

STATE OF TEXAS,
COUNTY OF BEXAR.



KNOW ALL MEN BY THESE PRESENTS: That the SAN ANTONIO TRACTION COMPANY, a corporation, created under and by virtue of the laws of the State of Texas, acting herein by and through its Vice-President, W.B. Tuttle, he being hereunto duly authorized, for and in consideration of the sum of TEN THOUSAND, FIVE HUNDRED AND FORTY-FIVE DOLLARS (\$10,545.00) to it cash in hand paid by W.B. Russ and S.P. Cunningham, of Bexar County, Texas, the receipt of which is hereby acknowledged, have BARGAINED, SOLD AND CONVEYED and by these presents does hereby BARGAIN, SELL AND CONVEY unto the said W.B. Russ and S.P. Cunningham, all those certain tracts of land, lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and being that portion of the property conveyed to the San Antonio Traction Company by Gertrude M. Smith and husband, Thad W. Smith, by deed dated August 14th, 1900, and recorded in Vol. 175, page 300 of the Deed Records of Bexar County, Texas, and by Louis S. Berg to the San Antonio Traction Company by deed dated August 15th, 1900, recorded in Vol. 184 page 495 of the Deed Records of Bexar County, Texas, described as follows, to-wit:

DESCRIPTION OF PROPERTY BETWEEN N.FLORES ST AND MAIN AVE.

Use as a datum line for this survey a straight line running in an easterly and westerly direction between the City monument at the S.W. corner of Rodriguez Street and Main Avenue and the City monument at the S.W. corner of Rodriguez Street and Soledad Street. Then beginning at the City monument at the S.W. corner of Rodriguez Street and Main Avenue lay off a line running in a southwesterly direction and making an angle of 91 deg. 02' with the line connecting this monument with the monument at the S.W. corner of Rodriguez and Soledad Streets, a distance of 535.35 feet to a point from which the survey of this property begins as follows, to-wit: From the point laid out as above, lay off a line in a westerly direction making an angle of 96 degrees and 00'-30" with

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the line between this point and a monument at the S.W. corner of Rodriguez Street and Main Avenue. This line is parallel to and at a distance of two feet from the North property line of this property extending from the West property line of Main Avenue to the East property line of North Flores Street. To determine the south line of this survey from the above located point measure along the line laid off in a westerly direction a distance of 5.56 feet, 28.39 feet, 28.40 feet, 45.46 feet, 74.83 feet and 94.69 feet, respectively, and at each of these points lay off a line running in a southerly direction., each making an angle of 90 degrees with the line which was laid off in a westerly direction parallel to the North line of the above property; and on these lines measure off from the above named line the distances 17.48 feet, 17.38 feet, 16.13 feet, 14.71 feet, 19.29 feet, and 17.35 feet, respectively. Connect these points as located by straight lines running from the first to the second, second to the third, third to the fourth, fourth to the fifth, fifth to the sixth, producing the line between the first and second to intersect the west property line on Main Avenue and producing the line between the fifth and sixth to intersect the east property line on North Flores Street. The East and West lines of this property are the West property line of Main Avenue and the East property line of North Flores Street, respectively, as established by the City of San Antonio.

X (X) DESCRIPTION OF PROPERTY BETWEEN SOLEDAD ST AND MAIN AVE.

X Beginning at the City monument at S.W. corner of Salinas Street and Soledad Street and lay off from this point on a straight line running in a northerly direction and joining this monument with the monument at the N.W. corner of Rodriguez Street and Soledad Street a distance of 245.68 feet to a point. From this point lay off a line in a westerly direction making an angle of 90 deg. and 26' with the line joining this ~~corner~~ point to the City monument at the S.W. corner of Salinas Street and Soledad Street. This line laid off in a westerly direction is parallel to the south line of this property and at a distance of 10.35 feet from it. From the

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point thus located on the line between the City monument at the S.W corner of Rodriguez and Soledad Streets and the City monument at the S.W. corner of Salinas and Soledad Streets at a distance of 245.68 feet from the City monument at the S.W. corner of Salinas and Soledad Streets measure off on a line running in a westerly direction parallel to the south line of this property 6 feet and 157.15 feet, respectively, and at these points measure on line laid out at right angles to the above line in a northerly direction the distances 8.02 feet and 7.68 feet, respectively, thus locating two points, these points are on the north property line of this property and a straight line drawn through these points and intersecting the west property line of Soledad Street and the East property line of Main Avenue will give the north property line of this property. The east and west property lines of this survey are given respectively by the west property line of Soledad Street and the East property line of Main Avenue.

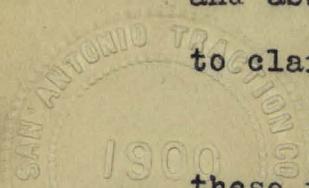
The property hereinabove described as being located between North Flores Street and Main Avenue is in City Block No.121 and the property described as being located between Main Avenue and Soledad Street is in City Block No.140 and the said two pieces of property are now enclosed on the north and south sides by a fence and is what is known as Jenkins Alley.

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 W.B. Russ and S.P. Cunningham, their heirs and assigns forever; and the said San Antonio Traction Company does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the above described premises unto the said W.B. Russ and S.P. Cunningham, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof .

Whereunto the San Antonio Traction Company has caused these presents to be signed by its Vice-President, this the 30th day of November, A.D.1914.

SAN ANTONIO TRACTION COMPANY
By *W.B. Tuttle* Vice President

Attest: R. Jones
Secretary



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STATE OF TEXAS, |

COUNTY OF BEXAR. |

Before me, the undersigned authority, on this day personally appeared W.B. Tuttle, Vice-President of the San Antonio Traction Company, 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 considerations therein expressed, in the capacity therein stated and as the act and deed of said San Antonio Traction Company.

Given under my hand and seal of office, this the 20 day of November, A.D. 1914.

Walter P. Kasper
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS, }
COUNTY OF BEXAR }

I, FRANK R. NEWTON, County Clerk of said County, do hereby certify that the foregoing instrument of

writing with its certificate of authentication was filed for record in my office on the 29th day of

May A. D. 1915, at 2:50 o'clock P.M., and duly recorded on the 9th day of

June A. D. 1915, at 3:55 o'clock P.M., in the records of Deeds

of said County, in book volume 462, on page 178-80

IN TESTIMONY WHEREOF, witness my hand and official seal, at office, this 9th day of June A. D. 1915

Frank R. Newton
County Clerk, Bexar County, Texas.

By *A. H. Leates* Deputy.

✓ Indexed

73446 *46-77-80*

San Antonio Traction
Company

to

W.B. Russ and S.P. Cun-
ningham

Warranty Deed.

FILED FOR RECORD IN MY OFFICE

This 29 day of May A. D. 1915

at 2:50 o'clock P M.

Frank R. Newton
County Clerk, Bexar County, Texas.

By G. H. Coates
Deputy.

COMPARED

6
21-1-12
Returned to S. J. [unclear]