

PLAT NO. 130067

REPLAT AND SUBDIVISION
PLAT ESTABLISHING
THE KSAT STUDIO
SUBDIVISION FBZD

ESTABLISHING LOT 26 BLOCK 26 NCB 783 BEING A PORTION OF THE ABANDONED SA RIVER CHANNEL, ALL OF LOT 24 OUT OF RADIO T.V. CENTER SUBDIVISION RECORDED IN VOLUME 3850 PAGES 238-239 BEAR COUNTY DEED AND LAND RECORDS, AND ALL OF ARBITRARY LOT 9 NCB 783 BEING A PORTION OF THAT TRACT DESCRIBED IN VOL. 6046, PG. 988.

SCALE: 1"=50'
CDS MUEY
ENGINEERS • SURVEYORS
DATE: 2013/04/23 PROJECT NO. 112119
STATE OF TEXAS X
BEAR COUNTY X

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT FOR THE PURPOSES OF THE REPLAT, HAVE CAUSED THIS PLAT TO BE PREPARED AND FORWARDED TO THE PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
POST-HENRIK STATIONS,
SAN ANTONIO, TX 78215
P: (210)331-1288
F: (210)712-9239

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND MAKE FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SUBSCRIBED UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF April, A.D. 2013.
Notary Public
My Commission Expires: February 27, 2017



THIS REPLAT AND SUBDIVISION PLAT OF THE KSAT STUDIO SUBDIVISION FBZD HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO FOR REVIEW AND APPROVAL BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

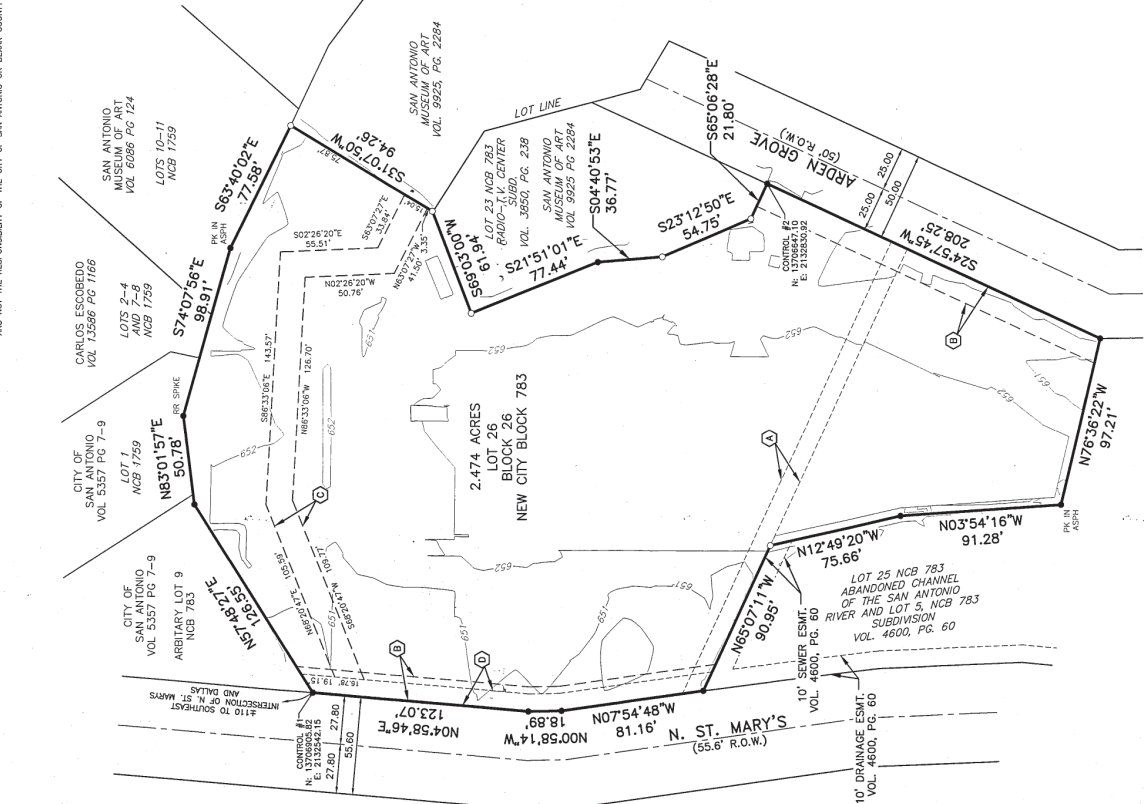
DATED THIS 8th DAY OF May, A.D. 2013.
BY: [Signature]
DIRECTOR OF DEVELOPMENT SERVICES

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF May, A.D. 2013, AT 1:55 PM, AND DULY RECORDED THE 10th DAY OF May, 2013, A.D. AT 1:55 PM. IN THE DEED AND LAND RECORDS OF BEAR COUNTY, IN BOOK/VOLUME 130067, PAGE 1301. WHEREAS WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10th DAY OF May, 2013 A.D.

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: [Signature] DEPUTY
PAGE 9 OF 11

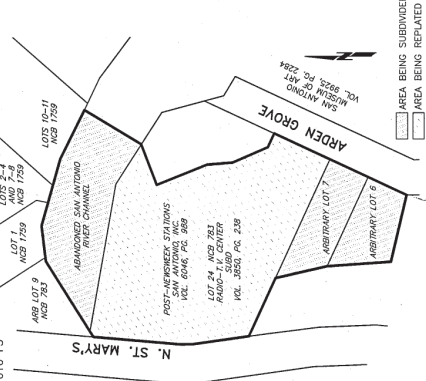
- C.D.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREA OF THE REPLAT AND SUBDIVISION PLAT ESTABLISHING THE KSAT STUDIO SUBDIVISION FBZD. THE DEDICATION OF THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IS HEREBY APPROVED BY THE CITY OF SAN ANTONIO.
 2. 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 DISTRIBUTION AND SERVICE FACILITIES IN THE AREA OF THE REPLAT AND SUBDIVISION PLAT ESTABLISHING THE KSAT STUDIO SUBDIVISION FBZD. THE DEDICATION OF THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IS HEREBY APPROVED BY THE CITY OF SAN ANTONIO.
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- DRAINAGE NOTES:
1. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF ADORNMENTS WHICH ALTER THE DRAINAGE PATTERN OF THE PLAT, SHALL BE MAINTAINED IN THE ORIGINAL CONDITION AND THE CITY OF SAN ANTONIO SHALL MAKE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE GRANTEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
 2. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF ADORNMENTS WHICH ALTER THE DRAINAGE PATTERN OF THE PLAT, SHALL BE MAINTAINED IN THE ORIGINAL CONDITION AND THE CITY OF SAN ANTONIO SHALL MAKE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE GRANTEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
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 5. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF ADORNMENTS WHICH ALTER THE DRAINAGE PATTERN OF THE PLAT, SHALL BE MAINTAINED IN THE ORIGINAL CONDITION AND THE CITY OF SAN ANTONIO SHALL MAKE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE GRANTEE AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.



- NOTES:
1. NUMBER OF WASTEWATER EQUIPMENT UNITS (EQUIP) FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM SERVICES.
 2. WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER, WASTEWATER, AND GAS CONNECTIONS.
 3. PREPARED IN ACCORDANCE WITH D.C. 35-506(G)(3).
 4. OWNER SHALL PROVIDE SHARED GROSS ACCESS IN ACCORDANCE WITH D.C. 35-506(G)(3).
 5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GROUND.

- 10' SANITARY SEWER ESMT. VOL. 4811, PG. 618
14' GAS, ELEC, TELE, AND CA, T.V. ESMT DEDICATED HEREON
15' PRIVATE DRAINAGE EASEMENT (TO BE MAINTAINED BY THE OWNER OF LOT 26)
10' DRAINAGE EASEMENT VOL. 3893, PG. 293



BEING A PORTION OF THE ABANDONED SA RIVER CHANNEL, ALL OF LOT 26 BLOCK 26 NCB 783 BEING A PORTION OF THAT TRACT DESCRIBED IN VOL. 6046, PG. 988.

- LEGEND
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUEY-SA TX" (SET UNLESS OTHERWISE NOTED).
 - 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(03).
SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT.
SURFACE-GRID X 1.00017

STATE OF TEXAS X
BEAR COUNTY X
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION AND THE CITY OF SAN ANTONIO FOR THE REPLAT AND SUBDIVISION PLAT ESTABLISHING THE KSAT STUDIO SUBDIVISION FBZD. THE DEDICATION OF THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IS HEREBY APPROVED BY THE CITY OF SAN ANTONIO.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
2013.05.13

STATE OF TEXAS X
BEAR COUNTY X
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THE PLAT AND THAT THE PLAT CONFORMS TO THE REQUIREMENTS OF THE SAN ANTONIO PLANNING COMMISSION AND THE CITY OF SAN ANTONIO FOR THE REPLAT AND SUBDIVISION PLAT ESTABLISHING THE KSAT STUDIO SUBDIVISION FBZD. THE DEDICATION OF THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IS HEREBY APPROVED BY THE CITY OF SAN ANTONIO.

REGISTERED PROFESSIONAL ENGINEER
[Signature]
2013.05.13