

AREA BEING REPLATTED THROUGH PUBLIC HEARING
SCALE: 1" = 300'

0.156 ACRES BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOTS 901 THROUGH 904, BLOCK 8, N.C.B. 18088, AND A 16' SANITARY SEWER EASEMENT, OF THE VIDA SAN ANTONIO PHASE 1B MPCD RECORDED IN VOL. 2002, PGS. 1801 - 1807 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF COMAL

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT VIDA SAN ANTONIO PHASE 1B MPCD WHICH IS RECORDED IN VOLUME 2002, PAGES 1801 - 1807, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER / AGENT:
JIM VATER
SOUTHSTAR AT VERANO INVESTMENT, LLC.
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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.

CHRISTOPHER M. OREM
LICENSED PROFESSIONAL ENGINEER NO. 106215
KFW ENGINEERS, LLC.
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE 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," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER 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 AND SAWS SHALL ALSO HAVE TO THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PATROLLING, AND ERECTING LANDS FOR THE PURPOSE OF ACCESSING 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 WATER, SEWER, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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 ALTERATION.
- 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 HEREON.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE TRACT 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C05080, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS WASTEWATER EDU NOTE:

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 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.

SAWS HIGH PRESSURE NOTE:

NO PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

INGRESS AND EGRESS NOTE (SEWER):

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 AND EGRESS NOTE (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.

TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(D)(5)).

FIRE FLOW DEMAND 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. 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802145) 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. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

OPEN SPACE NOTE:

LOT 905, BLOCK 8, N.C.B. 18088 (0.038 ACRE PERMEABLE), LOT 906, BLOCK 8, N.C.B. 18088 (0.031 ACRE PERMEABLE), LOT 901, BLOCK 11, N.C.B. 18088 (0.052 ACRE PERMEABLE) AND LOT 902, BLOCK 8, N.C.B. 18088 (0.048 ACRE PERMEABLE) IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 905-906, BLOCK 8, 901-902, BLOCK 11, NCB 18088, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TCD DETENTION & MAINTENANCE NOTE:

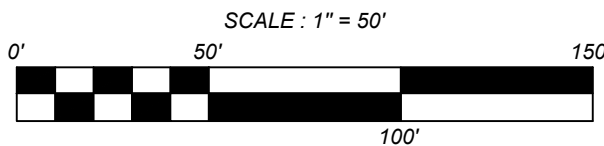
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NO. 22-11800002

REPLAT & SUBDIVISION PLAT ESTABLISHING

VIDA PHASE 1 TOWNHOMES MPCD

BEING 3.624 ACRES OF LAND, AND SITUATED IN THE SANTOS GUZMAN SURVEY NO. 1, ABSTRACT 1111, THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, AND THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-22, 901, 902 BLOCK 11, & LOTS 905 & 906, BLOCK 8 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: April 20, 2023

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:
SOUTHSTAR AT VERANO INVESTMENT, LLC.
ATTN: JIM VATER
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132

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 _____ DAY OF _____ A.D. _____

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF VIDA PHASE 1 TOWNHOMES, 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

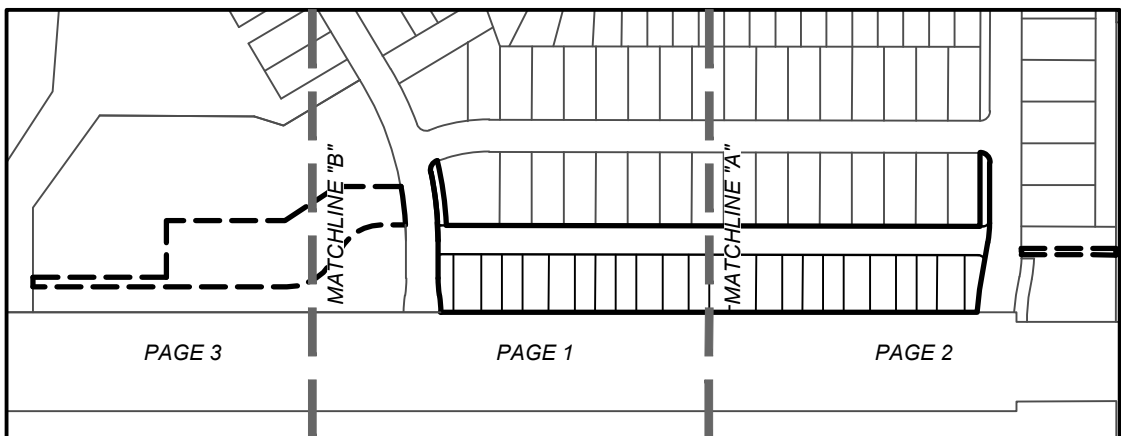
BY: _____
SECRETARY

EASEMENT KEY NOTES

- 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 16' BUILDING SETBACK LINE (DOC. # 20220107396, O.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC. # 20220107396, O.P.R.)
- OFF-LOT 16' SANITARY SEWER EASEMENT (DOC. # 20220107396, O.P.R.)
- OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (DOC. # 20220107396, O.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 16' SANITARY SEWER EASEMENT (DOC. # 20220107396, O.P.R.)
- LOT 901, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
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- LOT 903, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- LOT 904, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- OFF LOT 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (0.034 AC) (PERMEABLE)
- PRIVATE OFF LOT DRAINAGE EASEMENT (0.890 AC) (PERMEABLE)

LEGEND

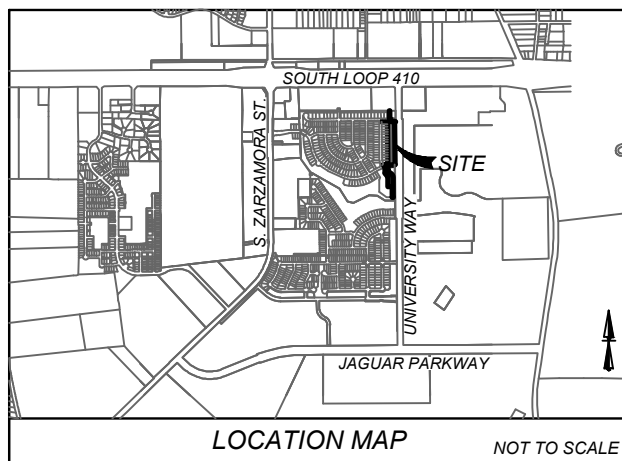
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- FIR = FOUND IRON ROD
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. # = DOCUMENT NUMBER
- AC. = ACREAGE
- NCB = NEW CITY BLOCK
- BLK = BLOCK
- VOL. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- REF. BRG. = REFERENCE BEARING
- ⊕ = CENTERLINE
- 625- = EXISTING CONTOURS
- 625 = PROPOSED CONTOURS
- = EXISTING EASEMENT
- = PROPOSED EASEMENT



PAGE INDEX
SCALE: NOT-TO-SCALE

SEE PAGE 3 OF 3 FOR
LINE AND CURVE TABLES

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EASEMENT KEY NOTES

- 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (DOC. # 20220107396, O.P.R.)
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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.

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 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

INGRESS AND EGRESS NOTE (SEWER):

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 AND EGRESS NOTE (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.

TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(D)(5)).

FIRE FLOW DEMAND 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 150 GPM AT 28 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 DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHAL.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802145) 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. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

RESIDENTIAL FINISHED FLOOR NOTE:

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

OPEN SPACE NOTE:

LOT 905, BLOCK 8, N.C.B. 18088 (0.038 ACRE PERMEABLE), LOT 906, BLOCK 8, N.C.B. 18088 (0.031 ACRE PERMEABLE), LOT 901, BLOCK 11, N.C.B. 18088 (0.052 ACRE PERMEABLE) AND LOT 902, BLOCK 8, N.C.B. 18088 (0.048 ACRE PERMEABLE) IS DESIGNATED AS ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 905-906, BLOCK 8, 901-902, BLOCK 11, NCB 18088, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TCD DETENTION & MAINTENANCE NOTE:

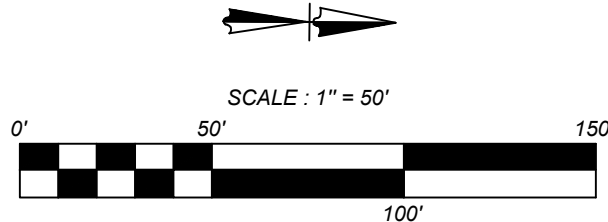
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NO. 22-11800002

REPLAT & SUBDIVISION PLAT ESTABLISHING

VIDA PHASE 1 TOWNHOMES MPCD

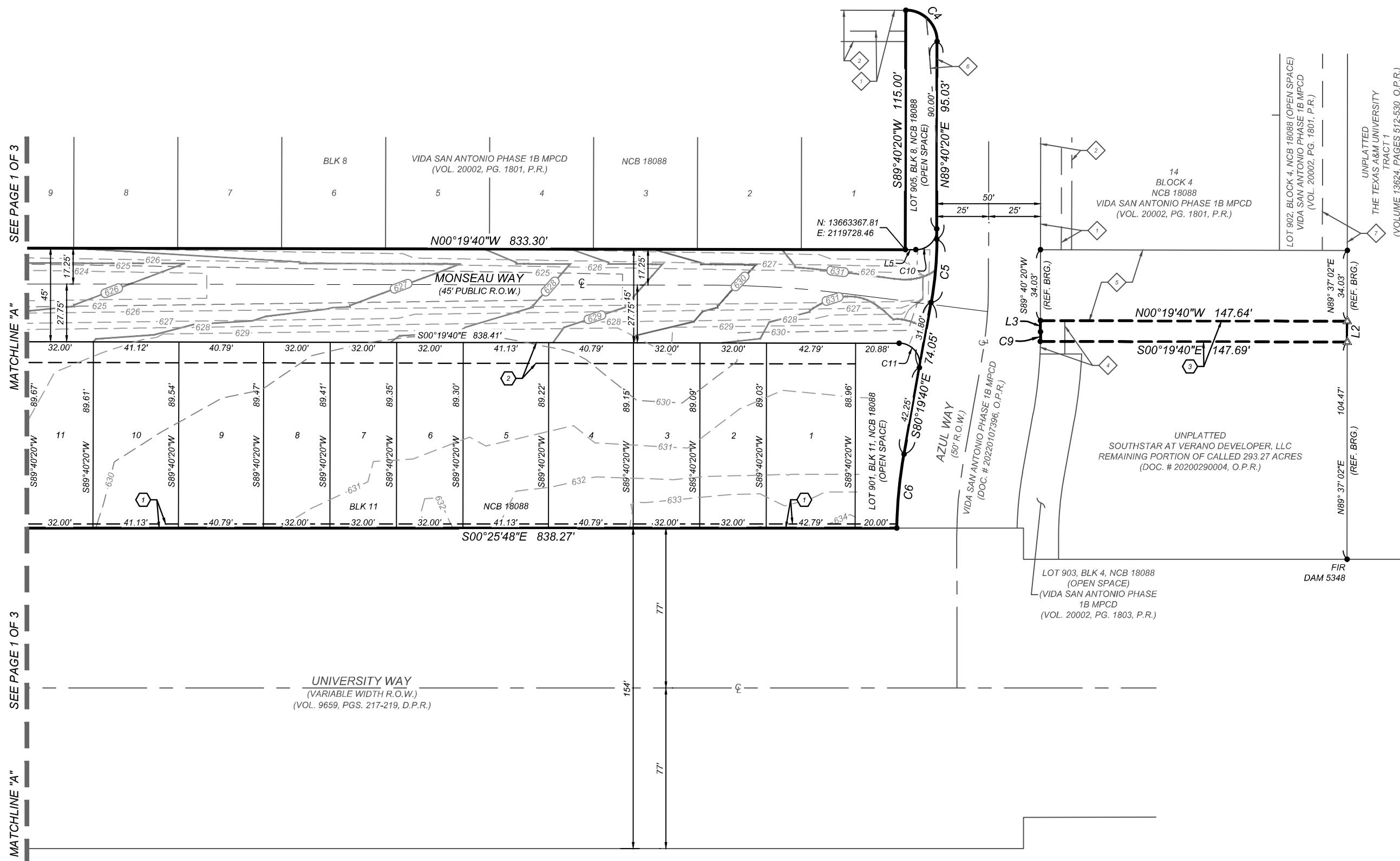
BEING 3.624 ACRES OF LAND, AND SITUATED IN THE SANTOS GUZMAN SURVEY NO. 1, ABSTRACT 1111, THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, AND THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-22, 901, 902 BLOCK 11, & LOTS 905 & 906, BLOCK 8 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



KFW
ENGINEERS + SURVEYING

has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: April 20, 2023



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:
SOUTHSTAR AT VERANO INVESTMENT, LLC.
ATTN: JIM VATER
1118 VINTAGE WAY
NEW BRAUNFELS, TX 78132

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 _____ DAY OF _____ A.D. _____

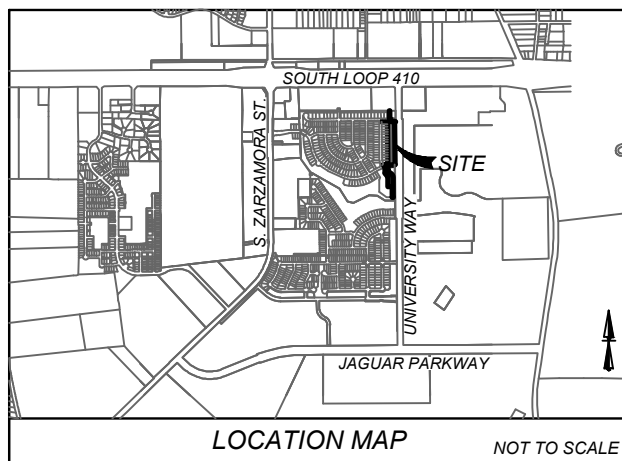
NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF VIDA PHASE 1 TOWNHOMES 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



EASEMENT KEY NOTES

- 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 15' BUILDING SETBACK LINE (DOC. # 20220107396, O.P.R.)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC. # 20220107396, O.P.R.)
- OFF-LOT 16' SANITARY SEWER EASEMENT (DOC. # 20220107396, O.P.R.)
- OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (DOC. # 20220107396, O.P.R.)
- VARIABLE WIDTH CLEAR VISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 12' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (DOC. # 20220107396, O.P.R.)
- 16' SANITARY SEWER EASEMENT (DOC. # 20220107396, O.P.R.)
- LOT 901, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- LOT 902, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- LOT 903, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- LOT 904, BLOCK 8, N.C.B. 18088 (DOC. # 20220107396, O.P.R.)
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- OFF-LOT 10' GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT (0.034 AC) (PERMEABLE)
- PRIVATE OFF LOT DRAINAGE EASEMENT (0.890 AC) (PERMEABLE)

LEGEND

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- FIR = FOUND IRON ROD
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. # = DOCUMENT NUMBER
- AC. = ACREAGE
- NCB = NEW CITY BLOCK
- BLK = BLOCK
- VOL. = VOLUME
- PG. = PAGE
- PGS. = PAGES
- REF. BRG. = REFERENCE BEARING
- CL = CENTERLINE
- - - - - = EXISTING CONTOURS
- - - - - = PROPOSED CONTOURS
- - - - - = EXISTING EASEMENT
- - - - - = PROPOSED EASEMENT

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.

CHRISTOPHER M. OREM
LICENSED PROFESSIONAL ENGINEER NO. 106215
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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:

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED THE 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," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER 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 AND SAWS SHALL ALSO HAVE TO 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 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 WATER, SEWER, 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 MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS 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 ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

Line Table		
Line #	Length	Direction
L1	58.52'	S89° 30' 02"W
L2	10.00'	N89° 37' 02"E
L3	5.39'	S89° 40' 20"W
L4	9.10'	S00° 19' 40"E
L5	5.00'	S00° 19' 40"E
L6	38.98'	S00° 19' 40"E
L7	40.17'	S55° 13' 15"E
L8	15.00'	S89° 34' 12"W

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	107.93'	525.00'	011°46'43"	S83°36'40"W	107.74'
C2	22.18'	15.00'	084°42'39"	N59°55'21"W	20.21'
C3	101.69'	538.82'	010°48'48"	N81°32'25"E	101.54'
C4	23.56'	15.00'	090°00'00"	N44°40'20"E	21.21'
C5	30.54'	175.00'	010°00'00"	S85°19'40"E	30.50'
C6	35.78'	225.00'	009°06'36"	S84°52'58"E	35.74'
C7	26.16'	211.00'	007°06'11"	S84°53'47"W	26.14'
C8	26.90'	189.00'	008°09'20"	S85°25'22"W	26.88'
C9	4.61'	225.00'	001°10'30"	N89°44'25"W	4.61'
C10	15.71'	10.00'	090°00'00"	N45°19'40"W	14.14'
C11	17.45'	10.00'	100°00'00"	S49°40'20"W	15.32'
C12	7.87'	5.00'	090°10'19"	S45°24'49"E	7.08'
C13	28.77'	525.00'	003°08'25"	S87°55'49"W	28.77'
C14	7.56'	5.00'	086°41'16"	N43°00'59"E	6.86'
C15	79.15'	525.00'	008°38'18"	S82°02'28"W	79.08'
C16	65.63'	68.50'	054°53'36"	S27°46'27"E	63.15'
C17	77.94'	81.50'	054°47'27"	S27°49'32"E	75.00'
C18	60.47'	475.00'	007°17'37"	S82°52'24"W	60.42'

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID18).
- ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

FLOODPLAIN VERIFICATION NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL #802900560F, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS WASTEWATER EDU NOTE:

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 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.

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 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER 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.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

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.

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TOWNHOUSE NOTE:

ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO TOWNHOUSE USE.

CLEAR VISION NOTE:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF (35-506(D)(5)).

FIRE FLOW DEMAND NOTE:

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RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

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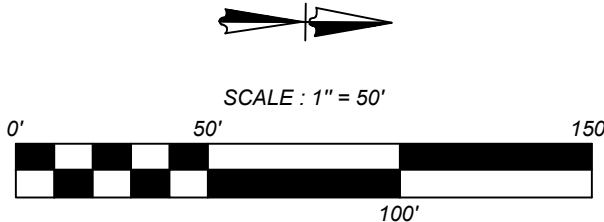
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PLAT NO. 22-11800002

REPLAT & SUBDIVISION PLAT ESTABLISHING

VIDA PHASE 1 TOWNHOMES MPCD

BEING 3.624 ACRES OF LAND, AND SITUATED IN THE SANTOS GUZMAN SURVEY NO. 1, ABSTRACT 1111, THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, AND THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-22, 901, 902 BLOCK 11, & LOTS 905 & 906, BLOCK 8 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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TBPE Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: April 20, 2023

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:
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ATTN: JIM VATER
1118 VINTAGE WAY
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STATE OF TEXAS
COUNTY OF COMAL

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THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC, COMAL COUNTY, TEXAS

THIS PLAT OF VIDA PHASE 1 TOWNHOMES, 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