder of said 0.95 acre tract and the remainder of said 3.1728 acre tract, with the northwest, southwest and southeast lines of said 0.1717 acre tract, the following three (3) courses:

- 1) S 30° 25' 01" W, a distance of 44.66 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found, being the most westerly corner of said 0.1717 acre tract, for an interior corner of the herein described tract;
- 2) along a curve to the right having a radius of 860.29 feet, a central angle of 10° 52' 24", a chord which bears S 54° 20' 22" E, a distance of 163.02 feet, and an arc distance of 163.26 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." Found at the most southerly corner of said 0.1717 acre tract, for an interior corner of the herein described tract;
- 3) N 41° 19' 00" E, a distance of 44.66 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found on the southwest right-of-way line of Ray Ellison Boulevard, a 100-foot wide right-of-way and the northeast line of said 3.1728 acre tract, at the most easterly corner of said 0.1717 acre tract, for an exterior corner of the herein described tract of land;

THENCE, with the southwest right-of-way line of Ray Ellison Boulevard, the northeast line of the remainder of said 3.1728 acre tract the following two (2) courses:

- 1) along a curve to the right having a radius of 904.94 feet, a central angle of 11° 11' 03", a chord which bears S 43° 16' 50" E, a distance of 176.36 feet, and an arc distance of 176.64 feet to a 1/2" iron rod with red plastic cap stamped "VICKREY PROP. COR." found at the end of said curve;
- 2) S 37° 39' 35" E, a distance of 287.91 feet to the POINT OF BEGINNING and containing 4.275 acres of land, more or less.

Exhibit "A"

Wetmore tract 1 Legal:

NEW CITY BLOCK 13753 THE SOUTHEAST IRREGULAR 1677.82 FEET OF TRACT L37.9360 ACRES OUT OF THE ANTONIO PEREZ SURVEY 10 ABSTRACT 571 ACCT. NO. 137530000121

Wetmore tract 2 Legal:

TRACT 2: NEW CITY BLOCK 13753 THE NORTHWEST IRREGULAR 570 FEET OF H 24.0830 ACRES OUT OF THE ANTONIO PEREZ SURVEY 10 ABSTRACT 571 ACCT. NO. 137530000083

Wetmore tract 3 Legal:

TRACT 3: NEW CITY BLOCK 13753 THE WEST 486.38 FEET OF THE EAST IRREGULAR 718.87 FEET OF H 23.5420 ACRES OUT OF THE ANTONIO PEREZ SURVEY 10 ABSTRACT 571 ACCT. NO. 137530000084 FKA NEW CITY BLOCK 13753 THE EAST IRREGULAR 718.87 FEET OF THE NORTH 1850 FEET OF H OUT OF THE ANTONIO PEREZ SURVEY 10 ABSTRACT 571 ACCT. NO. 137530000085

Potranco tract 1 Legal:

Tract 1: Lots 21 and 22, Block 1, New City Block 18285, WESTPOINT SUBDIVISION, an addition to the City of San Antonio, Bexar County, Texas, according to the map and/or plat thereof recorded in Volume 9525, Page 48, Deed and Plat Records, Bexar County, Texas. SAVE AND EXCEPT all of the property described as Lot 29, Block 1, New City Block 18285, 7272 CULEBRA SUBDIVISION, an addition to the City of San Antonio, Bexar County, Texas, according to the map and/or plat thereof recorded in Volume 9602, Page 35, Deed and Plat Records, Bexar County, Texas.

Potranco tract 2 Legal:

Tract 2: Easement Estate as created in Deed dated January 29, 1985, file January 31, 1985, recorded in Volume 3316, Page 1616, Official Public Records, Bexar County, Texas.

Reservations from and Exceptions to Conveyance and Warranty: Any and all restrictions, covenants, leases, conditions contracts, easements, reservations, and other matters, if any, relating to the hereinabove described property but only to the extent they are still in effect, shown of record in Bexar County and the State of Texas, including but not limited to those set forth in Exhibit B 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.

EXHIBIT "B"

1. A 25 foot building setback line along the South property line as well as all other terms set forth in the recorded plat and dedication.
2. The electric, gas, telephone, and cable TV easement(s) as set out on plat/map in Volume 9525, Page 48 of the Map and/or Plat Records of Bexar County, Texas.
3. Billboard Lease Site as shown on plat recorded in Volume 9525, Page 48, Deed and Plat Records of Bexar County, Texas.
4. Terms and provision of easement reserved in Deed dated January 29, 1985, filed January 31, 1985, recorded in Volume 3316, Page 1616, Official Public Records of Bexar County, Texas.
5. Southwestern Bell Telephone Company easement recorded on June 19, 2001, in Volume 8929, Page 1627, of the Official Public Records of Bexar County, Texas.
6. Perpetual Sign Easement recorded on July 22, 2002, in Volume 9481, Page 1049, of the Official Public Records of Bexar County, Texas.
7. Easement and Assignment of Lease Agreement recorded on December 23, 2015, in Volume Volume 17618, Page 323, Official Public Records of Bexar County, Texas.
8. Lease Agreement recorded on January 18, 1985, in Volume 3306, Page 629, and Volume 3306, Page 635, Official Public Records of Bexar County, Texas.
9. Lease Agreement dated April 1, 1991, recorded in Volume 12419, Page 1973, Official Public Records of Bexar County, Texas.
10. Lease Agreement dated April 1, 1996, recorded in Volume 12419, Page 1973, Official Public Records of Bexar County, Texas.
11. Memorandum of Lease and Purchase Option dated May 15, 2003, recorded on August 1, 2005, in Volume 11550, Page 1341, Official Public Records of Bexar County, Texas and Assignment and Assumption of Lease or Other Agreement dated February 24, 2007, recorded on July 28, 2008, in Volume 13609, Page 2451, Official Public Records of Bexar County, Texas.
12. Memorandum of Lease recorded on March 14, 2012, in Volume 15396, Page 1962, Official Public Records of Bexar County, Texas.

File Information

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

Document Number: 20200310410
Recorded Date: December 17, 2020
Recorded Time: 2:36 PM
Total Pages: 13
Total Fees: \$70.00

**** 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: 12/17/2020 2:36 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk