

WARRANTY DEED

STATE OF TEXAS §
 COUNTY OF BEXAR §

95- 0076067
 KNOW ALL MEN BY THESE PRESENTS:

THAT, PLEASANT OAKS DEVELOPMENT CORPORATION, acting herein by and through its authorized corporate officer (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 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:

TRACT ONE:

A 0.248 acre (10,800 square feet) tract of land out of Lot 17, Block 1, PLEASANT OAKS SUBDIVISION, Bexar County, Texas as recorded in Volume 7200, Page 120 of the Deed and Plat Records of Bexar County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof. AND

TRACT TWO:

The North 100 feet of the East 20 feet of Tract Two (2), Block One (1), PLEASANT OAKS SUBDIVISION, UNIT 3, in Bexar County, Texas, according to plat thereof recorded in Volume 7500, Page 66, Deed and Plat Records of Bexar County, Texas.

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 heirs, 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 heirs, successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations, of record affecting the property herein conveyed.

EXECUTED ON APRIL 26, 1995

(CRO)

PLEASANT OAKS DEVELOPMENT CORPORATION

By

Charles K. Oliver Jr.

ME 6428 PG 20

(ACKNOWLEDGEMENT)

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 26 day of April, 1995, by CHALRES K. OLIVER, JR., President, of PLEASANT OAKS DEVELOPMENT CORPORATION, and in the capacity herein stated on behalf of said corporation.



JANICE Y. MCGHEE
Notary Public, State of Texas
My Commission Expires 2/17/97

Janice Y. McGhee
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN TO
GRANTEE AT:

Bexar Metropolitan Water District
P. O. Box 3577
San Antonio, Texas 78211-0577

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS

8000 Vantage, Suite 2000, Building A
San Antonio, Texas 78230
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106428 PG2012

EXHIBIT "A"

TRACT ONE:

A 0.248 acre (10,800 square feet) tract of land out of Lot 17, Block 1, PLEASANT OAKS SUBDIVISION, Bexar County, Texas as recorded in Volume 7200, Page 120 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described as follows:

BEGINNING at a point on the north right of way of Peaceful Lane, said point being N. 89 degrees 47' 52" W. 1,053.00 feet from the intersection of the west right of way line of old Pleasanton Road and the north right of way line of Peaceful Lane;

THENCE along the north right of way line of Peaceful Lane N. 89 degrees 47' 52" W. 120.00 feet to a found iron pin;

THENCE N. 00 degrees 12' 08" E. 90.00 feet to a found iron pin;

THENCE S. 89 degrees 47' 52" E 120.00 feet to a found iron pin;

THENCE S. 00 degrees 12' 08" W. 90.00 feet to a found iron pin being the **POINT OF BEGINNING** and containing 0.248 acres.

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any person who is not a resident of the State of Texas
and who is not a citizen of the United States
shall be deemed to be a foreigner for the purposes of this Act.
COUNTY OF BEXAR
STATE OF TEXAS
It is hereby ordered and FLEED that the
County Clerk of Bexar County, Texas
shall cause the same to be recorded in the
Public Records of Bexar County, Texas.

MAY 25 1995



Jerry R. Riffe
COUNTY CLERK
BEXAR COUNTY, TEXAS

Filed for Record and
BEXAR COUNTY, TX
BERRY RICHMOND, COUNTY CLERK

On May 25 1995

At 3:50pm

Receipt #: 134883
Recordings: 7.00
Doc/Hgt: 6.00

Doc/Hgt: 55-0076057

Deputy: Janin Sanchez

FILED 5428 PG 2014