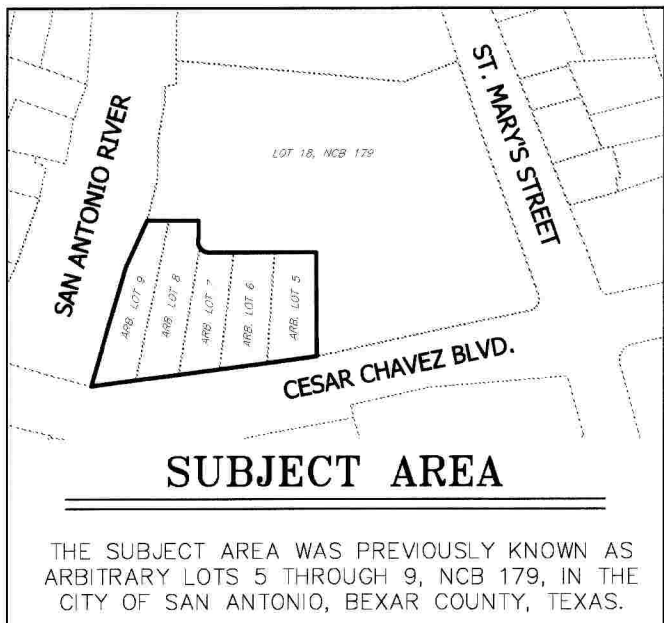
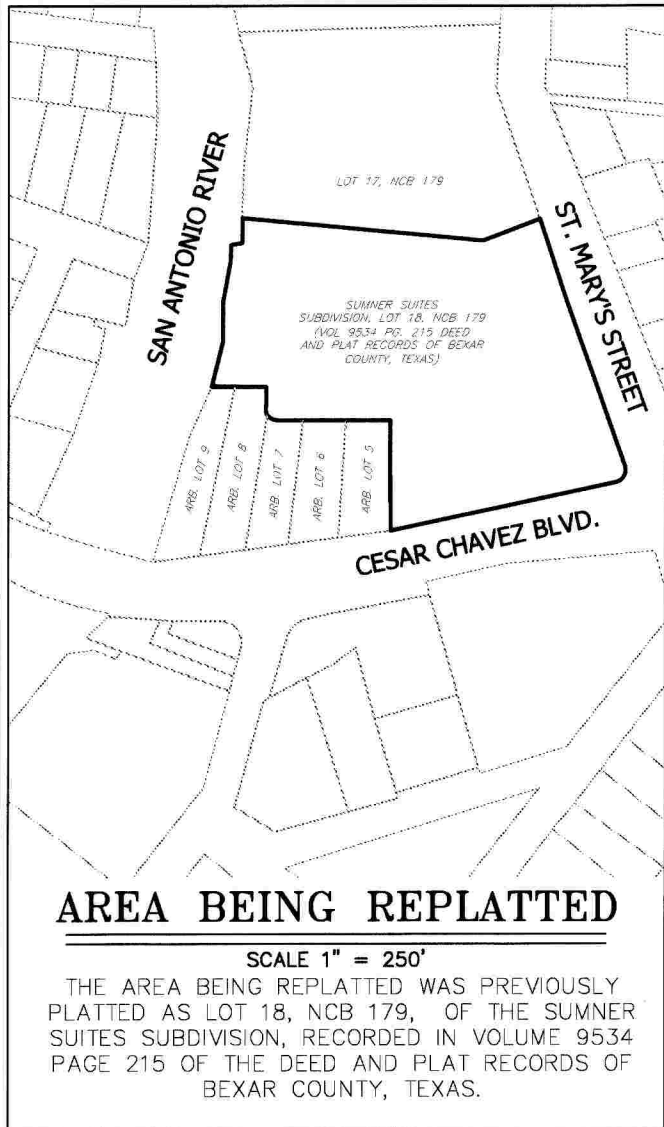
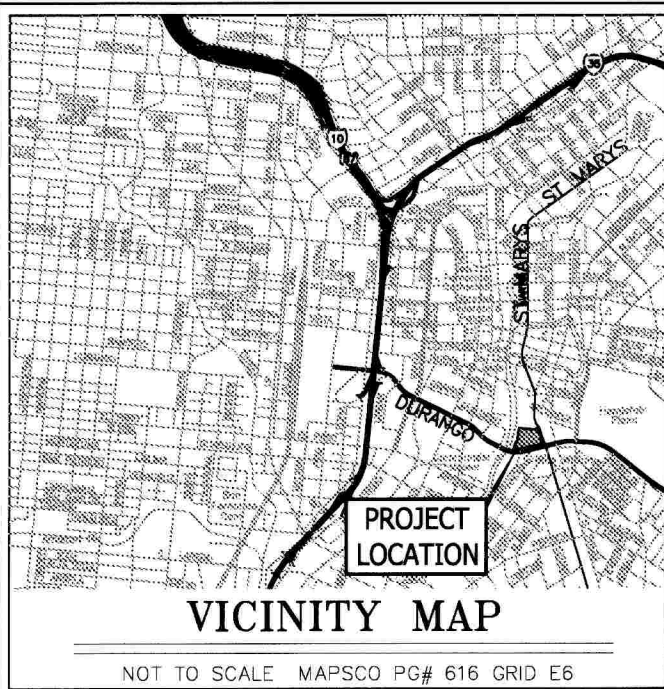


Recorded Date: September 5, 2013
Vol: 9658 Pgs: 137-142



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS UNDER MY SUPERVISION:

Drew A. Mawyer
DREW A. MAWYER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5348

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, TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Christopher A. Weigand
CHRISTOPHER A. WEIGAND
LICENSED PROFESSIONAL
ENGINEER NO. 101323

NOTES:

- NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- SAWS IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
- THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE LESSER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.
- THIS PLAT REMOVES THE DRAINAGE EASEMENT SHOWN ON THE PREVIOUS PLAT, SUMNER SUITES SUBDIVISION (VOL. 9534 PG. 215).
- 1/2" IRON PIN WITH YELLOW CAP STAMPED "DAM 5348 PROP. COR." SET AT ALL PROPERTY CORNERS.

CPS NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS 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 ITS 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. 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.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. (NONE)

LEGEND

- = PROPOSED BOUNDARY
- - - = EXISTING BOUNDARY
- = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- = 1/2" IRON PIN SET W/ CAP STAMPED "DAM 5348 PROP. COR."
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT
- 100— = PROPOSED CONTOUR
- 50--- = EXISTING CONTOUR
- = PROPOSED EASEMENT
- = EXISTING EASEMENT

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204), NAD83.

SURVEY CONTROL:

THE COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (4204) NAD83.

FLOODPLAIN NOTE:

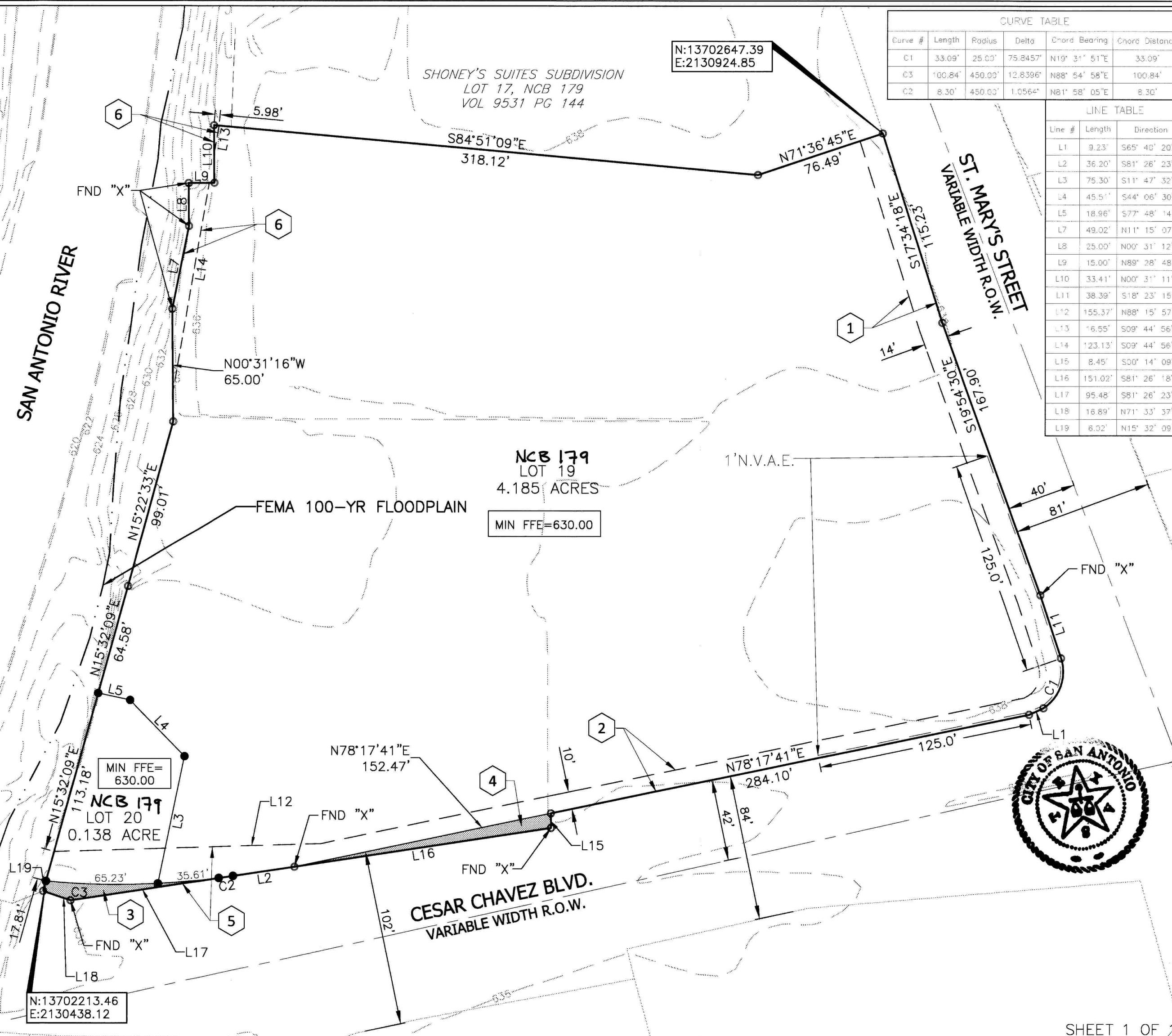
THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP #8029C0415G, DATED SEPTEMBER 29, 2010.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

KEYED NOTES

- 1 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 2 10' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 3 R.O.W. DEDICATION (0.010 ACRES)
- 4 R.O.W. DEDICATION (0.014 ACRES)
- 5 GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT
- 6 VARIABLE WIDTH DRAINAGE EASEMENT



CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	
C1	33.09'	25.03'	75.8457°	N19° 31' 51"E	33.09'	
C3	100.84'	450.03'	12.8396°	N88° 54' 58"E	100.84'	
C2	8.30'	450.03'	1.0564°	N81° 58' 05"E	8.30'	

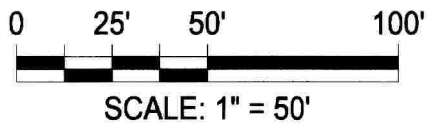
LINE TABLE		
Line #	Length	Direction
L1	9.23'	S65° 40' 20"W
L2	36.20'	S81° 26' 23"W
L3	75.30'	S11° 47' 32"W
L4	45.51'	S44° 06' 30"E
L5	18.96'	S77° 48' 14"E
L7	49.02'	N11° 15' 07"E
L8	25.00'	N00° 31' 12"W
L9	15.00'	N89° 28' 48"E
L10	33.41'	N00° 31' 11"W
L11	38.39'	S18° 23' 15"E
L12	155.37'	N88° 15' 57"E
L13	16.55'	S09° 44' 56"W
L14	123.13'	S09° 44' 56"W
L15	8.45'	S00° 14' 09"E
L16	151.02'	S81° 26' 18"W
L17	95.48'	S81° 26' 23"W
L18	16.89'	N71° 33' 37"W
L19	6.32'	N15° 32' 09"E

SHEET 1 OF 1

PLAT NO.130139

REPLAT & SUBDIVISION PLAT ESTABLISHING UNIVISION REDEVELOPMENT

BEING A TOTAL OF 4.347 ACRES, ESTABLISHING LOTS 19 AND 20, NCB 179, OUT OF LOT 18, NCB 179, OF THE SUMNER SUITES SUBDIVISION RECORDED IN VOLUME 9534, PAGE 215 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THAT SAME PROPERTY DESCRIBED IN CONVEYANCE TO UNV TEXAS LP IN QUITCLAIM DEED RECORDED IN VOLUME 13329, PAGES 8-11 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING ALL OF THAT 0.668 ACRE TRACT DESCRIBED IN CONVEYANCE TO SPANISH INTERNATIONAL COMMUNICATIONS CORPORATION IN WARRANTY DEED RECORDED IN VOLUME 1194, PAGES 921-925 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALL OF THAT 0.242 ACRE TRACT DESCRIBED IN CONVEYANCE TO INTERNATIONAL COMMUNICATIONS CORPORATION IN WARRANTY DEED RECORDED IN VOLUME 7573, PAGES 355-359 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 928 AND 179 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



210.860.9224

WWW.BIGREDDOG.COM



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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER:

UNV TEXAS LP
411 E. CESAR CHAVEZ
SAN ANTONIO, TEXAS 78204

BY: *Shawn McLean*
OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Shawn McLean*, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 22nd DAY OF August, 2013.

Angelica Rosa
ANGELICA ROSA
Commission # 2414651
Notary Public, State of New Jersey
My Commission Expires November 16, 2016

STATE OF TEXAS COUNTY OF BEXAR

THIS PLAT OF UNIVISION REDEVELOPMENT HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED. DATED THIS 22nd DAY OF SEPTEMBER, 2013.

BY: *[Signature]*
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2013 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2013 AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 2013.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY