

Z-2024-10700031 S

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

GENERAL WARRANTY DEED

SCANNED

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

THAT I, **JOSE ANTONIO FERNANDEZ**, of the County of Bexar and State of Texas, referred to as Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, cash, and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto **ALAMO COMMERCIAL RENTALS, LLC**, a Texas limited liability company, of the County of Bexar and State of Texas, referred to as Grantee, all of the following described real property in Bexar County, Texas, to-wit:

Legal Description being more particularly described in EXHIBIT “A” attached hereto and made apart hereof.

This conveyance is made subject to those restrictions, easements, conditions, covenants, zoning laws and ordinances, assessments and mineral interests, applicable to and enforceable against the above described property as shown by the records of Bexar County, Texas.

Grantee herein assumes the taxes for the current year.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its, successors and assigns; and Grantor does hereby bind himself, his heirs, administrators and executors, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, its, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 8th day December, 2022.


JOSE ANTONIO FERNANDEZ

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Mailing address of each Grantee:

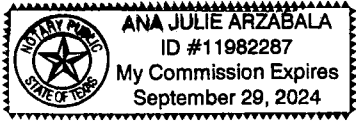
ALAMO COMMERCIAL RENTALS, LLC
2714 Roosevelt Avenue
San Antonio, TX 78214

(ACKNOWLEDGMENT)

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 8th day of December, 2022, by
JOSE ANTONIO FERNANDEZ.

Ana Julie Arzabala
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:

ALAMO COMMERCIAL RENTALS, LLC
2714 Roosevelt Avenue
San Antonio, TX 78214

PREPARED IN THE LAW OFFICE OF:

John F. Fuini, Jr.
ATTORNEY AT LAW
6243 IH-10 West, Suite 590
San Antonio, Texas 78201
Telephone (210) 732-2200
Telecopier (210) 732-0298

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EXHIBIT "A" – LEGAL DESCRIPTION

A 0.6967 acre tract of land out of Tract A, Block 15, New City Block (NCB) 11919, in the City of San Antonio, Texas as shown on the plat of the Ravenhill Subdivision Unit 1 of record in Volume 3850 Page 72 of the Deed and Plat Records of Bexar County, Texas and being that same 0.700 acre tract conveyed to Dennis L. Crawford and Joanna D. Crawford in General Warranty Deed of record in Volume 16020 Page 1044 of the Official Public Records of Bexar County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the west right-of-way line of Roosevelt Avenue, a 120 foot wide right-of-way, for a northeast corner of Lot 13, Block 15, NCB 11919 as shown on the resubdivision plat of Ravenhill Subdivision Unit 1 of record in Volume 7600 Page 123 of the Deed and Plat Records of Bexar County, Texas and the southeast corner of the 0.700 acre tract and the tract described herein;

THENCE: N $89^{\circ}53'27''$ W, along and with the common line of Lot 13 and the 0.700 acre tract, a distance of 209.82 feet, to a found $\frac{1}{4}$ " iron rod on the east line of a 25 foot wide alley for the northwest corner of Lot 13 and the southwest corner of the 0.700 acre tract and the tract described herein;

THENCE: N $21^{\circ}47'10''$ E, along and with the east line of the 25' alley and the west line of Tract A and the 0.700 acre tract, a distance of 73.30 feet, to a found $\frac{1}{4}$ " iron rod for a point of curvature;

THENCE: Along and with the east line of the 25' alley and the west line of Tract A and the 0.700 acre tract, with a curve to the left having a radius of 514.00 feet, an arc length of 111.06 feet, a delta angle of $12^{\circ}22'47''$ and a chord which bears N $15^{\circ}35'47''$ E, a distance of 110.84 feet, to a found $\frac{1}{2}$ " iron rod for the southwest corner of Lot 10, Block 15, NCB 11919 as shown on the plat of the Ravenhill Subdivision Unit 1 of record in Volume 3850 Page 72 of the Deed and Plat Records of Bexar County, Texas and the northwest corner of the 0.700 acre tract and the tract described herein;

THENCE: S $89^{\circ}46'25''$ E, along and with the south line of Lot 10 and the north line of the 0.700 acre tract, a distance of 145.82 feet, to a found $\frac{1}{2}$ " iron rod in the west right-of-way line of Roosevelt Avenue for the southeast corner of Lot 10 and the northeast corner of the 0.700 acre tract and the tract described herein;

THENCE: Along and with the west right-of-way line of Roosevelt Avenue, with a non-tangent curve to the left having a radius of 5846.23 feet, an arc length of 174.80 feet, a delta angle of $01^{\circ}42'47''$ and a chord which bears S $02^{\circ}17'25''$ E, a distance of 174.79 feet to the **POINT OF BEGINNING** and containing 0.6967 acres, or 30,350 square feet of land, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying.

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VG-42-2022-20220284288

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** 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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
12/9/2022 3:58 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk