

Z-2024-10700006

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.

## WARRANTY DEED

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

THAT, **ARCOM.NY, LLC**, a Texas limited liability company, hereinafter called Grantor (whether one or more), acting herein by and through its officer thereunto duly authorized, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by **ARCOM REAL ESTATE HOLDINGS, LLC**, a Texas limited liability company, hereinafter called Grantee (whether one or more), whose mailing address is: 17503 LA Cantero Pkwy. # 104-122, SA. TX, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being 4.011 acre tract, being a called 4.129 acre tract out of Tract 2, Block 8, New City Block 10309, Grandview Addition, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page(s) 13, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT that 0.116 acres previously conveyed in Volume 8366, Page 1156, Real Property Records of Bexar County, Texas, said 4.011 acres being more particularly described in the Exhibit "A" attached hereto and made a part hereof for all purposes, commonly known as 840 H Street.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, successors and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's successors and assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, successors and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance and the warranties of title given herein are made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED ON THE FOLLOWING DATE: January 17<sup>th</sup>, 2020.

ARCOM.NY, LLC, a Texas limited liability company

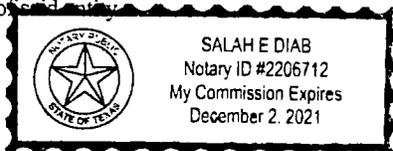
By: [Signature]  
Printed Name: Adams I A Z-BEK  
Title: president

Z-2024-10700006

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 17 day of January, 2020, by Adams IZEBEK of ARCOM.NY, LLC, a Texas limited liability company, on behalf of said company.



Salah E Diab  
Notary Public, State of Texas

This instrument was prepared solely from information and on instructions given to this office by our client. No title opinion or other information has been furnished to or has been, or is being, given by this office to any person in connection with the preparation of this instrument or the accuracy of the information contained herein.

AFTER RECORDING RETURN TO:

ARCOM REAL ESTATE HOLDINGS, LLC

17503 LA Cantero Pkw. # 104-128  
San Antonio, TX 78257

Prepared in the Law Offices of:

West & West  
Attorneys at Law, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

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Exhibit "A"

FIELD NOTES

A 4.011 acre tract, being a called 4.129 acre tract out of Tract 2, Block 8, New City Block 10309, Grandview Addition, Bexar County, Texas, according to plat recorded in Volume 105, Page 13 Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT that 0.116 acre tract conveyed in Volume 8366, Page 1156 Real Property Records of Bexar County, Texas, said 4.011 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found, for the northwest corner of the herein described tract, said iron rod being in the north line of the said Tract 2, and being the northeast corner of the Wheatley Subdivision, and being in the south line of H Street;

THENCE, leaving said Wheatley Subdivision, with the south line of the said H Street and with the north line of the said Tract 2 and the herein described tract, N 89°30'42" E, a distance of 594.75 Feet to a "X" Set In Concrete, for the northeast corner of the herein described tract, said "X" being the northwest corner of the said 0.116 acre tract and being in the west line of Pecan Valley;

THENCE, leaving said H Street, and crossing the said Tract 2, with the east line of the herein described tract, and the west line of the said save and except 0.116 acre tract and the said Pecan Valley, the following four (4) courses:

- 1.) S 01°08'02" E, a distance of 3.00 Feet to a 1/2 Inch Iron Rod Set for at a point of curvature,
- 2.) following a curve to the right with a Radius of 17.00 Feet, an Arc Length of 27.54 Feet, a Chord Bearing of S 44°43'24" E, and a Chord Distance of 24.63 Feet to a 1/2 Inch Iron Rod Set at a point of reverse curvature,
- 3.) following a curve to the left with a Radius of 2041.81 Feet, a Arc Length of 89.03 Feet, a Chord Bearing of S 00°26'29" W, and a Chord Distance of 89.02 Feet to a 1/2 Inch Iron Rod Set at a point of Tangency, and
- 4.) S 00°48'38" E, a distance of 150.16 Feet to a 1/2 Inch Iron Rod Set for the southeast corner of the herein described tract, said iron rod being in the north line of a drainage right-of-way;

THENCE, leaving said Pecan Valley, with the north line of the said drainage right-of-way and with the south line of the herein described tract, S 83°24'27" W, a distance of 522.94 Feet to a 1/2 Inch Iron Rod Set for an angle point, and N 51°21'35" W, a distance of 117.61 Feet to a 1/2 Inch Iron Rod Set for the southwest corner of the herein described tract, said iron rod being also in the east line of the said Wheatley Subdivision;

THENCE, leaving said drainage easement, with the east line of the said Wheatley Subdivision and with the west line of the herein described tract, N 00°31'28" W, (Bearing Basis), a distance of 241.20 Feet to the POINT OF BEGINNING and containing 4.011 acres of land, more or less.

NOTE: I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief.



Will Perrin  
Registered Professional Land Surveyor  
Texas Registration No. 5443  
June 1, 2005 (Amended 6/2/05)



**File Information**

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

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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: 1/21/2020 2:17 PM



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