

**WARRANTY DEED**

**Date:** March 6, 1995

**Grantor:** **WATERWOOD UTILITIES, INC.** 95- 0043799

**Grantor's Mailing Address:** P. O. Box 791325  
San Antonio, Bexar County, Texas 78279

**Grantee:** **BEXAR METROPOLITAN WATER DISTRICT**

**Grantee's Mailing Address:** 2706 West Southcross  
San Antonio, Bexar County, Texas 78211

**Consideration:** Ten and No/100 Dollars (\$10.00) and other valuable consideration

**Property:** Field Notes to a 0.3444 acre tract of land out of Survey Number 3, B.S.&F., Abstract No. 107, County Block 4131, in Bexar County, Texas. Said 0.3444 acre tract of land also being out a 1399.508 acre tract of land conveyed to Waterwood Development Company, recorded in Volume 3899, Pages 1269 thru 1273 of the Deed Records of Bexar County, Texas. Said 0.3444 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein.

**Reservations and Exceptions to Conveyance and Warranty:** This property is conveyed subject to the restrictive easements and covenants of record affecting the subject property.

THIS CONVEYANCE IS MADE WITHOUT ANY WARRANTIES OF ANY KIND RELATING TO THE LAND, THE IMPROVEMENTS ON THE LAND OR THE CONSTRUCTION THEREOF, EITHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND OF HABITABILITY EXCEPT FOR THE WARRANTIES OF TITLE SET FORTH HEREIN. GRANTEE ACCEPTS THIS DEED WITHOUT ANY SUCH WARRANTIES AND ACKNOWLEDGES THAT BUT FOR HIS ACCEPTANCE OF THE PROPERTY "AS IS" GRANTOR WOULD NOT HAVE EXECUTED AND DELIVERED THIS DEED.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

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and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors and administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

**WATERWOOD UTILITIES, INC.**

By: *R. B. May*  
**RONALD B. MAY, President**

**Accepted as to the terms contained herein:**

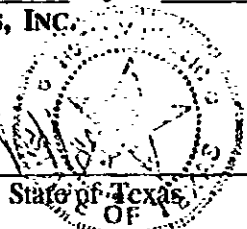
**BEXAR METROPOLITAN WATER DISTRICT**

By: *Thomas C. Moreno*  
**THOMAS C. MORENO**

**STATE OF TEXAS        }**  
**}**  
**COUNTY OF BEXAR     }**

This instrument was acknowledged before me on this the 10 day of MARCH, 1995, by **RONALD B. MAY** on behalf of **WATERWOOD UTILITIES, INC.**

*Sharon Velters*  
Notary Public, State of Texas

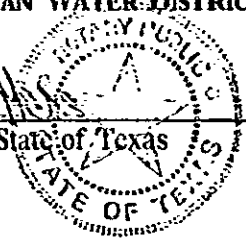


**STATE OF TEXAS        }**  
**}**  
**COUNTY OF BEXAR     }**

**SHARON VELTERS**  
My Commission Expires 9/26/96

This instrument was acknowledged before me on this the 10 day of MARCH, 1995, by **THOMAS C. MORENO** on behalf of **BEXAR METROPOLITAN WATER DISTRICT.**

*Sharon Velters*  
Notary Public, State of Texas



**SHARON VELTERS**  
My Commission Expires 9/26/96

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**AFTER RECORDING RETURN TO:**  
Bexar Metropolitan Water District  
2706 West Southcross  
San Antonio, Texas 78211

**PREPARED IN THE OFFICE OF:**  
Michael B. Thurman  
Thurman, Phillips & Schaub, P.C.  
8000 IH 10 West, Suite 1000  
San Antonio, Texas 78230

History of recording this document

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Beginning at a one-half inch steel pin found for the southeast corner of this tract and being the northwest corner of Lot number one, Block number one of Waterwood, Unit Number One, recorded in Volume 9516, Pages 20 thru 22 of the Deed and Plat Records of Bexar County, Texas. From said beginning point the northeast corner of Survey Number 4, J.W. Routt, Abstract Number 1221, County Block Number 4126, bears South 54 deg. 25' 45" East, a distance of 3186.66 feet.

Thence South 90 deg. 00' 00" West, a distance of 150.00 feet to a one half inch steel pin set for the southwest corner of this tract.

Thence North 00 deg. 00' 00" East, a distance of 100.00 feet to a one-half inch steel pin set for the northwest corner of this tract.

Thence North 90 deg. 00' 00" East, a distance of 150.09 feet to a one-half inch steel pin set for the northeast corner of this tract.

Thence South 00 deg. 03' 01" West, a distance of 100.00 feet to the place of beginning.

AND:

Field notes to a 25 foot right of way easement covering 0.1153 acres of land across Survey Number 3, Beaty, Seal and Forwood, Abstract Number 107, County Block Number 4131 in Bexar County, Texas. Said 25 foot right of way easement also being across a 1399.508 acre tract of land conveyed to Waterwood Development Company, recorded in Volume 3899, Pages 1269 thru 1273 of the Deed Records of Bexar County, Texas. Said 25 foot right of way easement being more particularly described by metes and bounds as follows:

Beginning at a one-half inch steel pin found for the northeast corner of this 25 foot right of way easement and being the northwest corner of lot number one, block number one of Waterwood, Unit Number One recorded in Volume 9516, Pages 20 thru 22 of the Deed and Plat Records of Bexar County, Texas. From said beginning point the northeast corner of Survey Number 4, J.W. Routt, Abstract Number 1221, County Block Number 4126, bears South 54 deg. 25' 45" East, a distance of 3186.66 feet.

Thence along the West line of said lot number one, block number one South 00 deg. 03' 01" West, a distance of 198.00 feet to a one-half inch steel pin found on the North line of Waterwood Pass Dr. for the southeast corner of this easement also being the southwest corner of said lot number one, block number one, Waterwood, Unit Number One.

Thence along the north line of Waterwood Pass Dr. with a curve to the left whose (central angle is 01 deg. 46' 46", radius is 827.44 feet and whose chord bears South 76 deg. 41' 19" West, a distance of 25.70 feet) an arc distance of 25.70 feet to a one-half inch steel pin set for the southwest corner of this easement.

Thence North 00 deg. 03' 01" East, a distance of 203.92 feet to a one-half inch steel pin set for the northwest corner of this 25 foot right of way easement.

Thence North 90 deg. 00' 00" East, a distance of 25 feet to the place of beginning.



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County of Bexar, Texas  
County Clerk's Office  
1000 West 21st Street  
San Antonio, Texas 78205  
Phone (512) 345-1234  
FAX (512) 345-1235  
COUNTY OFFICIAL  
J. J. [Signature]  
COUNTY CLERK  
BEXAR COUNTY, TEXAS



MAR 23 1995

Filed for Record in:  
BEXAR COUNTY, TX  
COUNTY CLERK

On Mar 23 1995

At 3:43pm

Receipt #: 110770  
Recording: 9.00  
Doc/Inst: 6.00

Doc/Inst: 95-0043753

Deputy - Jane Hernandez