

*ATc 40000317004925A*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS     §  
  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR     §

THAT THE UNDERSIGNED, **LOUIS R. COOPER AND SUSANNE R. COOPER** (collectively, "Grantor"), with an address of 2200 McCullough, San Antonio, Bexar County, Texas 78212, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by **MIV 2200, LLC**, a Texas limited liability company ("Grantee"), with an address of c/o Hornberger Fuller & Garza Inc., 7373 Broadway, Suite 300, San Antonio, Texas 78209, the receipt and sufficiency of which are hereby fully acknowledged and confessed, subject to the matters herein set forth, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Grantee, that certain real property in Bexar County, Texas being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes (the "Land"), together with all and singular the rights and appurtenances pertaining thereto, including all improvements situated on the Land and (i) all rights of way or use, tenements, hereditaments, appurtenances, and easements now or hereafter pertaining to the Land, including, but not limited to, the strips and gores between the Land and abutting properties and in any street, road, highway, alley, easement or right of way, existing or proposed, on or adjacent to the Land, (ii) all utility capacity, water rights and all other entitlements, permits, authorities, approvals, licenses, consents and/or bonds, if any, pertaining to the Land, (iii) all rights of ingress and egress thereto, and (iv) all other rights and benefits attributable to the Land (all of which are hereinafter collectively called the "Property").

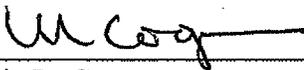
This conveyance is made and accepted subject only to those certain matters set forth on Exhibit "B" attached hereto and made a part hereof for all purposes, to the extent that same are valid and enforceable against the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED to be effective the 19 day of March 2018.

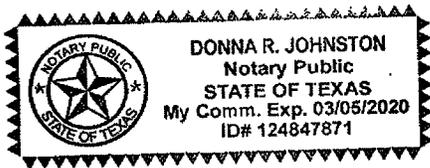
GRANTOR:

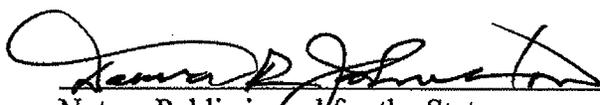
  
\_\_\_\_\_  
Louis R. Cooper

  
\_\_\_\_\_  
Susanne R. Cooper

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF BEXAR     §

The foregoing instrument was acknowledged before me this 16 day of March, 2018, by Louis R. Cooper and Susanne R. Cooper.



  
\_\_\_\_\_  
Notary Public in and for the State  
of Texas

AFTER RECORDING, PLEASE RETURN TO:

Hornberger Fuller & Garza Inc.  
Attention: Adam P. Rabinowitz  
7373 Broadway, Suite 300  
San Antonio, Texas 78209

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**METES AND BOUNDS**

Being 1.249 acres of land, more or less, comprising of all of Lot A, also known as Lot 1, all of Lot B, also known as Lot 2, all of Lot C, also known as Lot 3, all of Lot D, also known as Lot 4, all of Lot F, also known as Lot A-7, and the West recorded distance of 160.11 feet of Lot 2, Block 9, New City Block 1714, City of San Antonio, Bexar County, Texas, and being that same property described by Special Warranty Deed with Vendor's Lien recorded in Volume 17634, Page 103, Official Public Records, Bexar County, Texas, said 1.249 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at 1/2 inch iron rod found for the northwest corner of this 1.249 acres, same being the intersection of the East Right-of-Way line of McCullough with the South Right-of-Way line of E. Russell Pl., same also being the **POINT OF BEGINNING**;

**THENCE** along the South Right-of-Way line of said E. Russell Pl., North 89 degrees 48 minutes 30 seconds East (called North 90 degrees 00 minutes 00 seconds East), a distance of 277.92 feet (called 278.05 feet) to a point for the northeast corner of this 1.249 acres, same being the northwest corner of the Ayala Property Investments Grp. (Ayala) 0.146 acres (Volume 16822, Page 1363);

**THENCE** along the line common to this 1.249 acres and said Ayala 0.146 acres, South 00 degrees 11 minutes 30 seconds East (called South 00 degrees 00 minutes 00 seconds East), a distance of 117.94 feet to a 1/2 inch iron rod found for an entrant corner of this 1.249 acres, same being the southwest corner of said Ayala 0.146 acres, and along the North line of the Robert Hurtado, et ux 0.135 acres (Volume 5810, Page 1098);

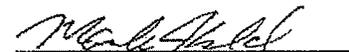
**THENCE** along the line common to this 1.249 acres and said Hurtado 0.135 acres, South 88 degrees 32 minutes 59 seconds West (called South 89 degrees 37 minutes 54 seconds West), a distance of 118.14 feet (called 118.71 feet) to a 1/2 inch iron rod found for an interior corner of this 1.249 acres, same being the northwest corner of the Edward R. Edmunds 0.134 acres (Volume 17299, Page 1236);

**THENCE** along the line common to this 1.249 acre and said Edmunds 0.134 acres, South 00 degrees 19 minutes 07 seconds East (called South 00 degrees 14 minutes 10 seconds East), a distance of 133.12 feet (called 133.24 feet) to an "X" cut found on a concrete walk for the southeast corner of this 1.249 acres, same being the southwest corner of said Edmunds 0.134 acres, and along the North Right-of-Way line of E. French Pl.;

**THENCE** along the North Right-of-Way line of said E. French Pl., North 89 degrees 51 minutes 09 seconds West (called South 89 degrees 26 minutes 40 seconds West), a distance of 158.80 feet to a point for the southwest corner of this 1.249 acres, same being the intersection of the North Right-of-Way line of said E. French Pl. with the East Right-of-Way line of said McCullough;

**THENCE** along the East Right-of-Way line of said McCullough, North 00 degrees 29 minutes 13 seconds West (called North 00 degrees 00 minutes 00 seconds West), a distance of 252.72 feet to the **POINT OF BEGINNING**, and containing 1.249 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
October 30, 2017



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**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Easement as set out in Volume 7622, Page 1203, Real Property Records of Bexar County, Texas.

Doc# 20180051863  
# Pages 5  
03/20/2018 3:58PM  
e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERARD C. RICKHOFF  
COUNTY CLERK  
Fees \$38.00

STATE OF TEXAS  
COUNTY OF BEXAR  
This is to Certify that this document  
was e-FILED and e-RECORDED in the Official  
Public Records of Bexar County, Texas  
on this date and time stamped thereon.  
03/20/2018 3:58PM  
COUNTY CLERK, BEXAR COUNTY TEXAS



*Gerard C. Rickhoff*