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99- 0084018

WARRANTY DEED

FILED BY  
ALAMO TITLE

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

That SWFNB/DELAWARE, INC., (Grantor) of the County of Bexar and State of Texas, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the CITY OF SELMA, TEXAS (Grantee), of the County of Guadalupe and State of Texas, all of the following described real property in Bexar County, Texas, to-wit:

A 1.607 acre tract and a contiguous 14.207 acre tract, each out of the Torribio Herrera Survey No. 68, Abstract No. 309, County Block 5046, Bexar County, Texas, more particularly described by metes and bounds descriptions and sketches, all marked Exhibit A hereto and made a part hereof.

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 Grantee, its successors, administrators and assigns forever; and Grantor does hereby bind itself, its successors, administrators and assigns to WARRANT AND FOREVER DEFEND all and singular, the said premises unto the said Grantee, its successors, administrators and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all validly existing encumbrances, conditions, restrictions and mineral reservations, if any, applicable to the above-described property; as now reflected by the records of the County Clerk of Bexar County, Texas, and to all applicable zoning laws and ordinances.

EXECUTED this the 26th day of April, 1999.

SWFNB/DELAWARE, INC.
By: [Signature]
Title: President

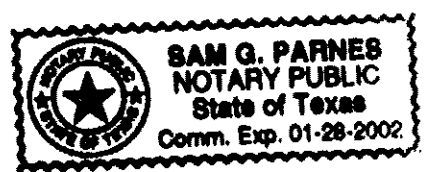
THE STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared Clifford E. Morton, President of SWFNB/Delaware, Inc., a corporation, known to me 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN under my hand and seal of office on this the 26th day of April, 1999.

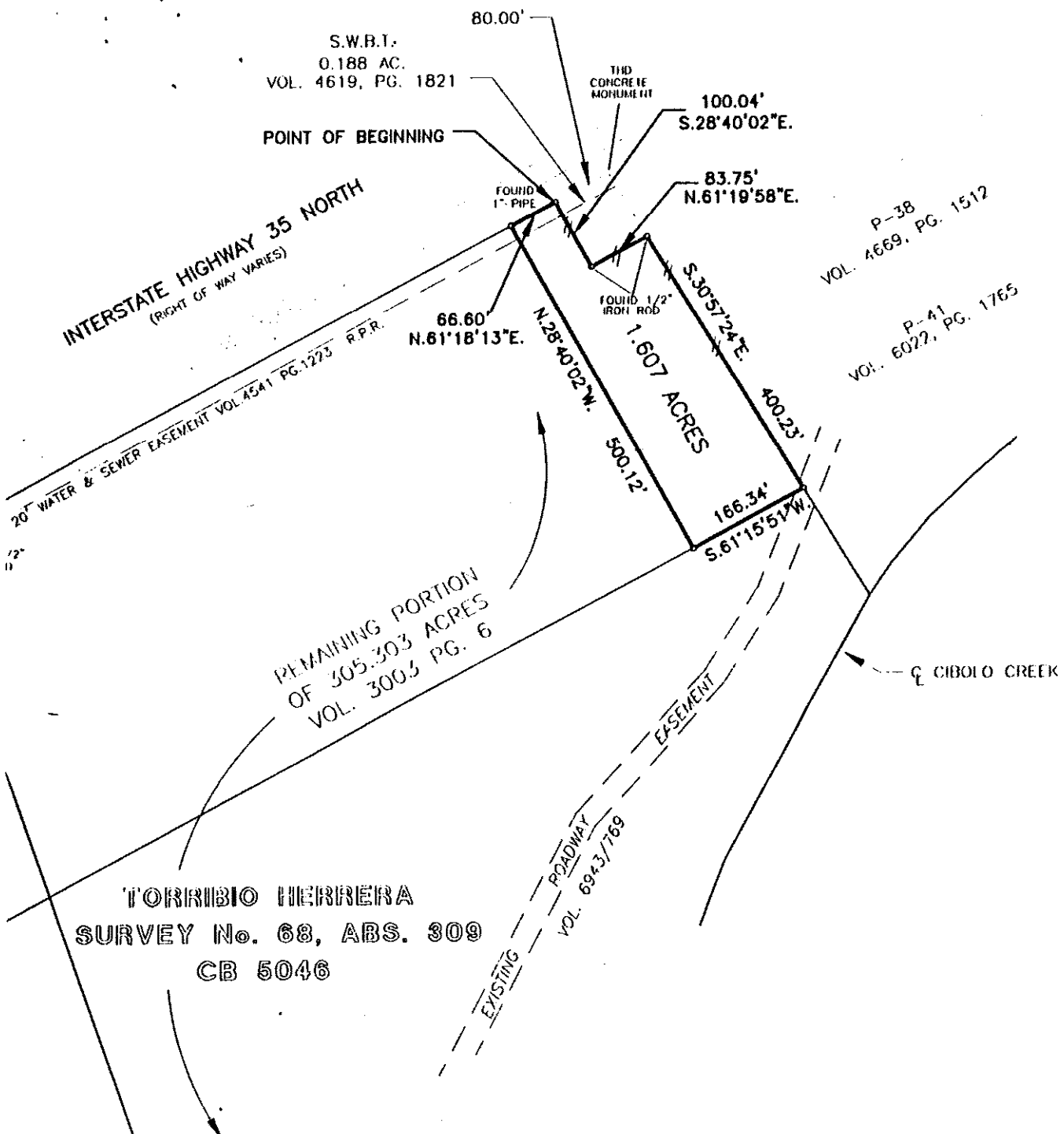
[Signature]
Notary Public, Bexar County, Texas

SEAL



Return to:
Attn:
925 Coronado, #102
UC, TX 78148

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TORRIBIO HERRERA  
SURVEY No. 68, ABS. 309  
CB 5046

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.

**SURVEY PLAT SHOWING:**  
1.607 ACRES (70,002 S.F.) OF LAND OUT OF THE TORRIBIO HERRERA SURVEY No. 68, ABSTRACT No. 309, COUNTY BLOCK 5046, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 305.303 ACRE TRACT RECORDED IN VOLUME 3003 PAGE 6, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

**EXHIBIT A**



STATE OF TEXAS  
COUNTY OF BEXAR  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.





Metes and bounds description for 1.607 acres (70,002 s.f.) of land out of the Toribio Herrera Survey No. 88, Abstract No. 309, County Block 5046, Bexar County, Texas out of the remaining portion of a 305.303 acre tract as recorded in Volume 3003, Page 6 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as follows;

- BEGINNING:** At a found 1 (one) inch iron pipe in the south R.O.W. line of I.H. 35 North for the northwest corner of a Southwestern Bell 0.188 acre tract as recorded in Volume 4619, Page 1821 of the Real Property Records of Bexar County, Texas and also being the northeast corner of the herein described tract.
- THENCE:** S 48°40'02" E, 100.04 feet with the west line of said Southwestern Bell 0.188 acre tract to a found ½ inch diameter iron pin for the southwest corner of same and for a corner of the herein described tract.
- THENCE:** N 61°19'58" E, 83.75 feet along the south line of said Southwestern Bell 0.188 acre tract, to a found ½ inch diameter iron pin in the east line of said 305.303 acre tract for the southeast corner of same and for a corner of the herein described tract.
- THENCE:** S 30°57'24" E, 400.23 feet along the east line of said 305.303 acre tract to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for the southeast corner of the herein described tract.
- THENCE:** S 61°15'51" W, 188.34 feet along the south line of the herein described tract to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for the southwest corner of same.
- THENCE:** N 28°40'02" W, 500.12 feet along the west line of the herein described tract to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." in the south R.O.W. line of I.H. 35 North for the northwest corner of same.
- THENCE:** N 61°18'13" E, 68.60 feet along the south R.O.W. line of I.H. 35 to the POINT OF BEGINNING containing 1.607 acres (70,002 s.f.) of land.

A survey plat of even date herewith accompanies this metes and bounds description.

Compiled By: Bain Medina Bain, Inc.  
Engineers and Surveyors  
Date: March 2, 1999  
BMB J. O. #: S-4316B

EXHIBIT A

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Metes and bounds description for 14.207 acres of land out of the Toribio Herrera Survey No. 68, Abstract No. 309 County Block 6048, Bexar County, Texas out of the remaining portion of a 305.303 acre tract as recorded in Volume 3003, Page 6 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

- COMMENCING: At a found one inch iron pipe in the south R.O.W. line of I.H. 35 for the northwest corner of a Southwestern Bell 0.188 acre tract as recorded in Volume 4819, Page 1812 of the Real Property Records of Bexar County, Texas and being S 81°14'56" W, 80.00 feet from a THD concrete monument.
- THENCE: S 28°40'02" E, 100.04 feet to a found ½ inch diameter iron pin for the southwest corner of said 0.188 acre tract.
- THENCE: N 61°19'58" E, 83.75 feet along south line of said 0.188 acre tract to a point for the southeast corner of said 0.188 acre tract.
- THENCE: S 30°57'24" E, 400.23 feet along the east line of said 305.303 acre tract to a set ½ inch diameter iron pin with cap stamped "Bain Medina Bain, Inc." for the POINT OF BEGINNING of the herein described tract.
- THENCE: Along the east line of the herein described tract and of said 305.303 acre tract as follows:
- S 30°57'24" E, 170.12 feet to a point in the centerline of Cibolo Creek.
- THENCE: Along the centerline of Cibolo Creek as follows:
- S 28°37'48" W, 408.54 feet to a point.
- S 21°27'34" W, 408.79 feet to a point.
- S 19°08'48" W, 213.80 feet to a point.
- S 07°23'18" E, 163.70 feet to a point.
- S 00°02'42" W, 278.00 feet to a point.
- S 23°21'18" E, 303.40 feet to a point.
- S 33°41'18" E, 22.90 feet to a point for the north corner of a 12.98 acre tract as recorded in Volume 6943, Page 769, of the Deed Records of Bexar County, Texas and also being the southeast corner of the herein described tract.
- THENCE: S 59°43'39" W, 163.81 feet along the north line of said 12.98 acre tract to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for the southwest corner of the herein described tract.

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EXHIBIT A

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THENCE: Along the west line of the herein described tract as follows:

N 18°27'54" W, 264.30 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 31°49'10" W, 139.74 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 08°32'46" E, 174.84 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 20°29'06" W, 227.09 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 71°56'55" W, 74.77 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 15°54'57" W, 261.63 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

N 01°34'05" W, 499.96 feet to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for the northwest corner of the herein described tract.

THENCE: N 61°15'51" E, 461.40 feet along the north line of the herein described tract to a set ½ inch diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

THENCE: N 16°17'55" E, 212.26 feet to a set ½ diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner of the herein described tract.


THENCE: S 28°40'02" E, 150.00 feet to a set ½ diameter iron pin with a cap stamped "Bain Medina Bain, Inc." for a corner.

THENCE: N 61°15'51" E, 168.34 feet to the POINT OF BEGINNING containing 14.207 acres of land.

A survey plat of even date herewith accompanies this metes and bounds description.

Compiled By: Bain Medina Bain, Inc.  
 Engineers and Surveyors  
 Date: March 2, 1999  
 BMB J. O. #: S-4318 D

*[Handwritten Signature]*



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 EXHIBIT A

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Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 10 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On May 03 1999

At 4:47pm

Receipt #: 224234  
Recordings: 13.00  
Doc/Mgmt: 6.00

Doc/Num : 99- 0084018

Deputy -Jane Esteves

RECORDERS MEMORANDUM

At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

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