

WARRANTY DEED

6417

Date: March 6, 1995

Grantor: WATER SERVICES III, INC.

Grantor's Mailing Address: P. O. Box 791325
San Antonio, Bexar County, Texas 78279

Grantee: BEXAR METROPOLITAN WATER DISTRICT

Grantee's Mailing Address: 2706 West Southcross
San Antonio, Bexar County, Texas 78211

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property: BEING Lots Fifty-Five (55), Fifty-Six (56) and Fifty-Seven (57), Block Number Four (4), Shalimar Village Subdivision, Unit One (1), situated in Atascosa County, Texas, as per map or plat of said Subdivision, appearing of record on Sheet 81-B, New Plat Cabinet, Plat Records of Atascosa County, Texas.

BEING Lot Twenty-Three (23), Block Number Two (2), Primrose Estates Subdivision, situated in Atascosa County, Texas, as per map or plat of said Subdivision, appearing of record on Sheet 70-A, New Plat Cabinet, Plat Records of Atascosa County, Texas;

BEING Lot Sixty-Two (62), Palo Alto Subdivision, Unit Two (2), situated in Atascosa County, Texas, as per map or plat of said Subdivision, appearing of record on Sheet 85-A & B, New Plat Cabinet, Plat Records of Atascosa County, Texas; SAVE AND EXCEPT that portion of Lot Sixty-Two (62) conveyed contemporaneously herewith to Melvin Wright, said portion being described in Exhibit A attached hereto;

BEING an 85.0 foot square out of the Southwest corner of Lot Five (5), Oaks South Subdivision, situated in Atascosa County, Texas, as per map or plat of said Subdivision, appearing of record on Sheet 74-A, New Plat Cabinet, Plat

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Records of Atascosa County, Texas, which 85.0 foot square is more particularly described by metes and bounds in Deed dated September 1, 1977, executed by Big Tex Investment Company, a limited partnership to Ronald May, filed for record in the office of the County Clerk of Atascosa County, Texas in Volume 468, Page 368, Deed Records of Atascosa County, Texas, a copy of said metes and bounds being attached hereto as Exhibit "B".

Reservations and Exceptions to Conveyance and Warranty: This property is conveyed subject to the restrictive easements and covenants of record affecting the subject property.

THIS CONVEYANCE IS MADE WITHOUT ANY WARRANTIES OF ANY KIND RELATING TO THE LAND, THE IMPROVEMENTS ON THE LAND OR THE CONSTRUCTION THEREOF, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND OF HABITABILITY EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH HEREIN. GRANTEE ACCEPTS THIS DEED WITHOUT ANY SUCH WARRANTIES AND ACKNOWLEDGES THAT BUT FOR HIS ACCEPTANCE OF THE PROPERTY "AS IS" GRANTOR WOULD NOT HAVE EXECUTED AND DELIVERED THIS DEED.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors and administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations to conveyance and warranty.

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

WATER SERVICES III, INC.

By: R. B. May
RONALD B. MAY, President

Accepted as to the terms contained herein:

BEXAR METROPOLITAN WATER DISTRICT

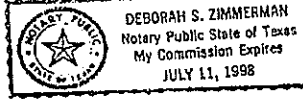
By: Thomas C. Moreno
THOMAS C. MORENO

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STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on this the 7th day of March, 1995, by RONALD B. MAY on behalf of WATER SERVICES III, INC.



Deborah S. Zimmerman
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on this the 7th day of March, 1995, by THOMAS C. MORENO on behalf of BEXAR METROPOLITAN WATER DISTRICT.

Thomas C. Moreno
Notary Public, State of Texas
SHARON VETTER
My Commission Expires 9/7/96

AFTER RECORDING RETURN TO:
Bexar Metropolitan Water District
2706 West Southcross
San Antonio, Texas 78211

PREPARED IN THE OFFICE OF:
Michael B. Thurman
Thurman, Phillips & Schaub, P.C.
8000 IH 10 West, Suite 1000
San Antonio, Texas 78230

STATE OF TEXAS §

COUNTY OF ATASCOSA §

0.168 acres of land out of Lot 62, Palo Alto Subdivision, Unit Two (2), situated in Atascosa County, Texas, as per map or plat of said Subdivision appearing of record on Sheet 85-A & B, New Plat Cabinet, Plat Records of Atascosa County, Texas. Said 0.168 acre tract of land also being a portion of the land described in paragraph two in a deed to Ronald May recorded in Volume 468, Page 368 of the Deed Records of Atascosa County, Texas. Said 0.168 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a one-half inch steel pin set on the south right of way line of Palo Alto Drive for the common northeast corner of Lot 62, Palo Alto Subdivision, Unit Two (2) situated in Atascosa County, Texas, as per map or plat of said Subdivision appearing of record on Sheet 85-A & B, New Plat Cabinet, Plat Records of Atascosa County, Texas, and being the northwest corner of Lot 121, Palo Alto Subdivision, Unit One (1), situated in Atascosa County, Texas, as per map or plat of said Subdivision appearing of record on Sheet 76A, New Plat Cabinet, Plat Records of Atascosa County, Texas, for the northeast corner of this tract of land.

THENCE with the common east line of said Lot 62, Palo Alto Subdivision, Unit Two (2), and with the west line of Lot 121, Palo Alto Subdivision, Unit One (1), South $00^{\circ} 39' 22''$ East, a distance of 321.50 feet to a one-half inch steel pin set on the north right of way line of Encino Drive for the common southeast corner of said Lot 62, Palo Alto Subdivision, Unit Two (2), and being the southwest corner of Lot 121, Palo Alto Subdivision, Unit One (1) for the southeast corner of this tract of land.

THENCE with the north right of way line of Encino Drive and the south line of said Lot 62, Palo Alto Subdivision, Unit Two (2), North $61^{\circ} 52' 22''$ West, a distance of 35.63 feet to a one half inch steel pin found for the southwest corner of this tract of land.

THENCE North $02^{\circ} 22' 12''$ East, a distance of 304.39 feet to a one half inch steel pin found on the common north line of said Lot 62, Palo Alto Subdivision, Unit Two (2), and being on the south line of Lot 43, Palo Alto Subdivision, Unit Two (2) for the northwest corner of this tract of land.

THENCE with the common north line of said Lot 62, Palo Alto Subdivision, Unit Two (2) and the south line of said Lot 43, Palo Alto Subdivision, Unit Two (2), North $87^{\circ} 54' 35''$ East, a distance of 15.16 feet to the place of beginning. Bearing basis record as per map or plat of said Subdivision appearing of record on Sheet 85-A & B, New Plat Cabinet, Plat Records of Atascosa County, Texas; a one half inch steel pin found for the northwest corner of Lot 44 to a one half inch steel pin found for the northwest corner of Lot 42.

EXHIBIT "A"

PARAGRAPH ONE

3607
BEING an 85.0 foot square out of the Southwest corner of Lot Five (5) of OAKS SOUTH SUBDIVISION, a Subdivision in Atascosa County, Texas, as per map or plat of said Oaks South Subdivision appearing of record in Vol. 4, P. 46, Plat Records, Atascosa County, Texas, which 85.0 foot square is more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin set in the East R.O.W. line of Oaks South Road and the West line of Lot 5, said point being N. 00° 00' 47" W. 85.0 feet from the Southwest corner of Lot 5;

THENCE N. 89° 59' 13" E. 85.0 feet to an iron pin set for the Northeast corner of this tract;

THENCE S. 00° 00' 47" E. 85.0 feet to an iron pin set for the Southeast corner of this tract, said point being in the South line of Lot 5;

THENCE S. 89° 59' 13" W. 85.0 feet to a point for the Southwest corner of this tract, same being the Southwest corner of Lot 5;

THENCE N. 00° 00' 47" W. 85.0 feet to the place of BEGINNING.

STATE OF TEXAS COUNTY OF ATASCOSA
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly
recorded in the volume and page of the 228
records of Atascosa County, Texas stamped hereon
by me:
RECORDING DATE
MARCH 27, 1995
LAQUITA HAYDEN
COUNTY CLERK, Atascosa County, Texas
By J. B. Baxendale Deputy



Rel to:
Eagle metropolitan
water district
2706 W. Southern
San Antonio TX
78211
LAQUITA HAYDEN
ATASCOSA COUNTY CLERK
BY LAQUITA HAYDEN
FILED

FILED FOR RECORD
95 MAR 23 PM 2:48

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