

BEING 14.62 ACRES OF LAND ESTABLISHING LOTS 30, 31, 32, 33 AND 34, BLOCK N.C.B. 14595, CONSISTING OF LOT 3, 4 AND 5, N.C.B. 14595, UNIVERSITY ESTATES SUBDIVISION, UNIT 21, RECORDED IN VOLUME 7000, PAGE 84, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 6, N.C.B. 14595, UNIVERSITY ESTATES SUBDIVISION, UNIT 12, RECORDED IN VOLUME 7100, PAGE 13, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF 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 PIOROSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

PHONE: _____ E-MAIL: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
STATED.

**NOTARY PUBLIC,
BEXAR COUNTY, TEXAS**

THIS PLAT OF UNIVERSITY ESTATES SUBDIVISION UNIT 22 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF _____, A.D., 20 ____

BY: CHAIRMAN

BY: SECRETARY
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

DAY OF _____ A.D., 20____ AT _____ M. IN THE RECORDS
OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

DAY OF _____ A.D., 20____. SWORN TO AND SUBSCRIBED _____

BY: _____ DEPUTY

SHEET 1 OF 1

GENERAL NOTES:

1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. (NAD83CONS).
2. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE THE SAME. THE COORDINATE SYSTEM IS 60/011 CENTRAL TEXAS ZONE). NAD83 (CONS).
3. IRON PINS FOUND OR SET AT EACH CORNER.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504)(2)PS-40

DRAINAGE EASEMENT NOTES:

1. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE PLACED WITHIN THE EXISTING EASEMENTS SHOWN ON THIS PLAN. NO LINDSAPPING OR OTHER TYPE OF MODIFICATIONS SHALL ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT. AS APPROVED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INCREASE AND EGRESS OVER THE GRANTORS' ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

MAINTENANCE NOTE:

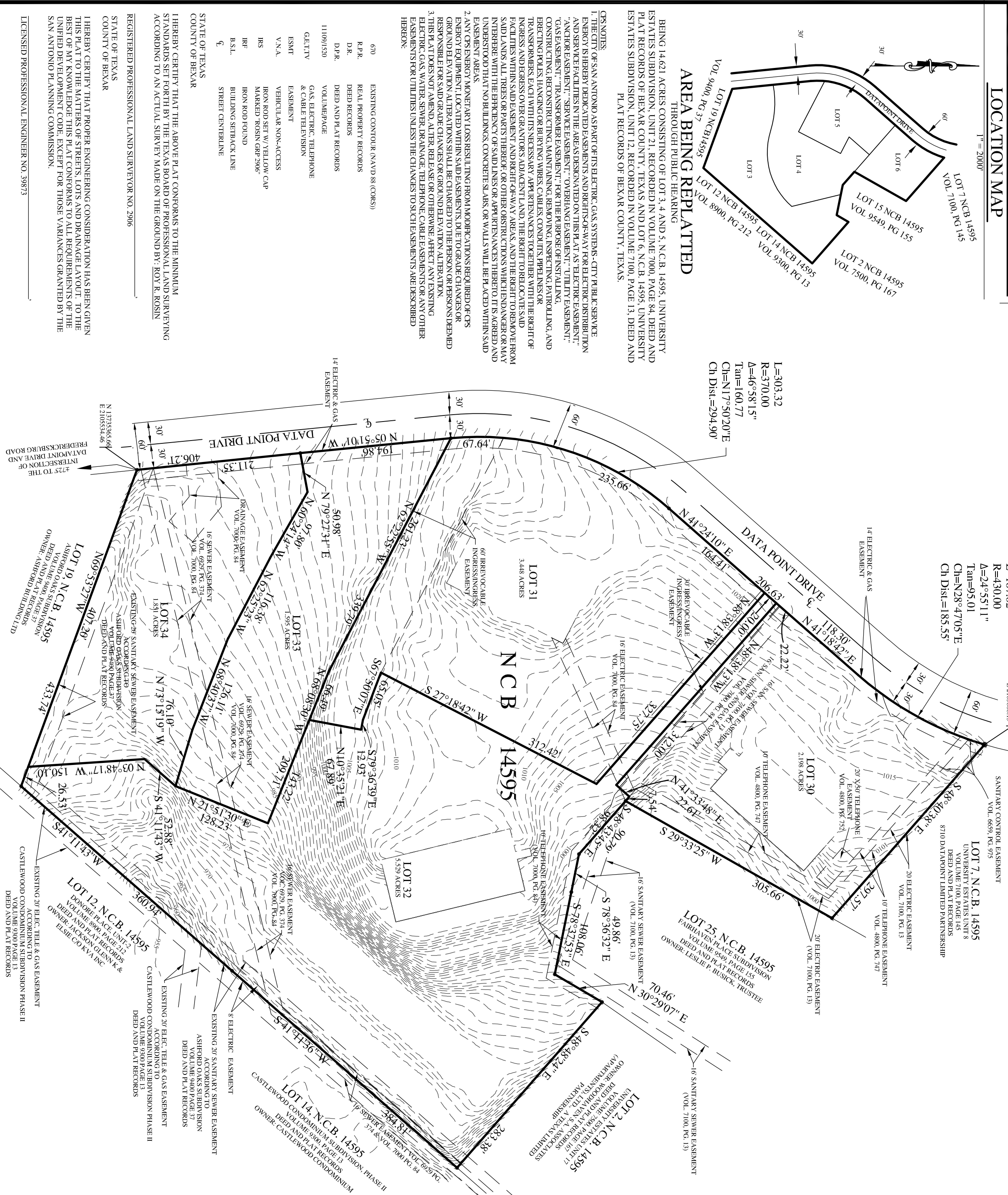
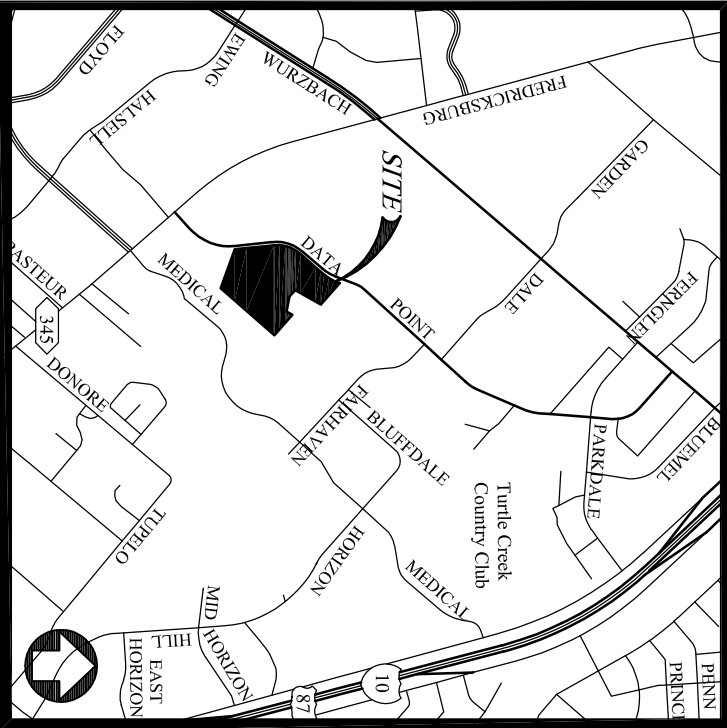
1. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HERE ON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

WASTEWATER EDD NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DUELLING UNITS (EDU) 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.

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 TO THE METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SHARED CROSS ACCESS:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS (ACCORDING TO UDC 35-500603).

INGRESS/EGRESS EASEMENT NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.



BEING 14.621 ACRES CONSISTING OF LOT 3, 4 AND 5, N.C.B. 14595, UNIVERSITY ESTATES SUBDIVISION, UNIT 21, RECORDED IN VOLUME 7000, PAGE 84, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 6, N.C.B. 14595, UNIVERSITY ESTATES SUBDIVISION, UNIT 12, RECORDED IN VOLUME 7100, PAGE 13, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

[illegible]

670	EXISTING CONCRETE NAYO 88 (CORS)
R/R	REAL PROPERTY RECORDS
D/R	DEED RECORDS
D.P.R.	DEED AND PLAT RECORDS
1110901530	VOLUME/PAGE
G.E.T.V	GAS & ELECTRIC, TELEPHONE
ENST	ENCLAVE TELEVISION
N.A.N.A.	ENCLAVE
IMS	VEHICULAR NON-ACCESS
R/R	IRON ROD SET W/ 1/4" LUG CAP
B.S.L.	MARKED "ROBIN GAR 2006"
q	IRON ROD FOUND
	BUILDING SETBACK LINE
	STREET CENTRALINE
STATE OF TEXAS COUNTY OF BEXAR	

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS
TO THE REQUIREMENTS OF THE SURVEYING ACTS OF 1909
AND 1929, AND THAT THE SAME IS A TRUE AND CORRECT
COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC
RECORDS OF THE COUNTY OF BEXAR, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 29066

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.

LICENSED PROFESSIONAL ENGINEER NO. 39873