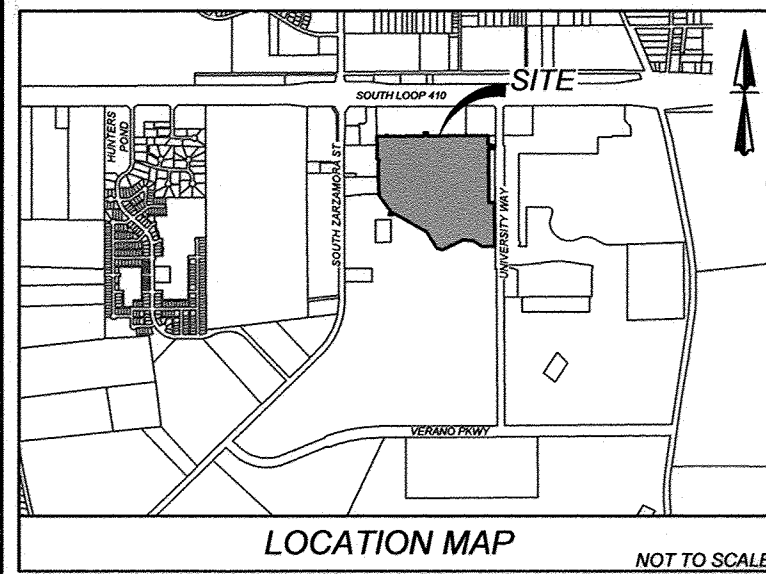


SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD

BEING 63.31 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 2020029004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



SURVEYOR NOTES:

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

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- Δ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- F.I.R. = FOUND IRON ROD
- 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:

1. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
2. 15' BUILDING SETBACK LINE
3. 10' BUILDING SETBACK LINE
4. 16' SANITARY SEWER EASEMENT
5. 10' WATER EASEMENT
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. OFF-LOT 16' SANITARY SEWER EASEMENT (0.004 ACRE PERMEABLE)
8. 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.) (0.06 ACRE PERMEABLE)
9. 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.) (0.12 ACRE PERMEABLE)
10. 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.) (0.89 ACRE PERMEABLE)
11. VARIABLE WIDTH CLEAR VISION EASEMENT
12. 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
13. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
14. OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.28 ACRE PERMEABLE)
15. 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 1369-1371 D.P.R.)
17. BUILDING SETBACK LINE (VOLUME 2002, PAGES 1369-1371 D.P.R.)
18. 16' SANITARY SEWER EASEMENT (VOLUME 2002, PAGES 1369-1371 D.P.R.)
19. VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE) (VOLUME 2002, PAGES 1369-1371 D.P.R.)
20. VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE) (VOLUME 2002, PAGES 1369-1371 D.P.R.)
21. OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 2002, PAGES 1369-1371 D.P.R.)
22. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 1369-1371 D.P.R.)
23. UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES DOCUMENT NUMBER 2020029004 O.P.R.

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:

3 JAN 2022

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PASAENOS 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 E. UNIVERSITY, SUITE 100, AUSTIN, TEXAS 78761
PHONE: 512-462-7722; FAX: 512-462-1414; EMAIL: INFO@TBPELS.ORG

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," "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.
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.

CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

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 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.

S.A.W.S. HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF .985 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.

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):

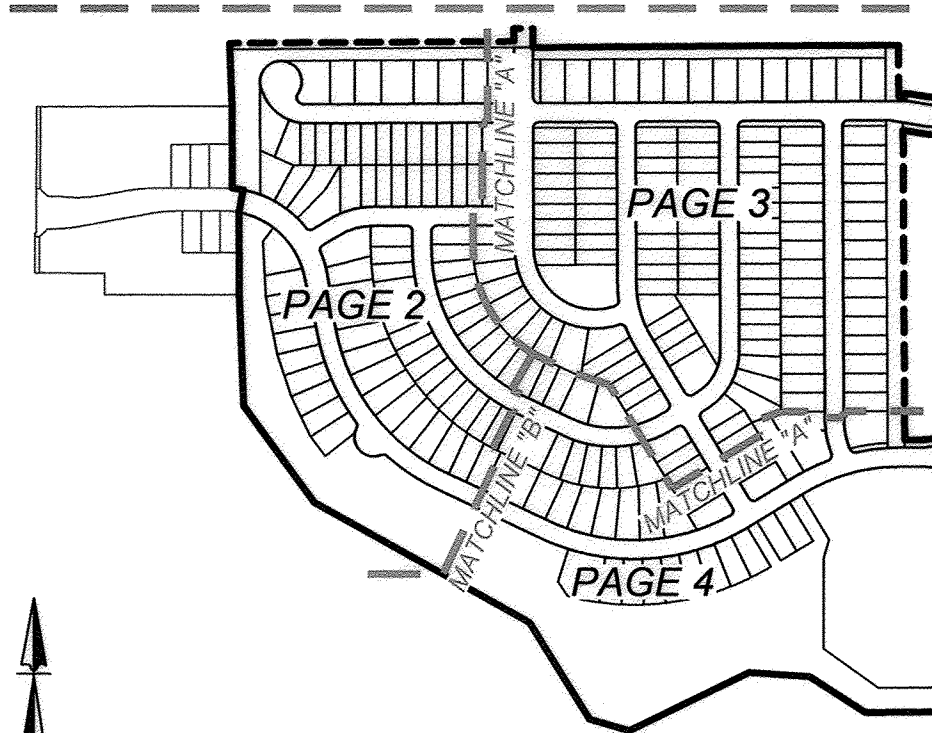
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.

EASEMENTS FOR FLOODPLAINS NOTE:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 4802C0586E, DATED SEPTEMBER 28, 2010, OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 1% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

RESIDENTIAL FINISHED FLOOR NOTE:

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



PAGE INDEX
SCALE: NOT-TO-SCALE

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	32.14'	245.00'	7°31'01"	32.12'	S84°05'10"E	C36	257.44'	575.00'	25°39'10"	255.30'	N23°40'33"W
C2	27.52'	155.00'	10°10'17"	27.48'	S85°24'48"E	C37	50.02'	500.00'	5°43'55"	50.00'	N13°42'56"W
C3	39.30'	245.00'	9°11'28"	39.26'	N84°55'23"W	C38	50.02'	500.00'	5°43'55"	50.00'	N13°42'56"W
C4	24.04'	169.03'	8°08'52"	24.02'	N85°25'09"E	C39	261.69'	220.00'	68°09'14"	246.53'	N44°55'35"W
C5	29.03'	231.00'	7°12'01"	29.01'	N84°56'42"E	C40	93.84'	175.00'	30°43'24"	92.72'	N74°18'38"E
C6	29.32'	280.00'	5°59'57"	29.30'	N82°00'11"W	C41	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E
C7	196.26'	280.00'	40°09'34"	192.26'	S58°55'25"E	C42	539.97'	480.00'	64°27'17"	511.95'	S32°33'18"E
C8	21.52'	15.00'	82°12'25"	19.72'	S79°56'51"E	C43	295.51'	300.00'	56°26'15"	283.70'	N86°59'56"E
C9	120.65'	225.00'	30°43'24"	119.21'	N74°18'38"E	C44	23.56'	15.00'	90°00'00"	21.21'	S76°13'11"E
C10	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E	C45	24.18'	15.00'	92°22'45"	21.65'	S14°58'11"W
C11	23.56'	15.00'	90°00'00"	21.21'	N45°19'40"W	C46	495.34'	525.00'	54°03'30"	477.17'	S88°11'19"W
C12	141.81'	125.00'	65°00'00"	134.32'	N57°49'40"W	C47	494.18'	525.00'	53°55'58"	476.14'	N37°48'57"W
C13	230.87'	55.00'	240°30'38"	95.02'	S85°04'21"E	C48	50.02'	500.00'	5°43'55"	50.00'	N07°59'01"W
C14	33.81'	17.00'	113°56'24"	28.51'	S21°47'14"E	C49	50.02'	500.00'	5°43'55"	50.00'	N07°59'01"W
C15	15.15'	75.00'	11°34'14"	15.12'	S84°32'33"E	C50	60.64'	280.00'	12°24'31"	60.52'	N17°03'14"W
C16	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E	C51	21.52'	15.00'	82°12'25"	19.72'	N17°50'44"E
C17	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E	C52	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E
C18	39.27'	225.00'	10°00'00"	39.22'	S85°19'40"E	C53	382.48'	210.00'	104°21'13"	331.76'	S52°30'16"E
C19	26.97'	175.00'	8°49'47"	26.94'	S84°44'33"E	C54	21.79'	15.00'	83°14'37"	19.93'	S63°03'34"E
C20	35.78'	225.00'	9°08'36"	35.74'	N84°52'58"W	C55	55.49'	325.00'	9°46'56"	55.42'	S26°19'43"E
C21	30.54'	175.00'	10°00'00"	30.50'	N85°19'40"W	C56	23.56'	15.00'	90°00'00"	21.21'	S13°46'49"W
C22	23.56'	15.00'	90°00'00"	21.21'	S44°40'20"W	C57	246.25'	250.00'	56°26'15"	236.42'	S06°59'56"W
C23	67.70'	225.00'	17°14'22"	67.44'	S08°56'51"E	C58	483.73'	430.00'	64°27'17"	458.62'	N32°33'18"W
C24	22.18'	15.00'	84°42'39"	20.21'	S59°55'21"E	C59	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E
C25	107.93'	525.00'	11°46'43"	107.74'	N83°36'40"E	C60	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E
C26	26.90'	189.00'	8°09'20"	26.88'	N85°25'22"E	C61	43.09'	325.00'	7°35'50"	43.06'	S04°07'35"E
C27	26.16'	211.00'	7°06'11"	26.14'	N84°53'47"E	C62	21.79'	15.00'	83°14'37"	19.93'	S33°41'49"W
C28	26.15'	211.00'	7°06'04"	26.13'	N85°53'40"W	C63	291.41'	160.00'	104°21'13"	252.77'	N52°30'16"W
C29	26.90'	189.00'	8°09'20"	26.88'	N86°25'18"W	C64	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E
C30	254.68'	475.00'	30°43'13"	251.64'	S74°08'25"W	C65	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E
C31	566.39'	575.00'	56°26'15"	543.76'	S86°59'56"W	C66	128.95'	125.00'	59°06'28"	123.31'	S29°13'35"W
C32	162.82'	575.00'	16°13'25"	162.27'	N56°40'13"W	C67	23.56'	15.00'	90°00'00"	21.21'	N76°13'11"W
C33	16.71'	15.00'	63°49'12"	15.86'	N80°28'07"W	C68	148.27'	275.00'	30°53'32"	146.48'	N15°46'25"W
C34	124.35'	51.00'	139°41'47"	95.76'	N42°31'50"W	C69	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E
C35	16.71'	15.00'	63°49'12"	15.86'	N04°35'32"W	C70	23.56'	15.00'	90°00'00"	21.21'	S45°19'40"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C71	82.74'	275.00'	17°14'22"	82.43'	S08°56'51"E
C72	22.72'	15.00'	86°47'30"	20.61'	S25°49'43"W
C73	95.70'	525.00'	10°26'39"	95.57'	S64°00'09"W
C74	23.56'	15.00'	90°00'00"	21.21'	N76°13'11"W
C75	23.56'	15.00'	90°00'00"	21.21'	N13°46'49"E
C76	180.53'	175.00'	59°06'28"	172.64'	N29°13'35"E
C77	23.56'	15.00'	90°00'00"	21.21'	N44°40'20"E
C78	101.69'	538.82'	10°48'48"	101.54'	S81°32'25"W
C79	359.98'	320.00'	64°27'17"	341.30'	S32°33'18"E
C80	325.67'	410.00'	45°30'39"	317.17'	N87°32'15"W
C81	663.72'	590.00'	64°27'17"	620.27'	N32°33'18"W
C82	555.23'	695.00'	46°46'23"	540.58'	S81°40'01"W
C83	241.08'	149.00'	92°42'13"	215.63'	S58°19'46"E
C84	17.01'	17.75'	54°53'36"	16.36'	S27°46'27"E
C85	72.15'	132.25'	31°15'25"	71.26'	S39°35'32"E
C86	77.94'	81.50'	54°47'27"	75.00'	N27°49'32"W
C87	65.63'	68.50'	54°53'36"	63.15'	N27°46'27"W

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 PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DRAINAGE EASEMENT ENCROACHMENT 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 IMPROVING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

COMMON AREA MAINTENANCE NOTE:

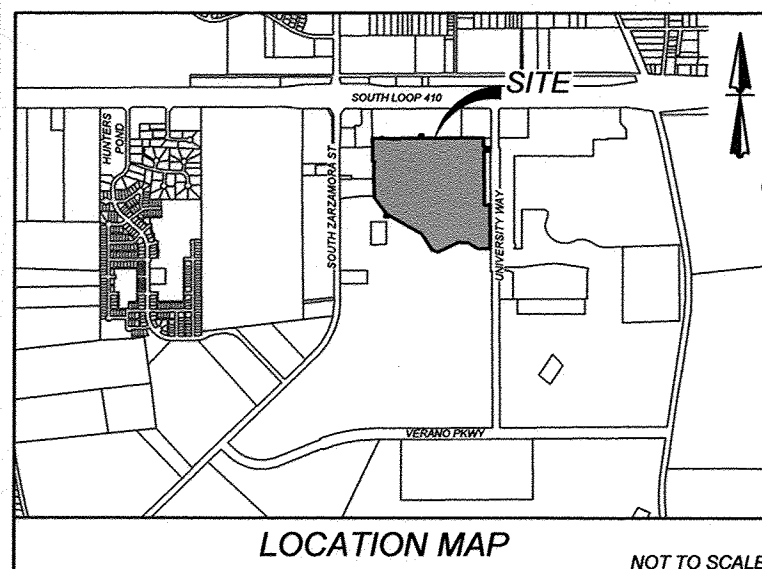
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 902, BLOCK 3, 901-902, BLOCK 4, 901-902, BLOCK 5, 901, BLOCK 6, 901, BLOCK 7, 901-904, BLOCK 8, 901-902, BLOCK 10, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL 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.

RESIDENTIAL FINISHED FLOOR ELEVATION:

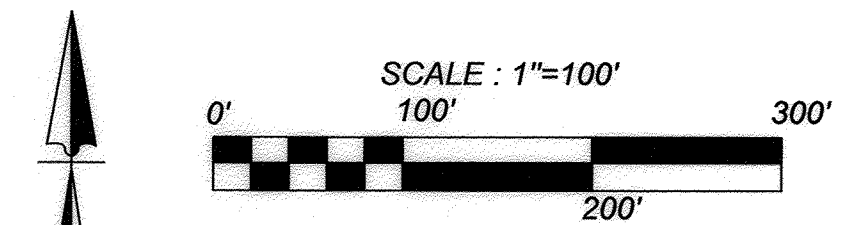
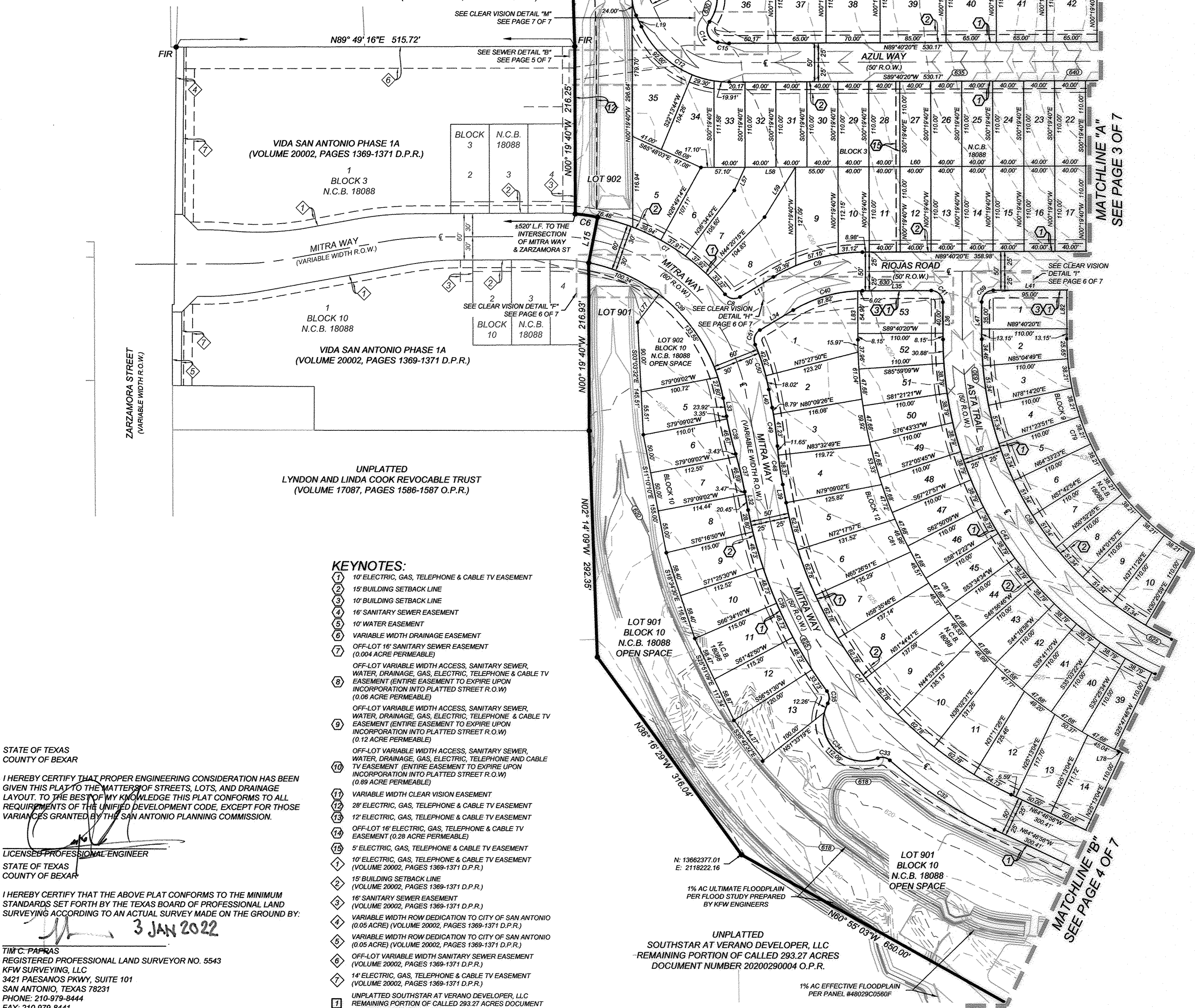
RESIDENTIAL STRUCTURES ARE NOT ALLOWED WITHIN THE CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). 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

SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD

BEING 63.31 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 (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"
 - F.I.R. = FOUND IRON ROD
 - 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



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-6441
TBPE Firm #: 9513 • TBPLS Firm #: 10123300

STATE OF TEXAS
COUNTY OF COMAL

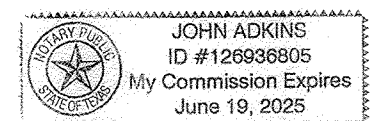
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

OWNER/DEVELOPER:
THAD RUTHERFORD
SOUTHSTAR AT VERANO INVESTMENT, 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 3rd DAY OF January, A.D. 2022.
John Adkins
NOTARY PUBLIC COMAL COUNTY, TEXAS



THIS PLAT OF VIDA SAN ANTONIO PHASE 1B 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

- KEYNOTES:**
- 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 15' BUILDING SETBACK LINE
 - 10' BUILDING SETBACK LINE
 - 16' SANITARY SEWER EASEMENT
 - 10' WATER EASEMENT
 - VARIABLE WIDTH DRAINAGE EASEMENT (0.004 ACRE PERMEABLE)
 - 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.) (0.06 ACRE PERMEABLE)
 - 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.) (0.12 ACRE PERMEABLE)
 - 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.) (0.89 ACRE PERMEABLE)
 - VARIABLE WIDTH CLEAR VISION EASEMENT
 - 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.28 ACRE PERMEABLE)
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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 - UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES DOCUMENT NUMBER 20200290004 O.P.R.

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

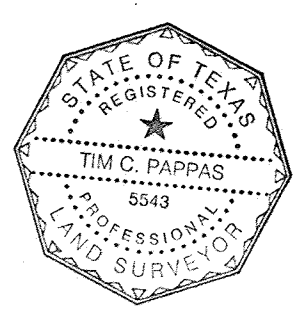
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

3 JAN 2022
TIM C. PAPRAS
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

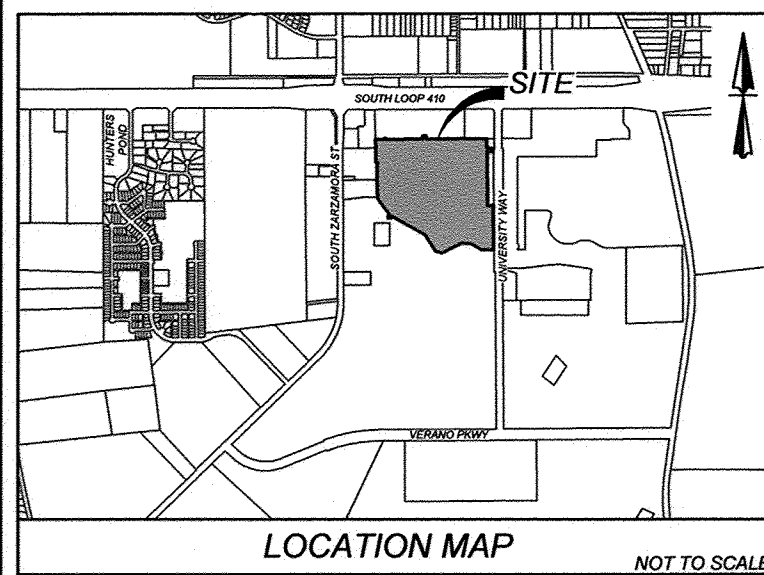
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
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1607 INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7722 FAX: 512-440-7414 EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 260

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



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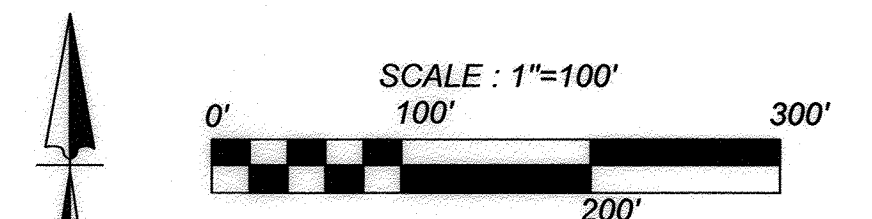
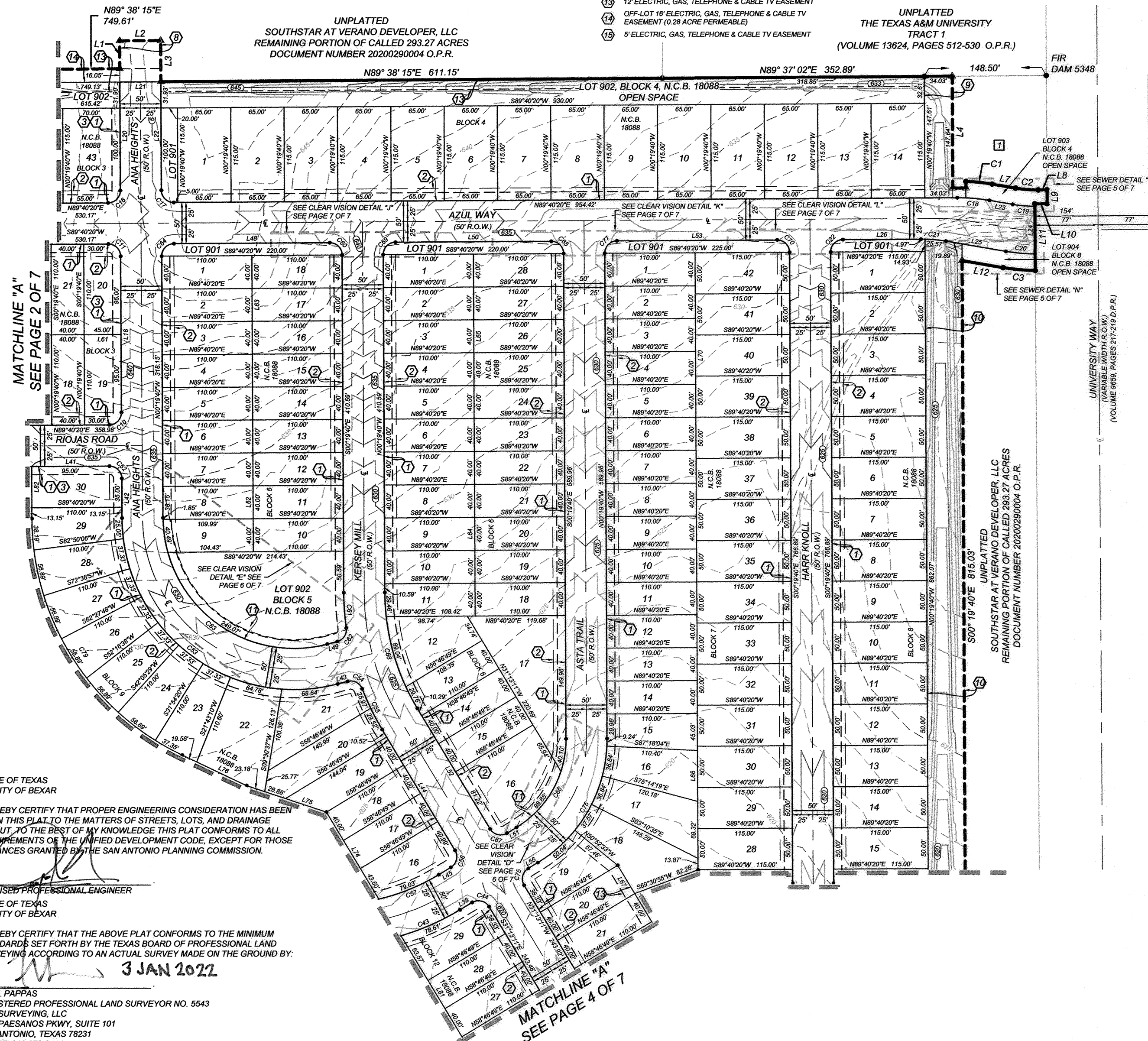
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 - 10' BUILDING SETBACK LINE
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 - 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.28 ACRE PERMEABLE)
 - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

PLAT NUMBER 20-11800077

**SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD**

BEING 63.31 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 299.86 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.)



KFW
ENGINEERS + SURVEYING

3421 Pacesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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 INVESTMENT, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

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GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 3rd DAY OF January, A.D. 2022.

Notary Public
JOHN ADKINS
My Commission Expires
June 19, 2025

THIS PLAT OF VIDA SAN ANTONIO PHASE 1B 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

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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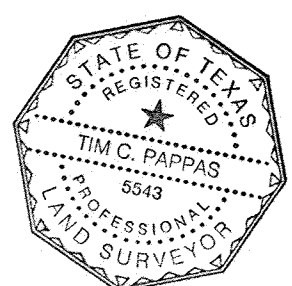
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San Antonio, Texas 78231
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Fax: 210-979-8441

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1917 E. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-462-7725 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

RESIDENTIAL LOTS = 260

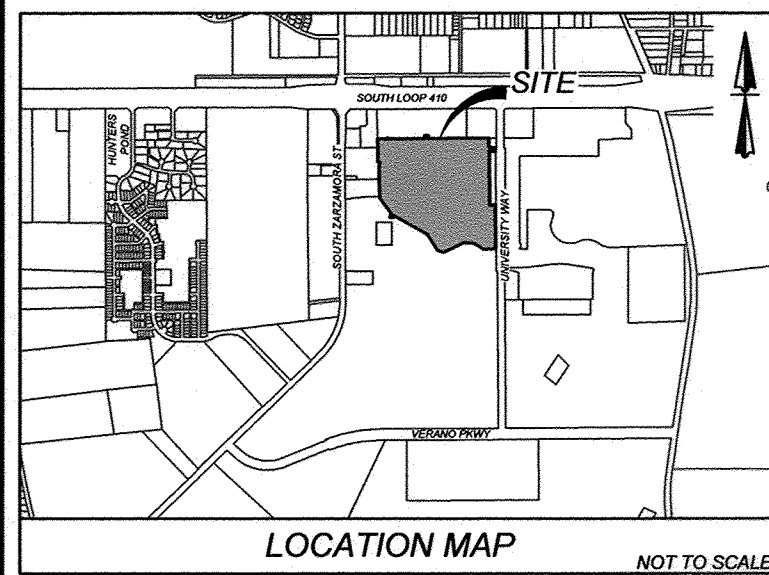
SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAGE 3 OF 7



SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD

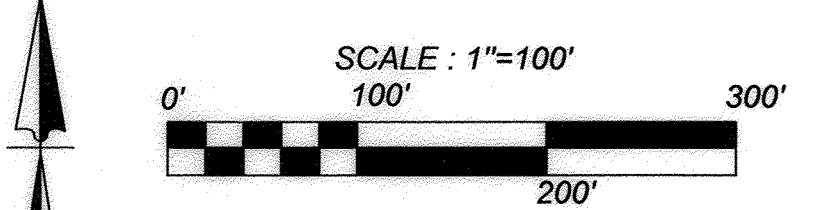
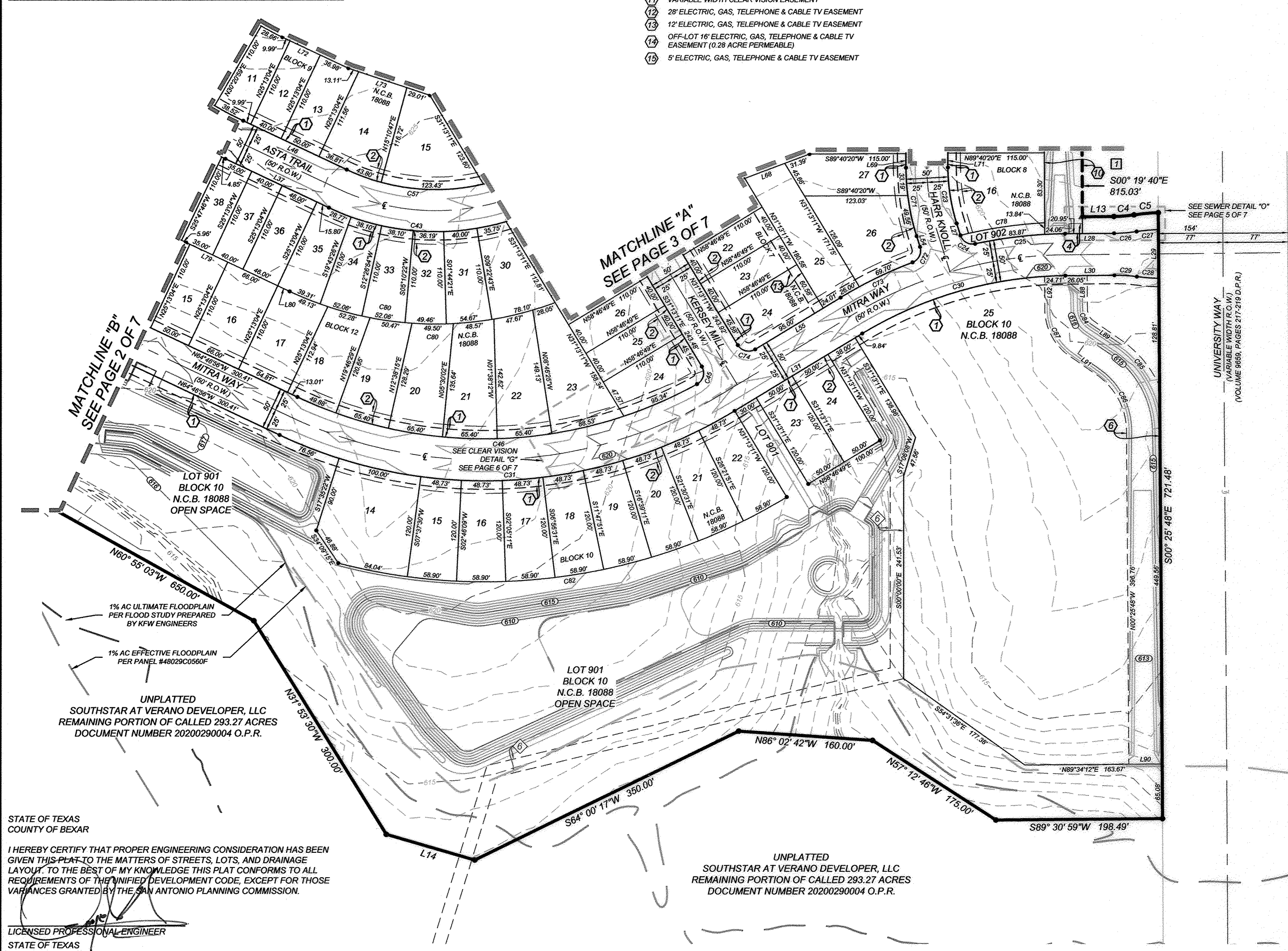
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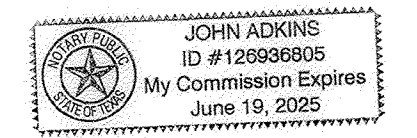
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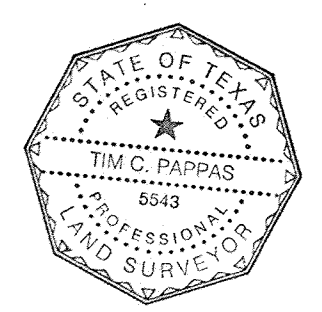


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CHAIRMAN

BY: _____
SECRETARY



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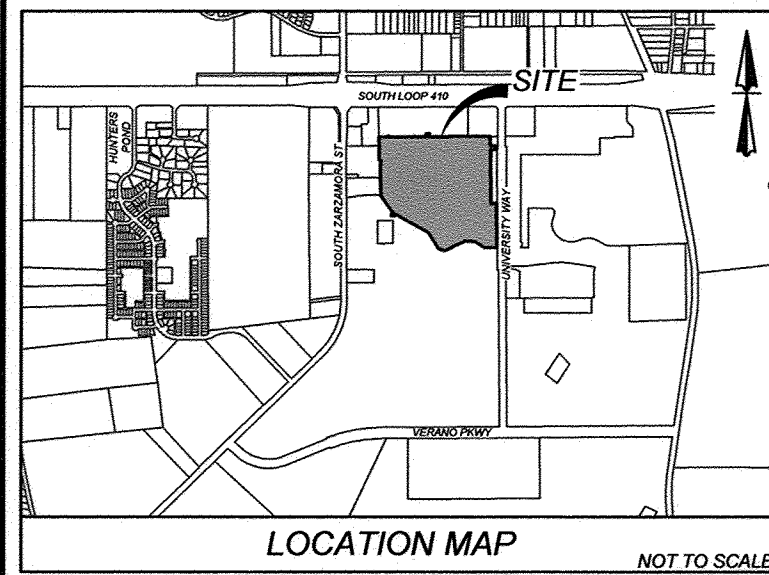
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VIDA SAN ANTONIO PHASE 1B MPCD

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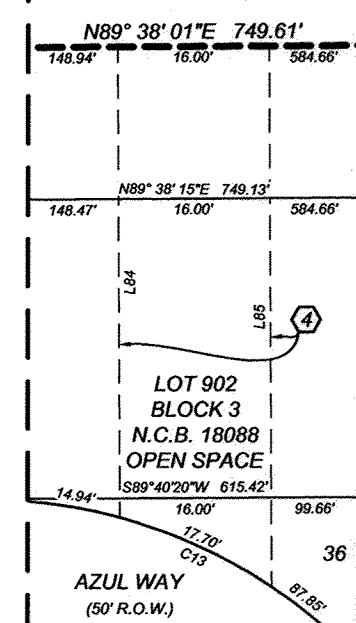


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 - 6 VARIABLE WIDTH DRAINAGE EASEMENT
 - 7 OFF-LOT 16' SANITARY SEWER EASEMENT (0.004 ACRE PERMEABLE)
 - 8 OFF-LOT VARIABLE WIDTH ACCESS, SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET R.O.W.) (0.06 ACRE PERMEABLE)
 - 9 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.) (0.12 ACRE PERMEABLE)
 - 10 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.) (0.89 ACRE PERMEABLE)
 - 11 VARIABLE WIDTH CLEAR VISION EASEMENT
 - 12 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 13 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 14 OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.28 ACRE PERMEABLE)
 - 15 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

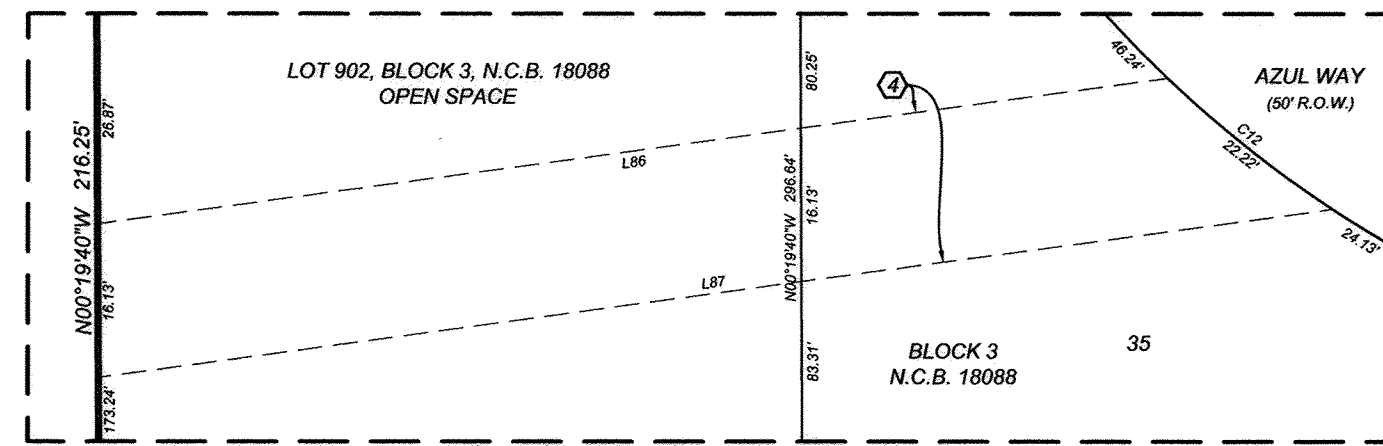
- 16 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 17 15' BUILDING SETBACK LINE
- 18 16' SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 19 VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE) (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 20 VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.05 ACRE) (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 21 OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 22 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 23 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES DOCUMENT NUMBER 20200290004 O.P.R.

LOT 1, BLOCK 2, N.C.B. 18088
STEELE CREEK ZARZAMORA TRACT
(VOLUME 9695, PAGE 115 D.P.R.)



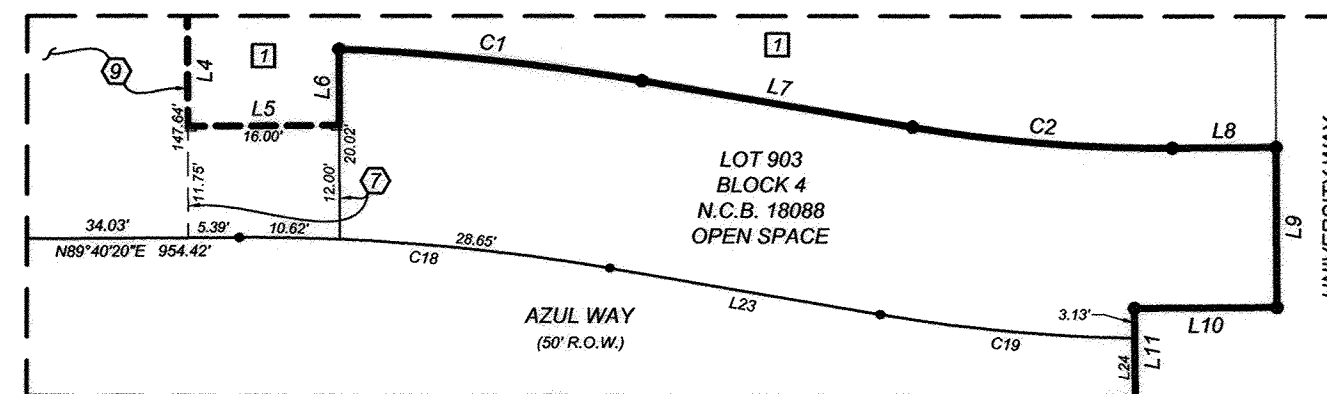
SEWER DETAIL "A"

SCALE: 1" = 20'
(SHEET 2 OF 7)



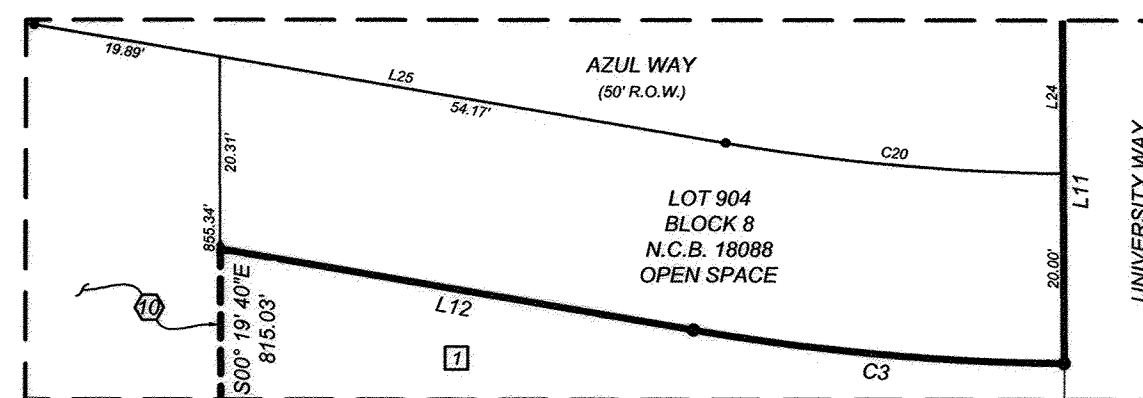
SEWER DETAIL "B"

SCALE: 1" = 20'
(SHEET 2 OF 7)



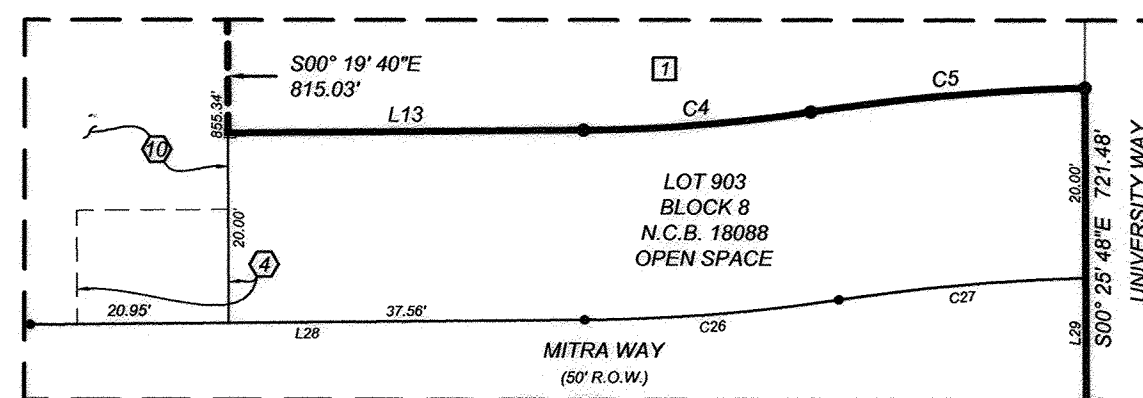
DETAIL "C"

SCALE: 1" = 20'
(SHEET 3 OF 7)



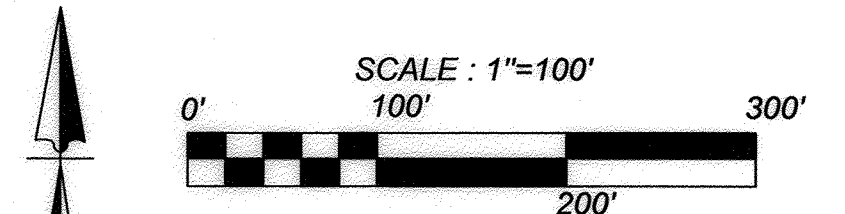
DETAIL "M"

SCALE: 1" = 20'
(SHEET 3 OF 7)



DETAIL "O"

SCALE: 1" = 20'
(SHEET 4 OF 7)



KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 978-9444 • Fax #: (210) 978-9441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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.

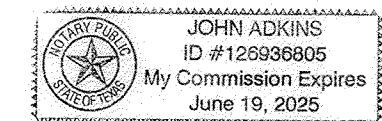
OWNER/DEVELOPER
THAD RUTHERFORD
SOUTHSTAR AT VERANO INVESTMENT, LLC
1116 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

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 30th DAY OF January, A.D. 20 22

John Adkins
NOTARY PUBLIC COMAL COUNTY, TEXAS



THIS PLAT OF VIDA SAN ANTONIO PHASE 1B 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.

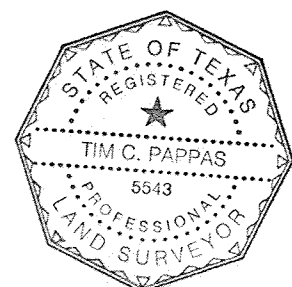
DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



12/28/21



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:

Tim C. Pappas
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-9444
FAX: 210-979-9441

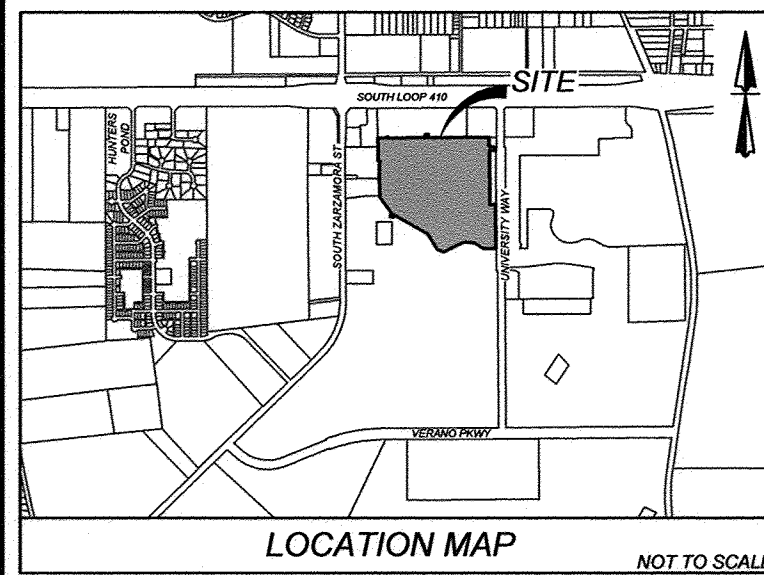
ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1917 INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7725 FAX: 512-440-1414 • EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 260

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

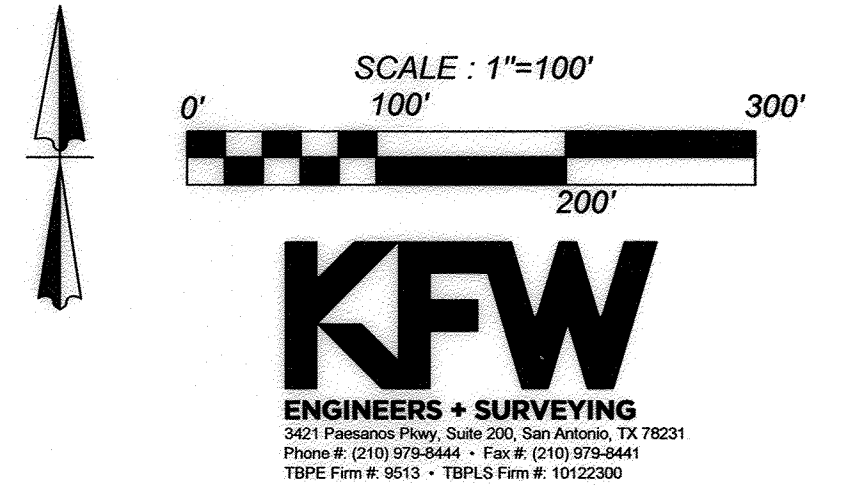
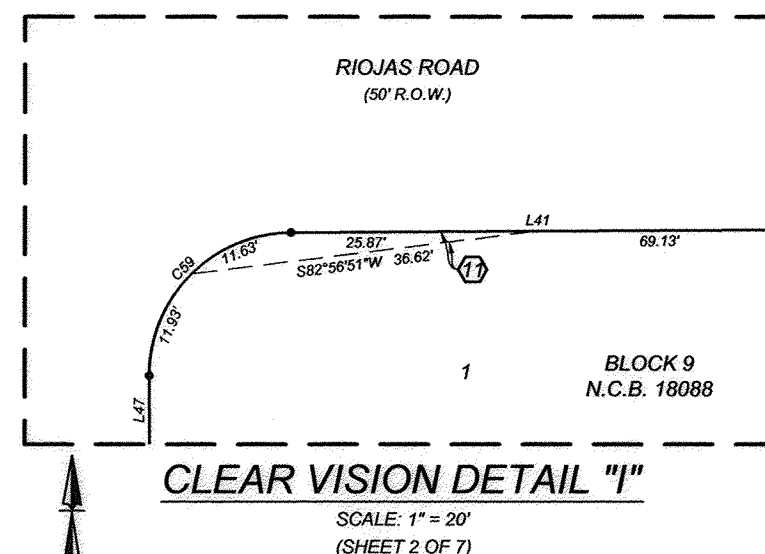
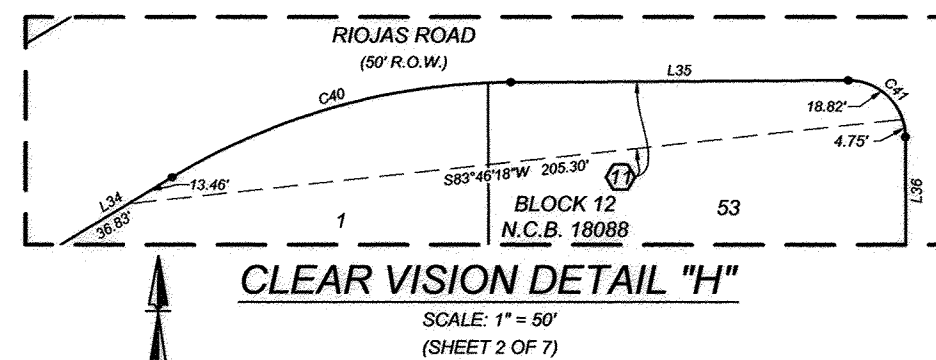
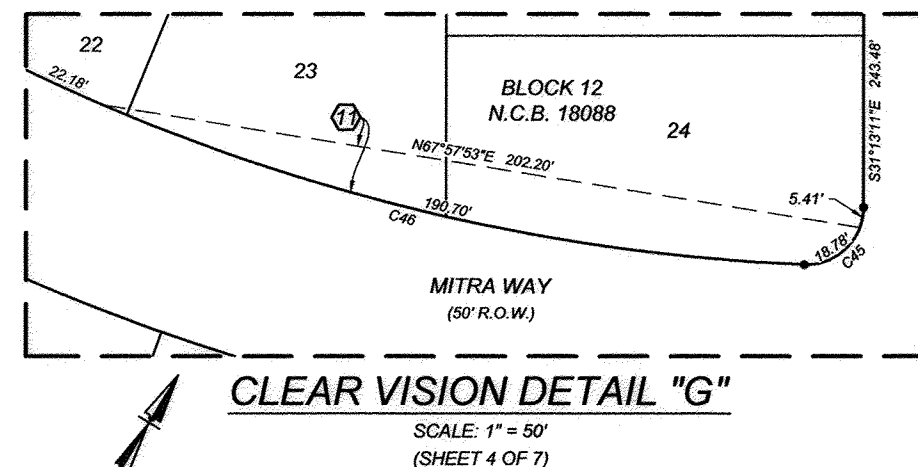
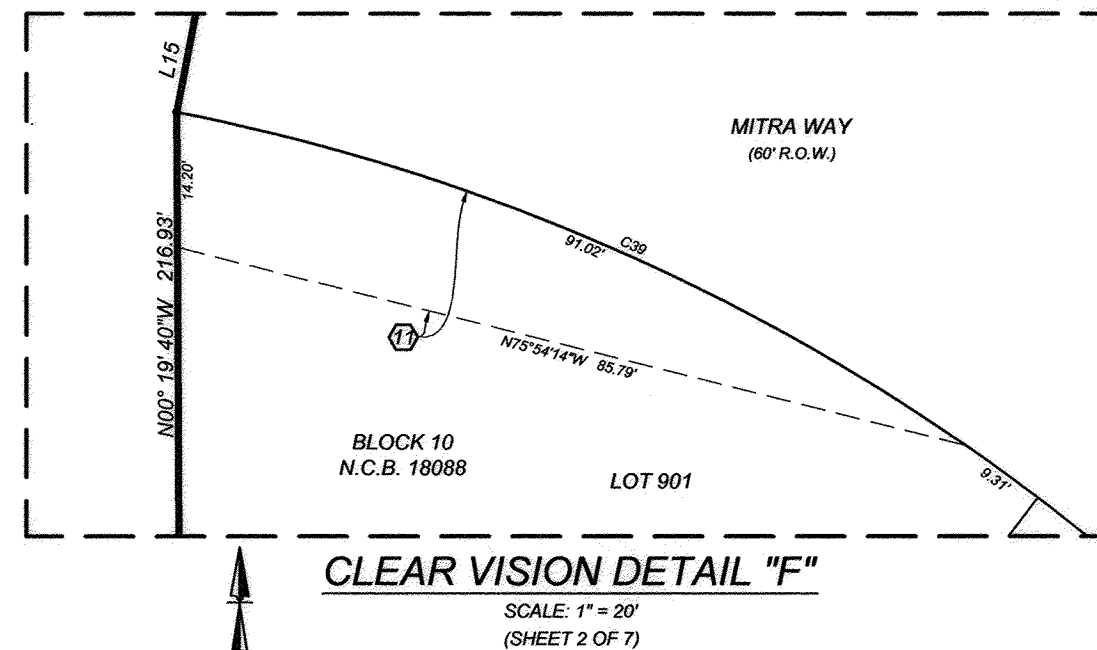
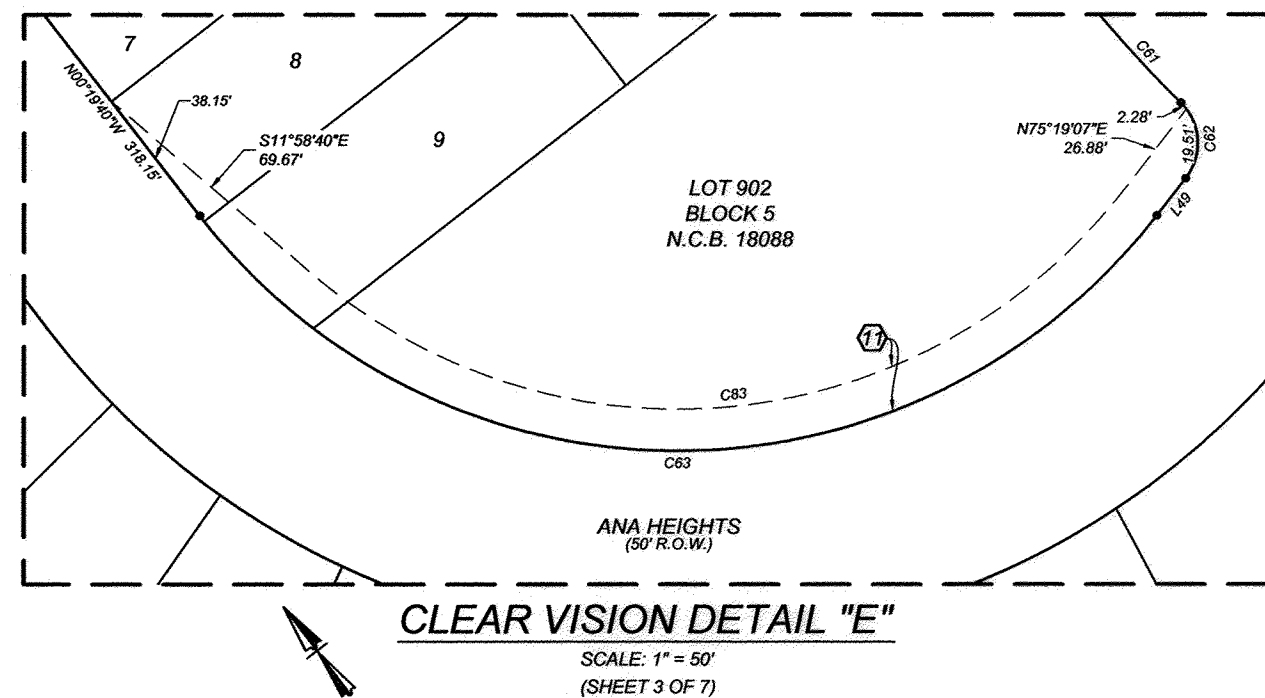
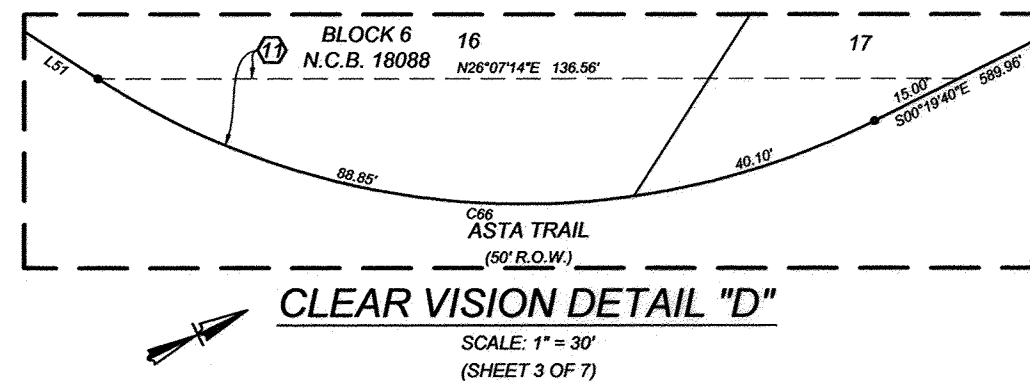
SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD

BEING 63.31 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 (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"
 - F.I.R. = FOUND IRON ROD
 - 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
 - 1000 — = PROPOSED CONTOURS

- KEYNOTES:**
- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
 - 2 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1369-1371 D.P.R.)
 - 3 10' BUILDING SETBACK LINE (VOLUME 20002, PAGES 1369-1371 D.P.R.)
 - 4 16' SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
 - 5 10' WATER EASEMENT
 - 6 VARIABLE WIDTH DRAINAGE EASEMENT
 - 7 OFF-LOT 16' SANITARY SEWER EASEMENT (0.004 ACRE PERMEABLE)
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 - 9 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.) (0.12 ACRE PERMEABLE)
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 - 14 OFF-LOT 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.28 ACRE PERMEABLE)
 - 15 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT



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.

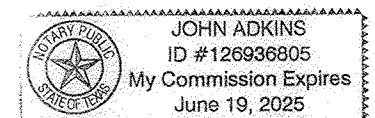
OWNER/DEVELOPER:
THAD RUTHERFORD
SOUTHSTAR AT VERANO INVESTMENT, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

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 3rd DAY OF January, A.D. 20 22

NOTARY PUBLIC COMAL COUNTY, TEXAS



THIS PLAT OF VIDA SAN ANTONIO PHASE 1B 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.

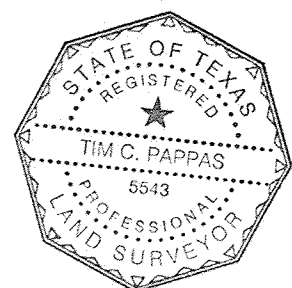
DATED THIS _____ DAY OF _____, A.D. 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY



12/28/21



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:

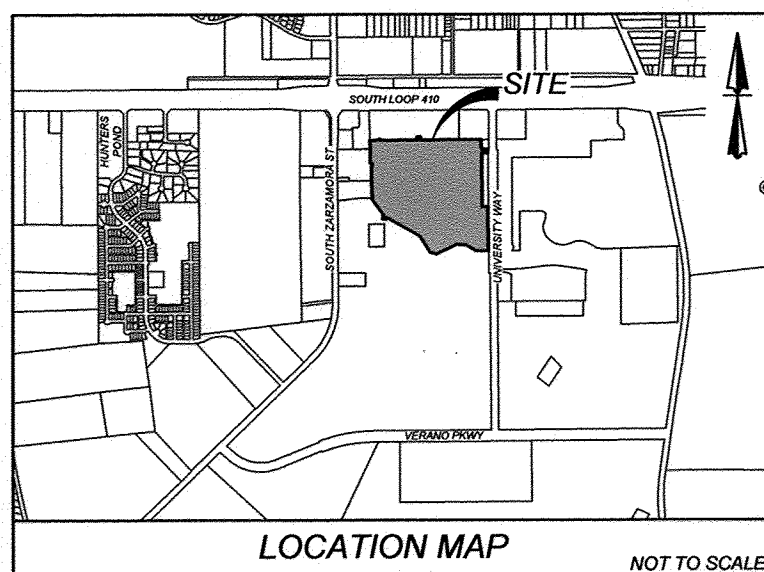
3 JAN 2022

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 ENTREPRENEUR BL, AUSTIN, TEXAS 78741
PHONE: 512-440-7722, FAX: 512-440-1414, EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 260

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



- LEGEND:**
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 - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - F.I.R. = FOUND IRON ROD
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 - 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

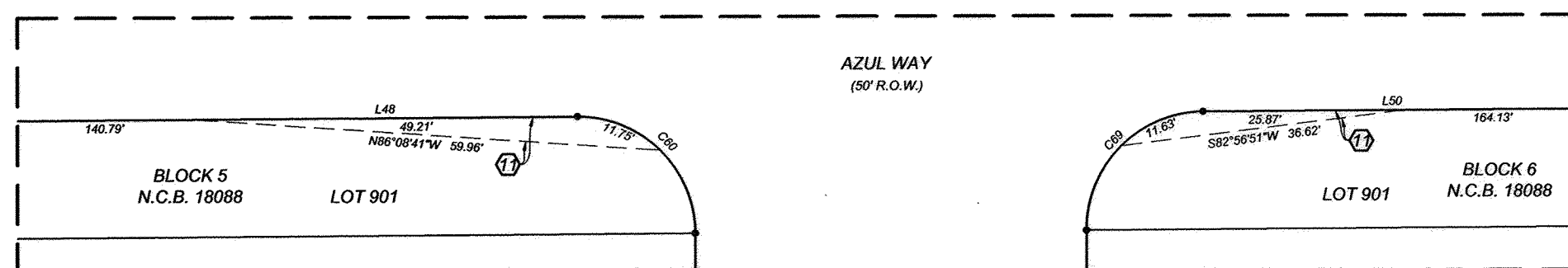
- KEYNOTES:**
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 - 15' BUILDING SETBACK LINE (VOLUME 2000, PAGES 1369-1371 D.P.R.)
 - 10' BUILDING SETBACK LINE (VOLUME 2000, PAGES 1369-1371 D.P.R.)
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- UNPLATTED SOUTHWEST AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES DOCUMENT NUMBER 20200290004 O.P.R.

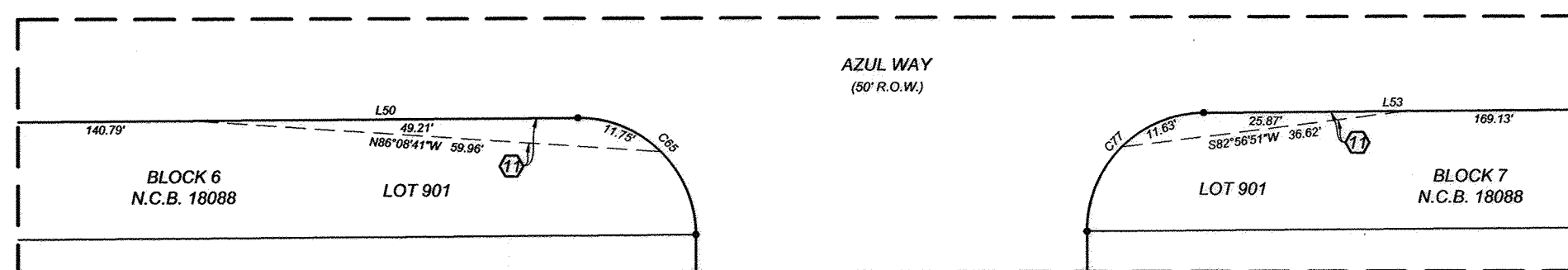
PLAT NUMBER 20-11800077

**SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 1B MPCD**

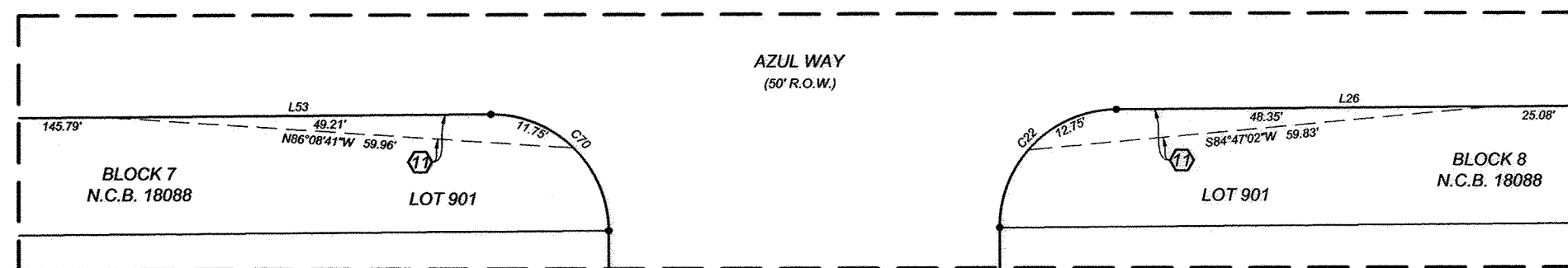
BEING 63.31 ACRES OF LAND, AND SITUATED IN THE SANTOS GUZMAN SURVEY NO. 1, ABSTRACT 1111, THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, AND THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.86 ACRE TRACT OF LAND AS CONVEYED TO SOUTHWEST AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)



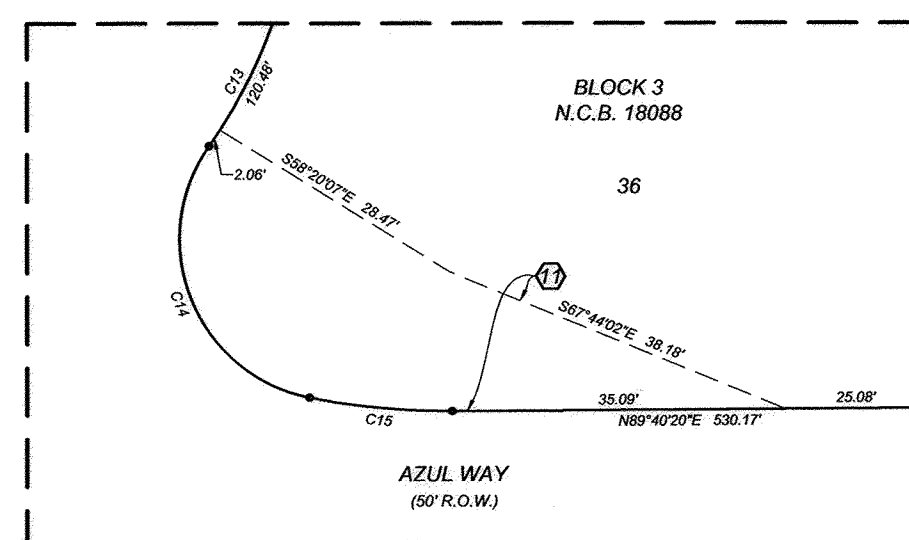
CLEAR VISION DETAIL "J"
SCALE: 1" = 20'
(SHEET 3 OF 7)



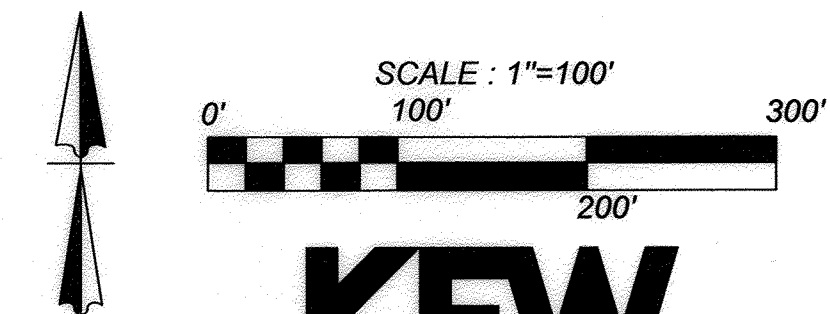
CLEAR VISION DETAIL "K"
SCALE: 1" = 20'
(SHEET 3 OF 7)



CLEAR VISION DETAIL "L"
SCALE: 1" = 20'
(SHEET 3 OF 7)



CLEAR VISION DETAIL "M"
SCALE: 1" = 20'
(SHEET 2 OF 7)



KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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
SOUTHWEST AT VERANO INVESTMENT, 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 3rd DAY OF January, A.D. 20 22
[Signature]
NOTARY PUBLIC COMAL COUNTY, TEXAS

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

THIS PLAT OF VIDA SAN ANTONIO PHASE 1B 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:

3 JAN 2022

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
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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 E. INTERSTATE 35, AUSTIN, TEXAS 78741
PHONE: 512-440-7722 FAX: 512-440-1414 • EMAIL: INFO@TBPELS.TX.GOV

RESIDENTIAL LOTS = 260

SEE PAGE 1 OF 7 FOR LINE AND CURVE TABLES
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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