

**PURCHASE AGREEMENT AND BIDDING INSTRUCTIONS
4006 STORM OAK DR. ELMENDORF, TEXAS - .570 ACRE (NO ACCESS)**

SAWS BID SOLICITATION NO.: R-23-011-LE

1. Sale of SAWS Property. The City of San Antonio, Texas, a home-rule municipality of the State of Texas, acting by and through the San Antonio Water System Board of Trustees ("SAWS"), desires to sell and is soliciting offers to purchase certain SAWS-owned real property ("SAWS Property").

2. The SAWS Property. The SAWS Property is described as follows:

The 0.570 Acre "Water Well Tract" being out of Lot 45, SOUTH OAKS ESTATES Subdivision, Unit 1, according to the plat thereof recorded in Volume 90517, Page 29, Plat Records of Bexar County, Texas, located in Elmendorf, Bexar County, Texas, together with all improvements thereon and appurtenances thereto.

ACCESS TO THE SAWS PROPERTY IS BY WAY OF A 20' "WATER DIST. EASEMENT", OVER AND ACROSS CB 4126A BLK LOT 45 REFER TO: 81800-000-0450 (SOUTH OAKS ESTATES UT-1) ACCORDING TO THE PLAT THEREOF RECORDED IN VOLIME 90517, PAGE 29, PLAT RECORDS OF BEXAR COUNTY, TEXAS. BIDDERS ARE NOTIFIED THAT THE SAWS PROPERTY IS FUNCTIONALLY LANDLOCKED DUE TO THE LIMITATION OF USE OF SAID EASEMENT FOR WATER DISTRIBUTION PURPOSES (E.G. IT IS NOT A GENERAL PURPOSE ACCESS EASEMENT).

THERE IS NO ACCESS FROM A PUBLIC RIGHT OF WAY TO THE SAWS PROPERTY

3. Bid Information. This Purchase Agreement and Bidding Instructions document is the official bid form that must be completed and returned by interested bidders in accordance with the instructions herein. Sealed bids for the purchase of LAND will be received by SAWS **either Electronically or through Sealed bids.** Interested bidders must:
 - a. furnish the information requested in Section 17 below;
 - b. sign this Purchase Agreement and Bidding Instructions document ("Purchase Agreement");
 - c. sign and enclose the San Antonio Water System Discretionary Real Estate Contracts Disclosure form attached hereto as Exhibit "C".
 - d. place the Purchase Agreement and San Antonio Water System Discretionary Real Estate Contracts Disclosure in a sealed envelope properly identified as containing a "Bid for Purchase of SAWS PROPERTY (SAWS BID SOLICITATION NO. R-23-011-LE), 4006 Storm Oaks, Elmendorf Texas - .570 ACRE (NO ACCESS)" addressed and delivered to:

San Antonio Water System
Customer Service Building
Attn: Lindsay Esquivel
2800 U.S. Hwy 281 North

Sealed bids should be deposited in the black metal drop box labeled Contracting located on the left wall when entering through the first set of double glass doors entry on the north side of the Customer Service Building.

It is the bidder's sole responsibility to deliver the bid documents properly completed, on time, to the proper location.

- e. If submitting the bid electronically, bidders, should reference the Electronic Bid Opening Instructions attached to the Invitation to Offerors for additional information.
- f. Selection of successful bidder will be based on price.
- g. SAWS reserves the right to reject any and all bids and waive any formalities.

THERE IS A MINIMUM BID OF \$5,000.00 FOR THE SAWS PROPERTY. ANY BID LESS THAN \$5,000.00 WILL BE AUTOMATICALLY REJECTED.

4. Bidder Inspection. Bidders understand and acknowledges that the SAWS Property lacks access to a public right of way and inspections may not be conducted. By submitting a bid, bidder waives any inspection of the SAWS Property.

5. Bid Due Date. Sealed or electronic bids will be received until **2:00 P.M. (CST)** San Antonio, Texas time on **December 15, 2023** (the "Bid Deadline") at the address shown in paragraph 3 above.

6. Notice of Acceptance. This Purchase Agreement and the selection of the successful bidder may be subject to the approval of the SAWS Board of Trustees. Following the Bid Deadline and SAWS' staff selection of a recommended successful bidder, if any, SAWS may be required to seek Board of Trustees approval to accept the bid of said bidder and to enter in this Purchase Agreement with said bidder. SAWS will give notice of the acceptance of a bid to the successful bidder (the "Successful Bidder"), if any, within sixty (60) days after the Bid Deadline. Bids shall expire and are automatically rejected by SAWS if not accepted within sixty (60) days of the Bid Deadline. The date that SAWS signs this Purchase Agreement shall be the Date of this Agreement.

7. Title Exceptions. The SAWS Property will be conveyed without warranty of title and subject to (i) all visible and apparent easements, (ii) all matters of record relating to the SAWS Property as shown in the Real Property Records of Bexar County, Texas, **(ii) acknowledgment of lack of legal access to a public road,** (iii) all applicable zoning, platting and other governmental or HOA ordinances, laws, rules (collectively, the "Permitted Exceptions"). Additionally, the Successful Bidder must obtain any applicable permits and approvals for Successful Bidder's use of the SAWS Property.

8. As Is Condition. **THE SAWS PROPERTY WILL BE CONVEYED IN ITS PRESENT "AS IS" CONDITION, INCLUDING ITS LACK OF LEGAL ACCESS TO A PUBLIC ROAD. IF THE PURCHASE AGREEMENT CLOSES, SUCCESSFUL BIDDER ACCEPTS THE SAWS PROPERTY IN ITS PRESENT CONDITION. SUCCESSFUL**

BIDDER ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE SAWS PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, SAWS OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT. SUCCESSFUL BIDDER FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF SAWS OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIONS, (II) ANY RELIANCE BY SUCCESSFUL BIDDER ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF SAWS OR ANY OF IT AGENTS, EMPLOYEES OR REPRESENTATIVES AND (III) ANY RIGHT TO INSPECT THE SAWS PROPERTY. SUCCESSFUL BIDDER TAKES THE SAWS PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES. SUCCESSFUL BIDDER EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. SUCCESSFUL BIDDER HAS AGREED TO DISCLAIM RELIANCE ON SAWS AND TO ACCEPT THE SAWS PROPERTY “AS-IS” WITH FULL AWARENESS THAT THE SAWS PROPERTY’S PRIOR USES OR OTHER MATTERS, INCLUDING LACK OF LEGAL ACCESS, COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND SUCCESSFUL BIDDER CONFIRMS THAT SUCCESSFUL BIDDER IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. SUCCESSFUL BIDDER UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY SUCCESSFUL BIDDER OTHERWISE MIGHT HAVE. SUCCESSFUL BIDDER ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION. PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE CLOSING AND SHALL NOT MERGE, AND ARE ALSO INCLUDED IN THE DEED WITHOUT WARRANTY.

9. Closing Documents from SAWS. SAWS will convey the SAWS Property to the Successful Bidder by Deed Without Warranty and Sanitary Control Easement (the “Deed”) in the form attached hereto as Exhibit “A”. The Deed shall be countersigned by the Successful Bidder to evidence acceptance of the terms contained therein. The Sanitary Control Easement is a 150’ radius restriction area (no feed lots, no septic systems, etc) around the well previously located on the Property that will be released in the Deed at Closing.

10. Closing. The closing date will be on the first business day thirty (30) days after the Date of this Agreement (“Closing”), or on such other earlier date as SAWS and Successful Bidder may mutually agree. The Closing will be at SAWS Headquarters, 2800 US Hwy, 281N, 6th Floor, San Antonio, Texas 78212. Payment of the Bid Price must be made by cashier’s check. The Successful Bidder is responsible for recording the Deed at their expense in the Official Public Records of Bexar County.

11. Real Property Taxes. The SAWS Property is currently exempt from real property taxes. Taxes for the year of Closing and future years will be the obligation of the Successful Bidder. If this transfer or the Successful Bidder's use of the SAWS Property after Closing results in the assessment of additional taxes, penalties, or interest, including without limitation "rollback taxes" (the "Assessments") for periods prior to Closing, the Assessments will be the obligation of the Successful Bidder. Obligations imposed by this Section 11 shall survive Closing.

12. No Brokers. SAWS will not pay a brokerage commission for the sale of the SAWS Property. Successful Bidder represents and warrants that no broker represents Successful Bidder and Successful Bidder hereby agrees to defend, indemnify, and hold harmless SAWS for any claims for a brokerage fee or commission. The Successful Bidder's obligation to indemnify under this Section 12 shall survive Closing.

13. Default. If for any reason the Successful Bidder fails to comply with any of the provisions of this Purchase Agreement, or if any of the representations or warranties of the Successful Bidder contained in this Purchase Agreement are incorrect or become incorrect or untrue, SAWS, at its election, may (i) terminate this Purchase Agreement, (ii) waive any unmet requirements and proceed to Closing, or (iii) pursue any remedies it may have at law or in equity. If SAWS fails to comply with this Purchase Agreement, the Successful Bidder's sole and exclusive remedy under this Purchase Agreement shall be to terminate this Agreement.

14. Property Information. SAWS has obtained information on the SAWS Property, set forth in more detail in Exhibit "B" attached hereto (the "Property Information Documents"), which will be made available to all prospective Bidders at www.saws.org.

SAWS does not make any representation or warranty as to the quality, accuracy or completeness of any data or information contained in the Property Information Documents. Further, SAWS does not represent or warrant that the Property Information Documents constitute all of the documents in SAWS possession related to the SAWS Property.

15. Notices. Any notices to be given hereunder by or to the Successful Bidder shall be given by transmitting by email to the address below, placing the notice in the United States mail, certified or registered, properly stamped and addressed to the address shown below or such other addresses as the respective party may direct in writing to the other, or by personal or overnight delivery to such address, and such notice shall be deemed delivered upon such emailing, placing in the mail, or upon such personal or overnight delivery:

a. SAWS
Mark Brewton
Senior Corporate Counsel
San Antonio Water System
2800 U.S. Hwy 281 North
San Antonio, Texas 78212
mark.brewton@saws.org

b. Bidder
As set out in Section 17 below.

16. Right to Reject. SAWS reserves the right to reject any and all offers to purchase the SAWS Property and nothing in this Agreement shall require SAWS to accept any offer or to complete a sale of the SAWS Property.

17. Bid Information.

- a. SURPLUS PROPERTY:
SAWS BID SOLICITATION NO. R-23-011-LE
4006 Storm OAK Dr. Elmendorf, Texas - .570 ACRE (NOACCESS), Bexar
County, Texas
- b. BIDDER:
Name: _____
Address: _____
Email: _____
- c. BID PRICE: \$ _____ (the "Bid Price")

THERE IS A MINIMUM BID OF \$5,000.00 FOR THE SAWS PROPERTY. ANY BID LESS THAN \$5,000.00 WILL BE AUTOMATICALLY REJECTED.

18. Disclaimers.

a. Notice Regarding Title. THE TEXAS REAL ESTATE LICENSE ACT REQUIRES A REAL ESTATE AGENT TO ADVISE A BUYER THAT BUYER SHOULD HAVE AN ATTORNEY EXAMINE AN ABSTRACT OF TITLE TO THE PROPERTY BEING PURCHASED; OR A TITLE INSURANCE POLICY SHOULD BE OBTAINED. NOTICE TO THAT EFFECT IS HEREBY GIVEN TO BIDDER.

b. Notice Regarding Possible Liability for Additional Taxes (Texas Property Code-Section 5.010). If for the current ad valorem tax year the taxable value of the SAWS Property that is the subject of this Purchase Agreement is determined by a special appraisal method that allows for appraisal of the SAWS Property at less than its market value, the person to whom the SAWS Property is transferred may not be allowed to qualify the SAWS Property for that special appraisal in a subsequent tax year and the SAWS Property may then be appraised at its full market value. In addition, the transfer of the SAWS Property or a subsequent change in the use of the SAWS Property may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in the use of the SAWS Property. The taxable value of the SAWS Property and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the SAWS Property is located.

c. Annexation Disclosures. If the SAWS Property that is the subject of this Contract is located outside the limits of a municipality, the SAWS Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the SAWS Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the SAWS Property for further information.

d. **Utility District.** Successful Bidder agrees that if the SAWS Property is situated in any utility district, Bidder will sign and acknowledge at or prior to the Closing, a statutory notice as required under Section 50.301 of the Texas Water Code.

e. **Notice of Water and Sewer Service.** The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. There may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to the SAWS Property. You are advised to contact the applicable utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to the Property.

f. **Lead Paint Disclosure.** The Successful Bidders agrees and acknowledges that the SAWS Property is not “residential real property” subject to any federally mandated lead paint disclosures

19. **Disclosure Form.** The San Antonio Water System Discretionary Real Estate Contracts Disclosure form is attached hereto as Exhibit “C” and must be signed by bidder and enclosed in the seal bid package.

20. **Entire Agreement.** This Purchase Agreement and the Exhibits attached hereto contain all agreements between the parties hereto and no agreement not contained herein shall be recognized by the parties. The captions used herein are for convenience only and shall not be used to construe this Purchase Agreement. Exhibits "A" - "C" attached hereto are incorporated herein for all purposes.

21. **Governing Law.** This Purchase Agreement shall be governed by the laws of the State of Texas and is performable in Bexar County, Texas.

22. **Binding Effect.** By signing below, the bidder agrees that if SAWS accepts the Bid Price, bidder will purchase the SAWS Property for the Bid Price in accordance with the provisions hereof and will comply with and be bound by the terms and conditions set out herein. All representations, warranties, covenants and obligations of bidder herein shall survive Closing.

23. **Time.** Time is of the essence in the performance of this Purchase Agreement. Notwithstanding anything herein to the contrary, if the final date of any period, any date of performance or any deadline date which is set forth in this Purchase Agreement falls on a Saturday, Sunday or federal legal holiday, then such date shall be extended to the next following date which is not a Saturday, Sunday or federal legal holiday.

24. **No Prohibited Persons/Entities.** Successful Bidder represents and warrants to SAWS that Successful Bidders is not (i) an employee of the San Antonio Water System, (ii) the spouse or domestic partner of an employee of the San Antonio Water System or (iii) an entity in which an employee of the San Antonio System or spouse or domestic partner of an employee of the San Antonio Water System owns ten percent (10%) or more of the voting stock or fair market value of the entity. The violation of this provision or determination by SAWS that the Successful Bidder is a prohibited person/entity as set forth hereinabove shall render this Agreement voidable by the

President/CEO or Board of Trustees of the San Antonio Water System. Upon request, Successful Bidder will provide SAWS a completed Texas Ethics Commission Form 1295.

IN WITNESS WHEREOF, the party submitting this bid has caused this Purchase Agreement to be duly executed and delivered (in the case of a party that is an entity, by their proper and duly authorized officer) as of the day and year written below, and each undersigned represents and warrants to SAWS that such person has the authority to execute and deliver this Purchase Agreement on behalf of the person or entity for which he/she is signing.

Executed by bidder this _____ day of _____, 2023.

BIDDER*: _____
Name: _____
Title: _____

ACKNOWLEDGEMENTS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned Notary Public, on this day personally appeared _____ known by me to be the person whose name is subscribed to the foregoing instrument and that such person has executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2023.

[Seal]

Notary Public, State of Texas

Bid accepted by SAWS this _____ day of _____, 2023 (Date of this Agreement).

SAN ANTONIO WATER SYSTEM:

By: _____
Printed Name: Nancy Belinsky
Title: Executive Vice President and Chief Legal & Ethics Officer

- Exhibits:
Exhibit "A" - Form of Deed Without Warranty and Release of Sanitary Control Easement
Exhibit "B" - List of Property Information Documents
Exhibit "C" - San Antonio Water System Discretionary Real Estate Contracts Disclosure

EXHIBIT "A"
FORM OF DEED WITHOUT WARRANTY AND RELEASE OF SANITARY CONTROL
EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Effective Date: _____

Grantor: City of San Antonio, acting by and through its San Antonio Water System

Grantor's Mailing Address: P.O. Box 2449, San Antonio, Texas 78298-2449

Grantee:

Grantee's Mailing Address:

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): The 0.570 Acre "Water Well Tract" being out of Lot 45, SOUTH OAKS ESTATES Subdivision, Unit 1, according to the plat thereof recorded in Volume 90517, Page 29, Plat Records of Bexar County, Texas.

Property Address: 4006 Storm Oak, Elmendorf, Bexar County, Texas 78112

Exceptions to Conveyance: All visible and apparent easements, all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, all HOA regulations and all matters of record relating to the Property as shown in all official public records of Bexar County, Texas. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE PROPERTY DOES NOT HAVE ACCESS TO A PUBLIC ROAD.

Reservations from Conveyance: None

Grantor, for the Consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Exceptions to Conveyance, to have and to hold it to Grantee and Grantee's successors and assigns forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties.

Additionally, Grantor releases its right and title and interest to the 150' radius Sanitary Control Easement created by and shown on the plat recorded in Volume 90517, Page 29, Plat Records of Bexar County, Texas

By accepting this deed, Grantee acknowledges that the **PROPERTY IS BEING CONVEYED IN ITS PRESENT "AS IS" CONDITION, AND GRANTEE ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION AND EXAMINATION OF THE PROPERTY. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS (I) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIONS AND (II) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF IT AGENTS, EMPLOYEES OR REPRESENTATIVES. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES, LACK OF ACCESS TO A PUBLIC ROAD OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION.**

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

This conveyance is being made subject to ad valorem taxes for the year 202_ [insert year of closing] and all subsequent years, which are assumed by Grantee. Any "rollback" taxes assessed against the Property are hereby assumed by Grantee.

GRANTOR:

CITY OF SAN ANTONIO, ACTING BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM:

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on this _____ day of _____, 202__
by _____, _____ of the San Antonio Water System.

[Seal]

Notary Public, State of Texas

ACCEPTED BY GRANTEE:

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

 This instrument was acknowledged before me on this _____ day of _____, 202__
by _____, _____ of _____.

[Seal]

Notary Public, State of Texas

After recording, return to:

EXHIBIT “B”
LIST OF PROPERTY INFORMATION DOCUMENTS

Plat

Deed to Bexar Metropolitan Water District (SAWS predecessor in title)

BCAD Details

BEXAR COUNTY, TEXAS

EXHIBIT B - PLAT

A SUBDIVISION PLAT OF SOUTH OAKS ESTATES SUBDIVISION UNIT ONE

BEING 136.388 ACRES OF LAND (10.449 ACRES IN STREETS) SITUATED ABOUT 18 MILES S 15' E OF SAN ANTONIO, IN BEXAR COUNTY, TEXAS, BEING 122.191 ACRES OUT OF SURVEY NO. 4 1/2, ABSTRACT NO. 1203, G. H. HINE, ORIGINAL GRANTEE, AND 14.197 ACRES OUT OF SURVEY NO. 63 1/2, ABSTRACT NO. 1051, WILLIAM HARDY, ORIGINAL GRANTEE, BEING THAT SAME PROPERTY CONVEYED BY DEED TO HENRY W. CHRISTOPHER, JR., JAMES W. ALLEN, AND RALPH BROWN FROM JOSEPH A. LUCCI, JR., M.D., TRUSTEE OF THE JOSEPH A. LUCCI, JR., M.D. P. A. PENSION PLAN AND TRUST, AND FRITZ F. HOLT, DATED OCTOBER 17, 1986, AS RECORDED IN VOLUME 3849 ON PAGE 328 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SOUTH OAKS DEVELOPMENT COMPANY, INC. HENRY W. CHRISTOPHER, JR. - PRESIDENT

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HENRY W. CHRISTOPHER, JR., PRESIDENT OF SOUTH OAKS DEVELOPMENT COMPANY, INC., KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SOUTH OAKS DEVELOPMENT COMPANY, INC., A CORPORATION, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF February, 1987.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES, EXCEPT THOSE VARIANCES GRANTED BY THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND.

STATE OF TEXAS COUNTY OF BEXAR SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF February, 1987 BY CHARLES W. ROTHE, REGISTERED PROFESSIONAL ENGINEER NO. 42760.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND.

STATE OF TEXAS COUNTY OF BEXAR SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF February, 1987 BY CHARLES W. ROTHE, REGISTERED PUBLIC SURVEYOR NO. 2433.

STATE OF TEXAS COUNTY OF BEXAR I, Robert D. Green, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF February, 1987 AT 10:00 A.M. AND DULY RECORDED IN THE RECORDS OF SAID COUNTY IN BOOK VOLUME 9517 ON PAGE 29 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 24th DAY OF February, 1987.

CERTIFICATES OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS; AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.

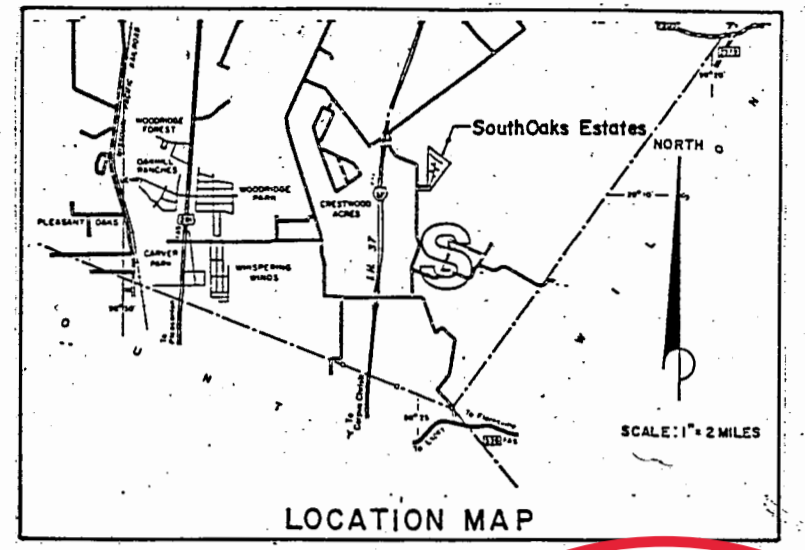
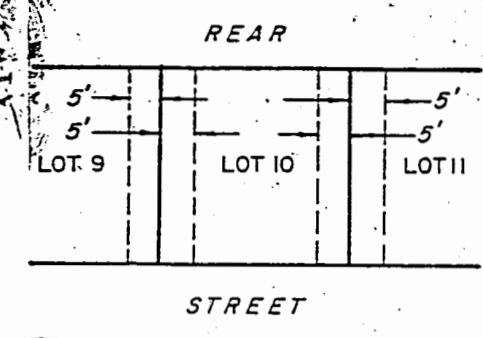
ON THIS THE 17th DAY OF February, 1987 AT San Antonio, Texas

ATTESTED: County Judge, Bexar County, Texas
County Clerk, Bexar County, Texas
Director of Public Works, Bexar County, Texas

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CURVE NO.	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH
"A"	20.00'	87°43'38"	19.22'	30.62'
"B"	5.00'	84°47'02"	7.40'	7.40'
"C"	50.00'	114°50'55"	78.26'	100.22'
"D"	50.00'	57°17'43"	27.32'	50.00'
"E"	50.00'	54°46'23"	25.90'	47.80'
"F"	330.00'	03°30'54"	10.13'	20.21'
"G"	330.00'	23°59'26"	70.12'	138.18'
"H"	15.00'	80°33'41"	20.00'	15.71'
"I"	5.00'	50°28'44"	2.36'	4.41'
"J"	50.00'	76°28'14"	39.40'	66.73'
"K"	50.00'	80°53'28"	49.91'	78.45'
"L"	270.00'	14°00'00"	33.15'	65.87'
"M"	470.00'	03°30'00"	14.36'	28.71'
"N"	10.00'	95°00'00"	10.93'	16.58'
"O"	50.00'	83°10'58"	44.38'	72.59'
"P"	10.00'	85°00'00"	9.16'	14.84'
"Q"	330.00'	05°30'00"	15.85'	31.68'
"R"	25.00'	100°30'00"	32.00'	45.31'
"S"	170.00'	29°06'50"	44.15'	86.38'
"T"	250.00'	12°27'20"	25.10'	50.00'
"U"	230.00'	12°59'30"	33.15'	65.87'
"V"	25.00'	76°00'00"	19.55'	35.56'
"W"	270.00'	05°30'00"	12.97'	25.92'
"X"	50.00'	83°10'58"	26.79'	50.90'
"Y"	50.00'	108°02'37"	16.19'	32.38'
"Z"	50.00'	65°55'16"	32.42'	57.53'
"AA"	50.00'	100°30'00"	32.00'	45.31'
"BB"	530.00'	04°22'38"	12.61'	25.21'
"CC"	270.00'	27°30'00"	66.07'	129.59'
"DD"	50.00'	83°10'58"	27.15'	51.41'
"EE"	10.00'	80°22'38"	8.45'	14.02'

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE LIMITS OF ANY 100 YEAR FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, BEXAR COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 48035 0650 B, EFFECTIVE DATE: OCTOBER-16, 1984.

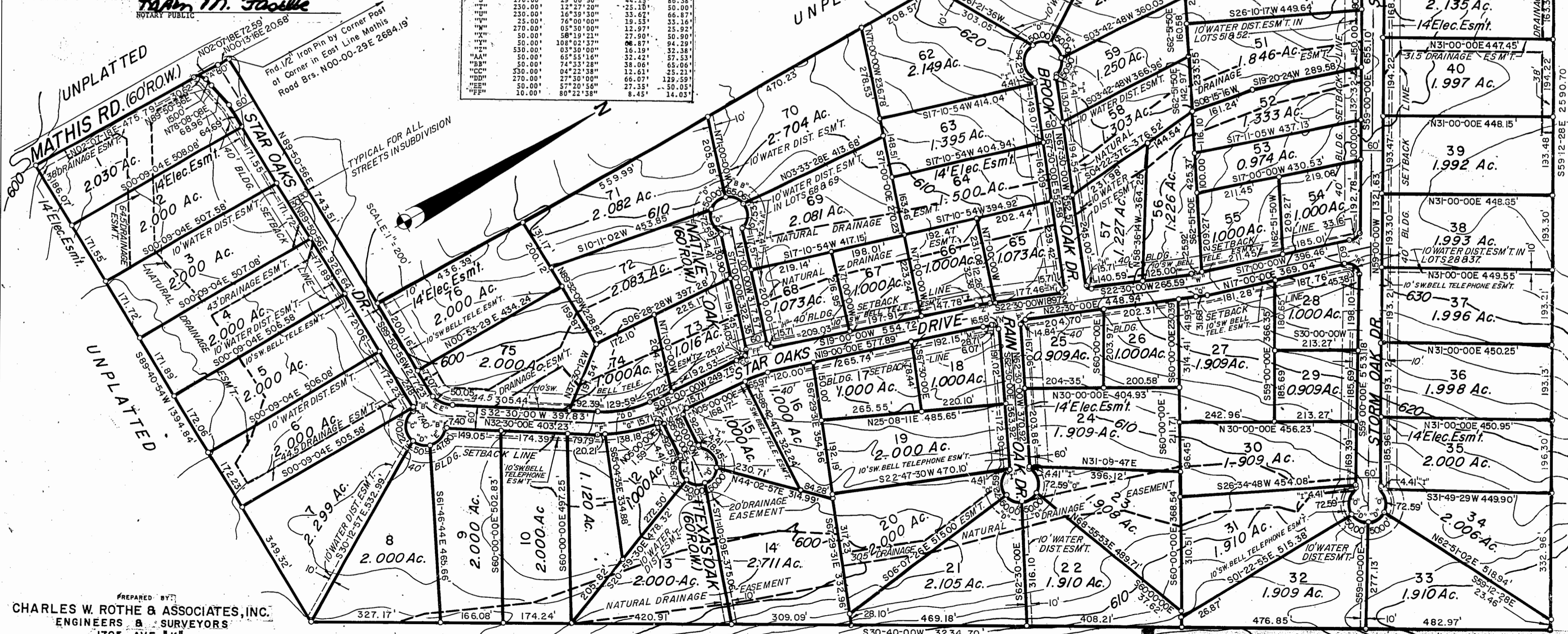


NOTE: 5' ELEC. ESM'T REQUIRED ON BOTH SIDES OF ALL SIDE LOT LINES.

NOTE: SEE SHEET 2 OF 2 FOR THE BEARINGS AND DISTANCES ALONG THE DRAINAGE EASEMENTS AND THE LOCATION RELATIVE TO THE LOT LINES AND LOT CORNERS.

NOTE: THE MINIMUM DESIGN FOR THE ABSORPTION FIELD OF A SEPTIC SYSTEM FOR A 2' OR 3' BEDROOM RESIDENCE SHALL BE 100 L.F. OF 36 IN. WIDE TRENCH.

NOTE: SPECIAL ENGINEERING CONSIDERATION MAY BE REQUIRED FOR THE CONSTRUCTION OF PRIVATE SEWAGE FACILITIES IN LOTS 44,45,52,58,73 AND 74.



PREPARED BY: CHARLES W. ROTHE & ASSOCIATES, INC. ENGINEERS & SURVEYORS 1705 AVE. "K" HONDO, TEXAS 78861 PH. (512) 426-3005 or (800) 292-1331

4416257
06/24/87 169009 170441
157/29
\$25.00 X 1
230

EXHIBIT B - Warranty Deed

WARRANTY DEED

4006 STORM OAK

95- 0079722

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

§

§

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

A 0.570 acre tract, known as the Water Well Tract, and a 0.075 acre tract, being a 20' wide ingress, egress and water distribution easement out of Lot 45 of SouthOaks Estates Subdivision, Bexar County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof;

A pump station site being a 0.230 acre tract of land recorded with Campbellton Gardens Subdivision in Volume 9515, Pages 130 and 131 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described in Exhibit "B" attached hereto and made a part hereof; AND

The East One-Hundred Feet (E. 100') of Lot Twenty-Seven (27), Block Four (4), Whispering Winds Subdivision, in Bexar County, Texas, as shown on plat of record in Volume 5140, Page 59-60, Deed and Plat Records of Bexar County, Texas.

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 (BUT NOT ENCUMBRANCES) 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

VOL 6435 PG 1305

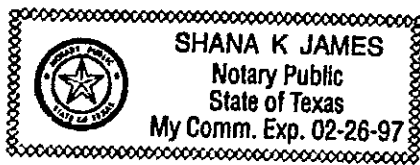
(ACKNOWLEDGEMENT)

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 6435 PG 1306

AFTER RECORDING RETURN TO:
Bexar Metropolitan Water District
P. O. Box 3577
San Antonio, Texas 78211-0577

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

c:\wp51\closings\may\bexar.met\windys\bexar1.ded
(Tracts III, IV & V, GF # -4, -5 & -6)

FIELD NOTES TO DESCRIBE

A survey of 0.570 Acres of land situated about 18 miles S 15° E of San Antonio, in Bexar County, Texas, being known as the Water Well Tract of SouthOaks Estates Subdivision, a subdivision as shown on a plat thereof recorded in Volume 4517 on Pages 27-30 of the Deed and Plat Records of Bexar County, Texas, out of Survey No. 4 1/2, Abstract No. 1203, G. M. Hime, original Grantee, being a portion of that certain 136.388 Acre Tract of land conveyed by Deed to Henry W. Christopher, Jr., James W. Allen, and Ralph Brown from Joseph A. Lucci, Jr., M.D., Trustee of the Joseph A. Lucci, Jr., M.D. P. A. Pension Plan and Trust, and Fritz F. Holt, dated December 17, 1986, as recorded in Volume 3849 on Page 320 of the Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

- BEGINNING: At a 5/8" iron pin found for the recognized upper Northwest corner of said Survey No. 4 1/2, the upper Northwest corner of said 136.388 Acre Tract of land, as resurveyed, and the Northwest corner of this survey;
- THENCE: Along the Northeast line of said 136.388 Acre Tract of land, as resurveyed, S 59-12-28 E 159.50 feet to a 5/8" iron pin set for the Northwest corner of Lot 44 of said SouthOaks Estates Subdivision, and the Northeast corner of this survey;
- THENCE: Along the Southwest line of said Lot 44, S 16-58-57 E 190.68 feet to a 5/8" iron pin set for the lower Northeast corner of Lot 45 of said SouthOaks Estates Subdivision and the Southeast corner of this survey;
- THENCE: Along the lower North line of said Lot 45, S 73-01-04 W 60.00 feet to a 5/8" iron pin set for an interior corner of said Lot 45 and the lower Southwest corner of this survey;
- THENCE: Along the upper East line of said Lot 45, N 16-58-56 W 123.25 feet to a 5/8" iron pin set for the upper Northeast corner of said Lot 45 and an interior corner of this survey;
- THENCE: Along the upper North line of said Lot 45, N 89-06-23 W 101.86 feet to a 5/8" iron pin set on the upper West line of said 136.388 Acre Tract of land, as resurveyed, for the Northwest corner of said Lot 45 and the upper Southwest corner of this survey;
- THENCE: Along the upper West line of said 136.388 Acre Tract of land, as resurveyed, N 00-53-37 E 162.09 feet to the POINT OF BEGINNING.

VOL 6435 PG 1307

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 11th day of May, 1987.

Charles W. Holt



EXHIBIT "A"

FIELD NOTES TO DESCRIBE

A survey of 0.075 Acres (3259.771 Sq. Ft.) of land situated about 18 miles S 15° E of San Antonio, in Bexar County, Texas, being a 20-foot-wide Ingress-Egress and Water Distribution Easement lying within Lot 45 of SouthOaks Estates Subdivision, a subdivision as shown on a plat thereof recorded in Volume 9514 on Pages 29-30 of the Deed and Plat Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set in a curve to the left on a cul-de-sac of Storm Oak Drive for the upper Southeast corner of said Lot 45, the Southwest corner of Lot 44 of said SouthOaks Estates Subdivision, and the Southeast corner of this easement;

THENCE: Along said cul-de-sac, the Southeast line of said Lot 45, and along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 25°39'17", a tangent of 11.39 feet, and a chord which bears S 47-17-11 W 22.20 feet, a distance of 22.39 feet to a 5/8" iron pin set for the Southwest corner of this easement;

THENCE: N 16-58-57 W 168.73 feet to a 5/8" iron pin set on the lower South line of a certain 0.570 Acre Tract of land, this day surveyed as the Water Well Tract, and the lower North line of said Lot 45 for the Northwest corner of this easement;

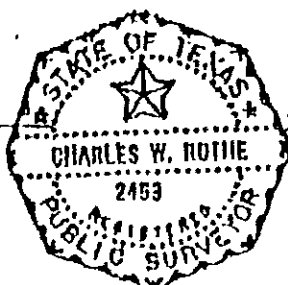
THENCE: Along the lower South line of said Water Well Tract and the lower North line of said Lot 45, N 73-01-04 E 20.00 feet to a 5/8" iron pin set on the Southwest line of said Lot 44 for the Southeast corner of said Water Well Tract, the lower Northeast corner of said Lot 45, and the Northeast corner of this easement;

THENCE: Along the Southwest line of said Lot 44 and the lower East line of said Lot 45, S 16-58-57 E 159.09 feet to the POINT OF BEGINNING.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 11th day of May, 1987.

Charles W. Rothe

Charles W. Rothe
Registered Public Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (512) 426-3005 or (800) 292-1331



SIGNED FOR IDENTIFICATION:

SOUTH OAKS DEVELOPMENT COMPANY, INC.

By: *Henry W. Christopher*
Henry W. Christopher, Jr., President

EXHIBIT "A"

VOL 6435 PG 1308

PAGE 128 PAGE 07

A pump station site being a 0.230 acre tract of land recorded with Campbellton Gardens Subdivision in Volume 9515, Pages 130

and 131 of the Deed and Plat Records of Bexar County, Texas and being further described by metes and bounds as follows:

BEGINNING at a point for the northwest corner to this tract, said point also being the southwest corner of Lot 24, a 1.44 acre tract recorded in said Campbellton Gardens Subdivision;

THENCE: S 89d 52' 42" E, a distance of 95.24 feet to the northeast corner to this tract;

THENCE: S 00d 07' 18" W, a distance of 104.35 feet to the southeast corner to this tract;

THENCE: N 89d 52' 42" W, a distance of 96.43 feet to the southwest corner of this tract;

THENCE: N 00d 46' 30" E, a distance of 104.36 feet to the POINT OF BEGINNING and containing 0.230 acres of land, more or less.

VOL 9515 PG 1309

EXHIBIT "B"

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.

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

On Jun 02 1995

At 3:10pm

Receipt #: 136719
Recordings: 7.00
Disc/Night: 6.00

Doc/Book: 95- 0079722

Booked by: Betty Sepulveda

Any provision herein which purports to deny, limit, or restrict the 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 herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 05 1995



Betty Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

VOL 6435 PG 1310

Bexar CAD EXHIBIT B - BCAD Details

Property Search Results > 176306 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2023

Tax Year:

Property

Account

Property ID:	176306	Legal Description:	CB 4126A BLK LOT P-100 WATER WELL SITE (SOUTH OAKS ESTATES UT-1)
Geographic ID:	04126-100-1000	Zoning:	OCL
Type:	Real	Agent Code:	
Property Use Code:	5000		
Property Use Description:	EXEMPT - TOTAL EXEMPT		

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address:	4006 STORM OAK DR ELMENDORF, TX 78112	Mapsc0:	784C1
Neighborhood:	NBHD code53004	Map ID:	
Neighborhood CD:	53004		

Owner

Name:	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	Owner ID:	113346
Mailing Address:	ATTN MARK BREWTON PO BOX 2449 SAN ANTONIO, TX 78298-2449	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$0	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$0	

(-) HS Cap: - \$0

(=) Assessed Value: = \$0

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM

% Ownership: 100.0000000000%

Total Value: \$0

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$0	\$0	\$0.00
08	SA RIVER AUTH	0.018000	\$0	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$0	\$0	\$0.00
10	UNIVERSITY HEALTH	0.276235	\$0	\$0	\$0.00
11	BEXAR COUNTY	0.276331	\$0	\$0	\$0.00
48	CITY OF SANDY OAKS	0.243303	\$0	\$0	\$0.00
59	SOUTHSIDE ISD	1.104234	\$0	\$0	\$0.00
75	BEXAR CO EMERG DIST #6	0.100000	\$0	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$0	\$0	\$0.00
Total Tax Rate:		2.190921			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$0.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UDL	Undeveloped land	0.5700	24829.20	0.00	0.00	\$0	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$0	0	0	\$0	\$0
2022	\$0	\$0	0	0	\$0	\$0
2021	\$0	\$0	0	0	\$0	\$0
2020	\$0	\$0	0	0	\$0	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012	Deed	Deed	BEXAR METROPOLITAN WATER DISTRICT	CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM	15414	1147	20120055877

2	Deed	Deed	BEXAR METRO	6435	1305	0
			WATER			
			DISTRICT			

2024 data current as of Oct 31 2023 2:27AM.

2023 and prior year data current as of Oct 11 2023 6:43AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Exhibit “C”
San Antonio Water System
Discretionary Real Estate Contracts Disclosure
Attach additional sheets if space provided is not sufficient.

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

Note: At a minimum, the Respondent's name should be listed.

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(3) Disclosures in Proposals

Any individual or business entity seeking a discretionary real estate contract with SAWS must disclose any known facts which, reasonably understood, raise a question² as to whether any SAWS official or employee would have a conflict of interest by participating in official action relating to the discretionary contract.

Party not aware of facts which would raise a conflicts-of-interest issue; or

Party aware of the following facts:

IF THE RESPONDENT HAS MADE KNOWN FACTS ABOVE, THE RESPONDENT MUST COMPLETE A CONFLICT OF INTEREST QUESTIONNAIRE PURSUANT TO LOCAL GOVERNMENT CODE SECTION 176.006. THE QUESTIONNAIRE MAY BE OBTAINED AT <http://www.ethics.state.tx.us/forms/CIQ.pdf>.

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

² For purposes of this rule, facts are “reasonably understood” to “raise a question” about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of Board action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature:	Title: Company or D/B/A:	Date:
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