

THE STATE OF TEXAS,
COUNTY OF BEXAR, *OS-11.1*

THIS AGREEMENT made this first day of June, A. D. 1922, by and between the City of San Antonio acting through its Mayor, buyer, and San Antonio Club and Opera House Company, a private corporation, acting through its President, seller, is as follows:

Said buyer agrees to buy from seller and said seller agrees to sell to buyer, for the purpose of widening Losoya Street, and upon the terms hereinafter stated, the following described property in the City of San Antonio, Bexar County, Texas, to-wit:

BEGINNING at the southwest corner of Lot A-7 on the present old east line of Losoya Street, as shown on accompanying plat which is made a part of these field notes.

THENCE in an easterly direction with the south line of Lot A-7 a distance of 18.43 feet to a point on the new established east line of Losoya Street.

THENCE in a southerly direction with the new established east line of Losoya Street, a distance of 73.97 feet to the south line of Lot A-8, and north line of Crockett Street.

THENCE in a westerly direction with the north line of Crockett Street, a distance of 17.67 feet to a point on the present old east line of Losoya Street, at corner of Losoya and Crockett Streets.

THENCE in a northerly direction with the present old east line of Losoya Street a distance of 73.9 feet to the place of beginning.

THIS property being in City Block No. 423, in the City of San Antonio, in Bexar County, Texas.

The consideration to be paid for said lot and parcel of land by buyer to seller is the sum of Sixty-Nine Thousand (\$69000.00) Dollars besides the cancellation by the City of San Antonio of the assessment certificates against said San Antonio Club and Opera House Company on Lot A-8 City Block 423 in the sum of Twelve Thousand Nine Hundred and Forty-four and 75/100 (\$12,944.75) Dollars; the improvements on the lot to be conveyed to be removed by and belong to said San Antonio Club and Opera House Company as hereinafter provided.

The consideration above mentioned to be paid as follows: The sum of Fifty-Seven Thousand One Hundred and Forty-Nine and 70/100 (\$57,149.70) Dollars to be paid in cash of which cash payment the sum of Twenty Thousand Dollars will be paid upon execution and delivery of deed by San Antonio Club and Opera House Company to the City of San Antonio, said deed to be delivered on or before June 10th, 1922; and the remainder of said cash consideration to-wit: Thirth-Seven Thousand One Hundred and Forty-Nine and 70/100 (\$37,149.70) Dollars; and the transfer and delivery of assessment certificates amounting to Eleven Thousand Eight Hundred and Fifty and 30/100 (\$11,850.30) Dollars which are to be transferred with recourse by said City and payment thereof guaranteed to-wit: Thos. A. Gary, \$3,122.00; Masonic Bodies, \$4,508.00; J. H. Kirkpatrick, \$4,220.30; and together with the cancellation and delivery of assessment certificates against San Antonio Club and Opera House Company on Lot A-8 C. B 423 the principal sum of Twelve Thousand Nine Hundred and Forty-four and 75/100 (\$12,944.75) Dollars and the execution and delivery of a proper release of the lien securing the same to be paid and delivered by the City of San Antonio to the San Antonio Club and Opera House Company, as soon as the improvements on the lot to be conveyed to the City of San Antonio have been removed from same by said San Antonio Club and Opera House Company; the said improvements in any event to be removed within sixty days from delivery of said deed.

It is further agreed and understood between the said parties that the City of San Antonio will at its own expense pave the street and lay sidewalk upon the tract of land to be conveyed to it and hereinbefore described.

It is further agreed that conveyance of said tract of land hereinbefore described is to be made by general warranty deed, with vendor's lien retained until all of the consideration provided for has been paid and delivered, when the lien is to be released. The City of San Antonio to assume city taxes on lot to be conveyed for fiscal year 1922.

EXECUTED IN DUPLICATE.

Attest:

O. C. Speight.
City Clerk. (Seal)

Attest:

Allen T. Morrison.
Secretary. (Seal)

City of San Antonio

BY O. B. Black.
Mayor.

SAN ANTONIO CLUB AND OPERA HOUSE CO.

By W. J. Lytle.
President.