

**Z-2023-10700179**

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

**Warranty Deed with Vendor's Lien**

**SCANNED**

Date: **February 28, 2020**

Grantors: **ALAMO CONCRETE TILE, INC., A TEXAS CORPORATION (AS TO TRACT I)**

**HARVEY PENSHORN (AS TO TRACTS II AND III)**

**HARVEY PENSHORN AND PEGGY PENSHORN (TRACT IV)**

Grantors' Mailing Address: **1008 HOEFGEN AVE. San Antonio, Texas 78210**

Grantee: **BRIGHT LAKES REAL ESTATE, LLC, a Texas limited liability company**

Grantee's Mailing Address: **3720 S LOOP 1604 E, San Antonio, Texas 78264**

Consideration: **Ten And No/100 (\$10.00) Dollars** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by said grantee of that one certain promissory note of even date herewith in the principal sum of **Three Million Six Hundred and Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$3,687,500.00)** ("the Note") payable to the order of **BRMK LENDING, LLC**, a limited liability company (the "Lender") upon terms and bearing interest as therein provided, and providing for the acceleration of maturity in the event of default and for attorney's fee, the payment of which note is secured by the vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to **Gregory M. Ruhnke, Trustee**, with an address of **3392 HWY 16 S, Bandera, Texas 78003**.

Property (including any improvements):

**Tract I:**

**Parcel 1: The East 86.2 feet of Lot 1 and all of Lots 2 and 3, Block 11, West 1/2 New City Block 656, in the City of San Antonio, Bexar County, Texas.**

**Parcel 2: Lots 1 through 4, inclusive, Block 11, East 1/2 New City Block 656, in the City of San Antonio, Bexar County, Texas.**

**Parcel 3: A tract in New City Block 656, in the City of San Antonio, Bexar County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof.**

**Parcel 4: A strip of land 14.5 feet wide and 109.5 feet long, comprising the south 1/2 of abandoned alley in New City Block 656, in the City of San Antonio, Bexar County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof.**

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**Tract II:**

**Lot 3, Block 11, West 1/2 New City Block 656, in the City of San Antonio, Bexar County, Texas**

**Tract III:**

**Lot 4 and the west 60 feet of Lots 5 and 6, Block 11, West 1/2 New City Block 656, in the City of San Antonio, Bexar County, Texas.**

**Tract IV:**

**The east 149.6 feet of Lots 5 and 6, Block 11, West 1/2 New City Block 656, in the City of San Antonio, Bexar County, Texas.**

Reservations from Conveyance and Exceptions to Conveyance and Warranty: **This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect and relating to the hereinabove described property.**

The Contract between Grantors as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive 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.

Grantors, 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. Grantors binds Grantors and their respective heirs, assigns and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

But it is expressly agreed and stipulated that Grantors expressly reserve and retain for themselves, their successors and assigns, a vendor's lien as well as superior title in and to the Property until the Note and the indebtedness evidenced thereby are fully paid in accordance with the terms of the Note, whereupon this Warranty Deed with Vendor's Lien will become absolute. The Note represents the purchase price hereof and is payable directly to Lender, who has advanced to the Grantors at the request of the Grantee, and in consideration thereof, the Grantors do hereby SELL, TRANSFER, and ASSIGN, unto Lender, its successors and assigns, the vendor's lien and superior title herein retained against the Property to secure payment of the Note, hereby fully and completely subrogating Lender, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantors and assigned to Lender without recourse.

Ad valorem taxes and assessments attributable to the year 2020 have been prorated between Grantors and Grantee as of the date of this Warranty Deed with Vendor's Lien and Grantee hereby expressly assumes and agrees to pay the same for the current year and subsequent years.

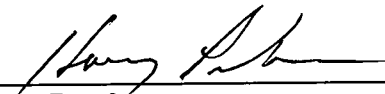
**Z-2023-10700179**


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

**Grantors:**

**Alamo Concrete Tile, Inc.  
A Texas corporation**

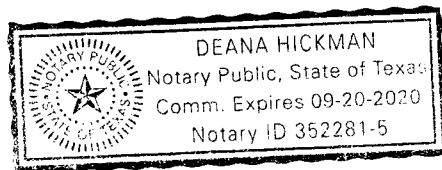
By:   
**Harvey Penshorn, President**

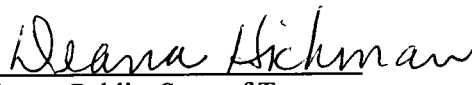
  
**Harvey Penshorn**

  
**Peggy Penshorn**

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

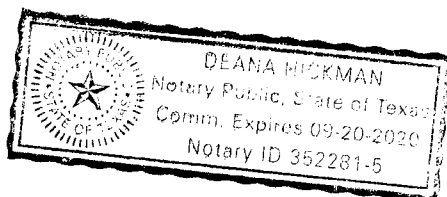
This instrument was acknowledged before me on February 28, 2020 by **HARVEY PENSCHORN, INDIVIDUALLY AND AS THE PRESIDENT OF ALAMO CONCRETE TILE, INC., A TEXAS CORPORATION**, on behalf of said corporation.

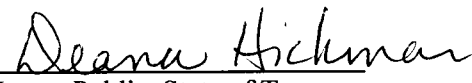


  
Notary Public, State of Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF BEXAR           §

This instrument was acknowledged before me on February 28, 2020 by **PEGGY PENSCHORN**.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:  
Texas Heritage Title Company  
1614 Ave. M  
Hondo, Texas 78861**

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**EXHIBIT " A "**

STATE OF TEXAS §  
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**TRACT 1, PARCEL 1**

BEING A 0.47 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, N 89°41'04" E**, leaving the east right-of-way line of Hoefgen Avenue, with the common line of said Lots 1 and 2, a distance of **123.09 feet** to a ½" iron rod set for an angle point;

**THENCE, N 00°02'47" W**, leaving the north line of said Lot 2, over and across said Lot 1, a distance of **69.71 feet** to a ½" iron rod set in the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) for an angle point;

**THENCE, N 89°41'04" E**, with the south right of way line of East Indiana Street, a distance of **86.05 feet** to a ½" iron rod set for the northeast corner of said Lot 1, same being the northeast corner of this herein described tract;

**THENCE, S 00°19'06" E**, leaving the south right-of-way line of East Indiana Street, with the east lines of said Lots 1 and 2, a distance of **139.49 feet** to a ½" iron rod set for the southeast corner of said Lot 2, same being the southeast corner of this herein described tract;


**THENCE, S 89°41'04" W**, with the south line of said Lot 2, a distance of **209.47 feet** to a ½" iron rod set in the east right-of-way line of Hoefgen Avenue for the southwest corner of said Lot 2, same being the southwest corner of this herein described tract;

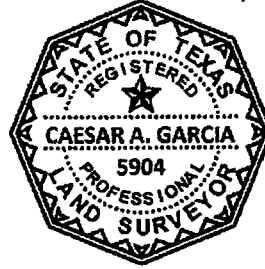
**THENCE, N 00°19'13" W**, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.47 of one acre (20,626 square feet) of land, more or less with in these metes and bounds.

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FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
\_\_\_\_\_  
Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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STATE OF TEXAS §  
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**TRACT 1, PARCEL 2**

BEING A 0.94 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4 INCLUSIVE, EAST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod found at the intersection of the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) and the west right-of-way line of the Southern Pacific Railroad for the northeast corner of said Lot 4, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, S 00°27'21" E**, with the west right-of-way line of the Southern Pacific Railroad, same being the east line of said Lot 4, a distance of **195.33 feet** to a ½" iron rod set for the southeast corner of said Lot 4 and this herein described tract;

**THENCE, S 89°41'04" W**, leaving the west right-of-way line of the Southern Pacific Railroad, with the south lines of said Lots 1 through 4 inclusive, a distance of **209.61 feet** to a ½" iron rod set for the southwest corner of said Lot 1, same being the southwest corner of this herein described tract;

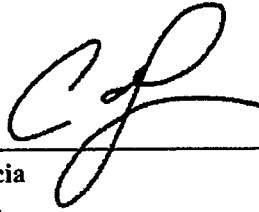
**THENCE, N 00°19'06" W**, with the west line of said Lot 1, a distance of **195.33 feet** to a ½" iron rod set in the south right-of-way line of East Indiana Street, for the northwest corner of said Lot 1, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E**, with the south right-of-way line of East Indiana Street, same being the north lines of said Lots 1 through 4 inclusive, a distance of **209.14 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.94 of one acre (40,897 square feet) of land, more or less with in these metes and bounds.

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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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**TRACT 1, PARCEL 3**

BEING A 0.10 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 3" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, N.C.B. 656, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Record of Bexar County, Texas, same being the southeast corner and **POINT OF BEGINNING** of this herein described tract, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

**THENCE, S 89°41'04" W** (WEST, 100.0 feet per deed), leaving the west right-of-way line of the Southern Pacific Railroad, with the north line of said Lot 8 and Lot 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, the northeast corner of Lot 6 of said East ½ of Block 11, same being the southernmost southwest corner of this herein described tract;

**THENCE, N 00°27'21" E** (NORTH, 14.5 feet per deed), a distance of **14.52 feet** to a set "x" in concrete for an interior angle point in the west line of this herein described tract;

**THENCE, S 89°41'04" W** (WEST, 109.5 feet per deed), a distance of **109.32 feet** to a ½" iron rod set for the common west corner of Lots 3 and 4, West ½ of Block 11 for the westernmost southwest corner of this herein described tract;

**THENCE, N 00°19'06" W** (NORTH 14.5 feet per deed), with the east line of said Lot 3, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the southwest corner of Lot 1, East ½ of Block 11, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E** (EAST, 209.5 feet per deed), leaving the east line of Lot 3, West ½ of Block 11, with the south lines of Lots 1-4 inclusive, East ½ of Block 11, a distance of **209.61 feet** to a ½" iron


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rod set in the west right-of-way line of Southern Pacific Railroad for the southeast corner of said Lot 4, East ½ of Block 11, same being the northeast corner of this herein described tract;

**THENCE, S 00°27'21" E** (SOUTH, 29.0 feet per deed), with the west right-of-way line of Southern Pacific Railroad, a distance of **29.05 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.10 of one acre (4,502 square feet) of land, more or less with in these mets and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
\_\_\_\_\_  
Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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STATE OF TEXAS §  
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**TRACT 1, PARCEL 4**

BEING A 0.04 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 4" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Records of Bexar County, Texas, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

**THENCE, S 89°41'04" W** (WEST, 100.0 feet per deed), leaving the west right-of-way line of Southern Pacific Railroad, with the north line of Lot 8 and 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, same being the southeast corner and **POINT OF BEGINING** of this herein described tract;

**THENCE, S 89°41'04" W** (WEST, 109.5 feet per deed), with the north lines of Lots 5 and 6 of said East ½ of Block 11, a distance of **109.35 feet** to a ½" iron rod set in the east line of Lot 4, West ½ of Block 11 for the southwest corner of this herein described tract

**THENCE, N 00°19'06" W** (NORTH, 14.5 feet per deed), with the east line of said Lot 4, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the common east corner of Lots 3 and 4, West ½ of Block 11, same being the northwest corner of this herein described tract;

**THENCE, N 89°41'04" E** (EAST, 109.5 feet per deed), leaving the east line of the West ½ of Block 11, over and across said abandoned alley, a distance of **109.32 feet** to a set "x" for the northeast corner of this herein described tract;

**THENCE, S 00°19'06" E** (SOUTH, 14.5 feet per deed) continuing over and across said abandoned alley, a distance of **14.52 feet** to the **POINT OF BEGINING** of this herein described tract, containing 0.04 of one acre (1,588 square feet) of land, more or less with in these metes and bounds.

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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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TRACT 2

BEING A 0.34 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 3, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from a ½" iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the northwest corner of Lot 2, West ½ of Block 11;

**THENCE, S 00°19'13" E**, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to a ½" iron rod set for the southwest corner of said Lot 2, same being the northwest corner of said Lot 3 and the northwest corner and **POINT OF BEGINNING** of this herein described tract,

**THENCE, N 89°41'04" E**, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 2, a distance of **209.47 feet** to a ½" iron rod set for the southeast corner of said Lot 2, same being the northeast corner of said Lot 3 and this herein described tract;

**THENCE, S 00°19'06" E**, with the east line of said Lot 3, a distance of **70.36 feet** to a ½" iron rod set for the northeast corner of Lot 4, West ½ of Block 11, same being southeast corner of said Lot 3 and this herein described tract;

**THENCE, S 89°50'45" W**, with the north line of said Lot 4, a distance of **209.47 feet** to a ½" iron rod set in the east right-of-way line of Hoefgen Avenue for the northwest corner of said Lot 4, same being the southwest corner of said Lot 3 and this herein described tract;

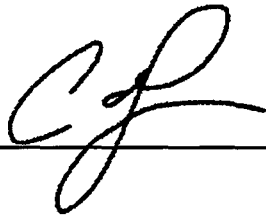
**THENCE, N 00°19'13" W**, with the east right-of-way line of Hoefgen Avenue, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.34 of one acre (14,678 square feet) of land, more or less with in these metes and bounds.

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Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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TRACT 3

BEING A 0.53 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE WEST 60 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE, N 00°19'13" W**, with the east right-of-way line of Hoefgen Avenue, same being the west lines of said Lots 4 through 6 inclusive, a distance of **209.67 feet** to a ½" iron rod set for the southwest corner of Lot 3 of said West ½ of Block 11, same being the northwest corner of said Lot 4 and this herein described tract;

**THENCE, N 89°50'45 E**, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 3, a distance of **209.47 feet** to a ½" iron rod set for the southeast corner of said Lot 3, same being the northeast corner of said Lot 4 and this herein described tract;

**THENCE, S 00°19'06" E**, with the east line of said Lot 4, a distance of **69.42 feet** to a ½" iron rod set for the northeast corner of said Lot 5, same being the southeast corner of said Lot 4 and the easternmost southeast corner of this herein described tract;

**THENCE, S 89°44'54" W**, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½" iron rod set for an angle point;

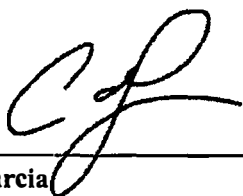
**THENCE, S 00°18'23" E**, leaving the south line of said Lot 4, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north right-of-way line of East Delaware Street for the southernmost southeast corner of this herein described tract;

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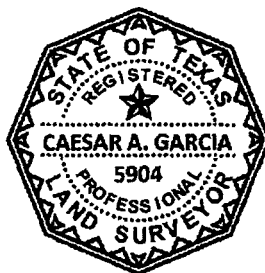
**THENCE, S 89°44'54" W**, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.53 of one acre (22,954 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



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STATE OF TEXAS §  
COUNTY OF BEXAR §

**TRACT 4**

BEING A 0.48 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PREVIOUSLY DESCRIBED AS THE EAST 149.6 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** from a ½" iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6;

**THENCE, N 89°44'54" E**, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to a ½" iron rod set for the southwest corner and the **POINT OF BEGINNING** of this herein described tract

**THENCE, N 00°18'23" W**, leaving the north right-of-way line of East Delaware Street, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north line of said Lot 5, same being the south line of Lot 4 of the West ½ of Block 11, for the northwest corner of this herein described tract;

**THENCE, N 89°44'54" E**, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½" iron rod set for the southeast corner of said Lot 4, same being the northeast corner of said Lot 5 and this herein described tract;


**THENCE, S 00°19'06" E**, with the east lines of said Lots 5 and 6, a distance of **139.89 feet** to a ½" iron rod set in the north right-of-way line of East Delaware Street for the southeast corner of said Lot 6 and this herein described tract;

**THENCE, S 89°44'54" W**, with the north right-of-way line of East Delaware Street, a distance of **149.61 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.48 of one acre (20,927 square feet) of land, more or less with in these metes and bounds.

**Z-2023-10700179**

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83)  
HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL  
ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER  
MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE  
AND BELIEF.

  
\_\_\_\_\_  
Caesar A. Garcia  
RPLS No. 5904  
October 15, 2019



**Z-2023-10700179**



\*VG-42-2020-20200045873\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS 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 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:  
3/3/2020 10:27 AM



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