

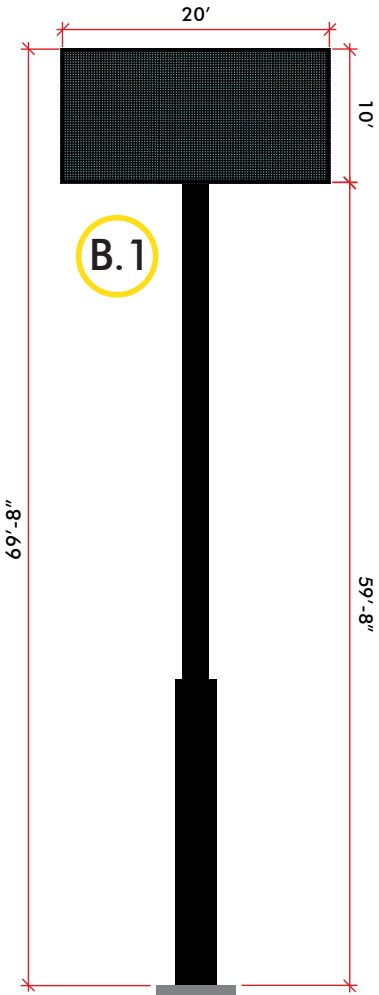
# ATTACHMENT A

## CASA

1956 S WW WHITE RD. SAN ANTONIO, TX 78222

SIGN REQUESTED FOR VARIANCE

TOTAL PYLON HEIGHT: 69'-8"



FRONT VIEW

NEW PYLON



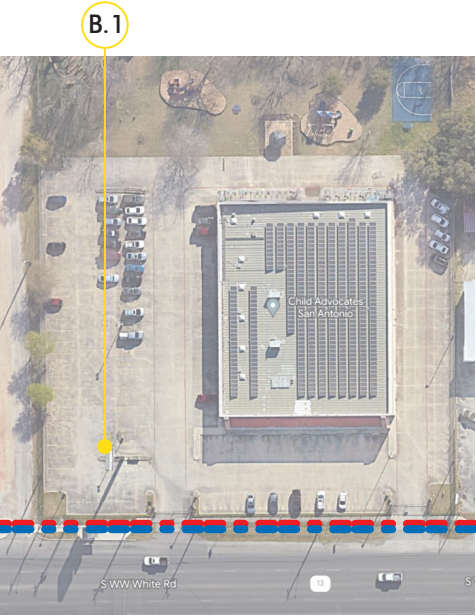
EXISTNG PYLON



## PYLON SIGN LOCATION



## SITE PLAN



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song  
Assist Project Mgr: Victor Martins  
Master Electrician: Tomas Eggers  
Fabrication Mgr: Elizabeth Wright  
Installation Mgr: Mike R.

Print Mgr: Christina H  
Finishing Mgr: Gerry G  
CNC: David  
Paint:  
Admin: Marie Cuellar

Design Leader: Mauro Jaspe  
Design Team:  
Design Coord:  
3D Rendering:  
Design View

Architect Firm: NA  
Architect: NA  
Engineer: NA  
Construction Co: NA  
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



SIGNS • ELECTRICAL • DESIGN • BUILD WEARS  
BRAND TOWN • 3D RENDERING • LED DISPLAY  
STRUCTURAL ENGINEERING • CNC • INSTALLATION

TITAN SIGN COMPANY, LLC  
DBA

TITAN SIGN COMPANY

ELECTRICAL LICENSE

SEC #37286

SIGN LICENSE

SSC #18454

MAIN: (210) 202-0123

FAX: (800) 515-1046

TitanSignCompany.com

All ideas, designs, arrangements, plans and specification indicated or represented by this drawing are owned by, and the sole property of ACM HUB. None of these ideas, designs, arrangements, plans and specifications shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of ACM HUB. Contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.



PYLON SIGN

SHEET TITLE

PROJECT

SCALE  
AS NOTED

DATE  
11/03/23

REVISION DATE

1 -/-/-

2 -/-/-

PERMIT SET

SHEET NO.

1

CONDITION A:

Child Advocates San Antonio has a storied history of steadfast dedication, spanning many years, in the recruitment, development, and guidance of court-appointed volunteer Advocates who serve as unwavering pillars of support for children and adolescents who have endured the harsh realities of abuse and neglect.

Their mission is achieved through robust advocacy for essential services, the forging of supportive connections, and the pursuit of permanency, all while steadfastly championing family reunification whenever circumstances permit.

The variance they seek is a necessity because rigid adherence to the current zoning regulations would effectively quash any reasonable opportunity to erect an adequate sign on their property. This stringent enforcement threatens their ability to effectively convey their presence and mission to the community, limiting their capacity to:

1. Enhance Community Awareness: A visible and appropriately sized sign will raise community awareness about Child Advocates San Antonio's critical work, leading to more community involvement and support for their mission.
2. Resource Mobilization: The sign can mobilize additional resources from potential donors and volunteers, further benefiting the community.
3. Educational Outreach: A clear sign will draw attention to community outreach initiatives and educational programs focused on preventing child abuse.
4. Children's Rights: Granting the variance demonstrates the community's commitment to upholding children's rights and ensuring they receive the care and support they deserve.
5. Public Support and Partnerships: Increased visibility can facilitate partnerships with local organizations, agencies, and stakeholders invested in child protection, fostering a collaborative and supportive community network.

CONDITION B:

The pylon sign has stood as a familiar presence on the property for well over a decade coexisting harmoniously with no prior issues for the property owner, the surrounding community, or others similarly situated.

Maintaining the sign's current height at 69'-8" in no way represents a special privilege for Child Advocates San Antonio. Instead, it embodies a continuation of the long-standing arrangement that has enabled them to carry out their vital work and community engagement without disruptions.

On the contrary, reducing the sign's height by 19'-8" would introduce unwarranted challenges, resulting in significant, unnecessary financial burdens. This would place an inequitable disadvantage on Child Advocates San Antonio, a non-profit organization dedicated to protecting abused and neglected children.

The proposed height reduction would impede the visibility and outreach efforts of an organization committed to a very noble cause. Maintaining the current height not only upholds the property's integrity but also supports the broader community by allowing Child Advocates San Antonio to continue their vital mission.

CONDITION C:

The preservation of the pylon sign's height does not pose any adverse consequences for neighboring properties. Granting the variance to maintain the current pylon sign height will actually perpetuate a profoundly positive impact on the community—an atmosphere characterized by inclusion, care, and unwavering support for children and youth who have experienced the hardships of abuse and neglect. This allows Child Advocates San Antonio, a non-profit organization, to extend a helping hand to the most vulnerable in the community.

CONDITION D:

We are only asking to keep the pole height as is. Per the above reasons stated, and our demonstrated history in erecting quality and safe signs in San Antonio, we do not believe this variance conflicts with the stated purposes of Articles VII or IX



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song

Assist Project Mgr: Victor Martins

Master Electrician: Tomas Eggers

Fabrication Mgr: Elizabeth Wright

Installation Mgr: Mike R.

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Admin: Marie Cuellar

Design Leader: Mauro Jaspe

Design Team:

Design Coord:

3D Rendering:

Design View

Architect Firm: NA

Architect: NA

Engineer: NA

Construction Co: NA

General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



SIGNS • ELECTRICAL • DESIGN • WALL MOUNTS  
BRAND TYPING • 3D RENDERING • LED DISPLAYS  
STRUCTURAL ENGINEERING • CNC • INSTALLATION

TITAN SIGN COMPANY, LLC  
DBA

TITAN SIGN COMPANY

ELECTRICAL LICENSE

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PYLON SIGN

SHEET TITLE

PROJECT

SCALE  
AS NOTED

DATE  
11/03/23

REVISION DATE

1

-/-/-

2

-/-/-

PERMIT SET

SHEET NO.

2

**ALBERT URESTI, MPA, PCAC**

Bexar County Tax Assessor-Collector

**2023 REAL PROPERTY****10758-000-0250**

(ACCOUNT NUMBER)

11/03/2023

**OWNER:****CHILD ADVOCATES SAN ANTONIO  
1956 S WW WHITE RD  
SAN ANTONIO, TX 78222-1117****LEGAL DESCRIPTION:****NCB: 10758 LOT: 25 KURTZ/PEP BOYS  
ADDITION****LOCATION: 1956 S WW WHITE RD****ACREAGE: 2.9650**

APPAISED VALUE		CAP VALUE	HOMESTEAD VALUE	NON-QUAL VALUE
LAND	IMPROVEMENT			
630,280	2,884,960	0	0	3,515,240
AGRI. MKT VALUE		PROD VALUE	ASSESSED VALUE	
0		0	3,515,240	

TAXING UNIT	EXXV	EXEMPTIONS				TAXABLE VALUE	TAX RATE	TAX AMOUNT
ROAD AND FLOOD	3,515,240	0	0	0	0	0	0.023668	0.00
ALAMO COMM COLLEGE	3,515,240	0	0	0	0	0	0.149150	0.00
HOSPITAL DISTRICT	3,515,240	0	0	0	0	0	0.276235	0.00
BEXAR COUNTY	3,515,240	0	0	0	0	0	0.276331	0.00
SA RIVER AUTHORITY	3,515,240	0	0	0	0	0	0.018000	0.00
CITY - SAN ANTONIO	3,515,240	0	0	0	0	0	0.541590	0.00
SAN ANTONIO ISD	3,515,240	0	0	0	0	0	1.207820	0.00

**TAXES FOR 2023: \$0.00**

**TAXES MAY BE PAID BY E-CHECK OR CREDIT CARD VIA THE INTERNET AT WWW.BEXAR.ORG/TAX OR BY PHONE AT 1-888-852-3572.  
IF YOU BELIEVE THIS STATEMENT WAS MAILED TO YOU IN ERROR, PLEASE CALL OUR OFFICE AT (210) 335-2251.  
THE TAX AMOUNT DUE THAT IS SHOWN IS BASED ON VOTER APPROVAL TO REDUCE TAXES IN THE NOVEMBER 7, 2023, ELECTION.**

School Information:

SAN ANTONIO ISD 2023 M&amp;O .75755000 I&amp;S .45027000 Total 1.2078200 2022 M&amp;O .94295000 I&amp;S .48125000 Total 1.4242000

DETACH HERE AND RETURN WITH PAYMENT

5.1.117

Para obtener informacion, por favor llame (210) 335-2251. Please call (210) 335-2251 for information.

**ASSESSMENT RATIO FOR ALL UNITS IS 100%. SEE BACK OF STATEMENT OR NEWSLETTER FOR IMPORTANT TAX INFORMATION.****11/03/2023****2023 Payment Options: (Choose One Below)**

10 MONTH-PAYMENT PLAN AMOUNT	N/A
1ST PAYMENT DUE BY <b>OCT 31:</b>	
HALF-PAYMENT PLAN AMOUNT	0.00
1ST PAYMENT DUE BY <b>NOV 30:</b>	
QUARTER-PAYMENT PLAN AMOUNT	N/A
1ST PAYMENT DUE BY <b>JAN 31:</b>	
TOTAL ONE-TIME PAYMENT DUE BY <b>JAN 31:</b>	0.00

**DELINQUENT AFTER  
JANUARY 31, 2024  
AMOUNT PAID:**

PHONE #: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

**10758-000-0250****CHILD ADVOCATES SAN ANTONIO  
1956 S WW WHITE RD  
SAN ANTONIO, TX 78222-1117****MAKE CHECK PAYABLE TO:****ALBERT URESTI, MPA, PCAC  
BEXAR COUNTY TAX ASSESSOR-COLLECTOR  
P O BOX 2903  
SAN ANTONIO, TX 78299-2903**

107580000250400 0000000000 0000000000 0000000000 0000000000 0000000000 0000000000

**INSTRUCTIONS FOR COMPLETING THE REQUEST FOR A VARIANCE FROM  
CHAPTER 28: SIGNS & BILLBOARDS  
TO THE SAN ANTONIO BOARD OF ADJUSTMENT**

Thank you for your inquiry into the City of San Antonio Board of Adjustment process. This coversheet is designed to provide you with general information about completing the attached application and should not be considered legal advice. If you have any questions, or do not understand these instructions, you are advised to seek help from a qualified attorney or land use planning expert.

Per Section 28-247: *On-Premise Signs*, the following conditions must exist in order for a variance to be granted:

The Board must find that **at least one** of these circumstances exists:

1. The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, topography
- or-**
2. A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property

Additionally, the Board must find that **all** of the circumstances below exist:

- A. Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated
- B. Granting the variance will not have a substantially adverse impact on neighboring properties; and
- C. Granting the variance will not substantially conflict with the stated purposes of this article.

At the Board of Adjustment hearing, you will be expected to submit evidence proving that the above stated conditions exist. Evidence can be presented by testimony and/or through documents. (Be advised that all documents submitted during the public hearing must be retained by City Staff for the official case file.)

Failure to state how your variance request meets these conditions in your application will result in your application being deemed incomplete and will necessitate its return without being submitted to the Board of Adjustment.

An application can only be accepted by mail if it is complete. However, incomplete applications, along with the required fees, will be mailed back to the applicant in accordance with City cash handling policies.

**Application Checklist**

- ☐ Pre-Application Conference
- ☐ Describe, in detail, how the granting of the requested variance will meet the necessary conditions.
- ☐ Applicant contact information
- ☐ Detailed explanation of type of variance requested (attach additional sheets if necessary)
- ☐ Representative contact information
- ☐ Applicant signature and date
- ☐ Property Owner contact information
- ☐ Scaled renderings showing the current signs and the proposed signs
- ☐ Required Statements of Understanding (initialed)
- ☐ Affidavit signed and dated
- ☐ Copy of Property Deed (should match ownership info on page 4 of application)
- ☐ \$600 fee. Applications not submitted online through BuildSA are subject to a \$10.00 Convenience Fee.





CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**

**REQUEST FOR A VARIANCE FROM CHAPTER 28:  
SIGNS & BILLBOARDS  
to the  
CITY OF SAN ANTONIO BOARD OF ADJUSTMENT**

**CITY OF SAN ANTONIO**

§  
§  
§

**COUNTY OF BEXAR**

**STATE OF TEXAS**

**TO THE HONORABLE BOARD OF ADJUSTMENT:**

Property description (Attach field notes if necessary):

Lot No.: 25

Block No.: 0

NCB: 10758

Zoning: C-1

Property Address: 1956 S WW WHITE RD. SAN ANTONIO, TX 78222

The Applicant, Titan Sign Company LLC, of Bexar County, requests the San Antonio Board of Adjustment grant the following variance (please state in detail what type of variance you are seeking, attach additional sheets if necessary and label as Attachment "A").\*

Allow Child Advocates San Antonio, a non-profit organization, to use the existing 69'-8" pole already on the property at 1956 WW White Rd., San Antonio, TX 78222. We will remove the existing cabinet sign and replace it with a digital display.

Please see Attachment A

\*Note: Local Government Code §211.010 (b) and San Antonio City Code §28-247 require that an applicant give notice of the type of variance that is requested and that the specific conditions necessary for granting the variance exist. Failure to do so may result in the return of your application.

**CONDITIONS NECESSARY FOR GRANTING A VARIANCE FROM  
CHAPTER 28: SIGNS & BILLBOARDS**

Below are the conditions that are required to exist in order for the Board of Adjustment to grant a variance request. Please describe, in detail, how granting this variance would meet these necessary conditions. You may attach additional sheets if necessary.

**CONDITION A: The variance is necessary because strict enforcement of this article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, and/or topography.**

**-OR-**

**A denial of the variance would probably cause a cessation of legitimate, longstanding active commercial use of the property.**

Please see Attachment

**CONDITION B: Granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

Please see Attachment

**CONDITION C: Granting the variance will not have a substantially adverse impact upon neighboring properties.**

Please see Attachment

**CONDITION D: Granting the variance will not substantially conflict with the stated purposes of Articles VII or IX.**

Please see Attachment

**Respectfully submitted:**

Name of applicant: Titan Sign Company LLC/ Cathy Song Status: Owner ( ) Agent (X)  
Mailing address: 2643 Mossrock Rd City: San Antonio State: TX Zip: 78230  
Telephone: (Home) 210-202-1113 (Work) 210-202-0123  
Other phone: \_\_\_\_\_ Email: permits@titansigncompany.com  
Cathy Song 11/03/2023  
Applicant's signature Date

Name of representative: Titan Sign Company LLC / Cathy Song  
Mailing address: 2643 Mossrock Rd City: San Antonio State: TX Zip: 78230  
Telephone: (Home) 210-202-1113 (Work) 210-202-0123  
Other phone: \_\_\_\_\_ Email: permits@titansigncompany.com

Name of Property Owner: Child Advocates San Antonio (CASA)  
Mailing address: 1956 S WW White City: San Antonio State: TX Zip: 78222  
Telephone: (Home) \_\_\_\_\_ (Work) 210-225-7070  
Other phone: \_\_\_\_\_ Email: awhite@casa-satx.org

**AFFIDAVIT**

**Signature of Property Owner**

I, Angela White, on behalf of CASA the owner of the subject property, authorize  
Cathy Song to submit this application for a variance from the Unified  
Development Code of the City of San Antonio. I also authorize Cathy Song to  
represent me in this variance request before the Board of Adjustment.

[Signature] 11/03/2023  
Property Owner's Signature Date

**OFFICE USE ONLY**

Fees: \$600.00

Case Number # \_\_\_\_\_

HANSEN Case # \_\_\_\_\_

Planner \_\_\_\_\_

Date Submitted \_\_\_\_\_

Proposed Hearing Date \_\_\_\_\_

## **Required Acknowledgements**

Please read the following statements carefully and initial on the respective line. By placing your initials next to the statements below, you, the property owner/applicant, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

### **Initial**

AW By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I will bring my property into compliance in accordance with any and all City codes within 30 days, or I may pursue an appeal.

AW I understand that prior to the hearing of this case by the Board of Adjustment, staff is required to conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner 24 hours prior to visiting the site. I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to City staff. If site conditions are not conducive to staff completing the necessary task during the site visit, your case may be delayed.

AW Any exhibits submitted by the applicant (audio, visual, document, or otherwise), must be submitted to staff 24 hours prior to the public hearing; will be made part of the official record and will not be returned. These exhibits must be retained for the official file.

AW Refunds will be issued in accordance with the department cash handling policy and will be subject to a \$100 processing fee. This fee is charged for all refund requests. Refunds may only be issued if request is submitted in writing prior to the case being published in a newspaper of general circulation.

AW In case of conflict, the English version of all documentation will govern. You acknowledge receipt of this application written in the English language, with the Spanish language text where applicable, and the important terms herein. Some future correspondence may only be available/provided in English. **(En caso de un conflicto de interpretación, la versión en inglés de toda documentación gobernará. Usted reconoce el recibo de esta solicitud escrita en el idioma inglés, con texto en español donde aplica y de los términos importantes. Alguna correspondencia futura podría ser disponible/proveado a solamente en inglés.)**

**Spanish language interpreters will be at every Board of Adjustment meeting. An announcement will be made at the beginning at each meeting requesting applicants and citizens to make themselves known to staff if they require translation services. For further information regarding translation services, please call (210) 207-5876.**

**Habrá intérpretes de la lengua española en cada reunión de la Junta de Ajustes. Se hará un anuncio al principio de cada reunión, para pedirles a los solicitantes y a los ciudadanos que le hagan saber al personal en caso que de requieran de servicios de traducción. Para obtener más información respecto de los servicios de traducción, comuníquese al (210) 207-5876.**



CHICAGO TITLE GPF# 4300112105234 DB

**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.**

**SPECIAL WARRANTY DEED**

**Date:** June 16, 2021

**Grantor:** Holt Texas, Ltd., a Texas limited partnership

**Grantor's Mailing Address:** 5665 SE Loop 410  
San Antonio, Texas 78222

**Grantee:** Child Advocates San Antonio

**Grantee's Mailing Address:** 1956 S WW White  
San Antonio, Texas 78222

**Consideration:**

Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**LOT 25, NEW CITY BLOCK 10758, KURTZ/PEP BOYS ADDITION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9519, PAGE 122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.**

**Reservations from Conveyance and Warranty:** None

**Exceptions to Conveyance and Warranty:**

This conveyance is made and accepted subject to any and all valid easements and rights-of-way of record, all presently recorded restrictions, reservations, covenants, conditions and other instruments other than liens and conveyances, filed of record, to the extent, if any, that they are valid and subsisting against the Property or any part thereof.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors and administrators forever. Grantor binds Grantor and Grantor's heirs, executors and administrators 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 thereof, except as to the reservations from and

exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

Ad valorem taxes and assessments attributable to the year 2021 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

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

**GRANTOR:**

**Holt Texas, Ltd., a Texas limited partnership**

**By: Holt Nevada GP, Inc.,  
a Nevada corporation,  
its general partner**

By: Michael Puryear

Name: MICHAEL PURYEAR

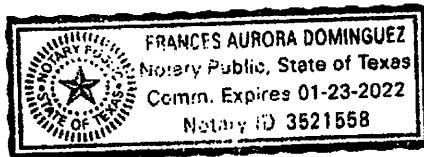
Title: SECRETARY

THE STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me this 7 day of June 2021 by MICHAEL PURYEAR, as President of Holt Nevada GP, Inc., a Nevada corporation, as general partner of Holt Texas, Ltd., a Texas limited partnership, on behalf of said partnership.



Frances Aurora Dominguez  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Chicago Title of Texas, LLC

Attn: Erica Tomblin

15727 Anthem Parkway, Ste. 210

San Antonio, Texas 78249

**File Information**

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

**Document Number:** 20210186268  
**Recorded Date:** July 08, 2021  
**Recorded Time:** 10:51 AM  
**Total Pages:** 3  
**Total Fees:** \$30.00

**\*\* 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: 7/8/2021 10:51 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

CHICAGO TITLE GF# 4300112105234 DB

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**Grantor:** Holt Texas, Ltd., a Texas limited partnership

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**Grantee:** Child Advocates San Antonio

**Grantee's Mailing Address:** 1956 S WW White  
San Antonio, Texas 78222

**Consideration:**

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exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

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**By: Holt Nevada GP, Inc.,  
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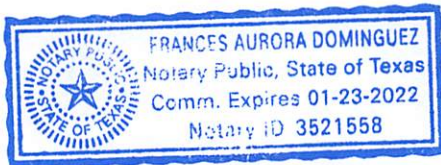
By: Michael Puryear  
Name: MICHAEL PURYEAR  
Title: SECRETARY

THE STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me this 7 day of June 2021 by MICHAEL PURYEAR, as President of Holt Nevada GP, Inc., a Nevada corporation, as general partner of Holt Texas, Ltd., a Texas limited partnership, on behalf of said partnership.



Frances Aurora Dominguez  
Notary Public, State of Texas

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Attn: Erica Tomblin  
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