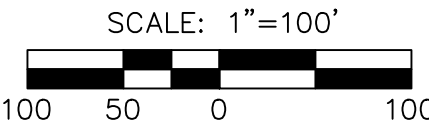


PLAT NO. 150034

SUBDIVISION PLAT ESTABLISHING  
REGAL VILLAGE

BEING A TOTAL OF 9.999 ACRES ESTABLISHING LOTS 3 THRU 6,  
BLOCK 51, C.B. 4411, OUT OF THE B.B.B. & C.R.R. SURVEY NO.  
386, ABSTRACT 97, C.B. 4411 OF BEXAR COUNTY, PREVIOUSLY  
RECORDED IN VOLUME 11772, PAGES 1589-1595 OF THE OFFICIAL  
PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



**Klove**  
**ENGINEERING**  
*Site Development Engineering Services*  
Firm No. 11042  
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258  
www.kloveengineering.com (210) 485-5683

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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  
REGAL PRIVILEGE HOLDINGS, LTD.  
2022 SAUVIGNON ST.  
SAN ANTONIO, TEXAS 78258

AGENT: KEVIN LOVE

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 \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. \_\_\_\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

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 \_\_\_\_\_ REGAL VILLAGE \_\_\_\_\_ 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 REGULATIONS; AND/OR WHERE  
ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

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 OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE

\_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE DEED AND

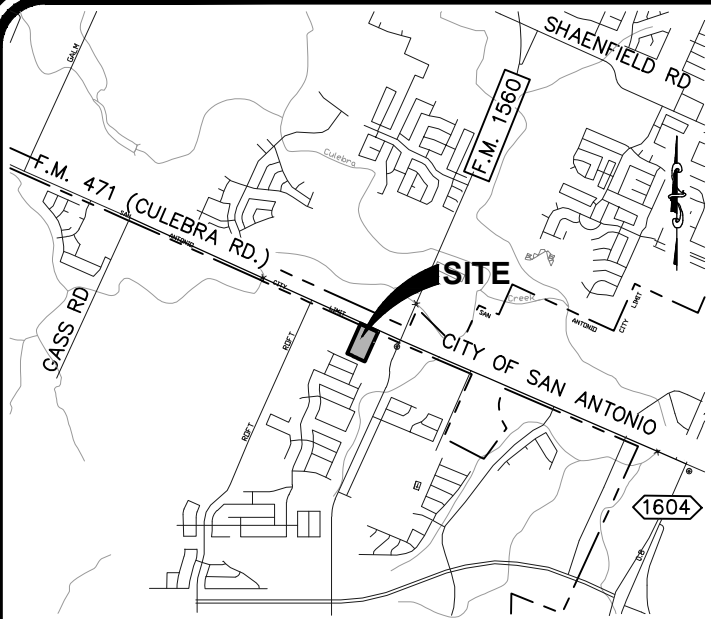
AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE

\_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

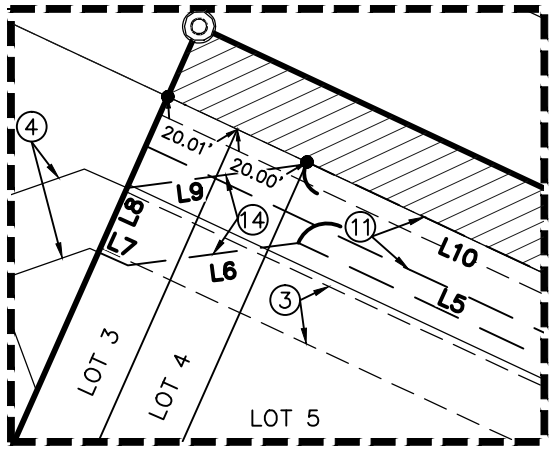
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT TO SCALE

- ① 20' WATER LINE ESM'T  
(VOL. 11314, PG. 1091 RPR)
- ② SANITARY SEWER & WATER ESM'T  
(VOL. 11543, PG. 1997, RPR)
- ③ 16' PERMANENT SANITARY SEWER ESM'T  
(VOL. 14542, PG. 644-650, RPR)
- ④ 20' DRAINAGE & SANITARY SEWER ESM'T  
(VOL. 9624, PG. 01, DPR)
- ⑤ 16' SANITARY SEWER ESM'T  
(VOL. 9605, PG. 89 DPR)
- ⑥ 16' E.G.T.C.A. ESM'T  
(VOL. 11414, PG. 1517, OPR)
- ⑦ 12' E.G.T.C.A. ESM'T  
(VOL. 9604, PGS. 36-38, DPR)
- ⑧ 27" INGRESS/EGRESS ESM'T
- ⑩ 10' PRIVATE SANITARY SEWER ESM'T  
(FOR THE BENEFIT OF LOT 4)
- ⑪ 14' E.G.T.C.A. ESM'T
- ⑫ 14' ELECTRIC ESM'T
- ⑬ 20' BSL (AFTER DEDICATION)
- ⑭ 20' PRIVATE DRAINAGE ESM'T
- ⑮ 25' PRIVATE DRAINAGE ESM'T
- ⑯ 5'X5' WATER ESM'T



DETAIL "A"  
SCALE: N.T.S.

LEGEND

- 609 --- EXISTING CONTOUR
- Ac. ACRES
- B.S.L. BUILDING SETBACK LINE
- C.B. COUNTY BLOCK
- DPR DEED AND PLAT RECORDS
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE,  
AND CABLE TELEVISION
- ESM'T. EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- EX. EXISTING
- N.T.S. NOT TO SCALE
- OPR OFFICIAL PUBLIC RECORDS
- R.O.W. RIGHT-OF-WAY
- RPRBCT REAL PROPERTY RECORDS BEXAR COUNTY, TX.
- VARIABLE VARIABLE
- V.N.A. VEHICULAR NON-ACCESS
- VOL. VOLUME
- PG. PAGE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FOUND 1/2" IRON ROD WITH CAP "PD"
- FOUND 1/2" IRON ROD WITH CAP "MBC"
- SET 1/2" REBAR.

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 NO. 93563

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: GIBBONS SURVEYING & MAPPING, INC. 150 W. RHAPSODY DR., SAN  
ANTONIO, TX 78216, (210) 366-4600.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716

OPS 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 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 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 THEREON. 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 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.

DRAINAGE NOTES:

1. NO STRUCTURES, 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 OF INGRESS AND EGRESS OVER 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.

EDU NOTE:

1. 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 SERVICES DEPARTMENT.

IMPACT FEE NOTE:

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

FIRE DEPARTMENT CROSS ACCESS EASEMENT NOTE:

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED. NO WAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

SAWS NOTE:

1. 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.

STORM WATER DETENTION NOTE:

1. STORM WATER DETENTION IS REQUIRED FOR LOTS 3-5 OF 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 ASSIGNEES.

GENERAL NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL TEXAS ZONE, NAD 83 (93).
3. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE), NAD 83 (CORS).
4. IRON PINS FOUND OR SET AT EACH CORNER.

BUILDING SETBACK NOTE:

1. 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.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT ALONG F.M. 471 (CULEBRA ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 500.10'.

SHARED CROSS ACCESS NOTE:

1. LOT OWNER(S) SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r)(3).

MAINTENANCE NOTE:

1. THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON 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.

FINISHED FLOOR NOTE:

1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

DEDICATION OF WATER MAINS:

1. THE DEVELOPER DEDICATES THE 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 WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

HIGH PRESSURE NOTE:

1. CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF \*PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	20.00'	S25°07'53"W
L5	180.75'	N64°52'07"W
L6	44.73'	S82°27'06"W
L7	8.39'	N65°59'38"W
L8	18.32'	N24°00'22"E
L9	48.16'	N82°27'06"E
L10	141.83'	S64°52'07"E

