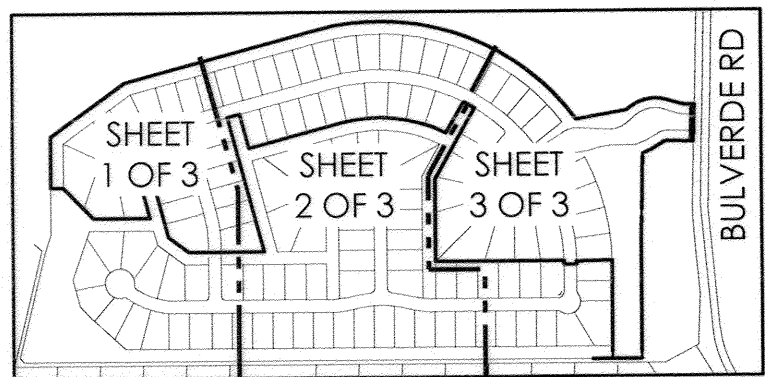


LOCATION MAP

MAPSCO MAP GRID: 451C5
NOT-TO-SCALE



INDEX MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	PG	PAGE(S)
BLK	BLOCK	PR	PRIVATE
BSL	BUILDING SETBACK LINE	ROW	RIGHT-OF-WAY
CATV	CABLE TELEVISION	TEL	TELEPHONE
CLV	CLEAR VISION	VAR	VARIABLE WIDTH
CB	COUNTY BLOCK	SET 1/2" IRON ROD	SET 1/2" IRON ROD (PD)
DR	DRAINAGE	FOUND 1/2" IRON ROD	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
DPR	DEED AND PLAT RECORDS OF (SURVEYOR)	FOUND TxDOT	FOUND TxDOT
ELEC	ELECTRIC	FOUND MONUMENTATION	FOUND MONUMENTATION
ESMT	EASEMENT	FOUND MONUMENTATION	FOUND MONUMENTATION
FFE	FINISHED FLOOR ELEVATION	MINIMUM FINISHED FLOOR ELEVATION	MINIMUM FINISHED FLOOR ELEVATION
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	EXISTING CONTOURS	EXISTING CONTOURS
NCB	NEW CITY BLOCK	PROPOSED CONTOURS	PROPOSED CONTOURS
VOL	VOLUME	COSA 1% ANNUAL CHANCE (100-YR)	COSA 1% ANNUAL CHANCE (100-YR)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	ULTIMATE DEVELOPMENT FLOODPLAIN	ULTIMATE DEVELOPMENT FLOODPLAIN

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) 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.

EDU PAYMENT 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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-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," "OVERHANGING EASEMENT," "UTILITY 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 OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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 OR 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 (5) 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

FINISHED FLOOR NOTE:

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

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEE.

DRAINAGE EASEMENT 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 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 TO INGRESS AND EGRESS OVER THE 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.

MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

OPEN SPACE NOTE:

LOTS 901, 902, BLOCK 2 AND LOT 901, BLOCK 3 ARE DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV AND PEDESTRIAN EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 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 AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SETBACK NOTE:

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

SAWS ACCESS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

VEGETATIVE FILTER STRIP NOTE:

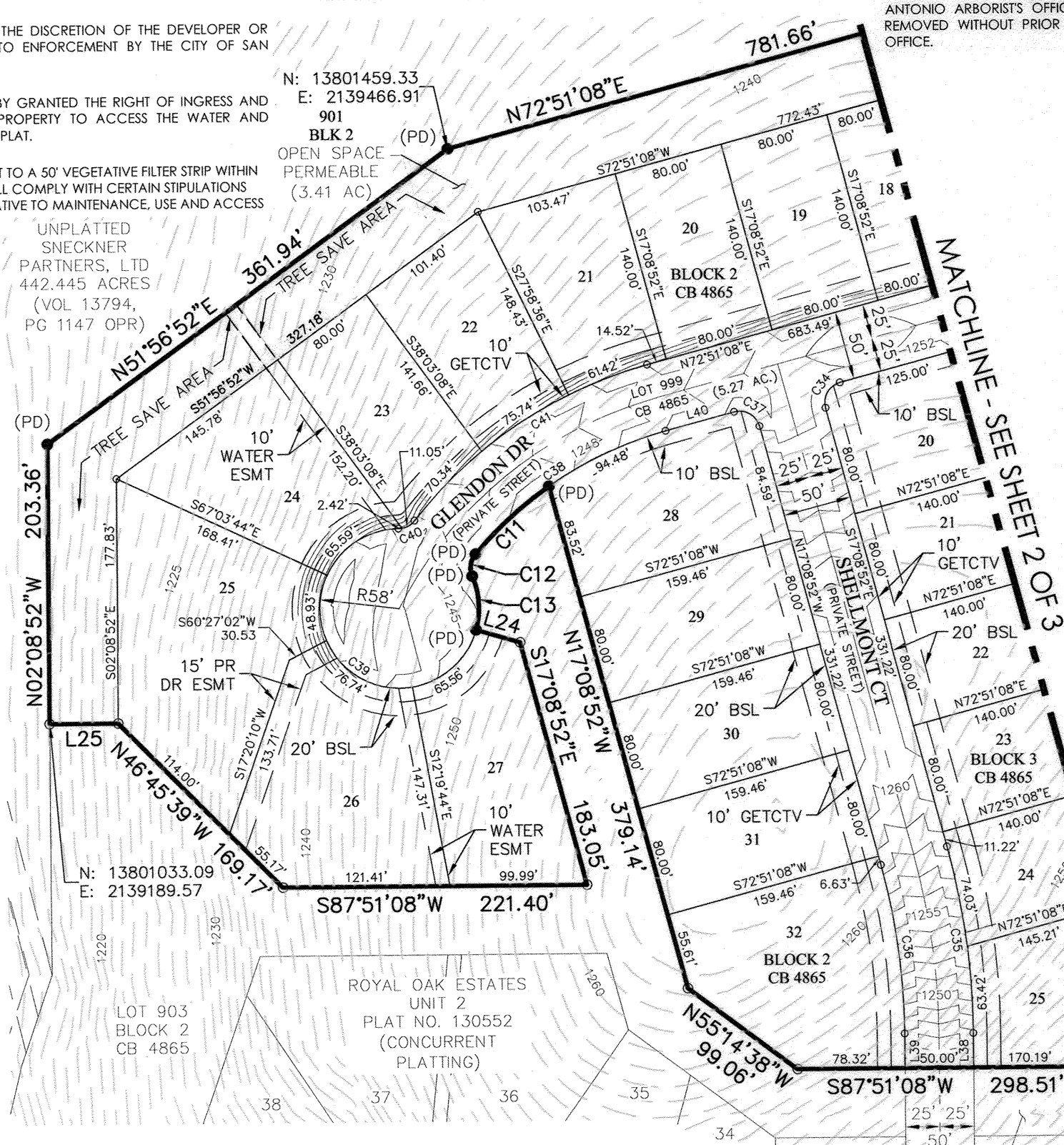
LOTS 1-25, BLOCK 2, CB 4865 ARE ADJACENT TO A 50' VEGETATIVE FILTER STRIP WITHIN LOT 901, BLOCK 2, CB 4865. THESE LOTS SHALL COMPLY WITH CERTAIN STIPULATIONS ESTABLISHED IN THE DEED STRIPS RELATIVE TO MAINTENANCE, USE AND ACCESS TO THE VEGETATIVE FILTER STRIP.

LINE #	BEARING	LENGTH
L1	N77°55'16"E	202.81'
L2	S75°17'23"E	60.90'
L3	N89°04'55"E	37.78'
L4	S00°51'24"E	27.43'
L5	S56°52'10"W	55.73'
L6	N85°02'03"E	40.88'
L7	S00°18'12"E	16.05'
L8	S85°02'03"W	55.58'
L9	S00°55'05"E	209.36'
L10	N89°04'55"E	30.00'
L11	S00°55'05"E	30.00'
L12	S89°04'55"W	30.00'
L13	S00°55'05"E	98.90'
L14	N87°51'08"E	104.82'
L15	S00°18'12"E	32.14'
L16	N02°08'52"W	50.00'
L17	N87°51'08"E	5.80'
L18	S32°34'06"E	25.51'
L19	N87°51'08"E	59.58'
L20	S87°51'08"W	50.00'
L21	S27°10'50"W	140.12'
L22	N17°08'52"W	140.00'
L23	S72°51'08"W	50.00'
L24	S75°58'27"E	33.40'
L25	S87°51'08"W	50.00'
L26	N55°17'09"E	90.74'
L27	N46°51'31"E	50.38'
L28	S75°17'23"E	60.90'
L29	N89°04'55"E	16.75'
L30	N44°23'25"E	11.25'
L31	N45°36'35"W	11.38'
L32	S71°22'47"W	50.00'
L33	S83°58'46"W	60.94'
L34	S54°24'45"W	6.38'
L35	S73°17'17"W	19.31'
L36	S87°51'08"W	94.12'
L37	N41°44'41"E	19.31'
L38	S02°08'52"E	25.13'
L39	N02°08'52"W	25.13'
L40	S72°51'08"W	51.83'
L41	N41°44'41"E	16.49'
L42	S73°17'17"W	16.49'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	965.00'	68°31'36"	S72°53'04"E	1086.59'	1154.16'
C2	162.00'	61°09'53"	N74°07'40"E	164.84'	172.94'
C3	38.00'	15°37'42"	S83°06'14"E	10.33'	10.37'
C4	38.00'	32°12'45"	S72°58'32"W	21.08'	21.36'
C5	162.00'	9°39'51"	S61°42'05"W	27.29'	27.32'
C6	915.00'	1°02'22"	N2°40'03"W	16.60'	16.60'
C7	775.00'	1°02'22"	S2°40'03"E	14.06'	14.06'
C8	725.00'	1°14'27"	N2°46'06"W	15.70'	15.70'
C9	725.00'	3°57'08"	N62°57'43"W	50.00'	50.01'
C10	585.00'	41°42'09"	N86°17'47"W	416.45'	425.79'
C11	275.00'	15°19'03"	S45°30'34"W	73.30'	73.52'
C12	15.00'	63°16'30"	S61°24'48"W	15.74'	16.57'
C13	58.00'	39°27'00"	S5°41'57"E	39.15'	39.93'
C14	775.00'	67°03'16"	S73°37'14"E	856.12'	907.00'
C15	25.00'	84°37'16"	S82°24'13"E	33.66'	36.92'
C16	122.00'	35°22'07"	N72°58'13"E	74.12'	75.31'
C17	78.00'	43°47'46"	N68°45'24"E	58.18'	59.62'
C18	122.00'	57°51'06"	N75°47'04"E	118.02'	123.18'
C19	78.00'	15°37'42"	S83°06'14"E	21.21'	21.28'
C20	78.00'	32°12'45"	S72°58'32"W	43.28'	43.85'
C21	122.00'	30°58'58"	S72°21'39"W	65.17'	65.97'
C22	138.00'	16°28'21"	S79°36'58"W	39.54'	39.67'
C23	172.00'	12°35'59"	S77°40'47"W	37.75'	37.82'
C24	78.00'	29°34'01"	S69°11'46"W	39.81'	40.25'
C25	25.00'	86°37'55"	S11°05'48"W	34.30'	37.80'
C26	775.00'	30°04'18"	S17°11'01"E	402.11'	406.76'

PRIVATE STREET DESIGNATION NOTE:

LOT 999, NCB 4865 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.



SCALE: 1" = 100'

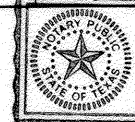


PAPE-DAWSON
ENGINEERS
TBE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 30, 2015

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	725.00'	13°21'13"	N8°49'29"W	168.59'	168.97'
C28	15.00'	91°12'38"	N61°06'24"W	21.44'	23.88'
C29	325.00'	14°33'51"	S80°34'12"W	82.39'	82.61'
C30	125.00'	119°19'41"	N32°29'01"W	215.77'	260.33'
C31	325.00'	14°33'51"	N34°27'45"E	82.39'	82.61'
C32	15.00'	91°12'38"	N3°51'38"W	21.44'	23.88'
C33	725.00'	57°40'55"	N78°18'24"W	699.45'	729.89'
C34	15.00'	90°00'00"	S27°51'08"W	21.21'	23.56'
C35	525.00'	15°00'00"	S9°38'52"E	137.05'	137.44'
C36	475.00'	15°00'00"	N9°38'52"W	124.00'	124.35'
C37	15.00'	90°00'00"	N62°08'52"W	21.21'	23.56'
C38	275.00'	35°00'05"	S55°21'05"W	165.40'	168.00'
C39	58.00'	29°30'13"	N58°50'50"W	63.89'	296.76'
C40	15.00'	51°27'35"	N61°59'59"E	13.02'	13.47'
C41	325.00'	36°34'57"	N54°33'43"W	204.00'	207.51'
C42	15.00'	95°15'10"	N89°22'16"E	22.16'	24.94'
C43	725.00'	21°02'16"	S32°29'01"E	264.71'	266.20'
C44	15.00'	95°15'10"	S25°39'42"W	22.16'	24.94'
C45	275.00'	14°33'51"	N38°34'12"W	69.72'	69.90'
C46	75.00'	119°19'41"	N32°29'01"W	129.46'	156.20'
C47	275.00'	14°33'51"	N34°27'45"E	69.72'	69.90'
C48	915.00'	67°03'16"	N73°37'14"W	1010.77'	1070.84'
C49	915.00'	27°39'16"	N15°58'30"W	437.36'	441.63'



MEGHAN J. GRACE
Notary Public, State of Texas
My Commission Expires
August 25, 2016

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP#1911431) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND/OR HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.



RHONDA YERKEY
My Commission Expires
April 14, 2016

PLAT NUMBER 130551

SUBDIVISION PLAT
OF
ROYAL OAK ESTATES-UNIT 1,
ENCLAVE

A 31.92 ACRE TRACT OF LAND, COMPRISED OF 31.343 ACRE TRACT OUT OF A 31.885 ACRE TRACT AND 0.132 OF AN ACRE OUT OF A 32.258 ACRE TRACT BOTH DESCRIBED IN DEED RECORDED IN VOLUME 16738, PAGE 727 AND 0.450 OF AN ACRE OUT OF A 442.445 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 13794, PAGES 1147-1152 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HENRY PENSCHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863 AND OUT OF THE EDWARD PENSCHORN SURVEY NO. 367, ABSTRACT 591, COUNTY BLOCK 4850 IN 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

ISRAEL FOGEL, PRESIDENT
ROYAL OAK DEVELOPERS, LTD.
BY: NEWLAND DEVELOPMENT, LTD., GENERAL PARTNER
BY: GREAT AMERICA ASSOCIATES, INC., GENERAL PARTNER
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF March, A.D. 2015.

Meghan J. Grace
NOTARY PUBLIC, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

GEORGE J. KENNEDY, PRESIDENT
SNECKNER PARTNERS, LTD.
BY: SNECKNER & ASSOCIATES, INC., GENERAL PARTNER
27027 BULVERDE RD UNIT 4
SAN ANTONIO, TEXAS 78260-2129

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE J. KENNEDY, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF April, A.D. 2015.

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 APPEARED 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

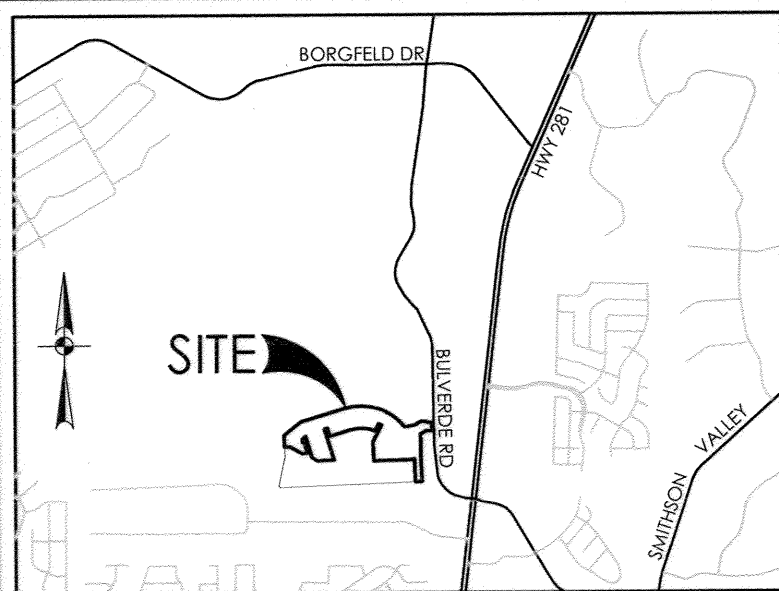
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROYAL OAK ESTATES-UNIT 1, ENCLAVE, 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 AND 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



LOCATION MAP

MAPSCO MAP GRID: 451C5
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CAV	CABLE TELEVISION
CLV	CLEAR VISION
CB	COUNTY BLOCK
DR	DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
ELEC	ELECTRIC
ESMT	FINISHED FLOOR ELEVATION
FFE	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
GETCTV	NEW CITY BLOCK VOLUME
NCB	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
OPR	PAGE(S)
PG	PRIVATE
PR	RIGHT-OF-WAY
ROW	TELEPHONE
TELE	VARIABLE WIDTH
VAR WID	SET 1/2" IRON ROD (PD)
O	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SURVEYOR)	FOUND TxDOT MONUMENTATION
(TYPE I, II OR III)	FOUND MONUMENTATION
1234.56	MINIMUM FINISHED FLOOR ELEVATION
1240	EXISTING CONTOURS
1240	PROPOSED CONTOURS
1240	COSA 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) 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.

EDU PAYMENT 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.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-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, PATROLLING, AND ERECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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 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 (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEARBY LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEAR

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.

STATE OF TEXAS
COUNTY OF BEAR

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: PAPE-DAWSON ENGINEERS, INC.

DATE OF PRINT: March 30, 2015

OPEN SPACE NOTE:

LOTS 901, 902, BLOCK 2 AND LOT 901, BLOCK 3 ARE DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

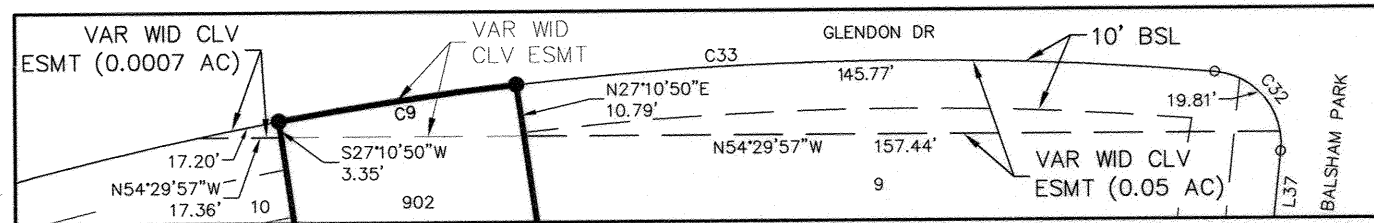
UNPLATTED SNECKNER PARTNERS, LTD
442.445 ACRES
(VOL 13794,
PG 1147 OPR)

N: 13801689.75
E: 2140213.70

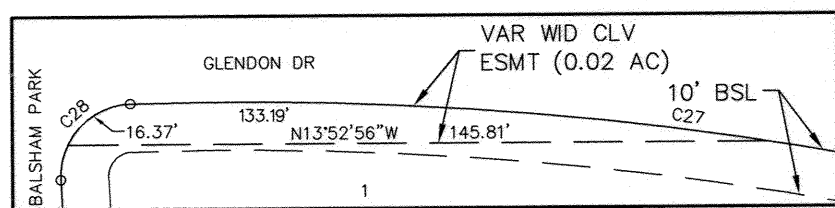
901
BLK 2
OPEN SPACE
PERMEABLE
(3.41 AC)

MATCHLINE - SEE SHEET 1 OF 3

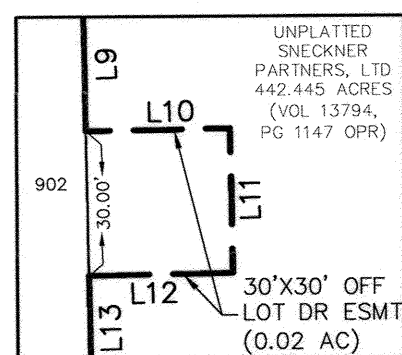
MATCHLINE - SEE SHEET 3 OF 3



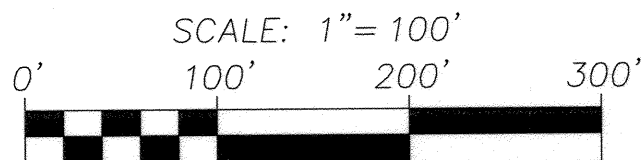
DETAIL "B"
NOT-TO-SCALE



DETAIL "C"
NOT-TO-SCALE



DETAIL "D"
NOT-TO-SCALE



PAPE-DAWSON
ENGINEERS
TBE, FIRM REGISTRATION # 470

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 30, 2015

PLAT NUMBER 130551

SUBDIVISION PLAT OF ROYAL OAK ESTATES-UNIT 1, ENCLAVE

A 31.92 ACRE TRACT OF LAND, COMPRISED OF 31.343 ACRE TRACT OUT OF A 31.885 ACRE TRACT AND 0.132 OF AN ACRE OUT OF A 32.258 ACRE TRACT BOTH DESCRIBED IN DEED RECORDED IN VOLUME 16738, PAGE 727 AND 0.450 OF AN ACRE OUT OF A 442.445 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 13794, PAGES 1147-1152 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE HENRY PENSHERN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863 AND OUT OF THE EDWARD PENSHERN SURVEY NO. 367, ABSTRACT 591, COUNTY BLOCK 4850 IN BEAR COUNTY, TEXAS.

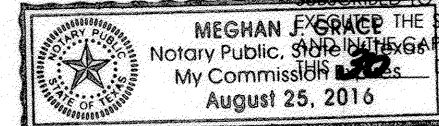
STATE OF TEXAS
COUNTY OF BEAR

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/DEVELOPER: ISRAEL FOGEL, PRESIDENT
ROYAL OAK INVESTORS, LTD.
BY: NEWLAND DEVELOPMENT, LTD., GENERAL PARTNER
BY: GREAT AMERICA ASSOCIATES, INC., GENERAL PARTNER
10003 NW MILITARY HWY, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND CONSIDERATIONS THEREIN EXPRESSED 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.



MEGHAN J. STACE
Notary Public, State of Texas
My Commission Expires August 25, 2016
Meghan J. Stace
NOTARY PUBLIC, BEAR COUNTY, TEXAS

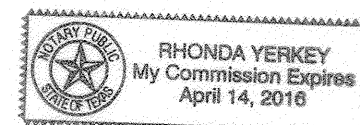
STATE OF TEXAS
COUNTY OF BEAR

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: GEORGE J. KENNEDY, PRESIDENT
SNECKNER PARTNERS, LTD.
BY: SNECKNER & ASSOCIATES, INC., GENERAL PARTNER
27027 BULVERDE RD UNIT 4
SAN ANTONIO, TEXAS 78260-2129

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE J. KENNEDY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND CONSIDERATIONS THEREIN EXPRESSED 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.



RHONDA YERKEY
Notary Public, State of Texas
My Commission Expires April 14, 2016
Rhonda Yerkey
NOTARY PUBLIC, BEAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED 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, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF ROYAL OAK ESTATES-UNIT 1, ENCLAVE, 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

STATE OF TEXAS
COUNTY OF BEAR

I, _____, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

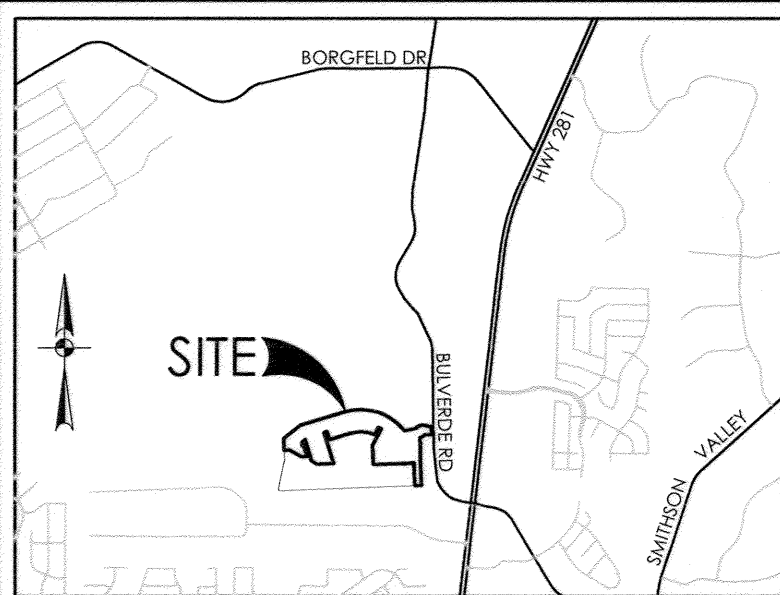
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____, DEPUTY

REFER TO SHEET 1 OF 3 FOR
LINE AND CURVE TABLES

PLAT NOTES ON SHEET 1
APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3





LOCATION MAP
MAPSCO MAP GRID: 451C5
NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION
CLV	CLEAR VISION
CB	COUNTY BLOCK
DR	DRAINAGE
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ELEC	ELECTRIC
ESMT	EASEMENT
FEE	FINISHED FLOOR ELEVATION
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
NCB	NEW CITY BLOCK
VOL	VOLUME
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
PG	PAGE(S)
PR	PRIVATE
ROW	RIGHT-OF-WAY
TELE	TELEPHONE
VAR WID	VARIABLE WIDTH
O	SET 1/2" IRON ROD (PD)
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
✕	FOUND MONUMENTATION
1234.56	MINIMUM FINISHED FLOOR ELEVATION
1240	EXISTING CONTOURS
1240	PROPOSED CONTOURS
---	COSA 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT FLOODPLAIN

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORN NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) 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.

EDU PAYMENT 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.

C.P.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 RIGHTS-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, PATROLLING, AND ELECTRIC POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS' 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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CFS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CFS 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 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 (5) 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 THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

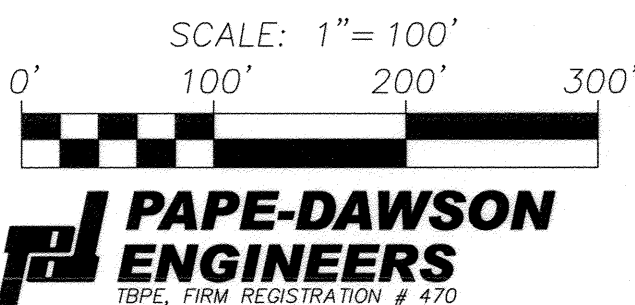
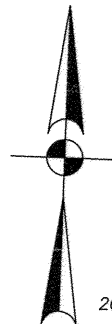
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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: PAPE-DAWSON ENGINEERS, INC.

OPEN SPACE NOTE:
LOTS 901, 902, BLOCK 2 AND LOT 901, BLOCK 3 ARE DESIGNATED AS OPEN SPACE AND AS A VARIABLE WIDTH DRAINAGE, SANITARY SEWER, WATER, ELECTRIC, GAS, TELEPHONE, CABLE TV, AND PEDESTRIAN EASEMENT.

CLEAR VISION NOTE:
CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G., STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 30, 2015

PLAT NUMBER 130551

SUBDIVISION PLAT OF ROYAL OAK ESTATES-UNIT 1, ENCLAVE

A 31.92 ACRE TRACT OF LAND, COMPRISED OF 31.343 ACRE TRACT OUT OF A 31.885 ACRE TRACT AND 0.132 OF AN ACRE OUT OF A 32.298 ACRE TRACT BOTH DESCRIBED IN DEED RECORDED IN VOLUME 16738, PAGE 727 AND 0.450 OF AN ACRE OUT OF A 442.445 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 13794, PAGES 1147-1152 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE HENRY PENSCHORN SURVEY NO. 366, ABSTRACT 590, COUNTY BLOCK 4863 AND OUT OF THE EDWARD PENSCHORN SURVEY NO. 367, ABSTRACT 591, COUNTY BLOCK 4850 IN 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: ISRAEL FOGIE, PRESIDENT
ROYAL OAK INVESTORS, LTD.
BY: NEWLAND DEVELOPMENT, LTD., GENERAL PARTNER
BY: GREAT AMERICA ASSOCIATES, INC., GENERAL PARTNER
10003 HWY 170, SUITE 2201
SAN ANTONIO, TEXAS 78231
(210) 344-9200

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF March, A.D. 2015.

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: GEORGE J. KENNEDY, PRESIDENT
SNECKNER PARTNERS, LTD.
BY: SNECKNER & ASSOCIATES, INC., GENERAL PARTNER
27027 BULVERDE RD UNIT 4
SAN ANTONIO, TEXAS 78260-2129

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF April, A.D. 2015.

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 APPEARED 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 30 DAY OF March, A.D. 2015

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF ROYAL OAK ESTATES-UNIT 1, ENCLAVE 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 30 DAY OF March, A.D. 2015

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30 DAY OF March, A.D. 2015 AT 11:57 A.M. AND DULY RECORDED THE 30 DAY OF March, A.D. 2015 AT 11:57 A.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30 DAY OF March, A.D. 2015.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

REFER TO SHEET 1 OF 3 FOR
LINE AND CURVE TABLES
PLAT NOTES ON SHEET 1
APPLY TO EVERY PAGE OF
THIS MULTIPLE PAGE PLAT

SHEET 3 OF 3

