

**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:** \_\_\_\_\_, 2024

**Grantor:** Provident Scenic Canyon, Ltd., a Texas limited partnership

**Grantors' Mailing Address:** 325 Circle Drive  
Corpus Christi, Texas 78412

**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 20.03 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.

Provident Scenic Canyon, Ltd., a Texas limited partnership

By:

Alicia Hoover, Authorized Signatory

DATE

STATE OF TEXAS

§

§

COUNTY OF BEXAR

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2024, by Alicia Hoover, Authorized Signatory of Provident Scenic Canyon, 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  
P.O. Box 839966  
San Antonio, Texas 78283-3966

## EXHIBIT "A"

### Medina Valley Surveys, Inc.

P.O. Box 1189 Castroville Texas 78009  
830.536.0427 MedinaValleySurveys.com  
TYPED BY: 10/20/2021

#### METES AND BOUNDS DESCRIPTION OF

20.03 Acres of Land out of the Texas Central Railway Company Survey 1, Abstract 1028, County Block 4605, Bexar County, Texas, described as 20.0 acres out of 472.596 acres in Volume 12955, Page 1251 of the Real Property Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found #4 rebar, capped "RPLS 4724," on the north margin of Bluehill Pass Road, a deflection point on the north line of this tract, the southeast corner of a 25.00 acre tract described in Volume 9955 on page 1229 and the southwest corner of a 5.25 acre tract described in Volume 11532 on page 1975 of the Real Property Records, the ostensible southwest corner of the John M. Ross Survey 226, Abstract 651 and a reentrant corner on the north line of the Texas Central Railway Company Survey 1;

THENCE S84°15'31"E 243.18 feet (record: S84°15'27"E 243.23 feet), generally following a wire fence, with the north margin of Bluehill Pass Road, the south line of the 5.25 acre tract and the ostensible south line of Survey 226, to a found #4 rebar, capped "WALS," the southeast corner of the 5.25 acre tract and the southwest corner of a 7.77 acre tract described in Volume 12406 on page 1206 of the Real Property Records;

THENCE S84°10'27"E 121.79 feet (record: S84°10'27"E 121.79 feet), generally following a steel pipe fence, with the north margin of Bluehill Pass Road, the south line of the 7.77 acre tract and the ostensible south line of Survey 226, to the northeast corner of this tract and a northwesterly corner of a 452.7 acre tract described in Volume 12955 on page 1251 of the Real Property Records, and from which the southeast corner of a stone column fence corner post bears S80°19'51"W 1.50 feet;

THENCE the following nine courses with the perimeter of the "Save and Except" tract out of the north line of the 472.596 acre tract, being the north line of the 452.7 acre tract, generally following a wire fence:

- 1) S17°30'41"W 313.88 feet (record: S17°30'05"W 314.10 feet), crossing Bluehill Pass Road and passing a steel pipe fence corner post at a distance of 20.0 feet and continuing on the same course, generally following a wire fence, to a found #4 rebar, capped "ACES," a deflection point;
- 2) S00°52'25"W 622.08 feet (record: S00°53'19"W 620.27 feet) to a found #4 rebar, capped "ACES," the upper southeast corner of this tract, 1.5 feet east of a steel pipe fence corner post;
- 3) S65°20'38"W 150.53 feet (record: S65°31'20"W 150.80 feet) to a found #4 rebar, capped "ACES," the lower southeast corner of this tract, 2.0 feet north of a steel pipe fence corner post;
- 4) N75°00'34"W 317.76 feet (record: N74°59'36"W 317.43 feet) to a found #4 rebar, capped "ACES," a deflection point, 3.7 feet north of a steel pipe fence corner post;
- 5) S81°18'20"W 205.54 feet (record: S81°17'45"W 205.57 feet) to a found #4 rebar, capped "ACES," a deflection point 2.1 feet northwest of a steel pipe fence corner post;
- 6) N76°07'18"W 237.16 feet (record: N76°05'24"W 236.96 feet) to a found #4 rebar, capped "ACES," the southwest corner of this tract, 2.0 feet north of a steel pipe fence corner post;
- 7) N20°53'51"W 379.91 feet (record: N21°08'24"W 374.90 feet) to a found #4 rebar, capped "ACES," the west corner of this tract as a steel pipe fence corner post;
- 8) N38°44'40"E 502.98 feet (record: N38°21'09"E 506.08 feet) to a found #4 rebar, capped "ACES," a deflection point at a steel pipe fence corner post; and

  
**MEDINA VALLEY  
SURVEYS**  
Surveying Texas Since 1985

# Medina Valley Surveys, Inc.

P.O. Box 1189 Castroville Texas 78009  
830.538.6427 MedinaValleySurveys.com  
TDSLS Form 1000000

- 9) N14°22'16"W 254.77 feet (record: N14°12'33"W 254.77 feet) to the northwest corner of this tract and a northeasterly corner of the 452.7 acre tract on the south line of the 25.0 acre tract and from which a steel pipe fence corner post bears S39°08'55"E 0.84 feet;

THENCE S80°48'44"E 508.46 feet (record: S80°38'49"E 508.46 feet) with the south line of the 25.0 acre tract and generally following a wire fence, passing 20 feet north of a steel pipe fence corner post on the westerly margin of Bluehill Pass Road at a distance of 492 feet and continuing on the same course, crossing Bluehill Pass Road, to the POINT OF BEGINNING, containing 20.03 acres of land.

Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.

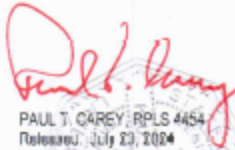
All "SET" corners are marked "CAREY 4454."

Diagram reference refers to Uniform 1964S, page 1961, Bearer Property and Ownership Diagrams.

A survey plat accompanies this description.

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 JULY 25 & 27, 2024.

  
PAUL T. CAREY, RPLS 4454  
Released: July 23, 2024  
Job Number: 12547



## **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.