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WARRANTY DEEDLAQUITA HAYDEN
ATASCOSA COUNTY CLERKBY Chase DEPUTY
R. 1200

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ATASCOSA

§

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

TRACT I:

Being a 150' x 150' tract of land containing 0.52 acres, more or less, out of the southwest corner of Tract One (1), Block Two (2), KOOL OASIS SUBDIVISION, UNIT ONE (1), a subdivision in Atascosa County, Texas, according to plat thereof recorded in Sheet 153-A of the New Plat Cabinet, Plat Records of Atascosa County, Texas.

TRACT II:

BEING a 0.33 acre tract of land, more or less, out of Lot Eighteen (18), Block One (1), SHERWOOD FOREST SUBDIVISION, as per map or plat recorded on Sheet 140-A of the New Plat Cabinet, Plat Records of Atascosa County, Texas. Said tract is also out of John W. Cook Survey No. 68, Atascosa County, Texas, and is 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 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 1st, 1995

WINDY'S WATER WORKS, INC.

By: Delmar E. Windhorst
DELMAR E. WINDHORST,
President

(ACKNOWLEDGEMENT)

STATE OF TEXAS S

COUNTY OF BEXAR S

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

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

PREPARED IN THE LAW OFFICE OF:
WEST & WEST ATTORNEYS
8000 Vantage, Suite 2000, Building A
San Antonio, Texas 78230

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TRACT II

BEING a 0.33 acre tract of land, more or less, out of Lot Eighteen (18), Block One (1), Sherwood Forest Subdivision as per map or plat recorded on Sheet 140-A of the New Plat Cabinet, Plat Records of Atascosa County, Texas. Said tract is also out of John W. Cook Survey No. 68, Atascosa County, Texas and is more particularly described as follows:

COMMENCING at a found iron pin along the north ROW line of the cul-de-sac on Sherwood Forest Drive (60.00 foot ROW) 2170.37 feet from its intersection with the west ROW line of Nottingham Drive (60.00 foot ROW);

THENCE N 78 deg. 14' 04" W. 768.72 feet to a found iron pin for the west corner of Lot 18;

THENCE N 00 deg. 07' 49" E. 308.69 feet to a point for the POINT OF BEGINNING and the southwest corner of this tract;

THENCE N 00 deg. 07' 49" E. 120.50 feet to a found iron pin for the northwest corner of this tract;

THENCE East 120.50 feet to a point for the northeast corner of this tract;

THENCE S 00 deg. 07' 49" W. 120.50 feet to a point for the southeast corner of this tract;

THENCE West 120.50 feet to the POINT OF BEGINNING.

EXHIBIT "A"

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.



RECORDING DATE
June 7 1995
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By C. J. Jarama Deputy