

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

Warranty Deed

Date: January 11, 2005

Grantor: SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership

Grantor's Mailing Address: 198 Farway Drive, Kerrville, Kerr County, Texas 78028

Grantee: AQUA UTILITIES, INC.

Grantee's Mailing Address: 1421 Wells Branch Parkway, Suite 105, Pflugerville, Travis County, Texas 78660

Consideration: The sum of TEN AND NO/100 DOLLARS cash, and other good and valuable consideration in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien, expressed, or implied, is retained or shall exist.

Property: That certain property located in Saddlewood Estates Subdivision, Section 3, Kerr County, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, together with all rights, benefits, privileges, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto and together with any and all improvements thereon and fixtures attached thereto.

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, TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the easements, restrictions, reservations and exceptions of record in Kerr County, Texas, taxes for the current year and subsequent years and subsequent assessments for prior years and visible and apparent easements, roads and rights-of-way unto Grantee and Grantee's successors, and assigns, forever; and Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject as aforesaid.

The Property hereinabove described was acquired by Grantor by instrument recorded in the Real Property Records in Volume 856, Page 536, Kerr County, Texas.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed in its respective corporate name by an officer authorized to execute this instrument on behalf of the corporation the day and year first written above.

D2004\Cummings\Aquasource\Warranty Deed

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

SADDLEWOOD PARTNERS I, LTD., a Texas
limited partnership

BY: SADDLEWOOD I, L.C., a Texas limited
liability company
General Partner

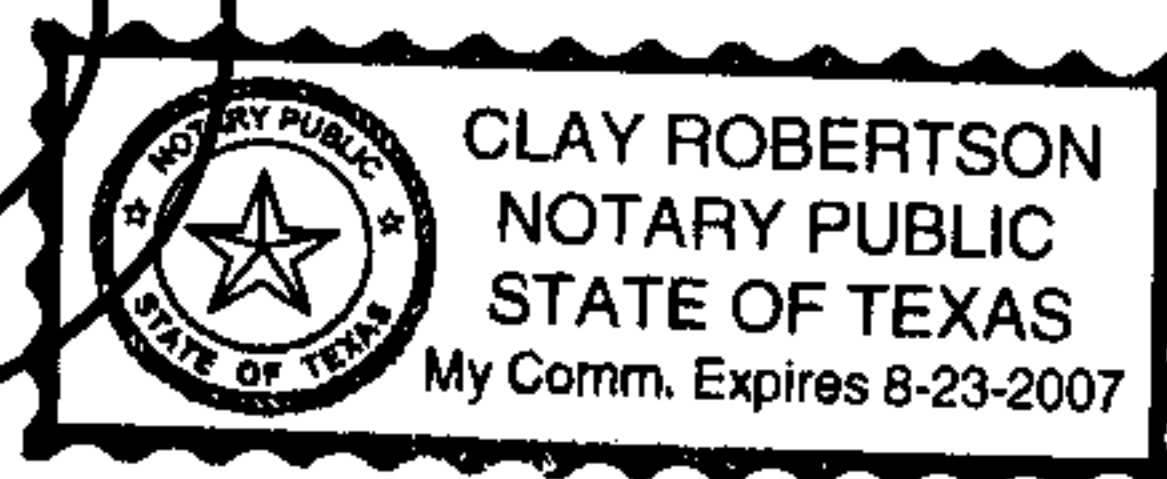
By: [Signature]
DAVID M. CUMMINGS, JR., PRESIDENT

THE STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on January 11, 2005, by DAVID M. CUMMINGS, JR., PRESIDENT of SADDLEWOOD I, L.C., a Texas limited liability company, General Partner of SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership, on behalf of said partnership.

[Signature]
Notary Public, State of Texas



Filed 12th Day of Jan A.D. 20 05
JANNETT PIERPER, KERR CO. CLERK TIME 4:05 PM
By: [Signature] Deputy

FILED BY
KERRVILLE TITLE COMPANY

Return to: Aqua Utilities
1431 Wells Branch Parkway
Suite 105
Pflugerville TX 78660

EXHIBIT "A"

I. PROPERTY:

TRACT ONE:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Water Well Site No. 1, Block 8, of Revision Plat of Saddlewood Estates, Section Three, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 6, Page 334, Plat Records of Kerr County, Texas, having revised a portion of a plat recorded in Volume 6, Page 294, Plat Records of Kerr County, Texas.

RECORDER'S NOTE
AT TIME OF RECORDATION INSTRUMENT FOUND
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PRINT, COLOR OF PRINT OR INK, BACKGROUND OF
PAPER, ILLEGIBILITY, CARBON OR PHOTO COPY ETC.

Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law. THE STATE OF TEXAS } COUNTY OF KERR }
I hereby certify that this instrument was FILED in the File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

RECORD *Rec'd*
VOL. 1407 PG 449
RECORDING DATE

JAN 13 2005



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

JAN 13 2005



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

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Warranty Deed

Date: January 11, 2005

Grantor: SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership

Grantor's Mailing Address: 190 Fairway Drive, Kerrville, Kerr County, Texas 78028

Grantee: AQUA UTILITIES, INC.

Grantee's Mailing Address: 1421 Wells Branch Parkway, Suite 105, Pflugerville, Travis County, Texas 78660

Consideration: The sum of TEN AND NO/100 DOLLARS cash, and other good and valuable consideration in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien, expressed, or implied, is retained or shall exist.

Property: That certain property located in Saddlewood Estates Subdivision, Section 3, Kerr County, Texas, more particularly described in **Exhibit "A"**, attached hereto and made a part hereof for all purposes, together with all rights, benefits, privileges, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto and together with any and all improvements thereon and fixtures attached thereto.

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, TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the easements, restrictions, reservations and exceptions of record in Kerr County, Texas, taxes for the current year and subsequent years and subsequent assessments for prior years and visible and apparent easements, roads and rights-of-way unto Grantee and Grantee's successors, and assigns, forever; and Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject as aforesaid.

The Property hereinabove described was acquired by Grantor by instrument recorded in the Real Property Records in Volume 854, Page 536, Kerr County, Texas.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed in its respective corporate name by an officer authorized to execute this instrument on behalf of the corporation the day and year first written above.

D2004\Cummings\Aquasource \Warranty Deed

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SADDLEWOOD PARTNERS I, LTD., a Texas
limited partnership

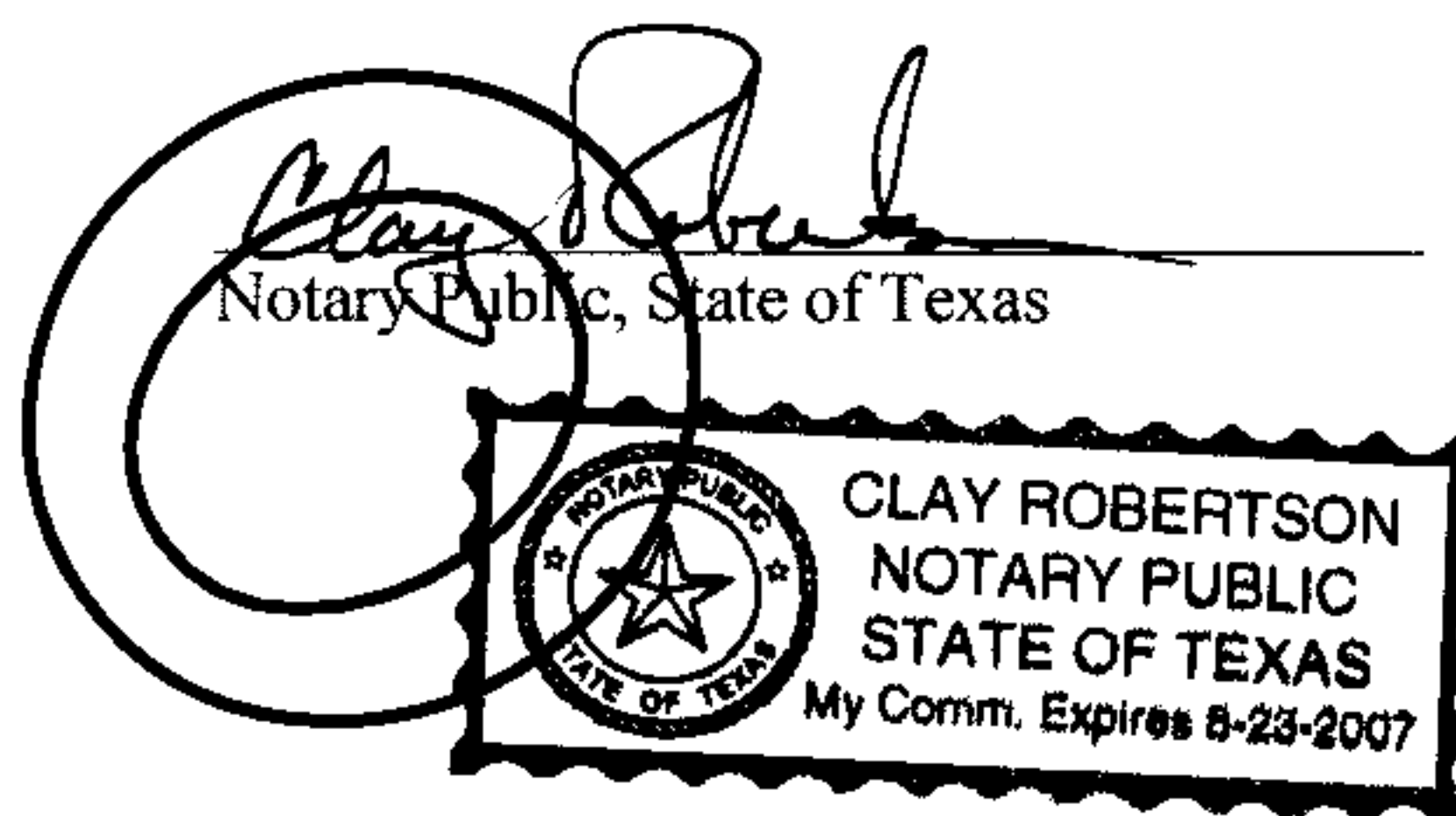
BY: SADDLEWOOD I, L.C., a Texas limited
liability company
General Partner

By: 
DAVID M. CUMMINGS, JR., PRESIDENT


THE STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on January 11, 2005, by DAVID M. CUMMINGS, JR., PRESIDENT of SADDLEWOOD I, L.C., a Texas limited liability company, General Partner of SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership, on behalf of said partnership.



Return to: Aqua Utilities
1401 Wells Branch Parkway
Suite 105
Pflugerville TX 78660

FILED 12th Day of Jan AD. 2005
JANETT PEPPER, KERR CO. CLERK TIME 2:05 PM
By:  Deputy

D2004\Cummings\Aquasource\Warranty Deed

FILED BY
KERRVILLE TITLE COMPANY

EXHIBIT "A"

I. PROPERTY:

TRACT TWO:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Water Well Site No. 2, Block 6, of Revision Plat of Saddlewood Estates, Section Three, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 6, Page 334, Plat Records of Kerr County, Texas, having revised a portion of a plat recorded in Volume 6, Page 294, Plat Records of Kerr County, Texas.

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Provisions herein which restrict the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
THE STATE OF TEXAS }
COUNTY OF KERR }
I hereby certify that this instrument was FILED in the File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Real Property of Kerr County, Texas on

JAN 13 2005



Janet Piper
COUNTY CLERK, KERR COUNTY, TEXAS

RECORD

VOL

1407

PG

452

RECORDING DATE

JAN 13 2005



Janet Piper
COUNTY CLERK, KERR COUNTY, TEXAS

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

Warranty Deed

Date: January 11, 2005

Grantor: SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership

Grantor's Mailing Address: 190 Fairway Drive, Kerrville, Kerr County, Texas 78028

Grantee: AQUA UTILITIES, INC.

Grantee's Mailing Address: 1421 Wells Branch Parkway, Suite 105, Pflugerville, Travis County, Texas 78660

Consideration: The sum of TEN AND NO/100 DOLLARS cash, and other good and valuable consideration in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien, expressed, or implied, is retained or shall exist.

Property: That certain property located in Saddlewood Estates Subdivision, Section 3, Kerr County, Texas, more particularly described in **Exhibit "A"**, attached hereto and made a part hereof for all purposes, together with all rights, benefits, privileges, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto and together with any and all improvements thereon and fixtures attached thereto.

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, TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the easements, restrictions, reservations and exceptions of record in Kerr County, Texas, taxes for the current year and subsequent years and subsequent assessments for prior years and visible and apparent easements, roads and rights-of-way unto Grantee and Grantee's successors, and assigns, forever; and Grantor binds Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject as aforesaid.

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D2004\Cummings\Aquasource\Warranty Deed

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limited partnership

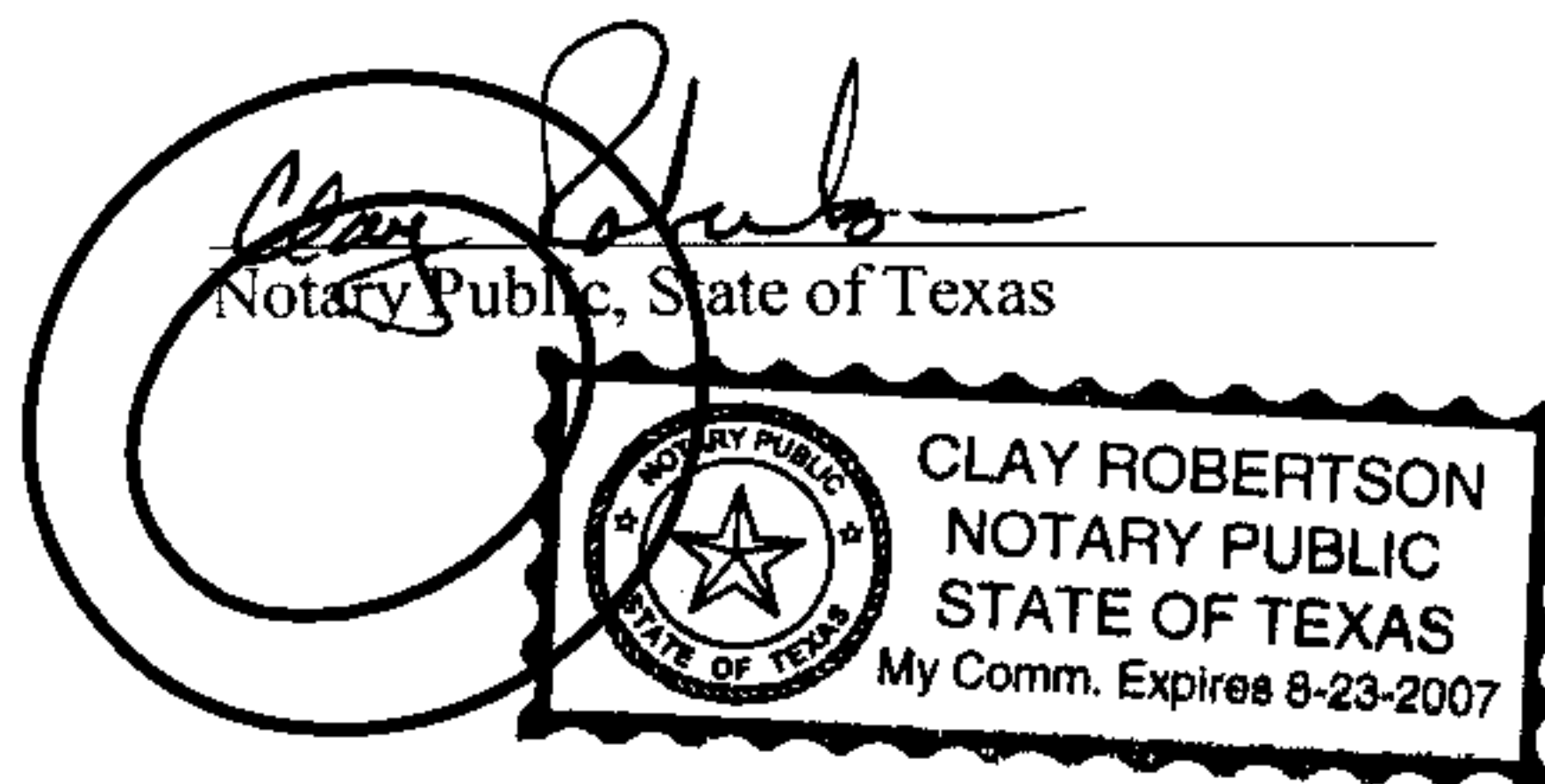
BY: SADDLEWOOD I, L.C., a Texas limited
liability company
General Partner

By: 
DAVID M. CUMMINGS, JR., PRESIDENT

THE STATE OF TEXAS

COUNTY OF KERR

This instrument was acknowledged before me on January 11, 2005, by DAVID M. CUMMINGS, JR., PRESIDENT of SADDLEWOOD I, L.C., a Texas limited liability company, General Partner of SADDLEWOOD PARTNERS I, LTD., a Texas limited partnership, on behalf of said partnership.



Return to: Aqua Utilities
1421 Wells Branch Parkway
Suite 105
Pflugerville TX 78660

Filed 12th Jan 2005
JANETT PERKINS, KERR CO. CLERK TIME 9:05 pm
By Chela Thompson Deputy

D2004\Cummings\Aquasource\Warranty Deed

FILED BY
KERRVILLE TITLE COMPANY

EXHIBIT "A"

I. PROPERTY:

TRACT THREE:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Water Well Site No. 3, Block 9, of Revision Plat of Saddlewood Estates, Section Three, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume 6, Page 334, Plat Records of Kerr County, Texas, having revised a portion of a plat recorded in Volume 6, Page 294, Plat Records of Kerr County, Texas.

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THE STATE OF TEXAS }
COUNTY OF KERR }
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RECORD *[Signature]*
VOL. 1407 PG 455
RECORDING DATE

JAN 13 2005



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

JAN 13 2005



Janet Pieper
COUNTY CLERK, KERR COUNTY, TEXAS

LEWIS E. BRAZELTON
22TH DECEMBER, 1994
VOLUME 784, PAGE 23
(this side)



Stalewood Drive not
Springbranch Drive

This 1/2 IS has coordinates of N= feet and E= feet, and is located a distance of 4434 feet of S45°W (according to deed 784/23) and a distance of 4061.9 feet a direction