

GF# TX23358-DG  
SSTC

## Warranty Deed

**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.**

Date: June 26, 2023

Grantor: **Kim Susan McCarthy and Whitney Eileen Krause, Co-Trustees of the Kim McCarthy Revocable Living Trust**

Grantor's Mailing Address: **340 State Hwy 46 East, Boerne, Kendall County, Texas 78006**

Grantee: **AMPT Investments, LLC, a Texas limited liability company**

Grantee's Mailing Address: **16116 College Oak Drive, San Antonio, Bexar County, Texas 78249**

Consideration: **Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.**

Property (including any improvements): **Being 2.432 acres of land, more or less, out of the Lot 5, Block D, New City Block 35936 of the Forest Crest subdivision, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 2222, Page 294, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Volume 18362, Page 135, Official Public Records of Bexar County, Texas, SAVE AND EXCEPT the Episcopal Church Corporation in West Texas 0.264 acres described in Special Warranty Deed recorded in Volume 13841, Page 430, Official Public Records of Bexar County, Texas, said 2.432 acres being more particularly described by metes and bounds.**

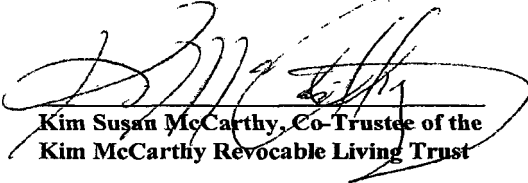
Reservations from and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

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.

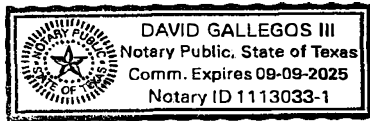
  
Kim Susan McCarthy, Co-Trustee of the  
Kim McCarthy Revocable Living Trust

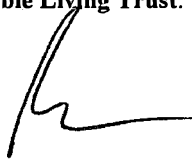
  
Whitney Eileen Krause, Co-Trustee of the  
Kim McCarthy Revocable Living Trust

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on this 26th day of June 2023, by Kim Susan McCarthy and Whitney Eileen Krause, Co-Trustees of the Kim McCarthy Revocable Living Trust.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
AMPT Investments, LLC  
16116 College Oak Drive  
San Antonio, Texas 78249

Escrow File No : TX23358

**EXHIBIT "A"**

Being 2.432 acres of land, more or less, out of the Lot 5, Block D, New City Block 35936 of the Forest Crest subdivision, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 2222, Page 294, Deed and Plat Records of Bexar County, Texas, and being that same property described in Warranty Deed recorded in Volume 18362, Page 135, Official Public Records of Bexar County, Texas, SAVE AND EXCEPT the Episcopal Church Corporation in West Texas 0.264 acres described in Special Warranty Deed recorded in Volume 13841, Page 430, Official Public Records of Bexar County, Texas, said 2.432 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found for the northeast corner of this 2.432 acres, same being the northeast corner of said Lot 5, and the southeast corner of the Episcopal Church Corporation in West Texas 12.447 acres (Document No. 20050085134), same also being on the southwest Right-of-Way line of Tejas Trail West and the **POINT OF BEGINNING**;

**THENCE** along the southwest Right-of-Way line of said Tejas Trail West, South 20 degrees 49 minutes 33 seconds East (called South 20 degrees 39 minutes 05 seconds East), a distance of 329.17 feet (called 329.28 feet) to a 5/8 inch iron rod found for the upper southeast corner of this 2.432 acres, same being the beginning of a cutback at the intersection of the southwest Right-of-Way line of said Tejas Trail West and the northwest Right-of-Way line of said Camp Bullis Road;

**THENCE** along said cutback, South 13 degrees 52 minutes 23 seconds West (called South 14 degrees 39 minutes 32 seconds West), a distance of 40.88 feet (called 40.80 feet) to a 1/2 inch iron rod capped WALs set for the lower southeast corner of this 2.432 acres, same being the end of said cutback;

**THENCE** along the northwest Right-of-Way line of said Camp Bullis Road, South 49 degrees 49 minutes 35 seconds West (called South 49 degrees 58 minutes 10 seconds West), a distance of 154.46 feet (called 154.47 feet) to a 1/2 inch iron rod found (monument of record dignity) for the South corner of this 2.432 acres, same being the East corner of Lot 7, Block D of the Replat of Forest Crest Subdivision, according to the map or plat thereof recorded in Volume 9527, Page 154, Deed and Plat Records of Bexar County, Texas;

**THENCE** along the line common to this 2.432 acres and said Lot 7, North 40 degrees 12 minutes 18 seconds West (called North 40 degrees 01 minutes 50 seconds West), a distance of 384.39 feet to a 1/2 inch iron rod capped WALs set for the West corner of this 2.432 acres, same being on the northeast boundary line of Lot 6 of said Block D, and the South corner of said Episcopal Church 0.264 acres;

**THENCE** along the line common to this 2.432 acres and said Episcopal Church 0.264 acres, North 04 degrees 59 minutes 15 seconds East (called North 05 degrees 12 minutes 44 seconds East), a distance of 157.23 feet (called 156.13 feet) to a 1/2 inch iron rod capped WALs set for the northwest corner of this 2.432 acres, same being the northeast corner of said Episcopal Church 0.264 acres, and on the South boundary line of said Episcopal Church 12.447 acres;

**THENCE** along the line common to this 2.432 acres and said Episcopal Church 12.447 acres, South 89 degrees 14 minutes 58 seconds East (called South 89 degrees 01 minutes 29 seconds East), a distance of 245.28 feet to the **POINT OF BEGINNING**, and containing 2.432 acres of land, more or less.

**File Information**

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

**Document Number:** 20230115410

**Recorded Date:** June 27, 2023

**Recorded Time:** 11:38 AM

**Total Pages:** 4

**Total Fees:** \$34.00

**\*\* 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: 6/27/2023 11:38 AM



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