

## DEED OF EASEMENT &amp; RIGHT TO USE WATER WELL

STATE OF TEXAS  
COUNTY OF BANDERA

KNOW ALL MEN BY THESE PRESENTS:

Laurel Creek Ranch Joint Venture (115 East Travis, Suite 1032, San Antonio, Bexar County, Texas 78205-1606) and Alvin Garland Baker (11198 Potranco Road, San Antonio, Texas 78253), both hereinafter collectively referred to as "Grantors", for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to Grantors cash in hand paid, the receipt of which is hereby acknowledged, have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey, unto the present and future owners of: Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, and 75, Laurel Creek Ranch, Unit 5, a subdivision in Bandera County, Texas, according to the plat thereof recorded in Volume 6, Page 226, of the Plat Records of Bandera County, Texas:

1. The right to the use of the water for domestic purposes that each may reasonably require out of the water well located on 0.049 of an acre, more or less, out of Lots 67 and 68, Laurel Creek Ranch, Unit 5, a subdivision in Bandera County, Texas, according to the plat thereof recorded in Volume 6, Page 226, of the Plat Records of Bandera County, Texas, said 0.049 of an acre being more particularly described by metes and bounds as follows, to-wit:

Beginning at a ½-inch rebar found on the east right-of-way line of Farm to Market Road (F.M.) 1283, and on the west line of said Lot 67 for the northwest corner of this 0.049 of an acre tract, from which a ½-inch rebar found at the common corner of said Lots 67 and 68 bears South 07°59'35" East, 20.61 feet;

Thence North 82°00'25" East, 42.31 feet, to a point for the northeast corner of this 0.049 of an acre tract;

Thence South 07°59'35" East, passing at 10.19 feet the common line of said Lots 67 and 68, and continuing a total distance of 50.00 feet, to a point for the southeast corner of this 0.049 of an acre tract;

Thence South 82°00'25" West, 42.31 feet, to a ½-inch rebar found on the common line of said Lot 68 and F.M. 1283 for the southwest corner of this 0.049 of an acre tract;

Thence North 07°59'35" West along said common line of said Lot 68 and F.M. 1283, passing at 29.39 feet a ½-inch rebar found at the common corner of said Lots 67 and 68, and continuing a total distance of 50 feet, to the Point Of Beginning, and containing 0.049 of an acre, more or less.

2. A non-exclusive easement and right-of-way upon, over, under, through, and across the above described parcel for:

- 2.1. The installation and maintenance of pipes for the carrying of water from said well and the installation and maintenance of electrical wires, including poles, to provide electrical service to said well.

- 2.2. The free and uninterrupted use, liberty, and privilege of ingress, egress, regress, and passing in, under, over, and along the said parcel, at all reasonable times in all

reasonable manner, for the maintenance of said well, the pipes carrying water from the well, and the wires and poles providing electrical service to said well.

### 2.3. Maintenance of said well.

All of which said rights and easements are appurtenant to Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, and 75, Laurel Creek Ranch, Unit 5, a subdivision in Bandera County, Texas, according to the plat thereof recorded in Volume 6, Page 226, of the Plat Records of Bandera County, Texas, which said rights and easements shall run with the land.

To Have And To Hold the above described rights and easements, together with all and singular the rights and appurtenances in anywise belonging, unto said present and future owners of said Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, and 75, Laurel Creek Ranch, Unit 5, a subdivision in Bandera County, Texas, according to the plat thereof recorded in Volume 6, Page 226, of the Plat Records of Bandera County, Texas, forever. Grantors hereby bind Grantors and Grantors' successors and assigns to Warrant And Forever Defend all and singular the rights and easements unto said present and future owners and their heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantors, or any one of them, but not otherwise.

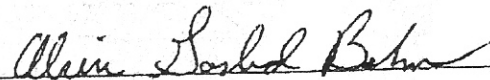
Grantors are not responsible for the maintenance and repair of said well, the pipes carrying water from it, or the wires and poles providing electrical service to it, or for providing electrical service to said well, except to the extent of any grantor's ownership of one or more of the tracts served by the said well. Grantors do not guarantee the quality or quantity of water from said well.

EXECUTED THIS 28TH DAY OF JULY, 1995.

### LAUREL CREEK JOINT VENTURE

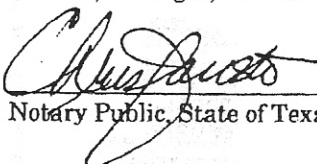
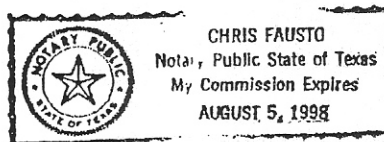
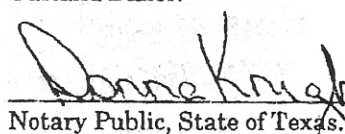
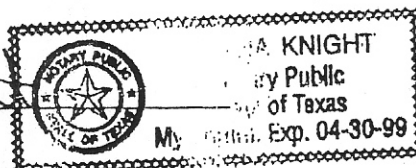
By: 

Kelly M. Ranson, Manager



Alvin Garland Baker

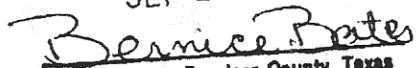
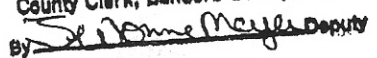
## Acknowledgments

STATE OF TEXAS  
COUNTY OF BEXARThis instrument was acknowledged before me on August 9, 19 95, by Kelly M. Ranson, Manager, on behalf of Laurel Creek Joint Venture, a partnership.  
Notary Public, State of Texas.STATE OF TEXAS  
COUNTY OF BEXARThis instrument was acknowledged before me on September 10, 19 95, by Alvin Garland Baker.  
Notary Public, State of Texas.AFTER RECORDING,  
PLEASE RETURN TO:  
Laurel Creek Joint Venture  
In Care Of: Hasting & Hasting  
115 E. Travis, Suite 1115  
San Antonio, Texas 78205-1606

95300

Filed for Record  
at 10:21 o'clock AM

SEP 14 1995

  
County Clerk, Bandera County, Texas  
By  Deputy

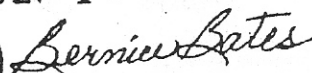
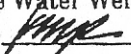
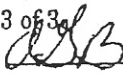
any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this instrument was FILED in FILE Number Sequence or the date and at the time stamped hereon by me, and was duly RECORDED in the OFFICIAL PUBLIC Records of Bandera County, Texas on



SEP 14 1995

  
County Clerk, Bandera County, TexasDeed of Easement & Right To Use Water Well; Page 3 of 3  
Initialed For Identification: KMR  AGB   
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