

LOCATION MAP

LEGEND

VOLUME

PRIVATE

WATER

RIGHT-OF-WAY

FOUND 1/2" IRON ROD

SET 1/2" IRON ROD (PD)

1234.56 FINISHED FLOOR ELEVATION

(UNLESS NOTED OTHERWISE)

SS SANITARY SEWER

PG PAGE(S)

ROW

AC ACRE(S) BLK BLOCK BSL · BUILDING SETBACK LINE CB COUNTY BLOCK DED DEDICATION VAR WID VARIABLE WIDTH DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ESMT EASEMENT GETCTV GAS, ELECTRIC, TELEPHONE (SURVEYOR) AND CABLE TELEVISION IN/EG INGRESS/EGRESS NCB NEW CITY BLOCK

OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS -1140 --- EXISTING CONTOURS PROPOSED CONTOURS

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

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

INGRESS/EGRESS WATER:
"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

. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

"PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010,00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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.

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:

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HERE 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, AMINTAINING, 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 righ 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 APPURTEMANCES 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 FRSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. IT 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

STATE OF TEXAS

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

LICENSED PROFESSIONAL ENGINEER

DRAINAGE EASEMENT NOTE:

LOMR APPROVAL NOTE: THE 100-YEAR FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED NO STRUCTURE FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS UPON A LETTER OF MAP REVISION (LOMR) STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. AND APPROVED BY FEMA ON JULY 29, 2014 CASE NUMBER PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED 14-06-1934P. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS FLOOD ZONE NOTE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN, NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

FIRE FLOW DEMAND NOTE:

VAR WID

GETCTV ESMT

(VOL 9675, PGS)

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. 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 PLANNING AND EASEMENT DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

202-204 DPR) VAR WID **GETCTV** 0.131 AC (0.092 AC OFF-LOT) L48-ROW DED 0.060 AC

BLOCK 1

VAR WID

DPR)

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT

DETAIL "C"

GETCTV ESMT (VOL 9675,

PGS 202-204

L15	N00,00,00,E	20.94	
L16	N35*16'07"W	60.46'	
L17	N25*49'24"W	144.86'	
L18	N13*04'36"W	142.09'	
L19	N31*57'50"E	122.14'	
L20	N37*48'02"E	107.83	
L21	N89°28'03"E	10.26'	
L22	N89'28'03"E	9.25'	
L23	S89*28'03"W	5.33'	
L24	N08'00'18"W	24.35'	
L25	N08*00'18"W	24.60'	
L26	N90°00'00"W	13.86'	
L27	S63°25'36"E	38.62'	
L28	N01*54'13"E	29.15'	
L29	S01'54'13"W	23.21'	
L30	S10'06'00"E	83.18'	
L31	N53'47'36"E	93.32'	
L32	S53'52'58"E	39.02'	
L33	N81*07*02"E	25.24'	
L34	S53*52'58"E	168.13'	
L35	N53'52'58"W	168.13'	
L36	S81°07'02"W	41.81'	
L37	N53'52'58"W	32.69'	
L38	S53*47'36"W	88.51'	
L39	S10°06'00"E	49.49'	
L40	S89*28'03"W	40.33'	
L41	N00'31'57"W	20.00'	
L42	N89°28'03"E	40.33'	
L43	S53*52'58"E	16.00'	
L44	N0015'09"W	289.63'	
L45	N90°00'00"E	15.43'	
L46	S01°37'54"W	15.92'	
L47	S01*09'21"W	133.14'	
L48*	S00'31'57"E	117.49*	• •
L49	и90.00,00"м	12.84	F 2
		The second secon	

LINE TABLE

LINE # BEARING LENGTH

N66'06'05"E

N21'06'05"E

S53*52'58"E

S36*07'02"W

N89'28'03"E

N00'31'57"W

N89'32'46"E

S00°31'57"E

S8815'04"W

N59'37'18"W

S8815'04"W

S00°13'41"E

L14 N68'39'03"W

L3 S66*06'05"W

L2

L5

L7

L8

L10

L12

L13

39.30'

5.43'

47.23'

464.91

24.00

19.00'

199.04

15.41'

75.02

94.27

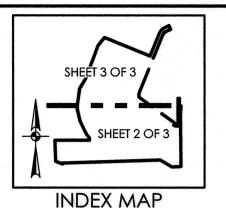
141.03'

119.70

10.00'

76.89

CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	"	119.25'	43'59'03"	N44*06'33"E	89.31	91.54
C2		655.00'	4'03'17"	S24'19'46"E	46.34'	46.35'
C3		81.75'	43'59'03"	S44*06'33"W	61.23'	62.76
C4		94.25'	34"11'24"	S05°01'20"W	55.41'	56.24
C5		44.25'	36'38'59"	S72'12'27"E	27.82'	28.30'
C6		19.25'	60'42'59"	N59*06'34"E	19.46'	20.40'
C7		619.42'	8'05'10"	S03*30'38"W	87.35'	87.42
C8		100.00'	36°38'59"	S7212'27"E	62.88'	63.97
C9		18.25'	15*40'37"	N82*41'38"W	4.98'	4.99'
C10		119.25'	36*38'59"	N72*12'27"W	74.99'	76.28
C11		93.25'	29"28'04"	N68*37'00"W	47.43'	47.96'
C12		18.25'	18*58'09"	S87*09'53"W	6.01	6.04'
C13		51.75'	53'21'15"	N75*38'34"W	46.47'	48.19'
C14		18.25'	22*27'45"	N6011'49"W	7.11'	7.15'
C15		45.00'	1379'24"	N08'00'18"W	10.44'	10.46
C16		18.25'	2319'34"	N45'05'46"E	7.38'	7.43
C17		51.75'	37*07'16"	N51*59'37"E	32.94'	33.53'
C18		18.25'	18*58'09"	N61°04'11"E	6.01	6.04'
C19		93.25'	29'28'04"	N36'51'04"E	47.43'	47.96'
C20		94.25'	76'00'00"	S15*52'58"E	116.05	125.02
C21		633.42	1*41'50"	S00'18'58"W	18.76	18.76
C22		19.25'	22'00'02"	N39°45'06"E	7.35'	7.39'



STATE OF TEXAS

TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE

ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN

ACCORDANCE WITH DFIRM PANELS 48029C0230G AND 48029C0240G, DATED

DECEMBER 10, 2014, AND THE HIGHER OF 4% ANNUAL CHANCE (25-YEAR) ULTIMATE

CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS

PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY

OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN

ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS

LOT 901, BLOCK 1, NCB 14861 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE,

INGRESS/EGRESS, SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE

EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN ANSLEY AT OVERLOOK

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE ANSLEY AT OVERLOOK

HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF

THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: (LOT

PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT

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 COUNTY, TEXAS. STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AER 7/24/15

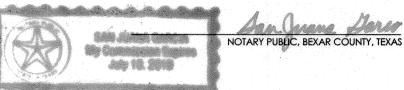
COUNTY OF BEXAR

OWNER/DEVELOPER: MIKE FRISBIE, P.E CITY OF SAN ANTONIO, TCI 114 W. COMMERCE SAN ANTONIO, TEXAS (210) 207-7790

DRAINAGE EASEMENT 0.266 AC (OFF-LOT)

STATE OF TEXAS

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



SCALE: 1"= 1000"

VARIABLE WIDTH

COUNTY OF BEXAR

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

LAURI COX

Notary Public, State of Texas

My Commission Expires August 04, 2018

ALLISON NAGELBERG

Notary Public, State of Texas

My Commission Expires

November 14, 2017

PLAT NUMBER 150041

SUBDIVISION PLAT ANSLEY AT OVERLOOK

ESTABLISHING LOT 7, BLOCK 1, NEW CITY BLOCK 14861, BEING A 23.88 ACRE TRACT OF LAND COMPRISED OF A 22.402 ACRE TRACT CONVEYED TO ANSLEY STEUBING FARM APARTMENTS, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17097, PAGES 2099-2107 AND A 1.209 ACRE TRACT OUT OF A 173.017 ACRE TRACT CONVEYED TO SLF IV/LEGACY NWSA, L.P. A TEXAS LIMITED PARTNERSHIP IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 15746, PAGES 719-735, AND 0.266 OF AN ACRE CONVEYED TO THE CITY OF SAN ANTONIO IN WARRANTY DEED RECORDED IN VOLUME 14345, PAGES 1328-1333, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14861, OF THE CITY OF SAN ANTONIO, BEXAR



2000 NW LOOP 410

SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: July 7, 2015

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.

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

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 ______, A.D. 20 ______.

> Lauri Cox NOTARY PUBLIC, DALLAS COUNTY, TEXAS

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 I)FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. THEREON SHOW

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

THIS PLAT OF ____ANSLEY AT OVERLOOK __ 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. <u>20_____</u>.

	BY:	
		CHAIRMAN
	BY:	SECRETARY
STATE OF TEXAS		SECRETART
COUNTY OF BEXAR		
1,		, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY
CERTIFY THAT THIS PL	AT WAS	FILED FOR RECORD IN MY OFFICE, ON THE DAY
OF		A D 20 AT M AND DULY RECORDED THE

DAY OF , A.D. <u>20</u>____AT__ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

> ___, A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3 BY: , DEPUTY

OFFICE, THIS _____ DAY OF____









1.102 AC

S88'15'31"W 897.84'

BLOCK 1

NCB 14861

DEZ-BAB SUBDIVISION

(VOL 9561, PG 92 DPR)

PR VAR WID

-1.102 AC

(0.254 AC OFF-LOT)

(0.010 AC

-VAR WID IN/EG ESMT

DRAINAGE ESMT

PUBLIC 16'

SS ESMT

-0.179 AC

(0.010 AC.

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: MIKE FRISBIE, P.E. VARIABLE WIDTH CITY OF SAN ANTONIO, TCI DRAINAGE EASEMENT AER 7/24/15 114 W. COMMERCE 0.266 AC (OFF-LOT) SAN ANTONIO, TEXAS

(210) 207-7790 STATE OF TEXAS COUNTY OF BEXAR

PR VAR WID DRAINAGE ESMT

SEE DETAIL "A"
THIS SHEET

(0.254 AC OFF-LOT)

16' PUBLIC SS ESMT

(0.010 AC OFF-LOT)

-0.179 AC

(VOL 15746, PG\$

PR VAR WID

1.102 AC

16' SS ESMT

(VOL 5660, PGS-

1029-1034 OPR)

SGCE-5293

DRAINAGE ESMT

(0.254 AC OFF-LOT)

VAR WID IN/EG ESMT

(0.825 AC OFF-LOT)

PR VAR WID

1.102 AC

30-FT DRAINAGE ESMT

(VOL 9561, PG 92 DPR)

N8815'34"E 903.80'

DRAINAGE ESMT

(0.254 AC OFF-LOT)

1.387 AC-

719-735 OPR)

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME S 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

en Ociana Bones NOTARY PUBLIC, BEXAR COUNTY, TEXAS

0.060 AC

C21-

VAR WID L48-

IN/EG ESMT

(0.825 AC

√-1.387 AC

OFF-LOT)

SEE DETAIL "B"

GETCTV ESMT `(VOL 9675, PGS 202-204 DPR)

DRAINAGE ESMT

(VOL 14475, PGS-

1262-1266 OPR)

S8815'04"W 334.99'

UNPLATTED

2.353 AC CITY OF SAN ANTONIO (VOL 14345, PGS

1328-1333 OPR)

VAR WID

0.266 AC

(OFF-LOT)

DRAINAGE ESMT_

467.52

NOW IN NEW CITY BLOCK 14861, OF THE CITY OF SAN ANTONIO, BEXAR SCALE: 1"= 100'

A TEXAS LIMITED PARTNERSHIP IN WARRANTY DEED WITH VENDOR'S LIEN

RECORDED IN VOLUME 15746, PAGES 719-735, AND 0.266 OF AN ACRE

CONVEYED TO THE CITY OF SAN ANTONIO IN WARRANTY DEED RECORDED

IN VOLUME 14345, PAGES 1328-1333, ALL OF THE OFFICIAL PUBLIC

RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE

ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766,

200' 300 PAPE-DAWSON **ENGINEERS**

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

DATE OF PRINT: July 7, 2015

UNPLATTED 4.094 AC STMS DE ZAVALA LAND LTD (VOL 17009, PGS 630-633 OPR)

COUNTY, TEXAS.

STATE OF GEORGIA COUNTY OF FULTON

59

N: 13751397.14

E: 2090851.53 \

ALLISON NAGELBERG lotary Public, State of Texas

My Commission Expires

November 14, 2017

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.

> NICK HATHAWA 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

THIS PLAT OF <u>ANSLEY AT OVERLOOK</u> HAS BEEN SUBMITTED TO AND CONSIDERE 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 ____

STATE OF TEXAS

COUNTY OF BEXAR

_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ , A.D. 20 AT _____M. AND DULY RECORDED THE

_, A.D. <u>20</u>____AT_ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF__

COUNTY CLERK, BEXAR COUNTY, TEXAS

-ROW DED 0.060 AC \mathbb{R} D PUBLIC 20' W ESMT-0.019 AC

L40 BLOCK 1 NCB 14861

DETAIL "B"

W.R. WOOD

65364

NOTARY PUBLIC, DALLAS COUNTY, TEXAS MATCHLINE - SEE SHEET 3 OF 3 1% A.C. (100-YR) FEMA FLOODPLAIN PER FEMA LOMR PREPARED BY PAPE-DAWSON ENGINEERS, INC. (CASE #14-06-1934P) APPROVED JULY 29, 2014, FFECTIVE DECEMBER 10, 2014 LOT 7, BLOCK 1 NCB 14861 UNPLATTED (18.83 AC) REMAINDER OF 173.017 AC SLF IV/LEGACY NWSA, L.P., A TEXAS LIMITED PARTNERSHIP (VOL 15746, PGS 719-735 OPR) 16' WATER ESMT (STEUBING FARM UNIT-4A N: 13751596.01 PR VAR WID PLAT NO. 130341)

E: 2089539.41 DRAINAGE ESMT

PR VAR

DRAINAGE

1.102 AC

0.254 AC

ESMT.

OFF-LOT)

WID

N90'00'00"E 16' WATER ESMT / (STEUBING FARM UNIT-4A-PLAT NO. 130341) LOT 901.

BLOCK 1. APPROVED JULY 29, 2014, NCB 14861 **EFFECTIVE DECEMBER 10, 2014**

REMAINDER OF 168.977 AC VAR WID DRAINAGE ESMT SLF IV/LEGACY NWSA, L.P. (VOL 9561, PG 92 DPR) A TEXAS LIMITED PARTNERSHIP (VOL 15746, PGS 719-735 OPR)

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.

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.

1% A.C. (100-YR)

PAPE-DAWSON

UNPLATTED

ENGINEERS, INC.

FUTURE CONDITIONS

LOODPLAIN PER FEMA

LOMR PREPARED BY

(CASE #14-06-1934P)

I. 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," "TUTUTY EASEMENT," "AND "TRANSFORMER EASEMENT," TO 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 ECRESS 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

SAID DANDS ALL IREES OF PARIS HEREED, OR OTHER DESTRUCTIONS WHICH ENDANGER OF MAIL INTERFER. 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

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

PUBLIC 16' SS ESMT └-0.179 AC

3.34'-

DETAIL "A" NOT-TO-SCALE

(0.010 AC OFF-LOT)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 3 BY:

SECRETARY

SUBDIVISION PLAT

OF

SCALE: 1"= 100'

DATE OF PRINT: July 7, 2015

5910 NORTH CENTRAL EXPRESSWAY, SUITE 1250

suni Cor

ANSLEY STEUBING FARM APARTMENTS, LLC

Allison Day Berg

STEVE SAXON

DALLAS, TEXAS 75206

NICK HATHAWAY

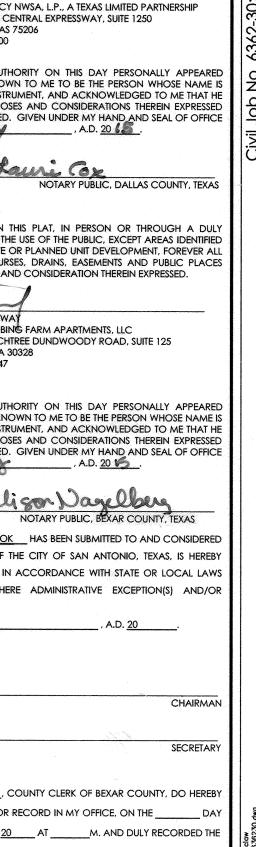
(770) 448-7047

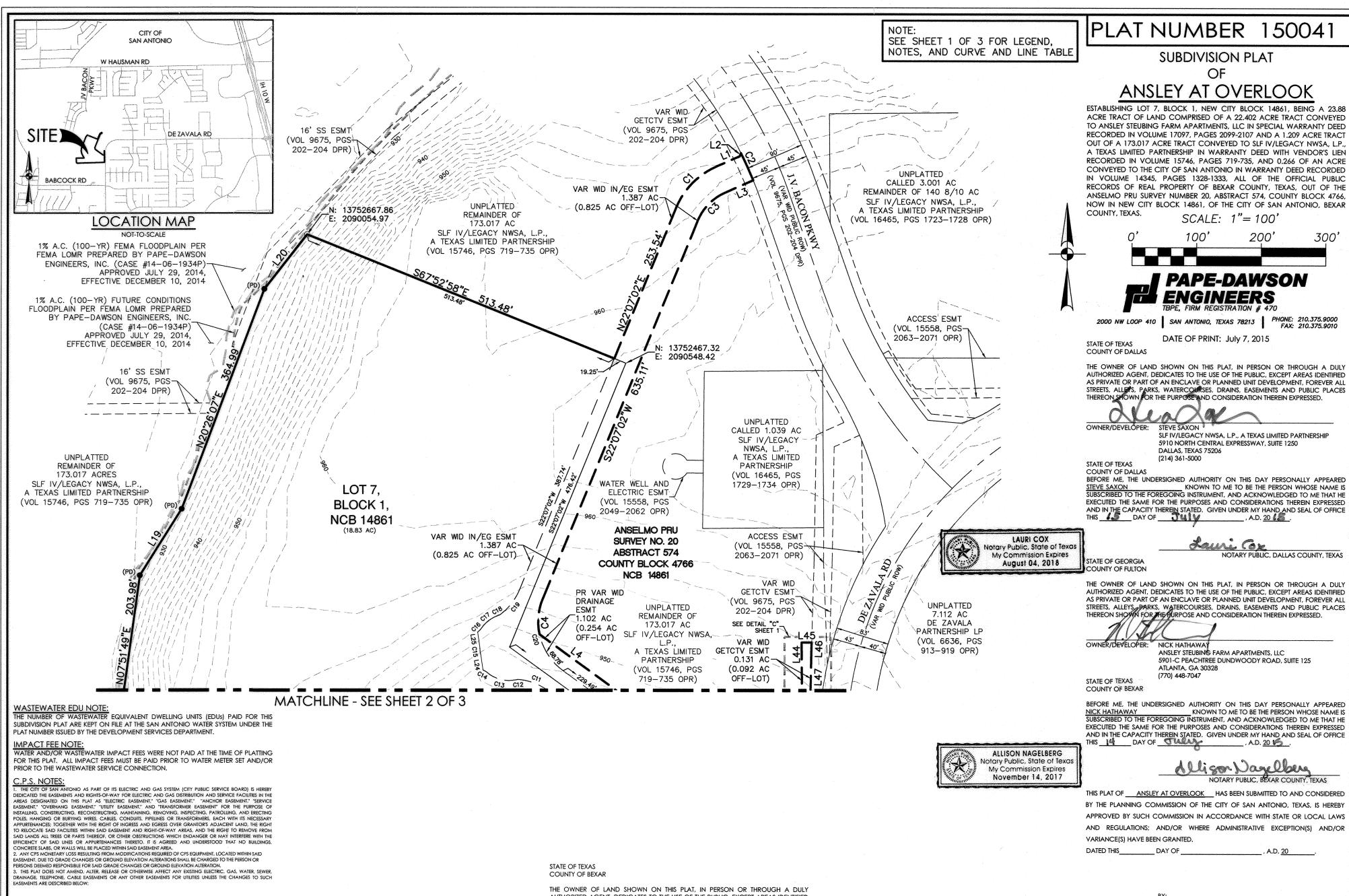
___ DAY OF _____

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

ATLANTA, GA 30328

200'







STATE OF TEXAS

COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

ANTONIO PLANNING COMMISSION.

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

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.

LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE

OF THIS MULTIPLE PAGE PLAT



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: MIKE FRISBIE, P.E. DER 7/24/15

CITY OF SAN ANTONIO, TCI 114 W. COMMERCE SAN ANTONIO, TEXAS (210) 207-7790

VARIABLE WIDTH DRAINAGE EASEMENT 0.266 AC (OFF-LOT)

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE FRISBIE, P.E. 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. 20 13.

an Orana Kara NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SHEET 3 OF 3 BY: _____

, A.D. 20 AT M. AND DULY RECORDED THE _, A.D. <u>20</u>___AT ___ DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME ____ PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF , A.D. <u>20</u> COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

OFFICE, THIS _____ DAY OF____

, DEPUTY