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made for all purposes, has, subject to the Reservations and Exceptions to Conveyance hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Bexar County, Texas, and described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes (the "**Land**"), together with (i) all improvements, structures and fixtures located thereon, if any, and all appurtenances belonging or appertaining thereto, (ii) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way and interests, if any, owned by Grantor and appurtenant to the Land, and (iii) any and all rights, titles, and interests, if any, of Grantor, in and to any strips or gores of real estate appurtenant to the Land, (the Land and all of the above-described properties being hereinafter collectively referred to as the "**Property**").

Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part hereof, by, through or under Grantor, but not otherwise.

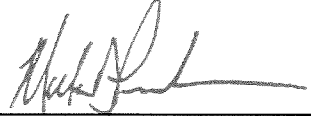
Reservations and Exceptions to Conveyance: This conveyance is expressly made by Grantor, and accepted by Grantee, SUBJECT TO the following: _____

But it is expressly agreed that the Vendor Lien, as well as the superior title in and to the Property is retained against the Property in favor of Lender, and the title in Grantee will not become absolute until Note A and Note B, respectively, described above, together with all renewals and extensions thereof, and all interest and other charges therein stipulated are fully paid according to the face, effect, and reading thereof, when this Deed shall become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by Note A and Note B, described above. The Vendor's Lien and superior title to the Property are retained for the benefit of Lender and are hereby TRANSFERRED, ASSIGNED, SOLD and CONVEYED to Lender, its successors and assigns, without recourse on Grantor.

GRANTOR:

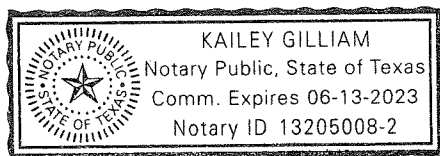
City Base Commons , LLC,
a Texas limited liability company

By: 
Name: MARK D. GRANADOS
Title: MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me this 20 day of June, 2021, by MARK D. GRANADOS, MANAGER of City Base Commons, LLC, a Texas limited liability company, on behalf of said limited liability company.



Kailey Gilliam
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Rosenthal Pauerstein Sandoloski Agather LLP
755 E. Mulberry, Suite 200
San Antonio, Texas 78212
Attn: Robert A. Rosenthal

Exhibit "A"

TRACT 1:

FIELDNOTE DESCRIPTION of a 2.961 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of Lot 3, Block 13, New City Block 10879 of the CBC—COMMONS subdivision as recorded in Volume 20001, Pages 1016-1018 of the Plat Records of Bexar County, Texas, in all said 2.961 acre tract being more particularly described as follows:

BEGINNING at a mag nail set on the south right—of—way line of SE Military Road (a varying width right—of—way) at the northwest corner of Lot 9, Block 13, New City Block 10879 as shown by plat of CALCHUMBA—CBC recorded in Volume 20001, Page 2467, said Plat Records, for the northeast corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said Lot 9 the following three (3) courses:

1. South 00' 00' 00" East, 2751 feet to a mag nail set,
2. North 90' 00' 00" West, 8.25 feet to a mag nail set,
3. South 00' 00' 00" East, 143.97 feet to a mag nail set at the southwest corner of said lot 9,

THENCE along the south line of said lot 9, North 90' 00' 00" East, 112.96 feet to a mag nail set at the beginning a non—tangent curve to the right whose radius point bears South 00' 01' 55" East, 27.47 feet and whose chord bearing and distance is South 58' 16' 56" East, 28.91 feet,

THENCE with the arc of said curve through a central angle of 63' 29' 58", an arc length of 30.44 feet to a mag nail set,

THENCE continuing along said south line, South 26' 31' 54" East, 12.08 feet to a mag nail set on the north line of Lot 903 (on open space lot and water, sewer, gas, electric and ingress/egress easement according to the plat of said CBC—COMMONS), at the south corner of said Lot 9 and eastern most corner of this tract, some being on a non—tangent curve to the left whose radius point bears South 26' 31' 40" East, 278.00 feet and whose chord bearing and distance is South 61' 18' 30" West, 21.00 feet,

THENCE along the north line of said Lot 903 and with the arc of said curve through a central angle of 04' 19' 41", an arc length of 21.00 feet to a 1/2 inch iron rod set at the beginning of a compound curve to the left having a radius of 303.00 feet and a chord bearing and distance of South 48' 39' 47" West, 110.24 feet,

THENCE continuing along the north line of said Lot 903 and with the arc of said curve through a central angle of 20' 57' 45", an arc length of 110.86 feet to X inch iron rod set at the beginning of a reverse curve to the right having a radius of 35.00 feet and a chord bearing and distance of South 79' 07' 37" West, 45.87 feet,

THENCE continuing along the north line of said Lot 903 and with the arc of said curve through a central angle of 81' 53' 26", an arc length of 50.02 feet to X inch iron rod set,

THENCE continuing along the north line of said Lot 903, North 59' 55' 40" West, 87.74 feet to X inch iron rod set at the beginning of a tangent curve to the left having a radius 150.00 feet and a chord bearing and distance of South 75' 03' 27" West, 212.19 feet,

THENCE continuing along the north line of said Lot 903 and with the arc of said curve through a central

angle of 90° 01' 45", on arc length of 235.70 feet to a X inch iron rod set,

THENCE continuing along the north line of said Lot 903, North 59° 57' 25" West, 70.00 feet to a mag nail set and South 30° 02' 35" West, 209.14 feet to a mag nail set at the east corner of Lot 10, Block 13, New City Block 10879 as shown by the plat of said CALCUMBA— CBD and southernmost corner of this tract,

THENCE departing the north line of said Lot 903 and along the east line of said Lot 10 the following three (3) courses:

1. North 59° 57' 25" West, 81.78 feet to mag nail set at the beginning of a tangent curve to the right having a radius of 18.00 feet and a chord bearing and distance of North 29° 58' 48" West, 1799 feet,
2. With the arc of said curve through a central angle of 59° 57' 25"; an arc length of 18.83 feet to a X inch iron rod set,
3. North 00° 00' 00" West, 157.02 feet to a mag nail set on the south line of a 1.062 acre tract out of said Lot 3 conveyed to John L. Dieterle Trust No. 1 by deed executed September 18, 2019 and recorded under Document No. 20190188655 of the Official Public Records of Bexar County Texas, at the northeast corner of said Lot 10,

THENCE North 89° 59' 07" East, 19357 feet to a X inch iron rod set at the southeast corner of said 1.062 acre tract,

THENCE North 00° 00' 00" West, 24701 feet to a , inch iron rod set for a re—entry corner on the south right—of—way line of said SE Military Road, at the northeast corner of said 1.062 acre tract,

THENCE along said south right—of—way line, North 89° 46' 59" East, 200.14 feet to a X inch iron found at the beginning of a non—tangent curve to the left whose radius point bears North 07° 36' 01" East, 2,923.64 feet and whose chord bearing and distance is South 83° 49' 04" East, 144.70 feet,

THENCE continuing along said south right—of—way line and with the arc of said curve through a central angle of 02° 50' 10", an arc length of 144.71 feet to the POINT OF BEGINNING,

CONTAINING in all 128,974 square feet or 2.961 acres of land, more or less. Bearings based NAD83(2011) Texas State Plane Coordinate System for the South Central Zone 4204. A survey of subject property was completed on the ground June 18, 2018 by Team Members of Maverick Land Surveying Company, under my supervision.

TRACT 2:

FIELDNOTE DESCRIPTION of a 3.135 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of Lot 3, Block 13, New City Block 10879 of the CBC—COMMONS subdivision as recorded in Volume 20001, Pages 1016-1018 of the Plat Records of Bexar County, Texas, in all said 3.135 acre tract being more particularly described as follows:

BEGINNING at a mag nail set on the south right—of—way line of SE Military Road (a varying width right—of—way) at the northwest corner of Lot 4, Block 13, New City Block 10879 according to the plat of said CBC—COMMONS, for the northeast corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said Lot 4 the following three (3) courses:

1. South 00° 00' 00" East, 123.96 feet to a mag nail set,

2. North 90° 00' 00" West, 12.00 feet to a mag nail set,

3. South 00° 00' 00" West, at 43.00 feet pass the common southwest corner of said Lot 4 and the western northwest corner of a 1.062 acre tract of land out of said Lot 3 conveyed to John L. Dieterle Trust No. 1 by deed executed September 18, 2019 and recorded under Document No. 20190188655 of the Official Public Records of Bexar County, Texas, in all a distance of 122.00 feet to a mag nail set on the north line of Lot 10, Block 13, New City Block 10879 according to the plat of CALCUMBA—CBC recorded in Volume 20001, Page 2467, said Plat Records, same being the southwest corner of said 1.062 acre tract and an exterior corner of this tract,

THENCE South 89° 59' 07" West, 30.35 feet to a mag nail set at the northwest corner of said Lot 10,

THENCE along the west line of said Lot 10 the following four (4) courses:

1. South 00° 00' 00" East, 140.32 feet to a 36 inch iron rod set,

2. South 55° 00' 00" West, 12.04 feet to a 54 inch iron rod set,

3. South 35° 00' 00" East, 13.30 feet to a 3 inch iron rod set,

4. South 00° 03' 50" West, 21.81 feet to a 56 inch iron rod set on the north line of Lot 901, Block 13, New City Block 10879 according to the plat of said BCB—COMMONS, at the southwest corner of said Lot 10 and southeast corner of this tract, same being on a non—tangent curve to the left whose radius point bears South 00° 00' 00" West, 23.00 feet and whose chord bearing and distance is South 70° 50' 32" West, 15.10 feet,

THENCE along the north line of said Lot 901 and with the arc of said curve through a central angle of 38° 18' 57", an arc length of 15.38 feet to a mag nail set and South 51° 41' 03" West, 65.05 feet to a 36 inch iron rod found at the east corner of Lot 7, Block 13, New City Block 10879 as shown by plat of CBC—MOB SUBDIVISION recorded in Volume 20001, Page 1254, said Plat Records, for the south corner of this tract,

THENCE along the northeast line of said Lot 7, North 38° 18' 50" West, 4500 feet to a mag nail set and North 39° 22' 39" West, 75.52 feet to an "X" on curb found at the north corner of said Lot 7,

THENCE along the northwest line of said Lot 7 the following four (4) courses:

1. South 51° 41' 39" West, 110.84 feet to a mag nail found,

2. South 51° 41' 23" West, 30.00 feet to a mag nail found at the beginning of a tangent curve to the right having a radius of 75.00 feet and a chord bearing and distance of South 60° 36' 44" West, 23.27 feet,

3. With the arc of said curve through a central angle of 17° 50' 43", on arc length of 23.36 feet to a mag nail found,

4. South 69° 32' 05" West, 20.45 feet to a mag nail found on the current northeast right—of—way line of Old Corpus Christi Road (a 60 foot wide right—of—way), at the west corner of said Lot 7, THENCE along the current northeast right—of—way line of said Old Corpus Christi Road, North 20° 35' 37" West, 291.64 feet to a inch iron rod set on the south line of Lot 2, New City Block 10921 according the plat of GULF OIL CORPORATION SUBDIVISION recorded in Volume 4900, Page 21, of the Deed and Plat Records of Bexar County Texas, for the westernmost corner of this tract,

THENCE North 89' 46' 54" East, 16790 feet to a 3 inch iron rod set at the southeast corner of said Lot 2,

THENCE North 00' 13' 06" West, at 203.70 feet pass the northeast corner of said Lot 2, in all a distance of 208.70 feet to a W inch iron rod set for a re—entry corner on the south right—of—way line of said SE Military Road, at the northwest corner of said Lot 3 and northwest corner of this tract,

THENCE along said south right—of—way line, North 89' 46' 59" East, 271.16 feet to the POINT OF BEGINNING.

CONTAINING in all 136,573 square feet or 3.135 acres of land, more or less. Bearings based NAD83(2011) Texas State Plane Coordinate System for the South Central Zone 4204. A survey of subject property was completed on the ground June 18, 2018 by Team Members of Maverick Land Surveying Company, under my supervision.

TRACT 3::

Non-exclusive Easement Estate, granted by Declaration Of Restrictive Covenants, dated February 8, 2019, recorded February 14, 2019, Document No. 20190026260, Official Public Records, Bexar County, Texas.

TRACT 4:

Lot 9 and Lot 10, Block 13, New City Block 10879, Calchumba-CBC Subdivision, in the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 20001, Page 2467, Plat Records of Bexar County, Texas.

File Information

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

Document Number: 20210181018
Recorded Date: July 01, 2021
Recorded Time: 2:50 PM
Total Pages: 8
Total Fees: \$50.00

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

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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: 7/1/2021 2:50 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk