

**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:** \_\_\_\_\_, 2023

**Grantor:** AMOSDEE LLC, a Limited Liability Company

**Grantors' Mailing Address:** 4827 Quarry Run  
San Antonio, Texas 78249-4499

**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 102.28 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.

AMOSDEE LLC, a Limited Liability Company

By: \_\_\_\_\_  
Sean Nooner, Authorized Signatory

\_\_\_\_\_  
DATE

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by Sean Nooner, Authorized Signatory of AMOSDEE LLC, a Limited Liability Company, 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"**

DRAFT

**EXHIBIT "B"**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY**

DRAFT