

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: January 28, 2025

Grantor: RENE R. MARTINEZ, JR., a single man

Grantor's Mailing Address:

24345 Wilderness Oak #4202
San Antonio, Bexar County, Texas 78258

Grantee: KRYSTAL Y. MARTINEZ, a single woman and LIDIA MARTINEZ, a single woman

Grantee's Mailing Address:

4843 E Loop 1604, Lot 1
Elmendorf, Bexar County, Texas 78112

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Tract 1:

All that certain 0.9935 acre (called 0.99 acre) tract of land, more or less, known as Tract 1, as shown on an unrecorded plat found in Volume 7327, Page 1932, Real Property Records, Bexar County, Texas, out of a 3.76 acre tract out of a 102.07 acre tract designated as Tract 5 out of a subdivision of land owned by the heirs of Ernest J. Lamm as recorded in Volume 980, Pages 444-445, Deed Records of Bexar County, Texas, and being out of the Francisco Farias Survey No. 15, Abstract 2, County Block 4010, Bexar County, Texas, said 0.9935 acre tract being more particularly described by metes and bounds as follows, with all bearings as per Texas State Plane Coordinate System, South Central Zone (NAD83), taken by GPS RTK observation:

BEGINNING At an iron pin found in the North Right-of-Way line of South Loop 1604 East (F.M. Highway 1518) for the Southeast corner of this tract and the Southwest corner

of Tract 2 of said unrecorded plat, from which an iron pin found at the Southeast corner of Tract 4 of said unrecorded plat bears N 83°08'09" E, 357.79 feet;

THENCE S 83°05'22" W (called S 88°20'30" W), along with the North Right-of-Way line of South Loop 1604 East and the South line of said 3.76 acre tract, at 366.94 feet passing a found highway monument, a total of 432.06 feet to an iron pin found for the Southwest corner of this tract and an angle point of a 75.75 acre tract recorded in Volume 18261, Page 1200, Official Public Records of Bexar County, Texas;

THENCE N 55°43'17" E (called N 60°58'25" E), 435.77 feet along with the South line of said 75.75 acre tract to an iron pin set by a 3" galvanized iron fence post for the Northeast corner of this tract and the Northwest corner of Tract 2 of said unrecorded plat;

THENCE S 19°35'18" E (called S 14°20'10" E), 205.33 feet across said 3.76 acre tract and along with the West line of said Tract 2 of said unrecorded plat, to the POINT OF BEGINNING, and containing 0.9935 acre of land, more or less.

Reservations from Conveyance:

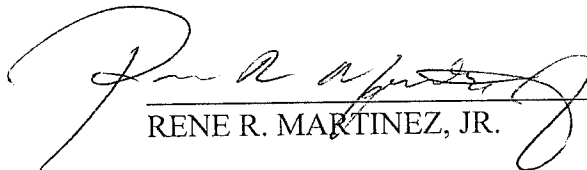
None

Exceptions to Conveyance and Warranty:

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 2025, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

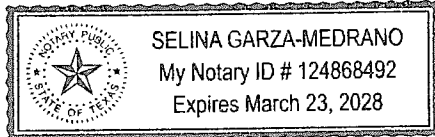
When the context requires, singular nouns and pronouns include the plural.

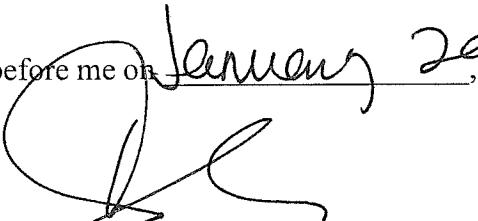

RENE R. MARTINEZ, JR.

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on January 29, 2025, by RENE R. MARTINEZ, JR.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
ANTONIO PEDRAZA JR., P.C.
3512 Paesanos Pkwy, Ste. 301
San Antonio, Texas 78231
Tel: (210) 979-6676
Fax: (210) 366-0478

AFTER RECORDING RETURN TO:
KRYSTAL Y. MARTINEZ
LIDIA MARTINEZ
4843 E Loop 1604, Lot 1
Elmendorf, Texas 78112

File Information

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

Document Number: 20250015886
Recorded Date: January 29, 2025
Recorded Time: 1:07 PM
Total Pages: 4
Total Fees: \$33.00

**** 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: 1/29/2025 1:07 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk