

ORDINANCE 2018-06-21-0483

**CONVEYANCE OF 0.368 ACRES OF HAGNER ARC IMPROVED RIGHT-OF-WAY LOCATED BETWEEN CONVENT STREET AND NAVARRO STREET AND OF CONVENT STREET TO CONVENT VENTURES, L.P. AND 1 RIVERWALK, LLC AND ACCEPTANCE OF \$570,085.00 OF IN-KIND CONTRIBUTION FROM 1 RIVERWALK, LLC TOWARD THE VALUE OF PROPOSED CLOSURE FEE.**

\* \* \* \* \*

**WHEREAS**, on December 14, 2017, City Council approved a \$4 million Chapter 380 Economic Development Program Loan and Tax Abatement Agreement with USAA capped at \$2 million or ten (10) years, whichever comes first, to facilitate a \$70 million investment and increasing its downtown presence with the addition of 1,500 new full-time jobs; and

**WHEREAS**, in order to accommodate its downtown presence and assist with pedestrian and vehicular traffic to adjacent property owner, Convent Ventures, L.P., a parking garage expansion by USAA necessitates the conveyance of the 0.368 acres to Convent Ventures, L.P. and 1 Riverwalk, LLC (the "Conveyance"), specifically 0.106 acres to Convent Ventures, L.P. as shown in **Attachment A** and 0.262 acres to 1 Riverwalk, LLC as shown in **Attachment B**; and

**WHEREAS**, 1 Riverwalk, LLC has offered an in-kind contribution of approximately \$570,085.00 toward the value of the proposed fee associated with both the closure, vacation, and abandonment of 0.368 acres as contemplated by a corresponding ordinance and the subsequent Conveyance which equates to the value of public improvements to the conveyed areas; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Rights-of-Way exist by easement. The underlying fee ownership of the Rights-of-Way by the adjacent lot owners is now unburdened by the rights closed, vacated and abandoned. The City Manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the City of San Antonio, special warranty deeds or deeds without warranty, substantially in the form shown in **Attachment C**, as needed and appropriate, to convey 0.106 acres as shown in **Attachment A** to Convent Ventures, L.P. and 0.262 acres as shown in **Attachment B** to 1 Riverwalk, LLC. The City Manager and her designee, severally, are authorized to take all additional actions reasonably necessary or convenient to effectuate the transactions.

**SECTION 2.** The properties abutting the Right-of-Way Segments are:

<i>Address:</i>	<i>Description:</i>	<i>Owner Listed by Bexar Appraisal District</i>
700 N ST MARYS ST	NCB 411 BLK 3 LOT 6	1 RIVERWALK LLC

SAN ANTONIO, TX 78205		
1012 NAVARRO ST SAN ANTONIO, TX 78205	NCB 180 LOTS 13 & 14 ARB A14	US REAL ESTATE LIMITED PARTNERSHIP
333 CONVENT ST SAN ANTONIO, TX 78205	NCB 180 BLK LOT 18A	CONVENT VENTURES L P

The listing above is made solely to facilitate indexing of this Ordinance in the real property records. If the listing is inaccurate or not comprehensive, it does not affect the validity of the closure.

**SECTION 3. Reservation of Utility Rights.** All presently existing water and wastewater lines and facilities, electric transmission and distribution lines and facilities, gas lines and facilities, communication lines and facilities, or any other public utility lines and facilities, if any, may remain in place despite this Ordinance, and may continue to be used, repaired, enlarged, and maintained in the ordinary course of business. Any person wanting removal of an existing utility line or facility must negotiate separately with the pertinent utility. Any person building on the Right-of-Way Segment without first reaching an agreement with a utility having lines or facilities in the segment does so at his or her own risk. After the date of this Ordinance, no utility may add additional utility lines or facilities in the Right-of-Way Segment based on a claim that the Right-of-Way Segment is public right of way. All existing drainage rights in the Right-of-Way Segments are retained by the City. This closure does not give up any right arising other than from the plat or other instrument creating the public street right of way or alley.

**SECTION 4.** This property is within the City of San Antonio Inner City Reinvestment/Infill Policy (ICRIP) area. Per that policy, which has been approved by City Council, the proposed fee for this closure the proposed fee for this closure is reduced by 75% for projects investing over \$50 million. The ICRIP Fee Waiver reduces the fee to \$300,768.75. However, the closure also allows the Petitioner to provide approximately Five Hundred Seventy Thousand Eighty Five Dollars and No Cents (\$570,085.00) of public related improvements, an in-kind contribution towards the value of the fee. Therefore, at City Council’s discretion and approval, the City shall not collect fees, but shall instead accept Five Hundred Seventy Thousand Eighty Five Dollars and No Cents (\$570,085.00) of public related infrastructure improvements from 1 Riverwalk, LLC as in-kind contribution towards the value of the proposed closure fee.

**SECTION 5.** The disposition of surplus property must be coordinated through the City’s Finance Department to assure the removal of these assets into the City’s financial records and to record the property accounting transactions.


**SECTION 6.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP

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Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

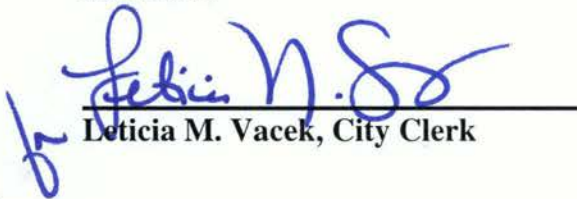
**SECTION 7.** This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

**PASSED AND APPROVED** this 21<sup>st</sup> day of June, 2018.



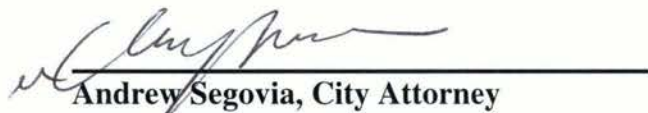
M A Y O R  
Ron Nirenberg

**ATTEST:**



Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**



Andrew Segovia, City Attorney

<b>Agenda Item:</b>	25B ( in consent vote: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18A, 18B, 19, 20, 21, 22, 23, 24, 25A, 25B, 25C, 27, 28, 29, 30, 31, 34, 35A, 35B, 36, 37, 38, 39, 40, 41, 42, 43, 46, 47, 49, 50, 51, 52, 53, 54, 56A, 56B, 56C, 56D, 56E )						
<b>Date:</b>	06/21/2018						
<b>Time:</b>	09:39:05 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Conveying a total of 0.368 acres of property to Convent Ventures, L.P. and 1 Riverwalk, LLC and accepting an in-kind contribution of approximately \$570,085.00 towards the value of the proposed closure fee.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

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## **ATTACHMENT A**



METES AND BOUNDS DESCRIPTION  
FOR

A 0.083 of an acre, or 3,625 square feet more or less, tract of land out of Hagner Arc, a variable width right-of-way, in the City of San Antonio, Bexar County, Texas. Said 0.083 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a set 1/2 inch iron rod on the east right-of-way line of Hagner Arc, a variable width right-of-way, the southwest corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of said Official Public Records, the east corner of the herein described tract, the northwest corner of a tract described in deed to Convent Ventures, L.P. a Texas Limited Partnership recorded in Volume 6965, Page 2005 of said Official Public Records;

**THENCE:** Along and with the east and north right-of-way line of said Hagner Arc, the west and south line of said Convent Ventures tract, the following bearings and distances:

S 10°57'13" E, a distance of 89.94 feet to a point on the southwest corner of said Convent Ventures tract;

S 80°28'50" E, a distance of 93.20 feet to a 1/2 inch iron rod at the west right-of-way line of said Navarro Street, the southeast corner of said Convent Venture tract;

**THENCE:** S 00°11'52" E, along and with the east and south right-of-way line of Hagner Arc, the west right-of-way line of said Navarro Street, a distance of 1.58 feet to a point;

**THENCE:** Departing the west right-of-way line of said Navarro Street, along and with the north right-of-way line of Convent Street, a 55.6-foot right-of-way, over and across said Hagner Arc, the following bearings and distnaces:

S 80°19'03" W, a distance of 113.08 feet to a point;

N 00°10'50" E, a distance of 32.90 feet to a point;

S 89°49'10" W, a distance of 4.44 feet to a point;

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Job No. 8458-01  
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N 00°10'50" E, a distance of 85.20 feet to a point;

THENCE: N 49°20'48" E, a distance of 4.29 feet to the POINT OF BEGINNING, and containing 0.083 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

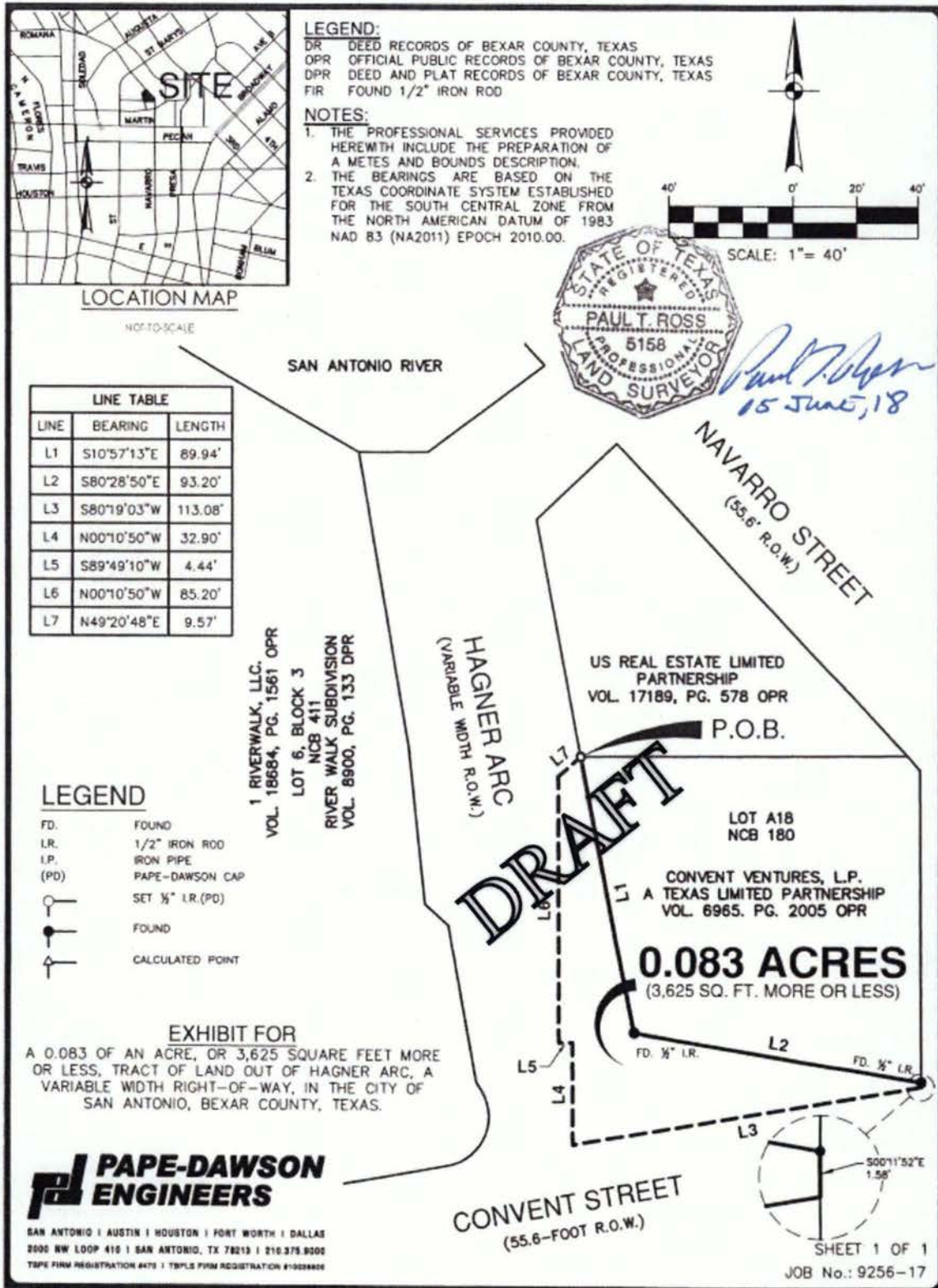
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
JOB NO. 9256-17  
DOC. ID. N:\Survey\17-17-9200\9256-17\Word\9256-17 FN 0.083AC LAW-HAGNER.docx



*Paul T. Ross*  
05 June, 18

**DRAFT**









METES AND BOUNDS DESCRIPTION  
FOR

A 0.023 of an acre, or 1,010 square feet more or less, tract of land being a portion of Convent Street, a 55.6-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.023 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found concrete nail on the north right-of-way line of said Convent Street, the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 80°19'03" E, along and with the north right-of-way line of said Convent Street, the south line of said Lot 6, the south right-of-way line of said Hagner Arc, a distance of 93.85 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 80°19'03" E, continuing along and with the north right-of-way line of said Convent Street, the south right-of-way line of said Hagner Arc, a distance of 113.09 feet to a point on the west right-of-way line of Navarro Street, a 55.6-foot right-of-way, the east right-of-way line of said Convent Street, and from which a found 1/4 inch iron rod at the southeast corner of a tract described in deed to Convent Ventures, L.P. a Texas limited partnership recorded in Volume 6965, Page 2005 of said Official Public Records, bears N00°11'52"W, a distance of 1.58 feet;

THENCE: S 00°11'52" E, along and with the west right-of-way line of Navarro Street, the east right-of-way line of said Convent Street, a distance of 2.65 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

THENCE: Departing the west right-of-way line of Navarro Street, over and across said Convent Street, the following bearings and distances:

S 45°00'00" W, a distance of 14.86 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

S 82°37'57" W, a distance of 101.79 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

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0.023 of an acre  
Job No. 9256-17  
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N 00°10'50" E, a distance of 7.19 feet to the POINT OF BEGINNING, and containing 0.023 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

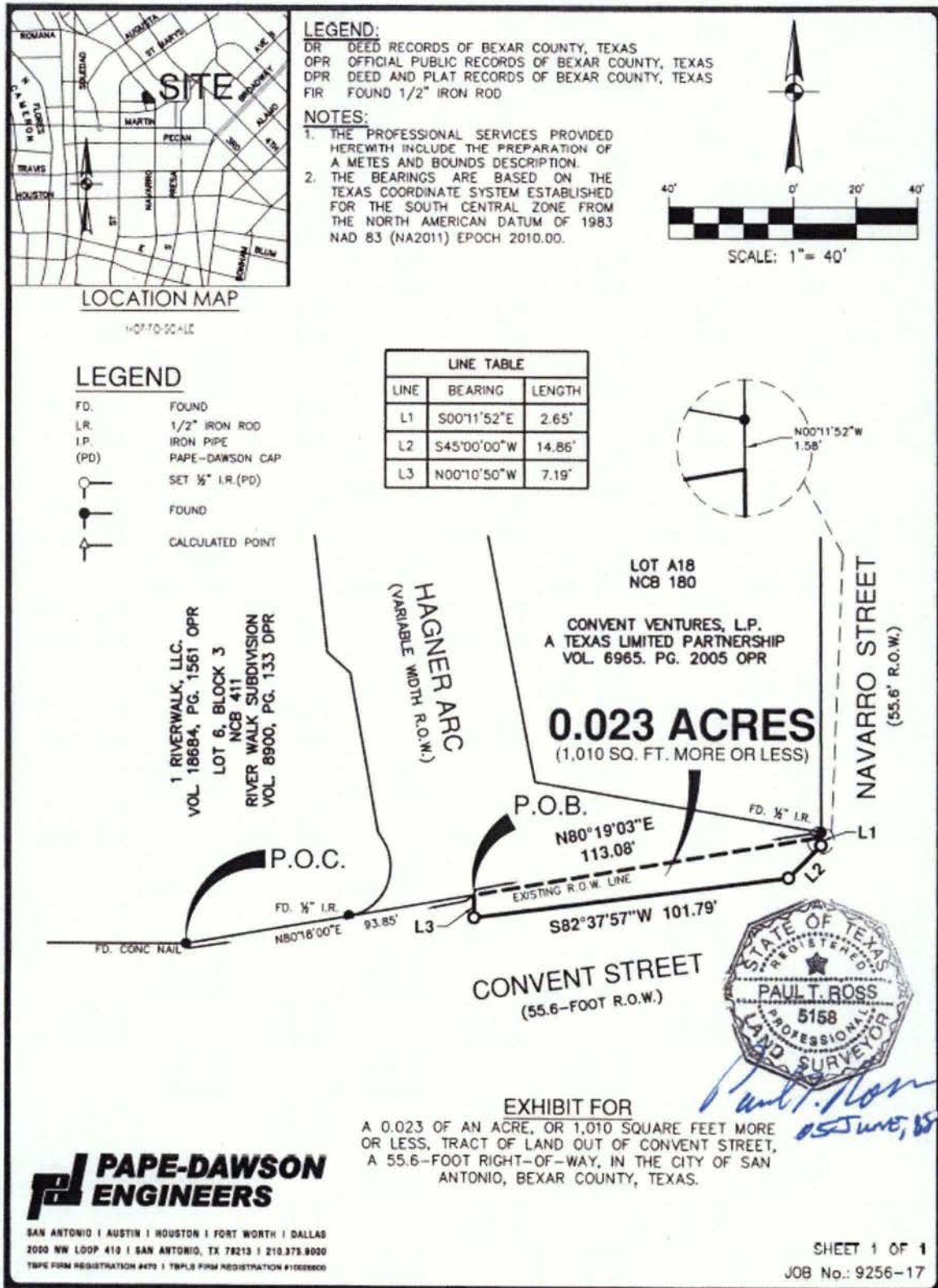
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
JOB NO. 9256-17  
DOC. ID. N:\Survey17\17-9200\9256-17\Word\9256-17 FN 0.023AC LAW-CONVENT.docx



*Paul T. Ross*  
05 June, 18

**DRAFT**





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06/21/18  
Item No. 25B

## **ATTACHMENT B**



METES AND BOUNDS DESCRIPTION  
FOR

A 0.253 of an acre, or 11,030 square feet more or less, tract of land out of Hagner Arc, a variable width right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.253 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the southwest right-of-way line of Navarro Street, a 55.6-foot right-of-way, the north corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of said Official Public Records, the east corner of the herein described tract;

**THENCE:** Departing the southwest right-of-way line of said Navarro Street, along and with the west line of said US Real Estate tract, the east right-of-way line of said Hagner Arc, the following bearings and distances:

S 46°46'16" W, a distance of 35.48 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

S 10°48'44" E, a distance of 76.60 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson" at the southwest corner of said US Real Estate tract, the northwest corner of a tract described in deed to Convent Ventures recorded in Volume 6965, Page 2005 of said Official Public Records;

**THENCE:** Departing the east line of said Hagner Arc, over and across said Hagner Arc, the following bearings and distances:

S 49°20'48" W, a distance of 9.57 feet to a point;

S 00°10'50" E, a distance of 85.20 feet to a point;

N 89°49'10" E, a distance of 4.44 feet to a point;

S 00°10'50" E, a distance of 32.90 feet to a point;

S 80°19'03" W, a distance of 40.74 feet to a found 1/2 inch iron rod on the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8401 Page 133 of said Deed and Plat Records, the southwest corner of said Hagner Arc;

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0.253 of an Acre  
Job No. 9256-17  
Page 2 of 2

THENCE: Departing the north right-of-way line of said Convent Street, along and with the east line of said Hagner Arc, the west right-of-way line of said Hagner Arc, the following bearings and distances:

Northeasterly, along a curve to the left, said curve having a radius of 16.00 feet, a central angle of  $112^{\circ}30'00''$ , a chord bearing and distance of  $N 24^{\circ}04'03'' E$ , 26.61 feet, for an arc length of 31.42 feet to a found  $\frac{1}{2}$  inch iron rod with cap marked "Pape-Dawson";

$N 32^{\circ}10'57'' W$ , a distance of 3.05 feet to a found  $\frac{1}{2}$  inch iron rod with cap marked "Pape-Dawson";

$N 10^{\circ}00'57'' W$ , a distance of 51.34 feet to a found "x" in concrete;

$N 48^{\circ}24'19'' W$ , a distance of 10.00 feet to a found  $\frac{1}{2}$  inch iron rod;

$N 06^{\circ}13'53'' W$ , a distance of 50.30 feet to a found concrete nail;

$N 09^{\circ}45'57'' W$ , a distance of 99.00 feet to a set  $\frac{1}{2}$  inch iron rod with cap marked "Pape Dawson" on the north line of the San Antonio River, the northeast corner of said Lot 6;

THENCE: Along and with the south line of said San Antonio River, the north line of said Hagner Arc, the following bearings and distances:

$N 89^{\circ}49'10'' E$ , a distance of 22.21 feet to a set  $\frac{1}{2}$  inch iron rod with cap marked "Pape-Dawson";

$N 53^{\circ}23'16'' E$ , a distance of 46.51 feet to a set  $\frac{1}{2}$  inch iron rod with cap marked "Pape-Dawson" on the southwest right-of-way line of said Navarro Street, the north corner of said Hagner Arc;

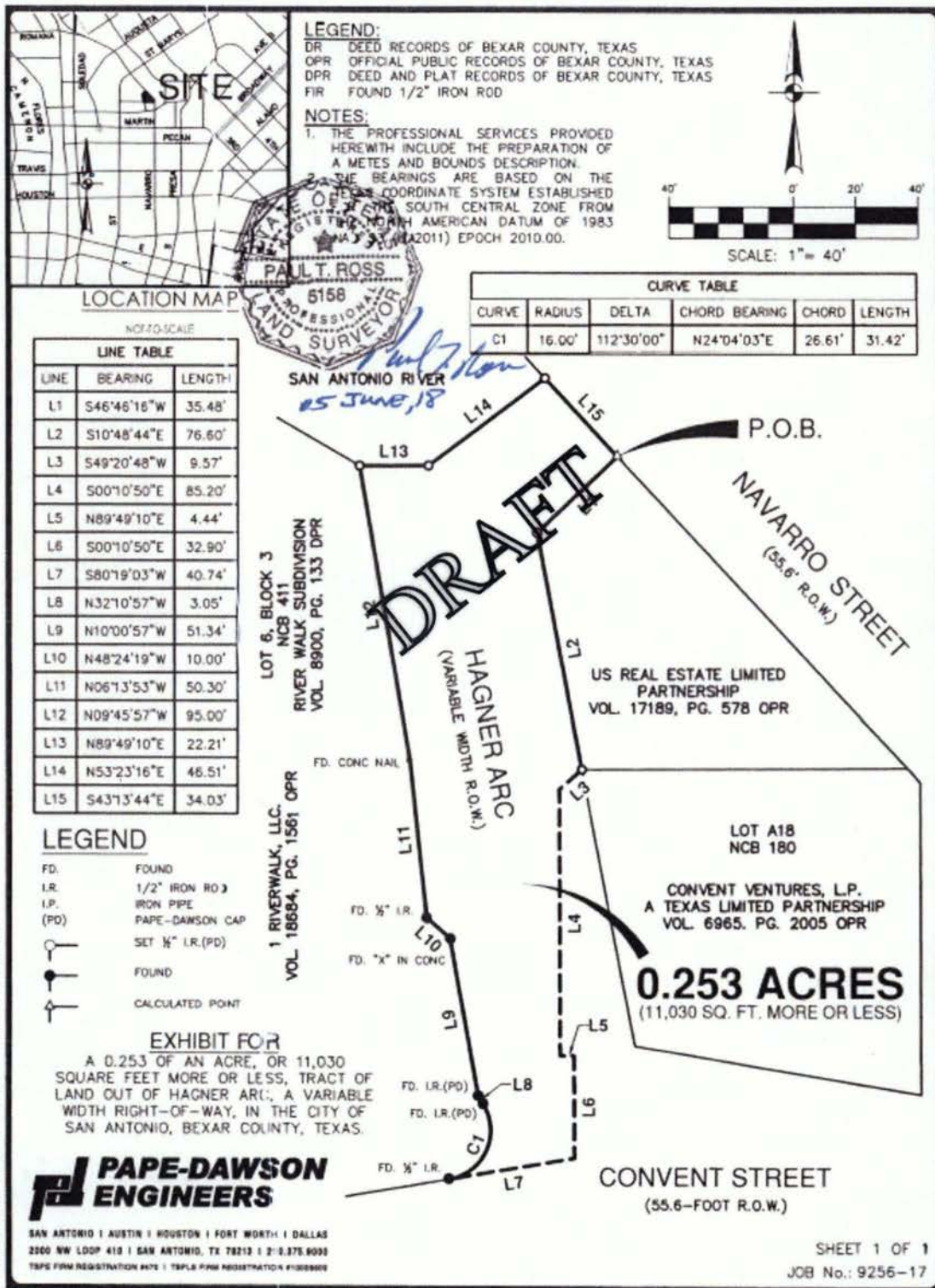
THENCE:  $S 43^{\circ}13'44'' E$ , a distance of 34.03 feet to the POINT OF BEGINNING, and containing 0.253 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 6550-11 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
REVISED: June 5, 2018  
JOB NO. 9256-17  
DOC. ID. N: Survey17\17-9200\9256-17 Word 9256-17 FN 0.253AC USAA-HAGNER.docx



*Paul T. Ross*  
05 June 18







METES AND BOUNDS DESCRIPTION  
FOR

A 0.009 of an acre, or 375 square feet more or less, tract of land being a portion of Convent Street, a 55.6-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.009 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found concrete nail on the north right-of-way line of said Convent Street, the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the south line of said Lot 6, the north right-of-way line of said Convent Street, over and across said Convent Street, the following bearings and distances:

N 80°19'03" E, a distance of 66.88 feet to a point;

S 00°10'50" E, a distance of 7.29 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

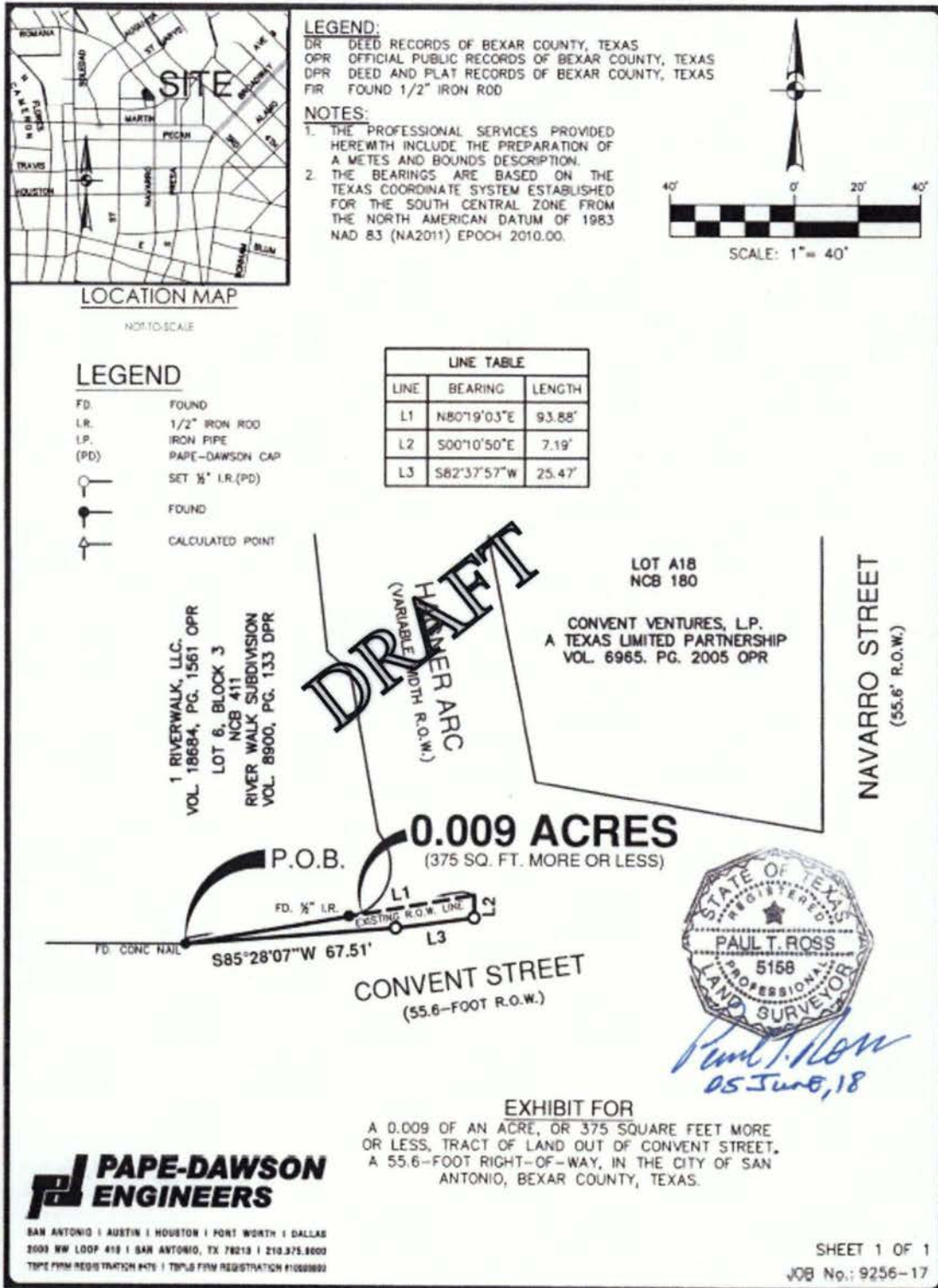
S 82°37'57" E, a distance of 25.47 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 85°28'00" W, a distance of 67.51 feet to the POINT OF BEGINNING, and containing 0.009 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** May 17, 2018  
**JOB NO.** 9256-17  
**DOC. ID:** N:\Survey\1747-9200\9256-17\Word\9256-17 FN 0.009AC USAA-CONVENT.docx







VS  
06/21/18  
Item No. 25B

## ATTACHMENT C

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**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas        }  
                                  }  
County of Bexar     }

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**Deed Without Warranty**

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**Authorizing Ordinance:** [XXXXXX]

**Statutory Authority:** Local Government Code § 272.001(a)

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attn: City Clerk)

**Grantor's Street Address:** City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

**Grantee:** 1 Riverwalk, LLC

**Grantee's Mailing Address:** [XXXXXX]

**Consideration:** Cash and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**Property:** All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows:

.009 acres of land as more accurately described in metes and bounds in **Exhibit A**.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and warranty, grants, bargains, and conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to

the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto Grantee, Grantee's successors and assigns forever, **without any express or implied warranty whatsoever, including, but not limited to, warranties of title, condition, or character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations from, Restrictions, Exceptions, and Conditions to Conveyance:**

This conveyance is explicitly subject to the following:

- A. **Reservations:** All reservations affecting the Property.
- B. **Easements:** All recorded and unrecorded easements, whether open and obvious.
- C. **Restrictions:** All covenants and restrictions affecting the Property.
- D. **Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. **Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise.**

**Setting out the specific Reservations and disclaimers does not imply that the Property is free of other encumbrances or adverse claims or Conditions. Grantor specifically disclaims any such implication.**

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**In Witness Whereof**, Grantor has caused its representative to set its hand:

**Grantor:**

**City of San Antonio,**

a Texas municipal corporation

By: \_\_\_\_\_

Printed

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved As To Form:**

By: \_\_\_\_\_

City Attorney

The State of Texas    }

County of Bexar       }

Before me, the undersigned authority, this instrument was this day acknowledged by \_\_\_\_\_, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**After Recording, Return To:**

[XXXXXX]

Exhibit A



METES AND BOUNDS DESCRIPTION  
FOR

A 0.009 of an acre, or 375 square feet more or less, tract of land being a portion of Convent Street, a 55.6-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.009 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a found concrete nail on the north right-of-way line of said Convent Street, the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of the Deed and Plat Records of Bexar County, Texas,

**THENCE:** Along and with the south line of said Lot 6, the north right-of-way line of said Convent Street, over and across said Convent Street, the following bearings and distances:

N 80°19'03" E, a distance of 93.88 feet to a point;

S 00°10'50" E, a distance of 7.19 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

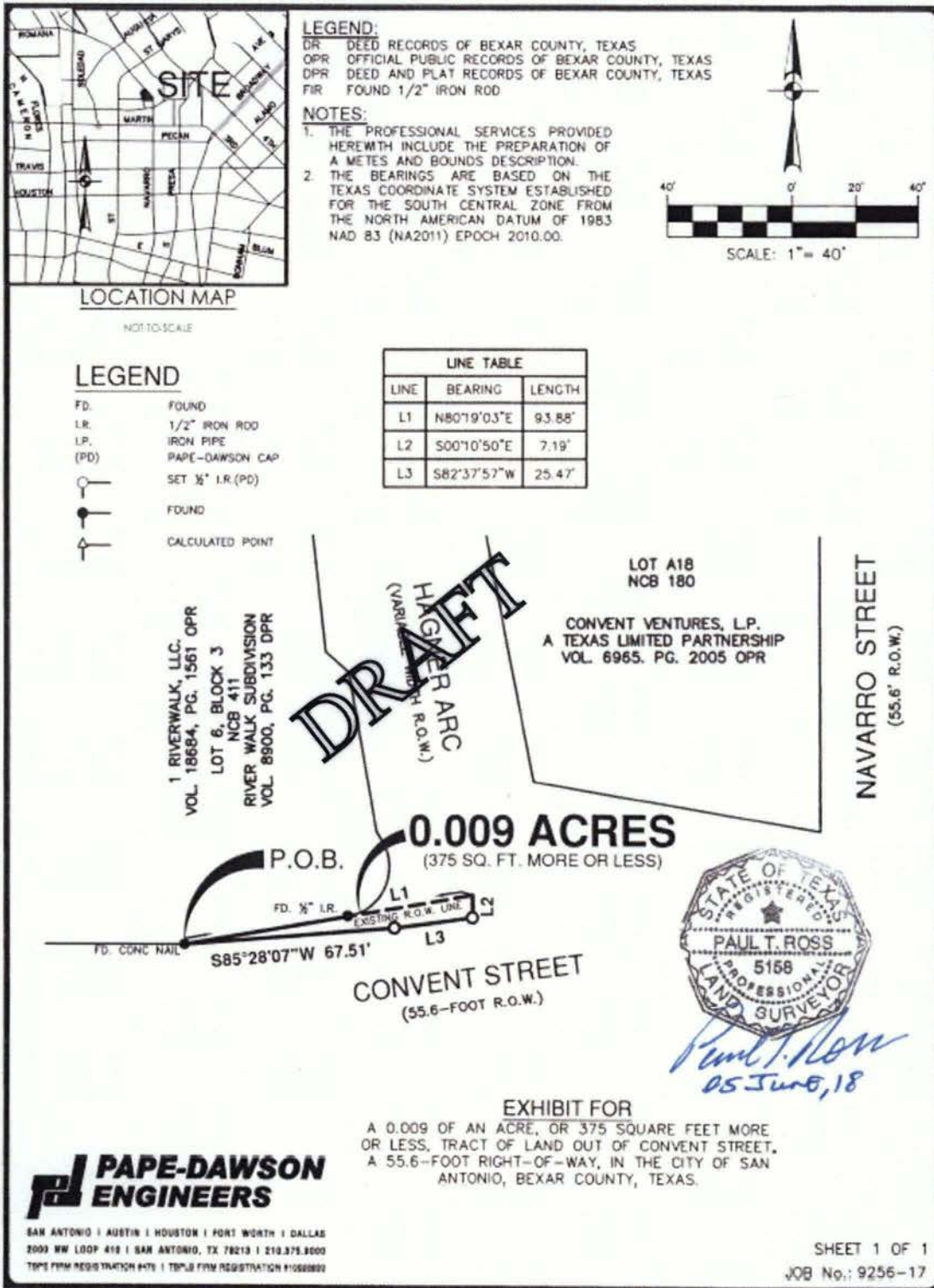
S 82°37'57" E, a distance of 25.47 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

S 83°28'07" W, a distance of 67.51 feet to the POINT OF BEGINNING, and containing 0.009 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** May 17, 2018  
**JOB NO.:** 9256-17  
**DOC. ID.:** N:\Survey\1747-9200\9256-17\Word\9256-17 FN 0.009AC USAA-CONVENT.docx



*Paul T. Ross*  
05 June, 18



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**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas        }  
                                  }  
County of Bexar     }

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**Special Warranty Deed**

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**Authorizing Ordinance:** [XXXXXXX]

**Statutory Authority:** Local Government Code § 272.001(a)

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attn: City Clerk)

**Grantor's Street Address:** City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

**Grantee:** 1 Riverwalk, LLC

**Grantee's Mailing Address:** [XXXXXXX]

**Consideration:** Cash and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**Property:** All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows:

.253 acres of land as more accurately described in metes and bounds in **Exhibit A**.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and warranty, grants, bargains, and conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise



belonging, to have and to hold unto Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and warranty.

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations from, Restrictions, Exceptions, and Conditions to Conveyance:**

This conveyance is explicitly subject to the following:

- A. **Reservations:** All reservations affecting the Property.
- B. **Easements:** All recorded and unrecorded easements, whether open and obvious.
- C. **Restrictions:** All covenants and restrictions affecting the Property.
- D. **Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. **Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Setting out the specific Reservations and disclaimers does not imply that the Property is free of other encumbrances or adverse claims or Conditions. Grantor specifically disclaims any such implication.**

VS  
06/21/18  
Item No. 25B

**In Witness Whereof**, Grantor has caused its representative to set its hand:

**Grantor:**  
**City of San Antonio,**  
a Texas municipal corporation  
By: \_\_\_\_\_  
Printed  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Approved As To Form:**  
By: \_\_\_\_\_  
City Attorney

The State of Texas    }  
County of Bexar       }

Before me, the undersigned authority, this instrument was this day acknowledged by \_\_\_\_\_, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**After Recording, Return To:**  
[XXXXXX]

Exhibit A



METES AND BOUNDS DESCRIPTION  
FOR

A 0.253 of an acre, or 11,030 square feet more or less, tract of land out of Hagner Arc, a variable width right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.253 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the southwest right-of-way line of Navarro Street, a 55.6-foot right-of-way, the north corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of said Official Public Records, the east corner of the herein described tract;

**THENCE:** Departing the southwest right-of-way line of said Navarro Street, along and with the west line of said US Real Estate tract, the east right-of-way line of said Hagner Arc, the following bearings and distances:

S 46°46'16" W, a distance of 35.48 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

S 10°48'44" E, a distance of 76.12 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson" at the southwest corner of said US Real Estate tract, the northwest corner of a tract described in deed to Convent Ventures recorded in Volume 6965, Page 2005 of said Official Public Records;

**THENCE:** Departing the east line of said Hagner Arc, over and across said Hagner Arc, the following bearings and distances:

S 49°20'48" W, a distance of 9.57 feet to a point;

S 00°10'50" E, a distance of 85.20 feet to a point;

N 89°49'10" E, a distance of 4.44 feet to a point;

S 00°10'50" E, a distance of 32.90 feet to a point;

S 80°19'03" W, a distance of 40.74 feet to a found 1/2 inch iron rod on the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 801 Page 133 of said Deed and Plat Records, the southwest corner of said Hagner Arc;

DRAFT

0.253 of an Acre  
Job No. 9256-17  
Page 2 of 2

THENCE: Departing the north right-of-way line of said Convent Street, along and with the east line of said Hagner Arc, the west right-of-way line of said Hagner Arc, the following bearings and distances:

Northeasterly, along a curve to the left, said curve having a radius of 16.00 feet, a central angle of  $112^{\circ}30'00''$ , a chord bearing and distance of  $N 24^{\circ}04'03'' E$ , 26.61 feet, for an arc length of 31.42 feet to a found  $\frac{1}{8}$  inch iron rod with cap marked "Pape-Dawson";

$N 32^{\circ}10'57'' W$ , a distance of 3.05 feet to a found  $\frac{1}{8}$  inch iron rod with cap marked "Pape-Dawson";

$N 10^{\circ}00'57'' W$ , a distance of 51.34 feet to a found "x" in concrete;

$N 48^{\circ}24'19'' W$ , a distance of 10.00 feet to a found  $\frac{1}{8}$  inch iron rod;

$N 06^{\circ}13'53'' W$ , a distance of 50.36 feet to a found concrete nail;

$N 09^{\circ}45'57'' W$ , a distance of 25.00 feet to a set  $\frac{1}{8}$  inch iron rod with cap marked "Pape Dawson" on the south line of the San Antonio River, the northeast corner of said Lot 6;

THENCE: Along and with the north line of said San Antonio River, the north line of said Hagner Arc, the following bearings and distances:

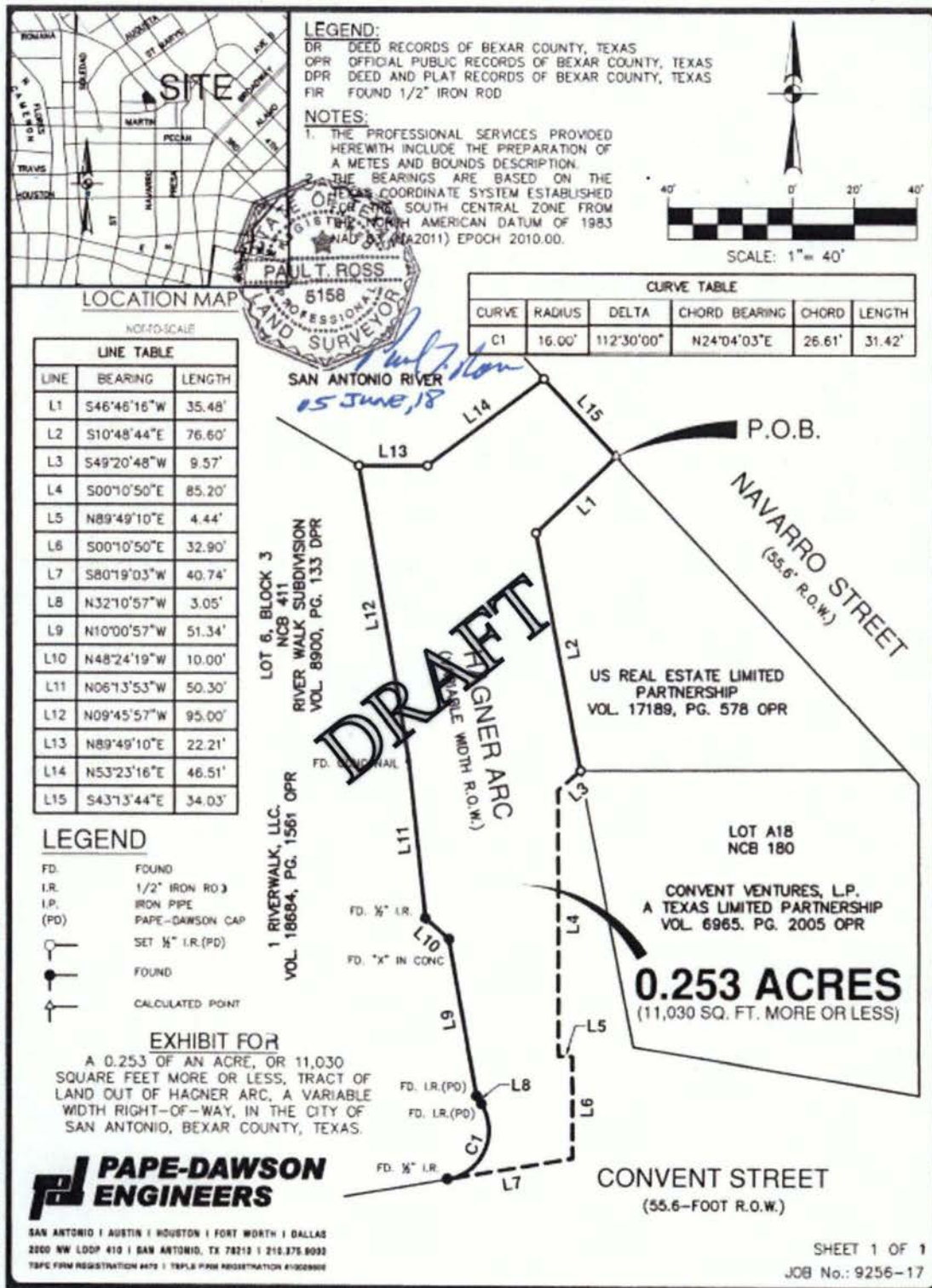
$N 89^{\circ}49'10'' E$ , a distance of 22.21 feet to a set  $\frac{1}{8}$  inch iron rod with cap marked "Pape-Dawson";

$N 53^{\circ}23'16'' E$ , a distance of 46.51 feet to a set  $\frac{1}{8}$  inch iron rod with cap marked "Pape-Dawson" on the southwest right-of-way line of said Navarro Street, the north corner of said Hagner Arc;

THENCE:  $S 43^{\circ}13'44'' E$ , a distance of 34.03 feet to the POINT OF BEGINNING, and containing 0.253 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 6550-11 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
REVISED: June 5, 2018  
JOB NO. 9256-17  
DOC. ID. N: Survey17 17-9200/9256-17 Word 9256-17 FN 0 253AC USAA-HAGNER.docx





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**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas        }  
                              }  
County of Bexar     }

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**Deed Without Warranty**

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**Authorizing Ordinance:** [XXXXXX]

**Statutory Authority:** Local Government Code § 272.001(a)

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attn: City Clerk)

**Grantor's Street Address:** City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

**Grantee:** Convent Ventures, L.P.

**Grantee's Mailing Address:** [XXXXXX]

**Consideration:** Cash and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**Property:** All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows:

.023 acres of land as more accurately described in metes and bounds in **Exhibit A**.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and warranty, grants, bargains, and conveys to Grantee, all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto Grantee, Grantee's successors and assigns forever, **without**

**any express or implied warranty whatsoever, including, but not limited to, warranties of title, condition, or character.**

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations from, Restrictions, Exceptions, and Conditions to Conveyance:**

This conveyance is explicitly subject to the following:

- A. Reservations:** All reservations affecting the Property.
- B. Easements:** All recorded and unrecorded easements, whether open and obvious.
- C. Restrictions:** All covenants and restrictions affecting the Property.
- D. Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. Conditions:** All conditions affecting the Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Grantor expressly disclaims any and all warranties arising by common law, statute (including without limitation the implied warranties of § 5.023, Texas Property Code or any successor statute), or otherwise.**

**Setting out the specific Reservations and disclaimers does not imply that the Property is free of other encumbrances or adverse claims or Conditions. Grantor specifically disclaims any such implication.**

VS  
06/21/18  
Item No. 25B

**In Witness Whereof**, Grantor has caused its representative to set its hand:

**Grantor:**

**City of San Antonio,**

a Texas municipal corporation

By: \_\_\_\_\_

Printed

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved As To Form:**

By: \_\_\_\_\_

City Attorney

The State of Texas    }

County of Bexar       }

Before me, the undersigned authority, this instrument was this day acknowledged by \_\_\_\_\_, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**After Recording, Return To:**

[XXXXXX]



Exhibit A



METES AND BOUNDS DESCRIPTION  
FOR

A 0.023 of an acre, or 1,010 square feet more or less, tract of land being a portion of Convent Street, a 55.6-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.023 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found concrete nail on the north right-of-way line of said Convent Street, the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 80°19'03" E, along and with the north right-of-way line of said Convent Street, the south line of said Lot 6, the south right-of-way line of said Hagner Arc, a distance of 93.85 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 80°19'03" E, continuing along and with the north right-of-way line of said Convent Street, the south right-of-way line of said Hagner Arc, a distance of 113.09 feet to a point on the west right-of-way line of Navarro Street, a 55.6-foot right-of-way, the east right-of-way line of said Convent Street, and from which a found 1/2 inch iron rod is at the southeast corner of a tract described in deed to Convent Ventures, L.P., a Texas limited partnership recorded in Volume 6965, Page 204 of said Official Public Records, bears N00°11'52"W, a distance of 2.65 feet;

THENCE: S 00°11'52" E, along and with the west right-of-way line of Navarro Street, the east right-of-way line of said Convent Street, a distance of 2.65 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

THENCE: Departing the west right-of-way line of Navarro Street, over and across said Convent Street, the following bearings and distances:

S 45°00'00" W, a distance of 14.86 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

S 82°37'57" W, a distance of 101.79 feet to a set 1/2 inch iron rod with cap marked "Pape-Dawson";

Page 1 of 2

*PAPE*

0.023 of an acre  
Job No. 9256-17  
Page 2 of 2

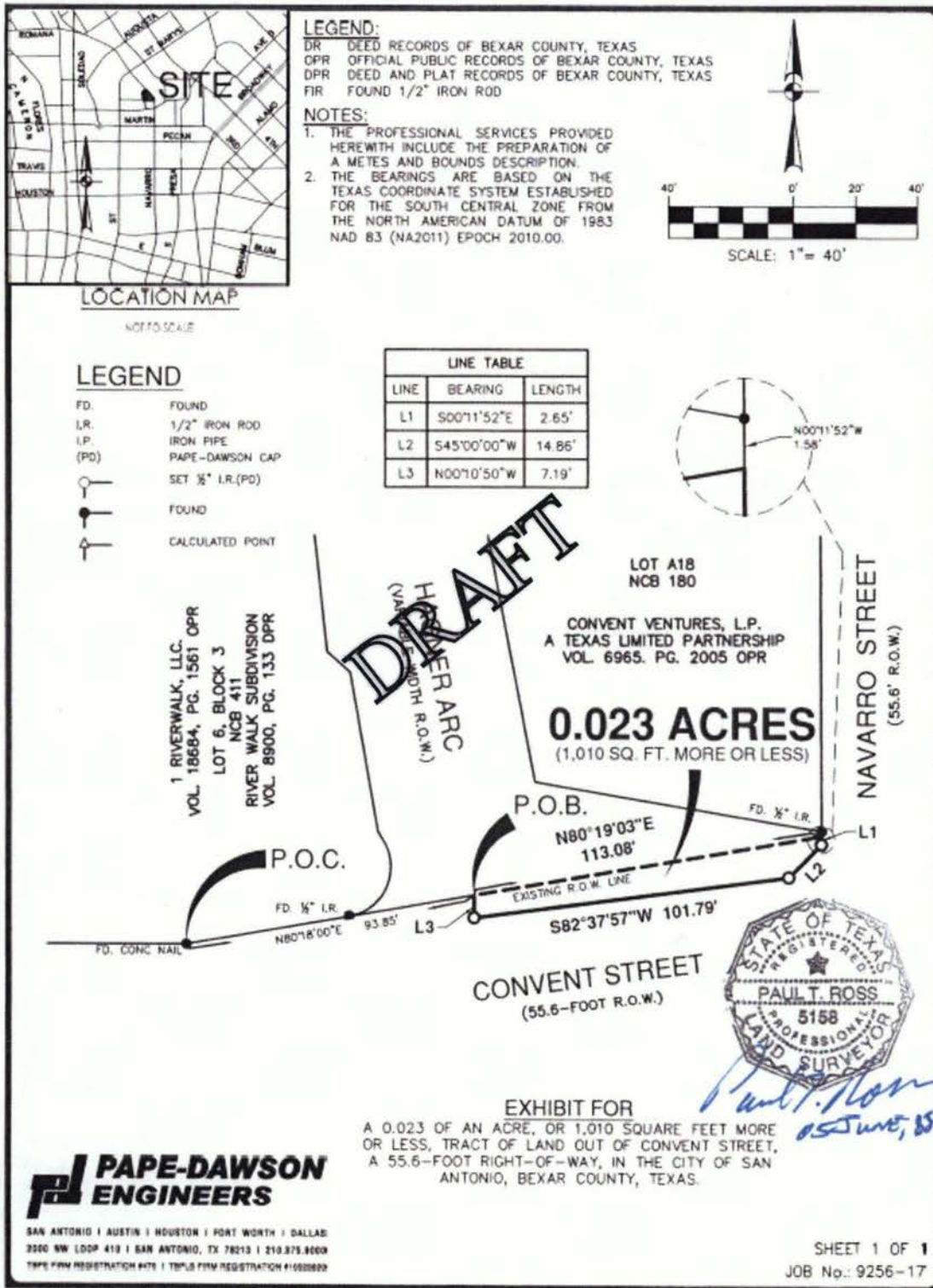
N 00°10'50" E, a distance of 7.19 feet to the POINT OF BEGINNING, and containing 0.023 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
JOB NO. 9256-17  
DOC. ID. N:\Survey\17-9200\9256-17\Word\9256-17 FN 0.023AC LAW-CONVENT.docx

**DRAFT**



*Paul T. Ross*  
05 JUNE, 18



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**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas        }  
                                  }  
County of Bexar     }

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**Special Warranty Deed**

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**Authorizing Ordinance:** [XXXXXX]

**Statutory Authority:** Local Government Code § 272.001(a)

**Grantor:** City of San Antonio

**Grantor's Mailing Address:** City Of San Antonio, P.O. Box 839966, San Antonio, Texas 78283-3966 (Attn: City Clerk)

**Grantor's Street Address:** City Hall, 100 Military Plaza, San Antonio, Texas 78205 (Bexar County)

**Grantee:** Convent Ventures, L.P.

**Grantee's Mailing Address:** [XXXXXX]

**Consideration:** Cash and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

**Property:** All of the following real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being described as follows:

.083 acres of land as more accurately described in metes and bounds in **Exhibit A**.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and warranty, grants, bargains, and conveys to Grantee, all of

Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold unto Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and warranty.

The Property is conveyed together with any and all improvements, structures and fixtures located thereon, and with all rights, privileges, rights of way, and easements appurtenant thereto, unless reserved unto other parties herein.

**Reservations from, Restrictions, Exceptions, and Conditions to Conveyance:**

This conveyance is explicitly subject to the following:

- A. Reservations:** All reservations affecting the Property.
- B. Easements:** All recorded and unrecorded easements, whether open and obvious.
- C. Restrictions:** All covenants and restrictions affecting the Property.
- D. Exceptions:** All instruments affecting the Property, whether or not recorded.
- E. Conditions:** All conditions affecting the Property.  
Property.

This conveyance does not relieve Grantee of any building, zoning, or other city-imposed requirements, or other land use restrictions applicable to the Property or the obligation to pay any real estate taxes that may otherwise be due.

**Setting out the specific Reservations and disclaimers does not imply that the Property is free of other encumbrances or adverse claims or Conditions. Grantor specifically disclaims any such implication.**

VS  
06/21/18  
Item No. 25B

**In Witness Whereof**, Grantor has caused its representative to set its hand:

**Grantor:**  
**City of San Antonio,**  
a Texas municipal corporation

By: \_\_\_\_\_

Printed

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Approved As To Form:**

By: \_\_\_\_\_

City Attorney

The State of Texas     }

County of Bexar        }

Before me, the undersigned authority, this instrument was this day acknowledged by \_\_\_\_\_, of and for the City of San Antonio, a Texas municipal corporation, on behalf of that entity in the capacity stated.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**After Recording, Return To:**

[XXXXXX]

Exhibit A



METES AND BOUNDS DESCRIPTION  
FOR

A 0.083 of an acre, or 3,625 square feet more or less, tract of land out of Hagner Arc, a variable width right-of-way, in the City of San Antonio, Bexar County, Texas. Said 0.083 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING.** At a set 1/2 inch iron rod on the east right-of-way line of Hagner Arc, a variable width right-of-way, the southwest corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of said Official Public Records, the east corner of the herein described tract, the northwest corner of a tract described in deed to Convent Ventures, L.P. a Texas Limited Partnership recorded in Volume 6965, Page 2005 of said Official Public Records;

**THENCE.** Along and with the east and north right-of-way line of said Hagner Arc, the west and south line of said Convent Ventures tract, the following bearings and distances:

S 10°57'13" E, a distance of 89.94 feet to a point at the southwest corner of said Convent Ventures tract;

S 80°28'50" E, a distance of 93.20 feet to a found 1/2 inch iron rod at the west right-of-way line of said Navarro Street, the southeast corner of said Convent Venture tract;

**THENCE:** S 00°11'52" E, along and with the east and south right-of-way line of Hagner Arc, the west right-of-way line of said Navarro Street, a distance of 1.58 feet to a point;

**THENCE:** Departing the west right-of-way line of said Navarro Street, along and with the north right-of-way line of Convent Street, a 55.6-foot right-of-way, over and across said Hagner Arc, the following bearings and distances:

S 80°19'03" W, a distance of 113.08 feet to a point;

N 00°10'50" E, a distance of 32.90 feet to a point;

S 89°49'10" W, a distance of 4.44 feet to a point;

Page 1 of 7

TBPE Firm Registration #470 | TBPE Firm Registration #10026800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 | T: 210.375.9000 | www.Pape-Dawson.com

0.083 of an Acre  
Job No. 8458-01  
Page 2 of 2

N 00°10'50" E, a distance of 85.20 feet to a point;

THENCE: N 49°20'48" E, a distance of 4.29 feet to the POINT OF BEGINNING, and containing 0.083 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9256-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2018  
JOB NO. 9256-17  
DOC. ID. N:\Survey\17-17-9200-9256-17\Word\9256-17 FN 0.083AC LAW-HAGNER.docx

DRAFT



*Paul T. Ross*  
05 June, 18





