

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: April 1, 2025

Grantor: City of San Antonio

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

Grantee: Southstar Mission Del Lago Developer LLC

Grantee's Mailing Address: 2055 Central Plaza, Suite 110 – Box 195
New Braunfels, Texas 78130

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

That Grantor, based on receipt of the Consideration, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the Grantee, the following described property, to-wit:

Property (including any improvements):

A 25.40 acre tract of land, out of the J.A. De La Garza Survey A-3, being a portion of a 96.98 acre tract of land known as Tract 3 conveyed to SouthStar Mission Del Lago Developer, LLC of record in Volume 17107, Page 1426 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds on Exhibit "A" attached hereto and referred to as the "Land", together with (i) any and all improvements, buildings and fixtures situated on the Land (the "Improvements"); and (ii) all right, title and interest of Grantor, if any, in and to any and all appurtenances, strips or gores, roads, easements, streets, alleys, drainage facilities and rights-of-way bounding the Land, all utility capacity, utilities, water rights, licenses, permits, entitlements, and bonds, if any, and all other rights and benefits attributable to the Land, and all rights of ingress and egress thereto (collectively, the "Additional Interests"). The Land, Improvements and any Additional Interests are hereinafter collectively referred to as the "Property".

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 represents that Grantor owns the Property. 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.

City of San Antonio

By: _____

Name

Title

DATE

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This Instrument was acknowledged before me on this _____ day of _____ 2025, by _____, an authorized representative of City of San Antonio, for and on behalf of said entity.

Notary Public, State of Texas

My commission expires: _____

AFTER RECORDING, RETURN TO:

Southstar Mission Del Lago Developer LLC
2055 Central Plaza, Suite 110 – Box 195
New Braunfels, Texas 78130

EXHIBIT "A"



**FIELD NOTES
FOR
A 25.40 ACRE TRACT**

A 25.40 acre tract of land, out of the J.A. De La Garza Survey A-3, being a portion of a 96.98 acre tract of land known as Tract 3 conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BENGINNING at a found $\frac{1}{2}$ " iron rod in the west right-of-way line of U.S. Highway 281, a 200 foot right-of-way, of record in Volume 5671 Page 949 of the Official Public Records of Bexar County, Texas, for the southeast corner of the remaining portion of the 96.98 acre tract and the tract described herein, from which a post for the southeast corner of a 20.00 acre tract New City Block 11166, conveyed to Syed Ali Shabbir and Rais Shabbir, of record in Volume 16342 Page 1013 of the Official Public Records of Bexar County, Texas bears, S 00°38'12" E a distance of 658.24 feet;

THENCE: along and with the common line of the 96.98 acre tract and Lot P-4E the following two (2) calls:

1. **S 80°55'43" W**, a distance of **1340.09 feet** to a found $\frac{1}{2}$ " iron rod, for an interior corner of 96.98 are tract and the tract described herein the northeast corner of Lot P-4E, an interior corner of 96.98 and the tract described herein,
2. **S 00°39'08" E**, a distance of **657.09 feet** to a found $\frac{1}{2}$ " iron rod, in the north line of the 20.00 acre tract being the most southern corner of the tract described herein, along the common line of the 96.98 acre tract and the 20.00 acre tract, from which a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying" bears S80°55'18"W a distance of 184.04 feet,

THENCE: into and across the remaining portion of the 96.98 acre tract the following twelve (12) calls:

1. **N 35°52'28" W**, a distance of **699.54 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the east corner of the tract described herein
2. **N 59°42'57" E**, a distance of **48.83 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the tract described herein,
3. **N 62°34'42" E**, a distance of **100.12 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left of the tract described herein,
4. with a curve to the **left**, having an arc of **92.73 feet**, a radius of **435.00 feet**, a delta of **12°12'48"**, and a chord bears **N 53°36'33" E**, a distance of **92.55 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
5. **N 47°30'09" E**, a distance of **307.95 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the left of the tract described herein,
6. with a curve to the **left**, having an arc of **217.64 feet**, a radius of **435.00 feet**, a delta of **28°40'01"**, and a chord bears **N 33°10'08" E**, a distance of **215.38 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
7. **N 18°50'08" E**, a distance of **106.82 feet** to a set $\frac{1}{2}$ " iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,

8. with a curve to the right, having an arc of 181.34 feet, a radius of 365.00 feet, a delta of 28°27'57", and a chord bears N 33°04'06" E, a distance of 179.48 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of tangency of the tract described herein,
9. N 47°18'04" E, a distance of 285.42 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a point of curvature to the right of the tract described herein,
10. with a curve to the right, having an arc of 267.96 feet, a radius of 365.00 feet, a delta of 42°03'47", and a chord bears N 68°19'58" E, a distance of 261.98 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point of the proposed south right-of-way line of Del Lago Parkway, a proposed 70' right-of-way and a point of tangency of the tract described herein,
11. N 89°21'51" E along and with the proposed right-of-way line of Del Lago Parkway, a distance of 546.29 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a cutback corner and angle point of the tract described herein, and
12. S 45°38'09" E along and with the cutback or the proposed Del Lago Parkway, a distance of 49.50 feet to a set ½" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for a cutback corner of the proposed Del Lago Parkway and proposed intersection with U.S. Highway 281 for the north east corner of the tract described herein;

THENCE: S 00°38'09" E along and with the west right-of-way line of U.S. Highway 281 and the east property line of the 96.98 acre tract a distance of 725.71 feet to the **POINT OF BEGINNING** and containing 25.40 acres more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying.

Job No.: 11-034
 Prepared by: KFW Surveying
 Date: April 29, 2019
 File: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\FN 25.24 AC.ddc

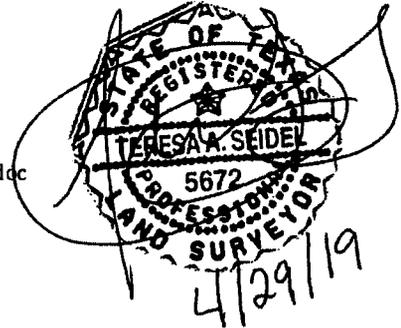


EXHIBIT "B"

EXCEPTIONS

1. Off-lot variable width Drainage Easement (Plat No. 180356).
2. Off-lot gas, electric, telephone, cable television easement (Plat No. 180356).
3. All other matters affecting the Property that are duly recorded in the Official Public Records of Bexar County, Texas.
4. All matters shown on survey of 25.40 acres of land located in the J.A. De La Garza Survey A-3, prepared by Teresa A. Seidel, RPLS 5672 on April 25, 2019.