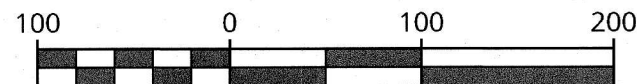


SUBDIVISION PLAT ESTABLISHING

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.)



SCALE : 1" = 100'

Colliers
Engineering & Design
SAN ANTONIO
3421 Paenos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBP# F-14909 TBP# L5 F-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
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. 2025

NOTARY PUBLIC COMAL COUNTY, TEXAS

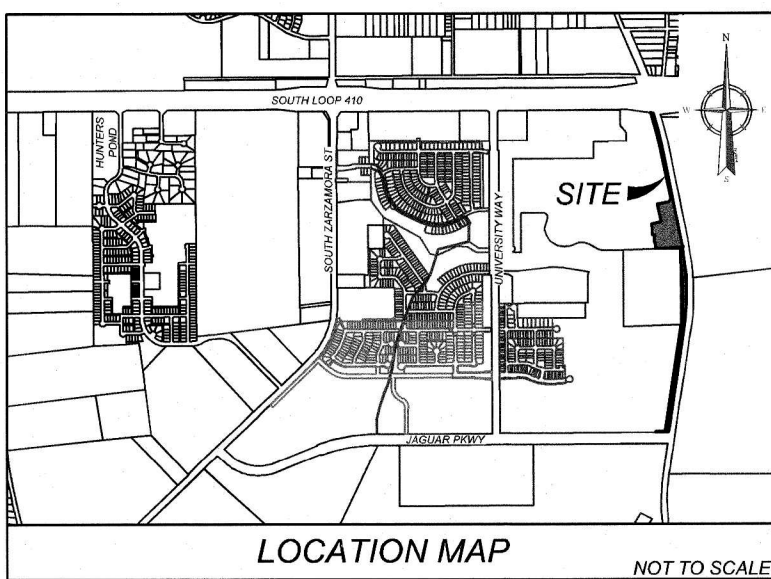
JOHN ADKINS
ID #126936805
My Commission Expires
June 19, 2025

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



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. = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS
- = EASEMENT CREATED BY THIS PLAT
- = ADJOINING PROPERTY REFERENCE

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.

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.

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.

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.)

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:

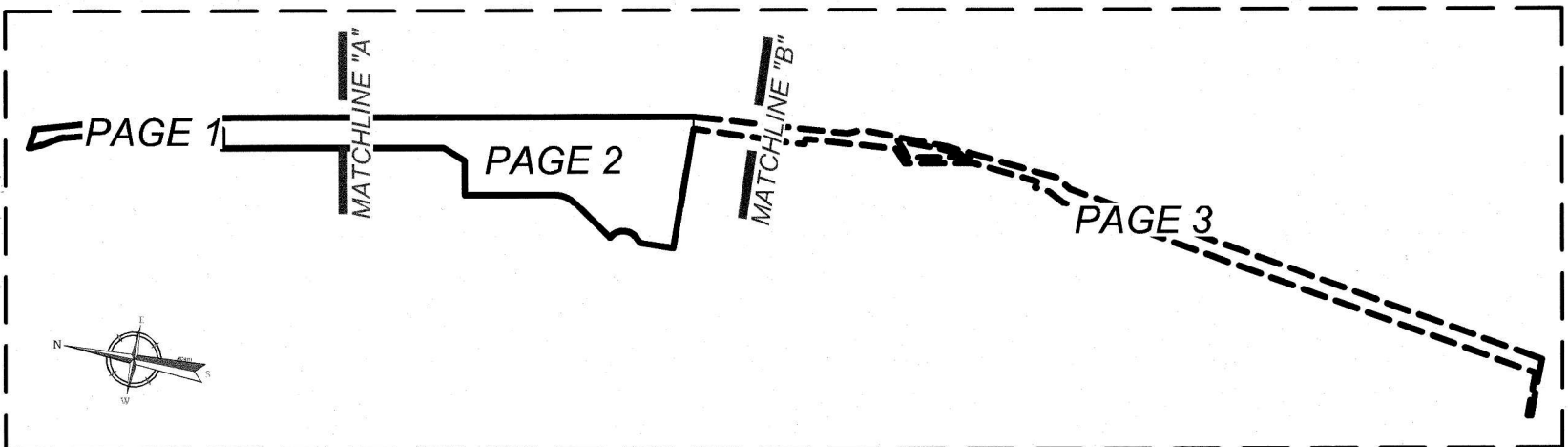
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.

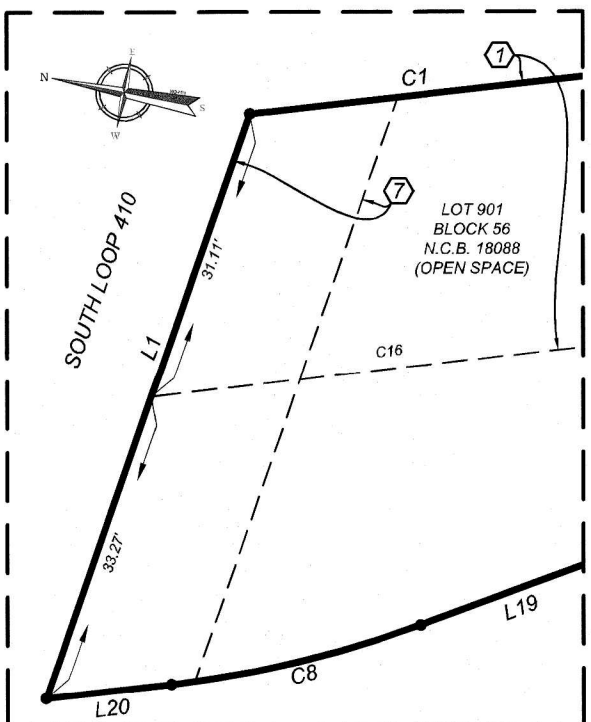


PAGE INDEX
SCALE: NOT-TO-SCALE

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

UNPLATTED
CALLED 25.90 ACRE TRACT COMMERCIAL
AND MULTI-FAMILY HOUSING PARCEL 2
SOUTHSTAR AT VERANO INVESTMENT, LLC
(DOCUMENT NUMBER 2020029003 O.P.R.)

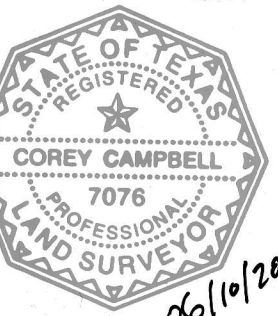
UNPLATTED
REMAINING PORTION OF CALLED 293.27 ACRES
SOUTHSTAR AT VERANO DEVELOPER, LLC
(DOCUMENT NUMBER 20210023627 O.P.R.)



DETAIL "A"
SCALE: 1" = 20'
(PAGE 1 OF 3)

Curve Table					Line Table		Line Table		Line Table	
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length
C1	644.02'	9679.65'	6°29'49"	643.68'	S14°38'50"E	L1	64.38'	S82°07'12"E	L22	84.93'
C2	23.54'	3768.84'	0°21'28"	23.54'	S11°13'11"E	L2	42.32'	S27°37'07"E	L23	203.88'
C3	14.44'	15.00'	55°09'00"	13.89'	N25°38'11"E	L3	59.15'	S28°37'15"W	L24	65.47'
C4	112.54'	55.00'	117°14'05"	93.91'	N05°24'22"W	L4	190.31'	S89°36'32"W	L25	39.27'
C5	69.12'	88.00'	45°00'00"	67.35'	N11°06'05"E	L5	12.00'	N00°23'28"W	L26	193.00'
C6	520.11'	5641.65'	3°16'58"	519.93'	N14°20'21"W	L6	141.59'	N69°36'32"E	L27	33.94'
C7	22.30'	88.00'	14°31'11"	22.24'	N24°14'24"W	L7	58.04'	N28°21'31"E	L28	228.00'
C8	26.68'	112.00'	13°38'58"	26.62'	N24°40'30"W	L8	49.29'	N04°31'47"E	L29	63.98'
C9	98.96'	126.00'	45°00'00"	96.44'	S11°05'05"W	L9	20.07'	S85°23'04"E	L30	9.81'
C10	45.90'	74.00'	35°32'24"	45.17'	S15°49'53"W	L10	58.14'	N45°49'17"E	L31	30.00'
C11	18.85'	12.00'	90°00'00"	16.97'	S46°56'20"E	L11	17.00'	S84°52'53"W	L32	76.00'
C12	102.51'	55.00'	106°47'37"	88.31'	N00°11'08"W	L12	123.05'	N05°07'07"W	L33	80.00'
C13	76.97'	98.00'	45°00'00"	75.01'	N11°06'05"E	L13	45.93'	N00°14'02"W	L34	102.00'
C14	81.88'	52.00'	90°00'00"	73.54'	N33°38'05"E	L14	105.65'	N01°56'20"W	L35	37.90'
C15	75.40'	48.00'	90°00'00"	67.88'	N33°38'05"E	L15	163.78'	N33°38'05"E	L36	163.36'
C16	654.37'	5651.65'	6°38'02"	654.01'	N14°42'57"W	L16	111.58'	N78°36'05"E	L37	228.00'
C17	73.33'	55.00'	76°23'11"	68.01'	N03°07'52"W	L17	81.32'	N20°52'27"E	L38	117.00'
C18	25.40'	55.00'	26°27'22"	25.17'	N39°28'51"E	L18	61.92'	N78°18'07"E	L39	50.00'
						L19	58.10'	N31°30'00"W	L40	148.00'
						L20	13.13'	N17°51'00"W	L41	226.32'
						L21	160.60'	S00°24'32"E	L42	35.05'
									L43	26.46'
									L44	198.00'
									L45	60.00'
									L46	28.00'
									L47	60.00'
									L48	28.00'
									L49	50.00'
									L50	38.00'
									L51	50.00'
									L52	38.00'
									L53	100.39'
									L54	68.00'
									L55	98.98'
									L56	130.00'
									L57	80.00'
									L58	130.00'
									L59	20.00'
									L60	28.00'
									L61	12.72'

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.

LICENSED PROFESSIONAL ENGINEER

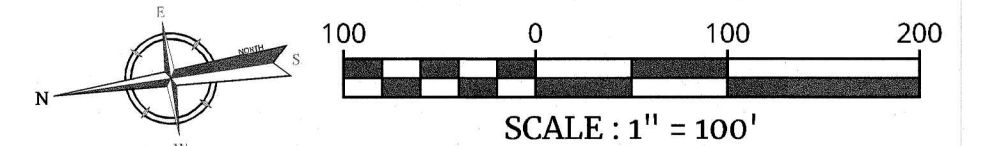
STATE OF TEXAS
COUNTY OF BEXAR

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:

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN, INC.
3421 PAENOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO LIFT STATION MPCD

BEING 10.80 ACRES OF LAND, SITUATED IN THE JUAN M. URRIEGAS 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
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: June 10, 2025

STATE OF TEXAS
COUNTY OF COMAL

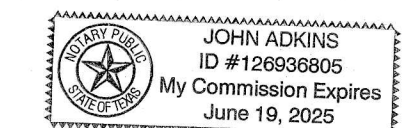
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OWNER/AGENT:
JIM VATER
SOUTHSTAR AT VERANO INVESTMENT, LLC
2055 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
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

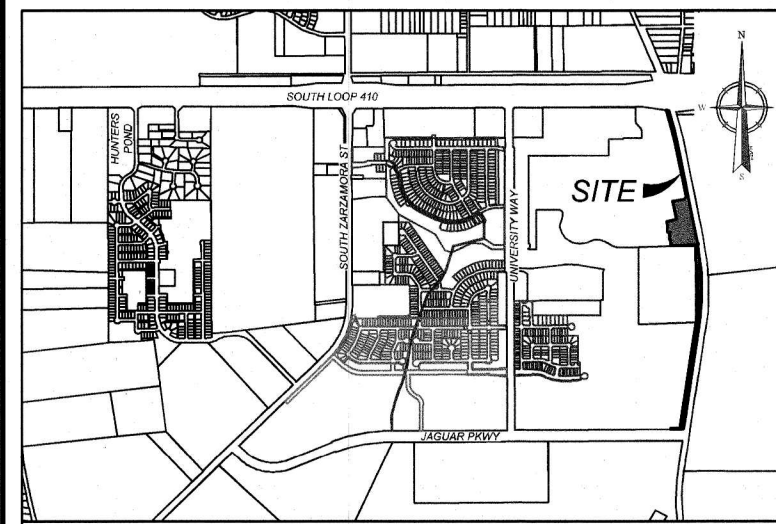


THIS PLAT OF VIDA SAN ANTONIO LIFT STATION MPCD HAS BEEN SUBMITTED TO AND
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REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE
BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



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
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- = 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.

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:

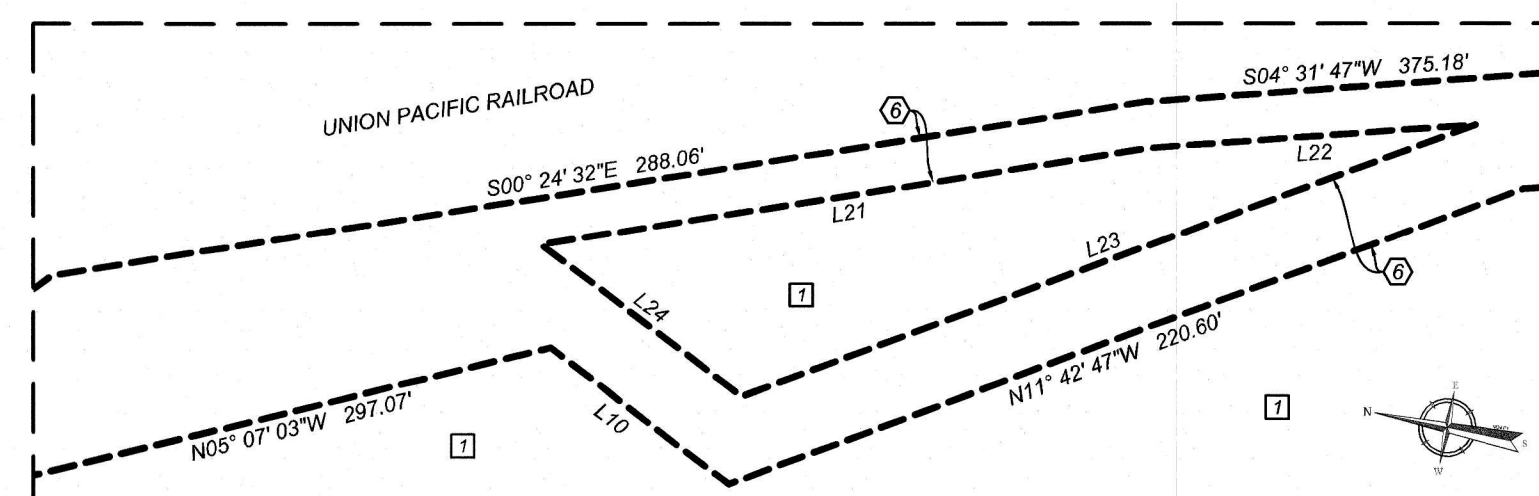
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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

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



DETAIL "E"
SCALE: 1" = 50'
(PAGE 3 OF 3)

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.

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:

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

