

**WARRANTY DEED**

**Date:** July 10, 1997

97- 0097936

**Grantor:** Haskin Water Utility, Inc., a Texas corporation, being one and the same as Haskin Water Utilities

**Mailing Address (including county):** 2810 Thousand Oaks, #138, San Antonio, Bexar County, Texas 78232

**Grantee:** Bexar Metropolitan Water District

**Grantee's Mailing Address (including county):** 2047 W. Malone, San Antonio, Bexar County, Texas 78225

**Consideration:** Ten Dollars (\$10.00) and other good and valuable consideration

**Property: (including any improvements):**

Lot 4, Block 165, Timberwood Park Unit 33, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9507, Page 156, Deed and Plat Records of Bexar County, Texas.

Lot 1, Block 139, Timberwood Park Unit 27, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9507, Page 150, Deed and Plat Records of Bexar County, Texas.

Lot 3, Block 194, Timberwood Park Unit 43, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9507, Page 166, Deed and Plat Records of Bexar County, Texas.

Lot 1, Block 202, Timberwood Park Unit 46, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9507, Page 169, Deed and Plat Records of Bexar County, Texas.

Lot 1, Block 203, Timberwood Park Unit 46, situated in Bexar County, Texas, according to plat thereof recorded in Volume 9507, Page 169, Deed and Plat Records of Bexar County, Texas.

That 0.405 acre tract designated as "Water Well Site" as shown in Correction Plat of Timberwood Park Subdivision, Unit 2, situated in Bexar County, Texas, according to plat thereof recorded in Volume 8100, Page 179, Deed and Plat Records of Bexar County, Texas, together with a 20 foot wide Water Line Easement from said Water Well Site to Timberline Drive and being over the South 20 feet of Lot 2, Block 1, as shown in Correction Plat of Timberwood Park Subdivision, Unit 2, situated in Bexar County, Texas, according to plat thereof recorded in Volume 8100, Page 179, Deed and Plat Records of Bexar County, Texas.

LOT 7 1 4 1 PG 1 6 5 6

LOT 7 1 4 1 PG 1 6 5 6

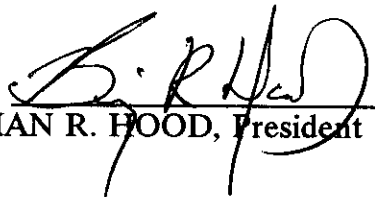
Being 0.428 acres of land situated within the Guadalupe College Survey Number 418, Abstract 262, County Block 4847, Bexar County, Texas. Said 0.428 acres of land being that same property as described in Warranty Deed dated March 21, 1985, Grantor: Timberwood Development Company, Grantee: Haskin Water Utility, Inc. and recorded in Volume 3358, Page 1440 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on plat showing Timberwood Park, Unit 43, as recorded in Volume 9507, Page 166 of the Map and Plat Records of Bexar County, Texas. Said 0.428 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance and Warranty:** The restrictive covenants of record, including but not limited to those listed on Exhibit "B" attached hereto and incorporated herein.

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 anywise belonging, to have and to hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

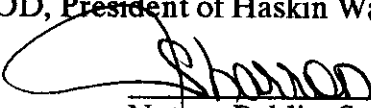
HASKIN WATER UTILITY, INC.,  
a Texas Corporation

BY:   
BRIAN R. HOOD, President

STATE OF TEXAS       §

COUNTY OF BEXAR    §

This instrument was ACKNOWLEDGED before me on this, the 10 day of July, 1997 by BRIAN R. HOOD, President of Haskin Water Utility, a Texas corporation.

  
Notary Public, State of Texas



SHARRON VETTERS  
My Commission Expires 9/26/2000

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**FIELD NOTES DESCRIBING  
0.428 ACRES OF LAND  
IN BEXAR COUNTY, TEXAS**

Being 0.428 acres of land situated within the Guadalupe College Survey Number 418, Abstract 262, County Block 4847, Bexar County, Texas. Said 0.428 acres of land being that same property as described in Warranty Deed dated March 21, 1985, Grantor: Timberwood Development Company, Grantee: Haskin Water Utility, Inc. and recorded in volume 3358, page 1440 of the Real Property Records of Bexar County, Texas. The bearings recited herein are based on plat showing Timberwood Park, Unit 43 as recorded in volume 9507, page 166 of the Map and Plat Records of Bexar County, Texas. A plat depicting said 0.428 acres of land has been prepared to accompany these field notes. Said 0.428 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a found iron pin on the west line of Lot 2, Block 1, Timberwood Park, Unit 2 as recorded in volume 8100, page 179 of the Map and Plat Records of Bexar County, Texas from which a found iron pin being the southwest corner of Lot 2, Block 1 bears, North 08°45'14" West, 31.07 feet. Said Beginning Point also being the northeast corner of a Water Well Site as shown on the hereinabove plat showing Timberwood Park, Unit 2;

THENCE with the north line of the Water Well Site, South 74°31'02" West, 88.83 feet to a set iron pin being the northwest corner of the Water Well Site and being an interior corner of this herein described 0.428 acre tract of land;

THENCE with the west line of the Water Well Site, South 15°22'08" East, 198.79 feet to a point being the southwest corner of the Water Well Site;

THENCE leaving the west line of the Water Well Site and with a north line of a 29.368 acre tract of land as described in Dedication Deed dated June 29, 1987, Grantor: Timberwood Development Company, Grantee: Timberwood Park Property Owners' Association and recorded in volume 4067, page 755 of the Real Property Records, generally with a chain link fence, South 74°31'02" West, 14.33 feet to a chain link fence corner;

THENCE with an east line of the 29.368 acre tract of land, generally with a chain link fence, North 16°51'18" West, at approximately 111.50 feet leaving the east line of the 29.368 acre tract of land, a total distance of 334.44 feet to a found iron pin being the northwest corner of this herein described 0.428 acre tract of land;

THENCE generally with a chain link fence, North 76°42'56" East, 119.38 feet to a found iron pin being the northwest corner of Lot 1, Block 1, Timberwood Park, Unit 2;

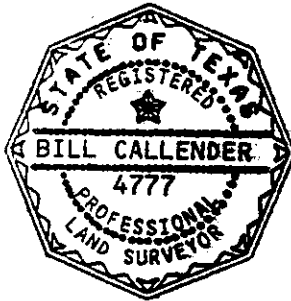
Exhibit "A"  
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*W. H. Mullins, Inc. \* 5701 Broadway \* San Antonio, Texas 78209 \* (210) 828-5521*

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THENCE with the west line of Lot 1, Block 1, Timberwood Park, Unit 2, generally with a chain link fence, South 13°08'38" East, 100.20 feet to a found iron pin being the southwest corner of Lot 1, Block 1 and the northwest corner of Lot 2, Block 1, Timberwood Park, Unit 2;

THENCE with the west line of Lot 2, Block 1, generally with a chain link fence, South 08°45'14" East, 31.07 feet to the Place of Beginning and containing 0.428 acres of land according to a survey made on the ground under my supervision on May 22, 1997.



A handwritten signature in black ink, appearing to read "Bill Callender".

Bill Callender  
Registered Professional Land Surveyor  
No. 4777

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Exhibit "A"

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EXHIBIT 'B'  
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40' front building setback line as shown on plat recorded in Volume 9507, Page 156, Deed and Plat Records of Bexar County, Texas (Lot 4, Block 165, Timberwood Park Unit 33);

40' front building and 6' side property building setback line as recorded in Volume 6898, Page 2037, Real Property Records of Bexar County, Texas (Lot 4, Block 165, Timberwood Park Unit 33);

40' front building and 10' side street building setback line as shown on plat recorded in Volume 9507, Page 150, Deed and Plat Records of Bexar County, Texas (Lot 1, Block 139, Timberwood Park Unit 27);

40' front building, 15' side street and 6' side property building setback line as recorded in Volume 6764, Page 1556, Real Property Records of Bexar County, Texas (Lot 1, Block 139, Timberwood Park Unit 27);

40' front building setback line as shown on plat recorded in Volume 9507, Page 166, Deed and Plat Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park Unit 43)

40' front building and 6' side property building setback line as recorded in Volume 3717, Page 819, Real Property Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park, Unit 43);

40' front building setback line as shown on plat recorded in Volume 9507, Page 169, Deed and Plat Records of Bexar County, Texas (Lot 1, Block 202, Timberwood Park Unit 46 and Lot 1, Block 203, Timberwood Park Unit 46);

15' front, 6' side and 6' rear utility easement as set out in Volume 6898, Page 2037, Real Property Records of Bexar County, Texas and in Volume 9507, Page 156, Deed and Plat Records of Bexar County, Texas (Lot 4, Block 165, Timberwood Park Unit 33);

150' sanitary control easement as set out in Volume 9507, Page 156, Deed and Plat Records of Bexar County, Texas (Lot 4, Block 165, Timberwood Park Unit 33);

Sanitary control easement as set out in Volume 6831, Page 1430, Real Property Records of Bexar County, Texas (Lot 4, Block 165, Timberwood Park Unit 33);

15' front, 15' side street, 6' side and 6' rear utility easement as set out in Volume 6764, Page 1556, Real Property Records of Bexar County, Texas (Lot 1, Block 139, Timberwood Park, Unit 27);

15' front, 6' side and 6' rear utility easement as set out in Volume 9507, Page 150, Real Property Records of Bexar County, Texas (Lot 1, Block 139, Timberwood Park Unit 27);

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EXHIBIT 'B'  
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Sanitary control easement as set out in Volume 6764, Page 1556, Real Property Records of Bexar County, Texas (Lot 1, Block 139, Timberwood Park Unit 27);

6' front, 6' side and 6' rear utility easement as set out in Volume 3717, Page 819, Real Property Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park, Unit 43);

15' front, 6' side and 6' rear utility easement as set out in Volume 9507, Page 166, Real Property Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park Unit 43);

Sanitary control easement as set out in Volume 6935, Page 689, Real Property Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park Unit 43);

Electric line right-of-way and 28' wide electric easement as set out in Volume 4556, Page 1776, Real Property Records of Bexar County, Texas (Lot 3, Block 194, Timberwood Park Unit 43);

15' front, 6' side and 6' rear utility easement as set out in Volume 9507, Page 169, Real Property Records of Bexar County, Texas (Lot 1, Block 202, Timberwood Park Unit 46 and Lot 1, Block 203, Timberwood Park Unit 46);

150' sanitary control easement as set out in Volume 9507, Page 169, Deed and Plat Records of Bexar County, Texas (Lot 1, Block 202, Timberwood Park Unit 46 and Lot 1, Block 203, Timberwood Park Unit 46);

Electric line right-of-way and 28' wide electric easement as set out in Volume 4556, Page 1776, Real Property Records of Bexar County, Texas (Lot 1, Block 202, Timberwood Park Unit 46 and Lot 1, Block 203, Timberwood Park Unit 46);

Water well easement as set out in Volume 3348, Page 635, Real Property Records of Bexar County, Texas (.405 acre water well site, Timberwood Park, Unit 2 and 0.428 acres in the Guadalupe College Survey Number 418, Abstract 262, County Block 4847).

Terms and conditions of that contract by and between Timberwood Development, Inc. and Haskin Water Utilities, Inc. as set out in instrument recorded in Volume 7989, Page 816, Deed Records of Bexar County, Texas.

After Recording, Please Return to:  
Bexar Metropolitan Water District  
2047 West Malone  
San Antonio, TX 78225

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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.

Any condition herein which purports to give, transfer or affect in any way the described real property because of this is invalid and unenforceable under Federal law, STATE OF TEXAS, COUNTY OF BEXAR. I hereby certify that this instrument was FILED in this Recorder's 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:

JUL 17 1997



*Gerry Rickhoff*

COUNTY CLERK BEXAR COUNTY, TEXAS

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

On Jul 14 1997

At 3:30pm

Receipt #: 49682  
Recording: 13.00  
Doc/Mgmt: 6.00

Doc/Num : 97- 0097936

Deputy -Jane Esteves

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