

95-0013579  
BOOK 9531 PAGE 8888

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

On Jan 25 1995

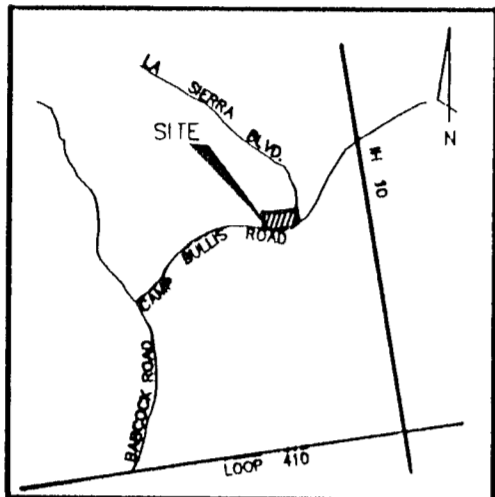
At 11:25am  
Receipt #: 103944  
Recording Fee: 25.00  
Doc/Filing Fee: 6.00

Deputy Catherine Revilla

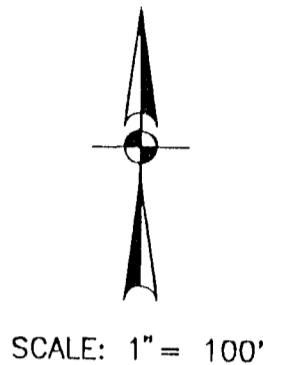
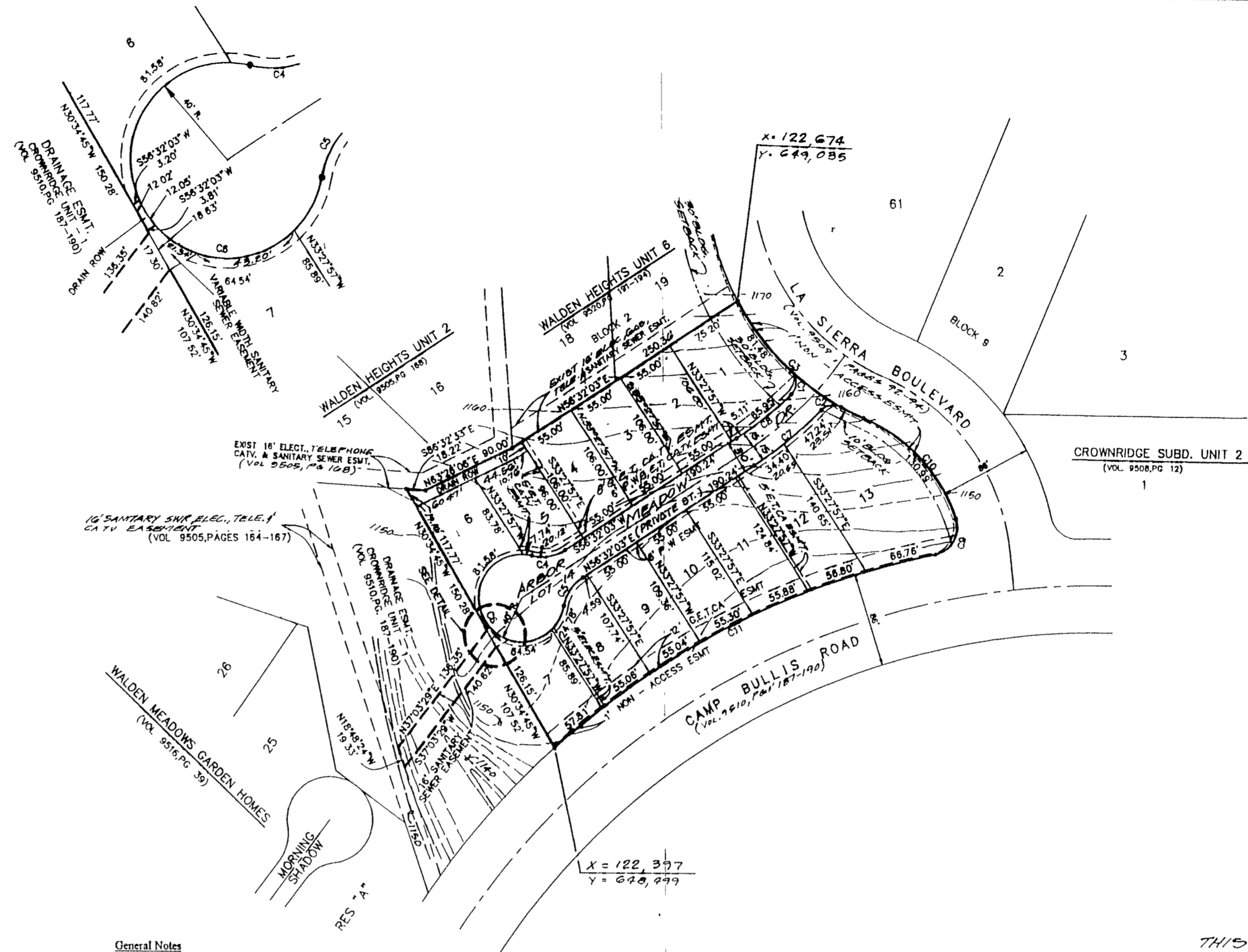
NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Aerial Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with the necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	24.26'	15.72'	82°40'02"
C2	15.00'	19.74'	11.59'	75°22'57"
C3	243.00'	162.28'	84.30'	36°15'46"
C4	40.00'	32.51'	17.31'	48°34'03"
C5	40.00'	32.51'	17.31'	48°34'03"
C6	40.00'	190.68'	37.87'	273°08'06"
C7	350.48'	61.64'	41.01'	13°20'49"
C8	320.48'	85.95'	33.09'	11°47'23"
C9	25.00'	42.48'	28.43'	87°20'45"
C10	157.00'	130.89'	88.58'	47°48'17"
C11	782.88'	402.85'	206.27'	30°38'33"



LOCATION MAP



LEGEND

E,G,T,CA ESMT. - ELECTRIC,GAS TELEPHONE, AND CATV EASEMENT  
P,W ESMT - PEDESTRIAN AND WATER EASEMENT

General Notes

- All vehicles and/or personnel of the City of San Antonio and Bexar County Public Works Department when on official business may use the private streets of the Walden Meadows Garden Homes Unit 2 PUD for any purpose at any time, without liabilities and the City of San Antonio may remove at any time any and all obstructions of any type in the private streets and assess the cost of the removal to the Owner or Owners of the obstruction.
- The maintenance of all drainage right-of-way and easements of any nature within Walden Meadows Garden Homes Unit-2 PUD shall be the responsibility of the City of San Antonio
- None of the areas designated on this plat as private streets or greenbelts shall be deemed to be dedicated to the public as streets or as parks, provided, however, where the same are also designated as drainage, gas, electric, telephone, cable TV, water and/or sanitary sewer easements, then such areas shall be deemed to have been dedicated to the public for such easements
- No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, as approved, shall be allowed without the approval of the Director of Public Works. The City of San Antonio and Bexar County Public Works Department shall have the right to ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said drainage easements and to make any modifications or improvements within said drainage easement.
- Lot 14, Block 1, (private street) shall be designated as a sanitary sewer, drainage, gas, electric, telephone, water, and CA TV easement.
- The Developer dedicates the sanitary sewer mains upon completion by the developer and acceptance by the San Antonio Water System. The San Antonio Water System will own and maintain said sanitary sewer mains which are located within this particular subdivision plat.
- Coordinates supplied by City of San Antonio Central Mapping Department
- Bearing system and monumentation based on iron rods found from the adjacent subdivision
- All corners marked by 1/2" iron rods with yellow cap marked "Pape-Dawson"

THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON DECEMBER 21, 1994.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 16th DAY OF January, 1995  
ATTEST:  
Gerry Rickhoff  
COUNTY CLERK  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Samuel G. Dawson  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF AUGUST A.D. 1994  
Richard Olivariz  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Simple K. Batten  
OWNER  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Donald J. Hallmark, Jr., 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 considerations therein expressed and in the capacity therein stated given UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF August A.D. 1994

Duke K. Batten  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



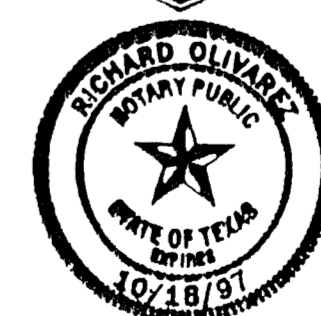
SUBDIVISION PLAT OF WALDEN MEADOWS GARDEN HOMES UNIT - 2 PLANNED UNIT DEVELOPMENT

BEING 2.4068 ACRES OUT OF THE CHARLES H. SEIDENSCHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725, BEXAR COUNTY, TEXAS AND OUT OF A DRAINAGE EASEMENT IN CROWNRISE SUBDIVISION, UNIT-1 AS RECORDED IN VOLUME 9510, PAGE 187 THROUGH 190 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF WALDEN MEADOWS GARDEN HOMES UNIT - 2 (PUD) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 26th DAY OF August, 1994

BY: [Signature]  
CHAIRMAN

BY: D. Parley  
CHAIRMAN



PAPE-DAWSON ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Richard Olivariz  
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17th DAY OF AUGUST A.D. 1994  
Richard Olivariz  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
Gerry Rickhoff  
COUNTY CLERK OF SAID COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26th DAY OF August, A.D. 1994 AT 11:25 AM, AND DULY RECORDED THE 27th DAY OF August, A.D. 1994 AT 11:58 AM, IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 9531 ON PAGE 8 OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF August, A.D. 1994

Gerry Rickhoff  
COUNTY CLERK, BEXAR COUNTY, TEXAS