

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

Effective Date: _____, 2025

Grantors: Noel J. Trevino, Independent Executor of the Estate of Hilario Trevino, Deceased

Grantors' Mailing Address: 23 Thornhurst
San Antonio, Texas 78218

Grantee: City of San Antonio

Grantee's Mailing Address: P.O. Box 839966
San Antonio, Texas 78283-3966

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): That certain 5.72 acres, more or less, located in Bexar County, which is more particularly described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: Those matters set forth in Exhibit "B," attached hereto and made a part hereof for all purpose.

This conveyance is also made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-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 (the "Permitted Exceptions").

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, including the Permitted Exceptions, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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, and except as to the reservations from and exceptions to conveyance and warranty, including the Permitted Exceptions,.

Ad valorem taxes and special assessments, if any against the Property for the current year will be pro-rated between Grantor and Grantee as of the effective date of this Special Warranty Deed.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS and DELIVERS to Grantee, without warranty or covenant express or implied (whether under Section 5.023 of the Texas Property Code or otherwise), all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other property, in and to (i) all oil, gas, hydrocarbons and minerals in, on, under or that may be produced from the Property except as reserved by Grantor above, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) any easements, rights of way, rights of ingress and egress or other interests in, on, or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed and (iv) strips or gores, if any, between the Property and abutting land.

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

Noel J. Trevino, Independent Executor of the Estate of
Hilario Trevino, Deceased

By: _____
Noel J. Trevino, General Partner

DATE

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the ____ day of _____, 2025, by
Noel J. Trevino, Independent Executor of the Estate of Hilario Trevino, Deceased.

Notary Public, State of Texas

My commission expires:_____

AFTER RECORDING, RETURN TO:

City of San Antonio
Parks and Recreation Department
Attn: Special Projects Manager
Edwards Aquifer Protection Program
8400 NW Military Highway
San Antonio, Texas 78231

EXHIBIT "A"



METES AND BOUNDS DESCRIPTION OF

5.72 acre tract comprised of approximately
5.5 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955, and
0.2 acres out of the Juan Escamilla Survey 356.5, Abstract 218, County Block 4954, Bexar County, Texas,
being the Save and Except tract described as 5.717 acres
out of the 39.447 acre tract as described in
Volume 7846 on Page 1123 of the Official Public Records of Bexar County, Texas
and being more particularly described as follows:

BEGINNING at a found #4 rebar, the northwest corner of this tract, a reentrant corner of the parent 39.447 acre tract, on the south line of the remaining portion of a 155.34 acre tract described in Volume 1741 on Page 369 of the Official Public Records, having a Grid Coordinate of N: N:13771111.58, E:2150348.37;

THENCE the following four courses into the 39.447 acre tract and with the parent 5.717 acre tract, generally following a wire fence, unless otherwise noted:

1. S 21°14'58" E 329.26 feet (record: S 22°00'06" E 329.18 feet) at 310.66 feet passing a found 2-inch pipe at the base of a corner gate post, and continuing on the same course, unfenced, to the southwest corner of the 5.717 acre tract;
2. S 72°39'48" E 411.84 feet (record: S 73°24'56" E 411.84 feet);
3. N 77°08'48" E 112.81 feet (record: N 76°23'40" E 112.81 feet) to a point from which a flagged fence post bears S 66°57'24" E 2.2 feet;
4. N 04°13'20" E 510.48 feet (record: N 03°28'12" E 510.43 feet) diverging west from a wire fence, crossing an asphalt driveway, to the northeast corner of the 5.717 acre tract, the northwest corner of the 0.806 acre tract described as a 30-foot Ingress and Egress Easement in Volume 6706 on Page 773 and in Volume 7846 on Page 1123 of the Official Public Records, on the south line of said 155.34 acre tract, in a two-way wire fence, from which a t-post bears S 81°01'50" W 13.2 feet;

THENCE S80°59'43"W 668.27 feet (record: S 80°14'28" W 668.23 feet) with the south line of the 155.34 acre tract and the north line of the 5.717 acre tract, generally following a wire fence to the POINT OF BEGINNING, containing 5.72 Acres of land.

Bearings and Distances and Coordinates are based on Grid North according to the Texas Coordinate System, South Central Zone, AD 1983.
A survey plat accompanies this description.
Record courses refer to Volume 7846 on Page 1123 and Volume 2619 on Page 566.

STATE OF TEXAS
COUNTY OF MEDINA
I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN
ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MARCH 11 and 24, 2025.

Stephanie B. Prosser, RPLS #6847
Released: April 10, 2025
Revised: June 3, 2025
Job Number: 12587

Stephanie B. Prosser



EXHIBIT “B”

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Taxes and assessments which are not yet due or payable;
2. All covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations, liabilities and other matters of record;
3. All conditions, easements, encroachments, rights of way, or restrictions which a physical inspection or an accurate survey of the subject property would reveal; and
4. All applicable municipal, county, state or federal zoning and use regulations and agreements entered under them.