

STATE OF TEXAS

COUNTY OF BEXAR I, J. B. Horton, Surveyor, do hereby certify that the hereto attached Plat of the Subdivision known as NATALEN TERRACE is a true and correct Plat of said subdivision, prepared from a survey made by me upon the ground; same being a subdivision of those certain lands in San Antonio, Texas, which were conveyed to P. J. Schroeders, individually and as community survivor, dated April 16, 1926, comprising certain lands out of Original City Lots Nos. 14 and 15, in Range 1, District 2; and (2) by deed from A. Salazar, Glau Salazar, P. G. Jeffrey, Maria Salazar, R. M. Pryor and Sarah M. Pryor, dated June 16, 1926, comprising all of Original City Lot No. 16, in Range 1, District 2, and the South one-half of what was formerly known as Pinckney Street, lying along the North side of said C. O. L. No. 13 and extending from the Madre Ditch East to New Braunfels Avenue. EXECUTED this February 28th, A. D. 1927.

Subscribed and sworn to before me, the undersigned authority, on this the 28th day of February A. D. 1927. Jessie M. Jordan Notary Public, Bexar County, Texas.

STATE OF TEXAS

COUNTY OF BEXAR B. G. Irish Company, a corporation, does hereby adopt the hereto attached Plat of its Subdivision, known as NATALEN TERRACE, in San Antonio, Bexar County, Texas, and does hereby dedicate the streets, alleys and "Passage-way for Pedestrians", as shown on said Plat, to the use of the public. The said "Passage-way for Pedestrians" is hereby dedicated and shall be used for foot passage and shall never be used for any other purpose. This dedication is made subject to the rights of way and easements shown on said Plat and hereinafter mentioned, and the parcels of land so covered by said rights of way and easements are reserved for the following purposes and are not dedicated to the public, to-wit: 1. A right of way and easement 10 feet in width over and across lots Nos. 1 to 6, in Block No. 1, in said Subdivision, the North line of said right of way and easement beginning at a point in the East line of said Lot No. 1 about 2 feet northward from the Southwest corner of said Lot No. 1, and extending in an Easterly direction to a point in the South line of said Lot No. 6, which point is about 10 feet East of the Southwest corner of said Lot No. 6, in said Block No. 1, and the South line of said right of way and easement shall be parallel to the said North line thereof, and 10 feet distant therefrom; reserved for a sanitary sewer placed or to be placed under the surface of the ground. 2. A right of way and easement 10 feet in width, covering the Eastern (ly said B. G. Irish Company) portion of Lot No. 24 and the Western 8 feet of Lot No. 25, in Block No. 2, in said Subdivision, described as follows: Beginning at a point in the South line of said Lot No. 24 a distance of 22 feet in an Easterly direction from the Southwest corner of said Lot No. 24; thence in a Northerly direction on a line parallel with the East line of said Lot No. 24 to the North line of said Lot No. 25; thence Easterly along the North line of said Lots Nos. 24 and 25 a distance of 10 feet; thence in a Southerly direction on a line parallel with the East line of said Lot No. 25 to the South line of said Lot No. 25; thence in a Southerly direction along the South line of said Lots Nos. 25 and 24 a distance of 10 feet to the place of beginning; reserved to take care of surface storm water. 3. A right of way and easement 20 feet in width, extending along and across the Eastern portion of Lot No. 48 and the Western portion of Lot No. 49, in Block No. 3 in said Subdivision, described as follows: Beginning at a point in the North line of said Lot No. 48 a distance of 20 feet in an Easterly direction from the Northwest corner of said Lot No. 48; thence Easterly along the North line of said Lots Nos. 48 and 49 a distance of 20 feet; thence in a Southerly direction on a line parallel with the East line of said Lot No. 49 to the South line of said Lot No. 49; thence in a Westerly direction along the South line of said Lots Nos. 48 and 49 a distance of 20 feet; thence in a Northerly direction on a line parallel with the East line of said Lot No. 49 to the place of beginning; reserved for a sanitary sewer placed under the surface of the ground, and to take care of surface storm water. 4. A right of way and easement 15 feet in width extending along and across the Western portion of Lot No. 70 and the Eastern portion of Lot No. 71, in Block No. 4, in said Subdivision, described as follows: Beginning at a point in the South line of said Lot No. 70 a distance of 15 feet in a Westerly direction from the Southeast corner of said Lot No. 70; thence in a Northerly direction on a line parallel with the East line of said Lot No. 70 to the North line of said Lot No. 70; thence Westerly along the North line of said Lots Nos. 70 and 71 a distance of 15 feet; thence in a Southerly direction on a line parallel with the East line of said Lot No. 70 to the South line of said Lot No. 71; thence Easterly along the South line of said Lots Nos. 71 and 70 a distance of 15 feet to the place of beginning; reserved for a sanitary sewer placed under the surface of the ground; and to take care of surface storm water. 5. A right of way and easement 10 feet in width extending along and across the Eastern portion of Lot No. 26 and the Western portion of Lot No. 27, in Block No. 5, in said Subdivision, described as follows: Beginning at a point in the North line of said Lot No. 26 a distance of 20 feet in an Easterly direction from the Northwest corner of said Lot No. 26; thence Easterly along the North line of said Lots Nos. 26 and 27 a distance of 10 feet; thence in a Southerly direction on a line parallel with the East line of said Lot No. 27; thence Westerly along the South line of said Lots Nos. 27 and 26 a distance of 10 feet; thence in a Northerly direction on a line parallel with the East line of said Lot No. 26, to the place of beginning; reserved for a sanitary sewer placed under the surface of the ground. 6. A right of way and easement 10 feet in width over and across Lots Nos. 35 to 41, both inclusive, in Block No. 7 in said Subdivision, said right of way and easement being 10 feet in width and extending along and across the Westerly, or rear, 10 feet of each and all of said lots; reserved for a sanitary sewer to be placed under the surface of the ground. The right is hereby reserved by the said B. G. Irish Company, for said corporation and its agents and employees, and its successors and assigns, to enter upon said lots so subject to the foregoing easements and rights of way, for the purpose of excavating in, over and along any and all of said strips of land, and constructing, repairing and maintaining sanitary sewers, and laying pipes, on or under the strips of land so covered by said easements. EXECUTED this February 28th, 1927.

B. G. IRISH COMPANY B. G. Irish, President.

STATE OF TEXAS

COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared B. G. Irish, known to me to be the person whose name is subscribed to the foregoing instrument, as President of the B. G. Irish Company, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, for and as the act and deed of said corporation. Given under my hand and seal of office, on this the 28th day of February A. D. 1927.

Jessie M. Jordan Notary Public, Bexar County, Texas.

STATE OF TEXAS

COUNTY OF BEXAR I, F. M. Pryor, being the owner of that certain tract of land which comprises that portion of Claremont Avenue which extends from the Western boundary line of NATALEN TERRACE Subdivision to the Eastern line of Margaret Street, as shown on the Plat of said NATALEN TERRACE which is hereto attached, do hereby adopt and join in the dedication of that portion of said Plat of NATALEN Terrace which shows the said extension of Claremont Avenue through my land, and do hereby dedicate to the use of the public all of said portion of Claremont Avenue which extends from the Western boundary line of said NATALEN Terrace to the Eastern line of said Margaret Street, as aforesaid. EXECUTED this February 22nd, A. D. 1927.

F. M. Pryor

STATE OF TEXAS

COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared F. M. Pryor, 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. GIVEN under my hand and seal of office, on this the 22nd day of February A. D. 1927.

Jessie M. Jordan Notary Public, Bexar County, Texas.

STATE OF TEXAS

COUNTY OF BEXAR WHEREAS, by deed dated April 16, 1926, P. J. Schroeders, individually and as community survivor, conveyed to B. G. Irish certain lands in San Antonio, Bexar County, Texas, as therein described, reserving a tract 200 feet by 150 feet; reference being here made to said deed for further description and in which said deed a vendor's lien was retained to secure the payment of certain notes aggregating \$20,000.00, and a deed of trust on said same property, was likewise executed by the said B. G. Irish to additionally secure the payment of said notes, and WHEREAS, the said B. G. Irish subsequently conveyed said property to the B. G. Irish Company, a corporation, and said corporation has subdivided said property, as shown by the Plat of NATALEN TERRACE, to which reference is here made; and at the request of the said Schroeders the said tract which was so reserved by him in said above mentioned deed has been likewise included in the Plat of said NATALEN Terrace, being the property thereon designated as Lots Nos. 98, 100, 102 and 104 in Block No. 3 of said Subdivision, and, WHEREAS, it is desired that the said Schroeders join in the dedication of said Plat; NOW THEREFORE, BE IT KNOWN: That I, P. J. Schroeders, individually and as community survivor of the community estate of myself and my deceased wife, Elizabeth Schroeders, of the County of Bexar and State of Texas, in consideration of and a valuable consideration to me in hand paid, do hereby adopt, ratify and confirm the said Plat of said NATALEN Terrace and do hereby join the said B. G. Irish Company in the dedication thereof, I being the owner of the lots which are designated on said Plat as Lots Nos. 98, 100, 102 and 104 in Block No. 3 of said Subdivision, and being likewise the legal owner and holder of the notes and liens referred to in the above mentioned deed dated April 16, 1926; And I do hereby remise, release and relinquish unto the said B. G. Irish Company, and its successors and assigns, and do hereby dedicate to the use of the public, all of the streets and alleys, and the "Passage-way for Pedestrians" as shown on said Plat forever free, relieved and released from the said vendor's lien and deed of trust liens above referred to, and I do also hereby grant, recognize and confirm unto the said B. G. Irish Company and its successors and assigns the perpetual easements and rights of way which are set forth on said Plat and which are described and referred to in the dedication executed by the said B. G. Irish Company, for the purposes therein set forth; and do hereby subordinate the liens so held by me to the said easements and rights of way, so that in the event of a foreclosure of said liens the purchaser at any foreclosure sale thereunder will acquire the said property subject to the said perpetual easements and rights of way. I further hereby ratify and confirm the easement and right of way heretofore granted by me extending along and across the North 10 feet of said Lots Nos. 98, 100, 102 and 104, in Block No. 3, in said NATALEN TERRACE Subdivision, to be used for electric light poles and wires, telephone poles and wires and for sanitary sewer placed under the surface of the ground.

Individually and as Community Survivor of the Community Estate of myself and my deceased wife, Elizabeth Schroeders.

P. J. Schroeders

STATE OF TEXAS

COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared P. J. Schroeders, known to me to be the person whose name is subscribed to the foregoing instrument individually and as community survivor of the community estate of himself and his deceased wife, Elizabeth Schroeders, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, both individually and in the capacity therein stated. Given under my hand and seal of office, on this the 19th day of February A. D. 1927.

Jessie M. Jordan Notary Public, Bexar County, Texas.

STATE OF TEXAS

COUNTY OF BEXAR WHEREAS, B. G. Irish and wife, Josephine F. Irish, executed and delivered a deed of trust dated September 11, 1926, said deed of trust naming Thomas F. Franklin, et al, as Trustees, and The San Antonio Loan and Trust Company, as Beneficiary and to secure the payment of the note for \$132,000.00, and other indebtedness, therein described and referred to, said deed of trust created liens on the various lands and property therein fully described, including a tract of land as described in item 1st thereof, comprising Original City Lot No. 16, Range 1, District 2, and the South One-half of what has heretofore been known as Pinckney Street, lying along the North side of said Original City Lot No. 16, and extending from the Madre Ditch to New Braunfels Avenue, in San Antonio, Bexar County, Texas; and, WHEREAS, the said B. G. Irish subsequently conveyed the said tract of land hereinabove mentioned to the said B. G. Irish Company, a corporation and said tract has with the consent of the said B. G. Irish Company, been subdivided and is now included in the Subdivision known as NATALEN TERRACE, as shown by the Plat of said NATALEN TERRACE, to which reference is here made. NOW THEREFORE, BE IT KNOWN: That The portion of the said Plat of said NATALEN TERRACE which includes the said above mentioned land, and does hereby release, and join in the dedication to public use of, all of the streets and alleys therein, as shown on said Plat, forever, free, relieved and released from the said deed of trust liens above referred to, and does hereby subordinate the said deed of trust liens so held by The San Antonio Loan and Trust Company to the easements and rights-of-way, insofar as same affect the said above mentioned property which are set forth on said Plat and which are described and referred to in the dedication executed by the B. G. Irish Company, for the purposes therein set forth, so that in the event of a foreclosure of said liens the purchaser at any foreclosure sale thereunder will acquire and take the said property subject to the said perpetual easements and rights-of-way. This instrument shall not in any way affect or impair the liens held by The San Antonio Loan and Trust Company on any of the property described in said deed of trust, other than the said streets, alleys, and easements above referred to; and said liens shall remain

in full force and effect as to all of the property described in said deed of trust, excepting only the said streets and alleys which are hereby released and the said easements and rights-of way to which said liens are hereby subcrain-
ated, as hereinabove fully set forth, EXECUTED at San Antonio, Texas, on this the 23rd day of February A. D. 1927.

S E A L.

THE SAN ANTONIO LOAN AND TRUST COMPANY
By Wm. L. Herff, President.

STATE OF TEXAS
COUNTY OF BEXAR Before me, the undersigned authority, on this day personally appeared Wm. L. Herff, known to me to be the person whose name is subscribed to the foregoing instrument as President of The San Antonio Loan and Trust
Company, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, for and as the act and deed of said Corporation. GIVEN under my hand
and seal of office, on this the 23rd day of February A. D. 1927

S E A L.

Helen M. Wolff
Notary Public, Bexar County Texas

FILED FOR RECORD MAR. 12TH, 1927, at 9:29 O'CLOCK A. M.
RECORDED & INDEXED APR. 27TH, 1927, at 1:40 O'CLOCK P. M.
JACK R. BURKE, COUNTY CLERK, BEXAR Co., TEXAS
BY WILLARD COY, CLERK

NATALEN TERRACE

