



**DESCRIPTION FOR  
A 19.68 ACRE TRACT**

A **19.68 acre** tract of land situated in the Santos Guzman Survey No. 51, Abstract 1111 and the Charles Tenness Survey No. 50, Abstract 747, County Block 4285, City of San Antonio, Bexar County, Texas, and being the remainder of that called 21.68 acre tract of land (Parcel 3) as conveyed to Southstar at Verano Investment, LLC and recorded in Document Number 2020029003 in the Official Public Records of Bexar County (O.P.R.), said 19.68 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set in the westerly right-of-way of South Zarzamora Street (variable width R.O.W.) for the northeast corner of the Hernandez Cemetery tract (a.k.a. Loma China Cemetery, no vesting deed or description found) for the southeast corner of said 21.68 acre tract of land and the tract described herein;

**THENCE:** along and with the northerly line of said Hernandez Cemetery tract and the southerly line of said 21.68 acre tract of land, the following two (2) courses:

1. **S 82°57'37" W** a distance of **390.54 feet** to a calculated point, from whence a found ½" iron rod with plastic cap stamped PAPE DAWSON bears S 57°44'30" E, a distance of 2.10 feet,
2. **S 85°15'17" W**, a distance of **100.76 feet** to a ½" iron rod found for the southwest corner of the called 21.68 acre tract of land and the tract described herein, and in the easterly line of that called 127.9 acre tract of land conveyed to Rancho de la Sonrisa and recorded in Volume 13905, Page 533 in the O.P.R.;

**THENCE: N 00°25'12" W**, along and with the easterly line of said 127.9 acre tract of land and the westerly line of said 21.68 acre tract of land, a distance of **1785.32 feet** to a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as FOUND KFW) found for the southwesterly corner of that called 2.00 acre tract of land as conveyed to City of San Antonio and recorded in Document Number 20220290917 in the O.P.R. for the northwesterly corner of the tract described herein, and from which point a ½" iron rod with plastic cap stamped PATE found for the northwesterly corner of said 2.00 acre tract of land and the southwesterly corner of the remainder of that called 1.011 acre tract of land conveyed to Joey Rodriguez and recorded in Volume 15603, Page 903 in the O.P.R. bears N 00°25'12" W, a distance of 186.00 feet;

**THENCE: N 89°40'01" E**, along and with the southerly line of said 2.00 acre tract of land, a distance of **468.33 feet** to a FOUND KFW in the westerly R.O.W. of South Zarzamora Street for the southeasterly corner of said 2.00 acre tract and for the northeasterly corner of the tract described herein, from which point a ½" iron rod found for the northeasterly corner of said 2.00 acre tract bears N00°24'50" W, a distance of 186.00 feet;

**THENCE:** along and with the westerly R.O.W. of South Zarzamora Street, the following three (3) courses:

1. **S 00°24'50" E**, a distance of **133.61 feet** to a calculated point, from which point a ½" iron rod found bears S 48°56'22" E, a distance of 0.39 feet;
2. **N 89°41'51" E**, a distance of **20.19 feet** to a calculated point, from which point a ½" iron rod with plastic cap stamped PATE found bears S 05°25'07" W a distance of 0.93 feet;
3. **S 00°25'00" E**, a distance of **1598.34 feet** to the **POINT OF BEGINNING** and containing **19.68 acres** more or less, in City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.



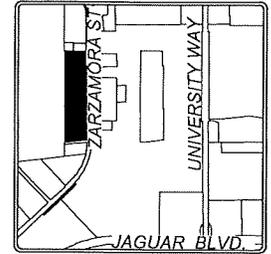
Job No.: 19-036  
Prepared by: KFW Surveying  
Date: August 14, 2023  
Revised: July 26, 2024  
File: S:\Draw 2019\19-036 VIDA\DOCS\19-036 19.68 AC DESC 081423.doc

**NOTES**

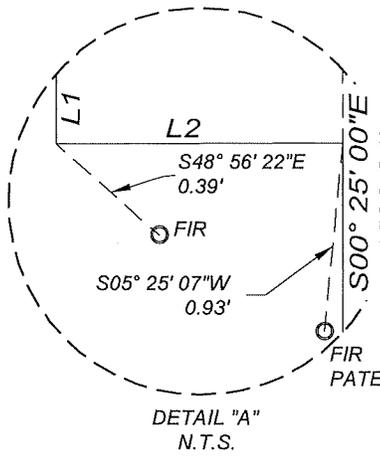
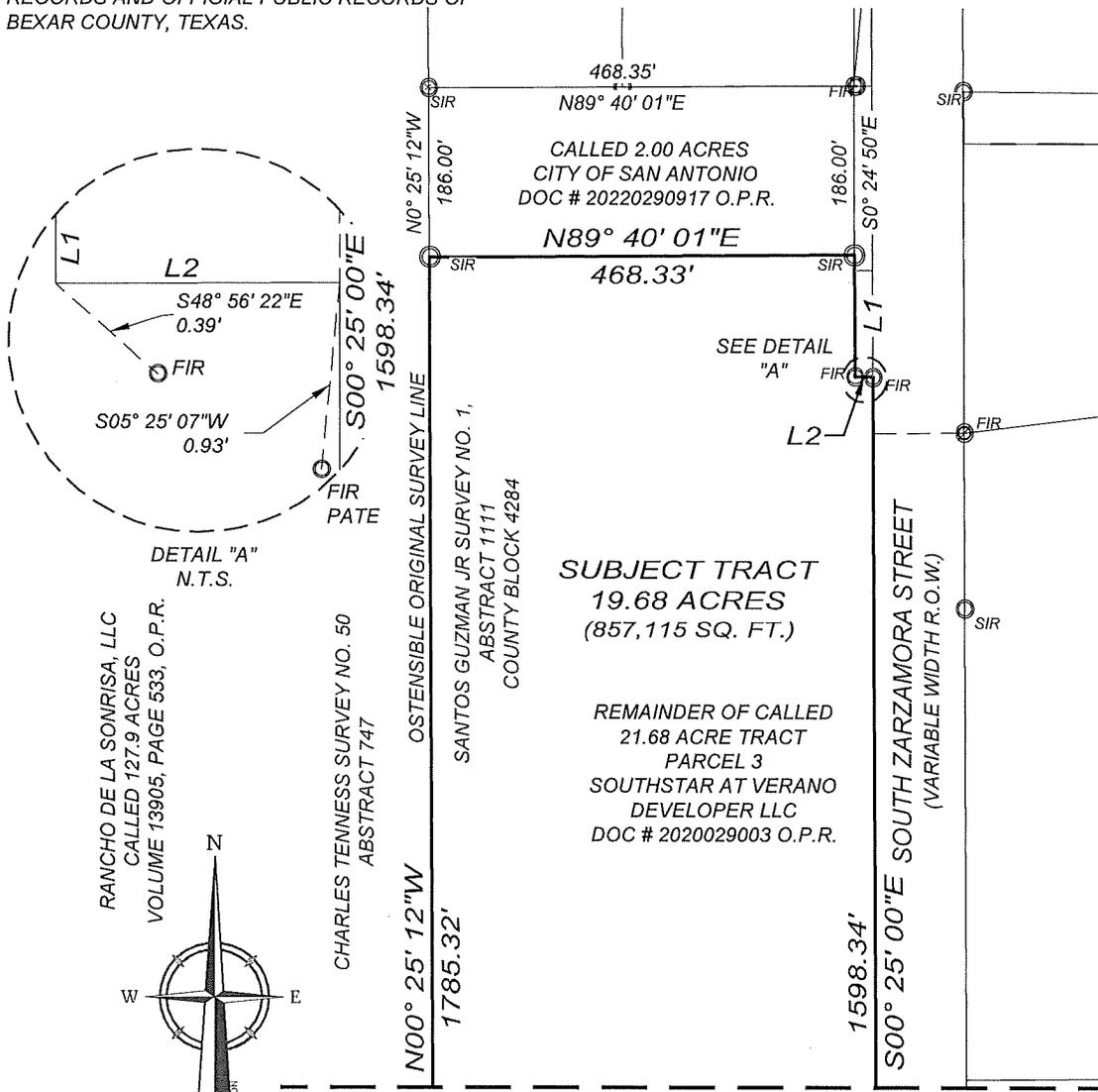
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. A METES AND BOUNDS DESCRIPTION WAS PREPARED FOR THIS SURVEY.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

**SYMBOL LEGEND**

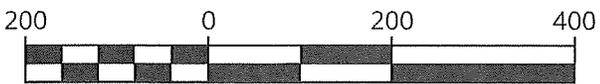
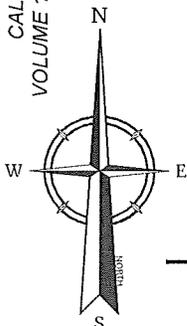
- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE



RANCHO DE LA SONRISA, LLC  
CALLED 127.9 ACRES  
VOLUME 13905, PAGE 533, O.P.R.



SCALE : 1" = 200'  
SELECT LINEAR UNIT OF MEASURE

MATCHLINE: SEE SHEET 2

Line Table		
LINE #	LENGTH	DIRECTION
L1	133.61'	S00°24'48"E
L2	20.19'	N89°41'51"E

ID A19-036 VIDA 2.00 AC CAT1A.dwg/CED small By: KIMBERLY MARTIN



www.colliersengineering.com

Formerly Known as **KFW**

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SURVEY  
FOR  
SOUTHSTAR

19.68 ACRES  
COUNTY BLOCK 4285  
CITY OF SAN ANTONIO,  
BEXAR COUNTY,  
TEXAS



PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE  
STATE REQUIRED FILE NUMBER  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM



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TXPE Form: F-14929  
TXLS Form: 10/14/55

SCALE: AS SHOWN	DATE: 08/14/2023	DRAWN BY: RM	CHECKED BY: TAS
PROJECT NUMBER: 19-036	DRAWING NAME: 19-036 VIDA 2.00 AC CAT1A		
SHEET TITLE:		FIELD BOOK:	PAGE:
REVISED: 07/26/2024			
SHEET NUMBER:			1 of 3

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
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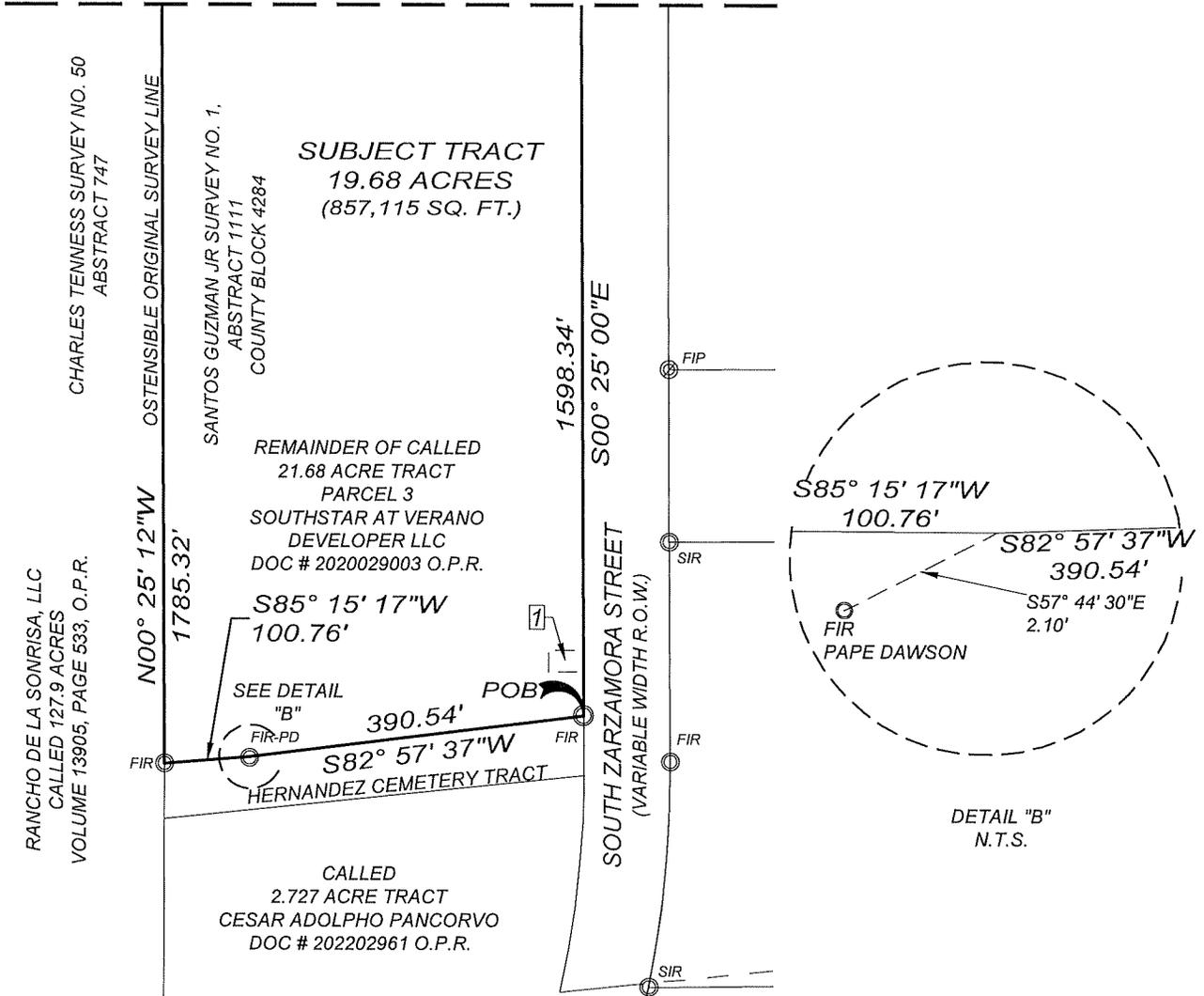
**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**EASEMENT LEGEND**

- 1 25' WIDE PERMANENT SANITARY SEWER EASEMENT  
Doc. No. 20230218692 O.P.R.

MATCHLINE: SEE SHEET 1



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FOR  
SOUTHSTAR

19.68 ACRES  
COUNTY BLOCK 4285  
CITY OF SAN ANTONIO,  
BEXAR COUNTY,  
TEXAS



**PROTECT YOURSELF**  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



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TITLE Form: 1914550

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AS SHOWN	08/14/2023	RM	TAS

PROJECT NUMBER:	DRAWING NAME:
19-036	19-036 VIDA 2.00 AC CATT1A

SHEET TITLE:	FIELD BOOK:	PAGE:
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REVISED: 07/26/2024

SHEET NUMBER:	2 of 3
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TITLE COMMITMENT PROVIDED BY CHICAGO TITLE OF TEXAS, LLC, GF NO.: 4300112307753, EFFECTIVE DATE: AUGUST 16, 2023, ISSUED DATE: SEPTERMBER 5, 2023.

SCHEDULE B:

10 (g): UTILITY SERVICE AGREEMENT BY AND BETWEEN THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES AND SOUTHSTAR COMMUNITIES FILED: AUGUST 24, 2022 AND RECORDED IN DOCUMENT NUMBER 20220206865, O.P.R.  
**DOES AFFECT, BLANKET IN NATURE.**

10 (h): (DELETED)

10 (i): DEVELOPMENT AGREEMENT BY AND BETWEEN SOUTHSTAR AT VERANO INVESTMENT, LLC, AND SOUTHSTAR AT VERANO DEVELOPER, LLC, AS EVIDENCED BY MEMORANDUM THEREOF FILED: NOVEMBER 30, 2020 AND RECORDED IN DOCUMENT NO. 20200290006, O.P.R. AMENDMENT OF AGREEMENT FILED: OCTOBER 4, 2022, RECORDED IN DOCUMENT NO. 20220239334 O.P.R. AMENDMENT OF AGREEMENT FILED: DECEMBER 20, 2022 RECORDED IN DOCUMENTS NO. 20220290915 O.P.R.  
**DOES AFFECT, BLANKET IN NATURE.**

10 (j): NATURAL GAS SYSTEM DEVELOPMENT AND DISTRIBUTION AGREEMENT BY AND BETWEEN SOUTHSTAR AT VERANO, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND CENTRIC GAS SERVICES LLC, A TEXAS LIMITED LIABILITY COMPANY, AS EVIDENCED BY MEMORANDUM THEREOF FILED: JUNE 15, 2021, REDORDED IN DOCUMENT NO. 20210162440, O.P.R.  
**DOES AFFECT, BLANKET IN NATURE.**

10 (k): FIBER SYSTEM DEVELOPMENT AND SERVICES AGREEMENT BY AND BETWEEN SOUTHSTAR AT VERANO, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND CENTRIC FIBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS EVIDENCED BY MEMORANDUM THEREOF FILED: JUNE 15, 2021, RECORDED IN DOCUMENT NO. 20210162443 O.P.R.  
**DOES AFFECT, BLANKET IN NATURE.**

10 (m): SEWER EASEMENT  
RECORDED IN DOCUMENT NO. 20230218692 O.P.R.  
**DOES AFFECT, SHOWN.**



STATE OF TEXAS:  
COUNTY OF BEXAR:

I, TERESA A. SEIDEL, DO HEREBY CERTIFY TO: SAN ANOTNIO HOUSING TRUST PUBLIC FACILITY CORPORATION AND FROST BANK THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION. THE FIELDWORK WAS COMPLETED ON 10/05/2023.

*(Handwritten signature of Teresa A. Seidel)*  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL:TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 07/26/2024  
PROJECT NO.: 19-036

*(Handwritten date)*  
7/26/24

IDA119-036 VIDA 2.00 AC CAT1A.dwg/CED small By: KIMBERLY, MARTIN

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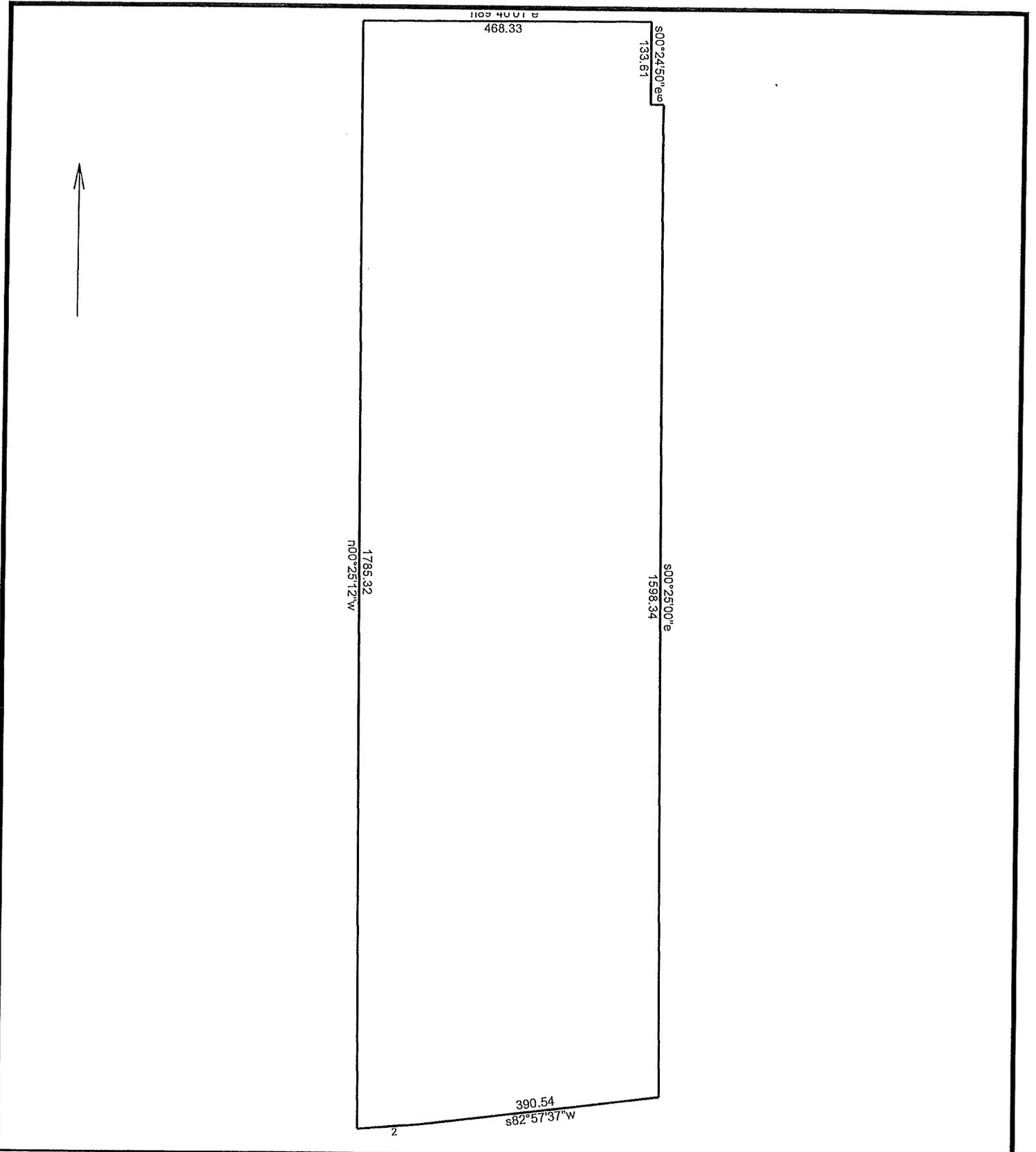
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TEDE Form: F-1409  
TDCS Form: 1014550

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8/14/2023

Scale: 1 inch= 205 feet

File: 19.6767AC.ndp

Tract 1: 19.6767 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4497 ft.

- 01 s82.5737w 390.54
- 02 s85.1517w 100.76
- 03 n00.2512w 1785.32
- 04 n89.4001e 468.33
- 05 s00.2450e 133.61
- 06 n89.4151e 20.19

07 s00.2500e 1598.34