

Z-2023-10700034

EXHIBIT "A"
To Special Warranty Deed
Property Description

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING DESCRIBED AS A TRACT OF LAND CONTAINING 2.535 ACRES CALLED TO BE 2.540 ACRES OF LAND OUT OF BLOCK 43, NEW CITY BLOCK 15483, OF THE CABLE RANCH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 162, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE EAST ROW LINE OF INTERSTATE HIGHWAY LOOP 410, SAID POINT BEING THE SOUTHWEST CORNER OF A 5.000 ACRE TRACT OF LAND TO THOMPSON & THOMPSON AS RECORDED IN VOLUME 7244, PAGE 745 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE NORTH WEST CORNER OF THE SAID 2.540 ACRE CALLED TRACT AND THE NORTHWEST CORNER HEREOF FOR THE PLACE OF BEGINNING;

THENCE S 89° 52' 13" E 500.13 FEET TO A 5/8" IRON ROD WITH CAP MARKED "BGT" SET FOR THE NORTHEAST CORNER OF THIS PROPERTY;

THENCE S 00° 18' 53" WEST 220.24 FEET TO A 5/8" IRON ROD WITH CAP MARKED "BGT" FOR THE SOUTHEAST CORNER OF THIS PROPERTY;

THENCE N 89° 58' 55" WEST 499.88 FEET TO AN IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF LOOP 410, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST RIGHT OF WAY LINE OF LOOP 410 N 00° 14' 56" E 221.22 FEET TO THE PLACE OF BEGINNING CONTAINING 2.535 ACRES OF LAND MORE OR LESS.

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EXHIBIT "B"
Permitted Encumbrances

1. Acts of Grantee.
2. Standby Fees, taxes and assessments by any taxing authority for the year 2021 and thereafter, not yet due and payable.
3. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
4. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
5. Easement(s) and rights incidental thereto, as granted in a document:

Easement Recorded June 10, 1958, in Volume 4151, Page 439, of the Deed Records of Bexar County, Teas.

Purpose: Electric, Transmission and Distribution Lines.

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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: 9/24/2021 8:39 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk