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THE STATE OF TEXAS)
)
COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS

That J.H. UPTMORE & ASSOCIATES, INC., acting herein by and through its duly authorized officers, of the County of Bexar and State of Texas for and in consideration of the sum of TEN AND NO/100----(\$10.00)-DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and in consideration of the covenants and conditions hereinafter contained, CHARTER OAKS SWIM CLUB OF SAN ANTONIO INCORPORATED, a non-profit corporation chartered under the laws of the State of Texas of the County of Bexar State of Texas all of the following described real property in Bexar County, Texas, to wit:

A 0.934 of an acre tract of land being the north part of Lot 47, Block 1, N.C.B. 14203, Charter Oaks Unit 2 as recorded in Deed and Plat Records, Volume 6200, Page 230, Bexar County, Texas, and more fully described by metes and bounds as follows:

Beginning at a point on the west R.O.W. line of Oneida Drive, being the northeast corner of said Lot 47 and herein described tract;

Thence in a southerly direction, 27.62 feet along said west R.O.W. line of Oneida Drive being a curve to the left having a central angle of $3^{\circ}04'22''$, a tangent of 13.81 feet and a radius of 515.00 feet to a point;

Thence $S 16^{\circ}24'50'' W$, 168.06 feet along said West R.O.W. line of Oneida Drive to a point for the southeast corner of this tract;

Thence $N 73^{\circ}37'11'' W$, 181.53 feet along a line to a point for a corner of this tract;

Thence $N 46^{\circ}28'25'' W$, 91.00 feet along a line to a point on the west line of said Lot 47 for the southwest corner of this tract;

Thence $N 44^{\circ}03'34'' E$, 11.85 feet along said West line of said Lot 47, to the point of curvature of a curve to the right;

Thence in a northerly direction, 137.44 feet along said curve to the right being the west line of said Lot 47 having a central angle of $35^{\circ}00'00''$, a tangent of 70.94 feet and a radius of 225.00 feet to a point of curvature of a curve to the left;

Thence in a northerly direction, 94.47 feet along said curve to the left being the west line of said Lot 47 having a central angle of $52^{\circ}33'00''$, a tangent of 50.85 and a radius of 103.00 feet to a point for the northwest corner of said Lot 47 and herein described tract;

Thence S 60°30'00" E, 110.66 feet along the north line of said Lot 47 to the point of beginning and containing 0.934 of an acre (40,689.81 S.F.) of land more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, 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 premises unto the said grantee, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance, however, is subject to restrictive covenants of record and to building and set-back lines and easements shown on the above referred to plat. The consideration for this conveyance is the covenant and condition that the property conveyed hereby shall be used only for social, athletic and recreational purposes by and for the benefit of residents of CHARTER OAKS SUB DIVISIONS as recorded in Deed and Plat Records of Bexar County, Texas, and should said property be used for any other purpose or should it cease to be used for social, athletic and recreational purposes then the title to said premises shall, without entry or suit, immediately revert to and vest in grantor herein, its successors or assigns, and the conveyance hereunder shall be null and void and grantor its successors or assigns shall be entitled to immediate possession of the premises and improvements thereon. No act or omission on the part of grantor its successors or assigns shall ever be a waiver of the operation or enforcement of this condition. This conveyance however, is also subject to a sewer easement on a recorded plat of the property.

EXECUTED this 23rd day of April, A.D. 1976.

ATTEST:

O. D. Hite
O. D. HITE, SECRETARY

J. H. UPTMORE & ASSOCIATES, INC.

By: J. H. Uptmore
J. H. UPTMORE, PRESIDENT



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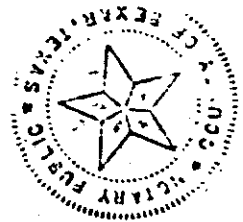
THE STATE OF TEXAS)
COUNTY OF BEXAR)

Before me, the undersigned authority, on this day personally appeared J.H. UPTMORE, PRESIDENT of J.H. UPTMORE & ASSOCIATES, INC., a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 23rd day of April, A.D. 1976.

Susan Martin

NOTARY PUBLIC in and for BEXAR COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the DEED RECORDS of Bexar County, Texas, as stamped hereon by me.

APR 27 1976



Robert D. Green
COUNTY CLERK
BEXAR COUNTY, TEXAS

FILED IN MY OFFICE

APR 27 1976 -9 25 AM

ROBERT D. GREEN, County Clerk Bexar Co.

Ret'd:
Mr. Bill Slocumb
3003 O'neal
San Antonio, TX
78230