

Z2021-10700114

**SPECIAL WARRANTY DEED**

**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.

**Date:** EFFECTIVE <sup>MAY</sup> April 1, 2020

**Grantor:** Webbles Drive Warehouse Corporation, a Texas corporation

**Grantor's Mailing Address:** 231 Beauregard Avenue  
San Angelo, Texas 76903

**Grantee:** DBO Investments, LLC, a California limited liability company

**Grantee's Mailing Address:** 1842 Oakwood Avenue  
Arcadia, California 91006

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration.

**Property (including any improvements):** A tract of land containing 2.9479 Acres out of Tract "0", New City Block 12180, Bexar County, Texas, being the same tract recorded in the name of Webbles Drive Warehouse Corporation in Volume 1343, Page 834 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), and being more particularly described by metes and bounds on the attached Exhibit 1.

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all easements, conditions, restrictions and other matters, if any, relating to the herein described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from and 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 and Exceptions to Conveyance and Warranty.

Filed by Presidio Title 1-200240 BC

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**EXHIBIT 1**

STATE OF TEXAS     §  
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                              §  
COUNTY OF BEXAR   §

**Mets & Bounds Property Description**

A tract of land containing 2.9479 Acres out of Tract "O", New City Block 12180, Bexar County, Texas, being the same tract recorded in the name of Webbles Drive Warehouse Corporation in Volume 1343, Page 834 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 1343, Page 834 of the D.P.R.B.C.T)

**BEGINNING** at a 1/2 Inch iron rod found on the north right-of-way line of Newport Drive (60 Feet wide) at its termination, at the southeast corner of Lot 4, Block 6 of the Plat of North Alamo Heights Subdivision, Unit 4 in Volume 3377, Page 239 D.P.R.B.C.T., being the northwest corner of this tract (from which a 1 Inch iron found bears North 89° 54' 55" West, a distance of 60.29 Feet);

**THENCE, NORTH 89° 58' 05" EAST**, with the south line of a tract recorded in the name of Northeast Independent School District in Volume 3861, Page 219 of the D.P.R.B.C.T. (being also described on the Subdivision Plat of Lot 4, N.C.B. 12180 recorded in Volume 4181 Page 234 in the Bexar County Plat Book), a distance of 458.75 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the northeast corner of this tract;

**THENCE, SOUTH 38° 51' 14" WEST**, with the northwest line of a 86 Foot wide drainage right-of-way recorded in Volume 3861, Page 219 of the D.P.R.B.C.T., and being the northwest line of the Resubdivision Plat of Winkler Subdivision as recorded in Volume 3502 Page 116 of the D.P.R.B.C.T., a distance of 625.90 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the most easterly southeast corner of this tract;

**THENCE**, with the northerly lines of an alley the following two (2) courses:

1. **SOUTH 64° 24' 39" WEST**, a distance of 18.04 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the most westerly southeast corner of this tract;

2. **SOUTH 89° 58' 05" WEST**, a distance of 90.27 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southeast corner of Lot 2, Block 13 of the aforementioned North Alamo Heights Subdivision, being the southwest corner of this tract;

**THENCE, NORTH 00° 03' 05" EAST**, with the east line of the said subdivision, passing at a distance of 119.98 Feet a point of the south right-of-way line of Serna Park Drive at its termination (from which a 1/2 Inch iron rod found at the northeast corner of said Lot 2 bears North 89° 54' 55" West, a distance of 60.51 Feet), passing at an additional distance of 180.00 Feet a point on the south line of a 15 Foot alley at its termination (from which a 1/2 Inch iron rod found at the northwest corner of said Lot 3, Block 7 bears North 89° 54' 55" West, a distance of 120.40 Feet), passing at an additional distance of 135.00 Feet a point on the south right-of-way line of the aforementioned Newport Drive (from which a 1 Inch iron pipe found at the northwest corner of said Lot 2, Block 7 bears North 89° 54' 55" West, a distance of 60.32 Feet), and continuing for a total distance of 494.98 Feet to the POINT OF BEGINNING and containing 2.9479 Acres of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. SA2020-01544  
April 17, 2020

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

GRANTOR:

Webbles Drive Warehouse Corporation, a Texas corporation

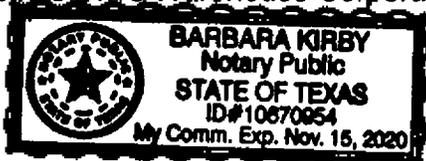
By: Louis Rork  
Printed Name: Louis Rork  
Its: President

Webbles Drive Warehouse Corporation, liability company a Texas corporation

By: Anne B. Shahan  
Printed Name: Anne B. Shahan  
Its: Secretary

STATE OF TEXAS §  
COUNTY OF TOM GREEN §

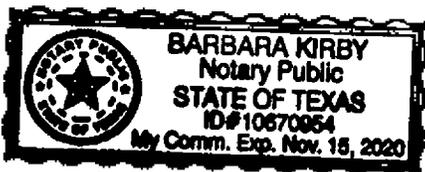
The foregoing instrument was acknowledged before me on the 30th day of April, 2020, by LOUIS RORK, PRESIDENT of Webbles Drive Warehouse Corporation, a Texas corporation.



Barbara Kirby  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF TOM GREEN §

The foregoing instrument was acknowledged before me on the 30th day of April, 2020, by ANNE B. SHAHAN, SECRETARY of Webbles Drive Warehouse Corporation, a Texas corporation.



Barbara Kirby  
Notary Public, State of Texas

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**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS 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 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: 5/1/2020 11:59 AM



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