

WARRANTY DEED

95- 0079722

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

§

§

THAT, WINDY'S WATER WORKS, INC., acting herein by and through its authorized corporate office (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:

A 0.570 acre tract, known as the Water Well Tract, and a 0.075 acre tract, being a 20' wide ingress, egress and water distribution easement out of Lot 45 of SouthOaks Estates Subdivision, Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof;

A pump station site being a 0.230 acre tract of land recorded with Campbellton Gardens Subdivision in Volume 9515, Pages 130 and 131 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described in Exhibit "B" attached hereto and made a part hereof; AND

The East One-Hundred Feet (E. 100') of Lot Twenty-Seven (27), Block Four (4), Whispering Winds Subdivision, in Bexar County, Texas, as shown on plat of record in Volume 5140, Page 59-60, 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 (BUT NOT ENCUMBRANCES) of record affecting the property herein conveyed.

EXECUTED ON

June 1st, 1995

WINDY'S WATER WORKS, INC.

By:



DELMAR E. WINDHORST,
President

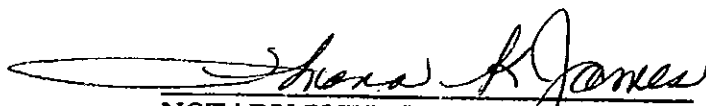
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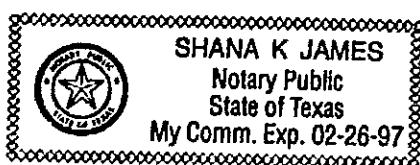
(ACKNOWLEDGEMENT)

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 1st day of June, 1995, by DELMAR E. WINDHORST, President of WINDY'S WATER WORKS, INC., a Texas Corporation, and in the capacity herein stated on behalf of said corporation.


NOTARY PUBLIC, STATE OF TEXAS



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AFTER RECORDING RETURN TO:
Bexar Metropolitan Water District
P. O. Box 3577
San Antonio, Texas 78211-0577

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS
8000 Vantage, Building A
San Antonio, Texas 78230

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(Tracts III, IV & V, GF # -4, -5 & -6)

FIELD NOTES TO DESCRIBE

A survey of 0.570 Acres of land situated about 18 miles S 15° E of San Antonio, in Bexar County, Texas, being known as the Water Well Tract of SouthOaks Estates Subdivision, a subdivision as shown on a plat thereof recorded in Volume 4517 on Pages 27-30 of the Deed and Plat Records of Bexar County, Texas, out of Survey No. 4 1/2, Abstract No. 1203, G. M. Hime, original Grantee, being a portion of that certain 136.388 Acre Tract of land conveyed by Deed to Henry W. Christopher, Jr., James W. Allen, and Ralph Brown from Joseph A. Lucci, Jr., M.D., Trustee of the Joseph A. Lucci, Jr., M.D. P. A. Pension Plan and Trust, and Fritz F. Holt, dated December 17, 1986, as recorded in Volume 3849 on Page 320 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin found for the recognized upper Northwest corner of said Survey No. 4 1/2, the upper Northwest corner of said 136.388 Acre Tract of land, as resurveyed, and the Northwest corner of this survey;
- THENCE:** Along the Northeast line of said 136.388 Acre Tract of land, as resurveyed, S 59-12-28 E 159.50 feet to a 5/8" iron pin set for the Northwest corner of Lot 44 of said SouthOaks Estates Subdivision, and the Northeast corner of this survey;
- THENCE:** Along the Southwest line of said Lot 44, S 16-58-57 E 190.68 feet to a 5/8" iron pin set for the lower Northeast corner of Lot 45 of said SouthOaks Estates Subdivision and the Southeast corner of this survey;
- THENCE:** Along the lower North line of said Lot 45, S 73-01-04 W 60.00 feet to a 5/8" iron pin set for an interior corner of said Lot 45 and the lower Southwest corner of this survey;
- THENCE:** Along the upper East line of said Lot 45, N 16-58-56 W 123.25 feet to a 5/8" iron pin set for the upper Northeast corner of said Lot 45 and an interior corner of this survey;
- THENCE:** Along the upper North line of said Lot 45, N 89-06-23 W 101.86 feet to a 5/8" iron pin set on the upper West line of said 136.388 Acre Tract of land, as resurveyed, for the Northwest corner of said Lot 45 and the upper Southwest corner of this survey;
- THENCE:** Along the upper West line of said 136.388 Acre Tract of land, as resurveyed, N 00-53-37 E 162.09 feet to the POINT OF BEGINNING.

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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 11th day of May, 1987.

Charles W. Holt



EXHIBIT "A"

FIELD NOTES TO DESCRIBE

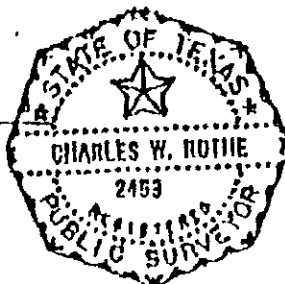
A survey of 0.075 Acres (3259.771 Sq. Ft.) of land situated about 18 miles S 15° E of San Antonio, in Bexar County, Texas, being a 20-foot-wide Ingress-Egress and Water Distribution Easement lying within Lot 45 of SouthOaks Estates Subdivision, a subdivision as shown on a plat thereof recorded in Volume 9511 on Pages 27-30 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING:** At a 5/8" iron pin set in a curve to the left on a cul-de-sac of Storm Oak Drive for the upper Southeast corner of said Lot 45, the Southwest corner of Lot 44 of said SouthOaks Estates Subdivision, and the Southeast corner of this easement;
- THENCE:** Along said cul-de-sac, the Southeast line of said Lot 45, and along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 25°39'17", a tangent of 11.39 feet, and a chord which bears S 47-17-11 W 22.20 feet, a distance of 22.39 feet to a 5/8" iron pin set for the Southwest corner of this easement;
- THENCE:** N 16-58-57 W 168.73 feet to a 5/8" iron pin set on the lower South line of a certain 0.570 Acre Tract of land, this day surveyed as the Water Well Tract, and the lower North line of said Lot 45 for the Northwest corner of this easement;
- THENCE:** Along the lower South line of said Water Well Tract and the lower North line of said Lot 45, N 73-01-04 E 20.00 feet to a 5/8" iron pin set on the Southwest line of said Lot 44 for the Southeast corner of said Water Well Tract, the lower Northeast corner of said Lot 45, and the Northeast corner of this easement;
- THENCE:** Along the Southwest line of said Lot 44 and the lower East line of said Lot 45, S 16-58-57 E 159.09 feet to the POINT OF BEGINNING.

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 11th day of May, 1987.

Charles W. Rothe

Charles W. Rothe
Registered Public Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (512) 426-3005 or (800) 292-1331



SIGNED FOR IDENTIFICATION:

SOUTHOKS DEVELOPMENT COMPANY, INC.

By: *Henry W. Christopher*
Henry W. Christopher, Jr., President

EXHIBIT "A"

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NS 95990738-4

A pump station site being a 0.230 acre tract of land recorded with Campbellton Gardens Subdivision in Volume 9515, Pages 130

and 131 of the Deed and Plat Records of Bexar County, Texas and being further described by metes and bounds as follows:

BEGINNING at a point for the northwest corner to this tract, said point also being the southwest corner of Lot 24, a 1.44 acre tract recorded in said Campbellton Gardens Subdivision;

THENCE: S 89d 52' 42" E, a distance of 95.24 feet to the northeast corner to this tract;

THENCE: S 00d 07' 18" W, a distance of 104.35 feet to the southeast corner to this tract;

THENCE: N 89d 52' 42" W, a distance of 96.43 feet to the southwest corner of this tract;

THENCE: N 00d 46' 30" E, a distance of 104.36 feet to the POINT OF BEGINNING and containing 0.230 acres of land, more or less.

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EXHIBIT "B"

3498990735-5

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

Any provision herein which purports to create, transfer, or encumber
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 herein by me
and was duly RECORDED in the Official Public Record of
Real Property of Bexar County, Texas on:

JUN 05 1995



Jimmy Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

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

On Jun 02 1995

At 3:10pm

Receipt #: 136719
Recordings: 7.00
Doc/Mgmt: 6.00

Doc/Book: 95- 0079722

Clerk: Betty Segulveda

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