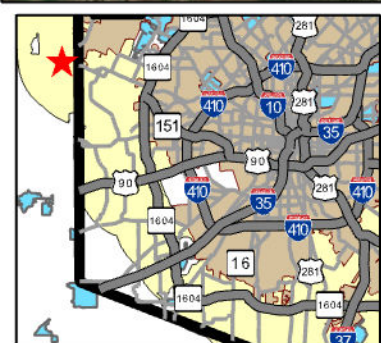
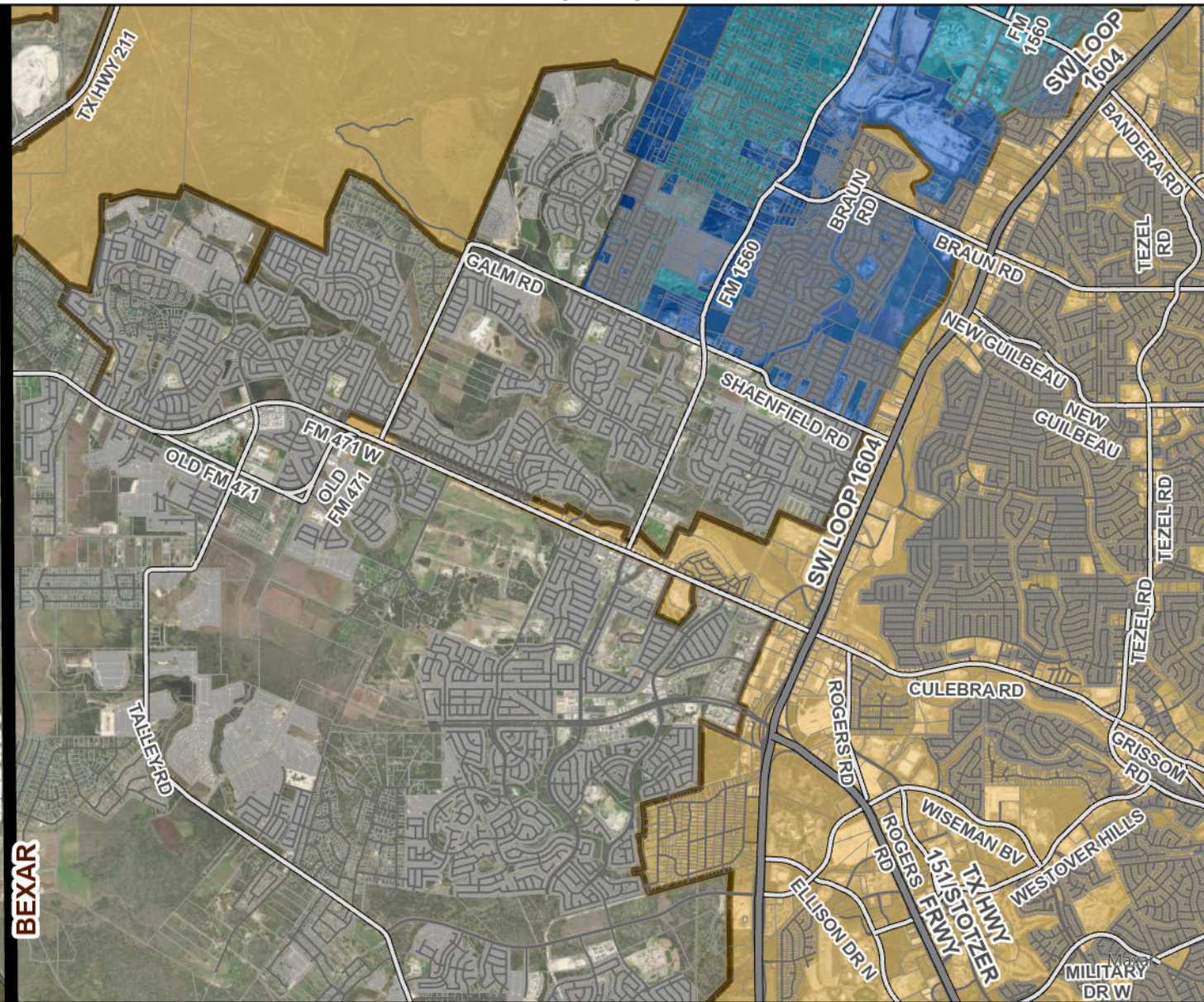


# 19970 FM 1283 - Pfanzelt Property



HC- 12325 30862 -TH

"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."

**GENERAL WARRANTY DEED**

Date: February 8, 2012

Grantor: FERNANDO SALAZAR, a married man, as his sole and separate property

Grantor's Mailing Address: 1918 Benrus, San Antonio, Bexar County, Texas 78228

Grantee: HENRY M. PFANZELT, a single person

Grantee's Mailing Address: 204 CR 2616, Mico, Medina County, Texas 78056

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** 0.500 acres, more or less, of land situated about 22 miles N 58 deg. E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Garcia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as in Exhibit "A" attached hereto and incorporated by reference herein.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2012 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, the payment of which Grantee will assume, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year; utility easements created by the dedication deed or plat of the subdivision in which the Property is located; homestead or community property or survivorship rights, if any, of any spouse of any Grantee; any discrepancies, conflicts, or shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements; and including, but not limited, to the following:

1. Easement and Right-of-Way granted to City Public Service Board of San Antonio by instrument of record in Volume 179, Page 391, Medina County Deed Records.
2. 15' Wide Water Pipe Line Easement along the east boundary line as shown on survey plat dated August 4, 1998, as prepared by Charles W. Rothe, Registered Professional Land Surveyor.

**Grantor:** FERNANDO SALAZAR, a married man, as his sole and separate property

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**Grantee:** HENRY M. PFANZELT, a single person

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2. 15' Wide Water Pipe Line Easement along the east boundary line as shown on survey plat dated August 4, 1998, as prepared by Charles W. Rothe, Registered Professional Land Surveyor.

**AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY "AS IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS**

Any provision here which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF MEDINA

hereby certify that the Instrument FILED in number sequence and stamped hereon by me and was duly RECORDED in the Official Records of Medina County Texas on 02/14/2012  
COUNTY CLERK  
MEDINA COUNTY, TEXAS



*Anna J. Wierneth*

THE STATE OF TEXAS }  
COUNTY OF MEDINA }

#### FIELD NOTES TO DESCRIBE

A survey of 0.500 acres (21,780.00 Sq. Ft.) of land situated about 22 miles N 58° E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Gracia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

#### BEGINNING:

At a 5/8" iron pin set near a fence on the Southwest R.O.W. line of F.M. Highway 1283 (formerly known as R.M. Highway 1608) and the Northeast line of said 1.823 acre tract of land for the East corner of this survey from which a chainlink fence corner post found at the North end of a cutback line connecting the Southwest R.O.W. line of said F.M. Highway 1283 and the Northwest line of Red Wing Road (County Road 371) bears S 45-40-55 E 334.92 feet;

THENCE: Across said 1.823 acre tract of land, S 45-10-10 W 126.71 feet to a 5/8" iron pin set in fence on the Southwest line of said 1.823 acre tract of land for the South corner of this survey;

THENCE: Along fence and the Southwest line of said 1.823 acre tract of land, N 19-21-00 W 305.22 feet to a 6" diameter cedar post for an angle point and N 17-30-00 W 20.60 feet to a 6" diameter cedar corner post for the Northwest corner of said 1.823 acre tract of land and the Northwest corner of this survey;

THENCE: Along fence and the North line of said 1.823 acre tract of land, N 75-00-00 E 33.50 feet to a 1/2" iron pin found on the Southwest R.O.W. line of said F.M. Highway 1283 for the North corner of said 1.823 acre tract of land and the North corner of this survey;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283 and the Northeast line of said 1.823 acre tract of land, S 27-21-00 E 31.70 feet to a 1/2" iron pin found for the point-of-curvature of a curve to the left;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283, the Northeast line of said 1.823 acre tract of land, and along the arc of said curve to the left having a radius of 1970.10 feet, a central angle of 07° 15' 09", a tangent of 124.85 feet, and a chord which bears S 37-04-55 E. 249.21 feet at 107° 22' 33" to the point of beginning.



*Alma J. Wierwille*

THE STATE OF TEXAS }  
COUNTY OF MEDINA }

FIELD NOTES TO DESCRIBE

A survey of 0.500 acres (21,780.00 Sq. Ft.) of land situated about 22 miles N 58° E of Hondo, in Medina County, Texas, out of Survey No. 255, Abstract No. 408, Jose J. Gonzales, original Grantee, being a portion of that certain 1.823 acre tract of land, more or less, described in a deed to Calixto Gracia, et ux from T. M. Davis and Katherine B. Davis, dated August 19, 1993, as recorded in Volume 202 on Page 955 of the Official Public Records of Medina County, Texas, and being more particularly described by notes and bounds as follows:

BEGINNING:

At a 5/8" iron pin set near a fence on the Southwest R.O.W. line of F.M. Highway 1283 (formerly known as R.M. Highway 1608) and the Northeast line of said 1.823 acre tract of land for the East corner of this survey from which a chainlink fence corner post found at the North end of a cutback line connecting the Southwest R.O.W. line of said F.M. Highway 1283 and the Northwest line of Red Wing Road (County Road 371) bears S 45-40-55 E 334.92 feet;

THENCE: Across said 1.823 acre tract of land, S 45-10-10 W 126.71 feet to a 5/8" iron pin set in fence on the Southwest line of said 1.823 acre tract of land for the South corner of this survey;

THENCE: Along fence and the Southwest line of said 1.823 acre tract of land, N 19-21-00 W 305.22 feet to a 6" diameter cedar post for an angle point and N 17-30-00 W 20.60 feet to a 6" diameter cedar corner post for the Northwest corner of said 1.823 acre tract of land and the Northwest corner of this survey;

THENCE: Along fence and the North line of said 1.823 acre tract of land, N 75-00-00 E 33.50 feet to a 1/2" iron pin found on the Southwest R.O.W. line of said F.M. Highway 1283 for the North corner of said 1.823 acre tract of land and the North corner of this survey;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283 and the Northeast line of said 1.823 acre tract of land, S 27-21-00 E 31.70 feet to a 1/2" iron pin found for the point-of-curvature of a curve to the left;

THENCE: Along the Southwest R.O.W. line of said F.M. Highway 1283, the Northeast line of said 1.823 acre tract of land, and along the arc of said curve to the left having a radius of 1970.10 feet, a central angle of 07° 15' 09", a tangent of 124.85 feet, and a chord which bears S 37-04-55 E. 249.21 feet, at 197.33 feet pass a chainlink fence corner post, continuing generally along a fence a total distance of 249.37 feet to the POINT OF BEGINNING.


The bearings are relative to the bearing along the West line of said 1.823 acre tract of land between two found 6" diameter cedar posts having a bearing of N 19-21-00 W.

EXHIBIT "A"

**UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THIS DEED.**

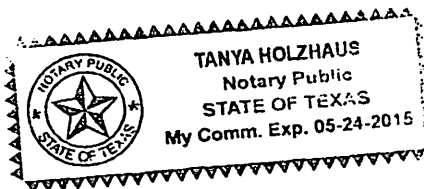
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

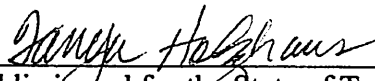
When the context requires, singular nouns and pronouns include the plural.

  
FERNANDO SALAZAR

THE STATE OF TEXAS     §  
COUNTY OF MEDINA     §

This instrument was acknowledged before me on the 8 day of February,  
A.D., 2012, by FERNANDO SALAZAR.



  
Notary Public in and for the State of Texas

Sur.255



Easement & Right of Way - Raymond Schuchart, et al to City of San Antonio,  
Texas Electric and Gas System - Vol. 179, Pg. 391  
October 6, 1958

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this 4<sup>th</sup> day of August, 1988.

Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1765 Avenue K, P. O. Box 476  
Zondo, Texas 78861  
Ph. (830) 426-3005

