

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

99- 0105903

KNOW ALL MEN BY THESE PRESENTS:

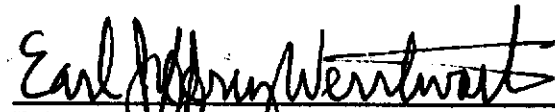
THAT, EARL JEFFREY WENTWORTH, Independent Executor of the Estate of MARGARET S. WENTWORTH, DECEASED (hereinafter called Grantor, whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to Grantor in hand paid by BEXAR METROPOLITAN WATER DISTRICT (hereinafter called Grantee, whether one or more), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, whose mailing address is as hereinafter set forth, the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

Being a 0.919 acre tract of land situated within the Stephen Jett Survey Number 53, Abstract 372, County Block 4231C, Bexar County, Texas. Located within this 0.919 acre tract of land is that certain Water Supply Site and sixteen (16) foot wide easement as shown on plat showing Von Ormy Heights Subdivision, Unit 1, recorded in volume 6900, page 152 of the Plat and Map Records of Bexar County, Texas. Said 0.919 acre tract of land being out of that certain 21.8 acre tract of land, called Tract 1, Second Parcel, as described in deed dated February 15, 1972, Grantor: Russell William Hoch and wife, Mary C. Hoch, Grantee: Earl J. Wentworth, and recorded in volume 6747, page 275 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat showing Von Ormy Heights Subdivision, Unit 1 as recorded in volume 6900, page 152. A plat of survey has been prepared to accompany these field notes. Said 0.919 acre tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's successors or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made subject to all matters of record only to the extent that they would otherwise be enforceable against the Grantee as a municipality agency and political subdivision of the State of Texas.

EXECUTED ON June 2, 1999




EARL JEFFREY WENTWORTH,
Independent Executor of the Estate of
MARGARET S. WENTWORTH,
DECEASED

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(ACKNOWLEDGMENT)

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 2nd day of June, 1999, by EARL JEFFREY WENTWORTH, Independent Executor of the Estate of MARGARET S. WENTWORTH, DECEASED.


NOTARY PUBLIC STATE OF TEXAS

SHARRON VETERS
My Commission Expires 9/26/2000

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:
Bexar Metropolitan Water District
2047 W. Malone
San Antonio, Texas 78225

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS
2929 Mossrock, Suite 204, Building A
San Antonio, Texas 78230
c:\wp51\bexar.Met\vos\docs

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**FIELD NOTES DESCRIBING A
0.919 ACRE TRACT OF LAND
IN BEXAR COUNTY, TEXAS**

Being a 0.919 acre tract of land situated within the Stephen Jett Survey Number 53, Abstract 372, County Block 4231C, Bexar County, Texas. Located within this 0.919 acre tract of land is that certain Water Supply Site and sixteen (16) foot wide easement as shown on plat showing Von Ormy Heights Subdivision, Unit 1, recorded in volume 6900, page 152 of the Plat and Map Records of Bexar County, Texas. Said 0.919 acre tract of land being out of that certain 21.8 acre tract of land, called Tract 1, Second Parcel, as described in deed dated February 15, 1972, Grantor: Russell William Hoch and wife, Mary C. Hoch, Grantee: Earl J. Wentworth, and recorded in volume 6747, page 275 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat showing Von Ormy Heights Subdivision, Unit 1 as recorded in volume 6900, page 152. A plat of survey has been prepared to accompany these field notes. Said 0.919 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a found concrete right-of-way monument at the northwest corner of Interstate Highway Number 35 (South) and the Benton City Road Turnaround;

Thence with the north right-of-way of Interstate Highway Number 35 (South), South 79°51'46" West, 324.50 feet to a found concrete right-of-way monument;

Thence South 68°23'12" West, 162.21 feet to a found iron pin being the POINT OF BEGINNING of this herein described 0.919 acre tract of land. Said found iron pin also being the southeast corner of Lot 15, Von Ormy Heights Commercial Subdivision, Unit 2 as recorded in volume 7900, page 167 of the Map and Plat Records of Bexar County, Texas and being the extension of the west line of a sixteen (16) foot wide easement as shown on plat showing Von Ormy Heights Subdivision, Unit 1, and recorded in volume 6900, page 152 of the Plat and Map Records of Bexar County, Texas;

THENCE leaving the north right-of-way of Interstate Highway Number 35 (South) and with the east line of Lot 15, Von Ormy Heights Commercial Subdivision, Unit 2, with the west line of the sixteen (16) foot wide easement, North 00°01'10" West, at 727.85 feet a found iron pin being the southwest corner of the hereinabove Water Supply Site as shown on plat recorded in volume 6900, page 152, leaving the west line of the sixteen (16) foot wide easement and with the west line of the Water Supply Site, at approximately 753.55 feet crossing a chain link fence, at approximately 821.25 feet crossing another chain link fence, a total distance of 830.35 feet to a found iron pin on the south right-of-way of the Missouri Pacific Railroad. Said found iron pin being the northwest corner of the Water Supply Site and the northeast corner of Lot 15, Von Ormy Heights Commercial Subdivision, Unit 2;

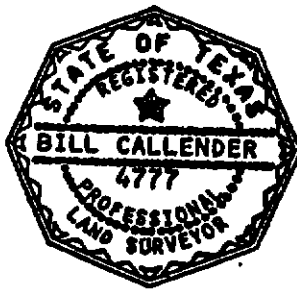
THENCE leaving the east line of Lot 15 and with the south right-of-way of the Missouri Pacific Railroad, generally with a fence, North 77°48'43" East, 135.56 feet to a set iron pin being the northeast corner of this herein described 0.919 acre tract of land and the northeast corner of the Water Supply Site as shown on plat recorded in volume 6900, page 152;

THENCE leaving the south right-of-way of the Missouri Pacific Railroad, leaving the fence, South 12°15'43" East, 100.00 feet to a found iron pin being the upper southeast corner of this herein described 0.919 acre tract of land and the southeast corner of the Water Supply Site;

THENCE with the south line of the Water Supply Site, South 77°44'17" West, 121.49 feet to a set iron pin being a reentrant corner;

THENCE leaving the south line of the Water Supply Site, South 00°01'10" East, 721.59 feet to a set iron pin on the north right-of-way of Interstate Highway Number 35 (South). Said set iron pin being the lower southeast corner of this herein described 0.919 acre tract of land;

THENCE with the north line of Interstate Highway Number 35 (South), South 68°23'12" West, 37.64 feet to the Place of Beginning and containing 0.919 acres of land according an actual survey made on the ground under my supervision on November 25, 1998.




Bill Callender
Registered Professional Land Surveyor
No. 4777

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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:

JUN 0 8 1999



Serry Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Jun 03 1999

At 11:20am

Receipt #: 233297
Recordings: 9.00
Doc/Mgmt: 6.00

Doc/Num : 99- 0105903

Deputy -Suzanne Ybarra

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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