

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 103 AND 200 IN BLOCK 1 OF CLOUD COUNTRY SUBDIVISION UNIT FOUR, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201806006375, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LOT 104 IN BLOCK 1 OF CLOUD COUNTRY SUBDIVISION, UNIT FIVE, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORD UNDER COUNTY CLERK'S FILE NO. 202006020310, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LOTS 111 AND 113 IN BLOCK 15 OF CLOUD COUNTRY SUBDIVISION, UNIT SIX, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202206042430, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LOT 112 IN BLOCK 17 OF CLOUD COUNTRY SUBDIVISION, UNIT EIGHT, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 202206042434, OF THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/02/2025 01:14:43 PM
TRACY 4 Pages(s)
202506012861



Bobbie Koepp

EXECUTED to be effective April 29, 2025.

GRANTOR:

Milestone Conrads Development, Ltd.,
a Texas limited partnership

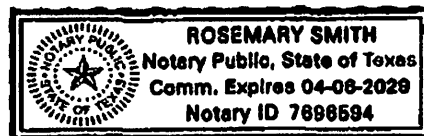
By: Milestone GP, LLC,
a Texas limited liability company
Its: General Partner

By: [Signature]
Name: Jacobo Malca
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of APRIL, 2025 by Jacobo Malca, President of Milestone GP, LLC, General Partner of Milestone Conrads Development, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Printed name of notary:
ROSEMARY SMITH
Commission expires: 4.6.29



This deed is intended to be a conveyance of the Property, and not a quitclaim or merely a conveyance of Grantor's interest in the Property. NONETHELESS, EXCEPT FOR SPECIAL WARRANTY OF TITLE BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE, AND OTHERWISE NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY, THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT ANY EXPRESS OR IMPLIED WARRANTY OF TITLE (WHETHER COMMON LAW OR STATUTORY, INCLUDING SPECIFICALLY WITHOUT LIMITATION, ANY STATUTORY WARRANTY OF SECTION 5.023 OF THE TEXAS PROPERTY CODE AS NOW OR HEREAFTER AMENDED), AND WITHOUT ANY OTHER WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, (i) ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY; (iii) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENT POTENTIAL, OR OTHERWISE; (iv) THE AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, VALUE, CONDITION, OR AMOUNT OF THE PROPERTY; (v) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vi) ANY ENVIRONMENTAL, GEOLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY PART OF THE PROPERTY; (vii) ANY CONSEQUENCES RESULTING FROM THE PROPERTY BEING LOCATED IN ANY AREA (A) DESIGNATED AS A "FLOOD PLAIN" AND/OR (B) THAT IS CAPABLE OF RECEIVING FLOOD WATERS; AND (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

[Signature Pages Follow]

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.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL

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SPECIAL WARRANTY DEED
(Property Owner's Association)

MILESTONE CONRAD'S DEVELOPMENT, LTD., a Texas limited partnership (the "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration in hand paid by HOME OWNERS ASSOCIATION FOR CLOUD COUNTRY SUBDIVISION UNIT-1, INC., a Texas nonprofit corporation ("**Grantee**"), whose address is 14603 Huebner Road, Bldg. 40, San Antonio, Texas 78230, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain property (the "**Land**") consisting of the real property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all rights, privileges, and appurtenance pertaining to the Land, including Grantor's right, title and interest in any utilities, adjacent streets, alleys, strips, gores, and rights-of-way, any interest in all leases, rents, and security deposits for all or part of the Land, and any interests in all licenses and permits related to the Land (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's legal representatives, successors and assigns FOREVER; and Grantor does hereby bind Grantor, and Grantor's, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is expressly made subject to all reservations, easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, and related liens and easements; all oil and gas leases and all other mineral, royalty and/or timber severances; 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 emanating from and existing by reason of the creation, establishment, maintenance, and operation of any municipal utility district or similar governmental or quasi-governmental body; general real estate taxes and assessments, including without limitation, all taxes and assessments for the current year and for subsequent years, and subsequent taxes or assessments for prior, current and subsequent years due to change in land usage, ownership or otherwise, the payment of all of which Grantee assumes, and Grantee agrees to indemnify, protect, defend and hold harmless Grantor from any and all claims and liability for payment thereof; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property; and all other matters of record affecting the Property or which could be revealed by a survey or inspection of the Property (all of the foregoing hereinafter called the "**Permitted Exceptions**").