

# WARRANTY DEED

STATE OF TEXAS  
COUNTY OF BEXAR

§  
§  
§

99- 0076111

KNOW ALL MEN BY THESE PRESENTS:

THAT, BULVERDE UTILITY COMPANY, INC., a Texas Corporation, acting herein by and through its authorized corporate officer (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:

The real property and easements which are 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 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 the exceptions set forth on Exhibit "B" attached hereto and made a part hereof, BUT only to the extent that they actually affect the property being conveyed and only to the extent that they would otherwise be enforceable against the Grantee as a municipality and as an agency and political subdivision of the State of Texas.

EXECUTED ON April 22, 1999

BULVERDE UTILITY COMPANY, INC.

By: Jerry Bucher  
JERRY BUCHER, President

(ACKNOWLEDGEMENT)

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me, on this the 22 day of April, 1999, by JERRY BUCHER, President of BULVERDE UTILITY COMPANY, INC., a Texas Corporation, on behalf of said corporation.

[Signature]  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires 9/26/2000

AFTER RECORDING RETURN TO:

GRANTEE AT:  
Bexar Metropolitan Water District  
2047 W. Malone  
San Antonio, Texas 78225

PREPARED IN THE LAW OFFICE OF:  
WEST & WEST ATTORNEYS  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

(TRACTS A,R,S,T,U)

c:\wp51\bexar.met\bulverde\deed.bex

YML7934 PG0677

Tract A (Well Tract 1)  
Bulverde Utility Co.  
REVISED April 19, 1999

FIELD NOTES DESCRIBING  
0.022 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.022 acres of land out of Lot 1, Block A, Mobile City Estates, an unplatted subdivision, situated within the James H. Cox Survey Number 22, Abstract 155, County Block 4760, Bexar County, Texas. Said Mobile City Estates being as shown on attachment to deed recorded in volume 5137, page 1 of the Deed Records of Bexar County, Texas. Said 0.022 acres of land being a combination of two (2) tracts of land, a 0.021 acre tract of land as described in Warranty Deed with Vendor's Lien, Grantor: Bert M. Schenck and wife, Oma Schenck, Grantee: Bulverde Utility Company, Inc., and recorded in volume 1706, page 512, and a 0.0047 acre tract of land, Grantor: Kenneth M. Holt and Richard L. Holt, Grantee: Bulverde Utility Company, Inc. as recorded in volume 3374, page 775 and less that certain 0.003 acre tract of land as described in Warranty Deed dated April 11, 1985, Grantor: Bulverde Utility Company, Inc., Grantee: Kenneth M. Holt and Richard L. Holt as recorded in volume 3374, page 778. All deed references being located in the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 0.896 acre tract of land as described in Special Warranty Deed dated December 1, 1997, Grantor: James Thomas Neutze, Grantee: Neutze Properties Ltd., as recorded in volume 7287, page 1456 of the Real Property Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 0.022 acres of land being more particularly described as follows:

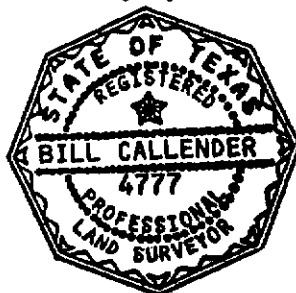
BEGINNING at a set iron pin for the southwest corner of this herein described tract of land, on the east right-of-way of the Southern Pacific Railroad, being the northwest corner of the hereinabove 0.003 acre tract of land, being on the west line of the hereinabove 0.021 acre tract of land and the west line of Lot 1, Block A, and being a corner of a 0.450 acre tract of land as described in Warranty Deed with Vendor's Lien dated November 4, 1985, Grantor: Kenneth M. Holt and Richard L. Holt, Grantee: Ignacio S. Alvarez, and recorded in volume 3550, page 4, of the Real Property Records of Bexar County, Texas from which the southwest corner of the 0.450 acre tract of land bears South 17°15'29" East, at 8.32 feet crossing the southwest corner of Lot 1, Block A, a total distance of 89.29 feet and South 16°18'32" East, 11.71 feet;


THENCE with the east right-of-way of the Southern Pacific Railroad, with the west line of Lot 1, Block A, North 17°15'29" West, 46.59 feet to a set iron pin being the northwest corner of this herein described tract of land and being the northwest corner of the hereinabove 0.0047 acre tract of land same being a corner of the 0.450 acre tract of land;

THENCE leaving the east right-of-way of the Southern Pacific Railroad, North 76°48'14" East, 21.54 feet to a chiseled + in concrete being the northeast corner of this herein described tract of land and being the northeast corner of the hereinabove 0.0047 acre tract of land and being an interior corner of the 0.450 acre tract of land;

THENCE with a west line of the 0.450 acre tract of land, with the east line of the 0.0047 acre tract of land and being the east line of this herein described tract of land, South 16°18'08" East, 44.99 feet to a set iron pin being the upper southeast corner of this herein described tract of land and being a corner of the hereinabove 0.450 acre tract of land;

THENCE with a south line of the 0.450 acre tract of land and later with the north line of the 0.003 acre tract of land, South 72°31'09" West, 20.73 feet to the Place of Beginning and containing 0.022 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

VOL 7934 PG 0678

Tract A (Easement A)  
Bulverde Utility Co.  
CORRECTED April 21, 1999

FIELD NOTES DESCRIBING  
0.022 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being a strip of land ten (10) feet in width containing 0.022 acres of land situated within the within the James H. Cox Survey Number 22, Abstract 155, County Block 4760, Bexar County, Texas. Said 0.022 acres of land being located within a 0.450 acre tract of land as described in Warranty Deed with Vendor's Lien dated November 4, 1985, Grantor: Kenneth M. Holt and Richard L. Holt, Grantee: Ignacio S. Alvarez, and recorded in volume 3550, page 4, of the Real Property Records of Bexar County, Texas. Said 0.450 acres of land being a part of Lot 37, Block A, a part of Lot 1, Block A, and a part of Lot 2, Block A, Mobile City Estates, an unplatted subdivision. Said Mobile City Estates being as shown on attachment to deed recorded in volume 5137, page 1 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on that certain 0.896 acre tract of land as described in Special Warranty Deed dated December 1, 1997, Grantor: James Thomas Neutze, Grantee: Neutze Propertied Ltd., as recorded in volume 7287, page 1456 of the Real Property Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 0.022 acres of land being more particularly described as follows:

BEGINNING at a point on the west right-of-way of Shady Lane Drive and being on the east line of the hereinabove 0.450 acre tract of land from which the southeast corner of the 0.450 acre tract of land bears South 19°15'17" East, 159.06 feet;

THENCE leaving the west right-of-way of Shady Lane Drive, leaving the east line of the 0.450 acre tract of land and entering the 0.450 acre tract of land, South 70°42'02" West, 49.20 feet;

THENCE South 18°17'26" East, 19.01 feet;

THENCE South 70°26'57" West, 28.80 feet to the east line of a 0.022 acre tract of land surveyed this date;

THENCE with the east line of the 0.022 acre tract of land, North 16°18'08" West, at 7.36 feet crossing the northeast corner of the 0.022 acre tract of land, a total distance of 10.02 feet;

THENCE North 70°26'57" East, 18.45 feet;

THENCE North 18°17'26" West, 19.05 feet;

THENCE North 70°42'02" East, 59.04 feet to the west right-of-way of Shady Lane Drive, and being the east line of the 0.450 acre tract of land;;

THENCE with the west right-of-way of Shady Lane Drive and with the east line of the 0.450 acre tract of land, South 19°15'17" East, 10.00 feet to the Place of Beginning and containing 0.022 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Tract A (Well Tract 2)  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.008 ACRES OF LAND  
IN THE CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

Being 0.008 acres of land situated within the James H. Cox Survey Number 22, Abstract 155, County Block 4760, New City Block 16338, City of San Antonio, Bexar County, Texas. Said 0.008 acres of land being located within Lot 2, Block B, Mobile City Estates, an unplatted subdivision. Said Mobile City Estates being as shown on attachment to deed recorded in volume 5137, page 1 of the Deed Records of Bexar County, Texas. Said Lot 2, Block B, also being as described in Quitclaim Deed dated September 25, 1998, First Party: Joe Schenk, Second Party: Apolonio Flores Ocana, and recorded in Book D, volume 7647, page 1190, of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 0.896 acre tract of land as described in Special Warranty Deed dated December 1, 1997, Grantor: James Thomas Neutze, Grantee: Neutze Properties Ltd., as recorded in volume 7287, page 1456 of the Real Property Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 0.008 acres of land being more particularly described as follows:

BEGINNING at a point on the east right-of-way of Shady Lane Drive and being on the west line of Lot 2, Block B from which a found iron pin being the northwest corner of the hereinabove 0.896 acre tract of land recorded in volume 7287, page 1456, bears South 19°18'10" East, 19.46 feet;

THENCE with the east right-of-way of Shady Lane Drive and with the west line of Lot 2, Block B, North 19°18'10" West, 9.96 feet;

THENCE leaving the east right-of-way of Shady Lane Drive, leaving the west line of Lot 2, Block B and entering Lot 2, Block B, North 70°41'50" East, 15.76 feet to a chain link fence corner;

THENCE generally with a chain link fence, North 58°55'40" East, 10.05 feet;

THENCE continuing with the chain link fence and generally along the south bank of a drainage ditch, South 86°22'24" East, 8.43;

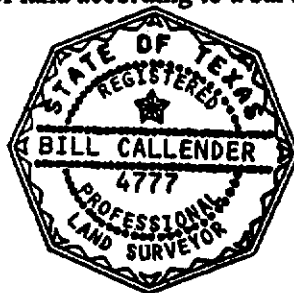
THENCE South 67°09'44" East, 6.85 feet;

THENCE leaving the south bank of the drainage ditch, still continuing with the chain link fence, South 42°59'46" West, 6.22 feet;

THENCE South 78°47'00" West, 5.14 feet;

THENCE South 59°09'29" West, 9.80 feet to a chain link fence corner;

THENCE leaving the chain link fence, South 70°41'50" West, 18.23 feet to the Place of Beginning and containing 0.008 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

Vol 7934 Pg 0680

Tract A (Easement B)  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.023 ACRES OF LAND  
IN THE CITY OF SAN ANTONIO  
BEXAR COUNTY, TEXAS

Being a strip of land ten (10) feet in width containing 0.023 acres of land situated within the James H. Cox Survey Number 22, Abstract 155, County Block 4760, New City Block 16338, City of San Antonio, Bexar County, Texas. Said 0.023 acres of land being located within Lot 2, Block B, Mobile City Estates, an unplatted subdivision. Said Mobile City Estates being as shown on attachment to deed recorded in volume 5137, page 1 of the Deed Records of Bexar County, Texas. Said Lot 2, Block B, also being as described in Quitclaim Deed dated September 25, 1998, First Party: Joe Schenk, Second Party: Apolonio Flores Ocana, and recorded in Book D, volume 7647, page 1190, of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on that certain 0.896 acre tract of land as described in Special Warranty Deed dated December 1, 1997, Grantor: James Thomas Neutze, Grantee: Neutze Properties Ltd., as recorded in volume 7287, page 1456 of the Real Property Records of Bexar County, Texas. A plat of survey has been prepared to accompany these field notes. Said 0.023 acres of land being more particularly described as follows:

BEGINNING at a point on the east right-of-way of Shady Lane Drive and being on the west line of Lot 2, Block B from which a found iron pin being the northwest corner of the hereinabove 0.896 acre tract of land recorded in volume 7287, page 1456, bears South 19°18'10" East, 6.74 feet;

THENCE with the east right-of-way of Shady Lane Drive and with the west line of Lot 2, Block B, North 19°18'10" West, 10.01 feet;

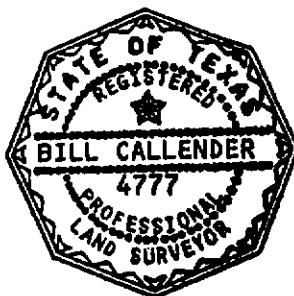
THENCE leaving the east right-of-way of Shady Lane Drive, leaving the west line of Lot 2, Block B and entering Lot 2, Block B, North 68°28'51" East, 65.10 feet;

THENCE within the limits of a drainage ditch, South 77°09'42" East, 48.49 feet to the north line of the hereinabove 0.896 acre tract of land recorded in volume 7287, page 1456;

THENCE with the north line of the 0.896 acre tract of land, South 74°13'08" West, 20.88 feet;

THENCE leaving the north line of the 0.896 acre tract of land, North 77°09'42" West, 27.08 feet;

THENCE leaving the drainage ditch, South 68°28'51" West, 62.40 feet to the Place of Beginning and containing 0.023 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

Vol 7934 PG 0681

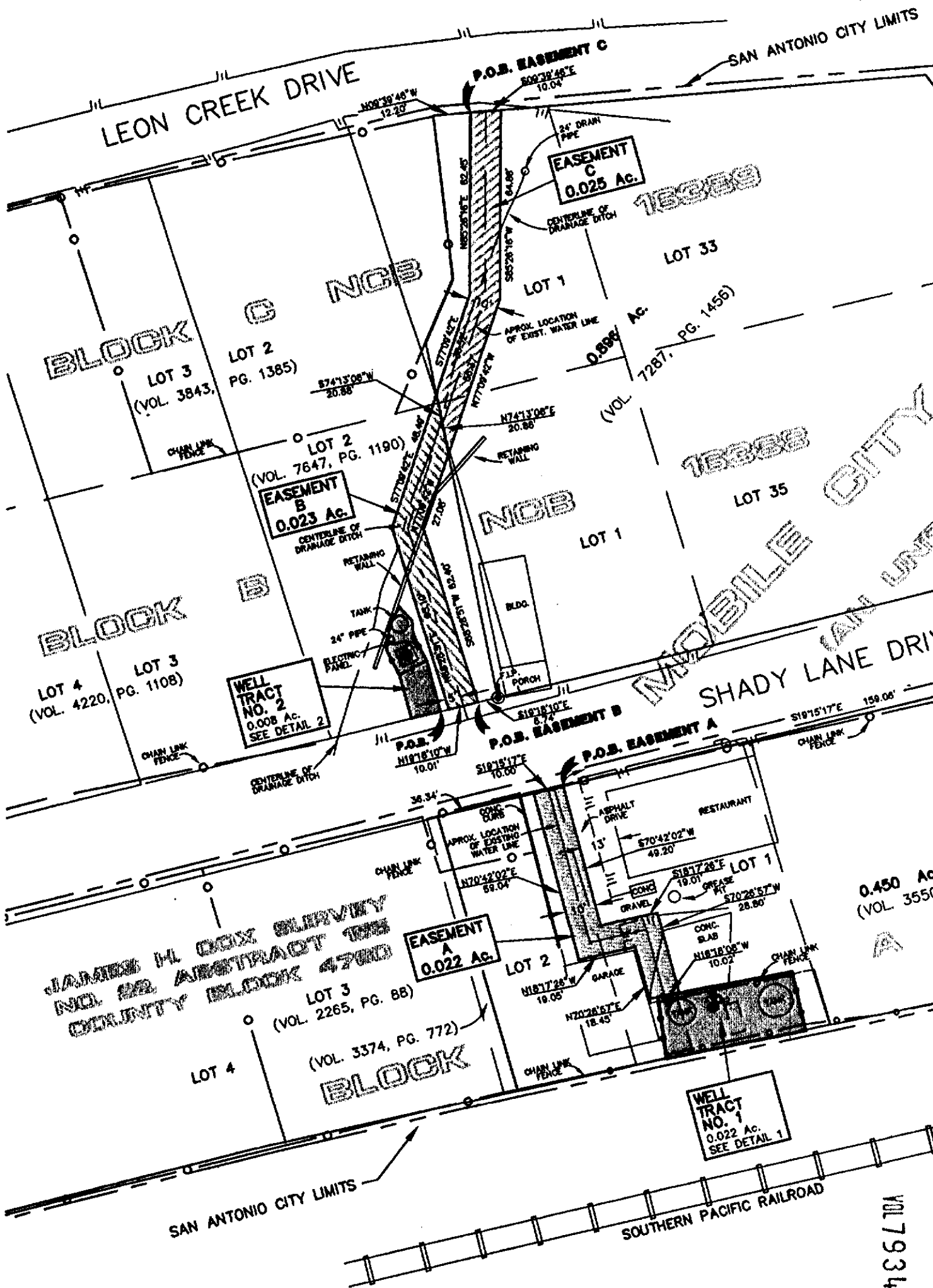
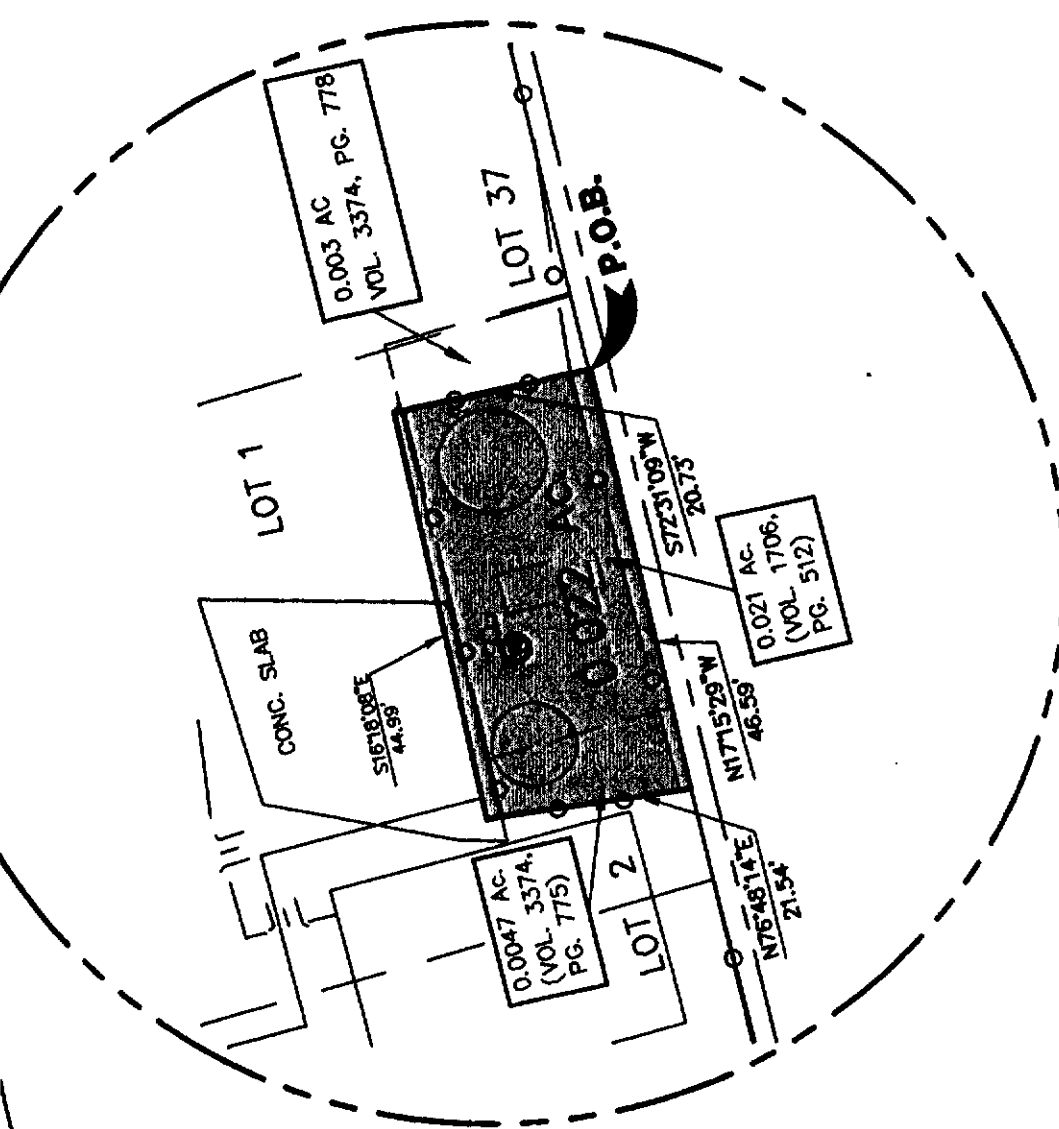


EXHIBIT "A"



DETAIL 1  
SCALE: 1"=20'

THE BEARINGS SHOWN HEREON ARE BASED ON A SPECIAL WARRANTY DEED DATED DECEMBER 1, 1997, AS RECORDED IN VOL. 7287, PG. 1456, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "A" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), BEXAR COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48029C0115 E EFFECTIVE DATE: FEB. 16, 1996

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

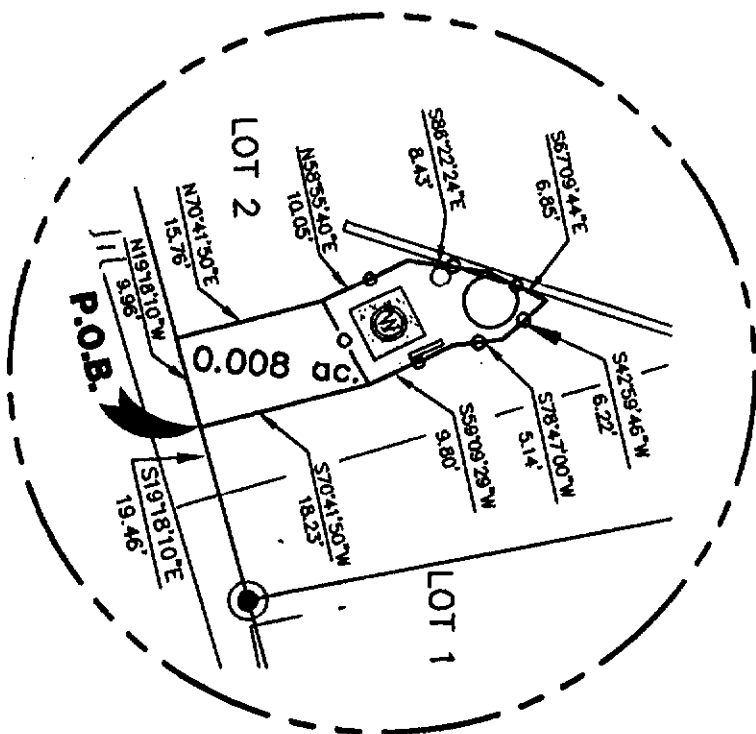
PLAT SHOWING WELL TRACTS NOS. 1 AND 2, AND EASEMENTS A, B AND C, LOCATED WITHIN MOBILE CITY ESTATES, AN UNPLATTED SUBDIVISION, SITUATED WITHIN THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, COUNTY BLOCK 4760, BEXAR COUNTY TEXAS AND A PART OF N.C.B. 16388 AND 16389, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISED: APRIL 19, 1999

BEXAR METROPOLITAN WATER DISTRICT  
BULVERDE UTILITY COMPANY



SCALE: 1"=40'



DETAIL 2  
SCALE: 1"=20'

LEGEND

- F.I.P. = FOUND IRON PIN
- P.O.B. = POINT OF BEGINNING ON FIELD NOTES
- o — = EXISTING CHAIN LINK FENCE
- M — = EDGE OF PAVEMENT
- ⊙ = WATER WELL
- ⊙ = POWER POLE
- ⊙ = SAN ANTONIO CITY LIMITS
- — — = CENTERLINE OF DRAINAGE DITCH
- WM = WATER METER

REFERENCES:

- VOL. 5877, PG. 452 GAS REGULATOR EASEMENT
- VOL. 7647, PG. 1190 OUTCLAIM DEED
- VOL. 7287, PG. 1456 SPECIAL WARRANTY DEED
- VOL. 1706, PG. 512 WARRANTY DEED WITH VENDOR'S LIEN
- VOL. 3574, PG. 775 WARRANTY DEED
- VOL. 3550, PG. 4 WARRANTY DEED WITH VENDOR'S LIEN
- VOL. 3574, PG. 769 WARRANTY DEED
- VOL. 3574, PG. 772 WARRANTY DEED
- VOL. 3843, PG. 1385 WARRANTY DEED WITH VENDOR'S LIEN
- VOL. 5137, PG. 1 WARRANTY DEED
- VOL. 6259, PG. 121 WARRANTY DEED

SAN ANTONIO DIVISION  
OF  
SAN ANTONIO  
CAMP BULLIS ROAD  
18387  
CIB  
SAN ANTONIO CITY LIMITS



Tract R  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.196 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.196 acres of land out an unplatted portion south of Block 6, Leon Springs Mobil Home Villa, Bexar County, Texas. Said Leon Springs Mobile Home Villa being as shown on plat recorded in volume 5700, page 200 of the Map and Plat records of Bexar County, Texas, Said 0.196 acres of land being that same property, called TRACT ONE, as described in Assumption Warranty Deed dated May 5, 1977, Grantor: Harold E. Newman and wife, Patsy Girard Newman, Grantee: Bulverde Utility Company, and recorded in volume 8079, page 476 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat recorded in volume 5700, page 200. A plat of survey has been prepared to accompany these field notes. Said 0.196 acres of land being more particularly described as follows:

BEGINNING at a found spike at a fence corner, being the northeast corner of this herein described tract of land on the east right-of-way of Ima Ruth Parkway from which the southwest corner of Lot 75, Block 6, Leon Springs Mobile Home Villa bears, North 13°09'38" East, 75.41 feet;

THENCE leaving the east right-of-way of Ima Ruth Parkway, and with the north line of this herein described tract of land, generally with a chain link fence, South 76°40'20" East, 109.50 feet to a set iron pin on the west line of a 50.00 foot wide Drain right-of-way as shown on plat showing Leon Springs Mobile Home Villa;

THENCE leaving the fence, with the west line of the hereinabove 50.00 foot wide Drain right-of-way, and with the east line of this herein described tract of land, South 13°19'40" West, 78.00 feet to a set iron pin being the southeast corner of this herein described tract of land;

THENCE leaving the west line of the 50.00 foot wide Drain right-of-way, and with the south line of this herein described tract of land, generally with a chain link fence, North 76°40'20" West, 109.50 feet to a set iron pin being the southwest of this herein described tract of land and being on the east right-of-way of Ima Ruth Parkway;

THENCE with the west line of this herein described tract of land, and with the east right-of-way of Ima Ruth Parkway, generally with a chain link fence, North 13°19'40" East, 78.00 feet to the Place of Beginning and containing 0.196 acres of land according to a survey made on the ground under my supervision on February 11, 1999.

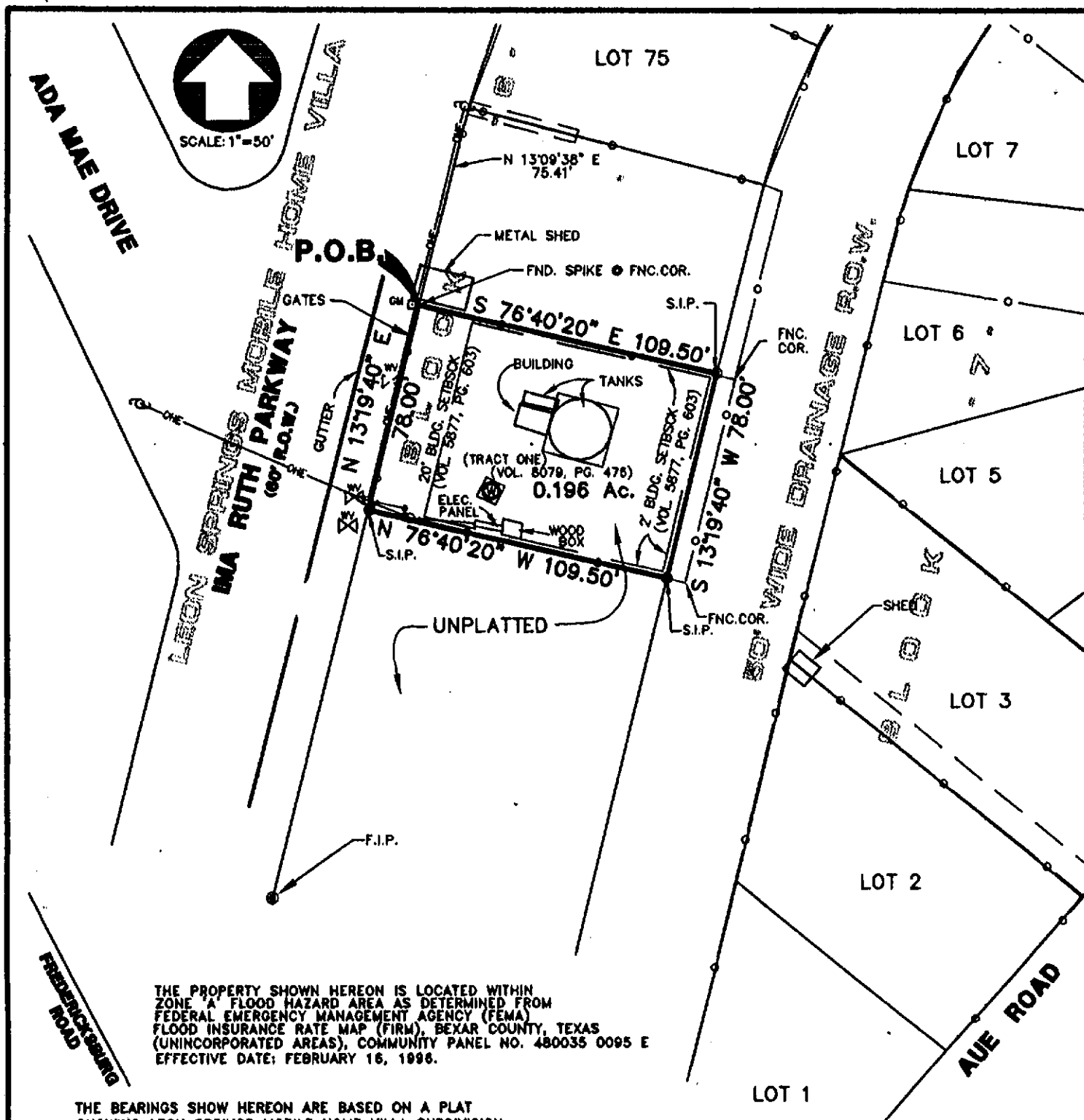


  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

VOL 7934 PG 0685



THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "A" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), BEXAR COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 480035 0095 E EFFECTIVE DATE: FEBRUARY 16, 1996.

THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT SHOWING LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

# LEGEND

- F.I.P. = FOUND IRON PIN
- S.I.P. = SET IRON PIN
- P.O.B. = POINT OF BEGINNING
- = EXISTING CHAIN LINK FENCE
- H— = EDGE OF PAVEMENT
- ONE— = OVERHEAD ELECTRIC
- ⊙ = WATER WELL
- ⊕ = POWER POLE
- ⊗ = WATER VALVE

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.

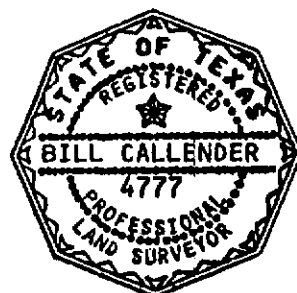
THIS 12<sup>TH</sup> DAY OF March 1999 A.D.

*[Signature]*

## REFERENCES:

VOL. 5700, PG. 200 SUBDIVISION PLAT  
VOL. 8079, PG. 476 WARRANTY DEED  
VOL. 5877, PG. 603 RESTRICTIONS

PLAT SHOWING 0.196 ACRES OF LAND OUT OF AN UNPLATTED PORTION OF BLOCK 6, LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, BEXAR COUNTY, TEXAS AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DATE:	12/17/98
PROJ. #:	33-98-04
SHEET	1 OF 1

**t&m** taylor & mullins, inc.  
7400 BLANCO ROAD, SUITE 130  
SAN ANTONIO, TEXAS 78216  
(210) 308-9696 (210) 308-9814 (FAX)

BEXAR METROPOLITAN  
WATER DISTRICT  
BULVERDE UTILITY COMPANY  
TRACT "R"

EXHIBIT "A"

VOL 7934 PG 0686

Tract S  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.007 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.007 acres of land, triangular in shape, situated within the right-of-way of Fahrenthold Circle, a public street located in Leon Springs Mobil Home Villa, Bexar County, Texas. Said Leon Springs Mobile Home Villa being as shown on plat recorded in volume 5700, page 200 of the Map and Plat records of Bexar County, Texas. Said 0.007 acres of land being that same property, called TRACT TWO, as described in Assumption Warranty Deed dated May 5, 1977, Grantor: Harold E. Newman and wife, Patsy Girard Newman, Grantee: Bulverde Utility Company, and recorded in volume 8079, page 476 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat recorded in volume 5700, page 200. A plat of survey has been prepared to accompany these field notes. Said 0.007 acres of land being more particularly described as follows:

BEGINNING at a found chain link fence corner, being the northeast corner of this herein described tract of land on the north right-of-way of Fahrenthold Circle from which the west corner of a tract called Club House Site, as shown on volume 5700, page 200, bears North 55°10'00" East, 98.60 feet. Said Beginning Point being on the north boundary line of Leon Springs Mobile Home Villa, and being the south right-of-way of Curres Creek Road. Said Curres Creek Road being outside the boundary of Leon Springs Mobile Home Villa;

THENCE leaving the north right-of-way of Fahrenthold Circle, leaving the north boundary of Leon Springs Mobile Home Villa, leaving the south right-of-way of Curres Creek Road, and entering Fahrenthold Circle, generally with a chain link fence, South 57°17'08" West, 37.80 feet to a chain link fence corner being the southwest corner of this herein described tract of land;

THENCE generally with a chain link fence, North 00°33'15" West, 20.10 feet to a chain link fence corner being the northwest corner of this herein described tract of land and being on the north boundary line of Leon Springs Mobile Home Villa from which the northeast corner of Lot 6, Block 1, Leon Springs Mobile Home Villa bears South 89°26'45" West, 25.52 feet (called 5.00 feet in volume 8079, page 476). Said northwest corner of this herein described tract of land also being on the north right-of-way of Fahrenthold Circle, and being on the south right-of-way of Curres Creek Road;

THENCE with the north right-of-way of Fahrenthold Circle, with the south right-of-way of Curres Creek Road, and with the north boundary line of Leon Springs Mobile Home Villa, generally with a chain link fence, North 89°26'45" East, 32.00 feet to the Place of Beginning and containing 0.007 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

VOL 7934 PG 0687

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A ZONE "A" OR "B" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), BEXAR COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 480035 0095 E EFFECTIVE DATE: FEBRUARY 18, 1986.

THE BEARINGS SHOW HEREON ARE BASED ON A PLAT SHOWING LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

#### LEGEND

- F.I.P. = FOUND IRON PIN
- P.O.B. = POINT OF BEGINNING ON FIELD NOTES
- = EXISTING CHAIN LINK FENCE
- ||— = EDGE OF PAVEMENT
- ⊙ = WATER WELL
- ⊕ = POWER POLE

CLUB HOUSE SITE  
(VOL. 5700, PG. 200)



SCALE: 1"=40'

FENCE CORNER

TRACT "U"  
0.155 Ac.

LOT 1

S18°54'14"E 93.80'

FENCE CORNER

20' BLDG. SETBACK  
(VOL. 5788, PG. 603)

TANK

ROAD

P.O.B.

(60' R.O.W.)

LOT 1

LOT 42

LOT 41

CREEK

CURRES

FAHRENTHOLD

FENCE CORNER

P.O.B.

N89°26'45"E  
32.00'

TRACT "S"  
0.007 ACRE  
AS PER FIELD SURVEY

FENCE CORNER

S89°26'45"W

NORTHEAST COR.  
LOT 6, BLOCK 1

LOT 6

TRACT "S"  
0.007 ACRE  
AS PER VOL. 8079, PG. 476  
TRACT TWO

N00°33'15"W  
20.10'

FENCE CORNER

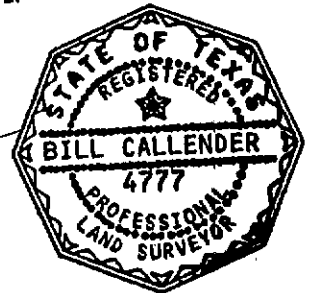
S57°17'08"W  
37.80'

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 11<sup>th</sup> DAY OF March 1999 A.D.

*[Signature]*



#### REFERENCES:

- VOL. 5700, PG. 200 SUBDIVISION PLAT
- VOL. 5788, PG. 603 RESTRICTIONS
- VOL. 8079, PG. 476 WARRANTY DEED

PLAT SHOWING TWO TRACTS OF LAND OUT OF LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, BEXAR COUNTY, TEXAS, AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DATE:	12/15/98
PROJ. #:	33-98-04
SHEET	1 OF 1

**t&m** taylor & mullins, inc.  
7400 BLANCO ROAD, SUITE 130  
SAN ANTONIO, TEXAS 78216  
(210) 308-9696 (210) 308-9814 (FAX)

BEXAR METROPOLITAN  
WATER DISTRICT  
BULVERDE UTILITY COMPANY  
TRACTS "S" & "U"

EXHIBIT "A"

P:\....\B-TR-Q\_P.DWG

VOL 7934 PG 0688

Tract T  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.092 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.092 acres of land out of Lot 22, Block 8, Leon Springs Mobile Home Villa, Bexar County, Texas. Said Leon Springs Mobile Home Villa being as shown on plat recorded in volume 5700, page 200 of the Map and Plat records of Bexar County, Texas. Said 0.092 acres of land being that same property, called TRACT THREE, as described in Assumption Warranty Deed dated May 5, 1977, Grantor: Harold E. Newman and wife, Patsy Girard Newman, Grantee: Bulverde Utility Company, and recorded in volume 8079, page 476 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat recorded in volume 5700, page 200. A plat of survey has been prepared to accompany these field notes. Said 0.092 acres of land being more particularly described as follows:

BEGINNING at a found iron pin on the north right-of-way of Brewer Drive, being the southwest corner of Lot 22, Block 8, being the southeast corner of Lot 21, Block 8, and being the southwest corner of this herein described tract of land;


THENCE leaving the north right-of-way of Brewer Drive and with the west line of Lot 22, Block 8, same being the east line of Lot 21, Block 8, generally with a chain link fence, North 00°21'05" East, 110.00 feet to a set iron pin being the northwest corner of Lot 22, Block 8, same being the northeast corner of Lot 21, Block 8, and being the northwest corner of this herein described tract of land;

THENCE leaving the east line of Lot 21, Block 8, leaving the west line of Lot 22, Block 8, with the north line of Leon Creek Mobile Home Villa, and with the north line of Lot 22, Block 8, generally with a chain link fence, South 89°38'55" East, 36.50 feet to a set iron pin being the northeast corner of this herein described tract of land;

THENCE leaving the north line of Lot 22, Block 8, leaving the north line of Leon Springs Mobile Home Villa and entering Lot 22, Block 8, generally with a chain link fence, South 00°21'05" West, 110.00 feet to a found iron pin on the north right-of-way of Brewer Drive, same being the south line of Lot 22, Block 8 and being the southeast corner of this herein described tract of land;

THENCE with the north right-of-way of Brewer Drive, with the south line of Lot 22, Block 8, generally with a chain link fence, North 89°38'55" West, 36.50 feet to the Place of Beginning and containing 0.092 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

VOL 7934 PG 0689

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A ZONE "A" OR "B" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMAL COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 485463 0035 C EFFECTIVE DATE: SEPTEMBER 29, 1986

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

CAMP STANLEY  
(U.S. GOV'T MILITARY RESERVATION)



SCALE: 1"=20'

S89°38'55"E 36.50'

2' BLDG. SETBACK  
(VOL. 5877, PG. 603)

BLDG.

CONC.  
SLAB

21' WIDE UTILITY EASEMENT  
(VOL. 5700, PG. 200)

CONC.  
SLAB

2' BLDG. SETBACK  
(VOL. 5877, PG. 603)

ELEC  
PANEL

BLDG.

TANK

TANK

CONC.  
SLAB

TANK

TANK

TANK

20' BLDG. SETBACK  
(VOL. 5877, PG. 603)

0.092 Ac.

LOT 22

GATES

FIP

36.50'

N89°38'55"W

P.O.B.

CONC. CURB

BREWER DRIVE  
(60' R.O.W.)

REFERENCES:

VOL. 5700, PG. 200 SUBDIVISION PLAT  
VOL. 5877, PG. 603 RESTRICTIONS  
VOL. 8079, PG. 476 WARRANTY DEED

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 11<sup>th</sup> DAY OF March 1999 A.D.

*Bill Callender*



PLAT SHOWING A 0.092 ACRE TRACT OF LAND OUT OF LOT 22, BLOCK 8, LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, BEXAR COUNTY, TEXAS, AS RECORDED IN VOL. 5700, PG. 200, OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DATE:	01/23/99
PROJ. #:	33-98-04
SHEET	1 OF 1

**t&m** taylor & mullins, inc.  
7400 BLANCO ROAD, SUITE 130  
SAN ANTONIO, TEXAS 78216  
(210) 308-9696 (210) 308-9814 (FAX)

BEXAR METROPOLITAN  
WATER DISTRICT  
BULVERDE UTILITY COMPANY  
TRACT "T"

Tract U  
Bulverde Utility Co.

FIELD NOTES DESCRIBING  
0.155 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS

Being 0.155 acres of land, triangular in shape, out of a tract called Club House Site, Leon Springs Mobile Home Villa, Bexar County, Texas. Said Leon Springs Mobile Home Villa being as shown on plat recorded in volume 5700, page 200 of the Map and Plat records of Bexar County, Texas. Said 0.155 acres of land being that same property, called TRACT FOUR, as described in Assumption Warranty Deed dated May 5, 1977, Grantor: Harold E. Newman and wife, Patsy Girard Newman, Grantee: Bulverde Utility Company, and recorded in volume 8079, page 476 of the Deed Records of Bexar County, Texas. The bearings recited herein are based on the hereinabove plat recorded in volume 5700, page 200. A plat of survey has been prepared to accompany these field notes. Said 0.155 acres of land being more particularly described as follows:

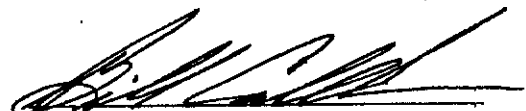
BEGINNING at a found chain link fence corner, being the northwest corner of this herein described tract of land, being the west corner of the hereinabove Club House Site tract, and being on the north right-of-way of Fahrenthold Circle;

THENCE leaving the north right-of-way of Fahrenthold Circle, with the north line of the Club House Site tract and with the south right-of-way of Curres Creek Road, generally with a chain link fence, North 55°10'00" East, 149.70 feet to a chain link fence corner being the northeast corner of this herein described tract of land;

THENCE leaving the north line of the Club House Site tract, leaving the south right-of-way of Curres Creek Road, and entering the Club House Site tract, generally with a chain link fence, South 18°54'14" East, 93.80 feet to a chain link fence corner being the southeast corner of this herein described tract of land and being on the south line of the Club House Site tract, and being on the north right-of-way of Fahrenthold Circle;

THENCE with the north right-of-way of Fahrenthold Circle, with the south line of the Club House Site tract, generally with a chain link fence, North 88°47'29" West, 153.30 feet to the Place of Beginning and containing 0.155 acres of land according to a survey made on the ground under my supervision on February 11, 1999.



  
Bill Callender  
Registered Professional Land Surveyor  
No. 4777

Taylor & Mullins, Inc. \* 7400 Blanco Road, Suite 130 \* San Antonio, Texas 78216 \* (210) 308-9696

EXHIBIT "A"

VOL 7934 PG 0691

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE "RECHARGE ZONE OF THE EDWARDS AQUIFER" AS DETERMINED FROM THE EDWARDS UNDERGROUND WATER DISTRICT BULLETIN 46, COMPILATION OF HYDROLOGIC DATA FOR THE EDWARDS AQUIFER, SAN ANTONIO AREA, TEXAS, DATED FEBRUARY 1988.

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A ZONE "A" OR "B" FLOOD HAZARD AREA AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), BEXAR COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 480035 0095 E EFFECTIVE DATE: FEBRUARY 16, 1996.

THE BEARINGS SHOW HEREON ARE BASED ON A PLAT SHOWING LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

### LEGEND

- F.I.P. = FOUND IRON PIN
- P.O.B. = POINT OF BEGINNING ON FIELD NOTES
- o — = EXISTING CHAIN LINK FENCE
- H — = EDGE OF PAVEMENT
- ⊙ = WATER WELL
- ⊕ = POWER POLE

CLUB HOUSE SITE  
(VOL. 5700, PG. 200)



SCALE: 1" = 40'

FENCE CORNER

TRACT "U"  
0.155 Ac.

LOT 1

S18°54'14"E 93.80'

FENCE CORNER

20' BLDG. SETBACK  
(VOL. 5788, PG. 603)

TANK

ROAD

CURB

P.O.B.

(60' R.O.W.)

LOT 1

LOT 42

LOT 41

CREEK

FENCE CORNER

P.O.B.

N89°26'45"E  
32.00'

TRACT "S"  
0.007 ACRE  
AS PER FIELD SURVEY

FENCE CORNER

S89°26'45"W

NORTHEAST COR.  
LOT 6, BLOCK 1

FENCE CORNER

N00°33'15"W  
20.10'

LOT 6

TRACT "S"  
0.007 ACRE  
AS PER VOL. 8079, PG. 476  
TRACT TWO

STATE OF TEXAS  
COUNTY OF COMAL

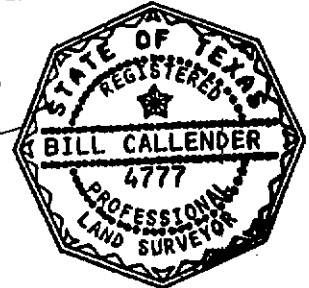
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY EXCEPT AS SHOWN ABOVE.

THIS 11<sup>th</sup> DAY OF March 1999 A.D.

### REFERENCES:

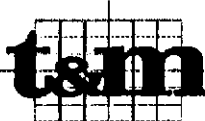
- VOL. 5700, PG. 200 SUBDIVISION PLAT
- VOL. 5788, PG. 603 RESTRICTIONS
- VOL. 8079, PG. 476 WARRANTY DEED

PLAT SHOWING TWO TRACTS OF LAND OUT OF LEON SPRINGS MOBILE HOME VILLA SUBDIVISION, BEXAR COUNTY, TEXAS, AS RECORDED IN VOL. 5700, PG. 200 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



DATE: 12/15/98

PROJ. #: 33-98-04



taylor & mullins, inc.

7400 BLANCO ROAD, SUITE 130  
SAN ANTONIO, TEXAS 78216  
(210) 308-9696 (210) 308-9814 (FAX)

BEXAR METROPOLITAN  
WATER DISTRICT

BULVERDE UTILITY COMPANY

TRACTS "S" & "U"

SHEET 1 OF 1

P:\B-TR-D.P.DWG

EXHIBIT "A"

VOL 7934 PG 0692



## EXHIBIT "B"

VOL 7934 P 0693

32. TRACT A: Gas Regulator Station Easement as set out in instrument recorded in Volume 5877, Page 452, Deed Records of Bexar County, Texas.

33. TRACT A: Natural Drainage Easement for Leon Creek in instrument recorded in Volume 6259, Page 121, Deed Records of Bexar County, Texas.

TRACT R, S, T, U: Volume 5877, Page 603, Deed Records of Bexar County, Texas.

26. Tract R: 20' Front, and 2' side building setback line as set out in instrument recorded in Volume 5877, Page 603, Deed Records of Bexar County, Texas.

27. Tract S: 20' Front, and 2' side building setback line as set out in instrument recorded in Volume 5877, Page 603, Deed Records of Bexar County, Texas.

28. Tract T: 20' Front, and 2' side building setback line as set out in instrument recorded in Volume 5877, Page 603, Deed Records of Bexar County, Texas.

29. Tract U: 20' Front, and 2' side building setback line as set out in instrument recorded in Volume 5877, Page 603, Deed Records of Bexar County, Texas.

77. Tract S: Rights of the Public generally in and to that part of this parcel located within the platted portion of Fahrenthold Circle, as shown on plat of Leon Springs Mobile Home Villa in Volume 5700, Page 200, Deed and Plat Records of Bexar County, Texas.

78. Sanitary Control Easement and Restrictions are imposed on the land within a 150 foot radius around the site of a water well as required in A.3.a. of the Rules and Regulations for Public Water Systems, adopted in 1975 by the Texas Department of Health Resources.

VOL 7934 PG 0694

Any provision herein which restricts the sale, 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 Number 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 on:

APR 29 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Apr 22 1999

At 4:46pm

Receipt #: 221370  
Recording: 35.00  
Doc/Hgmt: 6.00

Doc/Num : 99- 0076111

Deputy -Catherine Revilla

#### 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.