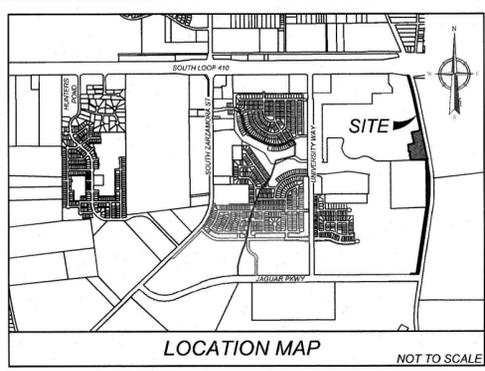
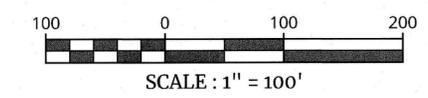


SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO LIFT STATION MPCD
 BEING 10.80 ACRES OF LAND, SITUATED IN THE JUAN M. URRIGAS SURVEY NO. 32, ABSTRACT 769, AND THE FERNANDO RODRIGUEZ SURVEY NO. 6, ABSTRACT 15, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 293.27 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO DEVELOPER, LLC RECORDED IN DOCUMENT NUMBER 20210023627, AND BEING A PORTION OF A CALLED 25.90 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO INVESTMENTS, LLC RECORDED IN DOCUMENT NUMBER 2020029003, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES HEREON SHOWN ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999830028.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID19).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- O.F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- C.B. = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- PROPOSED CONTOURS
- EASEMENT CREATED BY THIS PLAT
- ADJOINING PROPERTY REFERENCE

CPS/SAWS/COSA UTILITY:

- CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

TXDOT NOTE:

- 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.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- 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 TOTAL OF ONE (1) EXISTING ACCESS POINT(S) ALONG SOUTH LOOP 410 ACCESS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 64.38'.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.

SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS. THE OWNER 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.

SETBACK NOTE:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP24-38800369) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

INGRESS & EGRESS (SEWER) NOTE:

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) 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.

DRAINAGE EASEMENT ENCROACHMENTS 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 TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE NOTE:

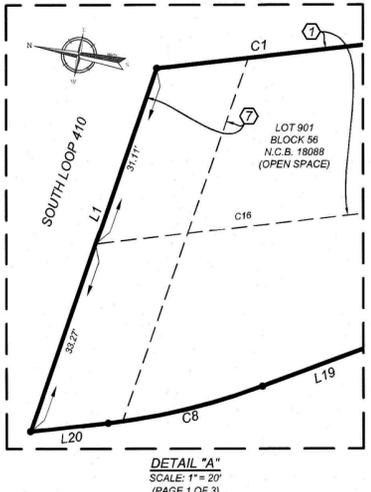
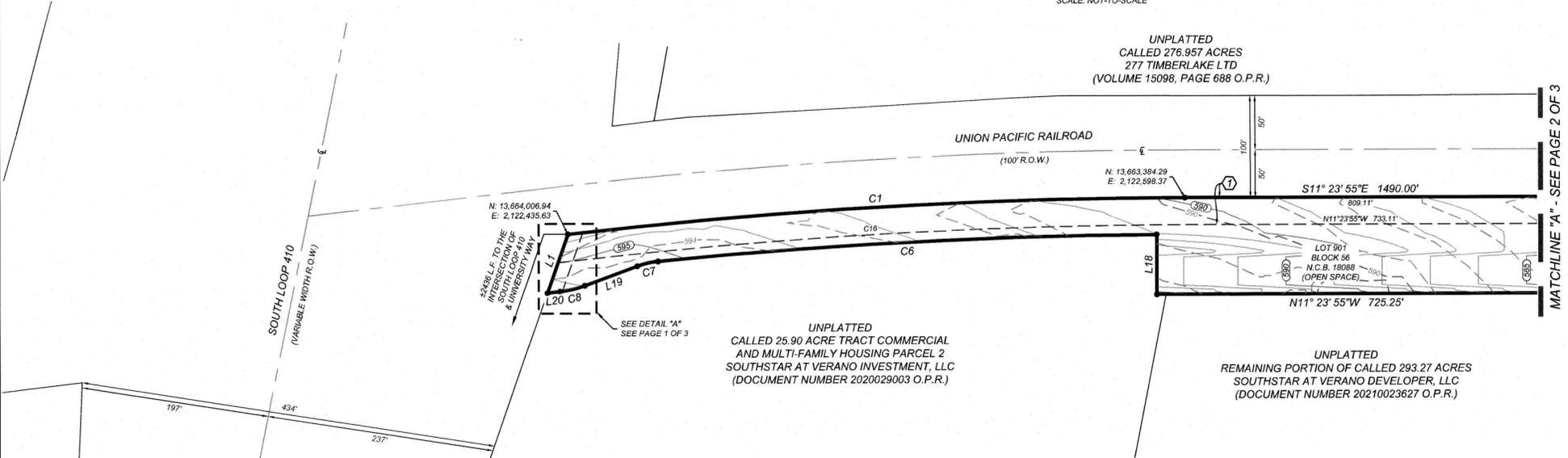
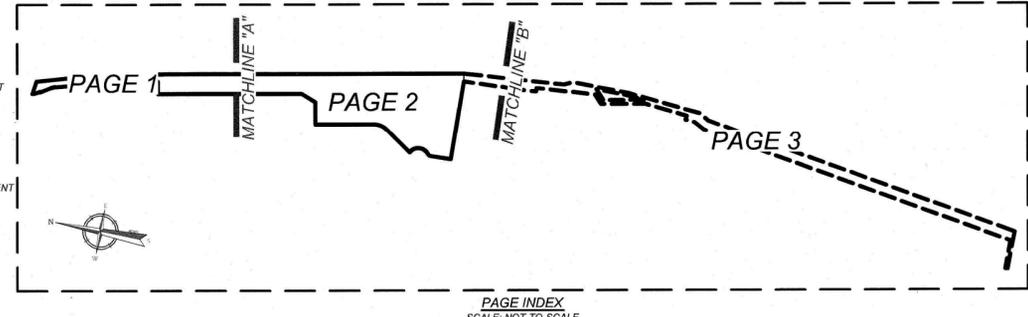
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, BLOCK 56, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOTS 901, BLOCK 56, (6.314 ACRES PERMEABLE & 1.418 ACRES NON-PERMEABLE) IS DESIGNATED AS MAINTENANCE ACCESS, OPEN SPACE, DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE TV WATER & SEWER EASEMENT.

KEYNOTES:

- VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
- 50' PERMANENT SANITARY SEWER EASEMENT
- OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (3.093 ACRE PERMEABLE)
- 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- VARIABLE WIDTH MAINTENANCE ACCESS & WATER EASEMENT
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- UNPLATTED REMAINING PORTION OF CALLED 293.27 ACRES SOUTHSTAR AT VERANO DEVELOPER, LLC (DOCUMENT NUMBER 20210023627 O.P.R.)



Curve Table				Line Table				Line Table				Line Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
C1	644.02'	5879.65'	6°29'49"	643.68'	S14°38'50"E	L1	64.38'	S82°07'12"E	L22	84.93'	S04°31'47"W	L43	26.46'	S11°23'55"E	L1	18.85'	12.00'
C2	23.54'	3768.84'	0°21'28"	23.54'	S11°13'11"E	L2	42.32'	S27°37'07"E	L23	203.88'	N11°42'47"W	L44	198.00'	N01°58'20"W	L2	22.30'	88.00'
C3	14.44'	15.00'	55°09'00"	13.89'	N25°38'11"E	L3	59.15'	S28°37'15"W	L24	65.47'	N45°49'17"E	L45	60.00'	N78°36'05"E	L3	18.85'	12.00'
C4	112.54'	55.00'	117°14'05"	93.91'	N05°24'22"W	L4	190.31'	S89°36'32"W	L25	39.27'	S78°57'33"W	L46	28.00'	S11°23'55"E	L4	112.54'	55.00'
C5	69.12'	88.00'	45°00'00"	67.35'	N11°06'05"E	L5	12.00'	N00°23'28"W	L26	193.00'	S78°36'05"W	L47	60.00'	S78°36'05"W	L5	69.12'	88.00'
C6	520.11'	5841.65'	5°16'58"	519.53'	N14°20'21"W	L6	141.59'	N69°36'32"E	L27	33.94'	S33°36'05"W	L48	28.00'	N11°23'55"E	L6	520.11'	5841.65'
C7	22.30'	88.00'	14°31'11"	22.24'	N24°14'24"W	L7	58.04'	N28°21'31"E	L28	228.00'	S11°23'55"E	L49	50.00'	N33°36'05"E	L7	22.30'	88.00'
C8	26.68'	112.00'	13°38'58"	26.62'	N24°40'30"W	L8	49.29'	N04°31'47"E	L29	63.98'	S33°36'05"W	L50	38.00'	S56°23'55"E	L8	26.68'	112.00'
C9	98.96'	126.00'	45°00'00"	96.44'	S11°05'05"W	L9	20.07'	S85°23'04"E	L30	9.81'	S01°58'20"E	L51	50.00'	S33°36'05"W	L9	98.96'	126.00'
C10	45.90'	74.00'	35°32'24"	45.17'	S15°49'53"W	L10	58.14'	N45°49'17"E	L31	30.00'	N88°03'40"E	L52	38.00'	N56°23'55"W	L10	45.90'	74.00'
C11	18.85'	12.00'	90°00'00"	16.97'	S46°56'20"E	L11	17.00'	S84°52'53"W	L32	76.00'	S01°58'20"E	L53	100.39'	N88°03'40"E	L11	18.85'	12.00'
C12	102.51'	55.00'	106°47'37"	88.31'	N00°11'08"W	L12	123.05'	N05°07'07"W	L33	80.00'	S88°03'40"W	L54	68.00'	S01°58'20"E	L12	102.51'	55.00'
C13	76.97'	98.00'	45°00'00"	75.01'	N11°06'05"E	L13	45.93'	N00°14'02"W	L34	102.00'	S01°58'20"E	L55	98.98'	S88°03'40"W	L13	76.97'	98.00'
C14	81.88'	52.00'	90°00'00"	73.54'	N33°36'05"E	L14	105.65'	N01°58'20"W	L35	37.90'	S88°03'40"W	L56	130.00'	S01°58'20"E	L14	81.88'	52.00'
C15	75.40'	48.00'	90°00'00"	67.88'	N33°36'05"E	L15	163.78'	N33°36'05"E	L36	163.36'	N33°36'05"E	L57	80.00'	S88°03'40"W	L15	75.40'	48.00'
C16	654.37'	5651.65'	6°38'02"	654.01'	S14°42'57"W	L16	111.58'	N78°36'05"E	L37	228.00'	N11°23'55"W	L58	130.00'	N01°58'20"W	L16	654.37'	5651.65'
C17	73.33'	55.00'	76°23'11"	68.01'	N03°07'52"W	L17	81.32'	N20°52'27"E	L38	117.00'	N78°36'05"E	L59	20.00'	S01°58'20"E	L17	73.33'	55.00'
C18	25.40'	55.00'	28°27'22"	25.17'	N35°28'51"E	L18	61.92'	N78°18'07"E	L39	50.00'	N88°03'40"E	L60	28.00'	S88°03'40"W	L18	25.40'	55.00'
						L19	53.10'	N31°30'00"W	L40	148.00'	S01°58'20"E	L61	12.72'	N88°03'40"E			
						L20	13.13'	N17°51'00"W	L41	226.32'	N88°03'40"E						
						L21	160.60'	S00°24'32"E	L42	35.05'	N78°37'33"E						

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.

OMAR A. ESPINOSA
 125560
 LICENSED PROFESSIONAL ENGINEER
 06/10/2025

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:

COREY CAMPBELL
 7076
 REGISTERED PROFESSIONAL LAND SURVEYOR
 06/10/2025

COREY CAMPBELL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
 COLLIERS ENGINEERING & DESIGN, INC.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8444

STATE OF TEXAS
 COUNTY OF COMAL

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/AGENT:
 JIM VATER
 SOUTHSTAR AT VERANO INVESTMENT, LLC
 200 CENTRAL PLAZA, SUITE 110
 NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **JIM VATER**, 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 11 DAY OF June, A.D. 20 25

John Adkins
 NOTARY PUBLIC COMAL COUNTY, TEXAS

JOHN ADKINS
 ID #126936805
 My Commission Expires
 June 19, 2025

THIS PLAT OF VIDA SAN ANTONIO LIFT STATION MPCD 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 _____

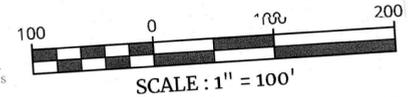
BY: _____ CHAIRMAN

BY: _____ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO LIFT STATION MPCD
 BEING 10.80 ACRES OF LAND, SITUATED IN THE JUAN M. URRIGAS SURVEY NO. 32, ABSTRACT 769, AND THE FERNANDO RODRIGUEZ SURVEY NO. 6, ABSTRACT 15, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 293.27 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO DEVELOPER, LLC RECORDED IN DOCUMENT NUMBER 20210023627, AND BEING A PORTION OF A CALLED 25.90 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO INVESTMENTS, LLC RECORDED IN DOCUMENT NUMBER 2020029003, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIER'S ENGINEERING & DESIGN, INC.
 TBP&E Firm#: F-14909 TBP&LS Firm#: 10194550

www.colliersengineering.com
 DATE OF PREPARATION: June 10, 2025

STATE OF TEXAS
 COUNTY OF COMAL
 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/AGENT
 JIM VATER
 SOUTHSTAR AT VERANO INVESTMENT, LLC
 2055 CENTRAL PLAZA, SUITE 110
 NEW BRAUNFELS, TEXAS 78130

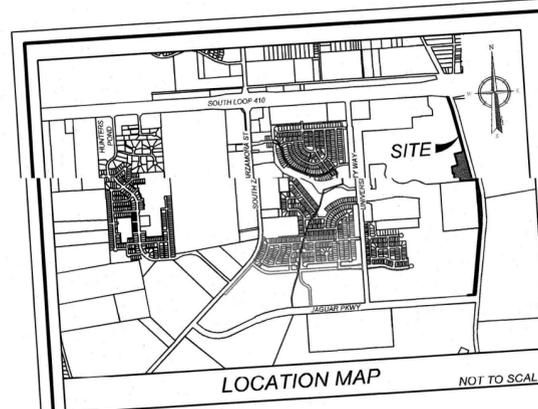
STATE OF TEXAS
 COUNTY OF COMAL
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 THIS 11 DAY OF June, A.D. 2025
 John Adams
 NOTARY PUBLIC COMAL COUNTY, TEXAS

JOHN ADKINS
 ID #126936805
 My Commission Expires
 June 19, 2025

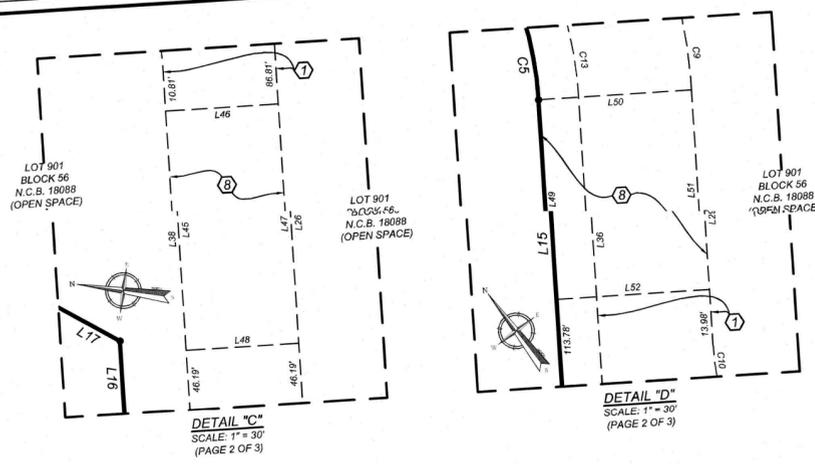
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DATED THIS _____ DAY OF _____ A.D. 20____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

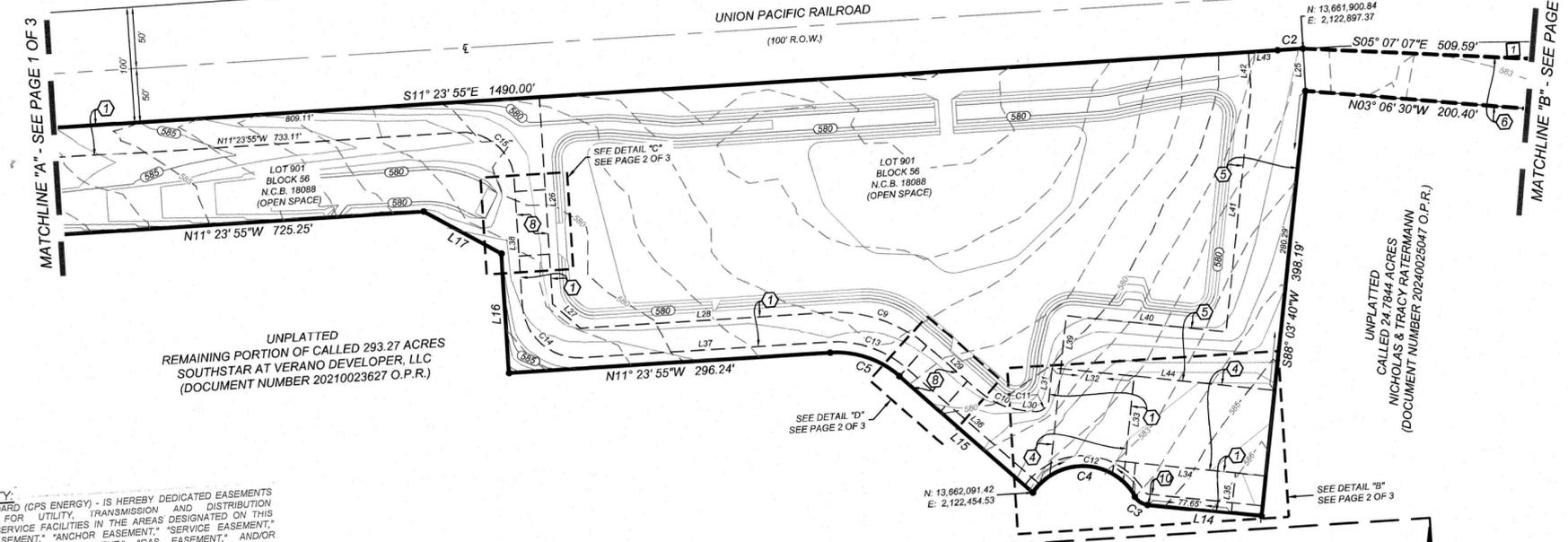


- LEGEND:**
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - N.C.B. = NEW CITY BLOCK
 - ⊥ = CENTERLINE
 - L.F. = LINEAR FEET
 - 100- = EXISTING CONTOURS
 - 100- = PROPOSED CONTOURS
 - ⊔ = EASEMENT CREATED BY THIS PLAT
 - ⊔ = ADJOINING PROPERTY REFERENCE

- KEYNOTES:**
- 1 VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 4 VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
 - 5 50' PERMANENT SANITARY SEWER EASEMENT
 - 6 OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (3.093 ACRE PERMEABLE)
 - 7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 8 VARIABLE WIDTH DRAINAGE EASEMENT
 - 9 VARIABLE WIDTH MAINTENANCE ACCESS & WATER EASEMENT
 - 10 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - UNPLATTED REMAINING PORTION OF CALLED 293.27 ACRES SOUTHSTAR AT VERANO DEVELOPER, LLC (DOCUMENT NUMBER 20210023627 O.P.R.)



UNPLATTED
 CALLED 276.957 ACRES
 277 TIMBERLAKE LTD
 (VOLUME 15098, PAGE 688 O.P.R.)



UNPLATTED
 REMAINING PORTION OF CALLED 293.27 ACRES
 SOUTHSTAR AT VERANO DEVELOPER, LLC
 (DOCUMENT NUMBER 20210023627 O.P.R.)

UNPLATTED
 CALLED 24.7844 ACRES
 NICHOLAS & TRACY RATERMANN
 (DOCUMENT NUMBER 20240025047 O.P.R.)

CPS/SAWS/COSA UTILITY:
 1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "SERVICE EASEMENT," "ANCHOR EASEMENT," "UTILITY EASEMENT," "TRANSFORMER EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR ADJACENT LANDS FOR THE PURPOSE OF INGRESS AND EGRESS OVER GRANITOR'S SERVICE THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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 ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS WASTEWATER EDU:
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

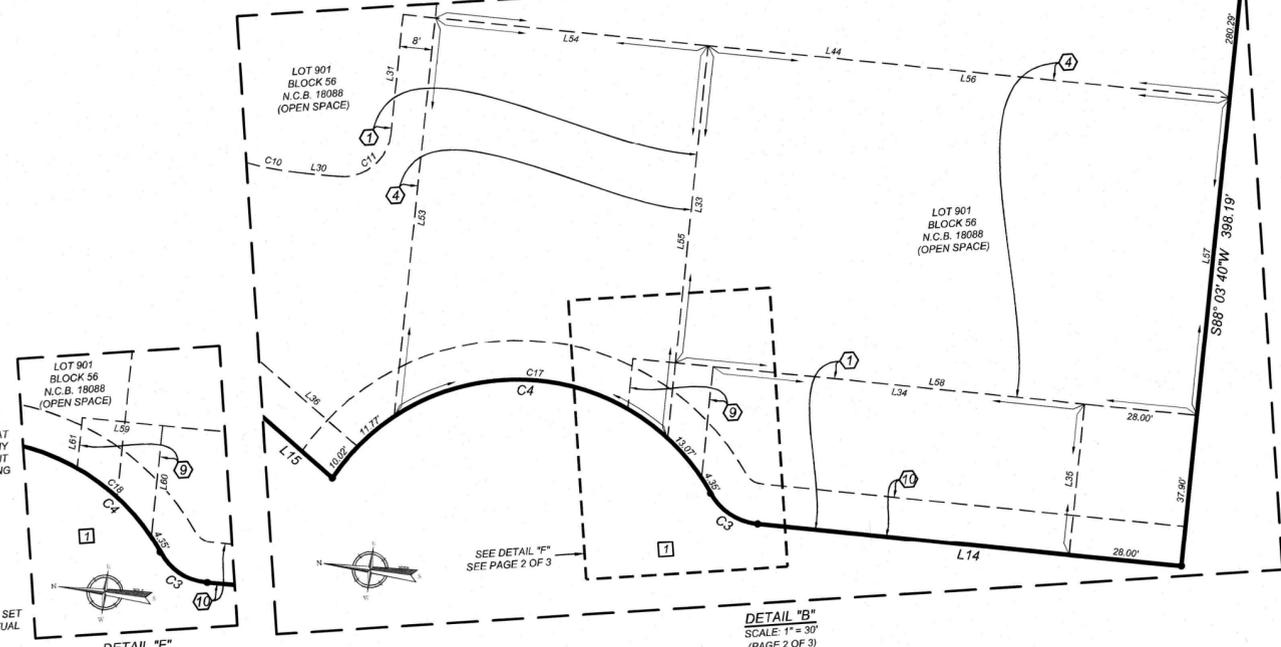
SAWS IMPACT FEE:
 WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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
 [Signature]

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:

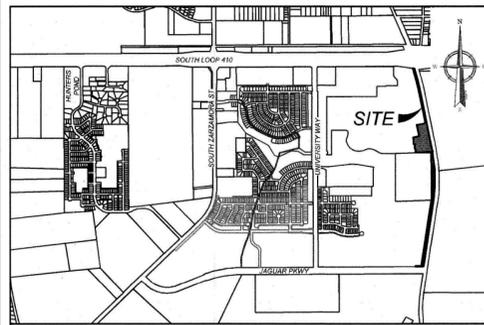
COREY CAMPBELL
 LICENSED PROFESSIONAL LAND SURVEYOR NO. 7076
 COLLIER'S ENGINEERING & DESIGN, INC.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441



SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT



SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO LIFT STATION MPCD
 BEING 10.80 ACRES OF LAND, SITUATED IN THE JUAN M. URRIGAS SURVEY NO. 32, ABSTRACT 769, AND THE FERNANDO RODRIGUEZ SURVEY NO. 6, ABSTRACT 15, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 293.27 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO DEVELOPER, LLC RECORDED IN DOCUMENT NUMBER 20210023627, AND BEING A PORTION OF A CALLED 25.90 ACRE TRACT OF LAND AS DESCRIBED TO SOUTHSTAR AT VERANO INVESTMENTS, LLC RECORDED IN DOCUMENT NUMBER 2020029003, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



LOCATION MAP NOT TO SCALE

LEGEND:

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- N.C.B. = NEW CITY BLOCK
- ℓ = CENTERLINE
- L.F. = LINEAR FEET
- 100 --- = EXISTING CONTOURS
- - - 100 - - - = PROPOSED CONTOURS
- = EASEMENT CREATED BY THIS PLAT
- = ADJOINING PROPERTY REFERENCE

KEYNOTES:

- ① VARIABLE WIDTH MAINTENANCE ACCESS, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ④ VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT
- ⑤ 50' PERMANENT SANITARY SEWER EASEMENT
- ⑥ OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (3.093 ACRE PERMEABLE)
- ⑦ 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑧ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑨ VARIABLE WIDTH MAINTENANCE ACCESS & WATER EASEMENT
- ⑩ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- UNPLATTED REMAINING PORTION OF CALLED 293.27 ACRES SOUTHSTAR AT VERANO DEVELOPER, LLC (DOCUMENT NUMBER 20210023627 O.P.R.)

CPS/SAWS/COSA UTILITY:

1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND/OR "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES 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 GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

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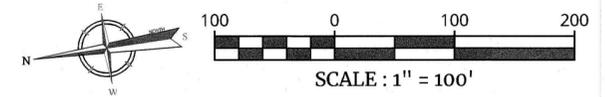
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS IMPACT FEE:

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 WASTEWATER SERVICE CONNECTION.



SCALE: 1" = 100'

Colliers
 Engineering & Design
 SAN ANTONIO
 3421 Paesanos Parkway
 San Antonio, TX 78231
 Phone: 210.979.8444
 COLLIERS ENGINEERING & DESIGN, INC.
 TBPE Firm#: F-45909 TBPLS Firm#: 10194550
 www.colliersengineering.com

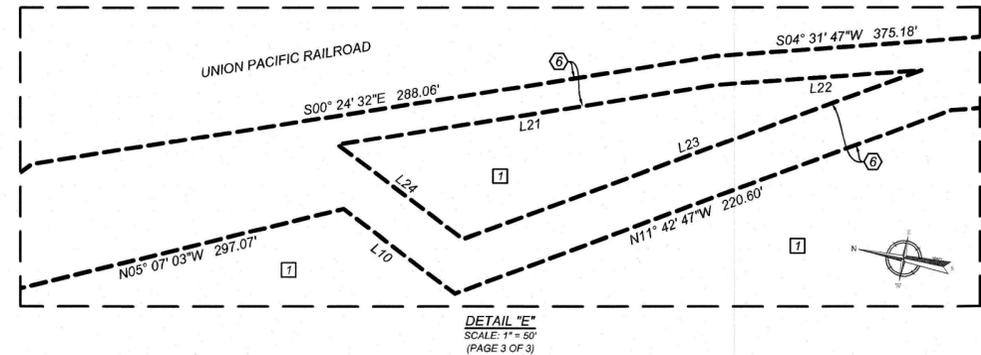
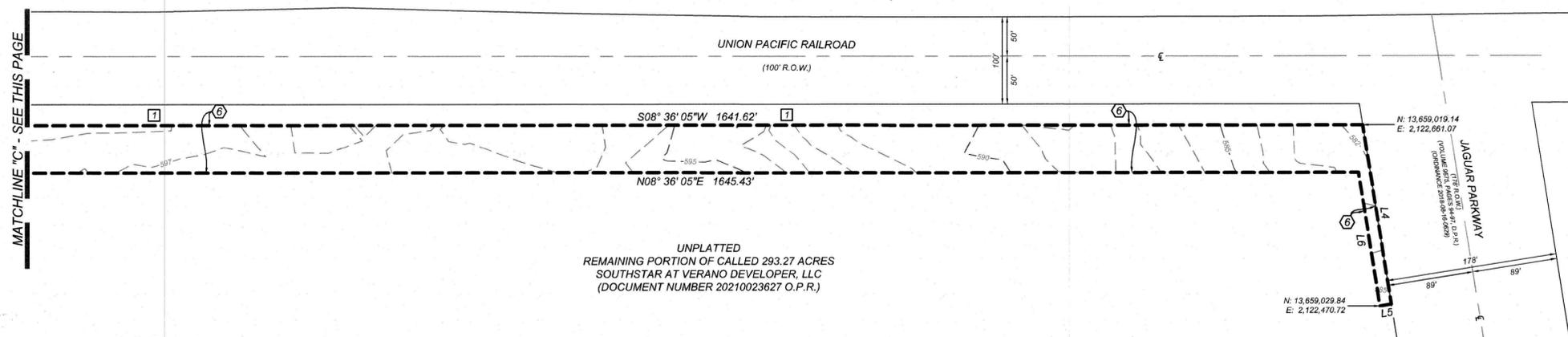
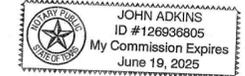
DATE OF PREPARATION: June 10, 2025

STATE OF TEXAS
 COUNTY OF COMAL
 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/AGENT:
 JIM VATER
 SOUTHWEST AT VERANO INVESTMENT, LLC
 2055 CENTRAL PLAZA, SUITE 110
 NEW BRAUNFELS, TEXAS 78130
 STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM VATER 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 11 DAY OF June, A.D. 20 25
 John Adkins
 NOTARY PUBLIC COMAL COUNTY, TEXAS



SEE PAGE 1 OF 3 FOR LINE AND CURVE TABLES
 PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

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.
 Omar A. Espinosa
 LICENSED PROFESSIONAL ENGINEER
 6/10/25

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:
 Corey Campbell
 COREY CAMPBELL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
 COLLIERS ENGINEERING & DESIGN, INC.
 3421 PAESANOS PKWY, SUITE 101
 SAN ANTONIO, TEXAS 78231
 PHONE: 210-979-8444
 FAX: 210-979-8441
 06/10/2025



THIS PLAT OF VIDA SAN ANTONIO LIFT STATION MPCD 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