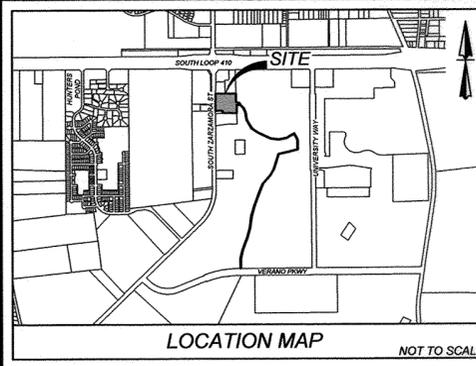


SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1A MPCD

BEING 8.37 ACRES OF LAND, INCLUSIVE OF A 0.03 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, 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 (O.P.R.)



LOCATION MAP NOT TO SCALE

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEY" 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 (GEOID09).
 - ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 - CORNER MARKERS AND EASEMENT MARKERS TO BE SET AFTER FINAL GRADING.

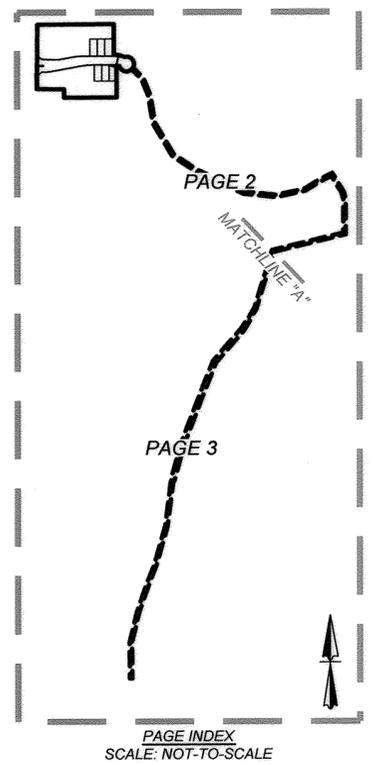
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. = NEW CITY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - 100 — = EXISTING CONTOURS
 - 100 — = PROPOSED CONTOURS

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 15' BUILDING SETBACK LINE
 - 15' SANITARY SEWER EASEMENT
 - VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE)
 - VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.03 ACRE)
 - OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (2.37 ACRE PERMEABLE)
 - OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.21 ACRE PERMEABLE)
 - 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 1' VEHICULAR NON ACCESS EASEMENT
 - OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.02 ACRE)
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 50' x 50' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 28' x 16' SANITARY SEWER EASEMENT

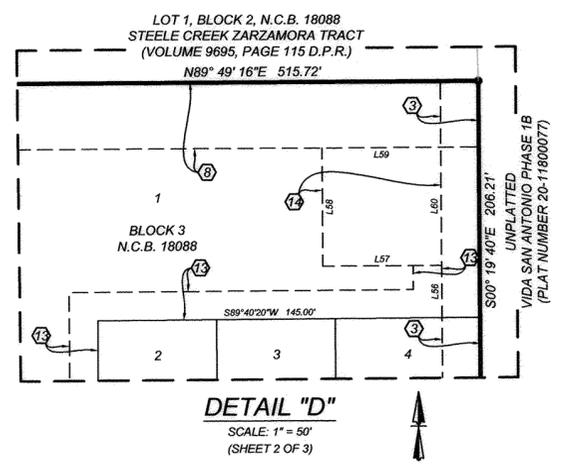
- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION 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, 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.
- 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.

- SAWS DEDICATION NOTE:**
 THE DEVELOPER 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.
- 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- SAWS DEDICATION NOTE:**
 THE DEVELOPER 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.
- 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 1,000 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.
- S.A.W.S. 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 DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE OF PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- BUILDING SETBACK LINE:**
 THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER 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 PERMIT (APP #2575489) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST OFFICE 35-477(0).
- FLOODPLAIN VERIFICATION NOTE:**
 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0506F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- DETENTION FOR PREVIOUSLY RECORDED PLAT NOTE:**
 STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFF-SITE DETENTION POND LOCATED IN LOT 901, BLOCK 11, NCB 18088, VIDA SAN ANTONIO PHASE 1B, RECORDED IN VOLUME xxxxx, PAGES xxxxx-xxxxx, PLAT NUMBER 20-11800077.

- WASTEWATER EDDU 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.
- EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.
- DRAINAGE EASEMENT ENCROACHMENTS NOTE:**
 NO STRUCTURES, 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 TOI 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 LOT 901, BLOCK 3, 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.
- OPEN SPACE NOTE:**
 LOT 901, BLOCK 3, (0.01 ACRE PERMEABLE), ARE DESIGNATED AS ACCESS, OPEN SPACE, COMMON AREAS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT.
- RESIDENTIAL FINISHED FLOOR ELEVATION:**
 RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. PRE-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO PERMIT APPROVAL, AND POST-CONSTRUCTION ELEVATION CERTIFICATES MAY BE REQUIRED PRIOR TO OCCUPANCY OF RESIDENTIAL BUILDINGS, AS DETERMINED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.
- RESIDENTIAL FINISHED FLOOR NOTE:**
 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- ACCESS NOTE:**
 PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35-506(i)(7).
- CLEAR VISION NOTE:**
 ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).



Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord	Chord Bearing
L1	95.16'	S44° 48' 44"E	L31	56.26'	N00° 12' 16"W	C1	75.23'	290.00'	14° 51' 47"	75.02'	S77° 45' 19"E
L2	128.45'	S22° 27' 04"E	L32	183.53'	N89° 39' 07"W	C2	115.40'	50.00'	132° 14' 16"	91.44'	S37° 59' 59"E
L3	189.42'	S08° 21' 45"E	L33	104.70'	N00° 24' 37"W	C3	102.76'	50.00'	117° 45' 03"	85.60'	N74° 25' 04"W
L4	187.86'	S56° 20' 29"E	L34	2.57'	N89° 48' 03"E	C4	20.28'	220.00'	5° 16' 57"	20.28'	N76° 21' 44"W
L5	197.37'	N77° 51' 27"E	L35	10.00'	S89° 40' 50"E	C5	26.18'	300.00'	5° 00' 00"	26.17'	S87° 49' 40"E
L6	97.73'	N58° 46' 49"E	L36	28.12'	S45° 00' 15"E	C6	95.56'	15° 00' 00"	95.28'	N87° 10' 20"E	
L7	118.12'	N61° 34' 37"E	L37	11.78'	N89° 40' 20"E	C7	75.05'	430.00'	10° 00' 00"	74.98'	N84° 40' 20"E
L8	149.43'	S31° 13' 11"E	L38	10.00'	S85° 19' 40"E	C8	55.34'	280.00'	11° 19' 27"	55.25'	S84° 39' 56"E
L9	50.24'	S15° 36' 36"E	L39	62.44'	N79° 40' 20"E	C9	43.48'	220.00'	11° 19' 27"	43.41'	N84° 39' 56"W
L10	91.49'	S31° 28' 52"W	L40	183.17'	N89° 40' 20"E	C10	64.58'	370.00'	10° 00' 00"	64.50'	S84° 40' 20"W
L11	4.00'	S58° 31' 08"E	L41	60.00'	S10° 59' 48"W	C11	38.14'	437.00'	5° 00' 00"	38.12'	S82° 10' 20"W
L12	74.66'	S31° 28' 52"W	L42	125.59'	S89° 40' 20"W	C12	26.35'	302.00'	5° 00' 00"	26.35'	S87° 10' 20"W
L13	4.00'	N74° 38' 09"W	L43	189.84'	S79° 40' 20"W	C13	12.57'	4.00'	180° 00' 00"	8.00'	S00° 19' 40"E
L14	22.42'	S15° 21' 51"W	L44	9.24'	S84° 40' 20"W	C14	12.57'	4.00'	180° 00' 00"	8.00'	N00° 19' 36"W
L15	134.07'	S21° 46' 03"W	L45	13.25'	S89° 40' 20"W	C15	31.26'	280.00'	6° 23' 46"	31.24'	S75° 48' 19"E
L16	16.00'	S89° 36' 37"W	L46	28.44'	S44° 59' 45"W	C16	249.57'	50.00'	285° 58' 57"	60.19'	S21° 27' 59"W
L17	133.56'	N21° 46' 03"E	L47	12.45'	N89° 40' 50"W	C17	60.58'	280.00'	12° 23' 43"	60.46'	N78° 48' 18"W
L18	23.55'	N15° 21' 51"E	L48	9.60'	N00° 24' 37"W						
L19	4.00'	N74° 38' 09"W	L49	10.00'	N89° 49' 16"E						
L20	72.67'	N31° 28' 52"E	L50	95.10'	N00° 19' 10"E						
L21	4.00'	S58° 31' 08"E	L51	11.24'	N89° 39' 07"W						
L22	89.47'	N31° 28' 52"E	L52	30.88'	N89° 40' 20"E						
L23	45.86'	N15° 36' 36"W	L53	30.88'	S89° 40' 20"W						
L24	132.00'	N31° 13' 11"W	L54	14.20'	S00° 19' 40"E						
L25	102.49'	S61° 34' 37"W	L55	74.21'	N75° 54' 14"W						
L26	100.02'	S58° 46' 49"W	L56	22.08'	S00° 19' 40"E						
L27	192.71'	N56° 20' 28"W	L57	50.00'	S89° 49' 16"W						
L28	190.58'	N09° 21' 45"W	L58	50.00'	N00° 19' 40"W						
L29	123.45'	N22° 27' 04"W	L59	50.00'	N89° 49' 16"E						
L30	89.81'	N44° 46' 44"W	L60	50.00'	S00° 19' 40"E						



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/DEVELOPER:
 THAD RUTHERFORD
 SOUTHSTAR AT VERANO, LLC
 1118 VINTAGE WAY
 NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THAD RUTHERFORD, 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 26 DAY OF AUGUST, A.D. 2021

Notary Public
 Jim E Vater
 My Commission Expires
 11/02/2023
 ID No 130426216

THIS PLAT OF VIDA SAN ANTONIO PHASE 1A 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

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:

24 AUG 2021

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
 THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
 1517 INTERSTATE 35, AUSTIN, TEXAS 78741
 PHONE: 512-440-7722 FAX: 512-440-1414 EMAIL: INFO@TBPELS.ORG

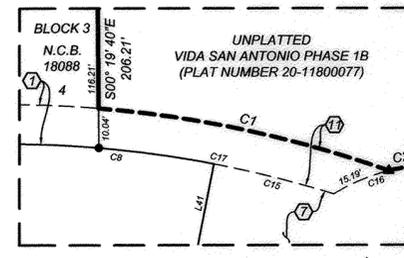
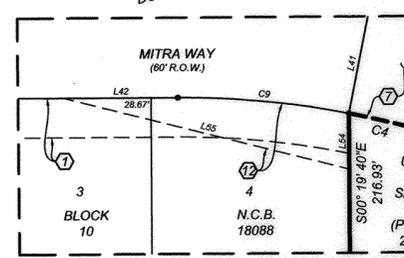
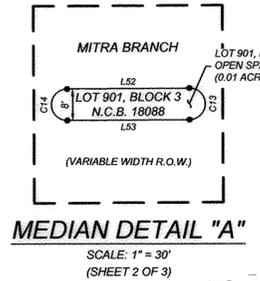
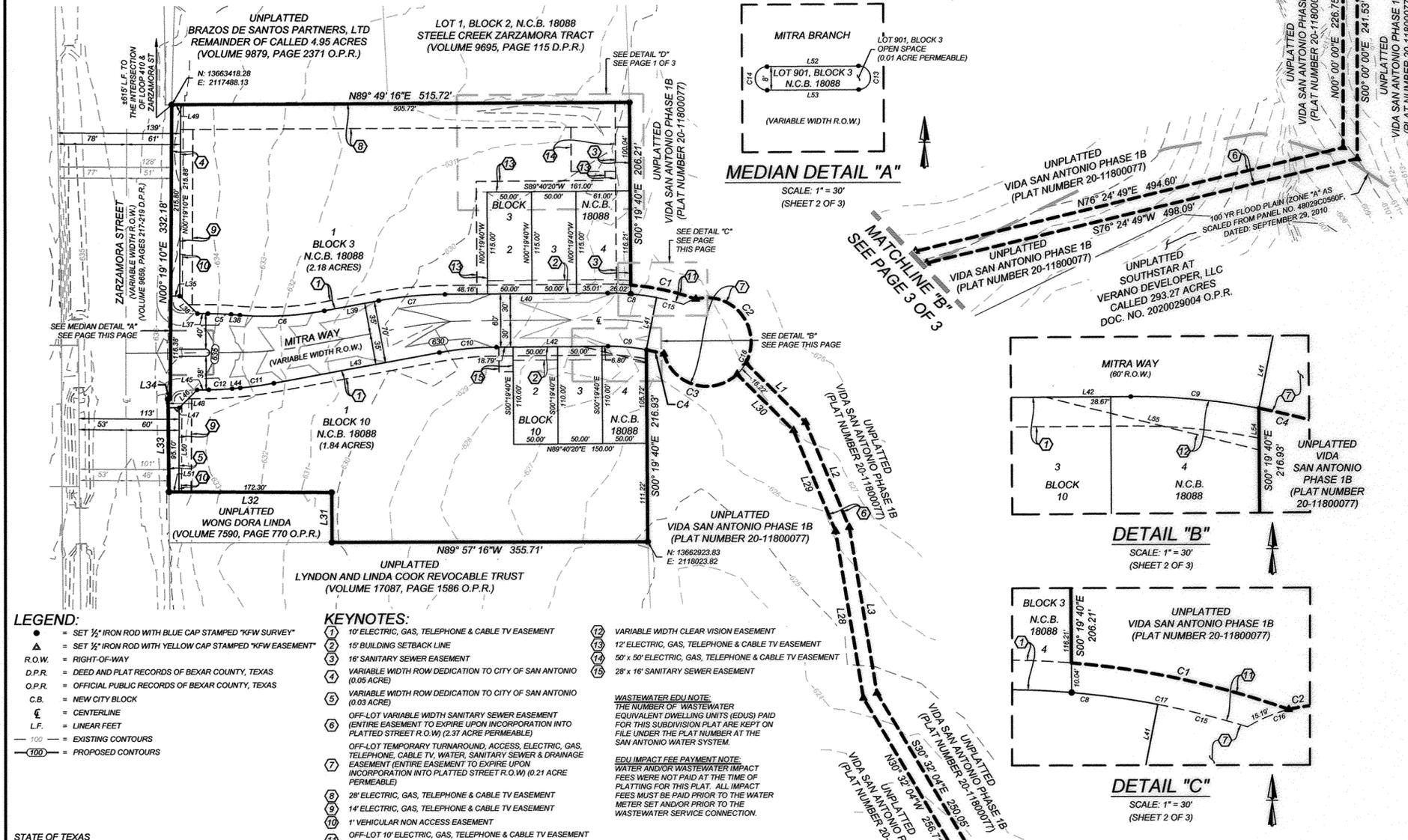
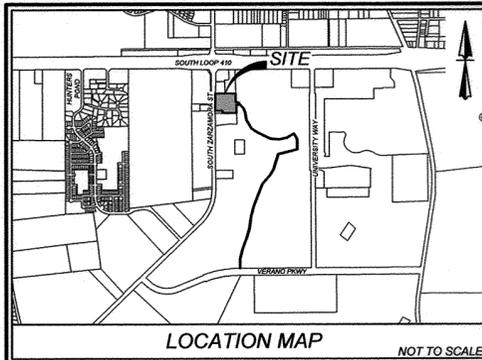
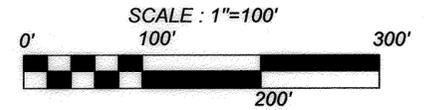
RESIDENTIAL LOTS = 6

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1A MPCD

BEING 8.37 ACRES OF LAND, INCLUSIVE OF A 0.03 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, 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 (O.P.R.)



- LEGEND:
- SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- 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
- C.B. = NEW CITY BLOCK
- C.L. = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 100 = PROPOSED CONTOURS

- KEYNOTES:
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2. 15' BUILDING SETBACK LINE
3. 16' SANITARY SEWER EASEMENT
4. VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE)
5. VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.03 ACRE)
6. OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (2.37 ACRE PERMEABLE)
7. OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.21 ACRE PERMEABLE)
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9. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10. 1' VEHICULAR NON ACCESS EASEMENT
11. OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.02 ACRE)
12. VARIABLE WIDTH CLEAR VISION EASEMENT
13. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
14. 50' x 50' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15. 28' x 16' SANITARY SEWER EASEMENT

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.
EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES:
1. 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," "OVERHANGING EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER 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.
2. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. 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.
5. 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.

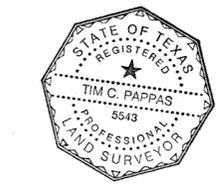
STATE OF TEXAS COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSURE 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:

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1917 W. UNIVERSITY BL. AUSTIN, TEXAS 78741 PHONE: 512-460-7722 FAX: 512-460-1914 EMAIL: INFO@TBPELS.TX.GOV

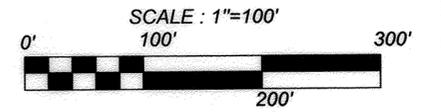


RESIDENTIAL LOTS = 6

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

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SUBDIVISION PLAT ESTABLISHING VIDA SAN ANTONIO PHASE 1A MPCD BEING 8.37 ACRES OF LAND, INCLUSIVE OF A 0.03 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, 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 (O.P.R.)

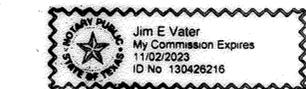


STATE OF TEXAS COUNTY OF COMAL THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER THAD RUTHERFORD SOUTHSTAR AT VERANO, LLC 1118 VINTAGE WAY NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS COUNTY OF COMAL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THAD RUTHERFORD, 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 20th DAY OF August, A.D. 2021 Notary Public COMAL COUNTY, TEXAS

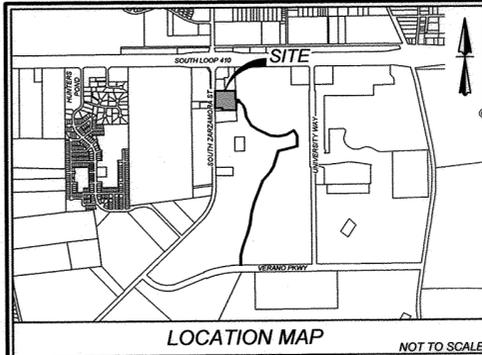


THIS PLAT OF VIDA SAN ANTONIO PHASE 1A MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY", SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT", 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, C.B. = NEW CITY BLOCK, L.F. = CENTERLINE, L.F. = LINEAR FEET, 100 = EXISTING CONTOURS, 100 = PROPOSED CONTOURS

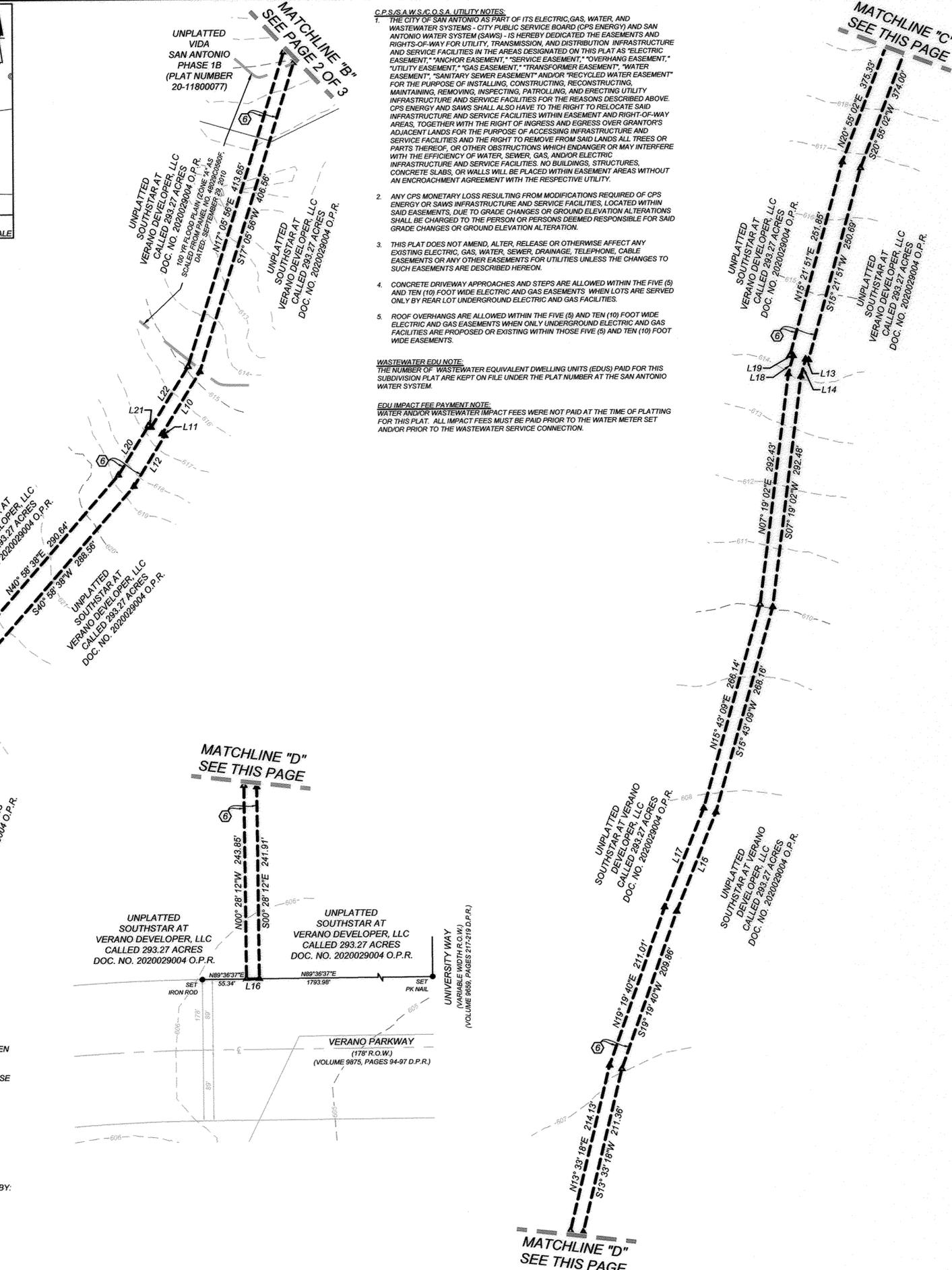
- KEYNOTES: 1) 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 2) 15' BUILDING SETBACK LINE, 3) 16' SANITARY SEWER EASEMENT, 4) VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE), 5) VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.03 ACRE), 6) OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (2.37 ACRE PERMEABLE), 7) OFF-LOT TEMPORARY TURNAROUND, ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.21 ACRE PERMEABLE), 8) 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 9) 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 10) 1' VEHICULAR NON ACCESS EASEMENT, 11) OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.02 ACRE), 12) VARIABLE WIDTH CLEAR VISION EASEMENT, 13) 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 14) 50' x 50' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT, 15) 28' x 16' SANITARY SEWER 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.

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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS) 1017 S. BRIDGESTONE BL. AUSTIN, TEXAS, 78741 PHONE: 512-440-7722 FAX: 512-442-1414 EMAIL: TPELS@TPELS.TEXAS.GOV



- C.P.S./S.A.W.S./C.O.S.A. UTILITY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SANS INFRASTRUCTURE... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS... 4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS... 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS...

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. EDU IMPACT FEE PAYMENT 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 THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.



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