

**Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.**

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State of Texas	§	
	§	<b>Know All By These Presents:</b>
County of Bexar	§	

### **Public-Street-Easement**

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**Grantor:** UVN Texas, LP

**Grantor's Address:** 500 Frank W Burr Blvd, 6<sup>th</sup> Floor  
Teaneck, NJ 07666

**Grantee:** City of San Antonio

**Grantee's Address:** P.O. Box 839966, San Antonio, Texas 78283-3966 (Bexar County)

**Purpose of Easement:** Public street right-of-way purposes, allowing all rights incident to public streets or alleys.

**Property:** 0.0166 acre (722 square feet) out of Lot 19, New City Block 179 of Univision Redevelopment Subdivision, recorded in Volume 9658, page 137 of the deed and plat records of the Bexar County, Texas, the land being more particularly described on **Exhibit A**, which is incorporated by reference for all purposes as if fully set forth.

**Consideration:** The benefits accruing to Grantor, to Grantor's other property, and to the public.

Grantor grants and conveys to Grantee and to the public generally, for the Consideration, an easement in gross, in perpetuity over, across, under, and upon the Property for the Purpose of Easement. Grantee may (A) construct, maintain, reconstruct, remove, relocate, and replace improvements related to the Purpose of Easement anywhere within the Property; (B) may inspect, patrol, and police the Property; (C) may remove all trees and other vegetation and all other natural or artificial obstructions from the Property; and (D) may further excavate, fill, level, grade, pave, and otherwise improve the Property as may be conducive to the Purpose of Easement. Delineation of these powers does not impair other powers and uses otherwise incident to public street right-of-way. This instrument burdens the Property to the same extent as if it were a platted street or alley. Grantor covenants

for itself, its heirs, executors, successors, and assigns that no permanent building or obstruction of any kind will be placed on the Property.

**To Have and To Hold** the above described easement and rights unto the public until its use is abandoned.

Grantor binds itself and its heirs, executors, successors, and assigns, to warrant and forever defend, all and singular, the above described easement and rights unto Grantee and the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This easement is assignable to any governmental entity having jurisdiction over the public streets in the area in which the Property is located.

**In Witness Whereof**, Grantor has caused it representative to set its hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**UVN Texas LP**, a foreign limited partnership  
by and through its general partner  
**Univision Television Group, Inc**

By:\_\_\_\_\_

Printed  
Name:\_\_\_\_\_

Title:\_\_\_\_\_

State of Texas           §

County of Bexar       §

This instrument was acknowledged before me this date by \_\_\_\_\_, of \_\_\_\_\_, a \_\_\_\_\_, in the capacity therein stated and on behalf of that entity.

Date:\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires:\_\_\_\_\_

Accepted under Ordinance: 2013-06-20-0453

## **Exhibit A**

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**Field Notes for a 0.0166 Acre (722 Square Foot)**

**Right-of-Way Dedication**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0166 ACRE (722 SQUARE FEET) OUT OF LOT 19, NEW CITY BLOCK 179 OF UNIVISION REDEVELOPMENT SUBDIVISION, RECORDED IN VOLUME 9658, PAGE 137 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.), SAID LOT 19 WAS CONVEYED TO CRP-GREP ELAN RIVERWALK OWNER, LP IN VOLUME 16329, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), SAID 0.0166 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204) ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000166298721):**



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Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**COMMENCING**, at a 1/2-inch iron rod with "Pape Dawson" cap found in the north right-of-way line of Cesar Chavez Boulevard (Right-of-way Varies), and being a point of curvature in the south line of said Lot 19, also being the beginning of the curving right-of-way transition between said Cesar Chavez Boulevard and St. Mary's Street (Right-of-way Varies), from which an angle point in the north right-of-way line of said Cesar Chavez Boulevard and being an angle point in the south line of said Lot 19 bears, S65°49'53"W, a distance of 9.21 feet;

**THENCE**, with the curving right-of-way transition between said Cesar Chavez Boulevard and said St. Mary's Street, and with the curving southeast line of said Lot 19, along the arc of a curve to the left, whose radius is 25.00 feet, whose arc length is 15.47 feet and whose chord bears N39°45'02"E, a distance of 15.22 feet to a 1/2-inch iron rod with "Ward-5811" cap set for southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the southeast line of said Lot 19, and the curving right-of-way transition between said Cesar Chavez Boulevard and said St. Mary's Street, over and across said Lot 19 the following three (3) courses and distances:

- 1) **N18°30'44"W**, a distance of **54.49** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 2) **N19°52'07"W**, a distance of **70.82** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northwest corner hereof, and
- 3) **N70°07'53"E**, a distance of **6.00** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being in the east line of said Lot 19, and being in the west right-of-way line of said St. Mary's Street, from which a 1/2-inch iron rod found at an angle point in the west right-of-way line of said St. Mary's Street, and being an angle point in the east line of said Lot 19 bears, N19°52'07"W, a distance of 96.99 feet;

**THENCE**, with the east line of said Lot 19 and the west right-of-way line of said St. Mary's Street, **S19°52'07"E**, a distance of **70.89** feet to an "X" cut found in concrete for an angle point hereof, said point being an angle point in the east line of said Lot 19 and being an angle point in the west right-of-way line of said St. Mary's Street;

**THENCE**, continuing with the east line of said Lot 19 and the west right-of-way line of said St. Mary's Street, **S18°30'44"E**, a distance of **38.39** feet to a 1/2-inch iron rod with "Pape Dawson" cap found for a

Project:  
Parcel Number:

point of curvature hereof, said point being a point of curvature in the southeast line of said Lot 19, and being the beginning of the right-of-way transition between said St. Mary's Street and said Cesar Chavez Boulevard;

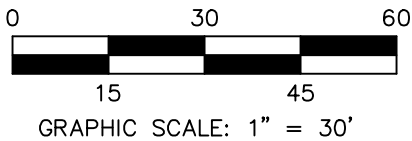
**THENCE**, with the southeast line of said Lot 19, and the curving right-of-way transition line between said St. Mary's Street and said Cesar Chavez Boulevard, along the arc of a curve to the right, whose radius is **25.00** feet, whose arc length is **17.61** feet and whose chord bears **S01°50'36"W**, a distance of **17.25** feet to the **POINT OF BEGINNING** and containing 0.0166 Acre (722 Sq. Ft.) more or less.

See Attached Sketch to accompany this description.

  
10/28/15

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N70°07'53"E	6.00'

# **NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000166298721.  
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9658, PG. 137

**RIGHT-OF-WAY DEDICATION**  
0.0166 ACRE(S)  
722 SQUARE FEET

LOT 19  
N.C.B. 179  
UNIVISION  
REDEVELOPMENT  
SUBDIVISION  
VOL. 9658, PG. 137  
D.P.R.B.C.T.



10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9658, PG. 137

**CESAR CHAVEZ BOULEVARD**  
(R.O.W. VARIES)

**0.0166 ACRE  
RIGHT-OF-WAY  
DEDICATION**  
**City of San Antonio,  
Bexar County, Texas**

## **LEGEND**

	PROPOSED R.O.W. DEDICATION
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "PAPE DAWSON" CAP FOUND
	CHISELED "X" FOUND IN CONCRETE
	CALCULATED POINT
	1/2" IRON ROD W/ "WARD-5811" CAP SET
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
D.P.R.B.C.T.	DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK
((.....))	RECORD INFORMATION PER PLAT VOL. 9658 PG. 137
N.V.A.E.	NON-VEHICULAR ACCESS EASEMENT

**ST. MARY'S  
STREET VARIES)**  
(R.O.W. VARIES)

**P.O.B.**  
GRID N: 13,699,997.02  
GRID E: 2,130,666.17

R=25.00'  
L=15.47' D=35°27'13"  
N39°45'02"E 15.22'

R=25.00'  
L=17.61' D=40°21'41"  
S1°50'36"W 17.25'

R=25.00'  
L=33.08' D=75°48'54"  
N19°34'12"E 30.72'  
((R=25.00))  
((L=33.09' D=75°49'00"))  
((N19°31'51"E 30.73'))

**P.O.C.**  
GRID N: 13,699,985.32  
GRID E: 2,130,656.44

**4WARD**  
Land Surveying  
A Limited Liability Company

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TBPLS FIRM #10174300

Date:	10/28/2015
Project:	00275
Scale:	1" = 30'
Reviewer:	JSW
Tech:	JP
Field Crew:	JCR
Survey Date:	MAR. 2013
Sheet:	1 OF 1