

WARRANTY DEED

95- 0069546

STATE OF TEXAS

§

COUNTY OF BEXAR

§

KNOW ALL MEN BY THESE PRESENTS:

THAT, CHAPARRAL UTILITY CO. (hereinafter called Grantor, whether one or more), acting herein by and through its authorized officer, 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:

Being 0.324 acres of land, being the West 150.00 feet of Lot 31, Block 1, GERONIMO VILLAGE SUBDIVISION, recorded in Volume 5970, Pages 140-141, Deed and Plat Records of Bexar County, Texas; said 0.324 acres of land being more particularly described on Exhibit "A" attached hereto and made a part hereof.

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 and/or assigns forever. And Grantor does hereby bind Grantor, Grantor's heirs, successors, and/or assigns TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, Grantee's heirs, assigns and/or successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to the following:

1. Restrictions of record in Volume 6137, Page 409, Deed Records of Bexar County, Texas.
2. Easement rights granted in Assignment of Easement recorded in Volume 3155, Page 1581, Real Property Records of Bexar County, Texas.

EXECUTED ON January 25, 1995

CHAPARRAL UTILITY CO.

BY: Roxana Jones

ROXANA JONES, PRESIDENT

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(ACKNOWLEDGEMENT)

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 26 day of January, 1995, by ROXANA JONES, PRESIDENT of CHAPARRAL UTILITY CO., and in the capacity herein stated.



JANICE Y. MCGHEE
Notary Public, State of Texas
My Commission Expires 2/1/97

Janice Y. McGhee
NOTARY PUBLIC, STATE OF TEXAS

GRANTEE'S MAILING ADDRESS:
AFTER RECORDING RETURN
TO GRANTEE AT:
Bexar Metropolitan Water District
2706 W. Southcross
P. O. Box 3577
San Antonio, Texas 78211-0571

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

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EXHIBIT 'A'

BEING 0.324 acres of land, being the West 150.00 feet of Lot 31, Block 1, GERONIMO VILLAGE SUBDIVISION, recorded in Volume 5970, Pages 140-141, Deed and Plat Records of Bexar County, Texas; said 0.324 acres of land being more particularly described as follows:

BEGINNING at a point on the East right of way line of Little Joe Trail, said point being the Southwest corner of Lot 32, Block 1, GERONIMO VILLAGE SUBDIVISION, recorded in Volume 5970, Pages 140-141, Deed Records of Bexar County, Texas, the Northwest corner of said Lot 31, Block 1, and the northwest corner of the herein described tract

THENCE due East 150.00 feet along the South line of Lot 32, Block 1 and the North line of Lot 31, Block 1 to a point for the Northeast corner of the herein described tract;

THENCE due South 95.00 feet to a point on the North right of way line of Cartwright Trail for the Southeast corner of the herein described tract;

THENCE due West 125.00 feet along the North right of way line of said Cartwright Trail to the point of curvature of a curve whose radius point bears due North 25.00 feet and whose interior angle is 90 deg. 00' 00";

THENCE in a Northwesterly direction along the arc of said curve go 39.27 feet to the point of tangency, said point being on the East right of way line of Little Joe Trail;

THENCE due North 70.00 feet along the East right of way line of Little Joe Trail to the POINT OF BEGINNING, and containing 0.324 acres of land.

TOGETHER WITH ALL EASEMENT RIGHTS granted in that one certain Assignment of Easement dated June 28, 1984 wherein Van's Development Co., Inc. is Assignor and Chaparral Utility Company, Inc. is Assignee filed in the Real Property Records of Bexar County, Texas, under County Clerk file number 795209, for the purposes of providing water to the lots in the Garden Acres Subdivision.

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

On May 11 1995

At 4:12pm

Receipt #: 131073
Recording: 7.00
Doc/Mgmt: 6.00

Doc/Kum : 95- 0069546

Deputy -Deborah Greiner

Any provision herein which prohibits the sale, rental, or use of
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 #131073
Sequence on the date and at the time stamped hereon by me,
and was duly RECORDED in the Official Public Record of
Real Property of Bexar County, Texas.

MAY 16 1995



Gerry Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

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