

Z-2023-10700234 S

Independence Title/GF# 2120973 COM/GMH

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: September 8, 2022 to be effective September 9, 2022

Grantor: Elephant Heart Development Corp., a Texas corporation

Grantor's Mailing Address: 7718 McPherson Rd., Ste. 304, Laredo, TX 78045

Grantee: LARI, Inc., a Texas corporation

Grantee's Mailing Address: 8870 Business Park Drive #100, Austin, TX 78759

Consideration: Cash and other good and valuable consideration.

Property (Including any improvements):

A 3.758 acre tract out of New City Block 18296, being that same certain 3.759 acre tract recorded in Document No. 20200296066 of the Official Public Records of Bexar County, Texas, being out of the M.M.Y. Musquiz Survey Number 80, Abstract Number 467, San Antonio, Bexar County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the

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Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also 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 warrants that Grantor owns all of the Property in fee simple, has the right to convey the Property, and 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 by or through Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

For the same consideration, Grantor sells, transfers, and delivers to Grantee all Equivalent Dwelling Unit ("EDU") capacity appurtenant to the Property, as may be required by Grantee for Grantee's use and enjoyment of the Property, pursuant to that certain Utility Service Agreement dated effective June 24, 2016, between the San Antonio Water System and Falcon International Bank, recorded in Book 17933, Page 1524, Official Public Records of Bexar County, Texas. Rights to such EDU capacity passes to Grantee at the time this Deed is delivered, the remaining EDU capacity being explicitly retained by Grantor herein.


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

NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLP (HMB) at the request of the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the Grantor, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above.

[Signature page follows]

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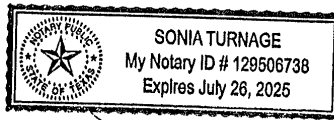
Elephant Heart Development Corp.,
a Texas corporation

By: 
Name: Adolfo E. Gutierrez, Jr.
Title: Director

State of Texas
County of Bexar

This document was acknowledged before me on September 9th, 2022 by
Adolfo E. Gutierrez, Jr., Director of Elephant Heart Development Corp. on behalf of
the Texas corporation.


Notary Public, State of Texas



After Recording Return To:

Independence Title Company
5900 Shepherd Mountain Cove
Building 2, Ste. 200
Austin, TX 78730

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EXHIBIT "A"
(Description of Property)

FIELD NOTES FOR:

A 3.758 ACRE TRACT OUT OF NEW CITY BLOCK 18296, BEING THAT SAME CERTAIN 3.759 ACRE TRACT RECORDED IN DOCUMENT NUMBER 20200296066 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE M.M.Y MUSQUIZ SURVEY NUMBER 80, ABSTRACT NUMBER 467, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

- BEGINNING: At a found $\frac{1}{2}$ " iron rod on the northeast right of way line of Culebra Road (F.M. Hwy. 471) (120' wide public right of way), having Texas State Plane grid coordinates of N=13,731,351.25 and E=2,053,341.16, South Central Zone, the west corner of Lot 10, Block 1, New City, Block 18926, Culebra-1506 @ Alamo Pkwy III, recorded in Volume 9723, Page 151 of the Deed and Plat Records of Bexar County, Texas, the south corner of this tract;
- THENCE: North 66°20'50" West (bearings are based on GPS observations, datum is NAD '83) 626.94' with the northeast right of way line of Culebra Road to a found $\frac{1}{2}$ " iron rod on the east line of a 1.507-acre tract recorded in Volume 19043, Page 499 of the Official Public Records of Bexar County, Texas, the beginning of a curve to the right;
- THENCE With the curve to the right, having a radius of 40.00', a delta of 32°48'07", an arc length of 22.90' and a chord bearing North 10°07'44" East 22.59' to a found $\frac{1}{2}$ " iron rod, the beginning of a curve to the right;
- THENCE With the curve to the right, having a radius of 357.00', a delta of 46°18'59", an arc length of 288.59' and a chord bearing North 49°26'52" East 280.79' to a found $\frac{1}{2}$ " iron rod, the west corner of Lot 12, Block 1, New City Block 18296,, CULEBRA CREEK APARTMENTS, recorded in Volume 20001, Page 916-919 of the Deed and Plat Records of Bexar County, Texas, the north corner hereof;
- THENCE South 66°22'13" East 509.93' with the southwest line of said Lot 12 to a found mag nail in concrete, the north corner of said Lot 10, the east corner hereof;
- THENCE South 23°37'48" West with the northwest line of Lot 10, 274.98' to the POINT OF BEGINNING of this 3.758 Acre (163,708 square feet) tract in the City of San Antonio, Bexar County, Texas.

THESE FIELD NOTES, TOGETHER WITH A SURVEY MAP, WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF ALAMO SURVEYORS, LLC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: August 16, 2022
Doc I.D.: 1384-02
GAG/ra



ALAMO SURVEYORS, LLC
22610 US Highway 281 North, Ste. 204
San Antonio, TX 78258
Office (210) 485-5683
Gary@AlamoSurveyors.com
TBLs Firm No. 10194702

File Information

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

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**** 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: 9/9/2022 4:53 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk