

## WARRANTY DEED 95- 0079720

STATE OF TEXAS

§

COUNTIES OF BEXAR  
AND ATASCOSA

§

§

KNOW ALL MEN BY THESE PRESENTS:

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 AND ATASCOSA COUNTIES, Texas, being more particularly described as follows, to-wit:

2.613 acre tract of land comprising 0.10 of an acre out of Atascosa County, Texas, and 2.513 acres in Bexar County, Texas, being 2.483 acres out of the A. Y. Ojeda Survey No. 94, Abstract 1247, County Block 4162, and 0.13 of an acre out of the S. A. & M. G. Railroad Co. Survey 709, being known as Hume Road (also known as Jim Hair Road (a 31 foot road) out of that tract of land conveyed to Alex J. Uhl by deed recorded in Volume 323, Page 253, Deed Records of Bexar County, Texas, and being more particularly described in 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 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.

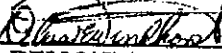
This conveyance is made subject to any and all restrictions, easements, setback lines, covenants, conditions and reservations of record affecting the property herein conveyed.

EXECUTED ON

June 15<sup>th</sup>, 1995

WINDY'S WATER WORKS, INC.

By:

  
 DELMAR E. WINDHORST,  
 President

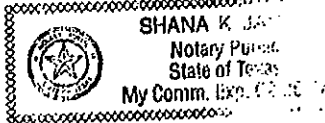
VOL 5435 PG 1299

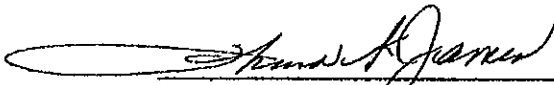
(ACKNOWLEDGEMENT)

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

VOL 64 35 PG 1300

GRANTEE'S MAILING ADDRESS:  
AFTER RECORDING RETURN TO  
GRANTEE AT:  
Bexar Metropolitan Water District  
P. O. Box 3577  
San Antonio, Texas 78211-0577

STEWART TITLE COMPANY-SA  
2961 Mossrock  
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\closings\may\windys\atas&bex.ded  
(GF # - 2, property #1)

on map is Jim Hair  
Road

Field notes of a 2.613 acre tract of land comprising 0.10 of an acre out Atascosa County, Texas and 2.513 acres in Bexar County, Texas, being 2.483 acres out of the A. Y. Ojeda Survey No. 94, Abstract 1247, County Block 4162, and 0.13 of an acre out of the S. A. & M. G. Railroad Co. Survey No. 709, being known as Jim Hair Road (a 31 foot road) out of that tract of land conveyed to Alex J. Uhl by deed recorded in Volume 323, Page 253, Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin set in the south line of the A. Y. Ojeda Survey No. 94, and said Uhl Tract, being the north line of the A. Fitzgerald Survey No. 1359 1/2, at its intersection with the old west right of way line of U. S. Highway 281 for the southeast corner of this tract.

Thence with fence along the south line of said Uhl Tract and Survey No. 94, being the north line of Survey No. 1359 1/2 and the S. A. & M. G. Railroad Co. Survey No. 93, as follows:

- S 89° 27' 40" W. 75.00 feet to an iron pin at an angle point.
  - S 89° 26' 16" W. 103.45 feet to an iron pin at an angle point.
  - S 89° 26' 20" W. 79.45 feet to an iron pin at an angle point.
  - S 89° 18' 10" W. 210.62 feet to an iron pin at an angle point.
  - S 89° 24' 58" W. 779.13 feet to an iron pin at an angle point.
  - S 89° 27' 30" W. 564.70 feet to an iron pin at an angle point.
  - S 89° 30' 05" W. 293.98 feet to an iron pin at an angle point.
  - S 89° 26' 07" W. 290.76 feet to an iron pin at an angle point.
  - N 89° 58' 17" W. 1274.94 feet to an iron pin set at an angle point.
- Pacific Rail Road for the southwest corner of this tract.

Thence N 00° 07' 06" E. 31.00 feet along the east line of the Missouri Pacific Rail Road to an iron pin set for the northwest corner of this tract.

Thence along the north line of said 31 foot road and this tract as follows:

- S 89° 58' 17" E. 1274.73 feet to an iron pin set at an angle point.
- N 89° 26' 07" E. 290.62 feet to an iron pin set at an angle point.
- N 89° 30' 05" E. 293.98 feet to an iron pin set at an angle point.
- N 89° 27' 30" E. 564.68 feet to an iron pin set at an angle point.
- N 89° 24' 58" E. 779.09 feet to an iron pin set at an angle point.
- N 89° 18' 10" E. 210.63 feet to an iron pin set at an angle point.
- N 89° 26' 20" E. 79.49 feet to an iron pin set at an angle point.
- N 89° 26' 16" E. 104.33 feet to an iron pin set at an angle point.
- N 89° 27' 40" E. 74.12 feet to an iron pin set in the old west right of way line of U. S. Highway 281 for the northeast corner of this tract.

Thence S 00° 32' 20" E. 31.00 feet along the old west right of way line of U. S. Highway 281 to the place of beginning and containing 2.613 acres according to a survey on the ground June 24, 1981, for Windy's Water Works, exclusively, by Baker Surveying Inc.

Job No. 81-107



*Anil M. Baker, Jr.*  
ANIL M. BAKER, JR.  
REGISTERED PUBLIC SURVEYOR #1469

Y016L35 P6130J

EXHIBIT "A"

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 release  
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 the Member  
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



*Gerry Rickhoff*  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

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

On Jun 02 1995

At 3:10pm

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

Doc/Num : 95- 0079720

Deputy -Betty Sepulveda

VOL 64 35 Pg 1302