

CONVEYANCE OF WATER RIGHTS

STATE OF TEXAS § 97- 0011753
COUNTY OF BEXAR §

DATE: January 27, 1997

GRANTOR: David B. Baird
P.O. Box 691546, San Antonio, Bexar County, Texas 78269

GRANTEE: Les Mendelsohn
112 E. Pecan, Suite 1100, San Antonio, Bexar County, Texas 78205

CONSIDERATION:

Ten and no/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by all parties.

WATER RIGHTS TO BE CONVEYED:

All water rights owned by Grantor pursuant to the Certificate of Adjudication Number 19-2155 dated August 28, 1981, of the Texas Water Commission, including the priority date of September 30, 1913, and the authorization to divert and use not to exceed 240 acre-feet of water per annum from the Medina River to irrigate a maximum of 114 acres of land out of a 211.644 acre tract located in the D. Martinez Survey 1, Abstract 9, and the D. Losoya Survey 2, Abstract 7, Bexar County, Texas, said 211.644 acre tract being more particularly described on the Certificate of Adjudication Number 19-2155, a copy of which is attached as Exhibit "A" and incorporated herein by reference for all purposes. Said water rights were transferred to David B. Baird by Conveyance of Water Rights dated January 27, 1997 and recorded under Document # 97-0011751, Real Property Records of Bexar County, Texas, under recorder's number

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

None, except the terms, conditions and provisions provided for in the

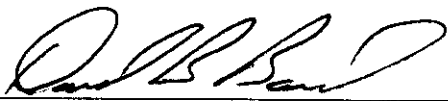
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Certificate of Adjudication Number 19-2155 attached hereto as Exhibit "A" and incorporated herein by reference for all purposes.

CONVEYANCE:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging thereto, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Water Rights Conveyed to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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




David B. Baird

STATE OF TEXAS §

COUNTY OF BEXAR §

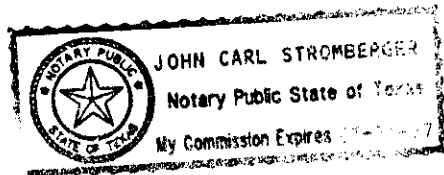
This Conveyance of Water Rights was acknowledged before me on the 28 day of January, 1997 by David B. Baird.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Les Mendelsohn
112 E. Pecan, Suite 1100
San Antonio, Texas 78205



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CERTIFICATE OF ADJUDICATION

CERTIFICATE OF ADJUDICATION: 19-2155

Att.:
OWNERS: C. L. Pattillo and wife,
Wanda J. Pattillo
P. O. Box 21128
San Antonio, TX 78221

COUNTY: Bexar

PRIORITY DATE: September 30, 1913

WATERCOURSE: Medina River

BASIN: San Antonio River

WHEREAS, by final decree of the 224th District Court of Bexar County, Texas, in Cause No. 78-CI-16903, In Re: The Adjudication of Water Rights in the Medina River of the San Antonio Basin (Exceptions of Edward Walsh, Harry Walsh, Frank Walsh, Essie Walsh, Anita Walsh and Mary Walsh), dated November 12, 1980, a right was recognized under Permit 2 (Application 2) authorizing C. L. Pattillo and Wanda J. Pattillo to appropriate waters of the State of Texas as set forth below;

NOW, THEREFORE, this certificate of adjudication to appropriate waters of the State of Texas in the San Antonio River Basin is issued to C. L. Pattillo and wife, Wanda J. Pattillo, subject to the following terms and conditions:

1. USE

Owners are authorized to divert and use not to exceed 240 acre-feet of water per annum from the Medina River to irrigate a maximum of 114 acres of land out of a 211.644 acre tract located in the D. Martinez Survey 1, Abstract 9, and the D. Losoya Survey 2, Abstract 7, Bexar County, Texas, said 211.644 acre tract being described as follows:

- (1) BEGINNING at an iron pin at the intersection of the easterly right-of-way line of U.S. Highway 281 and the center line of Palo Blanco Creek;
- (2) THENCE N 08°46'E, 1595.01 feet along the easterly right-of-way fence line to a concrete monument, the beginning of a curve to the left;
- (3) THENCE northerly along said curve to the left having a radius of 5789.58 feet and a central angle of 2°22'52", an arc distance of 240.60 feet to an iron pin;
- (4) THENCE N 24°45'E, 2028.38 feet to an iron pin set on the southwest high bank of the Medina River;
- (5) THENCE down said river with the meanders of its high bank to an iron pin set on the center line of Palo Blanco Creek;
- (6) THENCE up said creek with the meanders of its center line as follows:
 - (a) S 79°47'W, 127.18 feet;
 - (b) S 82°20'W, 327.08 feet;
 - (c) N 80°15'W, 80.10 feet;
 - (d) S 60°49'W, 90.56 feet;
 - (e) S 37°03'W, 142.28 feet;
 - (f) S 48°56'W, 109.34 feet;
 - (g) S 56°57'W, 70.01 feet;
 - (h) S 74°01'W, 55.35 feet;
 - (i) S 49°23'W, 210.20 feet;
 - (j) S 67°22'W, 170.32 feet;
 - (k) S 70°46'W, 196.72 feet;
 - (l) S 79°52'W, 112.46 feet;
 - (m) N 77°08'W, 128.10 feet;
 - (n) S 67°46'W, 98.10 feet;
 - (o) S 76°07'W, 115.50 feet;
 - (p) S 85°15'W, 171.10 feet;
 - (q) N 58°10'W, 125.90 feet;
 - (r) N 72°34'W, 119.10 feet;
 - (s) N 02°03'W, 187.20 feet;

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- (t) N 44°29'W, 56.90 feet;
- (u) N 74°30'W, 91.60 feet;
- (v) N 77°36'W, 351.30 feet;
- (w) N 83°06'W, 240.00 feet;
- (x) S 76°31'W, 263.21 feet;
- (y) N 58°37'W, 158.44 feet;
- (z) N 78°52'W, 93.22 feet; and
- (aa) N 83°26'W, 263.10 feet to the place of beginning.

2. DIVERSION

- A. Location:
At a point on the south bank of the Medina River which is at or near the northwest corner of the Domingo Losoya Survey 2, Abstract 7, Bexar County, Texas.
- B. Maximum Rate: 2.0 cfs (900 gpm).

3. PRIORITY

The time priority of owners' right is September 30, 1913.

The locations of pertinent features related to this certificate are shown on Page 14 of the Medina River Watershed Certificates of Adjudication Maps, copies of which are located in the offices of the Texas Department of Water Resources and the office of the County Clerk.

This certificate of adjudication is issued subject to all terms, conditions and provisions provided for in the final decree of the 224th District Court of Bexar County, Texas, in Cause No. 78-CI-16903, In Re: The Adjudication of Water Rights in the Medina River of the San Antonio Basin (Exceptions of Edward Walsh, Harry Walsh, Frank Walsh, Bessie Walsh, Anita Walsh and Mary Walsh), dated November 12, 1980, and supersedes all rights of the owner asserted in that cause.

This certificate of adjudication is issued subject to senior and superior water rights in the San Antonio River Basin.

This certificate of adjudication is issued subject to the Rules of the Texas Department of Water Resources and its continuing right of supervision of State water resources consistent with the public policy of the State as set forth in the Texas Water Code.

This water right is appurtenant to the above-described land within which irrigation is authorized, unless and until severed from the land. A transfer of any portion of the above-described land includes, unless otherwise specified, that portion of the water right which is appurtenant to the transferred land at the time of the transaction.

TEXAS WATER COMMISSION

Felix McDonald
Felix McDonald, Chairman

DATE ISSUED:

AUG 28 1981

Mary Ann Beiner
Mary Ann Beiner, Chief Clerk



Exhibit A
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RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARSON OR PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which restricts the sale, rental, 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 the 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:

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

On Jan 29 1997

At 10:50am

Receipt #: 6245
Recording: 9.00
Doc/Mgmt: 6.00

Doc/Num : 97- 0011753

Deputy -Jane Esteves

JAN 29 1997



Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY, TEXAS

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