

Z-2022-10700258 CD

FIRST AMERICAN TITLE

GF# 2579169 8/16/20

**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.**

**SPECIAL WARRANTY DEED**

Date: **DECEMBER 23, 2020**

Grantor: **SHARON PETERS REAL ESTATE, INC., a Texas corporation**

Grantor's Mailing Address: 603 Mustang Lane  
San Marcos, Texas 78666

Grantee: **HA PROPERTIES, LLC, a Texas limited liability company**

Grantee's Mailing Address: 19614 La Sierra Boulevard  
San Antonio, Texas 78256

Consideration: TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which consideration is hereby acknowledged and confessed.

Property (including any improvements):

**TRACT I**

Being 0.326 acres of land, more or less, being the South 1/2 of Lot 200-B and all of Lot 200-C, New City Block 7847, Harlandale Ac. Tr. Subdivision, No. 2, in the City of San Antonio, according to the plat recorded in Volume 3535, Page 14, Deed and Plat Records of Bexar County, Texas, and being that same property described in Volume 8450, Page 1766, Official Public Records of Bexar County, Texas, said 0.326 acres being more particularly described in **EXHIBIT "A"** attached hereto and made a part hereof for all purposes.

**TRACT II**

Being 0.135 acres of land, more or less, being the South 117.80 feet of Lot 201-B, New City Block 7847, Harlandale Ac. Tr. Subdivision, No. 2, in the City of San Antonio, according to the plat thereof recorded in Volume 3975, Page 240, Deed and Plat Records of Bexar County, Texas, and being that same property described in Volume 6464, Page 1109, Official Public Records of Bexar County, Texas, said 0.135 acres being more particularly described in **EXHIBIT "B"** attached hereto and made a part hereof for all purposes.

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Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all conditions, restrictions and easements of record, if any, affecting the property, if in force, recorded in the office of the County Clerk of Bexar County, Texas.

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, when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

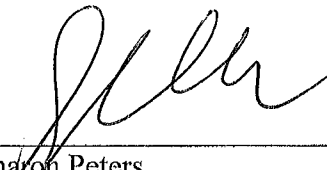
Ad valorem taxes for the current year have been prorated as of the date of closing hereof, and payment thereof is assumed by Grantee.

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

**GRANTOR:**

SHARON PETERS REAL ESTATE, INC.,  
a Texas corporation

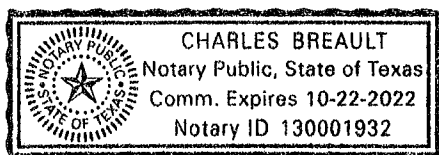
By: \_\_\_\_\_

  
Sharon Peters,  
Its President

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STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of December, 2020, by SHARON PETERS as President of SHARON PETERS REAL ESTATE, INC., a Texas corporation, on behalf of said corporation.



Charles Breault  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

HA Properties, LLC  
19614 La Sierra Boulevard  
San Antonio, Texas 78256

**PREPARED IN THE LAW OFFICES OF:**

Pazouki & Arambula, LLP  
17115 San Pedro Avenue, Suite 330  
San Antonio, Texas 78232

**METES AND BOUNDS**

**TRACT I**

Being 0.326 acres of land, more or less, being the South 1/2 of Lot 200-B and all of Lot 200-C, New City Block 7847, Harlandale Ac. Tr. Subdivision, No. 2, in the City of San Antonio, according to the plat recorded in Volume 3535, Page 14, Deed and Plat Records of Bexar County, Texas, and being that same property described in Volume 8450, Page 1766, Official Public Records of Bexar County, Texas, said 0.326 acres being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found (monument of record dignity) for the northwest corner of this 0.326 acres, same being on the East line of a 15 foot Utility Alley and the southwest corner of the Smart SA Properties, LLC 0.265 acres (Volume 16185, Page 1216), same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.326 acres and said Smart 0.265 acres, North 89 degrees 40 minutes 33 seconds East (called North 89 degrees 50 minutes 11 seconds East), a distance of 120.20 feet to a drilled hole in concrete for the northeast corner of this 0.326 acres, same being the southeast corner of said Smart S.A. Properties 0.265 acres and on the West Right-of-Way line of Pleasanton Road;

**THENCE** along the West Right-of-Way line of said Pleasanton Road the following courses and distances:

South 00 degrees 29 minutes 31 seconds East (called South 00 degrees 19 minutes 52 seconds East), a distance of 98.40 feet (called 98.05 feet) to a point for an angle corner;

South 04 degrees 01 minutes 36 seconds East (called South 03 degrees 51 minutes 57 seconds East), a distance of 19.67 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.326 acres, same being the northeast corner of the Don Christilles, et ux tract (Volume 1900, Page 364);

**THENCE** along the line common to this 0.326 acres and said Christilles tract, South 89 degrees 40 minutes 33 seconds West (called South 89 degrees 50 minutes 11 seconds West), a distance of 121.79 feet to a point for the southwest corner of this 0.326 acres, same being the northwest corner of said Christilles tract and the northeast corner of the D1 Properties tract (Document No. 20190214118), same also being the southeast terminus corner of said 15' Alley;

**THENCE** along the East Right-of-Way line of said 15' Alley, North 00 degrees 18 minutes 29 seconds West (called North 00 degrees 08 minutes 50 seconds West), a distance of 118.02 feet (called 117.68 feet) to the **POINT OF BEGINNING**, and containing 0.326 acres of land, more or less.

EXHIBIT B

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METES AND BOUNDS

**TRACT II**

Being 0.135 acres of land, more or less, being the South 117.80 feet of Lot 201-B, New City Block 7847, Harlandale Ac. Tr. Subdivision, No. 2, in the City of San Antonio, according to the plat thereof recorded in Volume 3975, Page 240, Deed and Plat Records of Bexar County, Texas, and being that same property described in Volume 6464, Page 1109, Official Public Records of Bexar County, Texas, said 0.135 acres being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found (monument of record dignity) for the southwest corner of this 0.135 acres, same being on the North line of the D1 Properties tract (Document No. 20190214118) and the southeast corner of Lot 201-C of said Harlandale Ac. Tr. Subdivision, same also being the **POINT OF BEGINNING**;

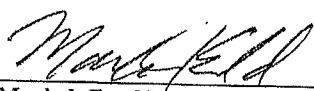
**THENCE** along the line common to this 0.135 acres and said Lot 201-C, North 00 degrees 18 minutes 29 seconds West (called North 00 degrees 08 minutes 50 seconds West), a distance of 117.68 feet to a point for the northwest corner of this 0.135 acres, from which the center of a 3 inch metal post bears South 72 degrees 57 minutes 28 seconds West, 0.50 feet, said point also being the southwest corner of the Patricia A. Castro, et al tract (Volume 2107, Page 709);

**THENCE** along the line common to this 0.135 acres and said Castro tract, North 89 degrees 40 minutes 33 seconds East (called North 89 degrees 50 minutes 11 seconds East), a distance of 49.94 feet to a point for the northeast corner of this 0.135 acres, from which the center of a 6 inch metal post bears South 66 degrees 04 minutes 28 seconds West, 0.49 feet, said point also being the southeast corner of the Castro tract and on the West Right-of-Way line of a 15 foot Utility Alley;

**THENCE** along the West Right-of-Way line of said 15' Alley, South 00 degrees 18 minutes 29 seconds East (called South 00 degrees 08 minutes 50 seconds East), a distance of 117.68 feet to a point for the southeast corner of this 0.135 acres, same being the southwest terminus corner of the 15' Alley and on the North line of said D1 Properties;

**THENCE** along the line common to this 0.135 acres and said D1 Properties, South 89 degrees 40 minutes 33 seconds West (called South 89 degrees 50 minutes 11 seconds West), a distance of 49.94 feet to the **POINT OF BEGINNING**, and containing 0.135 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.

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
December 18, 2020  
Amended on December 29, 2020 to correct distance call.



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**File Information**

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

**Document Number:** 20200323356  
**Recorded Date:** December 31, 2020  
**Recorded Time:** 4:34 PM  
**Total Pages:** 6  
**Total Fees:** \$42.00

**\*\* 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: 12/31/2020 4:34 PM



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