

SOLICITATION NO: R-13-032-DB

**PURCHASE AGREEMENT AND
BIDDING INSTRUCTIONS**

607 Carlisle

Sealed Bid Due On: December 17, 2013 @ 2:00 PM (CT)

**INVITATION TO OFFERERS
SURPLUS PROPERTY FOR SALE
607 Carlisle
R-13-032-DB**

Sealed bids for the purchase of LAND (“SAWS LAND”) described below will be received by SAWS Contract Administration, 2800 U.S. Hwy 281 North, Customer Service Building, Suite 171, San Antonio, Texas 78212, until **2:00 PM, (CT) December 17, 2013** (the “bid deadline”).

For questions regarding this solicitation or additional property information, please contact Patricia Gutierrez, Corporate Real Estate, in writing via email to: Patricia.Gutierrez@saws.org or by fax to (210) 233-4538 until **4:00 PM (CT) on December 13, 2013**. Answers to the questions will be posted to the web site by **5:00 PM (CT) each Friday until bid opening on December 17, 2013**, as part of supplemental information.

DESCRIPTION:

The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas.

LOCATION:

The property is a rectangular shaped parcel located at 607 Carlisle, northeast of the intersection of Nogalitos St. and Division Ave, and west of IH-35 South in the southwestern quadrant of San Antonio. Located on MAPSCO, page 650 grid B3.

Sealed bids are to be submitted on SAWS’ bid documents. The bid documents contain the terms and conditions under which the property will be conveyed and prospective bidders should familiarize themselves with these bid documents. Such terms and conditions may include reservations of easement rights and water rights to the property. Bid documents, property information and forms may be viewed and downloaded from SAWS’ website located at WWW.SAWS.ORG/PROPERTY, select this property, then click on the Purchasing Agreement and Bidding Documents link in the box on the right-hand side of the page. For difficulties downloading the bid package, or viewing answers to questions, contact David Benites at 210-233-3849, OR a hard copy can be obtained at SAWS’ OFFICE OF CONTRACT ADMINISTRATION, 2800 U.S. HWY 281 NORTH, CUSTOMER SERVICE BUILDING, SUITE 171, SAN ANTONIO, TEXAS 78212. **Incomplete bid forms may be rejected by SAWS and disqualified for consideration.**

607 CARLISLE
BIDDER'S CHECKLIST

When returning a completed and executed Purchase Agreement and Bidding Instructions (“Agreement”), the following instructions **must be complied with as indicated below**:

- Deliver to SAWS in the bid package:

- 1) The Agreement (pages 1-11 plus the exhibits) with page 9 of the Agreement signed before a Notary Public. Make sure Exhibit B is signed. Also complete the information required in Section 23 of the Agreement.
- 2) Bid Deposit in the form of a cashier's check made payable to San Antonio Water System.
- 3) The bid package will consist of items 1 and 2 listed above, which should be enclosed in a sealed envelope, labeled “Bid for Purchase of SAWS Land – 607 Carlisle”.
- 4) Do not copy more than one page on a sheet of paper ----- no front and back copying.
- 5) Deliver the bid package to the SAWS address set forth in Section 3 of the Agreement on or before the Bid Due Date (2:00 p.m. on **Tuesday, December 17, 2013**) as set forth in Section 5 of the Agreement.

If you have any questions or concerns, contact David Benites in the SAWS Contracting Department at 210-233-3849.

PURCHASE AGREEMENT AND BIDDING INSTRUCTIONS
607 Carlisle
SAWS BID SOLICITATION NO. R-13-032-DB

1. Sale of SAWS Land. 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 land ("SAWS Land")

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

That tract of land located in Bexar County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof.

Please note that there is currently a lease agreement in place for the SAWS Land, more particularly discussed in paragraph 7 below.

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. Interested bidders must:

- a. furnish the information requested in Section 23 below;
- b. sign this Purchase Agreement and Bidding Instructions document ("Purchase Agreement");
- c. provide the Bid Deposit, as described in Section 8 below; and
- d. place the Purchase Agreement and the Bid Deposit in a sealed envelope properly identified as containing a "Bid for Purchase of SAWS Land (SAWS BID SOLICITATION NO. R-13-032-DB) AT 607 CARLISLE" addressed and delivered to:

San Antonio Water System
Contract Administration Division
Attn: David Gonzales
2800 U.S. Hwy 281 North
Customer Service Building, Suite 171
San Antonio, Texas 78212

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

4. ANY PARTY THAT ELECTS TO INSPECT THE SAWS LAND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SAN ANTONIO ("COSA") & SAWS AND THEIR OFFICERS, EMPLOYEES, AGENTS AND FIDUCIARIES (COLLECTIVELY THE "INDEMNIFIED PARTIES") FROM ANY AND ALL DAMAGES, CLAIMS AND LOSSES OF ANY NATURE, INCLUDING THOSE ASSOCIATED WITH PROPERTY DAMAGE, PERSONAL INJURY, BODILY INJURY, OR DEATH, ATTORNEY'S FEES AND COURT COSTS, ARISING FROM THE PARTY'S OR THE PARTY'S AGENTS OR CONTRACTORS PRESENCE ON OR USE OR INSPECTION OF

THE SAWS LAND (INCLUDING ANY ENVIRONMENTAL ASSESSMENTS PERFORMED ON THE SAWS LAND) OR THE CONDITION OF THE SAWS LAND. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THIS INDEMNITY SHALL APPLY TO AND PROTECT THE INDEMNIFIED PARTIES FROM DAMAGES CAUSED BY THE INDEMNIFIED PARTIES' SOLE AND/OR CONCURRENT NEGLIGENCE AND/OR STRICT LIABILITY. THE PROVISIONS OF THIS PARAGRAPH SHALL OVERRIDE AND CONTROL ANY CONTRARY PROVISIONS IN THE TEXAS TORT CLAIMS ACT (TEXAS CIVIL PRACTICE AND REMEDIES CODE CHAPTER 101). THE OBLIGATIONS OF A PARTY TO INDEMNIFY THE INDEMNIFIED PARTIES AS PROVIDED IN THIS PARAGRAPH SHALL APPLY REGARDLESS OF WHETHER SUCH PARTY SUBMITS A BID TO PURCHASE THE SAWS LAND OR WHETHER SUCH PARTY'S BID IS ACCEPTED BY SAWS. THIS SECTION 4 SHALL SURVIVE CLOSING OR TERMINATION OF THIS PURCHASE AGREEMENT IF SUCH PARTY'S BID IS ACCEPTED BY SAWS. ALL ENTRIES ONTO THE SAWS LAND SHALL BE CONDITIONED UPON SUCH INTERESTED PARTY'S EXECUTION OF THE "RELEASE AND INDEMNITY AGREEMENT" ATTACHED HERETO AS EXHIBIT "B".

5. Bid Due Date. Sealed bids will be received until **2:00 P.M. (CT)** San Antonio, Texas time on **December 17, 2013** (the "Bid Deadline") at the address shown in paragraph 3. above.

6. Notice of Acceptance. SAWS will give notice of the acceptance of a bid to the successful bidder (the "Successful Bidder"), if any, within thirty (30) days after the Bid Deadline. Bids shall expire and are automatically rejected by SAWS if not accepted within thirty (30) days of the Bid Deadline.

7. Title Exceptions. The SAWS Land 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 Land as shown in the Real Property Records of Bexar County, Texas, (iii) all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, (iv) SAWS reservation of water rights relating to the SAWS Land and (v) an easement reservation in favor of CPS Energy for all existing electric and gas facilities on the SAWS Land (the "Reserved Electrical Easement") (collectively, the "Permitted Exceptions"). SAWS makes no representations about whether the SAWS Land has access to any public right of way. Additionally, the Successful Bidder must obtain any applicable permits for Successful Bidder's use of the SAWS Land and Successful Bidder must assemble the SAWS Land with any adjoining property owned by Successful Bidder and plat such properties, to the extent required by the San Antonio Uniform Development Code, which obligations shall survive Closing (hereinafter defined).

There is currently a Lease Agreement in affect for the SAWS Land by and between SAWS as Landlord and Tesoritos Child Care, LLC and Cynthia T. Puente as Tenant (the "**Lease**") dated November 1, 2013 and attached hereto in **Exhibit "D"**. The SAWS Land will be conveyed subject to the Lease and SAWS will assign the Lease at Closing to the Successful Bidder via the Assignment of Lease attached hereto as **Exhibit "C-1"**.

8. Bid Deposit. All bids must be accompanied by an earnest money bid deposit ("Bid Deposit") in the form of a cashier's check made out to San Antonio Water System in the amount of ten (10) percent of the bid amount. If a bid is not accepted by SAWS, the cashier's check will be returned to the unsuccessful bidder at the address provided by bidder in Section 23 within 10 business days of the date that the bid is rejected. The Successful Bidder's Bid Deposit shall be

nonrefundable except in the event of a default by SAWS under this Agreement or as provided in Section 11, but shall be applied to the Bid Price (as defined in Section 23 below) at Closing (as defined in Section 13 below), if and only if Closing occurs hereunder.

9. Intentionally Deleted

10. As Is Condition. **THE SAWS LAND WILL BE CONVEYED IN ITS PRESENT “AS IS” CONDITION. IF THE PURCHASE AGREEMENT CLOSES, SUCCESSFUL BIDDER ACCEPTS THE SAWS LAND 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 LAND 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, EVALUATION AND EXAMINATION OF THE SAWS LAND. 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 AND (II) ANY RELIANCE BY SUCCESSFUL BIDDER ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF SAWS OR ANY OF IT AGENTS, EMPLOYEES OR REPRESENTATIVES. SUCCESSFUL BIDDER TAKES THE SAWS LAND UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THE CLOSING DOCUMENTS). 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 LAND “AS-IS” WITH FULL AWARENESS THAT THE SAWS LAND’S PRIOR USES OR OTHER MATTER 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.**

11. Inspections and Assessments of SAWS Land. Within thirty (30) calendar days of the date that the notice of acceptance described in Section 6 above is delivered to the Successful Bidder (the “Inspection Period”), the Successful Bidder shall conduct, at the Successful Bidder’s sole cost, any inspections and environmental assessments on the SAWS Land that the Successful

Bidder may elect, subject to the indemnity and other provisions of Section 4 of this Agreement, and shall secure any financing needed to purchase the SAWS Land. The Successful Bidder's failure to conduct inspections and environmental assessments and secure financing shall not excuse the Successful Bidder from any obligations under this Agreement. However, in the event that the Successful Bidder obtains a Phase I environmental site assessment of the SAWS Land ("Successful Bidder's Phase I") from an Environmental Professional (as defined in 40 CFR Part 312.10(b)) on or before the expiration of the Inspection Period that (i) materially and adversely differs from the results of the environmental site assessment or report included as part of the Property Information Documents (hereinafter defined in Section 20) or (ii) if the Property Information Documents did not include a environmental site assessment or report, recommends a Phase II environmental site assessment or other invasive environmental site assessment be performed on the SAWS Land, then in the case of either of (i) or (ii) hereinabove, if a copy of the Successful Bidder's Phase I is delivered to SAWS within the Inspection Period, the Successful Bidder may terminate this Agreement by delivering written notice to SAWS within the Inspection Period and receive back the Bid Deposit. If an Environmental Professional (as defined in 40 CFR Part 312.10(b)) desires to communicate with SAWS, the communication must be in writing and delivered to SAWS at the address stated in Section 20, below. The Successful Bidder may not conduct a Phase II environmental site assessment on the SAWS Land, or other invasive tests, including boring and drilling, upon the SAWS Land, without SAWS' prior written consent, a condition of which shall be SAWS approval, in SAWS reasonable discretion, of Successful Bidder's plan for conducting such Phase II environmental site assessment or other invasive tests on the SAWS Land.

12. Closing Documents from SAWS. SAWS will convey the SAWS Land to the Successful Bidder by Deed Without Warranty (the "Deed") in the form attached hereto as Exhibit "C". SAWS will assign the Lease to the Successful Bidder by Assignment of Lease (the "Assignment") in the form attached hereto as Exhibit "C-1". The Deed and Assignment shall be countersigned by the Successful Bidder to evidence acceptance of the terms contained therein. The Deed contains an easement reservation in favor of CPS Energy (the "Reserved Electrical Easement") and a water rights reservation in favor of SAWS. SAWS and the Successful Bidder agree to execute any other closing documents that may be reasonably required by the Title Company, provided, however, in no event shall SAWS be required to execute affidavits, make representations or warranties or provide indemnities in connection with the Closing.

13. Closing. Subject to Section 13a below, the closing date will be on the first business day occurring ten (10) calendar days after expiration of the Inspection Period for conducting any inspections and environmental assessments on the SAWS Land described in Section 11 above ("Closing"), or on such other date as SAWS and Successful Bidder may mutually agree. The Closing will be at the office of the following title company ("Title Company"):

Alamo Title Company
4 Dominion Drive, Bldg 4; Suite 100
San Antonio, Texas 78257
210-698-0924

At Closing, the Successful Bidder shall pay the Bid Price (as defined in Section 23), as reduced by the Bid Deposit previously paid to SAWS, in cash or immediate good funds equivalent.

- a. This Purchase Agreement may be subject to the approval of the Board of Trustees of the San Antonio Water System. In the event that this Purchase Agreement is subject to approval by the Board of Trustees of the San Antonio Water System, SAWS shall notify Successful Bidder of same along with the Notice of Acceptance, and the Closing date shall automatically be extended to the first business day occurring ninety (90) days after the expiration of the Inspection Period, provided, however, Closing may occur on another date if approval of the Board of Trustee to the Purchase Agreement has been obtained and if SAWS and Successful Bidder shall mutually agree on such other date. If this Purchase Agreement is subject to approval by the Board of Trustees of the San Antonio Water System and such approval is not obtained on or before Closing (as extended herein), notwithstanding any provision herein to the contrary, this Purchase Agreement shall automatically terminate and the bid Deposit, if any, shall be returned to Successful Bidder, and neither party shall have any further rights or duties hereunder, except those that expressly survive termination.

14. Title Policy. Without extending the date for Closing, Successful Bidder may obtain, at its expense, a standard TLTA owner's policy for title insurance for the SAWS Land, in a policy amount equal the Bid Price, subject to all standard exceptions to title, to be issued by Title Company within a reasonable period of time following Closing. Successful Bidder is responsible for all costs for the title policy and any additional endorsements or modifications to such title policy.

15. Proration. The SAWS Land 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 Land 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 15 shall survive Closing.

16. Broker's Commissions. If and only if the sale from SAWS to Successful Bidder closes pursuant to this Agreement, SAWS will pay at Closing a four percent (4.0%) brokerage fee or commission on the cash amount of the Bid Price (the "Commission") to the real estate agent representing the Successful Bidder for the SAWS Land. As a condition to SAWS' obligation to pay the Commission, Successful Bidder must identify Bidder's Broker in Section 23 below and attach to this Agreement upon submittal of the bid a copy of a written brokerage agreement by and between Bidder's Broker and Successful Bidder indicating Bidder's Broker's exclusive representation of Successful Bidder. The Successful Bidder represents and warrants that no broker other than Bidder's Broker as identified in Section 23 represents Successful Bidder and Successful Bidder hereby agrees to defend, indemnify and hold harmless SAWS and COSA for any claims for a brokerage fee or commission, other than the Commission under the terms and conditions set forth hereinabove, resulting from this transaction. The Successful Bidder's obligation to indemnify under this Section 16 shall survive Closing.

17. Closing Costs. Any escrow fee charged by Title Company shall be paid equally by SAWS and the Successful Bidder. Each party will be responsible for paying its own attorney's fees and the cost of recording any documents delivered to it or them at Closing. All other closing costs are as set forth in this Purchase Agreement.

18. Intentionally Deleted

19. 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 and retain the Bid Deposit, (ii) waive any unmet requirements and proceed to Closing, (iii) enforce specific performance of this Purchase Agreement, or (iv) 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, and so long as the Successful Bidder is not also in default, the Bid Deposit shall be returned by SAWS to the Successful Bidder.

20. Property Information. SAWS has obtained information on the SAWS Land, set forth in more detail in Exhibit "D" attached hereto (the "Property Information Documents"), which will be made available to all prospective Bidders at WWW.SAWS.ORG. In addition, a hard copy may be obtained at:

San Antonio Water System
Contract Administration Division
2800 U.S. Hwy 281 North
Customer Service Building, Suite 171
San Antonio, Texas 78212

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, and advises the Successful Bidder to independently verify any such data or information. If the Property Information Documents include a Phase I environmental assessment, SAWS does not warrant whether it will qualify Successful Bidder as an "innocent purchaser" under CERCLA, 42 USC 9601 et seq. and the Texas Solid Waste Disposal Act, Texas Health and Safety Code Chapter 361 et seq., and SAWS recommends that the Successful Bidder conduct its own environmental assessment of the SAWS Land. Further, SAWS does not represent or warrant that the Property Information Documents constitute all of the documents in SAWS possession related to the SAWS Land.

21. Notices. Any notices to be given hereunder by or to the Successful Bidder shall be given by transmitting by fax machine to the number shown 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 fax transmission with proof of transmission, placing in the mail, or upon such personal or overnight delivery:

a. SAWS

Bruce Haby
Manager, Corporate Real Estate
San Antonio Water System
2800 U.S. Hwy 281 North
San Antonio, Texas 78212
Facsimile: (210) 233-5388

with a copy to:

Mark Brewton
Corporate Counsel
San Antonio Water System
2800 U.S. Hwy 281 North
San Antonio, Texas 78212
Facsimile: (210) 233-4587

b. Bidder As set out in Section 23 below.

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

23. Bid Information.

a. SURPLUS PROPERTY:
SAWS BID SOLICITATION NO. R-13-032-DB
607 Carlisle, San Antonio, Bexar County, Texas

b. BIDDER:
Name: _____
Address: _____

Phone: _____
Fax Number: _____

c. BID PRICE: \$ _____ (the "Bid Price")
d. BIDDER'S BROKER (if any): _____
License No: _____

24. 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 Land that is the subject of this Purchase Agreement is determined by a special appraisal method that allows for appraisal of the SAWS Land at less than its market value, the person to whom the SAWS Land is transferred may not be allowed to qualify the SAWS Land for that special appraisal in a subsequent tax year and the SAWS Land may then be appraised at its full market value. In addition, the transfer of the SAWS Land or a subsequent change in the use of the SAWS Land 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 Land. The taxable value of the SAWS Land 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 Land is located.

c. **Annexation Disclosures.** If the SAWS Land that is the subject of this Contract is located outside the limits of a municipality, the SAWS Land 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 Land 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 Land for further information.

d. **Utility District.** Successful Bidder agrees that if the SAWS Land 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 SAWS Land is located in the water service area of the San Antonio Water System, which is the utility service provider authorized by law to provide water service to the SAWS Land, and the San Antonio Water System is the sewer service provider. 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 Land. You are advised to contact the San Antonio Water System 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 SAWS Land.

f. **Property Condition Disclosure.** The Successful Bidder agrees and acknowledges that any dwelling or residential building, if any, located on the SAWS Land has a value less than five percent (5%) of the overall value of the SAWS Land and therefore SAWS' is not required to submit any property condition disclosure pursuant to Texas Property Code Sec. 5.008. Additionally, the Successful Bidder agrees and acknowledges that the SAWS Land is not "residential real property" subject to any federally mandated lead paint disclosures.

25. **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" - "D" attached hereto are incorporated herein for all purposes.

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

27. **Binding Effect.** By signing below, the bidder agrees that if SAWS accepts the Bid Price, bidder will purchase the SAWS Land 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.

(Signatures appear on the following pages)

IN WITNESS WHEREOF, the party submitting this bid has caused this Purchase Agreement for 607 Carlisle 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 _____, 2013.

BIDDER*: _____
Name: _____
Title: _____

BIDDER*: _____
Name: _____
Title: _____

*If there is more than one bidder, each bidder must sign.

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 _____, 2013.

[Seal]

Notary Public, State of Texas

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 _____, 2013.

[Seal]

Notary Public, State of Texas

Bid accepted by SAWS this _____ day of _____, 2013.

SAN ANTONIO WATER SYSTEM:

By: _____
Printed Name: _____
Title: _____

Exhibits:

- Exhibit "A", Description of SAWS Land
- Exhibit "B" - Release and Indemnity Agreement
- Exhibit "C" - Form of Deed Without Warranty
- Exhibiti "C-1" – Form of Assignment of Lease
- Exhibit "D" - List of Property Information Documents

RECEIPT OF PURCHASE AGREEMENT AND INSTRUCTIONS

Receipt of the foregoing Purchase Agreement and Instructions is hereby acknowledged on this _____ day of _____, 2013.

Alamo Title Company

By: _____

Printed Name: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF SAWS LAND

The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas.

EXHIBIT "B"

RELEASE AND INDEMNITY AGREEMENT

In consideration for receiving permission from the San Antonio Water System ("SAWS") to enter upon the real property located in Bexar, County, Texas and described on Exhibit "A" attached hereto and incorporated herein (the "Property"), the undersigned ("Releasor") hereby agrees to and acknowledges the following:

1. **COMPLIANCE WITH RULES AND SAFETY REQUIREMENTS.** Releasor and its agents, employees and contractors shall at all times during their entry upon the Property cooperate and comply with all rules and safety requirements for the Property.

2. **RESTORATION.** Following Releasor's entry upon the Property, Releasor must restore at no cost to SAWS any damage to the Property caused by Releasor or its agents, employees and contractors.

3. **RELEASE.** The City of San Antonio ("COSA") and SAWS and their officers, employees, agents and fiduciaries shall not be liable for any injury, loss or damage suffered by Releasor or its agents, employees and contractors on or upon the Property **EVEN IF SUCH INJURY, LOSS OR DAMAGE IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OR WILLFUL ACT OF COSA OR SAWS, THEIR AGENTS, EMPLOYEES OR CONTRACTORS, OR ANY OTHER PERSON OPERATING AT THE PROPERTY.**

4. **INDEMNIFICATION. RELEASOR AGREES TO AND SHALL INDEMNIFY AND HOLD HARMLESS COSA AND SAWS, THEIR OFFICERS, EMPLOYEES, AGENTS AND FIDUCIARIES (COLLECTIVELY "THE INDEMNIFIED PARTIES") FROM ANY AND ALL DAMAGES, CLAIMS AND LOSSES OF ANY NATURE, INCLUDING THOSE ASSOCIATED WITH PROPERTY DAMAGE, PERSONAL INJURY, BODILY INJURY, OR DEATH, ATTORNEY'S FEES AND COURT COSTS, ARISING FROM THE RELEASOR'S OR THE RELEASOR'S AGENTS' OR CONTRACTORS' PRESENCE ON OR USE OR INSPECTION OF THE PROPERTY (INCLUDING ANY ENVIRONMENTAL ASSESSMENTS PERFORMED ON THE PROPERTY) OR THE CONDITION OF THE PROPERTY. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THIS INDEMNITY SHALL APPLY TO AND PROTECT THE INDEMNIFIED PARTIES FROM DAMAGES CAUSED BY THE INDEMNIFIED PARTIES' SOLE AND/OR CONCURRENT NEGLIGENCE AND/OR STRICT LIABILITY. THE PROVISIONS OF THIS PARAGRAPH SHALL OVERRIDE AND CONTROL ANY CONTRARY PROVISIONS IN THE TEXAS TORT CLAIMS ACT (TEXAS CIVIL PRACTICE AND REMEDIES CODE CHAPTER 101).**

5. **BINDING EFFECT.** This agreement is binding upon Releasor and its successors. This agreement may not be assigned by Releasor.

DATED _____.

RELEASOR:

By: _____

Name: _____

Title: _____

Attachments

Exhibit "A" – Description of SAWS land

EXHIBIT A
TO RELEASE AND INDEMNITY AGREEMENT

Property Description

The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas.

EXHIBIT “C”

FORM OF DEED WITHOUT WARRANTY

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): A tract of land in San Antonio, Bexar County, Texas being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the “Property”).

Exceptions to Conveyance: All visible and apparent easements, all applicable zoning, platting and other governmental ordinances, laws, rules and regulations, all parties in possession under unrecorded leases and all matters of record relating to the Property as shown in the Real Property Records of Bexar County, Texas. The Property may not have access to a public right of way.

Reservations from Conveyance: Grantor reserves from this conveyance:

- (i) a perpetual easement for the use, benefit and control of CITY PUBLIC SERVICE BOARD OF SAN ANTONIO, a Municipal Board of the CITY OF SAN ANTONIO, for all **existing** electrical and gas lines and related appurtenances located on the Property, together with (i) the right of ingress and egress over the Property for the purpose of inspecting, patrolling, constructing, reconstructing, maintaining, removing and replacing said electrical and gas lines and related appurtenances, (ii) the right to remove from said lands by standard industry practices employed in vegetation management, all trees, and parts thereof, and any vegetation or obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

(ii) Notwithstanding the foregoing, no water rights are being transferred or conveyed with the PROPERTY. More specifically, Grantor expressly reserves on behalf of the San Antonio Water System, and for the use, benefit and control of the San Antonio Water System and its successors and assigns, all groundwater and groundwater estate, being all underground water, percolating water, artesian water and other waters from any and all reservoirs, formations, depths and horizons beneath the surface of the earth in, under, or that may be produced from the Property. Without limiting the foregoing, Grantor also further reserves on behalf of the San Antonio Water System, and for the use, benefit and control of the San Antonio Water System, its successors and assigns, the following personal property rights and incorporeal hereditaments associated with the Property and such groundwater reservation:

- (1) Applications, licenses, allotments and permits, including Edwards Aquifer Authority (“EAA”) Permits;
- (2) Historical rights associated with the ownership of wells, if any, drilled for the production of groundwater, provided, however, Grantor does not reserve ownership of any such wells, if any, which shall convey with the Property;
- (3) Any past historical production or use, and projected future historical production or use, and all rights and benefits accruing from historical production or use, including but not limited to all historical rights associated with any EAA groundwater permits associated with the Property; and
- (4) Declarations of historical use now or hereafter existing.

Grantor and Grantee acknowledge and agree that Grantor’s reserved groundwater rights expressly include any and all groundwater rights which, in the future, are transferable to diversion points off the Property regardless of the nature of or the basis for these groundwater rights, and regardless of the classification of such groundwater rights, including any subsequent perfection of the groundwater rights by the Grantee’s successors, heirs or assigns. Notwithstanding the foregoing, Grantor shall additionally be deemed to retain (i) the maximum interest in the groundwater estate allowed by law, and (ii) a right of reverter to the groundwater estate.

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 Reservations from Conveyance and 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.

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 ITS AGENTS, EMPLOYEES OR REPRESENTATIVES. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THE CLOSING DOCUMENTS). 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 OR OTHER MATTER 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 2013 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 _____, 2013 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 _____, 2013
by _____, _____ of _____.

[Seal]

Notary Public, State of Texas

After recording, return to:

EXHIBIT A
TO FORM OF DEED WITHOUT WARRANTY

Property Description

The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas.

EXHIBIT “C-1”

FORM OF ASSIGNMENT OF LEASE

This Assignment of Lease (this “**Assignment**”) is made and entered into to be effective this __ day of _____, 201__, by and between the City of San Antonio by and through its San Antonio Water System (“**Assignor**”) and _____ (“**Assignee**”).

WITNESSETH

WHEREAS, Assignor entered into that certain Lease Agreement (“**Lease**”) with Tesoritos Child Care, LLC and Cynthia T. Puente dated November 1, 2013 and attached hereto as Exhibit “A”, for the property located at 607 Carlisle Avenue, San Antonio, Texas being more particularly described as The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas (the “**Premises**”).

WHEREAS, Assignor is now conveying to Assignee by deed contemporaneously with this Assignment the Premises.

WHEREAS, Assignor desire to assign Lease to Assignee, and Assignee desire to accept and assume Assignor obligations under the Lease.

NOW, THEREFORE, for and in consideration of the promises and mutual agreements contained herein, and the exchange of other good and valuable consideration between the parties hereto, the recipient and sufficiency of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. All capitalized items in this Amendment, to the extent not otherwise expressly defined herein, shall have the same meanings ascribed to such terms in the Lease.
2. Assignor hereby assigns to Assignee its rights and obligations as “Landlord” under the Lease, and Assignee hereby accepts and assumes all such rights and obligations.
3. This 1 Assignment may be executed in one or more counterparts, each of which when taken together shall constitute one original Assignment.

Signatures and acknowledgements on following pages

ASSIGNOR:

THE CITY OF SAN ANTONIO, acting by and through its **San Antonio Water System**

By: _____

Name:

Title:

ASSIGNEE:

EXHIBIT "D"

LIST OF PROPERTY INFORMATION DOCUMENTS

BCAD Map and Data

Title Commitment

Plat recorded in Volume 3025, Page 97

Deed recorded in Volume 3917, Page 474 (Ranmar Corporation to BexarMet)

Deed recorded in Volume 15414, Page 1147 (BexarMet to SAWS)

Plat recorded in Volume 2575, Page 269 (Building Set Back Restriction)

Zoning Map – Zoned R-5 Residential Single Family

Lease Agreement

TWDB Groundwater (Water Well) Database Query Result

**Bexar County Appraisal District
Map and Data**

Bexar CAD

Property Search Results > Property ID 397772 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2013

Property Details

Account
 Property ID: 397772
 Geo. ID: 07651-001-0011
 Type: Real
 Legal Description: NCB 7651 BLK 1 LOT W 56 FT OF 1

Location
 Address: 607 CARLISLE AVE 1
 Neighborhood: HARLANDALE NW
 Mapsco: 650B3
 Jurisdictions: [06](#), [08](#), [09](#), [10](#), [11](#), [21](#), [53](#), [CAD](#)

Owner
 Name: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
 Address: ATTN MARK BREWTON PO BOX 2449 SAN ANTONIO, TX 78298-2449

Property
 Appraised Value: \$7,950

Map Layers

Radius Search

Map interface showing property parcels with dimensions and a highlighted parcel 397772. The map includes a toolbar with zoom and pan icons, a scale of 1:1, and a 'Zoom' button. The highlighted parcel 397772 is a rectangular lot with dimensions: top 56, right 54, bottom 60.81 (S), and left 58.16. Other nearby parcels include 397778, 397779, 397780, 397781, 397782, 397771, 397773, 397774, 404369, 404362, 404361, 404360, 404359, 397827, 397828, 397829, 397830, and 397831. A red line indicates Carlisle Ave.

Website version: 1.2.2.0

Database last updated on: 7/29/2013 1:55 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Bexar CAD

Property Search Results > 397772 CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM for Year 2013

Property

Account

Property ID: 397772 Legal Description: NCB 7651 BLK 1 LOT W 56 FT OF 1
 Geographic ID: 07651-001-0011 Agent Code:
 Type: Real
 Property Use Code: 001
 Property Use Description: Single Family

Location

Address: 607 CARLISLE AVE 1 Mapsco: 650B3
 Neighborhood: HARLANDALE NW Map ID:
 Neighborhood CD: 95308

Owner

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

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$7,950 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$7,950
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$7,950
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$7,950

Taxing Jurisdiction

Owner: CITY OF SAN ANTONIO/SAN ANTONIO WATER SYSTEM
 % Ownership: 100.0000000000%
 Total Value: \$7,950

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$7,950	\$0	\$0.00
08	SA RIVER AUTH	0.017370	\$7,950	\$0	\$0.00
09	ALAMO COM COLLEGE	0.149150	\$7,950	\$0	\$0.00
10	UNIV HEALTH SYSTEM	0.276235	\$7,950	\$0	\$0.00
11	BEXAR COUNTY	0.296187	\$7,950	\$0	\$0.00
21	CITY OF SAN ANTONIO	0.565690	\$7,950	\$0	\$0.00
53	HARLANDALE ISD	1.538500	\$7,950	\$0	\$0.00
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$7,950	\$0	\$0.00
Total Tax Rate:		2.873811			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$228.47

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	VLR	Vacant Regular Lot	0.0834	3631.00	0.00	0.00	\$7,950	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		\$0	\$7,950	0	7,950	\$7,950
2012		\$0	\$7,950	0	7,950	\$7,950
2011		\$0	\$7,950	0	7,950	\$7,950
2010		\$0	\$7,950	0	7,950	\$7,950
2009		\$0	\$7,950	0	7,950	\$7,950
2008		\$0	\$7,950	0	7,950	\$7,950

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2012 12:00:00 AM	Deed	Deed	BEXAR METROPOI	CITY OF SAN ANTC	15414	1147	20120055877

******For Internet Explorer 10 Users Click Here for Instructions******

2013 data current as of Jul 29 2013 1:55AM.

2012 and prior year data current as of Jul 11 2013 3:45PM

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

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

Website version: 1.2.2.2

Database last updated on: 7/29/2013 1:55 AM

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Title Commitment

COMMITMENT FOR TITLE INSURANCE

Issued by **Alamo Title Insurance**



THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (ALAMO TITLE INSURANCE) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Alamo Title Company
4 Dominion Drive, Bldg 4, Ste 100
San Antonio, TX 78257
210-698-0924

ALAMO TITLE INSURANCE

By:

President

Attest

Secretary


Authorized Officer or Agent

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER AND SUCH COVER LETTER *MUST* BE ATTACHED TO ALL TITLE INSURANCE COMMITMENTS. EXCEPTION: IF THE RECIPIENT IS AN OUT-OF-COUNTY TITLE COMPANY, USE THE OUT-OF-COUNTY TITLE COMPANY COVER LETTER.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Title Data created its title plants through the investment of extensive time, labor, skill and money. **The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.**

Title Data has granted our company a license to use one or more of its title plants. Our company's right to access and use Title Data's title plants is governed by our contract with Title Data. Our contract with Title Data restricts who can receive and/or use a title insurance commitment which is based, in whole or in part, upon Title Data's records and information.

Under the terms of our contract with Title Data, we are permitted to provide you with the attached title insurance commitment **for limited use and distribution only**. Specifically, you are sublicensed to deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof) **ONLY** to your bona fide employees and a third party who is playing a bona fide role in this proposed real estate transaction, including a lawyer, a lender, a surveyor, a real estate broker or agent, and the parties to this proposed transaction.

For purposes of our agreement with Title Data, "deliver, exhibit, or furnish" includes, without limitation, copying this title insurance commitment (whether such copying be by means of a photocopier, facsimile machine, another electronic scanning device, or any other method of reproduction) and providing such copy to any third party.

Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is not permitted by our contract with Title Data and constitutes a breach of our sublicense to you. Your furnishing of the attached title insurance commitment to anyone not specifically enumerated above is also a violation of federal copyright law and Texas common law.

Therefore, as an express condition of us providing you with the attached title insurance commitment, you specifically agree to limit its uses to those set forth herein, and to provide a copy of this letter to any party to whom you deliver, exhibit, or furnish the attached title insurance commitment (or any copies thereof).

In the event you are unable or unwilling to comply with these conditions, immediately return the attached title insurance commitment to our company, without reviewing, copying, or otherwise utilizing in any way the information contained therein.

A COPY OF THIS LETTER MUST ACCOMPANY THE ATTACHED TITLE INSURANCE COMMITMENT AT ALL TIMES. ALL DOWNSTREAM RECIPIENTS MUST PROVIDE A COPY OF THIS LETTER TO ANY OTHER AUTHORIZED USERS OF THE ATTACHED TITLE INSURANCE COMMITMENT.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: **May 17, 2013**

GF. No. 4002002579

Commitment No.: Not Applicable issued: **May 30, 2013**
(if applicable)

1. The policy or policies to be issued are:
 - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: **\$To Be Determined**
PROPOSED INSURED: **To Be Determined**
 - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE -
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-
2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - (f) OTHER
Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:
Fee Simple
3. Record title to the land on the Effective Date appears to be vested in:
**CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION, FOR THE USE, BENEFIT
AND CONTROL OF ITS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES**
4. Legal description of land:

**The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the
City of San Antonio, according to map or plat thereof recorded in Volume 3025, Page 97,
Deed and Plat Records, Bexar County, Texas.**

COMMITMENT FOR TITLE INSURANCE**SCHEDULE B****EXCEPTIONS FROM COVERAGE**

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. Item 1, Schedule B is hereby deleted in its entirety.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only).
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2013**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year **2013**, and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy (T-2R). (Applies to Texas Short Form Residential Loan Policy (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. **7.5' Building setback line along Carlisle Ave. as shown on the subdivision plat recorded in Volume 2575, Page 269, Deed and Plat Records, Bexar County, Texas.**
- b. **Those liens created at closing, if any, pursuant to Lender's instructions.**
- c. **Rights of Parties in Possession (Owner Policy Only)**
- d. **Visible and apparent easements over and across subject property. (Owner Policy Only)**
- e. **If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:**

Owner's and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of BEXAR County, Texas, prior to the date hereof.

Owner's Policy(ies) Only: Liability hereunder at the date hereof is limited to . Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

- f. **The following exception will appear in any policy issued (other than the T-1R Residential Owner's Policy of Title Insurance and the T-2R Short-Form Residential Loan Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:**

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **The following note is for informational purposes only:**

The following deed(s) affecting said Land were recorded within twenty-four (24) months of the date of this report:

Grantor: Texas Commission on Environmental Quality / Bexar Metropolitan Water District
Grantee: CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION, FOR THE USE, BENEFIT AND CONTROL OF ITS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
Recording Date: March 27, 2012
Recording No: Volume 15414, Page 1147, of the Real Property Records of BEXAR County, Texas
6. **Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner's Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.**

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

G.F. No. or File No. **4002002579**

Effective Date: **May 17, 2013**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

- The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment
The following individuals are Directors and/or Officers of **ALAMO TITLE INSURANCE**

Officers

Raymond Randall Quirk President
 Anthony John Park Executive Vice President
 Michael Louis Gravelle Secretary
 Daniel Kennedy Murphy Treasurer

Directors

Raymond Randall Quirk
 Anthony John Park
 George Patrick Scanlon
 Kevin Donald Lutes
 Erika Meinhardt
 John Arthur Wunderlich
 Roger Scott Jewkes

Fidelity National Financial, Inc. owns 100% of Fidelity National Title Group, Inc., which owns 100% of Chicago Title and Trust Company, which owns 100% of Alamo Title Holding Company, which owns 100% of **Alamo Title Insurance**.

- The following disclosures are made by the Title Insurance Agent Issuing this Commitment: **Alamo Title Company**
 - The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: Alamo Title Holding Company owns 100% of Alamo Title Company
 - Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns or controls one percent (1 %) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: Fidelity National Financial, Inc. owns 100% of Fidelity National Title Group, Inc., which owns 100% of Chicago Title and Trust Company, which owns 100% of Alamo Title Holding Company, which owns 100% of Alamo Title Insurance
 - The following persons are officers and directors of the Title Insurance Agent: **Alamo Title Company**

DIRECTORS:

Raymond Randall Quirk
 Anthony John Park

OFFICERS:

Edward J. Hall President
 Raymond Randall Quirk Chief Executive Officer
 Anthony John Park Executive Vice President
 Daniel Kennedy Murphy Treasurer
 Michael L. Gravelle Secretary
 Joseph William Grealish Executive Vice President & Regional Manager

- You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$To Be Determined
Loan Policy	
Endorsements	
Other	
Total	\$To Be Determined

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
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The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The Commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The Commitment is a legal document. You should review it carefully to completely understand it before your closing date.</p>	<p>El seguro de titulo le asegura en relacion a perdidas resultantes de ciertos riesgos que pueden afectar el titulo de su propiedad.</p> <p>El Compromiso para Seguro de Titulo es la promesa de la compania aseguradora de titulos de emitir la poliza de seguro de titulo. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transaccion.</p>
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Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- **MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown on Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-4303 or by calling the title insurance agent that issued the Commitment. The State Board of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the Policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey or comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION
(Not Applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you **or the Company** to **require arbitration** if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the Closing of your real estate transaction or by writing to the Company.

The Arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

I request deletion of the Arbitration provision.

Signature

Date

Fidelity National Financial, Inc.

Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;

Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and

Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;

To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;

To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;

To companies that perform marketing services on our behalf or to other financial institutions with which we have joint marketing agreements and/or

To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies — We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product

development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties — We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity. Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

IMPORTANT NOTICE

AVISO IMPORTANTE

To obtain information or make a complaint:

Para obtener informacion o para someter una queja:

You may call Alamo Title Insurance's toll-free telephone number for information or to make a complaint at:

Usted puede llamar al numero de telefono gratis de Alamo Title Insurance's para informacion o para someter una queja al:

1-800-442-4303

1-800-442-4303

You may also write to Alamo Title Insurance at:

Usted tambien puede escribir a Alamo Title Insurance:

**8750 N. Central Expwy, Ste 950
Dallas, Texas 75231**

**8750 N. Central Expwy, Ste 950
Dallas, Texas 75231**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

1-800-252-3439

You may write to the Texas Department of Insurance:

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771

Web: <http://www.tdi.state.tx.us>

Web: <http://www.tdi.state.tx.us>

E-mail: ConsumerProtection@tdi.state.tx.us

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Should you have a dispute concerning your premium or about a claim you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

ATTACH THIS NOTICE TO YOUR POLICY:

UNA ESTE AVISO A SU POLIZA:

This notice is for information only and does not become a part or condition of the attached document.

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

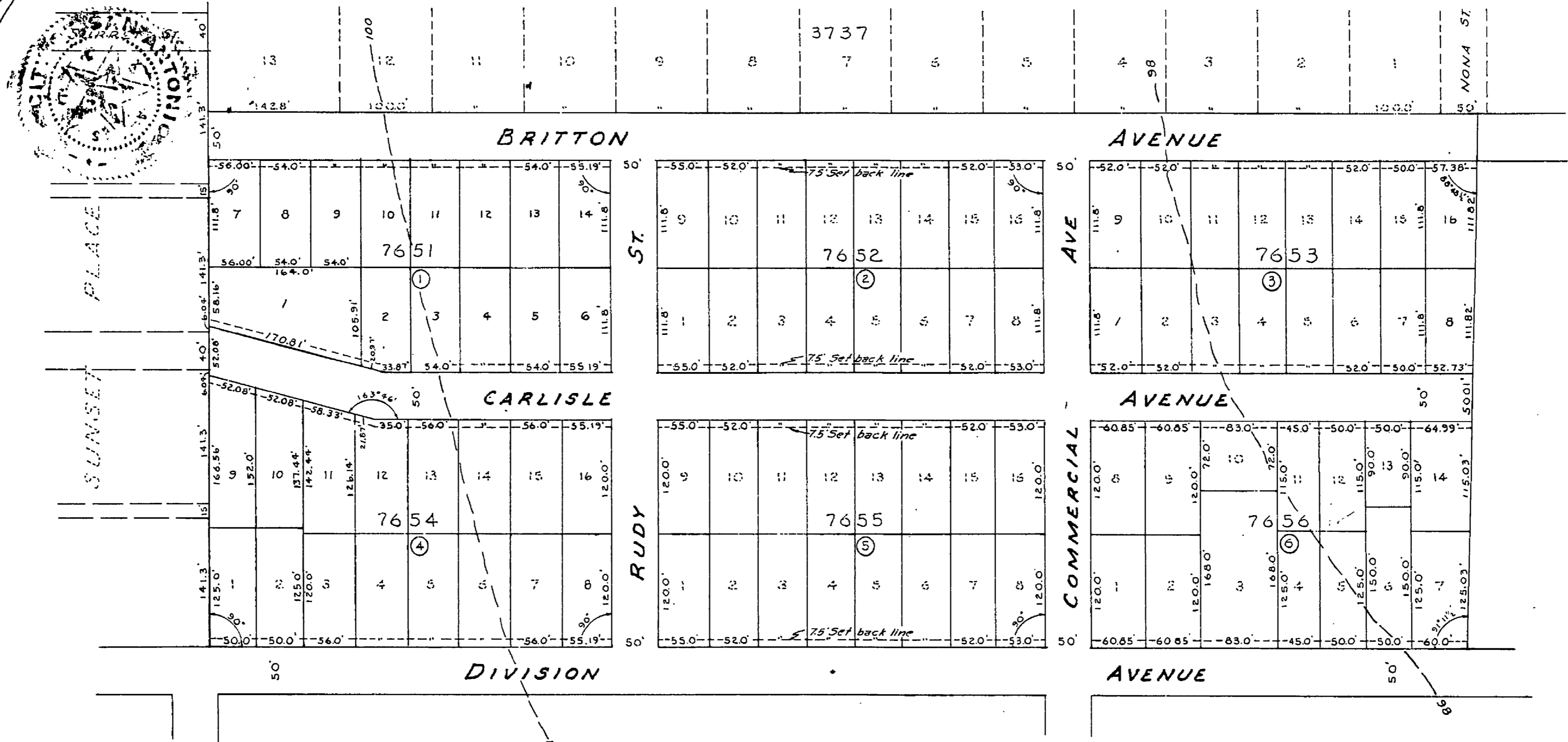
Plat
Volume 3025, Page 97

CORRECTION PLAT DIVISION HEIGHTS ADDITION

BEING A SUBDIVISION OF TRACTS A1, A2, A3 AND THE WEST PART OF A4, COUNTY BLK. NO. A-25, AND THE SOUTH PART OF TRACTS A, B, C, D AND ALL OF E N.C.B. 7912 (OUT OF THE G. MARTINEZ O.S. 28) SAN ANTONIO, BEXAR COUNTY, TEXAS

51 25 Oct
Frank Norton

J. J. Meagher



Filed for record Oct 26th A. D., 1951 at 4:45 o'clock P. M.
 Recorded & Indexed Nov 7th A. D., 1951 at 9:25 o'clock P. M.
 FRED HUNTRESS,
 County Clerk, Bexar County, Texas
 By J. J. Meagher, Deputy

Scale 1"=100'



The owner of the land shown on this plat and whose name is subscribed hereto in person or through a duly authorized agent acknowledged that this plat was made from an actual survey by the surveyor whose name is endorsed hereon and dedicates to use of the public, all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Randolph Martin
 Randolph Martin

Note:
 Correction made to all lots in Blk. 1, to lots 1-8-9 and 16 Blk. 3 to lots 8-9-10-11-12 and 16 Blk. 4, and Lot 14, Blk. 6 so that length of Blocks will fit on the ground as determined by actual resurvey.

ENGINEER'S ACKNOWLEDGMENT
 I hereby certify that this plat is true and correct according to an actual survey made under my supervision on the ground on this the 15th day of Sept. A.D. 1951.

H. F. Richard
 H. F. Richard
 Civil Engineer

STATE OF TEXAS
 COUNTY OF BEXAR
 Before me the undersigned authority on this day personally appeared Randolph Martin known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 Witness my hand and seal of office on this the 10th day of October A.D. 1951.

Louis Davalos Jr.
 Louis Davalos Jr.
 Notary Public in and for Bexar Co., Texas

Sworn to and subscribed before me on this the 11th day of Oct A.D. 1951.

Louis Davalos Jr.
 Louis Davalos Jr.
 Notary Public in and for Bexar Co., Texas



Deed
Ranmar Corporation to BexarMet
Volume 3917, Page 474

VOL 3917 PAGE 474

executors administrators, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, its heirs, assigns and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under us.

EXECUTED this 14th day of August A. D., 19 56.

Arthur S. Leyva
Arthur S. Leyva
Margarita S. Leyva
Margarita S. Leyva

(JOINT ACKNOWLEDGMENT)

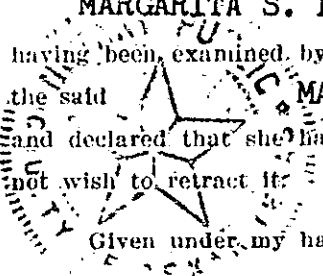
STATE OF TEXAS,
COUNTY OF BEXAR.

Before me, the undersigned authority, on this day personally appeared

ARTHUR S. LEYVA and wife, MARGARITA S. LEYVA

both known to me to be the person s whose names are subscribed to the foregoing instrument, and each acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said MARGARITA S. LEYVA wife of the said ARTHUR S. LEYVA

having been examined by me privily and apart from her said husband, and having the same by me fully explained to her, she, the said MARGARITA S. LEYVA acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.



Given under my hand and seal of office, this

18th day of August 1956.

Harold M. Mayer
Notary Public, in and for Bexar County, Texas.

Filed for record *Aug 23, 1956, at 11:50 o'clock P.M.*
Recorded *Aug 28, 1956, at 2:00 o'clock P.M.*

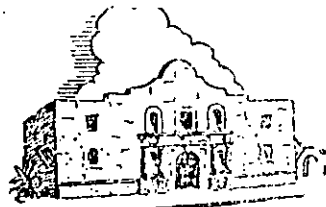
FRED HUNTRESS, County Clerk, Bexar County, Texas.

Audrey C. ... Deputy.

61551

STATE OF TEXAS,
County of Bexar.

Know All Men By These Presents:



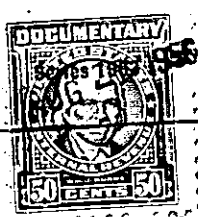
That RANMAR CORPORATION, a Texas Corporation, acting herein by and through its duly authorized officers, of Bexar County, Texas, for and in consideration of the sum of

TEN AND NO/100 (\$10.00)----- Dollars and other valuable consideration to it cash in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto BEXAR METROPOLITAN WATER DISTRICT, located in Bexar County, Texas

of Bexar County, State of Texas the following described real estate, together with all improvements thereon, situated in Bexar County, Texas, being more particularly described as follows, to-wit:

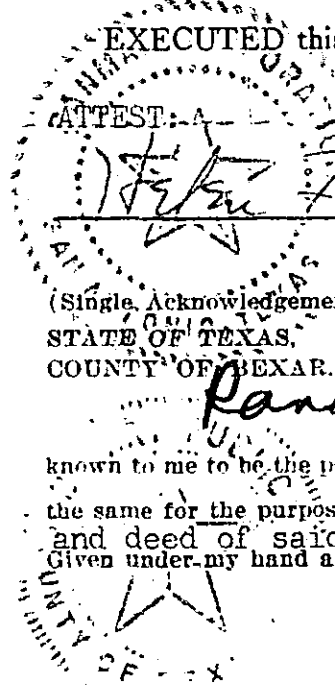
The West 56 feet of Lot 1, Block 1, New City Block 7651, DIVISION HEIGHTS, lying within the City of San Antonio, according to map or plat thereof recorded in Vol. 3025, page 97; Deed and Plat Records of Bexar County, Texas.



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 ; its successors,

heirs or assigns, forever. And it does hereby bind itself, its heirs, executors-administrators, successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee herein, its heirs, assigns and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 15th day of August A. D., 19 56



RANMARA CORPORATION

By: Randolph Martin President

(Single Acknowledgement)
STATE OF TEXAS,
COUNTY OF BEXAR.

BEFORE ME, the undersigned authority, on this day personally appeared Randolph Martin President, Ranmar Corporation, a Texas Corporation, and officer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of said Corporation. Given under my hand and seal of office, on this the 21st day of August, 19 56

Harold M. Mayes
Notary Public in and for Bexar County, Texas

Filed for record Aug 23, 1956, at 11:54 o'clock P.M.
Recorded Aug 28, 1956, at 2:02 o'clock P.M.
FRED HUNTRESS, County Clerk, Bexar County, Texas.
By Andrew Coy Deputy.

(Warranty Deed—Corporation Form)

THE STATE OF TEXAS,
COUNTY OF BEXAR.

61557

KNOW ALL MEN BY THESE PRESENTS:

That RANDOLPH HOUSING CORPORATION, a Texas corporation, of Bexar County, Texas, acting herein by and through ARTHUR L. LIARD, its duly authorized President,

for and in consideration of TEN DOLLARS and other valuable considerations to it cash in hand paid by H. E. WATSON and wife, JAYCIE WATSON, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said H. E. WATSON and wife, JAYCIE WATSON, of Bexar County, Texas, all that certain tract or parcel of land more particularly described as follows, to-wit:—

Lot 7, in Block 44, New City Block 464, in the City of San Antonio, in Bexar County, Texas, EXCEPT all of the improvements thereon which belong to Maggie A. Lane Perez and which are to be removed by her within sixty days from September 1, 1956.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said H. E. WATSON and wife, JAYCIE WATSON, their heirs and assigns, forever. And grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said property unto the said grantee s herein, their heirs and assigns against the claim or claims of every person whomsoever lawfully claiming or to claim the same, or any part thereof. But it does not warrant against the current taxes, which have been prorated and which are assumed by the grantee(s) herein.

VOL 3917 PAGE 475

Deed
TCEQ (Bexar Met) to COSA
Volume 15414, Page 1147

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

DEED, WATER DEED AND TRANSFER OF REAL PROPERTY INTERESTS

KNOW ALL BY THESE PRESENTS that the TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, an agency of the State of Texas, acting pursuant to Section 50(c), Chapter 306, Acts of the 49th Texas Legislature, Regular Session, 1945, set forth in Article 4, Section 4.01 of Senate Bill 341, 2011 Regular Session, enacted into law on or about June 19, 2011 (the "Legislation") concerning the BEXAR METROPOLITAN WATER DISTRICT, a governmental agency, municipal corporation, political subdivision of the State of Texas and water district created by a special act of the Texas Legislature pursuant to Article XVI, Section 50 of the Texas Constitution (together, for purposes herein, with all interests held by its Board of Trustees, "BexarMet"), has, in connection with the dissolution of the Bexar Metropolitan Water District Board of Trustees, TRANSFERRED, GRANTED, and CONVEYED, and by these presents does hereby TRANSFER, GRANT, and CONVEY unto the CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION, FOR THE USE, BENEFIT AND CONTROL OF ITS SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES as such and their successors in office appointed by the City Council of the said City of San Antonio as provided in Ordinance No. 75686, adopted at a regular meeting of said council, April 30, 1992 ("Grantee"), all of the following real property and water rights interests (being collectively, the "Property"):

A. Land: All real property, including all improvements thereon, owned in fee-simple, fee-simple determinable or similar estate by BexarMet and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas (all of the foregoing being collectively the "Land"), together with all BexarMet's right, title and interest in and to (i) all water rights and claims of water rights of any nature related to the Land, (ii) all oil, gas and other minerals in and under and that may be produced from said Land, and (iii) all appurtenances including, but not limited to, reversionary rights or rights of reverter related to said Land, strips between the Land and abutting properties, and in any street, highway, alley, easement or right of way, existing or proposed, on or adjacent to or benefitting the Land.

B. Water Rights: All water rights, permits to withdraw groundwater, leases of water rights or permits to withdraw groundwater, and permits for the use, withdrawal, diversion or detention of surface water, owned or held by BexarMet (all of the foregoing being collectively the "Water Rights"), together with all BexarMet's right, title and interest in and to (i) all successor rights of or relating to the Water Rights, (ii) all real or personal property rights appurtenant to the Water Rights, and (iii) all historical rights, claims, permits, easements, and licenses relating to the Water Rights.

C. Easements: All easements and rights of way owned by, held by or for the use and benefit of BexarMet, whether by express grant, plat, implication or prescription, and located in Bexar, Medina or Atascosa Counties, or any other county in the State of Texas, together with all improvements, facilities, pipelines and other infrastructure owned by BexarMet and located on,

across or under any of the foregoing, together with all rights and appurtenances thereto.

E. Miscellaneous: All right, title and interest of BexarMet in and to all leases, licenses, and any other rights to real property, as well as and including all rights derived by adverse possession or time periods of adverse possession of any real property interest by BexarMet.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever.

This instrument is being executed pursuant to the requirements of the Legislation and to put third parties on notice that the real property interests of BexarMet are under the ownership, benefit, use and control of the Grantee, and this instrument shall not constitute an assignment or other transfer that would require consent by any third party or terminate or otherwise prejudice any interest to any of the Property under any agreement applicable to the Property.

All of the rights and privileges, of every kind and nature, previously enjoyed by the former BexarMet, and related in any way to the Property, shall immediately inure to the benefit of Grantee so that Grantee can effectively own, control, manage and operate that system. The Property is initially being held by Grantee related to the District Special Project, as defined in City of San Antonio City Council Ordinance No. 2011-10-20-0845, and as allowed by Section 52 (c) the Legislation.

This instrument shall be effective as of, and relate back to, the Texas Commission on Environmental Quality's Order dated March 1, 2012 for TCEQ Docket No. 2012-0421-MLM, In the Matter of the Transfer of Bexar Metropolitan Water District to the San Antonio Water System in Bexar, Medina and Atascosa Counties, Texas.

Signature and acknowledgement on following page

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY,
an agency of the State of Texas:

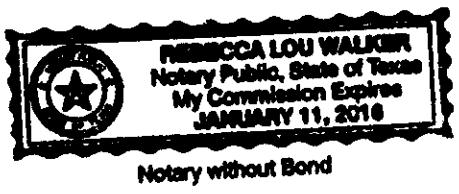
By: [Signature]
Printed Name: Mark Vickery
Title: Executive Director

STATE OF TEXAS §
 §
COUNTY OF Travis §

This instrument was acknowledged before me on this 23rd day of March, 2012, by Mark Vickery, Executive Director of the Texas Commission on Environmental Quality, an agency of the State of Texas, on behalf of said agency.

[Seal]

[Signature]
Notary Public, State of Texas



After recording, return to:
San Antonio Water System
Attn: Mark Brewton, Corporate Counsel
P.O. Box 2449
San Antonio, Texas 78298-2449

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 this 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:

Doc# 20120055877 Fees: \$24.00
03/27/2012 10:18AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

MAR 27 2012

[Signature]
COUNTY CLERK BEXAR COUNTY, TEXAS

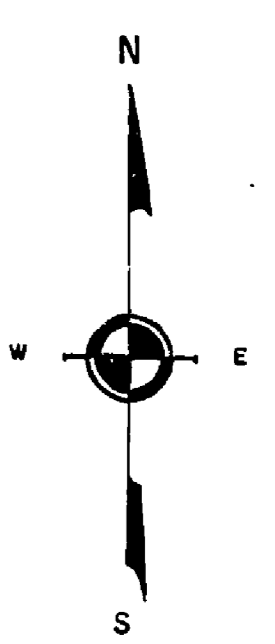
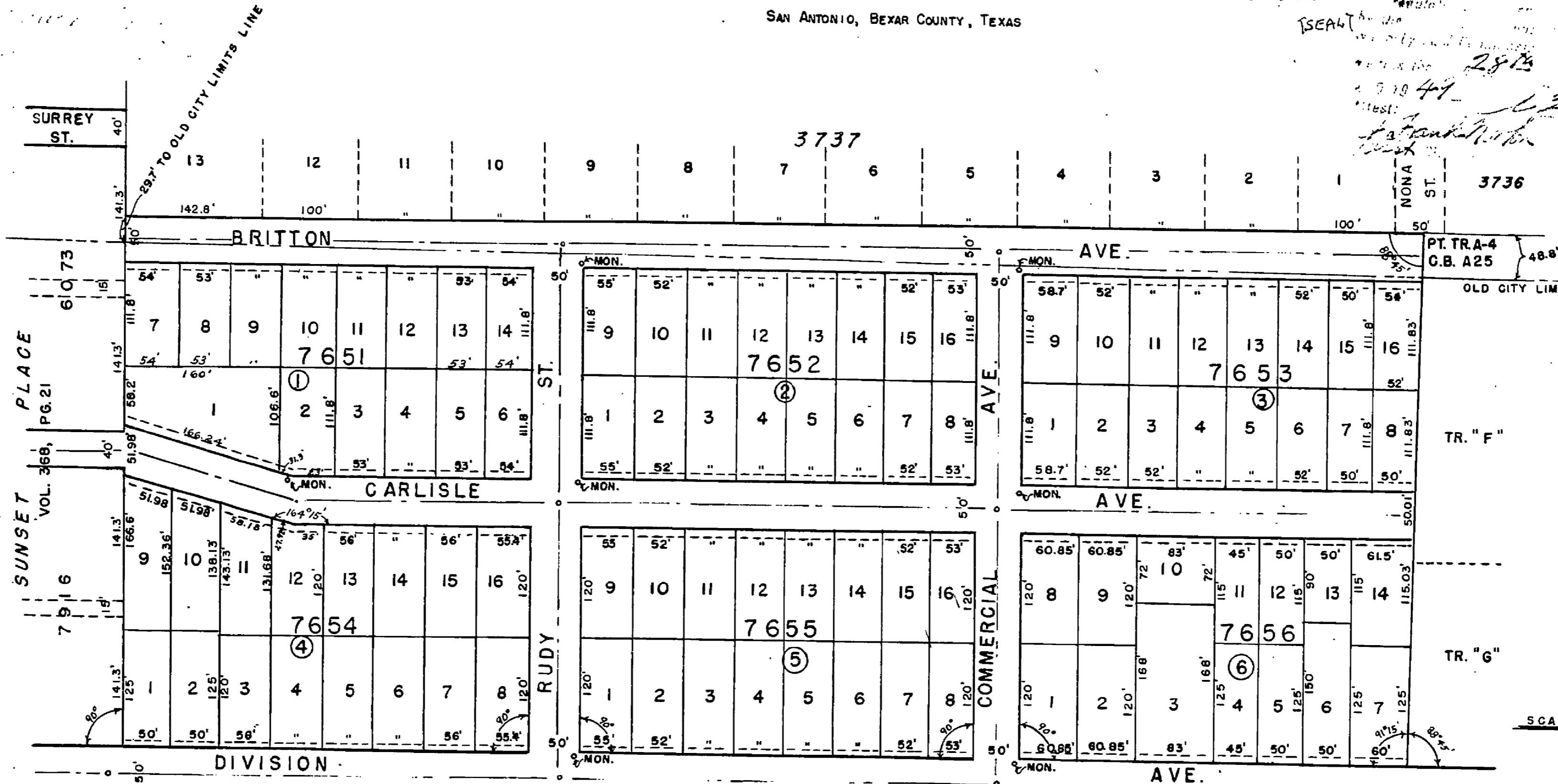
Plat
Volume 2575, Page 269
Building Set Back

SUBDIVISION PLAT OF DIVISION HEIGHTS ADD.

BEING A SUBDIVISION OF TRACTS A1, A2, A3 AND THE WEST PART OF A4, COUNTY BLOCK NO. A-25, AND THE SOUTH PART OF TRACTS A, B, C, D AND ALL OF E, N.C.B. 7912 (OUT OF THE G. MARTINEZ SURVEY NO. 28)

SAN ANTONIO, BEXAR COUNTY, TEXAS

SEAL [illegible] 2875 [illegible] 49 [illegible] [illegible]



SCALE 1" = 100'

THE OWNER of the land shown on this Plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledged that this Plat was made from an actual survey by the surveyor whose name is endorsed hereon, and dedicates to the use of the public, all streets, alleys, parks, watercourses, drains, easements and Public Places thereon shown for the purposes and consideration therein expressed.

C. T. BALLARD, Owner

Filed for record Oct 29 A. D. 1949 at 11:20 o'clock A. M. Recorded & Indexed Nov 10 A. D. 1949 at 4:25 o'clock P. M. FRED HUNTRENS, County Clerk, Bexar County, Texas. Andre Coy, Deputy James [illegible]

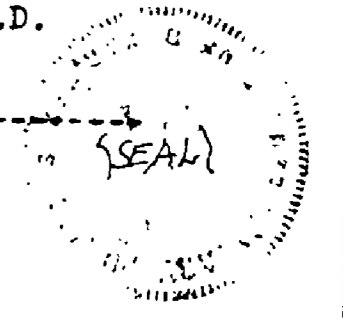
STATE OF TEXAS) COUNTY OF BEXAR) BEFORE me, the undersigned authority, on this day personally appeared C. T. BALLARD, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN under my Hand and Seal of Office, this 10th day of September, 1949, A. D.

C. L. Pharis

STATE OF TEXAS) COUNTY OF BEXAR) I hereby certify that the foregoing and attached is a true and correct map compiled from field notes of an actual survey made on the ground by me, the surveyor. J. O. STRECH, Surveyor

SWORN to and subscribed before me this 10th day of September, 1949, A. D.

C. L. Pharis



NOTE: 7.5' SET-BACK LINE ON ALL 50' STREET

Zoning Map





607 Carlisle - Zoned R5

Powered by ArcGIS Server

Printed: Aug 12, 2013

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Lease Agreement

LEASE AGREEMENT

This Lease Agreement (the "Lease") is entered into by and between **THE CITY OF SAN ANTONIO ACTING BY AND THROUGH ITS SAN ANTONIO WATER SYSTEM** ("Landlord"), having a mailing address of 2800 U.S. Highway 281 North, San Antonio, Texas 78212 and **TESORITOS CHILD CARE LLC and CYNTHIA T. PUENTE** (collectively referred to herein as "Tenant", whether one or more), having a mailing address of 539 Carlisle, San Antonio, TX 78225, to be effective as of November 1, 2013 (the "Effective Date").

LANDLORD AND TENANT AGREE AS FOLLOWS:

1. **Premises.** In consideration of the covenants and agreements set forth below, Landlord leases, rents and demises to Tenant and Tenant hires and takes from Landlord, upon the terms and conditions set forth in this Lease, the property situated at 607 Carlisle Avenue (formerly known as 611 Carlisle Avenue), San Antonio Bexar County, Texas, as more particularly described on Exhibit "A" attached hereto (the "Premises"), which Premises shall be used only for the purposes set forth in paragraph 8 below.

2. **Reserved Rights.** This Lease expressly reserves to Landlord and excludes from the definition of the Premises the following:

- (a) any right to any water rights, or ground water relating to the Premises;
- (b) any and all minerals, oil, gas, or other hydrocarbon substances in, on, under or that may be produced from the Premises; and
- (c) the right of Landlord to enter onto the Premises to monitor, perform work on or plug any wells on the Premises, perform any activities incident to any property of Landlord located on the Premises, and construct, maintain and operate any property or facility necessary to Landlord's water and wastewater system.

3. **Condition of Premises.** Tenant accepts the Premises subject to all validly existing restrictions, easements, conditions, reservations and encumbrances of record, including, without limitation, the rights of Landlord set forth in paragraph 2 above, in the county where the Premises is situated, if any (the "Restrictions"). Tenant agrees that Tenant's use of the Premises shall be subject to and used in accordance with all Restrictions. Tenant has fully and thoroughly inspected the Premises, and accepts the Premises in its present condition. The lease of the Premises as provided for herein is made on an "AS IS, WHERE IS" basis, and Tenant expressly acknowledges that, in consideration of the agreements herein, including the agreement by Landlord to lease the Premises to Tenant at the specified rental rate, as opposed to a higher rate, **LANDLORD MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESSED OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, SUITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, AND INCLUDING WITHOUT LIMITATION, (i) THE PRECISE NUMBER OF ACRES COMPRISING THE PREMISES, (ii) THE PREMISES CORNERS OR BOUNDARIES OF THE PREMISES, (iii) THE SUITABILITY OF THE SOILS, THE QUALITY OF ANY SURFACE WATER OR QUANTITY OF IRRIGATION WATER, (iv) THE DRAINAGE OF THE PREMISES, (v) THE CONDITION OR SUFFICIENCY OF THE IMPROVEMENTS FOR THE GROWING OF CROPS, (vi) THE EFFECT OF ANY OF LANDLORD'S OPERATIONS ON THE PREMISES AS SET FORTH IN PARAGRAPH 3 ABOVE, (vii) THE CONDITION OR ZONING STATUS OF THE PREMISES, OR ANY OTHER FACT OR MATTER RELATING THERETO,**

OR (viii) WHETHER ANY OF THE PREMISES CONTAINS ANY SUBSTANCE OR MATERIAL WHICH IS OR MAY BE IN VIOLATION OF ANY ENVIRONMENTAL OR HEALTH OR SAFETY LAW.

4. Lease Term. The term of this Lease shall be for a period of one year from the Effective Date ("Term"). Notwithstanding the foregoing, Landlord may terminate this Lease (i) upon one hundred twenty (120) days prior notice to Tenant in the event Landlord is required to take remedial action to eliminate "private use" of Landlord properties based upon IRS regulations governing tax-exempt debt or (ii) if Landlord determines, in Landlord's sole discretion, that Tenant's use of the Property constitutes a safety hazard, nuisance or liability risk to Landlord.

5. Base Rent. Tenant shall pay Landlord a monthly base rent ("Rent") each month for the Term of this Lease the sum of **\$34.00** per month under the Lease. The Rent shall be payable in advance on a monthly basis during the Lease Term. The first installment of Rent in the amount of **\$34.00** is due and payable upon the execution of this Lease by both Landlord and Tenant, and the other installments of Rent hereunder shall be due on or before the first of each month thereafter during the Term of the Lease.

The Rent shall be made by checks or drafts payable to San Antonio Water System at its address at **P.O. Box 2449, San Antonio, Texas 78298-2449, ATTN: Manager, Corporate Real Estate Department**, or such other person as Landlord may designate in writing from time-to-time. All rentals shall be delivered to the mailing address set forth for Landlord above, free from all claims, demands, setoffs, or counterclaims against Landlord of any kind or character.

6. Surrender of Premises. Immediately upon the expiration of the Term, Tenant shall surrender exclusive possession of the Premises to Landlord in the same condition as when received, reasonable use, wear, and damage by fire, act of God or the elements excepted, and shall determine whether any Alterations (as defined below) shall remain on the Premises, or, upon Landlord's written instructions, shall be removed by Tenant, at Tenant's sole cost and expense, at the end of the Term.

7. Holdover Rent. Should Tenant remain on the Premises following the expiration or termination of the Term or upon the recapture of any Tract as set forth in paragraph 2 above, without the prior written consent of Landlord, such tenancy shall be deemed to be from month-to-month and pursuant to all of the terms, covenants and conditions of this Lease; provided, however, that the Rent shall be equal to two hundred percent (200%) of the annual Rent then in effect, as set forth below, prorated on a monthly basis. In addition, Landlord reserves the right to pursue all other legal and equitable remedies against Tenant as a result of Tenant's holding over.

8. Purpose of Lease and Use of Premises. Tenant shall use the Premises solely for use as a daycare playground ("Lease Purpose"). Tenant shall not use, nor permit to be used, any part of the Premises for any uses other than the Lease Purpose without Landlord's prior written consent, which may be withheld in the Landlord's sole and absolute discretion. Tenant is solely responsible for the means, methods and techniques used on the Premises by Tenant, its employees, agents, contractors and invitees. Tenant is solely responsible for instituting safety procedures and programs and for taking all steps necessary to prevent loss or injury of persons or property. Tenant shall not suffer or permit any mechanic's or materialmen's lien to be filed against the Premises in connection with any work performed or materials furnished by or on behalf of Tenant. Tenant, at Tenant's sole cost and expense, shall cause any such lien arising by, through or under Tenant that is filed against the Premises or any part thereof to be released and discharged of record within ten (10) days after filing, and shall also defend any action, suit or proceeding which may be brought for enforcement of such lien and indemnify and hold Landlord harmless from any damages, costs and expenses, including attorney's fees suffered by Landlord in any such action, suit or proceeding. If Tenant fails to discharge any lien required to be discharged by Tenant within such ten (10) day period, Landlord may pay the full amount claimed under such lien and Tenant

shall repay to Landlord, upon demand, the amount so expended, together with any and all other costs, fees and expenses, including attorney's fees, incurred by Landlord in connection therewith; which obligation shall survive the expiration of the Term or earlier termination of this Lease; provided, however, Tenant may notify Landlord of a bona fide disputed claim and shall have the opportunity to defend against such claim or lien as long as Tenant shall bond around such lien, file a bank letter of credit or provide other security sufficient in Landlord's opinion to indemnify Landlord and the Premises against such lien, and thereafter diligently contest the lien until its discharge. Tenant shall not commit or suffer to be committed any waste on the Premises. Tenant shall not permit or maintain any nuisance on the Premises, and shall not use the Premises for any unlawful purposes. Tenant shall use and operate the Premises in compliance with all applicable Laws and Restrictions.

9. Right To Inspect. Tenant hereby grants to Landlord and its agents, representatives, employees, consultants and contractors the right to enter upon and inspect the Premises to ascertain the condition thereof, and Tenant's compliance with the terms and provisions of this Lease, including but not limited to inspections for the existence of non-existence of any Chemicals; provided, however, such inspection shall not create any duties upon Landlord.

10. Care. Subject to the terms and provisions of the Lease, Tenant shall continuously during the Term, maintain and operate the Premises with diligence, in a neat, clean and safe manner, and shall not cause or permit any nuisances on the Premises.

11. Compliance With Laws. Tenant shall comply with all Laws and Restrictions, and requirements of all governmental authorities, in force either now or in the future, affecting Tenant's use, operation or occupancy of the Premises. Tenant shall be solely responsible for assuring that all of its invitees, licensees, contractors, agents, employees and permitted sublessees comply with all applicable Laws and Restrictions.

12. Utilities and Assessments. As additional rental for the Premises, Tenant shall pay all charges for water, gas, electricity, telephone and other utilities used by Tenant on the Premises during the Term, including any connection fees and assessments levied by any entity regulating use of the same. The Landlord does hereby retain the right to relocate any utility lines situated upon the Premises from time-to-time at Landlord's sole cost and expense.

13. Taxes. Tenant shall pay, prior to delinquency, all taxes and assessments levied on its personal property located on the Premises, and any ad valorem taxes, if any, relating to this Lease or the Premises. In the event Tenant fails to pay any such tax or assessment prior to delinquency, Landlord may pay such taxes on Tenant's behalf and Tenant shall repay to Landlord upon demand, all such taxes or assessment and the costs and expenses incurred by Landlord in connection therewith, including, without limitation, all attorneys' fees, expert witnesses, appraisals and other costs, and expenses or fees incurred by Landlord in connection therewith.

14. Maintenance of Premises and Fencing. Tenant shall bear all costs and expenses of the repair and maintenance of the Premises arising from the operation of the Lease Purpose, including without limitation, all structures and fences. Tenant shall complete said repairs and maintenance within a reasonable time and to the satisfaction of Landlord. Tenant shall keep said Premises in a neat and safe condition and in substantially the same condition as it is as of the execution date of this Lease.

15. Alterations and Improvements By Tenant. Tenant may not make any alteration, improvement, addition, or installation in, on or about the Premises ("Alterations") without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. Any authorized Alterations shall be completed in a good and workmanlike manner and in compliance with applicable Laws and Restrictions, shall become at once a part of the Premises, and shall belong to

the Landlord at the end of the Term, unless Landlord instructs Tenant to remove the Alterations; provided, however, that Landlord shall not be entitled to require Tenant to remove Alterations made with the prior consent of Landlord.

16. Indemnity. TENANT SHALL INDEMNIFY, DEFEND, PROTECT, AND HOLD HARMLESS LANDLORD, AND LANDLORD'S TRUSTEES, OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, SUCCESSORS, ASSIGNS AND LEGAL REPRESENTATIVES (THE "INDEMNITEES") FOR, FROM, AND AGAINST ANY AND ALL LIABILITIES, CLAIMS, DAMAGES, LOSSES, SUITS, JUDGMENTS, CAUSES OF ACTION, LIENS, FINES, PENALTIES, COSTS, AND EXPENSES (INCLUDING BUT NOT LIMITED TO, COURT COSTS, ATTORNEYS' FEES, AND COSTS OF INVESTIGATION), OF ANY NATURE, KIND, OR DESCRIPTION OF ANY PERSON OR ENTITY, DIRECTLY OR INDIRECTLY ARISING OUT OF, RELATED TO, CAUSED BY, CONTRIBUTED TO, OR RESULTING FROM (IN WHOLE OR IN PART) (i) THE TENANT'S USE AND OCCUPANCY OF THE PREMISES, (ii) ANY ACT OR OCCURRENCE ON THE PREMISES, OR ANY PART THEREOF, BY ANY PERSON WHETHER OR NOT INVITED OR PERMITTED ON THE PREMISES BY TENANT, (iii) THIS LEASE OR THE PERFORMANCE BY TENANT OF ITS OBLIGATIONS HEREUNDER, AND/OR (iv) ANY ACT OR OMISSION OF TENANT, ITS EMPLOYEE'S, AGENTS, REPRESENTATIVES, CONSULTANTS, CONTRACTORS, OR ANY INDEPENDENT CONTRACTOR EMPLOYED BY TENANT, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THEM OR ANYONE THAT THEY CONTROL OR EXERCISE CONTROL OVER (AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS)(HEREINAFTER COLLECTIVELY REFERRED TO AS "CLAIMS"). IT IS THE EXPRESS INTENTION OF THE LANDLORD AND TENANT THAT THE INDEMNITY PROVIDED FOR IN THIS AGREEMENT INDEMNIFY AND PROTECT THE INDEMNITEES FROM THE CONSEQUENCES OF THEIR OWN ACTS OR OMISSIONS, INCLUDING ACTS OF NEGLIGENCE OR ALLEGED NEGLIGENCE, AND INCLUDING WHERE SAME IS A CONTRIBUTING CAUSE, BUT NOT THE SOLE CAUSE, OF THE CLAIM, AND IN ALL EVENTS EXCLUDING THE CONSEQUENCES OF ACTS OF OMISSIONS CONSTITUTING THE RECKLESSNESS, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE. THE TERMS AND PROVISIONS OF THIS PARAGRAPH 16 SHALL SURVIVE THE EXPIRATION OF THE TERM OR EARLIER TERMINATION OF THIS LEASE.

17. Insurance.

(a) Liability Insurance. Tenant shall maintain commercial general liability policy with policy limits of at least \$1,000,000.00 per occurrence. This insurance shall include coverage satisfactory to Landlord, shall name Landlord as additional insured, shall be the primary coverage for Landlord with respect to this Lease, and shall provide that the insurance cannot be canceled or the coverage reduced or amended without thirty (30) days prior written notice to Landlord.

(d) Insurance Requirements. All insurance required in this paragraph and all renewals of it will be issued by companies satisfactory to Landlord, authorized to transact business in the State of Texas and have an A.M. Best rating of A- and a Financial Size Category of a "VII" or better, or otherwise expressly approved in writing by Landlord, and shall be delivered to Landlord on or before the Effective Date. All insurance policies will be subject to approval by Landlord as to form and substance; will expressly provide that such policies will not be canceled or altered without thirty (30) days' prior written notice to Landlord, and will, to the extent obtainable, contain a waiver by the insurer of its rights of subrogation against Landlord.

18. Non-Liability of Landlord For Damages.

(a) AS A MATERIAL PART OF THE CONSIDERATION TO LANDLORD, TENANT HEREBY ASSUMES ALL RISKS OF LOSS OR DAMAGE TO PREMISES, CROPS GROWING THEREON, OR INJURY TO PERSONS OR PROPERTY OCCURRING IN, UPON OR ABOUT THE PREMISES ARISING FROM ANY CAUSE AND TENANT WAIVES ALL CLAIMS IN RESPECT THEREOF AGAINST THE LANDLORD. **IT IS THE EXPRESS INTENTION OF THE TENANT THAT THE WAIVER PROVIDED FOR IN THIS LEASE WAIVE THE NEGLIGENCE OR ALLEGED NEGLIGENCE OF LANDLORD AND LANDLORD'S AFFILIATED COMPANIES, TRUSTEES, PARTNERS, OFFICERS, DIRECTORS, SHAREHOLDERS, AGENTS, EMPLOYEES, SUCCESSORS, ASSIGNS, AND LEGAL REPRESENTATIVES, INCLUDING WHERE THE SAME IS A CONTRIBUTING CAUSE OF THE CLAIM, BUT NOT WHERE THE SAME IS THE SOLE CAUSE OF THE CLAIM, AND IN ALL EVENTS EXCLUDING THE CONSEQUENCES OF ACTS OF OMISSIONS CONSTITUTING THE RECKLESSNESS, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE.**

(b) NOTWITHSTANDING ANY PROVISION HEREIN TO THE CONTRARY, TENANT SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO ANY VEHICLES, EQUIPMENT OR PREMISES BROUGHT ONTO, USED AT, OR ASSOCIATED WITH THE PREMISES BY TENANT OR ANY PERSON ALLOWED ON THE PREMISES BY TENANT. TENANT HEREBY WAIVES ANY CAUSE OF ACTION OR RIGHT OF CONTRIBUTION IT MAY HAVE AGAINST LANDLORD FOR ANY CLAIMS, LOSSES, DAMAGES, LIABILITIES AND EXPENSES ARISING FROM OR ATTRIBUTABLE TO ANY DAMAGE TO ANY SUCH VEHICLE, EQUIPMENT OR PREMISES. **IT IS THE EXPRESS INTENTION OF THE TENANT THAT THE WAIVER PROVIDED FOR IN THIS LEASE WAIVE THE NEGLIGENCE OR ALLEGED NEGLIGENCE OF LANDLORD AND LANDLORD'S AFFILIATED COMPANIES, TRUSTEES PARTNERS, OFFICERS, DIRECTORS, SHAREHOLDERS, AGENTS, EMPLOYEES, SUCCESSORS, ASSIGNS, AND LEGAL REPRESENTATIVES, INCLUDING WHERE THE SAME IS A CONTRIBUTING CAUSE, OF THE CLAIM BUT NOT WHERE THE SAME IS THE SOLE CAUSE OF THE CLAIM, AND IN ALL EVENTS EXCLUDING THE CONSEQUENCES OF ACTS OF OMISSIONS CONSTITUTING THE RECKLESSNESS, GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF ANY INDEMNITEE..**

(c) **THE TERMS AND PROVISIONS OF THIS PARAGRAPH 18 SHALL SURVIVE THE EXPIRATION OF THE TERM OR EARLIER TERMINATION OF THIS LEASE.**

19. Condemnation. Notwithstanding anything in this Lease to the contrary, in case of a taking of all or any part of the Premises as the result of the exercise of the right of eminent domain, or a sale in lieu or in anticipation of such exercise (a "Taking"), this Lease shall terminate as to the part subject to the Taking on the date title vests in the condemnor or grantee, and shall continue as to the remaining part. If all or such a substantial part of the Premises is taken so that, in Landlord's reasonable opinion there does not remain a portion susceptible of economic use by Tenant, this Lease shall terminate on the date title vests in the condemnor or grantee; provided that if a Taking results in Tenant being permanently denied access to the Premises, Tenant may terminate this Lease upon thirty (30) days written notice to Landlord. Any compensation awarded for a Taking shall be for the account of Landlord.

20. Default By Tenant. The occurrence of any one or more of the following events at any time during the Term is a default:

(a) Failure by Tenant to make any payment of Rent or other sum required hereunder when due, where such failure continues for a period of ten (10) days after said rent is due;

(b) Assignment, mortgage, or encumbrance of this Lease, or assignment or subletting of the whole or any part of the Premises, other than as expressly permitted hereunder, or transfer of this Lease by operation of law or otherwise, except as part of the administration of an individual Tenant's probate estate or as otherwise permitted hereunder;

(c) Failure by Tenant to obtain or renew insurance required under this Lease within five (5) days after written notice and demand by Landlord;

(d) The filing in any court or other tribunal pursuant to any statute or other rule of law of a petition in bankruptcy, insolvency proceedings, application for reorganization or appointment of a receiver or trustee of substantially all of Tenant's property, or an application for any other form of debtor relief, unless such petition be filed against Tenant and if in good faith Tenant shall promptly thereafter commence and diligently prosecute any and all proceedings appropriate to secure the dismissal of such petition and shall secure such dismissal within sixty (60) days after the date of filing or the commencement of such proceedings;

(e) Assignment of this Lease by Tenant for the benefit of creditors;

(f) Vacation, abandonment, or failure to continuously utilize the, where such failure continues for a period of ten (10) days after written notice from Landlord; or,

(g) Failure to observe or perform any other covenant, condition or provision of this Lease to be observed or performed by Tenant, where such failure continues for a period of ten (10) days after written notice from Landlord.

21. Remedies of Landlord.

(a) In the event of a default under this Lease, in addition to any other right or remedy set forth herein or available at law or in equity, Landlord may, at its election:

(i) Terminate this Lease, whereupon Tenant shall surrender possession of and vacate the Premises immediately and shall deliver possession thereof to Landlord, and Tenant hereby grants to Landlord the full and free right, without demand or notice of any kind to Tenant, to enter into and upon the Premises in such event with or without process of law and to repossess the Premises as Landlord's former estate and to expel or remove Tenant and any others who may be occupying or within the Premises without being deemed in any manner guilty of trespass, eviction, or forcible entry of detainer, without incurring any liability for any damage resulting there from, and without relinquishing Landlord's rights to Rent or any other right given to Landlord hereunder or by operation of law. Upon termination of this Lease by Landlord, Tenant shall have no right to return to the Premises, without the prior written consent of the Landlord. Landlord reserves the right to supervise any harvest by Tenant which Landlord may allow and to impose upon Tenant any terms and conditions Landlord deems appropriate.

(ii) Enter upon and take possession of the Premises, by judicial force if necessary, and expel or remove Tenant and any other person who may be occupying all or any part of the Premises without being liable for prosecution of any claim for damages, and attempt to relet the Premises on behalf of Tenant and receive directly the rent by reason of the reletting, on such terms and conditions as Landlord approves in its sole discretion. Tenant agrees to pay Landlord on demand any deficiency that may arise by reason of any reletting of the Premises; further, Tenant agrees to reimburse Landlord for any expenditures made by Landlord for repairing in order to relet the Premises.

(iii) Enter upon the Premises, by judicial force if necessary, without being liable for prosecution for any claim for damages, and do whatever Tenant is obligated to do under the terms of this Lease. Tenant agrees to reimburse Landlord on demand for any expenses which Landlord may reasonably incur in effecting compliance with Tenant's obligations under this Lease; further, Tenant agrees that Landlord shall not be liable for any damages resulting to Tenant from effecting compliance with the Tenant's obligations under this subparagraph unless caused solely by the gross negligence of Landlord.

(b) Tenant shall be liable for and hereby agrees to pay any and all losses, liabilities, costs and expenses, including brokerage and/or attorney's fees, which Landlord incurs in connection with any of the aforesaid defaults and the enforcement of Landlord's rights and remedies under this Lease as a result of such default. Notwithstanding anything in this Lease to the contrary, except as may be expressly required by Law, Landlord shall have no duty to relet the Premises or mitigate damages.

(c) No remedy herein or otherwise conferred upon or reserved to Landlord shall be deemed to exclude or suspend any other remedy, but the same shall be cumulative and shall be in addition to every other remedy given hereunder, now or hereafter existing at law or in equity or by statute, and every posed and remedy given by this Lease to Landlord may be exercised from time to time and as often as occasion may arise or as may be deemed expedient. In the even Landlord elects to re-enter or take possession of the Premises after a default, Tenant hereby waives notice of such re-entry and repossession and of Landlord's intent to re-enter or retake possession.

22. Personal Property of Tenant. In the event that any personal property, fixtures, inventory, equipment or alterations of Tenant remain at the Premises after Landlord has regained possession, they shall be deemed abandoned by Tenant and may be stored, sold or disposed of at Tenant's expense. Landlord has no obligation to protect or preserve any such personal property, trade fixtures, inventory, equipment or alterations.

23. Subordination. Landlord may elect at any time that this Lease is and shall be subordinate and inferior to any mortgage now or hereafter placed on the Premises by Landlord, and all extensions, amendments, additions and renewals thereof existing from time to time. Upon the request of Landlord, Tenant agrees to subordinate this Lease to any other mortgage obligations or other obligations that Landlord may have imposed upon the Premises from time to time.

24. Estoppel Letter. Upon Landlord's request, Tenant shall execute and deliver to Landlord within ten (10) days following request therefore, from time-to-time, an estoppel letter in a form to be provided by Landlord indicating the present status of this Lease.

25. Waiver, Consent and Modification. This Lease may be amended or supplemented only by a written instrument signed by the parties hereto. The party benefited by any condition or obligation may waive the same, but such waiver shall not be enforceable by another party unless made by written instrument signed by the waiving party. No waiver by Landlord or Tenant of any term or provision (whether or not similar), shall constitute a continuing waiver unless otherwise expressly provided in writing. The consent or approval by either party to or of any act by the other party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

26. Miscellaneous.

(a) Severability. In the event any provision of this Lease shall be held by any court of competent jurisdiction to be illegal, invalid, or unenforceable for any reason, the remaining provisions of this Lease shall nonetheless remain in full force and effect.

(b) Construction of Lease. The paragraph headings in this Lease have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. In determining the meaning of, or resolving any ambiguity with respect to any provision of this Lease, such provision shall be interpreted without construing such provision in favor or against the party responsible for drafting this document.

(c) Governing Law. This Lease shall be deemed to be made under and shall be construed in accordance with and governed by the laws of the State of Texas, without giving effect to principles of conflicts of law. Venue for any dispute shall be in Bexar County, Texas.

(d) Further Assurances. Tenant agrees to, at Tenant's own expense, execute, acknowledge and deliver all instruments and documents reasonably required by Landlord and take all actions as may reasonably be required in order to carry out the transactions contemplated in this Lease.

(e) Quiet Enjoyment. Landlord covenants and agrees that so long as Tenant is paying Rent and fully performing under all of the terms and conditions of this Lease, Tenant shall and may peaceably and quietly have, hold and enjoy the Premises for the Term, subject to the Restrictions and in accordance with the Terms and provisions of this Lease.

(f) Attorney's Fees. In the event either party shall institute any legal action to enforce the provisions of this Lease or to declare rights and/or obligations under this Lease, the prevailing shall be entitled to recover from the other party its actual costs, including without limitation, attorney's fees, expert witness fees and disbursements in the event it receives substantially the relief desired, whether by settlement, dismissal, summary judgment or otherwise.

(g) Notices. Any notice required to be given under this Lease shall be given in writing and shall be deemed sufficiently given and served for all purposes when personally delivered, delivered by overnight courier, or by certified or registered mail, certified receipt requested, addressed to the appropriate addressee set forth below:

Landlord: San Antonio Water System
Attn: Manager, Corporate Real Estate
2800 U.S. Highway 281 North Suite 526
San Antonio, Texas 78212

with copy to: San Antonio Water System
Attn: Mark E. Brewton
Corporate Counsel
2800 U.S. Highway 281 North
San Antonio, Texas 78212

Tenant : Tesoritos Child Care LLC
Attn: Oralia Guerra, Manager
539 Carlisle
San Antonio, TX 78225

With copy to: Cynthia T. Puente
1306 Greer Avenue
San Antonio, Texas 78210

Notice shall be deemed effective upon such placing in the mails, on the next business day following delivery and acceptance for next day delivery by any overnight delivery service or upon actual delivery if by personal delivery. A party may change its address by not less than ten (10) days' prior notice in the same manner required for giving notice.

(h) Time of Essence. Time is of the essence with respect to Tenant's obligations under this Lease.

(i) Assignment. Tenant shall not assign this Lease, or any interest herein, or sublet the Premises or any portion thereof to any person or entity without Landlord's prior written consent which Landlord may withhold in its sole and absolute discretion. Any attempted assignment or subletting in violation of this paragraph shall be void. This Lease shall not be assignable by operation of law as to any interests of Tenant herein, except as part of the probate administration of any individual Tenant. The consent to one assignment or sublease by Landlord shall not be deemed to be a consent to a subsequent assignment or sublease. In no event shall the consent by Landlord to any assignment or sublease by Tenant serve to release Tenant from the duties and obligations of the Tenant under this Lease.

(j) Successors and Assigns. Subject to the above, the provisions contained in this Lease shall inure to the benefit of and be binding upon the respective successors and permitted assigns of the parties hereto.

(k) Counterparts. This Lease may be executed in multiple originals and when executed, all such counterparts shall constitute one document.

(l) Authority. Tenant represents and warrants to Landlord that it has the requisite legal capacity and authority to enter into and fully perform each and all of its obligations under this Lease, and this Lease does not in any way violate any covenant, contract, agreement, instrument or understanding by which Tenant is bound.

(m) No Partnership. Nothing contained in this Lease shall be deemed to create a partnership, joint venture, or other relationship between Landlord and Tenant other than that of lessor and lessee of the Premises.

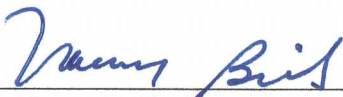
(o) Joint and Several Liability. In the event Tenant is comprised of more than one person and/or entity, all such persons and/or entities shall be jointly and severally liable for all of the obligations and liabilities of Tenant under this Lease.

(p) Entire Agreement. This Lease contains the entire agreement between the parties, and no agreement shall be effective to change, modify or terminate this Lease in whole or in part unless such agreement is in writing and duly signed by the party against whom enforcement of such change, modification or termination is sought.

IN WITNESS WHEREOF, Landlord and Tenant have made and executed this Lease to be effective as of the date first set out above.

LANDLORD:

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

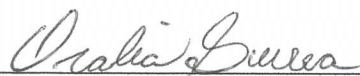
By: 

Name: Nancy Belinsky

Title: Vice President/General Counsel

TENANT:

TESORITOS CHILD CARE LLC



By: Oralia Guerra, Manager

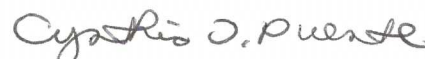

Cynthia T. Puente

EXHIBIT A TO LEASE AGREEMENT

[LEGAL DESCRIPTION]

The West 56 feet of Lot 1, Block 1, New City Block 7651, Division Heights, lying within the City of San Antonio, according to map or plat thereof recorded in Volume 3025, Page 97, Deed and Plat Records of Bexar County, Texas.

TWDB Groundwater Database Query Result

TWDB Groundwater Database Query Result

REPORTED WATER WELL DATA ON STATE WELL NUMBER = 6836913

Query for another State Well Number:

| [Water Quality](#) | [Infrequent Constituent](#) | [Water Level](#) | [5 Day Water Level](#) | [Well Casing](#) | [Remarks](#) | [Scanned Images](#) |

*For a complete explanation, [click here to read the TWDB Groundwater Data System Data Dictionary.](#)

Field	Value	*Explanation
STATE WELL NUMBER	6836913	
COUNTY CODE	29	Bexar County, Texas
BASIN	19	San Antonio River Basin
PREVIOUS WELL NUMBER	211	
LATITUDE	292251	DMS (in decimal degrees: 29.380833)
LAT DEC	29.380832	
LONGITUDE	983112	DMS (in decimal degrees: -98.520000)
LONG DEC	-98.519999	
OWNER 1	BMWD - Southside	
OWNER 2		
DRILLER 1	Jacob Wolff	
DRILLER 2		
SOURCE OF COORDINATES	1	
AQUIFER CODE	218EBFZA	EDWARDS AND ASSOCIATED LIMESTONES - (BALCONES FAULT ZONE AQUIFER)
AQUIFER ID1	11	Edwards (BFZ) Aquifer
AQUIFER ID2		
AQUIFER ID3		
ELEVATION	643	feet

ELEVATION MEASUREMENT METHOD	M	Interpolated From Topo Map
ALPHA CODE	72600	BEXAR METROPOLITAN WATER DIST. SOUTH SIDE
DATE DRILLED	00001913	
WELL TYPE	W	Withdrawal of Water
WELL DEPTH	1364	feet
SOURCE OF DEPTH	A	Another Government Agency
TYPE OF LIFT	N	None
TYPE OF POWER		
HORSEPOWER		
PRIMARY WATER USE	U	Unused
SECONDARY WATER USE		
TERTIARY WATER USE		
WATER LEVEL AVAILABLE	M	Click here for water level data
WATER QUALITY AVAILABLE	N	
WELL LOGS AVAILABLE		
OTHER DATA AVAILABLE		
DATE COLLECTED OR UPDATED		
REPORTING AGENCY		
WELL SCHEDULE IN FILE		
CONSTRUCTION METHOD		
COMPLETION		
CASING MATERIAL		
SCREEN MATERIAL		
GMA	10	
RWPA	L	
DISTRICTID	199610LX	