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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.**

**DEED WITHOUT WARRANTY**

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**Ordinance Authorizing Acceptance:** 2018-10-18-\_\_\_\_\_

**SP No./Parcel:** [XXXX]

**Grantor:** City of San Antonio

**Grantor's Mailing Address (including county):** P.O. Box 839966, San Antonio, Texas 78283-3966  
(Attention: Director, Capital Improvement Management Services) (Bexar County)

**Grantee:** Board of Regents of The University of Texas System

**Grantee's Mailing Address (including county):** [   ]

**Consideration:** \$10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged

**Property:** Described, attached, and incorporated hereto as **Exhibit A**, being approximately 2.032 acre tract described as Lot 1, New City Block 13418, TEX R-39 CENTRAL WEST AREA PROJECT 1 URBAN RENEWAL SAN ANTONIO, TEXAS commonly known as 702 Dolorosa

**Draft. This is only to show the agreed form of the final document. This draft is neither ready nor suitable to be signed.**

Grantor, for the Consideration, 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, Restrictions, Exceptions, and Conditions for Conveyance:** This conveyance is explicitly subject to the following:

**A. Reservations**

**1. Grantor's Right of Re-entry**

Not later than 18 months after escrow, Grantee must commence substantial construction on the Property.

If Grantee fails to timely commence construction 18 months after escrow, Grantor may re-enter the Property and retake title to it by filing in the Bexar County records a Notice of Re-Entry. Upon Grantor's filing the Notice of Re-Entry, title automatically passes back from Grantee to Grantor. After filing the Notice of Re-Entry, Grantor may have the right, but not the duty to move into possession of the Property or evict Grantee. Grantor's failure to move into possession or evict Grantee does not impair the effectiveness of filing the notice.

As a condition of its right to file a Notice of Re-Entry, Grantor must tender to Grantee the Purchase Price under this contract within 30 days after filing the Notice for Re-Entry. A permissible way to tender the Purchase Price is to file a declaratory judgment suit to affirm Grantor's title and to deposit the Purchase Price into the registry of the court.

If Grantor has not filed a Notice of Re-Entry by four years after conveyance, its right to do so lapses, and Grantee's title is thereafter secure against any attempted re-entry by Grantor. No delay by Grantor in filing the notice short of the four years impairs its right to file the notice.

**B. Easements:** All recorded and unrecorded easements, whether or not open and obvious.

**C. Restrictions**

All covenants and restrictions affecting the Property, whether or not recorded, including the same covenants and restrictions as described and per Deed conveying the Property to the City of San Antonio, recorded in Volume XXXX, Page XXXX, Deed Records, Bexar County Texas. However, Grantor acknowledges that by conveying the Property to Grantee, all benefits created by the covenants and restrictions described above transfer with the Property to the Grantee.

**D. Exceptions:** All instruments affecting the Property, whether or not recorded.

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.**

**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: \_\_\_\_\_

THE STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged

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

**Draft. This is only to show the agreed form of the final document. This draft is neither ready nor suitable to be signed.**

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

My commission expires: \_\_\_\_\_

**Approved as to Form:**

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City Attorney

**After recording, please return to:**

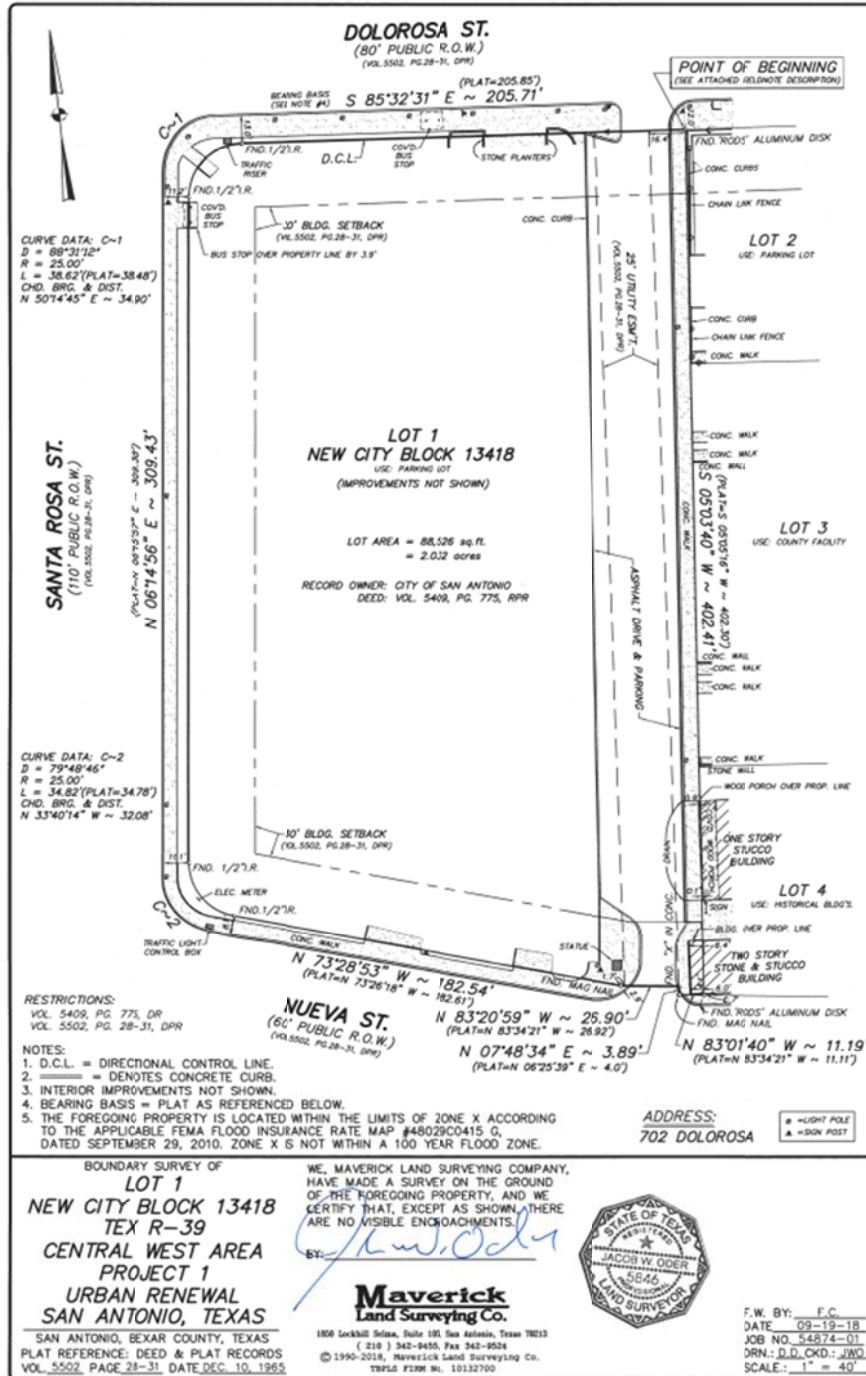
City of San Antonio

P.O. Box 839966

San Antonio, Texas 78283-3966

(Attention: Director, Transportation and Capital Improvements Department)

# Exhibit A



Job No. 54874-00  
October 4, 2018  
Page 1 of 2

STATE OF TEXAS  
COUNTY OF BEXAR

**Lot 1**  
**New City Block 13418**  
**(2.032 Acre Tract)**

FIELD NOTE DESCRIPTION of a 2.032 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being all of Lot 1, New City Block 13418, TEX R-39 CENTRAL WEST AREA PROJECT 1 URBAN RENEWAL SAN ANTONIO, TEXAS as shown by plat recorded in Volume 5502 Page 28, Deed and Plat Records of said County and State, in all said 2.032 acre tract being more particularly described as follows:

BEGINNING at an aluminum disk marked "RODS" on the south right of way line of Dolorosa Street (an 80 foot wide public right of way, Volume 5502, Page 28), at the common north corner of said Lot 1 and Lot 2, said Urban Renewal plat, for the northeast corner and POINT OF BEGINNING of this tract.

THENCE, along the west line of Lots 2, 3 and 4 of said Urban Renewal plat, South 05° 03' 40" West, 402.41 feet (cited on said plat as South 05° 05' 16" West, 402.30 feet) to an aluminum disk marked "RODS" on the north right of way line of Nueva Street (a variable width public right of way, Volume 5502, Page 28), for the southeast corner of said Lot 1 and this tract.

THENCE, along said north right of way line as follows: North 83° 01' 40" West, 11.19 feet (cited on said plat as North 83° 34' 21" West, 11.11 feet) to a mag nail found with washer marked "MLS CO"; North 07° 48' 34" East, 3.89 feet (cited on said plat as North 06° 25' 39" East, 4.0 feet) to a chiseled "X" found on concrete; North 83° 20' 59" West, 26.90 feet (cited on said plat as North 83° 34' 21" West, 26.92 feet) to a mag nail found with washer marked "MLS CO"; and North 73° 28' 53" West, 182.54 feet (cited on said plat as North 73° 26' 18" West, 182.61 feet) to a 1/2" iron rod found at the beginning of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 33° 40' 14" West, 32.08 feet.

THENCE, along the arc of said curve, through a central angle of 79° 48' 46", an arc distance of 34.82 feet (cited on said plat as 34.78 feet) to a 1/2" iron rod found on the east right of way line of Santa Rosa Street (a 110 foot wide public right of way, Volume 5502, Page 28).

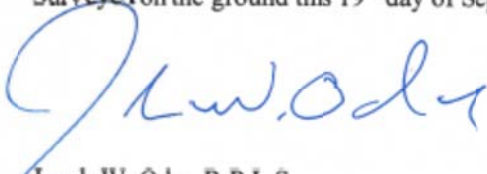
THENCE, along said east right of way line, North 06° 14' 56" East, 309.43 feet (cited on said plat as North 06° 15' 57" East, 309.38 feet) to a ½" iron rod found at the beginning of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 50° 14' 45" East, 34.90 feet.

THENCE, along the arc of said curve, through a central angle of 88° 31' 12", an arc distance of 38.62 feet (cited on said plat as 38.48 feet) to a ½" iron rod found on the south right of way line of said Dolorosa Street.

THENCE, along said south right of way line, South 85° 32' 31" East (bearing basis Volume 5502, Page 28), 205.71 feet (cited on said plat as 205.85 feet to the POINT OF BEGINNING.

CONTAINING in all, 2.032 acres or 88,526 square feet, more or less.

Surveyed on the ground this 19<sup>th</sup> day of September, 2018



Jacob W. Oder, R.P.L.S.  
Texas No. 5846

