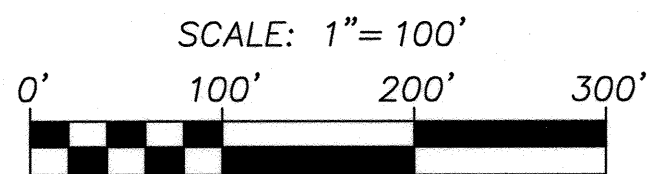


SUBDIVISION PLAT  
OF  
STEUBING FARM UNIT-4B

A 2.371 ACRE TRACT OF LAND COMPRISED OF 2.289 ACRES OUT OF A 173.017 ACRE TRACT OF LAND CONVEYED TO SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 15746, PAGES 719-735 AND 0.082 OF AN ACRE OUT OF THE 34.720 ACRE TRACT CONVEYED TO MERITAGE HOMES OF TEXAS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16854, PAGES 1735-1744, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14861, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**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 4, 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 MEERER  
Notary Public, State of Texas  
My Commission Expires February 25, 2017

Christina Michelle Meerer  
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 BEXAR

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 10 DAY OF March, A.D. 2015.

ALLISON NAGELBERG  
Notary Public, State of Texas  
My Commission Expires November 14, 2017

Allison Nagelberg  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF STEUBING FARM UNIT-4B 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

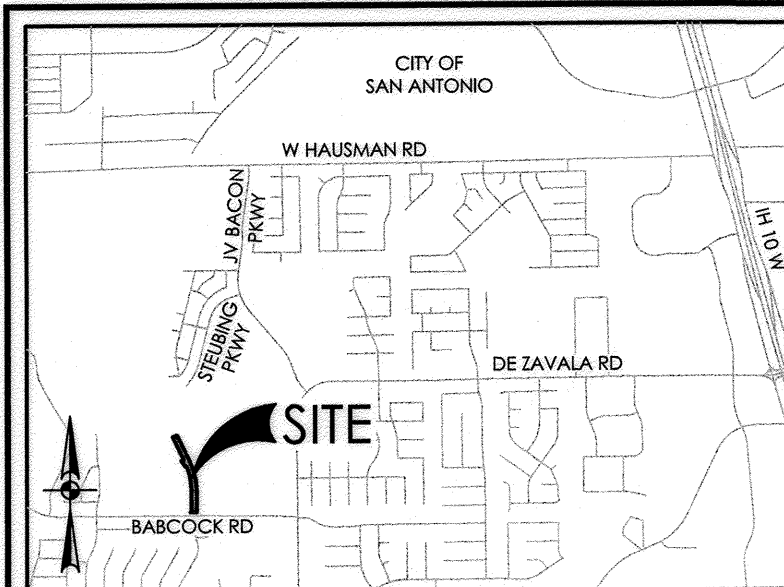
BY: SECRETARY

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



LOCATION MAP

MAPSCO MAP GRID: 548A1  
NOT-TO-SCALE

- LEGEND**
- AC ACRE(S)
  - BLK BLOCK
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - OPR OFFICIAL PUBLIC RECORDS (SURVEYOR) (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
  - VOL VOLUME
  - PG PAGE(S)
  - ROW RIGHT-OF-WAY
  - FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 1/2" IRON ROD (PD)
  - 1140 EXISTING CONTOURS
  - 1140 PROPOSED CONTOURS
  - EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

- 1 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- 2 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 140218)
- 3 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 140219)
- 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 140219)
- 5 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 140219)
- 6 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT NO. 130341)
- 7 14' WATER EASEMENT (PLAT NO. 130341)
- 8 16' SANITARY SEWER EASEMENT (VOL 5660, PG 1029-1034 OPR)
- 9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9561, PG 92 DPR)
- 10 VARIABLE WIDTH SEWER AND DRAINAGE EASEMENT (PLAT NO. 140219)

**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.

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

**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 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.

**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 PLATTING 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 GRANITOR'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.

STATE OF TEXAS  
COUNTY OF BEXAR

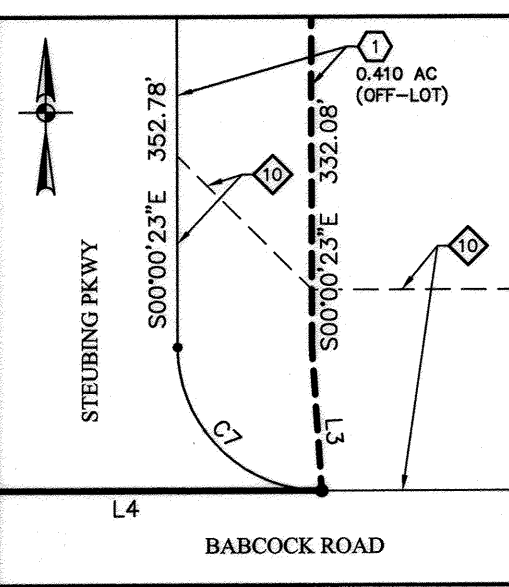
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

W.R. WOOD  
65364  
LICENSED PROFESSIONAL ENGINEER

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.

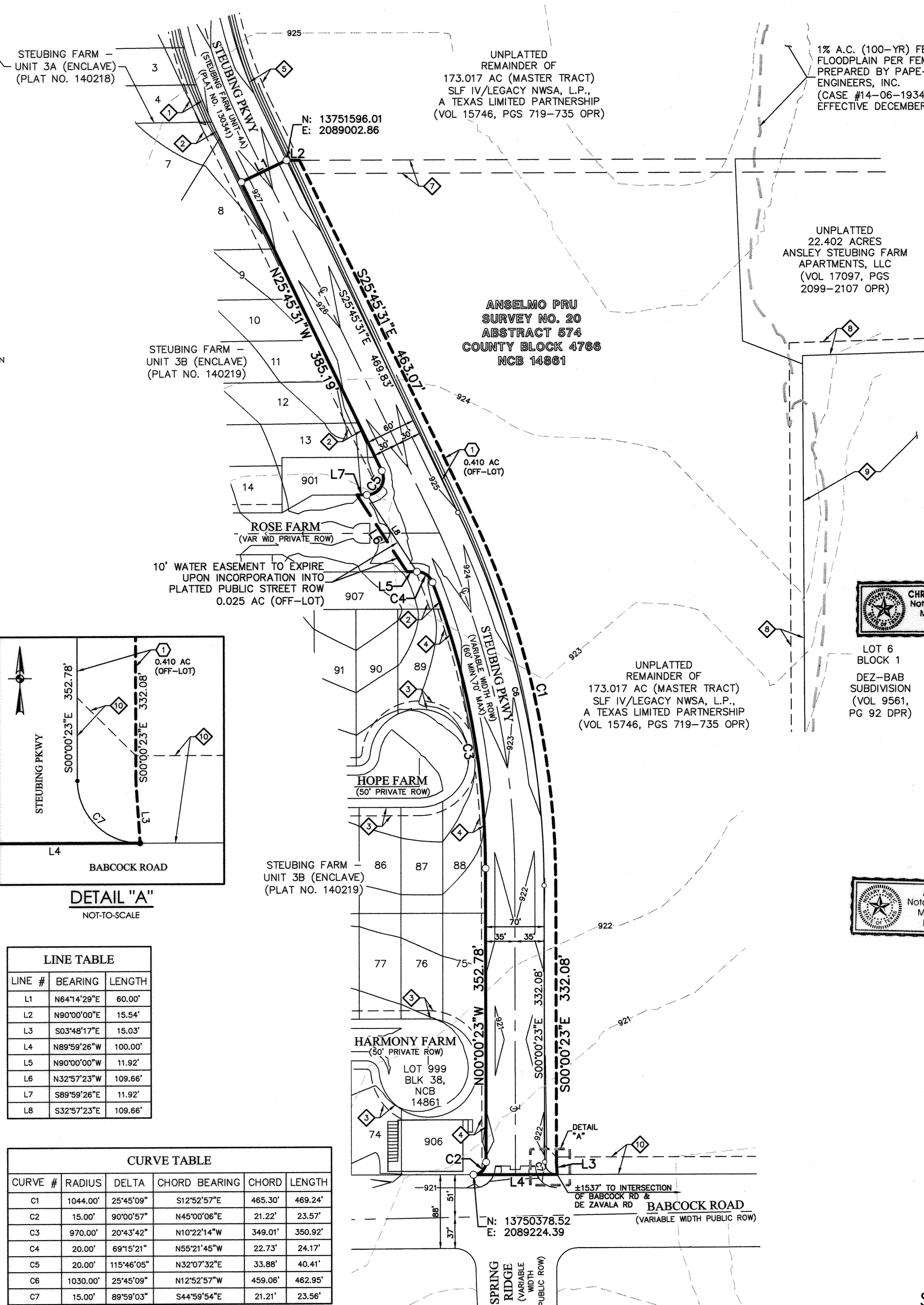
REGISTERED PROFESSIONAL LAND SURVEYOR



DETAIL "A"  
NOT-TO-SCALE

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	N64°14'29"E	60.00'	
L2	N90°00'00"E	15.54'	
L3	S03°48'17"E	15.03'	
L4	N89°59'26"W	100.00'	
L5	N90°00'00"W	11.92'	
L6	N32°57'23"W	109.66'	
L7	S89°59'26"E	11.92'	
L8	S32°57'23"E	109.66'	

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1044.00'	25°45'09"	S12°52'57"E	465.30' 469.24'
C2	15.00'	90°00'57"	N45°00'06"E	21.22' 23.57'
C3	970.00'	20°43'42"	N10°22'14"W	349.01' 350.92'
C4	20.00'	69°15'21"	N55°21'45"W	22.73' 24.17'
C5	20.00'	115°46'05"	N32°07'32"E	33.88' 40.41'
C6	1030.00'	25°45'09"	N12°52'57"W	459.06' 462.95'
C7	15.00'	89°59'03"	S44°59'54"E	21.21' 23.56'



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)

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

UNPLATTED REMAINDER OF 173.017 AC (MASTER TRACT)  
SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP  
(VOL 15746, PGS 719-735 OPR)

STEUBING FARM - UNIT 3B (ENCLAVE)  
(PLAT NO. 140219)

HARMONY FARM (50' PRIVATE ROW)  
LOT 999 BLK 38, NCB 14861

N: 13750378.52  
E: 2089224.39

±1537' TO INTERSECTION OF BABCOCK RD & DE ZAVALA RD  
BABCOCK ROAD  
(VARIABLE WIDTH PUBLIC ROW)

