

Z-2023-10700236

Alamo Title GF# 4000032300263 SA; \$34

**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.**

**GENERAL WARRANTY DEED**

**Date:** September 5, 2023

**Grantor:** ST20 HOLDINGS, LLC, a Texas limited liability company

**Grantor's Mailing Address:** 11445 S US Highway 181, San Antonio, Texas 78223-4200

**Grantee:** LARK GROUP INVESTMENTS, LLC, a Texas limited liability company

**Grantee's Mailing Address,  
and after Recording, Return to:** 800 E. Guenther Street, San Antonio, Texas 78210.

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

**Property (including any improvements):**

**SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF FOR ALL PURPOSES**

**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 2023, 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 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.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain

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limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the 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.

When the context requires, singular nouns and pronouns include the plural.

ST20 HOLDINGS, LLC,  
a Texas limited liability company

BY: FRHB Holdings LP,  
a Texas limited partnership,  
Its Sole Member

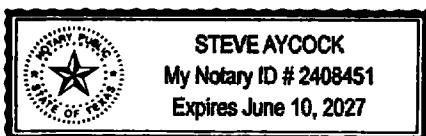
By: FRHB Management, Inc.,  
a Texas corporation  
Its General Partner

BY:   
Leslie L. Bettis, Jr.,  
President/Director

STATE OF TEXAS )

COUNTY OF BEXAR )

This instrument was acknowledged before me on September 5, 2023 by Leslie L. Bettis, Jr., President/Director of FRHB Management, Inc., a Texas corporation, General Partner of FRHB Holdings LP, a Texas limited partnership, Sole Member of ST20 HOLDINGS, LLC, a Texas limited liability company, on behalf of said company.



  
Notary Public, State of Texas

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF 1014 ROOSEVELT AVENUE, SAN ANTONIO, TEXAS**

**TRACT ONE:**

All of LOT 59 and 60, BLOCK 1, New City Block 2976, MISSION FIELD ADDITION, an unrecorded subdivision in San Antonio, Texas.

**TRACT TWO:**

A 0.113 of an acre tract (4934 sq. ft.) being the south portion of LOT 3, BLOCK 1 New City Block 2976, MISSION FIELD ADDITION, an unrecorded subdivision in San Antonio, Texas, as described in a deed to ST20 Holdings, LLC, recorded in Document No. 20210004819. Official Public Records of Bexar County, Texas; Said 0.113 Acre Tract being more particularly described as follows:

**BEGINNING** at a calculated point in the east right-of-way of Roosevelt Avenue (60' R.O.W.) at the southwest corner of LOT 3, being also the northwest corner of LOT 59, BLOCK 1 of said New City Block 2976, for the southwest corner hereof;

**THENCE South 77° 39' 00" East** a distance of **168.02 feet** (168.08 feet, plat record) with the south line of LOT 3, being the north line of LOT 59, BLOCK 1 of said New City Block 2976, to a calculated point in the west line of a 10 foot wide Alley, as shown on the plat of said New City Block 2976, at the southeast corner of LOT 3, being also the northeast corner of LOT 59, BLOCK 1 of said New City Block 2976, for the southeast corner hereof;

**THENCE North 12° 35' 20" East** a distance of **38.40 feet** (38.40 feet, deed record) with the east line of LOT 3, being also the west line of the Alley of said New City Block 2976, to a 1/2 inch iron rod set in the south right-of-way line of Interstate No. 10, for the northeast corner hereof;

**THENCE** leaving the east line and crossing through LOT 3, BLOCK 1 of said New City Block 2976, **North 83° 51' 07" West** a distance of **171.36 feet** (171.36 feet, deed record) with the south right-of-way line of Interstate No. 10, to a 1/2 inch iron rod set in the east line of LOT 3, BLOCK 1 of said New City Block 2976, being the east right-of-way line of Roosevelt Avenue, for the northwest corner hereof;

**THENCE South 06° 06' 41" East** a distance of **20.00 feet** (20 feet, deed record) with the west line of LOT 3, BLOCK 1 of said New City Block 2976, being also the east right-of-way line of Roosevelt Avenue, to the **POINT OF BEGINNING**, containing 0.113 of an acre (4934 sq. ft.);

Basis of Bearing: Texas South Central NAD 83

All 1/2 inch iron rods set are capped with "Amerisurveyors" cap.

STATE OF TEXAS        §

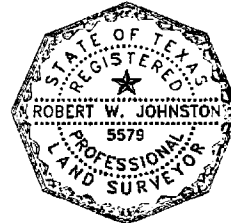
July 21, 2023

COUNTY OF BEXAR     §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Robert W. Johnston  
Registered Professional Land Surveyor  
Registration No. 5579



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**File Information**

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

**Document Number:** 20230165317  
**Recorded Date:** September 06, 2023  
**Recorded Time:** 2:25 PM  
**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: 9/6/2023 2:25 PM



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