
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.

SPECIAL WARRANTY DEED

**Ordinance Authorizing
Acceptance:**

SP No./Parcel: 19964

Grantor: City of San Antonio

**Grantor's Mailing Address
(including county):** P.O. Box 839966, San Antonio, Texas 78283-3966
(Attention: Director, Parks and Recreation Department)
(Bexar County)

Grantee: Edwards Aquifer Conservancy, a non-profit organization
supporting Edwards Aquifer Authority

**Grantee's Mailing Address
(including county):** 900 E. Quincy
San Antonio, Texas 78215 (Bexar County)

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 151.61 acres, more or less, located in Bexar County, which is more particularly described on Exhibit "A-1" and Exhibit "A-2" 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.

Following the recording of this deed, at such time as Grantee, or its successor in interest, ceases to use the Property in a manner for Edwards Aquifer research and observation purposes, title of the property automatically reverts to the Grantor. Edwards Aquifer research and observation purposes shall include Grantee's construction, operation and maintenance of a full-time, dedicated field research observatory on the Property for conducting long-term studies with a focus on aquifer sustainability which will lead to development and implementation of practices that will lead to enhanced water quality and quantity for the region.

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.

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 before me on this ____ day of _____, 2019, by _____, known to me to be the _____ of the City of San Antonio, Texas, a Texas municipal corporation.

Date: _____

Notary Public, State of Texas

My commission expires: _____

Approved as to Form:

City Attorney

After recording, please return to:
Edwards Aquifer Conservancy
900 E. Quincy
San Antonio, Texas 78215

EXHIBIT A-1



Surveying Texas Since 1985

709 Washington Street Castroville, Texas 78009
830.538.6427 medinavalleysurveys.com
TIFLS Form 1000200

METES AND BOUNDS DESCRIPTION OF

51.76 acres of land, being the 51.788 acres described in Document # 20060122813, out of the E. Martin Survey 89, Abstract 524, Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a found nail in asphalt, the northeast corner of this tract, the northwest corner of a 3.2153 acre tract described in Document # 20180180673 of the Official Public Records, on the south line of the remaining portion of a 785.4 acre tract described in Volume 8878 on Page 1882 of the Official Public Records;

THENCE the following five courses with the west line of the 3.2153 acre tract, the east line of this tract, and generally following a wire fence:

1. S 33°06'25" W 313.77 feet (record: S31°11'25"W 313.78 feet) to a found #3 rebar;
2. S34°04'06"W 311.93 feet (record: S32°04'37"W 309.82 feet) to a found #4 rebar;
3. S02°11'29"W 193.27 feet (record: S00°54'22"W 194.83 feet) to a found #4 rebar;
4. S 36°09'48" W 188.61 feet (record: S34°17'42"W 188.88 feet) to a found #4 rebar;
5. S 10°53'04" W 205.60 feet (record: S09°01'37"W 205.24 feet) to a 4-inch steel fence corner post, the southeast corner of this tract and the northeast corner of a 30.009 acre tract described in Document # 20170248526 of the Official Public Records;

THENCE N 50°46'59" W 2394.02 feet (record: N52°38'30"W 2394.84 feet) departing from the 3.2153 acre tract, and with the north line of the 30.009 acre tract, generally following a wire fence, to a found #4 rebar, the north corner of the 30.009 acre tract, and the southwest corner of this tract, on the east line of a 264.28 acre tract described in Document # 20130257707;

THENCE N 03°53'09" W 1048.52 feet (record: N05°50'43"W 1051.29 feet) with the east line of the 264.28 acre tract, passing the northeast corner of the 264.28 acre tract, the southeast corner of the remaining portion of a 1394.189 acre tract described in Volume 5792 on Page 1701 of the Official Public Records, and continuing on the same course to a steel pipe fence corner post, the north corner of this tract, the northeast corner of the remaining portion of a 1394.189 acre tract, and on the south line of the remaining portion of a 785.4 acre tract;

THENCE S 49°20'32" E 1273.01 feet (record: S51°07'57"E 1276.81 feet) with the south line of the remaining portion of a 785.4 acre tract, generally following a wire fence, to a found #4 rebar at the base of a 30-inch Live Oak, a defection point on the north line of this tract;

THENCE S 65°40'15" E 1606.40 feet (record: S67°33'47"E 1606.88 feet) with the south line of the remaining portion of a 785.4 acre tract, generally following a wire fence to the POINT OF BEGINNING, containing 51.76 acres of land.

Record courses refer to Volume 20060122813 of the Official Public Records unless otherwise noted;
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 MARCH 22, 2019 - APRIL 12, 2019.

PAUL T. CAREY, RPLS 4454
Released: April 16, 2019
Job Number: 12030

EXHIBIT A-2



Surveying Texas Since 1985

709 Washington Street Castroville, Texas 78009
830.538.6427 medinavalleysurveys.com
TSPS Form 100208

METES AND BOUNDS DESCRIPTION OF

99.85 acres of land, being the 99.900 acres described in Document #20060260267 of the Official Public Records of Bexar County, being approximately 60 acres out of the E. Martin Survey 89, Abstract 524, 11 acres out of the James Hamilton Survey 90, Abstract 344 and 29 acres out of the Ciriaco Contis Survey 500, Abstract 158 (Bexar County) Bexar County and Comal County, Texas, and being more particularly described as follows:

BEGINNING at a found #4 rebar, an easterly corner of this tract, the northwest corner of Lot 28, Hidden Oaks Estates, Unit 1, recorded in Volume 9528 on Page 178 of the Plat Records, the northeast corner of Lot 71, Century Oaks Estates, Unit 1, recorded in Volume 9543 on Page 109 of the Plat Records, and the south corner of the remaining portion of 13.334 acre tract described in Volume 14459 on Page 1037 of the Official Public Record on the top of a cliff formed by the south bank of the Cibolo Creek;

THENCE S 79°00'47" W 895.83 feet (record: S77°25'00"W 896.03 feet), along the top of the cliff, at 649 feet, passing a found #4 rebar, the northwest corner of Lot 71, the northeast corner of Lot 70, Century Oaks Estates, and continuing on the same course to a found #3 rebar, a deflection point on this tract;

THENCE S 87°44'09" W 366.40 feet (record: S86°09'48"W 366.56 feet) with the north line of Lot 70, to a found #4 rebar in a wire fence, a re-entrant corner of this tract;

THENCE S 13°49'43" W 147.47 feet (record: S12°05'09"W 147.71 feet) with the west line of Lot 70, and generally following a wire fence, to a found #4 rebar, an interior corner of this tract;

THENCE S 22°49'04" E 947.93 feet (record: S24°24'32"E 940.22 feet) passing Lots 69 through 67, Century Oaks Estates, and generally following a wire fence, to a found #4 rebar, the southwest corner of Lot 66 and a deflection point on the east line of this tract;

THENCE S 08°44'54" E 99.88 feet (record: S10°16'45"E 99.29 feet) to a found #4 rebar, the southwest corner of Lot 65, Century Oaks Estates, and the southeast corner of this tract, on the north line of 75-foot Electric and Gas Distribution Easement, Century Oaks Estates, Unit 1;

THENCE N 65°47'58" W 1696.16 feet (record: N67°24'26"W 1696.16 feet) with the north line of the 75-foot Electric and Gas Distribution Easement and generally following a wire fence, to a found #4 rebar, the western terminus of the 75-foot Electric and Gas Distribution Easement, the northeast corner of a 19.520 acre tract described in Document #20080182179 of the Official Public Records, and deflection point on the south line of this tract;

THENCE N 65°42'11" W 780.34 feet (record: N67°17'12"W 760.00 feet) with the north line of the 19.520 acre tract, at 749 feet, passing a found #4 rebar, the north corner of the 19.520 acre tract and the northeast corner of a 3.2153 acre tract described in Document #20180180673, and continuing on the same course to a set #4 rebar, the west corner of this tract the southeast corner of the remaining portion of a 785.4 acre tract described in Volume 8878 on Page 1882 of the Official Public Records, on the north line of the 3.2153 acre tract;

THENCE N 24°25'12" E 249.93 feet (record: N22°42'48"E 250.00 feet) with the east line of the 785.4 acre tract to a found #4 rebar, a deflection point on the west line of this tract;

THENCE N 08°50'56" E 1576.84 feet (record: N07°12'48"E 1577.45 feet), generally following a wire fence, to an 8-inch cedar corner fence post, a re-entrant corner of the 785.4 acre tract, and the northwest corner of this tract;

THENCE N 79°46'59" E 1149.69 feet (record: N78°14'31"E 1150.73 feet) with the south line of the 785.4 acre tract, and generally following a wire fence, at 624 feet, passing a 16 foot gate, and continuing on the same course to the north face of a bedrock knoll in the center of the Cibolo Creek, a southeast corner of the

EXHIBIT A-2 (con't)

785.4 acre tract, northeast corner of this tract on the west line of a 1244.5 acre tract described in Document 201106039520 of the Official Public Records of Comal County and Document 20110202395 of the Official Public Records of Bexar County;

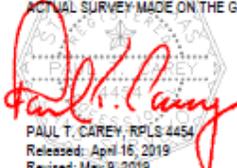
THENCE S 10°09'26" E 1411.97 feet (record: S11°45'29"E 1411.97 feet) with the west line of the 1244.5 acre tract and down the center of the Cibolo Creek to a point in the center of the channel, the ostensible southline of the Joseph Thompson Survey 758, Abstract 614 and north line of the James Hamilton Survey 90, Abstract 344, and a reentrant corner of this tract, and approximately 180 feet north of the intruding upper southwest corner of the 1244.5 acre tract;

THENCE N 87°37'34" E 1394.63 feet (record: N86°01'31"E 1394.63 feet) with the north line of Survey 90, to a set #4 rebar, an upper east corner to this tract, the north corner to the remaining portion of a 13.334 acre tract, from which the intruding south line of the 1244.5 acre tract bears S 05°35'27" E 90.74 feet;

THENCE S 05°35'27" E 374.82 feet (record: S07°11'30"E 374.82' feet) with the west line of the remaining portion of a 13.334 acre tract, crossing Cibolo Creek, and ascending a high cliff, to the POINT OF BEGINNING, containing 99.85 acres of land.

Record courses refer to Volume 20060260267 of the Official Public Records unless otherwise noted;
Bearings and Distances are based on GHD 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 MARCH 22, 2019 - APRIL 12, 2019.



PAUL T. CAREY, RPLS 4454
Released: April 16, 2019
Revised: May 9, 2019
Job Number: 12030

EXHIBIT "B"

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

Tract 1

1. Easements as provided in Volume 7103, Page 309, Deed Records of Bexar County, Texas.
2. Easements as provided in Volume 4800, Page 426, Real Property Records of Bexar County, Texas.
3. Easements as provided in Volume 5020 Page 122, Real Property Records of Bexar County, Texas.
4. Easements as provided in Volume 5460, Page 953, Real Property Records of Bexar County, Texas.
5. Easements as provided in Volume 6808, Page 1667, Real Property Records of Bexar County, Texas.
6. Easements as provided in Volume 13993, Page 1715 Real Property Records of Bexar County, Texas.
7. Terms, conditions and provisions of easement estate recorded in Volume 5545, Page 715, and Volume 5545, Page 712 Deed Records, Bexar County, Texas.

Tract 2

1. Easements as provided in Volume 8316, Page 973, Real Property Records of Bexar County, Texas.
2. The Property is located in Subdivision Number One of the Underground water reservoir in the Edwards Limestone Balcones Escarpment area set forth in Volume 3980, Page 43 of the Deed Records of Bexar County, Texas.
3. The right to use a thirty (30) foot passageway or community road as reserved in Volume 4719, Page 422 of the Deed Records of Bexar County, Texas and in deed recorded in Volume 5697, Page 1939 of the Official Public Records of Bexar County, Texas.
4. 150 foot sanitary setback easement as shown on plat recorded in Volume 9543, Pages 109-115, Deed and Plat Records, Bexar County, Texas.
5. Easement as provided therein, recorded in Volume 11628, Page 86, Real Property Records of Bexar County, Texas.
6. Terms, conditions and provisions of easement estate recorded in Volume 5545, Page 715, and Volume 5545, Page 712 Deed Records, Bexar County, Texas.