

**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:** \_\_\_\_\_, 2019

**Grantor:** GRE RIM HOLDINGS LLC, a Delaware Limited Liability Company

**Grantors' Mailing Address:** 101 Park Avenue, 11<sup>th</sup> Floor  
New York, New York 10178

**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.

GRE RIM HOLDINGS LLC, a Delaware Limited Liability Company

By: \_\_\_\_\_  
Jonathan Kalikow, Authorized Signatory

\_\_\_\_\_  
DATE

STATE OF NEW YORK §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2019, by Jonathan Kalikow, Authorized Signatory of GRE RIM HOLDINGS LLC, a Delaware Limited Liability Company, on behalf of the entity.

\_\_\_\_\_  
Notary Public, State of New York

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

DRAFT

# EXHIBIT "A"



Surveying Texas Since 1985

709 Washington Street Castroville, Texas 78009  
830.538.6427 medinavalleysurveys.com  
TRPLS Firm 1000200

## METES AND BOUNDS DESCRIPTION OF

102.28 Acres, described as 102.3 acres in Document #20180194300 of the Official Public Records of Bexar County, out of the City of San Antonio Survey 2/23, Abstract 178, County Block 4781, New City Block 17700, City of San Antonio, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a found brass cap in concrete, the northwest corner of this tract, the southwest corner of the Leon Springs Military Reservation (Camp Bullis), on the east line of a 8.696 acre tract described in Volume 4765 on Page 598 of the Deed Records, on the ostensible west line of the City of San Antonio Survey 2/23, Abstract 178, 12.5-feet west of a 6-inch steel corner fence post, and from which a brass cap in concrete, the northeast corner of the 8.696 acre tract, the occupied northeast corner of the William Redfield, Survey 23, Abstract 635, and a reentrance corner of Survey 2/23, bears N 00°38'01" W 41.58 feet;

THENCE N 89°55'35" E 1177.45 feet (record: N 89°55'47" E 1177.62 feet) with the south line of Camp Bullis, and remaining south of a chain-link fence with barbed wire, to a found brass cap in concrete, the northeast corner of this tract, and the northwest corner of a 323 acre tract, (Eisenhower Park), described in Volume 7053 on Page 76 of the Deed Records;

THENCE the following three courses with the west line of Eisenhower Park and generally following a wire fence:

1. S 00°29'47" E 50.89 feet (record: S 00°39'50" E 50.56 feet) to a found disturbed concrete monument, a deflection point on the east line of this tract;
2. S 00°10'48" E 2092.17 feet (record: S 00°10'21" E 2092.42 feet) to a found #4 rebar, a deflection point on the east line of this tract;
3. S 00°27'01" E 1636.02 feet (record: S 00°22'57" E 1636.53 feet) to a found brass cap in concrete, the southeast corner of this tract, the southwest corner of Eisenhower Park, a northwest corner of a 1265.034 acre tract described in Document #20160009185 of the Official Public Records, and the northeast corner of a 5.085 acre tract described in Document #20180194300 of the Official Public Records, on the ostensible north line of the Charles W. Beckmann, Survey 2/24, Abstract 995;

THENCE the following four courses with the north line of the 5.085 acre tract, and generally following a deer proof fence;

1. N 89°29'13" W 158.57 feet (record: N 89°36'01" W 157.00 feet) to a found #4 rebar, a deflection point on the south line of this tract;
2. S 89°35'59" W 393.55 feet (record: S 89°37'39" W 393.32 feet) to a found brass cap in concrete, the occupied northwest corner of Survey 2/24, and a deflection point on the south line of this tract;
3. N 00°45'25" W 14.53 feet (record: N 00°39'18" W 14.56 feet) to a found brass cap in concrete, the occupied northeast corner of the Richard Brotze Survey 340, Abstract 79, the northeast corner of a 135-foot City Public Service Utility Easement described in Volume 5603 on Page 628 of the Deed Records, and a reentrant corner on the south line of this tract;
4. N 88°42'36" W 634.12 feet (record: N 88°40'57" W 634.29 feet) to a 10-inch creosote fence post, the southwest corner of this tract, and the southeast corner of the remaining portion of a 103.803 acre tract described in Document #20090006550 of the Official Public Records, the ostensible southeast corner of the William Redfield Survey 23, Abstract 635, on the north line of the 5.085 acre tract;

THENCE N 00°18'31" W 1742.16 feet (record: N 00°18'31" W 1742.16 feet) with the remaining portion of the 103.803 acre tract, remaining west of a wire fence that intrudes up to 113.2 feet, reuniting with the fence at a distance of 1059 feet, and continuing on the same course to a railroad spike in concrete, the northeast

## EXHIBIT "A" – con't

corner of a 15.36 acre tract described in Volume 8549 on Page 637 of the Official Public Records, the southeast corner of an 8.02 acre tract described in Document #20090006550 of the Official Public Records, and a deflection point on the west line of this tract;

THENCE N 00°05'24" W 444.18 feet (record: N 00°03'08" W 444.24 feet) with the east line of the 8.02 acre tract, generally following a wire fence, to a found brass cap in concrete, the northeast corner of the 8.02 acre tract, the southeast corner of a 10.017 acre tract described in Volume 8549 on Page 637 of the Official Public Records, and a deflection point on the west line of this tract;

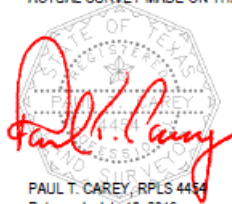
THENCE N 00°37'20" W 458.36 feet (record: N 00°38'45" W 458.52 feet) with the east line of the 10.017 acre tract, generally following a wire fence, to a found brass cap in concrete, the northeast corner of the 10.017 acre tract, the southeast corner of a 10.010 acre tract described in Volume 8474 on Page 1490 of the Official Public Records, and a deflection point on the west line of this tract;

THENCE N 00°23'37" E 472.93 feet (record: N 00°23'49" E 472.89 feet) with the east line of the 10.010 acre tract, crossing an re-crossing a wire fence, to a found brass cap in concrete, the northeast corner of the 10.010 acre tract, the southeast corner of a 5.044 acre tract described in Volume 4765 on Page 598 of the Deed Records, and a deflection point on the west line of this tract, from which a 6-inch cedar three-way fence post lies 32.7 feet east;

THENCE N 00°04'02" E 632.47 feet (record: N 00°04'16" E 632.68 feet) with the east line of the 5.044 acre tract, deflecting up to 78.7 feet west of an intruding fence, at 244 feet, passing the northeast corner of the 5.044 acre tract, the southeast corner of an 8.696 acre tract described in Volume 4765 on Page 598 of the Deed Records, and continuing on the same course the POINT OF BEGINNING, containing 102.28 acres of land.

Record courses refer to Document #20180194300  
Bearings and Distances are based on Grid North according to the Texas Coordinate System, South Central Zone, NAD 1983.  
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 JUNE 28, 2019.



PAUL T. CAREY, RPLS 4454  
Released: July 12, 2019  
Job Number: 12072

## **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.