

SPECIAL WARRANTY DEED
(Mark & Sandra, Ltd. to Bexar Metropolitan Water District)

Date: May 13, _____, 1999

107053

Grantor: *MARK & SANDRA, LTD.*, by and through *MARK VAN OVERBORG*, in his capacity as
Vice President of *VANS REALTY, INC.*, General Partner

Grantor's Mailing Address:
(including county)

4242 Medical Dr., Suite 5200
San Antonio, Bexar County, Texas 78229

Grantee: *BEXAR METROPOLITAN WATER DISTRICT*

Grantee's Mailing Address:
(including county)

2047 W. Malone
Attn: Thomas C. Moreno, General Manager/CEO
San Antonio, Bexar County, Texas 78225

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration.

Property (including any improvements):

1. 1.029 acres of land situated about 20.6 miles N 66°30' E of Hondo, in Medina County, Texas, and further described in Exhibit "A" attached hereto.
2. 0.579 acres of land situated about 20.6 miles N 66°30' E of Hondo, in Medina County, Texas, and further described in Exhibit "B" attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

There are none.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, hereby 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 successors and assigns forever. Grantor binds Grantor and Grantor's successors or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty when the claim is by, through, or under Grantor, but not otherwise.

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

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

MARK & SANDRA, LTD.

BY: VAN'S REALTY INC.
General Partner

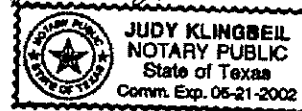
BY: Mark Van Overborg
MARK VAN OVERBORG
Vice President

STATE OF TEXAS
COUNTY OF Bexar

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§

This instrument was acknowledged before me on the 13th day of May, 19 99, by MARK VAN OVERBORG, in his capacity as Vice President of VANS REALTY, INC., General Partner of MARK & SANDRA, LTD.

Judy Klingbeil
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

BEXAR METROPOLITAN WATER DISTRICT
Attn: Thomas C. Moreno, General Manager/CEO
San Antonio, Bexar County, Texas 78225

EXHIBIT ATHE STATE OF TEXAS
COUNTY OF MEDINAPREPARED FOR: Van's Development, Co.,
INC.

FIELD NOTES TO DESCRIBE

A survey of 1.029 acres of land situated about 20.6¹/₂ miles N 66°30' E of Hondo, in Medina County, Texas, out of Survey No. 33, Abstract No. 380, John Fitzgerald, original Grantee, being a portion of that certain 333.712 acre tract of land described in a deed to Mark and Sandra, Ltd. from Estancia Enterprises, Ltd., dated March 10, 1999, as recorded in Volume 344 on Page 757 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 1" diameter iron pipe found by corner post at an angle point in the West line of County Road 381 for the Northeast corner of said 333.712 acre tract of land, the Southeast corner of that certain 22.596 acre tract of land described in a deed to C & S Joint Venture from Estancia Enterprises, Ltd., dated November 3, 1994, as recorded in Volume 235 on Page 36 of the aforementioned Official Public Records, the East corner of that certain 49.397 acre tract of land described in a deed to C & S Joint Venture from Estancia Enterprises, Ltd., dated July 6, 1995, as recorded in Volume 249 on Page 659 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Along fence, the Northwest line of said County Road 381, and the Southeast line of said 333.712 acre tract of land, S 21-47-13 W 239.53 feet to a 5/8" iron pin set for the South corner of this survey;

THENCE: Along the Southwest line of this survey, N 76-29-01 W 202.10 feet to a 5/8" iron pin set on the Northeast end of a cul-de-sac for the West corner of this survey;


THENCE: Along the Northwest line of this survey, N 21-47-13 E 208.70 feet to a 5/8" iron pin set in fence on the North line of said 333.712 acre tract of land and the South line of said 49.397 acre tract of land for the Northwest corner of this survey;

THENCE: Along fence, the North line of said 333.712 acre tract of land, and the South line of said 49.397 acre tract of land, S 84-53-09 E 208.78 feet to the POINT OF BEGINNING.

The bearings are relative to the bearing along the Southeast line of said 333.712 acre tract of land between a found 1" iron pipe and a 5/8" iron pin having a bearing and distance of S 21-47-13 W 1156.31 feet.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 12 day of May, 1999.

Van's Development Co. Inc. (1.029 Acres) - Page 2



Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

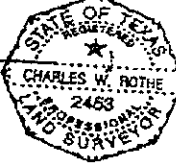


EXHIBIT BTHE STATE OF TEXAS
COUNTY OF MEDINAPREPARED FOR: Van's Development Co., Inc.

FIELD NOTES TO DESCRIBE

A survey of 0.579 acres of land situated about 20.6 miles N 66°30' E of Hondo, in Medina County, Texas, out of Survey No. 33, Abstract No. 380, John Fitzgerald, original Grantee, being a portion of that certain 333.712 acre tract of land described in a deed to Mark and Sandra, Ltd. from Estancia Enterprises, Ltd., dated March 10, 1999, as recorded in Volume 344 on Page 757 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin set in fence on the Southeast line of said 333.712 acre tract of land and the Northwest line of that certain 56 acre tract of land described as part of a certain 293 3/5 acre tract of land in a deed to Patrick J. Wurzbach from Herbert E. Wurzbach, et ux, dated January 3, 1989, as recorded in Volume 95 on Page 614 of the aforementioned Official Public Records, for the South corner of this survey from which a 5/8" iron pin found by an 8" diameter cedar corner post for the Southeast corner of said 333.712 acre tract of land bears S 23-41-45 W 893.02 feet and a point on the North line of said Survey No. 33 for the recognized Northeast corner of Survey No. 34, Abstract No. 833, Moses G. Shipman, original Grantee, and the recognized Northwest corner of Survey No. 34 3/4, Abstract No. 1264, Ed DeMontel, original Grantee, bears S 23-41-46 W 893.02 feet and S 00-11-39 W 131.16 feet;
- THENCE: Along the Southwest line of this tract, N 66-18-14 W 200.00 feet to a 5/8" iron pin set for the lower West corner of this survey;
- THENCE: Along a Northwest line of this tract, N 23-41-46 E 70.00 feet to a 5/8" iron pin set for an interior corner of this survey;
- THENCE: Along the upper Southwest line of this tract, N 66-18-14 W 173.50 feet to a 5/8" iron pin set on the proposed Southeast line of a certain 60-foot-wide roadway to be dedicated to the County for the West corner of this survey;
- THENCE: Along the Southeast line of said 60-foot-wide roadway, N 23-41-46 E 30.00 feet to a 5/8" iron pin set for the North corner of this survey;
- THENCE: Along the Northeast line of this tract, S 66-18-14 E 373.50 feet to a 5/8" iron pin set in fence on the Southeast line of said 333.712 acre tract of land and the Northwest line of said 56 acre tract of land for the East corner of this survey;
- THENCE: Along fence, the Southeast line of said 333.712 acre tract of land, and the Northwest line of said 56 acre tract of land, S 23-41-46 W 100.00 feet to the POINT OF BEGINNING.

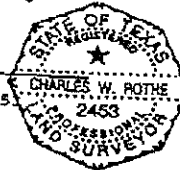
The bearings are relative to the bearing along the Southeast line of said 333.712 acre tract of land between two found 5/8" iron pins having a bearing and distance of S 23-41-46 W 2343.02 feet.

Van's Development Co., Inc. (0.579 Acres) - Page 2

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 12th day of May, 1999.

Charles W. Rothe

Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8260



ANY PROVISION HEREIN RESTRICTING THE SALE, RENTAL OR USE OF THE RECORDED REAL PROPERTY, BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF MEDINA
I hereby certify that this instrument was FILED with its number
Sequence on the date and at the time described above by me and was
duly RECORDED in the Official Public Records of Medina County, Texas
on

FILED IN MY OFFICE
ANNA VAN DE WALLE

'99 JUN 03

AM -11 35

COUNTY CLERK, MEDINA CO.



JUN 03 1999

Anna Van De Walle
COUNTY CLERK
MEDINA COUNTY TEXAS

1025

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