

Z-2023-10700197 CD

ORT GF# 9277IH GC

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: August 26, 2021

Grantor: ROGELIO ARIAS

Grantor's Mailing Address: 11140 Moorway Helotes TX 78028

Grantee: ARIAS MATERIALS LLC, a Texas limited liability company

Grantee's Mailing Address, and after Recording, Return to: 11140 Moorway Helotes TX 78028

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lots 9 and 10, Block 18, New City Block 15380, WOLOSKI SUBDIVISION, City of San Antonio, Bexar County, Texas, according to plat recorded in Volume 9511, Page(s) 131, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT 0.5806 acres out of Lot 10 conveyed to FPGI Partners Limited in Volume 8648, Page 1031, Real Property Records, Bexar County, Texas, more accurately described in EXHIBIT "A" attached hereto and incorporated by reference.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise, 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.

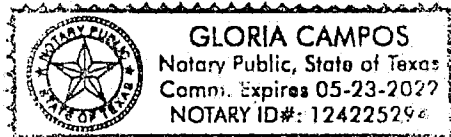


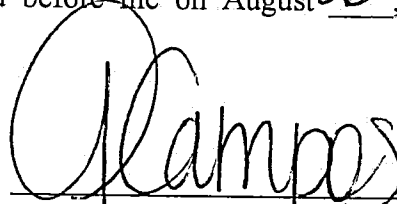
ROGELIO ARIAS

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on August 26, 2021 by ROGELIO ARIAS.





Notary Public, State of Texas

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EXHIBIT A

Metes and Bounds Description
W. Military Dr

BEING 1.888 ACRES OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 9 AND 0.739 ACRES OUT OF LOT 10, BLOCK 18, NEW CITY BLOCK 15380, WOLOSKI SUBDIVISION RECORDED IN VOLUME 9511, PAGE 131 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found in the north right-of-way line of Woodgate Dr. marking the southwest corner of the herein described tract;

THENCE, N 00° 15' 38" E, 239.69 feet to a ½" iron rod found marking the northwest corner of the herein described tract;

THENCE, S 89° 44' 09" E, 334.59 to a ½" iron rod found in the west right-of-way line of S.W. Military Drive marking the northeast corner of the herein described tract;

THENCE, S 00° 08' 31" W, 173.39 feet along the west line of S.W. Military Drive to a ½" iron rod found;

THENCE N 89° 45' 13" W, 149.14 feet to a ½" iron rod found for an interior angle point for the herein described tract;

THENCE S 00° 23' 08" W, 170.59 feet to a ½" iron rod found in the north right-of-way line of Woodgate Drive marking the southernmost corner of the herein described tract;

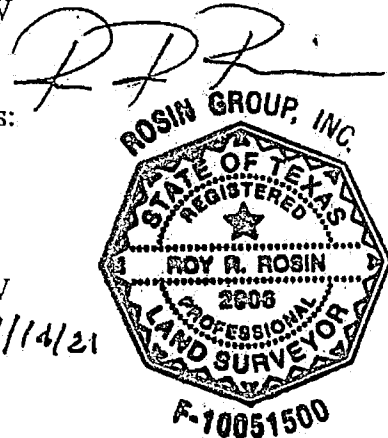
THENCE along a curve to the right with the following parameters:

Length	139.78 feet
Radius	177.92
Delta	45° 00' 46"
Tangent	73.72
Chord	N 64° 48' 22" W
Distance	136.21 feet

THENCE along a curve to the left with the following parameters:

Length	78.07 feet
Radius	227.92
Delta	19° 37' 29"
Tangent	39.42
Chord	N 52° 34' 58" W
Distance	77.68 feet

to the POINT of BEGINNING.



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: 9/22/2021 1:28 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk