

PLAT No. 23-11800215

ESTABLISHING REPLAT & SUBDIVISION PLAT

ROYAL CREST UNIT 1 PLUS 2

BEING A TOTAL OF 22.94 ACRE TRACT INCLUSIVE OF 0.05 ACRE DEDICATION, OUT OF LOTS 15-26, BLOCK 71, LOTS 1,2 BLOCK 53, LOTS 1,2,3,5-8,12,13 BLOCK 54, LOTS 1,2,10,11,23,24 BLOCK 55 OF THE ROBARDS SUBDIVISION UNIT 3, RECORDED IN VOL. 2575, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING LOTS 1,2,9,14,19-22 BLOCK 21, LOTS 1-19 BLOCK 23, LOTS 1-5 BLOCK 24, LOTS 1,6-8 BLOCK 26, LOTS 1-3 BLOCK 27 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 25-84, BLOCK 130, LOTS 1-9, BLOCK 135; LOTS 6-8, BLOCK 137; LOTS 1-30, BLOCK 138; LOTS 900-901, BLOCK 138; LOT 902, BLOCK 136; LOT 903, BLOCK 130; CB 5937, IN BEXAR COUNTY, TEXAS.

MHR Engineering, LLC.

TEXAS ENGINEERING FIRM # F-12026
TEXAS SURVEYING FIRM # F-1013913

16845 BLANCO ROAD, SUITE 106, TX-78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhreg.com

PREPARATION DATE: 05-21-24

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
JOABERT DEVELOPMENT COMPANY
AGENT: JOHN RIPLEY
13123 FEATHER POINT
SAN ANTONIO, TEXAS 78233

OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN RIPLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ROYALCREST UNIT 1 PLUS 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____

CHAIRMAN

BY: _____

SECRETARY

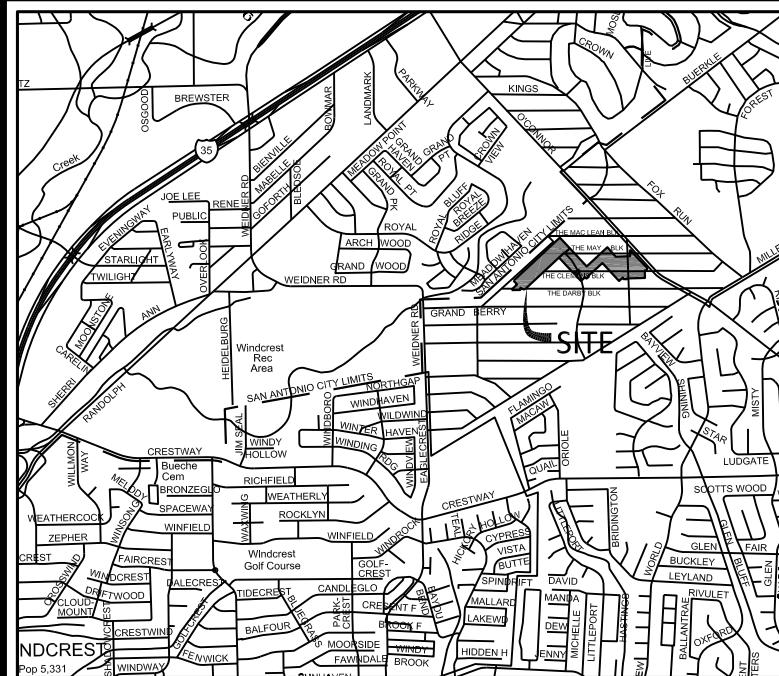
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

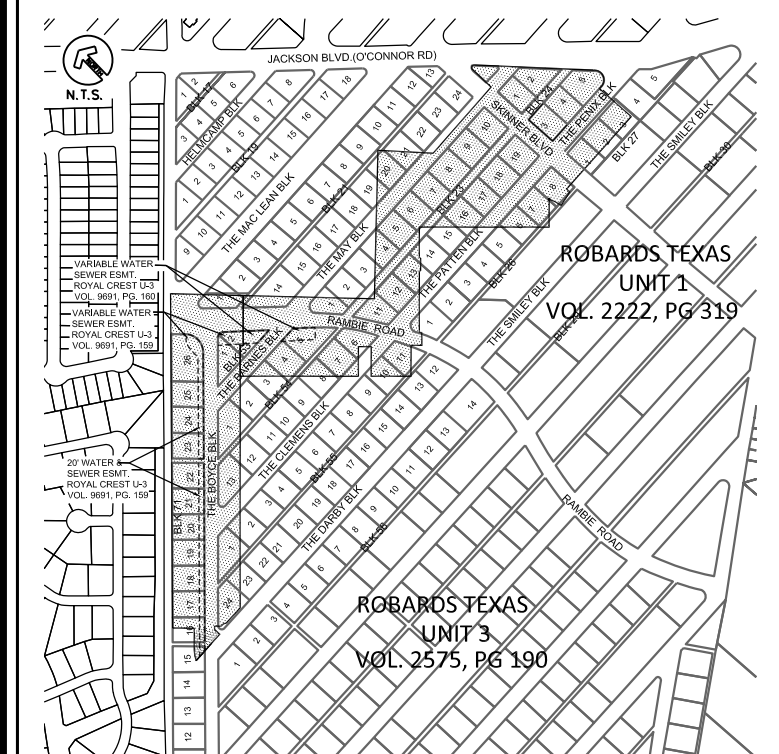
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

SCALE: N.T.S.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROBARDS TEXAS UNIT 1 WHICH IS RECORDED IN VOLUME 2222, PAGE 319, AND UNIT 3 WHICH IS RECORDED IN VOLUME 2575, PAGE 190, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

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: HARUN RASHID, RPLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

LICENSED PROFESSIONAL ENGINEER

CPS/SAWS/COSA/UTILITY NOTES:

- 1) THE CITY OF SAN ANTONIO AS A 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", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS OR 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 THEREON AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) 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 GROUND ELEVATION ALTERATION.
- 3) 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.
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ALL PROPERTY CORNERS ARE SET 12" IRON RODS UNLESS OTHERWISE NOTED.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C 0290G EFFECTIVE 09/29/2010 FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

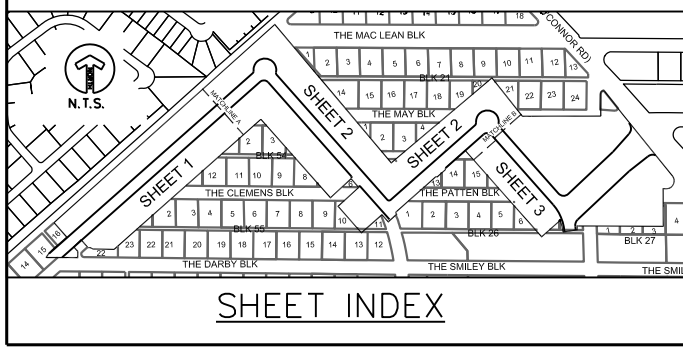
BASIS OF BEARING IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (93).

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 130, CB 5937, ROYAL CREST SUBDIVISION UNIT 3, RECORDED IN VOLUME 9691, PAGE 158, (PLAT #110381).

1. 50.79'X35' OFF-LOT SANITARY SEWER, WATER, ACCESS & DRAINAGE ESMT. ESMT. TO EXPIRE IN ITS ENTIRETY WHEN ANY PORTION IS INCORPORATED INTO A PLATTED PUBLIC STREET RIGHT-OF-WAY (VOL. 20002, PG. 1611, DPR)

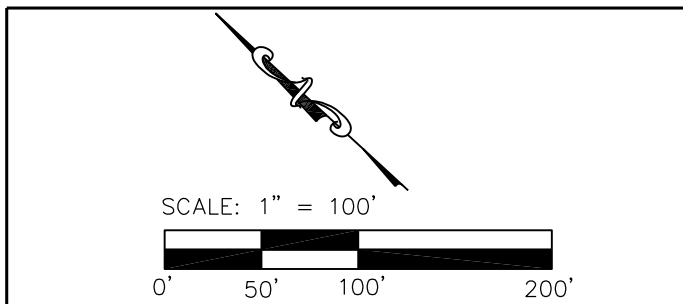
NOTES:

1. SETBACK DETAIL, SEE PLAT SHT #3
2. FOR CURB TABLE, SEE PLAT SHT #2
3. FOR LINE TABLE, SEE PLAT SHT #3



THE AREA BEING REPLATTED (22.94 ACRES) WAS PREVIOUSLY PLATTED AS LOTS 15-26 BLOCK 71, LOTS 1,2 BLOCK 53 LOTS 1,2,3,5-8,12,13 BLOCK 54, LOTS 1,2,10,11,23,24 BLOCK 55, PORTION OF BARNES BLK, CLEMENS' BLK, BOYCE BLK R.O.W.S AND PORTION OF ALLEYS ON BLOCK 54,55,71 OF THE ROBARDS TEXAS UNIT 3 SUBDIVISION RECORDED IN VOLUME 2575, PAGE 190 OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LOTS 1,2,9,14,19-22 BLOCK 21; LOTS 1-19, BLOCK 23; LOTS 1-5 BLOCK 24; LOTS 1,6-8 BLOCK 26; LOTS 1-3 BLOCK 27; BARRETT PARK PORTION OF RAMBLE ROAD, THE PATTEN BLK, THE MAY BLK, THE PENIX BLK, SKINNER BLVD R.O.W.S AND PORTION OF ALLEYS ON BLOCKS 21,23,24 & 26 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



Legend

- F.I.R. Found 1/2" Iron Rod (unless otherwise described)
- S.I.R. Set 1/2" Iron Rod (unless otherwise described)
- N°0'0"E 100' Measured Bearing and Distance
- E.G.T. & CATV ESMT. Electric, Gas, Telephone, and Cable TV Easement
- 872— Existing Contours
- 900— Proposed Contours
- Proposed Easement
- VOL. Volume
- PG. Page
- AC. Acreage
- DPR Deed and Plats Records of Bexar County, Texas
- OPR Official Public Records of Bexar County, Texas
- CL Centerline
- " Identical
- NTS Not to scale
- ETJ Extraterritorial Jurisdiction
- CB County Block
- BSL Building Setback Line
- R.O.W. Right-Of-Way
- ESMT. Easement

DRAINAGE NOTE:

NO STRUCTURE, 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

WASTEWATER 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 SERVICE DEPARTMENT.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE: 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.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:

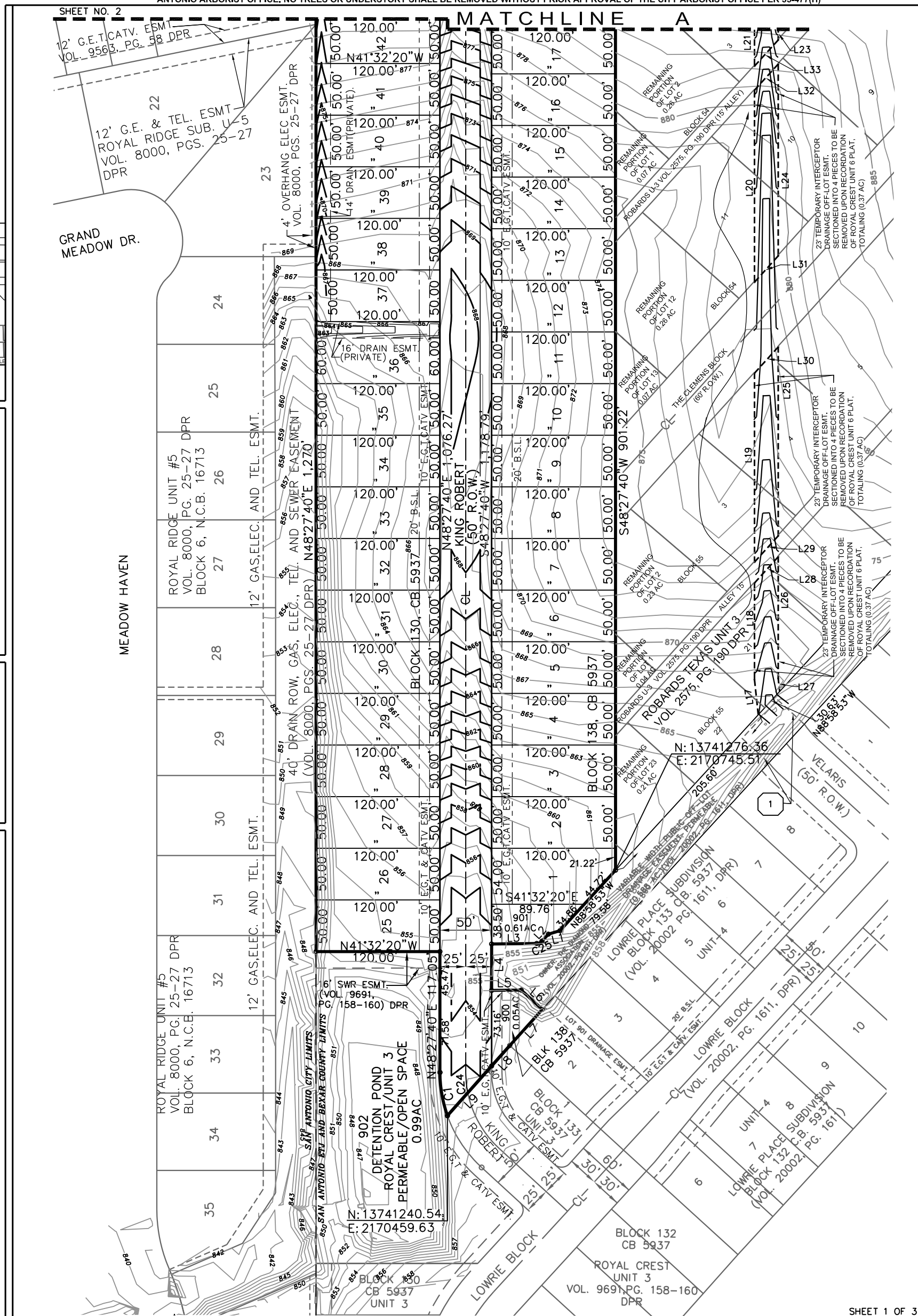
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, DRAINAGE EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, IS DESIGNED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN AP# 23-38801001 WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).



SHEET 1 OF 3

PLAT No. 23-11800215

ESTABLISHING
REPLAT & SUBDIVISION PLAT
ROYAL CREST UNIT 1 PLUS 2

BEING A TOTAL OF 22.94 ACRE TRACT INCLUSIVE OF 0.05 ACRE DEDICATION, OUT OF LOTS 15-26, BLOCK 71, LOTS 1, 2, BLOCK 53, LOTS 1, 2, 3, 5-8, 12, 13, BLOCK 54, LOTS 1, 2, 10, 11, 23, 24, BLOCK 55 OF THE ROBARDS SUBDIVISION UNIT 3, RECORDED IN VOL. 2575, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING LOTS 1, 2, 9, 14, 19-22, BLOCK 21, LOTS 1-19, BLOCK 23, LOTS 1-5, BLOCK 24, LOTS 1, 6-8, BLOCK 26, LOTS 1-3, BLOCK 27 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 25-84, BLOCK 130, LOTS 1-9, BLOCK 135; LOTS 6-8, BLOCK 137; LOTS 1-30, BLOCK 138; LOTS 900-901, BLOCK 138; LOT 902, BLOCK 138; LOT 903, BLOCK 130; CB 5937, IN BEXAR COUNTY, TEXAS.

MHR Engineering, LLC.

TEXAS ENGINEERING FIRM # F-12026
TEXAS SURVEYING FIRM # F-1013913
16845 BLANCO ROAD, SUITE 106, TX-78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhreg.com
PREPARATION DATE: 05-21-24

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
JOABERT DEVELOPMENT COMPANY
AGENT: JOHN RIPLEY
13123 FEATHER POINT
SAN ANTONIO, TEXAS 78233

OWNER/DEVELOPER
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN RIPLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF ROYALCREST UNIT 1 PLUS 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

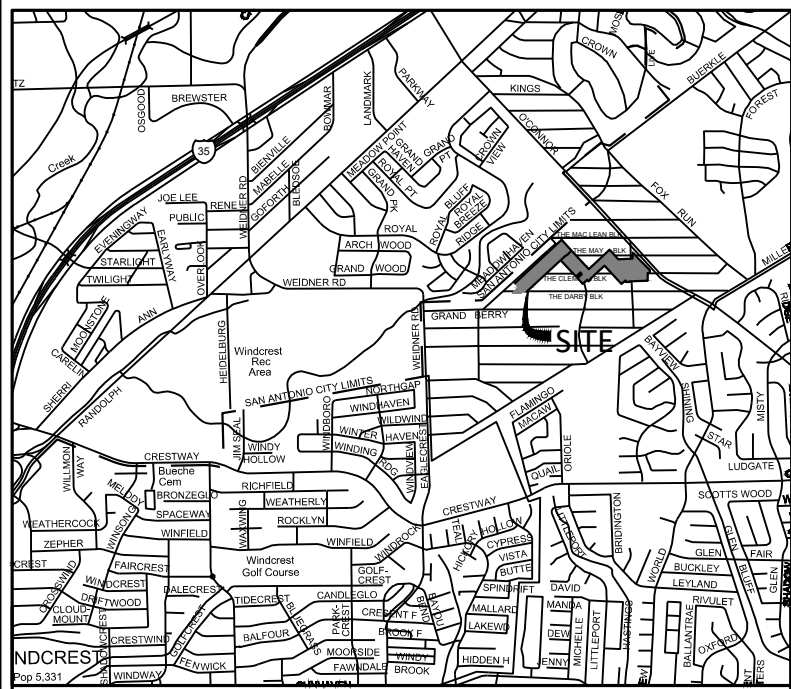
BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

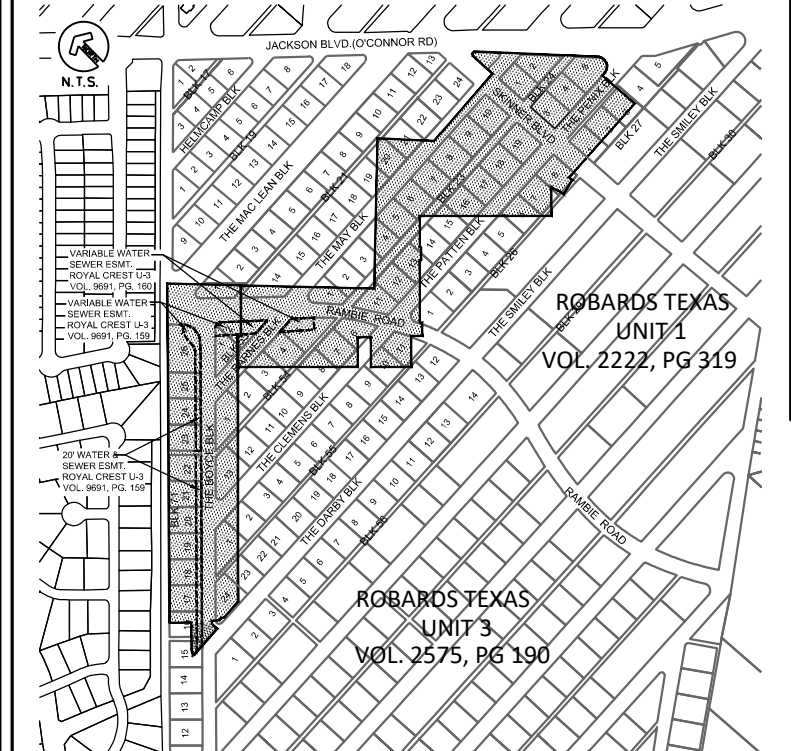
ON THIS _____ DAY OF _____, A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP



AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN
NOTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROBARDS TEXAS UNIT 1 WHICH IS RECORDED IN VOLUME 2222, PAGE 319, AND UNIT 3 WHICH IS RECORDED IN VOLUME 2575, PAGE 190, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER _____

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

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: HARUN RASHID, RPLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

LICENSED PROFESSIONAL ENGINEER

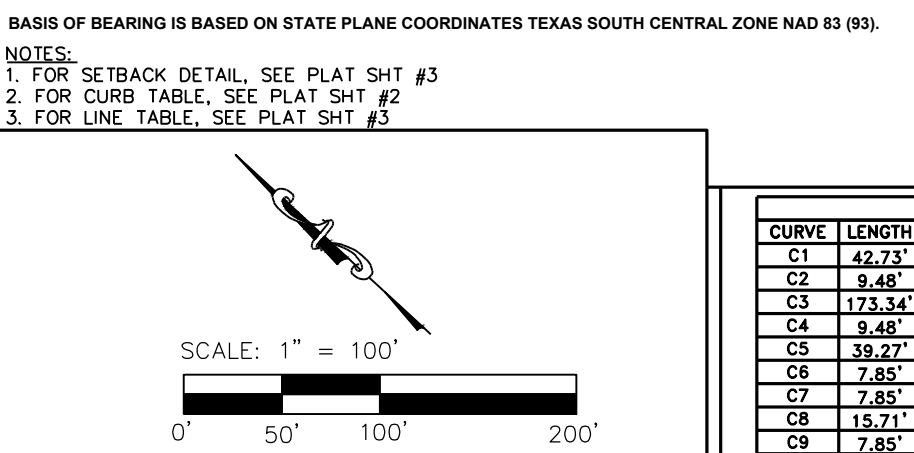
CPS/SAWS/COSA/UTILITY NOTES:
1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR 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 AREAS.
2) 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 GROUND ELEVATION ALTERATION.
3) 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:
4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
OPEN SPACE NOTE:
6) LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, IS DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN VERIFICATION:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL #48029C D2802 EFFECTIVE DATE 09/20/2010.
FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

BASIS OF BEARING IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (93).

NOTES:
1. FOR SETBACK DETAIL, SEE PLAT SHT #3
2. FOR CURB TABLE, SEE PLAT SHT #2
3. FOR LINE TABLE, SEE PLAT SHT #3



THE AREA BEING REPLATTED (22.94 ACRES) WAS PREVIOUSLY PLATTED AS LOTS 15-26 BLOCK 71, LOTS 1, 2, BLOCK 53, LOTS 1, 2, 3, 5-8, 12, 13, BLOCK 54, LOTS 1, 2, 10, 11, 23, 24, BLOCK 55, PORTION OF BARNES BLK, CLEMENS BLK, BOYCE BLK R.O.W.S AND PORTION OF ALLEYS ON BLOCK 54, 55, 71 OF THE ROBARDS TEXAS UNIT 3 SUBDIVISION RECORDED IN VOLUME 2575, PAGE 190 OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LOTS 1, 2, 9, 14, 19-22, BLOCK 21; LOTS 1-19, BLOCK 23; LOTS 1-5, BLOCK 24; LOTS 1, 6-8, BLOCK 26; LOTS 1-3, BLOCK 27; BARRETT PARK, PORTION OF RAMBLE ROAD, THE PATTON BLK, THE MAY BLK, THE PENIX BLK, SKINNER BLVD R.O.W.S AND PORTION OF ALLEYS ON BLOCKS 21, 23, 24 & 26 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DRAINAGE NOTE:
NO STRUCTURE, 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

WASTEWATER 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 SERVICE DEPARTMENT.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE: 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.

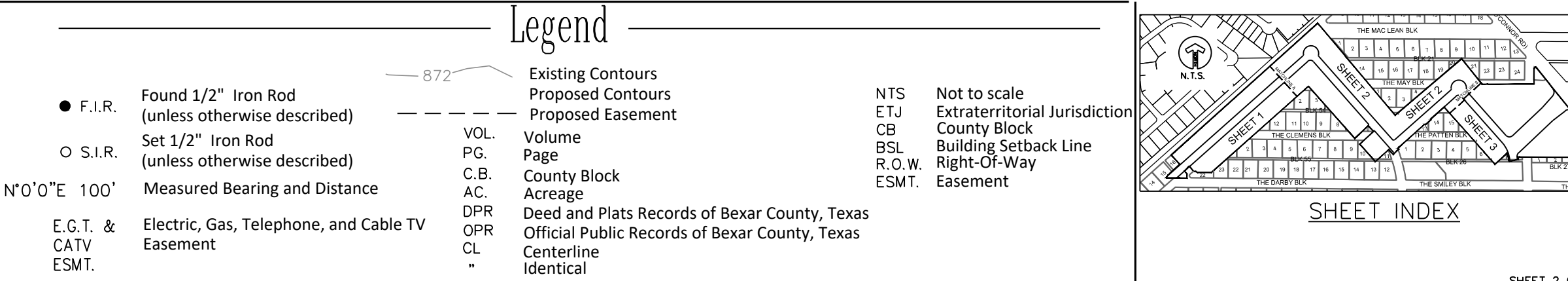
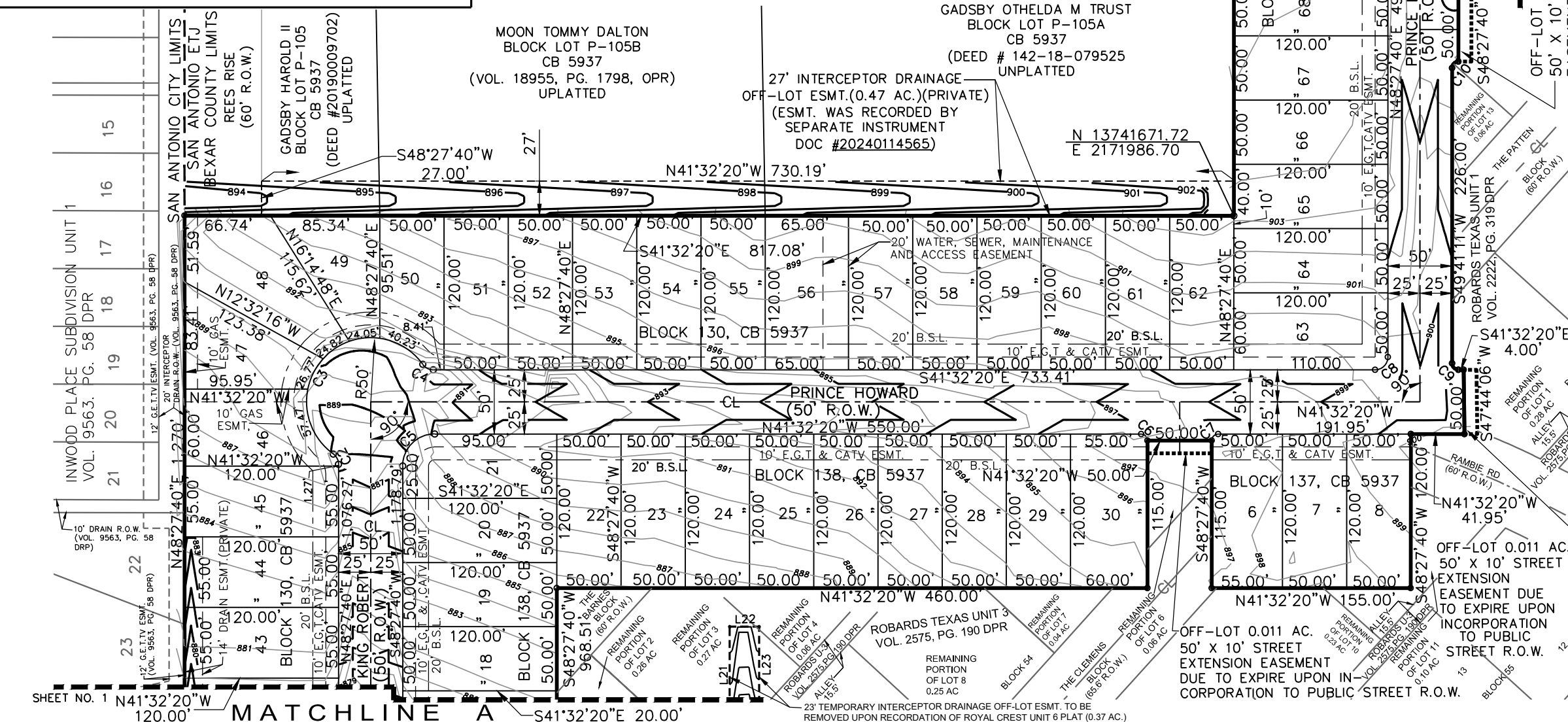
SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, DRAINAGE EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGN OR NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 130, CB 5937, ROYAL CREST SUBDIVISION UNIT 3, RECORDED IN VOLUME 9691, PAGE 158, (PLAT #110381).

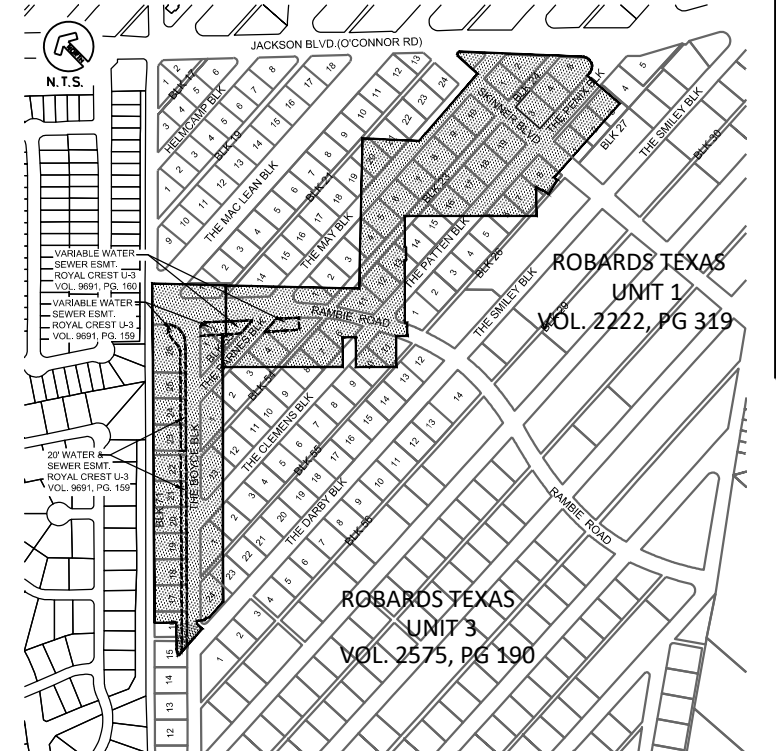
TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN AP# 23-38801001 WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	42.73'	125.00'	18°35'08"	21.57'	S38°40'06"W		42.52'
C2	9.48'	10.00'	54°18'53"	5.13'	N21°18'13"E		9.13'
C3	173.34'	50.00'	198°37'46"	304.84'	N86°32'20"W		98.68'
C4	9.48'	10.00'	54°18'53"	5.13'	S14°22'54"E		9.13'
C5	39.27'	25.00'	90°00'00"	25.00'	N86°32'20"W		35.36'
C6	7.85'	5.00'	90°00'00"	5.00'	N03°27'40"E		7.07'
C7	7.85'	5.00'	90°00'00"	5.00'	N86°32'20"W		7.07'
C8	15.71'	10.00'	90°00'00"	10.00'	S86°32'20"E		14.14'
C9	7.85'	5.00'	90°00'00"	5.00'	S03°27'40"W		7.07'
C10	7.85'	5.00'	90°00'00"	5.00'	N86°32'20"W		7.07'
C11	7.85'	5.00'	90°00'00"	5.00'	S03°27'40"W		7.07'
C12	39.27'	25.00'	90°00'00"	25.00'	N86°32'20"W		35.36'
C13	9.48'	10.00'	54°18'53"	5.13'	N21°18'13"E		9.13'
C14	173.34'	50.00'	198°37'46"	304.84'	N86°32'20"W		98.68'
C15	9.48'	10.00'	54°18'53"	5.13'	S14°22'54"E		9.13'
C16	48.01'	30.00'	91°41'30"	30.90'	N87°23'05"E		30.90'
C17	51.66'	35.00'	84°34'04"	32.06'	S00°30'52"E		47.10'
C18	52.19'	35.00'	85°34'04"	32.31'	S85°30'52"E		47.49'
C19	81.26'	35.00'	132°50'46"	80.31'	S20°28'58"W		80.31'
C20	33.73'	35.00'	55°13'28"	18.31'	S19°08'26"W		18.31'
C21	5.23'	250.00'	11°15'57"	2.62'	N75°12'00"W		2.62'
C22	121.84'	200.00'	34°54'21"	62.88'	N24°05'10"W		62.88'
C23	135.72'	225.00'	34°33'35"	69.99'	S24°15'33"E		69.99'
C24	19.83'	100.00'	11°21'35"	9.95'	S42°46'52"W		19.79'
C25	5.72'	7.00'	46°47'21"	3.03'	N65°35'13"W		3.03'
C27	51.66'	35.00'	84°34'04"	31.83'	S0°30'52"E		31.83'
C28	20.34'	20.00'	58°16'49"	11.15'	S26°51'45"W		11.15'





LOCATION MAP
SCALE: N.T.S.



AREA BEING REPLATTED THROUGH
PUBLIC HEARING WITH WRITTEN
NOTIFICATION

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ROBARDS TEXAS UNIT 1 WHICH IS RECORDED IN VOLUME 2222, PAGE 319, AND UNIT 3 WHICH IS RECORDED IN VOLUME 2575, PAGE 190, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER _____

OWNER'S DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ BEXAR COUNTY, TEXAS

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: HARUN RASHID, RPLS

REGISTERED PROFESSIONAL LAND SURVEYOR

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.

LICENSED PROFESSIONAL ENGINEER

CPS/SAWS/COSA/UTILITY NOTES:

- 1) THE CITY OF SAN ANTONIO AS A 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 GAS FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR 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 AREAS.
- 2) 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 GROUND ELEVATION ALTERATION.
- 3) 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:
- 4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OPEN SPACE NOTE:

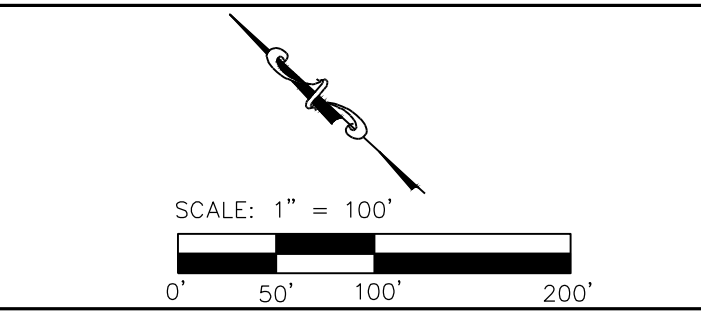
LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, IS DESIGNED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

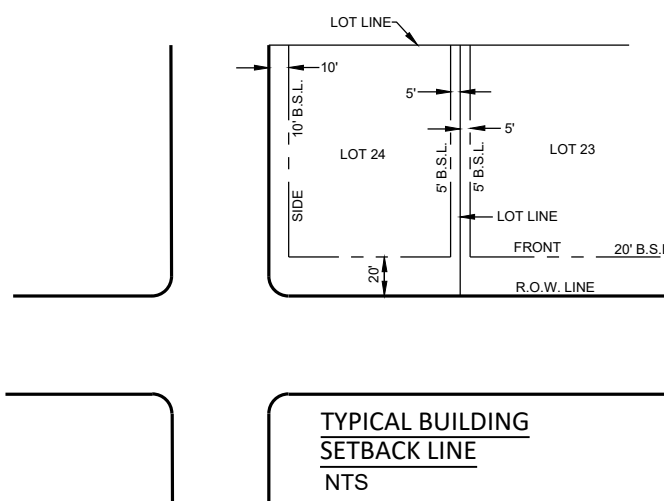
BASIS OF BEARING IS BASED ON STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 (93).

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 902, BLOCK 130, CB 5937, ROYAL CREST SUBDIVISION UNIT 3, RECORDED IN VOLUME 9691, PAGE 158, (PLAT #110381).



THE AREA BEING REPLATTED (22.94 ACRES) WAS PREVIOUSLY PLATTED AS LOTS 15-26 BLOCK 71, LOTS 1, 2, 3, 5-8, 10, 13 BLOCK 54, LOTS 1, 2, 10, 11, 23, 24 BLOCK 55, PORTION OF BARNES BLK, CLEMENS BLK, BOYCE BLK R.O.W.S AND PORTION OF ALLEYS ON BLOCK 54, 55, 71 OF THE ROBARDS TEXAS UNIT 3 SUBDIVISION RECORDED IN VOLUME 2575, PAGE 190 OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

LOTS 1, 2, 9, 14, 19-22 BLOCK 21; LOTS 1-19, BLOCK 23; LOTS 1-5, BLOCK 24; LOTS 1, 6-8, BLOCK 26; LOTS 1-3 BLOCK 27; BARRETT PARK, PORTION OF RAMBLE ROAD, THE PATTEN BLK, THE MAY BLK, THE PENIX BLK, SKINNER BLVD R.O.W.S AND PORTION OF ALLEYS ON BLOCKS 21, 23, 24 & 26 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



SETBACK DETAIL

- Legend**
- F.I.R. Found 1/2" Iron Rod (unless otherwise described)
 - S.I.R. Set 1/2" Iron Rod (unless otherwise described)
 - N°0'0"E 100' Measured Bearing and Distance
 - E.G.T. & CATV ESMT. Electric, Gas, Telephone, and Cable TV Easement
 - 872— Existing Contours
 - 900— Proposed Contours
 - - - Proposed Easement
 - VOL. Volume
 - PG. Page
 - AC. Acreage
 - DPR Deed and Plats Records of Bexar County, Texas
 - OPR Official Public Records of Bexar County, Texas
 - CL Centerline
 - " Identical
 - NTS Not to scale
 - ETJ Extraterritorial Jurisdiction
 - CB County Block
 - BSL Building Setback Line
 - R.O.W. Right-Of-Way
 - ESMT. Easement

DRAINAGE NOTE:

NO STRUCTURE, 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 EASEMENT, 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 TO INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

WASTEWATER 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 SERVICE DEPARTMENT.

FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

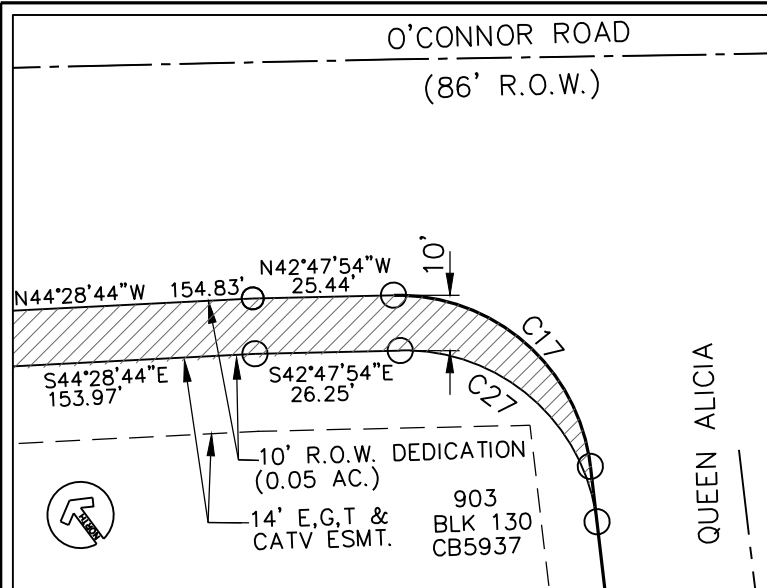
IMPACT FEE PAYMENT DUE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE: A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF .875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

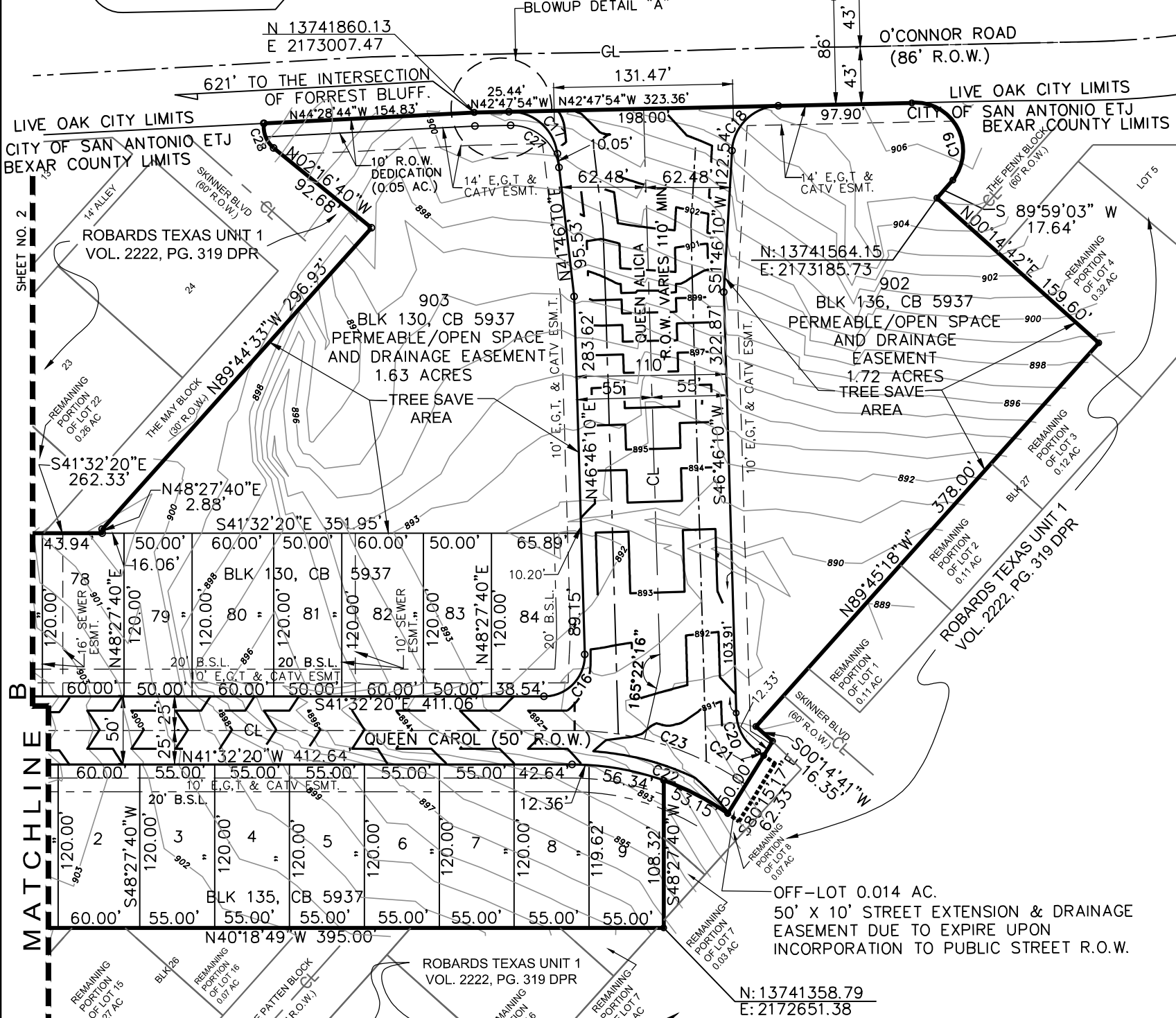
MAINTENANCE NOTE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901, BLOCK 138, LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, DRAINAGE EASEMENTS OF ANY OTHER NATURE WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGN AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C 0290G EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

TREE SAVE AREA: LOT 902, BLOCK 136, LOT 903, BLOCK 130 CB 5937, (3.35 AC.) ARE DESIGNATED AS TREE SAVE AREAS.



BLOWUP DETAIL "A"
N.T.S.



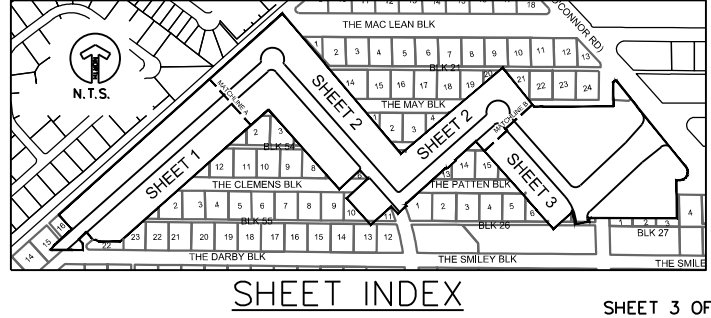
NOTES:

1. FOR SETBACK DETAIL, SEE PLAT SHT #3
2. FOR CURB TABLE, SEE PLAT SHT #2
3. FOR LINE TABLE, SEE PLAT SHT #3

TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN AP# 23-3801001 WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

LINE TABLE		
Line #	Length	Direction
L1	11.66'	S58°01'04"E
L2	9.15'	S88°58'53"E
L3	49.91'	S42°11'32"E
L4	45.00'	S48°27'40"W
L5	28.73'	S42°11'32"E
L6	27.70'	S1°01'07"W
L7	47.02'	S89°28'17"E
L8	26.55'	S89°55'15"E
L9	64.39'	S89°55'15"E

LINE TABLE		
Line #	Length	Direction
L17	34.27'	N42°20'44"E
L18	93.53'	N48°27'51"E
L19	182.99'	N48°27'51"E
L20	185.97'	N48°27'51"E
L21	49.50'	N48°27'51"E
L22	23.00'	S41°32'09"E
L23	67.24'	S48°27'51"W
L24	185.75'	S48°27'51"W
L25	182.95'	S48°27'51"W
L26	117.76'	S48°27'51"W
L27	12.81'	S42°20'44"W
L28	34.32'	S89°27'03"E
L29	34.31'	N89°26'39"W
L30	34.28'	S89°23'56"E
L31	34.35'	N89°30'07"W
L32	34.18'	S89°15'04"E
L33	34.16'	N89°13'02"W



PLAT No. 23-11800215

**ESTABLISHING
REPLAT & SUBDIVISION PLAT**

ROYAL CREST UNIT 1 PLUS 2

BEING A TOTAL OF 22.94 ACRE TRACT INCLUSIVE OF 0.05 ACRE DEDICATION, OUT OF LOTS 15-26, BLOCK 71, LOTS 1, 2, 3, 5-8, 10, 13, 24, 25, 26, 55 OF THE ROBARDS SUBDIVISION UNIT 3, RECORDED IN VOL. 2575, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. AND ALSO BEING LOTS 1, 2, 9, 14, 19-22, BLOCK 21, LOTS 1-19, BLOCK 23, LOTS 1-5, BLOCK 24, LOTS 1, 6-8, BLOCK 26, LOTS 1-3, BLOCK 27 OF THE ROBARDS TEXAS UNIT 1 SUBDIVISION RECORDED IN VOLUME 2222, PAGE 319, OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE WATER & SEWER EASEMENT ON ROYAL CREST U-3 PLAT RECORDED IN VOLUME 9691, PGS. 159-160, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 25-84, BLOCK 130, LOTS 1-9, BLOCK 135; LOTS 6-8, BLOCK 137; LOTS 1-30, BLOCK 138; LOTS 900-901, BLOCK 138; LOT 902, BLOCK 136; LOT 903, BLOCK 130; CB 5937, IN BEXAR COUNTY, TEXAS.

MHR Engineering, LLC.

TEXAS ENGINEERING FIRM # F-12026
TEXAS SURVEYING FIRM # F-1013913

16845 BLANCO ROAD, SUITE 106, TX-78232
PH: (210)641-0543, FAX: 210-497-2227
www.mhrencg.com

PREPARATION DATE: 05-21-24

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS:
JOABERT DEVELOPMENT COMPANY
AGENT: JOHN RIPLEY
13123 FEATHER POINT
SAN ANTONIO, TEXAS 78233

OWNER/DEVELOPER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN RIPLEY KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ROYALCREST UNIT 1 PLUS 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES 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 THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS