

# WARRANTY DEED WITH EASEMENT

97- 0105863

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR    §

KNOW ALL MEN BY THESE PRESENTS:

THAT, LAURENA ANNE HALLMARK (hereinafter called Grantor, whether one or more), acting herein by and through her duly authorized Attorney in Fact, KEVIN L. HALLMARK, 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:

A 2.521 acre tract of land situated in Bexar County, Texas, and being out of the H. A. Alsbury Survey No. 1385, Abstract 35, County Block 4174, and being a part of that 200.377 acre tract conveyed to Lovell Hallmark, et ux., by deed recorded in Volume 6773, Page 843, of the Real Property Records of Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof;

TOGETHER WITH a non-exclusive right-of-way, ingress and egress easement and a non-exclusive water pipeline, utility, construction and service easement for a water supply system over, upon, across and under property situated in Bexar County, Texas, and being out of the Horacio C. Alsbury Survey No. 1385, Abstract 35, County Block 4174, and being that same 5.270 acre tract known as Hallmark Road (private), described in deed recorded in Volume 7605, Page 804, of the Deed Records of Bexar County, Texas, and being more particularly described in Exhibit "B" attached hereto and made a part hereof;

TOGETHER WITH the right, and for the purpose and use of thereon installing, constructing, reconstructing, maintaining, removing, relocating, inspecting, extending, improving and directing water distribution, transmission and service lines and other facilities, including laterals, meters and fire protection services, and the appurtenances necessary thereto, and to use and operate thereon any and all facilities of any kind necessary or convenient in the performance of said rights, purposes and uses; together with the right of ingress and egress onto said easement over adjacent land owned by Grantor, and the right to remove from said easement, all trees and parts thereof or other obstructions which endanger or may interfere with the efficiency of said system or the appurtenances thereto.

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.

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 July 28, 1997.

LAURENA ANNE HALLMARK,

BY Kevin L. Hallmark



KEVIN L. HALLMARK,  
Attorney in Fact

VOL 7155 PG 2039

(ACKNOWLEDGMENT)

STATE OF TEXAS       §  
COUNTY OF BEXAR   §

This instrument was ACKNOWLEDGED before me, on this the 28 day of July, 1997, by KEVIN L. HALLMARK, Attorney in Fact for LAURENA ANNE HALLMARK.

  
NOTARY PUBLIC, STATE OF TEXAS  
  
SHARRON VETTERS  
My Commission Expires 9/26/2000

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

Bexar Metropolitan Water District  
c/o West & West, Attorneys  
8000 Vantage, Bldg A #2000  
San Antonio, TX 78230

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
8000 Vantage, Suite 2000, Building A  
San Antonio, Texas 78230  
c:\wp51\bexar.met\hallmark.ded

VOL 7155 PG 2040

H. A. KUEHLEM SURVEY COMPANY

Boundary \* Subdivisions \* Oil Wells \* Construction



FIELD NOTES

Field notes of a 2.521 acre tract of land situated in Bexar County, Texas and being out of the H.A. Alsbury Survey No. 1385, Abstract 35, County Block 4174 and being part of that 200.377 acre tract conveyed to Lovell Hallmark, et ux, by deed recorded in Volume 6773, Page 843 of the Real Property Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found at fence corner in the south line of Hallmark Road (private) described in Volume 7605, Page 804, Deed Records, being the northwest corner of this tract, and being the northeast corner of a 2.500 acre tract conveyed to Quinney Electric, Inc., by deed recorded in Volume 1756, Page 452, Real Property Records, said point being S 65 deg. 20' 00" E. 557.93 feet along the south line of Hallmark Road from a concrete monument found at its intersection with a west line of said 200.377 acre tract.

Thence S 65 deg. 20' 00" E. 185.62 feet with fence along the south line of Hallmark Road to a 1/2" iron pin found at the northeast corner of this tract, being the northwest corner of a 2.494 acre tract conveyed to Adolph Valenzuela, et ux, by deed recorded in Volume 7831, Page 311, Deed Records.

Thence S 24 deg. 26' 49" W. 590.70 feet with fence along the west line of said 2.494 acre tract to a 1/2" iron pin found at fence corner in the south line of said 200.377 acre tract, being the north line of a 241.6 acre tract conveyed to Betty Lee Godfrey, et al, by deed recorded in Volume 6527, Page 150, Real Property Records, being the southwest corner of said 2.494 acre tract and this southeast corner of this tract.

Thence N 65 deg. 13' 11" W. 186.31 feet with fence along the north line of said 241.6 acre tract to a 1/2" iron pin found at fence corner at the southwest corner of this tract, being the southeast corner of said 2.500 acre tract.

Thence N 24 deg. 30' 50" E. 590.33 feet with fence along the east line of said 2.500 acre tract to the place of beginning and containing 2.521 acres of land according to a survey made on the ground.

Job No. 133-97

RE: Plat

Surveyed July 9, 1997

HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4020

EXHIBIT "A", PAGE 1

10615 Perrin Beitel

San Antonio, Texas 78217

Phone: (512) 650-4001



VOL 7155 PG 2041

H. A. KUEHLEMAN SURVEY COMPANY  
Boundary \* Subdivisions \* Oil Wells \* Construction



FIELD NOTES

Field notes of a proposed Water Easement situated in Bexar County, Texas and being out of the Horacio C. Alsbury Survey No. 1385, Abstract 35, County Block 4174, and being that same 5.270 acre tract known as Hallmark Road (private), described in deed recorded in Volume 7605, Page 804 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the existing west line of Pleasanton Road at its intersection with a cut off line at the south line of Hallmark Road, being the southeast corner of said 5.270 acre tract and this easement.

Thence N 34 deg. 08' 26" W. 14.91 feet along said cut off line to a 1/2" iron pin found in the south line of Hallmark Road, at an angle point.

Thence along the south and southeast line of Hallmark Road, as follows:

N 75 deg. 28' 38" W. 388.33 feet to a 1/2" iron pin found at an angle point.

S 60 deg. 38' 33" W. 1767.64 feet to a 1/2" iron pin found at an angle point.

N 65 deg. 40' 41" W. 1271.51 feet to a 1/2" iron pin found at the beginning of a cul-de-sac.

Northwesterly along the arc of a curve to the right whose radius is 50.00 feet and having a central angle of 106 deg. 15' 37", a distance of 92.73 feet (chord bears N 65 deg.

04' 41" W. 80.00 feet) to a 1/2" iron pin set at the end of said cul-de-sac.

N 65 deg. 40' 41" W. 292.34 feet to a concrete monument found at fence corner at the southwest corner of said 5.270 acre tract and this easement.

Thence N 24 deg. 37' 43" E. 59.74 feet with fence along the west line of said 5.270 acre tract to a 1/2" iron pin found at the northwest corner of said 5.270 acre tract and this easement.

Thence along the north and northwest line of Hallmark Road, as follows:

S 65 deg. 41' 05" E. 291.75 feet to a 1/2" iron pin set at the beginning of a cul-de-sac.

Southeasterly along the arc of a curve to the right whose radius is 50.00 feet and having a central angle of 106 deg. 15' 37", a distance of 92.73 feet (chord bears S 65 deg.

41' 05" E. 80.00 feet) to a 1/2" iron pin found at the end of said curve.

S 65 deg. 41' 05" E. 1241.49 feet to a 1/2" iron pin found at an angle point.

N 60 deg. 38' 33" E. 1761.34 feet to a 1/2" iron pin found at an angle point.


S 75 deg. 28' 38" E. 406.50 feet to a 1/2" iron pin found at the intersection of the north line of Hallmark Road with a cut off line at the west line of Pleasanton Road, for an angle.

Thence N 57 deg. 32' 41" E. 13.56 feet along said cut off line to a 1/2" iron pin found in the existing west line of Pleasanton Road, being the northeast corner of said 5.270 acre tract and this easement.

Thence S 08 deg. 48' 22" W. 79.99 feet along the existing west line of Pleasanton Road to the place of beginning and containing 5.277 acres of land according to a survey made on the ground.

Job No. 082-97  
RE: Plat

Surveyed May 2, 1997

  
HENRY A. KUEHLEM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4020  
EXHIBIT "B"

10615 Perrin Beltel

San Antonio, Texas 78217

Phone: (210) 650-4001

VOL 7155 PG 2042

# RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

any transfer, pledge, or other disposition of the right, title, or interest in the described property by virtue of this instrument and unrecorded under Federal tax laws. STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in File Number 597, which on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Bexar County, Texas on:

JUL 31 1997



*Gerry Rickhoff*

COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Jul 29 1997

At 4:09pm

Receipt #: 53894  
Recording: 9.00  
Doc/Mgmt: 6.00

Doc/Num : 97- 0105863

Deputy -Betty Sepulveda

VOL 7155 PG 2043