

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

That **MONTY L. MERRILL** (the "Grantor"), of the County of Bexar, and State of Texas owning, claiming and occupying other property as homestead, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable consideration to the Grantor paid by **CLEARWATER REAL ESTATE, LLC a Texas limited liability comapny** (the "Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the Grantee, whose address is 319 Wolfe Road, San Antonio, Texas 78216 the following described real property in Bexar County, Texas, to-wit:

2.273 acres of land consisting of a portion of Lots 18C and 19A, New City Block 11963, Broadview Acres Subdivision, according to plat thereof recorded in Volume 3850, Page 104, Deed and Plat Records of Bexar County, Texas, and a portion of Lots 21 and 22, New City Block 11963, Broadview Acres Subdivision, according to plat thereof recorded in Volume 4400, Page 34, Deed and Plat Records of Bexar County, Texas, and a portion of Lot 23, and all of Lot 24, New City Block 11963, Broadview Acres Subdivision, according to plat thereof recorded in Volume 5970, Page 202, Deed and Plat Records of Bexar County, Texas; said 2.273 acre tract of land being more particularly described on Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, the Grantee's successors and assigns forever; and the Grantor does hereby bind the Grantor, the Grantor's heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee, the Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor, but not otherwise.

Current ad valorem taxes having been prorated, the payment thereof is assumed by the Grantee.

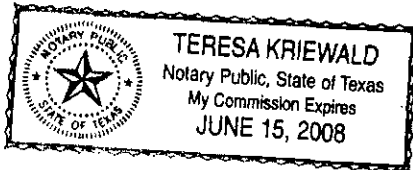
EXECUTED this 2 day of July, 2007.

  
 MONTY L. MERRILL

"Grantor"

THE STATE OF TEXAS     '  
                                      '  
COUNTY OF Brewer     '

This instrument was acknowledged before me on the 2 day of July, 2007, by **MONTY L. MERRILL**.



Teresa Kriewald  
Notary Public, State of Texas

After Recording, Please Return to:

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# METES AND BOUND DESCRIPTION

2.273 ACRES OF LAND CONSISTING OF A PORTION OF LOTS 18C AND 19A, NEW CITY BLOCK 11963, BROADVIEW ACRES SUBDIVISION, VOLUME 3850, PAGE 104, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND A PORTION OF LOTS 21 AND 22, NEW CITY BLOCK 11963, BROADVIEW ACRES SUBDIVISION, VOLUME 4400, PAGE 34, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND A PORTION OF LOT 23, AND ALL OF LOT 24, NEW CITY BLOCK 11963, BROADVIEW ACRES SUBDIVISION, VOLUME 5970, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 2.273 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod found on the southwest right-of-way line of Crownhill Blvd. marking the most northerly corner of said Lot 22;

THENCE S 48° 18' 31" E 83.86 feet along the southwest right-of-way line of Crownhill Blvd. to a ½" iron rod set marking the POINT OF BEGINNING;

THENCE S 48° 18' 31" E 454.45 feet along the southwest right-of-way line of Crownhill Blvd. to a ½" iron rod set marking the most easterly corner of the herein described tract, and also marking the most easterly corner of said Lot 18C;

THENCE S 39° 19' 49" W 112.01 feet to a ½" iron rod set marking the southeast corner of the herein described tract;

THENCE 525.95 feet along a non-tangent curve to the left having the following parameters:

Radius = 5755.58 feet

Tangent = 263.16 feet

Delta = 05° 14' 09"

Chord Bearing = N 69° 13' 05" W

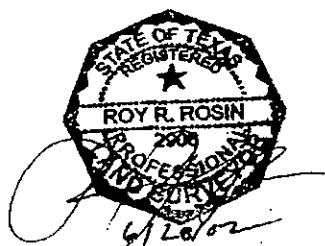
Chord Distance = 525.77 feet

to a ½" iron rod set marking the most westerly corner of the herein described tract;

THENCE N 40° 23' 50" E 265.00 feet to a 1" iron rod set;

THENCE N 89° 23' 50" E 51.46 feet to the POINT OF BEGINNING.

Vrgi-bkp\survey\449-104 000\metes.doc



EXH "A-1"

Z-2022-10700343

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e-Filed & e-Recorded in the  
Official Public Records of  
BEXAR COUNTY  
GERRY RICKHOFF COUNTY CLERK  
  
Fees 24.00