

**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:** 3Vino, Ltd.

**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 33.63 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.

3Vino, Ltd., a Texas limited partnership

By:

Noel J. Trevino, General Partner

DATE

STATE OF TEXAS

§

§

COUNTY OF BEXAR

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This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by Noel J. Trevino, General Partner of 3Vino, Ltd., a Texas limited partnership, on behalf of the entity.

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

33.63 Acres of Land, comprised of approximately  
22.2 acres out of the George Voss Survey 340.5, Abstract 788, County Block 4955,  
11.3 acres out of the Juan Escamilla Survey 356.5, Abstract 218, County Block 4954, and  
0.15 acres out of the A. Huston Survey 341, Abstract 354, County Block 4956, and  
being the remaining portion 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 # 5 rebar, the northwest corner of this tract, the northwest corner of the parent  
39.447 acre tract, the north corner of Lot 99, Emerald Forest Subdivision, Unit 3A, as recorded in Volume  
9540 on Page 42 of the Deed and Plat Records, 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:13770915.92, E:2149113.74, being 1.7 feet north of a two-way wire fence, and bearing N 80°59'43" E 32.3  
feet from a steel pipe corner fence post;

THENCE N 80°59'43" E 1250.03 feet (overall record: N 80°57'06" E 3090.70 feet) with the south line of the  
155.34 acre tract, generally following a wire fence, to a found #4 rebar, the northwest corner of the 5.717  
acre Save and Except tract, and a northeasterly corner of this tract;

THENCE the following four courses with the 5.717 acre Save and Except 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 N 80°59'43" E 1169.57 feet (overall record: N 80°57'06" E 3090.70 feet) with the south line of the 155.34  
acre tract, the north line of the parent 39.447 acre tract, and the north line of the 0.806 acre easement,  
generally following a wire fence, to the east face of a 12-inch creosote fence post, the northeast corner of  
this tract, the northeast corner of the 0.806 acre tract, and the southeast corner of the 155.34 acre tract, on  
the west right-of-way of Bulverde Road;

THENCE S 16°56'35" E 30.00 feet (record (S 17°07'02" E 30.44 feet) with the west right-of-way of Bulverde  
Road and the east terminus of the 30-foot access easement, unfenced, to the east face of a stone column,  
an easterly corner of this tract, the northeast corner of Lot 17 and the north corner of Lot 16, Emerald  
Forest Subdivision, Unit 5B, as recorded in Volume 9543 on Page 104 of the Deed and Plat Records;

THENCE S 80°58'53" W 976.78 feet (record (S 80°57'06" W 979.67 feet) with the north line of the Emerald  
Forest Subdivision, Unit 5B, initially following a stone masonry fence, and continuing with a wire fence to a  
6-inch braced cedar fence post, a reentrant corner of this tract;

THENCE S 08°57'59" E 510.33 feet (record (N S 09°02'54" E 510.77 feet) with the west line of Emerald Forest  
Subdivision, Unit 5B, initially unfenced, at 312.0 feet, passing a found #4 rebar capped Pape Dawson, the  
southwest corner of Lot 31, the northwest corner of Lot 32, continuing on the same course, remaining up

to 4-feet east of the wire fence, to a found #4 rebar capped "Pape Dawson" at the base of a railroad tie fence post, a deflection point on the east line of this tract;

THENCE S 33°22'11" E 542.71 feet (record S 33°35'02" E 545.40 feet) continuing with west line of Emerald Forest Subdivision, Unit 5B, generally following a relic wire fence to the southeast corner of this tract, the southeast corner of the parent 39.447 acre tract, the south corner of Lot 41, the northeast corner of the remaining portion of a 34.468 acre tract described in Document #20010212278 of the Official Public Records, on the north margin of Emerald Ridge Drive, bearing S 48°34'51" E 3.3 feet from a railroad tie fence post and S 47°06'39" E 12.9 feet from another railroad tie corner fence post;

THENCE S 82°13'41" W 813.70 feet (record S 82°14'01" W 817.12 feet) with the north line of the 34.468 acre tract, remaining south of a relic wire fence, at 327.43 feet, passing the north west corner of the remaining portion of the 34.468 acre tract and the northeast corner of Lot 506, Block 1 of the Emerald Forest P.U.D. Recreation Center as recorded in Volume 9532 on Page 96 of the Deed and Plat Records, continuing on the same course, and converging with the wire fence, to a found #4 rebar at the base of a railroad tie fence corner post, the south corner of this tract, the northwest corner of Lot 506, a deflection point on the northeast line of Lot 129 of the Emerald Forest Subdivision, Unit 2, as recorded in Volume 9533 on Page 35 of the Deed and Plat Records;

THENCE the following three courses with the north lines of the Emerald Forest Subdivision, Unit 2, generally following a wire fence:

1. N 60°15'00" W 226.71 feet (record N 60°13'32" W 226.52 feet) to a found #4 rebar;
2. S 88°23'00" W 442.85 feet (record S 88°20'00" W 442.34 feet) to a found pk-nail;
3. N 70°13'34" W 639.62 feet (record N 70°12'31" W 639.39 feet) to a railroad tie corner fence post;

THENCE S 52°58'50" W 502.07 feet (record N 52°59'53" W 503.77 feet) with the northeast line of the Emerald Forest Subdivision, Unit 2, passing the north corner of Lot 115, the east corner of Lot 102 of the Emerald Forest, Unit 3A, as recorded in Volume 9540 on Page 42 of the Deed and Plat Records, continuing on the same course with Emerald Forest, Unit 3A, to the end of a concrete retaining wall, a deflection point on the west line of this tract and a reentrant corner of Lot 99;

N 09°01'51" W 149.04 feet (record N 09°02'54" W 148.83 feet) with the east line of Lot 99, diverging east from a wire fence, and continuing unfenced, to the POINT OF BEGINNING, containing 33.63 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





## **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.