

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

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

THAT, BudCo, Ltd., surviving entity by merger with BudCo, Inc., herein referred to as **“GRANTOR”**, hereby declares its intention to make a **Dedication**, and does hereby **GRANT, CONVEY and DEDICATE** to **THE CITY OF SAN ANTONIO**, a municipal corporation, of Bexar County, Texas, hereinafter referred to as **“GRANTEE”** whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, for and in consideration of the benefits which will accrue to **GRANTOR**, to **GRANTOR’S** other property and to the public generally, the following described parcel of land in fee simple:

Being a field note description for a tract of land containing 73,660.0 square feet (1.691 ac.) being Arbitrary Tract B, Block 30, N.C.B. 527, City of San Antonio, Texas, and being more particularly described by metes and bounds as shown on Exhibit “A” attached hereto and made a part hereof (the “Property”);

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: validly existing restrictive easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and any and all other valid matters of record affecting title to the Property being conveyed hereby.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever 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.

GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR

REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR AS TO HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. GRANTEE HAS MADE ITS OWN PHYSICAL INSPECTION OF THE PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF THE PROPERTY FOR GRANTEE'S INTENDED USE. THE SALE AND CONVEYANCE OF THE PROPERTY IS ON AN "AS IS, WHERE IS" BASIS AND THE GRANTEE EXPRESSLY ACKNOWLEDGES THAT THE SALES PRICE REFLECTS SUCH CONDITION. THE PROPERTY IS HEREBY SOLD, TRANSFERRED AND ASSIGNED TO GRANTEE "AS IS, WHERE IS" WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY, BUT IS RELYING UPON ITS EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN HEREIN).

When the context requires, singular nouns and pronouns include the plural.

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[Signature and Notary Blocks Follow]

EXECUTED to be effective the 1st day of May, 2007.

GRANTOR:

BUDCO, LTD., a Texas limited partnership, successor by merger with BudCo, Inc., a Texas corporation

By: Mis Hermanos, LLC, a Texas limited liability company, its general partner

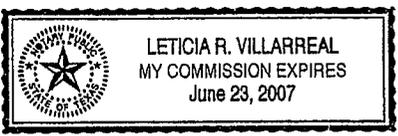
By: Berkley V. Dawson
Name: Berkley V. Dawson
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 15th day of May, 2007, by Berkley V. Dawson, President of **Mis Hermanos, LLC**, a Texas limited liability company, in its capacity as general partner of BudCo, Ltd., a Texas limited partnership, on behalf of said partnership.

Leticia R. Villarreal
Notary Public in and for the State of Texas

AUTHORIZING ORDINANCE: _____



WHEN RECORDED RETURN TO:

Shawn Eddy
Director, Asset Management Dept.
City of San Antonio
POB 839966
San Antonio, Texas 78283-3966

EXHIBIT A

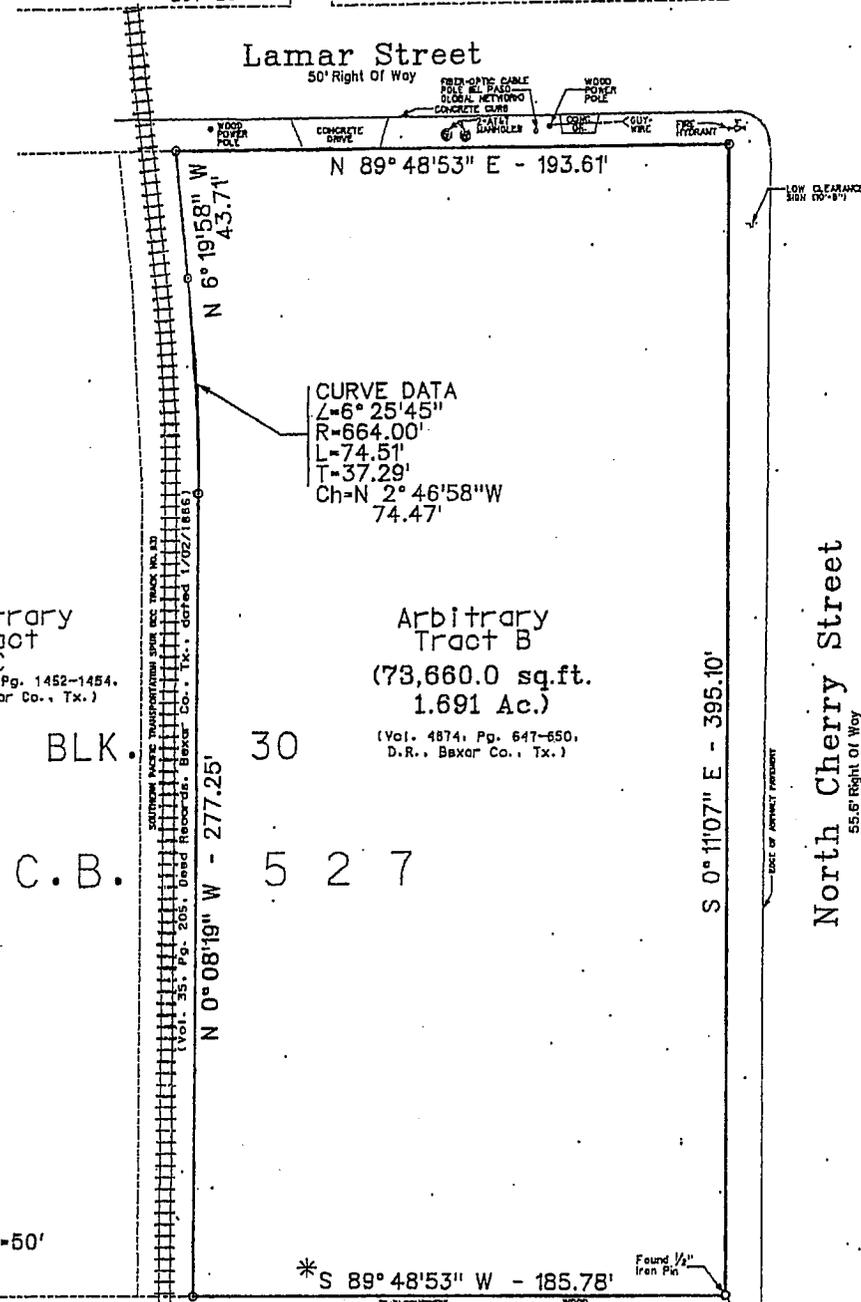
METES & BOUNDS DESCRIPTION

[SEE ATTACHED]

BLK 10 N. C. B. 5 1 8 Lot 20 Lot I Lot H Lot G Lot 11

Lamar Street

50' Right Of Way



CURVE DATA
 $\angle = 6^\circ 25' 45''$
 $R = 664.00'$
 $L = 74.51'$
 $T = 37.29'$
 $Ch = N 2^\circ 46' 58'' W 74.47'$

Arbitrary Tract C
 (Vol. 3280, Pg. 1452-1454, D.R., Bexar Co., Tx.)

Arbitrary Tract B
 (73,660.0 sq.ft. 1.691 Ac.)
 (Vol. 4874, Pg. 647-650, D.R., Bexar Co., Tx.)

BLK. 30 N.C.B. 5 2 7

North Cherry Street
 55.6' Right of Way

Lot 1 N.C.B. 5 2 8
 Fayn Way
 24.44' R.O.W.

Lot 9 BLK. 1



Scale: 1" = 50'

* S 89° 48' 53" W - 185.78' Found 1/2" Iron Pin

* - BEARING OF RECORD Village East Subdivision Volume 9536, Page 52 Deed & Plat Records, Bexar County, Tx.

• - Indicates 1/2" Iron Pin Set w/Orange Plastic Cap Marked "COSA"

Hays Street

55.6' Right Of Way (not open on ground)

P.O.B.

Lot 4 BLK. 21 Lot 5 N. C. B. 5 3 6 Lot 6 Lot 1 N.C.B. 537 BLK. 22

STATE OF TEXAS COUNTY OF BEXAR

SURVEY OF:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.

A TRACT OF LAND CONTAINING 73,660.0 SQ. FT. (1.691 AC.) BEING ARB. TRACT B, BLOCK 30, N.C.B. 527, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

THIS 20th DAY OF FEB., 2007.

Razi Hosseini



RAZI S. HOSSEINI REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5174

CITY OF SAN ANTONIO DEPT. OF PUBLIC WORKS ENGINEERING DIVISION DATE: FEBRUARY 16, 2007 SURVEYOR: N.DEL VALLE, BK*41

Field notes for a tract of land containing 73,660.0 square feet (1.691 Ac.) being Arbitrary Tract B, Block 30, N.C.B. 527, City of San Antonio, Texas and being more particularly described by metes and bounds as surveyed as follows:

BEGINNING: at a 1/2" iron pin found in the ground at the point of intersection of the north right-of-way line of Hayes Street and the west right-of-way line of North Cherry Street, said point also being the southeast corner of Arbitrary Tract B, Block 30, N.C.B. 527 as identified in the records of the Bexar County Appraisal District and described in Volume 4874, Pages 647-650, Deed Records, Bexar County, Texas;

THENCE: S 89°48'53" W with the north right-of-way line of Hays Street and the south boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 185.78 feet to a 1/2" iron pin set in the ground for the southwest corner of Arbitrary Tract B, Block 30, N.C.B. 527, said point also being along the east boundary line of the Southern Pacific Transportation Spur Track (ICC Track No. 93) for the southwest corner of this tract;

THENCE: N 0°08'19" W with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 and the east boundary line of the Southern Pacific Transportation Spur Track (ICC Track No.93) a distance of 277.25 feet to a 1/2" iron pin set in the ground at the point of curvature of a circular curve to the left having a central angle of 6°25'45" and a radius of 664.00 feet for a corner of this tract;

THENCE: in a northerly direction with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527, the east boundary line of the Southern Pacific Transportation Spur Track (ICC Track No. 93) and with the arc of said circular curve to the left having a chord bearing of N 2°46'58" W, a chord distance of 74.47 feet, and an arc distance of 74.51 feet to a 1/2" iron pin set in the ground at the point of tangency of said curve for a corner of this tract;

THENCE: N 6°19'58" W with the west boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 and the east boundary line of the Southern Pacific Transportation Spur Track (ICC Track No. 93) a distance of 43.71 feet to a 1/2" iron pin set in the ground along the south right-of-way line of Lamar Street, said point also being the northwest corner of Arbitrary Tract B, Block 30, N.C.B. 527 for the northwest corner of this tract;

THENCE: N 89°48'53" E with the south right-of-way line of Lamar Street and the north boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 193.61 feet to a 1/2" iron pin set in the ground at the point of intersection with the west right-of-way line of North Cherry Street, said point also being the northeast corner of said Arbitrary Tract B, Block 30, N.C.B. 527 for the northeast corner of this tract;

THENCE: S 0°11'07" E with the west right-of-way line of North Cherry Street and the east boundary line of Arbitrary Tract B, Block 30, N.C.B. 527 a distance of 395.10 feet to the POINT OF BEGINNING for this tract of land containing 73,660.0 square feet (1.691 Ac.), more or less.

2/20/07



Fazi S. Kocemur