

Filed for record March 2, 1962, at 3:39 o'clock P.M.

Recorded March 6, 1962, at 1:21 o'clock P.M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By G. M. B. Lellan Deputy.

Texas Highway Department  
Form D-15-14-57

160  
8015-1-8

Z-2020-10700019 CD  
Lot 104 Save and Except  
0.1028 acres

*cert.*  
409466  
DEED

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STATE OF TEXAS

County of Bexar

KNOW ALL MEN BY THESE PRESENTS:

That we, FRANK M. VINCENTY and wife, ELLA C. VINCENTY,

of the County of Bexar, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of NINE THOUSAND FIVE HUNDRED SIXTY-ONE & NO/100 (\$9,561.00) - - - DOLLARS, to Grantors in hand paid by the State of Texas, acting by and through the State Highway Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day sold, and do by these presents grant, bargain, sell and convey unto the State of Texas, all that certain tract or parcel of land, situate in the County of Bexar, State of Texas, and being more particularly described as follows, to-wit:

0.1028 of an acre of land, more or less, same being out of and a part of Lot 104 New City Block 6724, of a Resubdivision of Lots 38 thru 42, Louis R. Saur Subdivision in the City of San Antonio, Bexar County, Texas, according to a map or plat thereof recorded in Volume 2805 at Page 159 of the Deed and Plat Records of Bexar County, Texas, the south 58.05 feet of which Lot 104 was conveyed to Frank M. Vincenty and wife, Ella C. Vincenty, by deed dated December 23, 1952 of record in Volume 3271 at Page 531 of the Deed Records of Bexar County, Texas, which 0.1028 of an acre of land, more or less, is more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of the south half (58.05 feet) of Lot 104, New City Block 6724 in the City of San Antonio, said point being the intersection of the division line between the south half and north half of Lot 104 with the east line of Bogle Street and also being on the southwest right of way line of the proposed location of U. S. Highway 90;

THENCE, South 83° 24' 55" East, a distance of 154.30 feet along the division line between the south half and the north half of Lot 104 to the northeast corner of the south half of said Lot 104;

THENCE, South 06° 35' 05" West, a distance of 58.05 feet along the east line of Lot 104, also being the division line between New City Blocks 6724 and 6318, to the southeast corner of Lot 104 on said proposed southwest right of way line of U. S. Highway 90;

THENCE, North 62° 47' 53" West, a distance of 164.86 feet along the proposed southwest right of way line of U. S. Highway 90 to the point of BEGINNING.

It is understood and agreed that grantor is retaining title to the following listed bisected improvement:

(a) House - Frame - asbestos - slab

Such improvement shall be removed from the premises hereby conveyed by the grantor on or before 90 days after delivery of the deed, subject, however, to such extension of time as may be granted by the State in writing, but in the event grantor fails for any reason to remove such improvement within the time herein provided for, title to such

improvement, including the portion thereof located on the grantor's remaining property, shall immediately vest in the State of Texas, all for the same consideration herein above recited.

It is further understood and agreed that in the event title to such improvement vests in the State of Texas under the provision of the paragraph next above, grantor authorizes the State of Texas or its assigns to enter upon his remaining property for the purpose of removing such bisected structure, and grantor expressly waives all damage or claims that may result to the remaining property of the grantor as a result of such entry and removal of such structure.

SAVE AND EXCEPT HOWEVER, it is expressly understood and agreed that grantors are retaining title to the following described improvements located on the above described property, to-wit:

- (b) garage - frame-asbestos-slab
- (d) Fence - Ornamental Wire
- (f) Clothes Poles - Metal

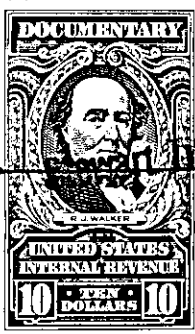
SUBJECT HOWEVER, to the limitation that in the event grantors fail or refuse, for any reason, to remove such above described improvements by 90 days after delivery of deed subject, however, to such extensions of time as may be granted by the State in writing, the title to all or any part of such improvements not so removed, shall pass without further consideration to and rest in the State of Texas forever.

The Grantors reserve all of the oil, gas and sulphur in and under said land, but waive all rights of ingress and egress for the purpose of exploring, developing, mining or drilling for the same; however, nothing in this reservation shall affect the title and rights of the State to take and use, without additional compensation, all other minerals and materials thereon, therein or thereunder.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said State of Texas and its assigns, forever. And the Grantors, whether one or more, do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises, unto the said State of Texas, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly understood that nothing contained herein shall be a limitation of any type on the fee-simple title conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 2 day of March, 19 62.



FRANK M. VINCENTY

ELLA C. VINCENTY

#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

County of REXAR

Before me, \_\_\_\_\_, a notary public in and for said County and

State, on this day personally appeared FRANK M. VINCENTY

\_\_\_\_\_, known to me (or proved to me on

oath of \_\_\_\_\_, a credible witness) to be the

person \_\_\_\_\_ whose name \_\_\_\_\_ is subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 2 day of March 1962.

*[Signature]*

Notary Public in and for Bexar County, Texas.

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WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, }  
County of BEXAR

Before me, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared ELLA C. VINCENTY, wife of FRANK M. VINCENTY, known to me (or proved to me on the oath of \_\_\_\_\_, a credible witness) to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said ELLA C. VINCENTY, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2 day of March 1962.

*[Signature]*

Notary Public in and for Bexar County, Texas.

Filed for record March 26, 1962, at 3:39 o'clock P.M.  
Recorded March 6, 1962, at 1:23 o'clock P.M.  
FRED HUNTRESS, County Clerk, Bexar County, Texas.  
By [Signature] Deputy.

409468

WARRANTY DEED

THE STATE OF TEXAS }  
COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

That I, J. B. ETHERIDGE, owning, occupying and claiming other property in Bexar County, Texas, as my homestead, of the County of Bexar State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) - - - - - DOLLARS and other good and valuable considerations to me in hand paid by the grantee s herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ERNIE WILSON HARDIE and wife, GERALDINE B. HARDIE, of the County of Bexar State of Texas, all of the following described real property in Bexar County, Texas, to-wit: