

PLAT NUMBER 130341

SUBDIVISION PLAT
OF
STEUBING FARM UNIT-4A

A 2.083 ACRE TRACT OF LAND COMPRISED OF 1.928 ACRES OUT OF A 173.017 ACRE TRACT CONVEYED TO SLF IV/LEGACY NWSA, L.P., IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 15746, PAGES 719-735, 0.021 OF AN ACRE OUT OF A 37.720 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16854, PAGES 1735-1744, AND 0.134 OF AN ACRE OUT OF A 22.402 ACRE TRACT CONVEYED TO ANSLEY STEUBING FARM APARTMENTS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17097, PAGES 2099-2107, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, COUNTY BLOCK 4766, IN NEW CITY BLOCK 14861, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

**PAPE-DAWSON**
ENGINEERS
TBPE, FIRM REGISTRATION # 4702000 NW LOOP 410 | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: March 3, 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/DEVELOPER: JOHN LOHR
MERITAGE HOMES OF TEXAS, LLC
3512 PAESANOS PARKWAY, SUITE 300
SAN ANTONIO, TX 78231
(210) 293-4922

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN LOHR 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 10 DAY OF March, A.D. 2015.

Christina Michelle Meeker
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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: STEVE SAXON
SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP
5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TEXAS 75206
(214) 361-5000

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVE SAXON 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 3rd DAY OF MARCH, A.D. 2015.

James Cox
NOTARY PUBLIC, DALLAS COUNTY, TEXAS

THIS PLAT OF STEUBING FARM UNIT-4A 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 BEXAR

I, _____, COUNTY CLERK OF BEXAR 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 BEXAR 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, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF GEORGIA
COUNTY OF FULTON

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: NICK HATHAWAY
ANSLEY STEUBING FARM APARTMENTS, LLC
5901 C PEACHTREE DUNDWOODY ROAD SUITE 125
ATLANTA, GA 30328
(770) 448-7047

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NICK HATHAWAY 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 14th DAY OF March, A.D. 2015.

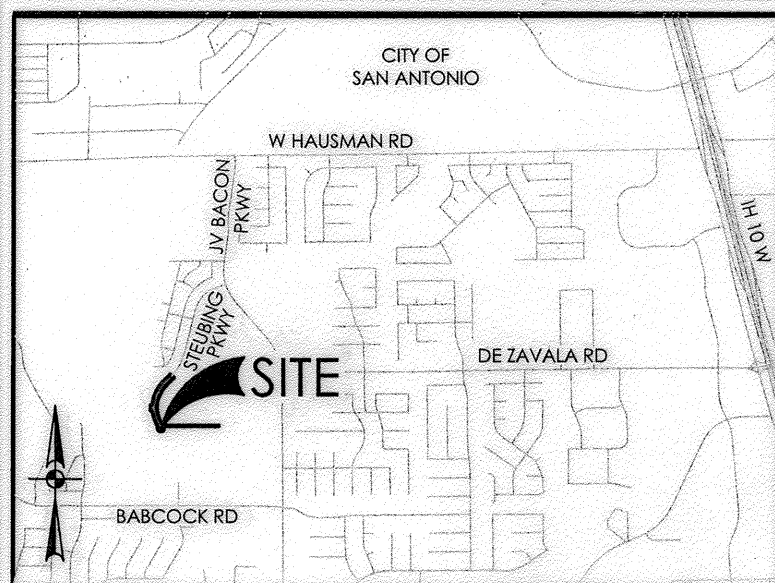
Allison Nagelberg
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	844.00'	1'25'45"	S44°05'38"W	21.05'
C2	498.00'	70°34'02"	S09°31'29"W	573.00'
C3	50.00'	248°46'02"	S82°59'16"W	82.53'
C4	570.00'	18°21'53"	N18°34'34"W	181.92'
C5	20.00'	83°13'06"	N49°00'10"W	26.56'
C6	20.00'	83°56'09"	N47°25'12"E	26.75'
C7	570.00'	39°21'23"	N25°07'49"E	383.88'
C8	770.00'	1'25'45"	N44°05'38"E	19.21'
C9	830.00'	1'25'45"	S44°05'38"W	20.70'
C10	510.00'	70°34'01"	S09°31'30"W	589.18'
C11	50.00'	286°15'37"	S64°14'29"W	60.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S46°37'15"E	74.00'
L2	S44°48'30"W	149.80'
L3	S25°45'31"E	78.98'
L4	S00°04'08"E	16.00'
L6	N25°45'31"W	72.22'
L7	S88°52'23"W	10.00'
L8	N01°07'37"W	92.00'
L9	N88°52'23"E	10.00'
L10	N44°48'30"E	149.80'
L11	S25°45'31"E	72.22'
L12	S64°14'29"W	60.00'
L13	N25°45'31"W	17.77'

Christina Michelle Meeker
Notary Public, State of Texas
My Commission Expires
February 25, 2017

James Cox
Notary Public, State of Texas
My Commission Expires
August 04, 2018

MATCHLINE -
SEE THIS SHEETMATCHLINE -
SEE THIS SHEET

LOCATION MAP

MAPSCO MAP GRID: 548A1
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	SS	SANITARY SEWER
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN		

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 EASEMENT(S) SHOWN ON THIS PLAT.

LOMR APPROVAL NOTE:

THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON JULY 29, 2014. CASE NUMBER 14-06-1934P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

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.

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 1500 GPM AT 25 PSI RESIDUAL PRESSURE.

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.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER 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 PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR PRIOR TO THE 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 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 THERETO. 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:

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

10' WATER ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW
0.021 AC (OFF-LOT)

UNPLATTED 34.720 ACRES
MERITAGE HOMES OF TEXAS, LLC
(VOL 16854, PGS 1735-1744 OPR)

50' DRAINAGE, SEWER, WATER AND TURNAROUND ESMT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET
0.171 AC

UNPLATTED
REMAINDER OF 168.977 ACRES
SLF IV/LEGACY NWSA, L.P.,
A TEXAS LIMITED PARTNERSHIP
(VOL 15746, PGS 719-735 OPR)

ANSELMO PRU
SURVEY NO. 20
ABSTRACT 574
COUNTY BLOCK 4766
NCB 14861

UNPLATTED
REMAINDER OF 168.977 ACRES
SLF IV/LEGACY NWSA, L.P.,
A TEXAS LIMITED PARTNERSHIP
(VOL 15746, PGS 719-735 OPR)

14' GETCTV ESMT
0.278 AC
(OFF-LOT)

16' WATER ESMT
0.329 AC
(OFF-LOT)

UNPLATTED
REMAINDER OF 168.977 ACRES
SLF IV/LEGACY NWSA, L.P.,
A TEXAS LIMITED PARTNERSHIP
(VOL 15746, PGS 719-735 OPR)

MATCHLINE -
SEE THIS SHEET

1% A.C. (100-YR) FEMA FLOODPLAIN
PER FEMA LOMR PREPARED BY
PAPE-DAWSON ENGINEERS, INC.
(CASE #14-06-1934P)
EFFECTIVE DECEMBER 10, 2014

UNPLATTED
22.402 ACRES
ANSLEY STEUBING FARM
APARTMENTS, LLC
(VOL 17097, PGS
2099-2107 OPR)

16' WATER ESMT
0.329 AC
(OFF-LOT)

UNPLATTED
22.402 ACRES
ANSLEY STEUBING FARM
APARTMENTS, LLC
(VOL 17097, PGS
2099-2107 OPR)

10' W ESMT
(PLAT NO. 150041)