

PLAT NUMBER 22-11800339

REPLAT & SUBDIVISION PLAT ESTABLISHING VIDA SAN ANTONIO PHASE 3 MPDC

A 46.54 ACRE TRACT OF LAND SITUATED IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, AND THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO SOUTHWEST AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 1.588 ACRE TRACT OF LAND AS CONVEYED TO SOUTHWEST AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 2020195852 IN THE O.P.R.



3421 PASADENA PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TBP#S Firm #: 10122300

DATE OF PREPARATION: March 13, 2024

LEGEND:

- 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- LF = LINEAR FEET
- 100' = EXISTING CONTOURS
- 100' = PROPOSED CONTOURS

KEYNOTES:

- 1 UNPLATTED SOUTHWEST AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 299.66 ACRES (DOCUMENT NUMBER 20200290004 O.P.R.)

STATE OF TEXAS
COUNTY OF COMAL

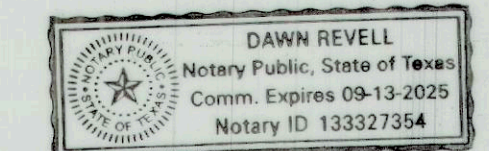
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON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

OWNER/DEVELOPER
JIM VATER
SOUTHWEST AT VERANO DEVELOPER, LLC
2055 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 18th DAY OF March, A.D. 2024
Dawn Revell
NOTARY PUBLIC COMAL COUNTY, TEXAS



THIS PLAT OF VIDA SAN ANTONIO PHASE 3 MPDC 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.

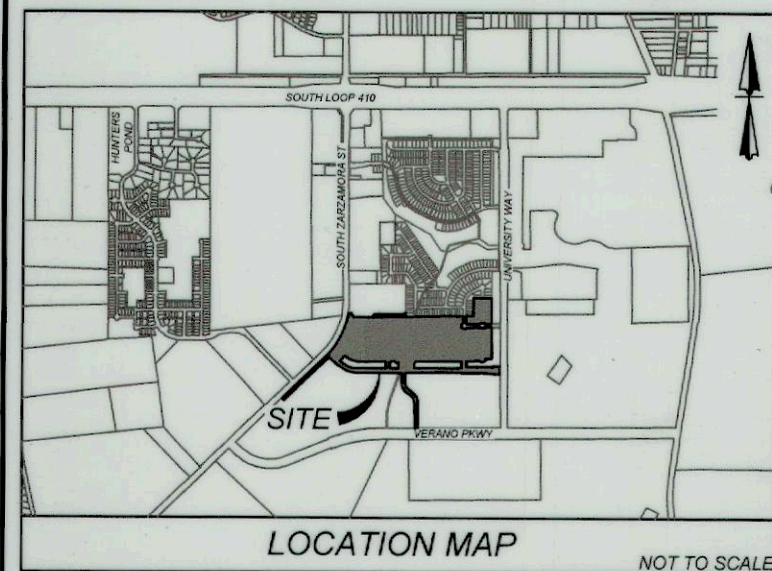
DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____

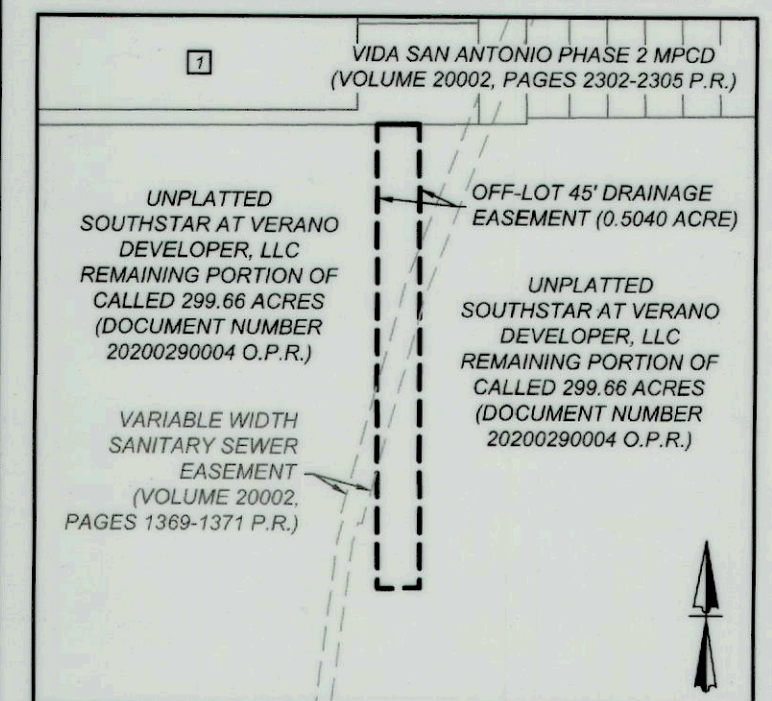
BY: _____

KEYNOTES:

- 1 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 P.R.)
- 2 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2302-2305 P.R.)
- 3 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 2302-2305 P.R.)
- 4 10' BUILDING SETBACK LINE (VOLUME 20002, PAGES 2302-2305 P.R.)
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2302-2305 P.R.)
- 6 OFF-LOT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT # 22-11800505)
- 7 DRAINAGE EASEMENT (DOCUMENT NUMBER 20200290004 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 (GEOID09)
 - 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



AREA BEING REPLATTED THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION
SCALE: 1" = 200'

0.5040 ACRE BEING REPLATTED IS 45' DRAINAGE EASEMENT PLATTED IN VIDA SAN ANTONIO PHASE 2 MPDC WHICH IS RECORDED IN VOLUME 20002, PAGES 2302-2306 OF THE 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 2 MPDC WHICH IS RECORDED IN VOLUME 20002, PAGES 2302-2306, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

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/DEVELOPER
JIM VATER
SOUTHWEST AT VERANO DEVELOPER, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

SWORN AND SUBSCRIBED BEFORE ME THIS _____ 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 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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PASADENA 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 78761
PHONE: 512-462-7722 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY.
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 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," "TRANSPORTER 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 UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

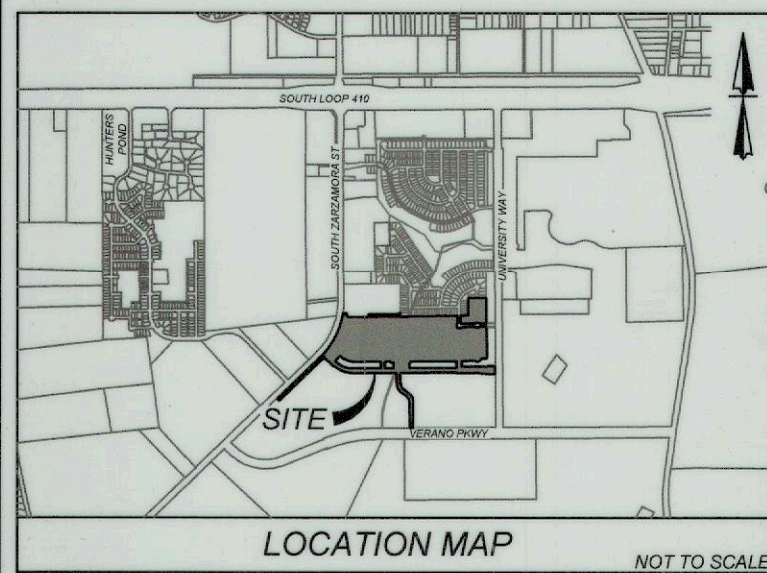
- 2 ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- 3 THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- 4 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (TRE-APP-APP21-38801871) 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(h).

CLEAR VISION NOTE:
CLEAR VISION AREAS 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.

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

Curve Table					Curve Table					Line Table					Line Table					Line Table				
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Curve #	Length	Radius	Delta	Chord	Chord Bearing	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	
C1	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"W	C56	251.30'	55.00'	261°47'14"	83.15'	N40°23'38"E	L1	21.13'	N89°37'32"E	L54	5.00'	N00°29'58"W	L107	59.19'	S00°29'58"E				
C2	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C57	21.41'	15.00'	93°05'25"	19.64'	S49°36'22"E	L2	60.01'	N00°22'07"W	L55	81.81'	N02°40'49"E	L108	40.00'	S16°13'24"W				
C3	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	C58	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	L3	46.84'	N89°37'53"E	L56	81.81'	S03°40'46"E	L109	46.33'	S25°59'46"W				
C4	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C59	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"E	L4	35.00'	S00°22'07"E	L57	5.00'	S00°29'58"W	L110	45.92'	S25°59'46"W				
C5	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	C60	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"E	L5	25.00'	N89°37'53"E	L58	90.00'	S00°29'58"W	L111	56.75'	S23°50'15"W				
C6	153.71'	61.00'	144°22'28"	116.15'	S56°11'46"W	C61	14.83'	275.00'	3°05'25"	14.83'	N01°02'44"W	L6	25.00'	S00°22'07"E	L59	21.21'	S45°29'58"E	L112	76.67'	N03°23'28"E				
C7	3.57'	5.00'	40°52'57"	3.49'	N70°03'30"W	C62	24.37'	15.00'	93°05'25"	21.78'	N43°57'16"E	L7	50.00'	N89°30'02"E	L60	55.29'	N83°41'54"E	L113	40.00'	N05°59'46"E				
C8	7.85'	5.00'	90°00'00"	7.07'	S44°30'02"W	C63	13.80'	15.00'	52°41'41"	13.31'	N63°09'11"E	L8	6.77'	N00°29'58"W	L61	100.00'	S00°25'48"E	L114	40.37'	N18°13'24"E				
C9	13.44'	999.00'	0°46'15"	13.44'	N89°06'54"E	C64	254.03'	51.00'	N85°23'23"	61.82'	S00°29'58"E	L9	109.59'	S00°29'58"E	L62	55.41'	N83°27'08"W	L115	57.82'	S00°29'58"E				
C10	58.25'	999.00'	3°20'27"	58.24'	N88°49'45"W	C65	13.80'	15.00'	52°41'41"	13.31'	N64°09'08"W	L10	50.00'	S00°29'58"E	L63	70.00'	N00°29'58"W	L116	58.11'	S00°45'08"W				
C11	321.36'	435.00'	42°19'38"	314.10'	N69°20'59"W	C66	18.52'	15.00'	70°44'43"	17.37'	S54°07'40"W	L11	50.00'	N89°30'02"E	L64	1.00'	N89°30'02"E	L117	56.04'	S25°59'46"W				
C12	709.46'	1256.57'	32°20'58"	700.68'	N28°08'29"E	C67	34.75'	275.00'	7°14'27"	34.73'	S22°23'33"W	L12	50.00'	N89°30'02"E	L65	21.21'	N44°30'02"E	L118	40.00'	N05°59'46"E				
C13	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"W	C68	34.68'	75.00'	26°29'44"	34.37'	S12°44'54"W	L13	105.00'	N89°30'02"E	L66	90.00'	N00°29'58"W	L119	25.45'	S25°59'46"W				
C14	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"W	C69	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	L14	95.88'	S89°30'02"W	L67	155.72'	N89°30'02"E	L120	44.69'	S00°29'58"E				
C15	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"W	C70	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	L15	191.90'	S89°30'02"W	L68	153.67'	N00°29'58"W	L121	40.00'	N00°29'58"W				
C16	4.67'	6.50'	41°11'34"	4.57'	N69°02'06"E	C71	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"W	L16	91.00'	S00°29'58"E	L69	108.04'	S00°29'58"E	L122	77.62'	N05°59'46"E				
C17	24.08'	33.50'	41°11'34"	23.57'	N62°02'06"E	C72	13.80'	15.00'	52°41'41"	13.31'	N63°09'11"E	L17	162.96'	N88°43'47"E	L70	51.68'	N89°30'02"E	L123	40.00'	N05°59'46"E				
C18	33.83'	61.00'	31°46'25"	33.40'	S79°36'16"E	C73	254.03'	51.00'	N85°23'23"	61.82'	S00°29'58"E	L18	6.00'	N00°28'38"W	L71	67.48'	S89°30'02"W	L124	31.40'	N02°45'08"E				
C19	3.57'	5.00'	40°52'57"	3.49'	S75°03'00"E	C74	13.80'	15.00'	52°41'41"	13.31'	N64°09'08"W	L19	112.21'	N68°43'47"E	L72	79.68'	S25°59'46"W	L125	26.32'	N00°29'58"W				
C20	39.55'	365.00'	6°12'31"	39.53'	N51°16'36"W	C75	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"W	L20	131.80'	S00°25'48"E	L73	4.85'	S00°29'58"E	L126	45.00'	N00°29'58"W				
C21	120.60'	235.00'	29°28'38"	119.57'	S75°45'39"E	C76	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"W	L21	112.28'	N67°09'32"W	L74	81.81'	S03°40'46"E	L127	96.85'	S89°30'02"W				
C22	7.85'	5.00'	90°00'00"	7.07'	S45°29'58"E	C77	140.94'	225.00'	35°53'26"	138.65'	N79°33'15"W	L22	6.01'	N00°28'38"W	L75	5.00'	S00°29'58"E	L128	65.06'	N89°30'02"E				
C23	195.49'	365.00'	29°07'03"	193.50'	N75°56'27"W	C78	10.70'	15.00'	40°52'57"	10.48'	N75°03'00"W	L23	163.94'	N87°09'32"W	L76	52.50'	N89°30'02"E	L129	55.66'	N49°58'45"E				
C24	7.85'	5.00'	90°00'00"	7.07'	N44°30'02"E	C79	152.89'	51.00'	171°45'54"	101.74'	N09°36'32"W	L24	14.00'	N00°29'58"W	L77	62.51'	S89°30'02"W	L130	92.09'	S00°29'58"W				
C25	4.60'	5.00'	52°41'41"	4.44'	S64°09'08"E	C80	10.70'	15.00'	40°52'57"	10.48'	N75°03'00"W	L25	28.78'	S87°50'44"W	L78	80.00'	S89°30'02"W	L131	100.00'	S00°29'58"E				
C26	71.25'	61.00'	66°55'35"	67.27'	S71°16'05"E	C81	202.25'	875.00'	17°10'04"	201.50'	N26°48'26"E	L26	10.00'	N45°41'02"W	L79	73.95'	N54°36'32"W	L132	40.00'	N89°30'02"E				
C27	7.85'	5.00'	90°00'00"	7.07'	S45°29'58"E	C82	10.70'	15.00'	38°52'51"	9.98'	N01°13'01"W	L27	105.00'	S89°30'02"W	L80	48.72'	N35°23'28"E	L133	50.00'	N89°30'02"E				
C28	35.74'	65.00'	31°20'09"	35.29'	N23°27'54"E	C83	132.66'	51.00'	149°02'19"	98.30'	N63°51'43"E	L28	50.00'	S89°30'02"W	L81	101.46'	N16°12'24"E	L134	40.00'	S89°30'02"W				
C29	7.14'	5.00'	81°47'12"	6.55'	N48°36'26"E	C84	10.18'	15.00'	38°52'51"	9.98'	S71°03'33"E	L29	115.29'	N00°29'58"W	L82	102.82'	N00°29'58"W	L135	40.00'	N00°29'58"W				
C30	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C85	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	L30	115.29'	N00°29'58"W	L83	102.82'	N00°29'58"W	L136	40.00'	N00°29'58"W				
C31	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"W	C86	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"E	L31	115.29'	N00°29'58"W	L84	102.82'	N00°29'58"W	L137	40.00'	N00°29'58"W				
C32	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C87	8.36'	175.00'	26°00'00"	8.36'	S00°29'58"E	L32	115.29'	N00°29'58"W	L85	102.82'	N00°29'58"W	L138	40.00'	N00°29'58"W				
C33	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	C88	57.80'	125.00'	26°00'00"	57.80'	S00°29'58"E	L33	115.29'	N00°29'58"W	L86	102.82'	N00°29'58"W	L139	40.00'	N00°29'58"W				
C34	14.44'	15.00'	55°09'00"	13.89'	N28°04'28"W	C89	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	L34	115.29'	N00°29'58"W	L87	102.82'	N00°29'58"W	L140	40.00'	N00°29'58"W				
C35	276.67'	55.00'	290°18'01"	62.86'	N89°30'02"E	C90	109.62'	175.00'	38°52'51"	9.98'	S71°03'33"E	L35	115.29'	N00°29'58"W	L88	102.82'	N00°29'58"W	L141	40.00'	N00°29'58"W				
C36	14.44'	15.00'	55°09'00"	13.89'	S27°04'32"W	C91	39.27'	25.00'	90°00'00"	21.21'	N44°30'02"E	L36	115.29'	N00°29'58"W	L89	102.82'	N00°29'58"W	L142	40.00'	N00°29'58"W				
C37	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C92	21.21'	75.00'	17°10'04"	21.21'	N44°30'02"E	L37	115.29'	N00°29'58"W	L90	102.82'	N00°29'58"W	L143	40.00'	N00°29'58"W				
C38	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	C93	31.10'	25.00'	71°10'04"	31.10'	S00°29'58"E	L38	115.29'	N00°29'58"W	L91	102.82'	N00°29'58"W	L144	40.00'	N00°29'58"W				
C39	8.32'	150.00'	3°10'47"	8.32'	N01°05'25"E	C94	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	L39	115.29'	N00°29'58"W	L92	102.82'	N00°29'58"W	L145	40.00'	N00°29'58"W				
C40	8.32'	150.00'	3°10'47"	8.32'	N01°05'25"E	C95	104.05'	225.00'	26°00'00"	104.05'	S00°29'58"E	L40	115.29'	N00°29'58"W	L93	102.82'	N00°29'58"W	L146	40.00'	N00°29'58"W				
C41	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	C96	57.80'	125.00'	26°00'00"	57.80'	S00°29'58"E	L41	115.29'	N00°29'58"W	L94	102.82'	N00°29'58"W	L147	40.00'	N00°29'58"W				
C42	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	C97	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	L42	115.29'	N00°29'58"W	L95	102.82'	N00°29'58"W	L148	40.00'	N00°29'58"W				
C43	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	C98	8.32'	150.00'	3°10'47"	8.32'	S02°05'22"E	L43	115.29'	N00°29'58"W	L96	102.82'	N00°29'58"W	L149	40.00'	N00°29'58"W				
C44	39.36'	25.00'	90°11'54"	35.42'	N44°36'04"E	C99	23.56'	15.00'	90°00'00"	21.21'	S45°29'58"E	L44	115.29'	N00°29'58"W	L97	102.82'	N00°29'58"W	L150	40.00'	N00°29'58"W				
C45	10.70'	15.00'	40°52'57"	10.48'	S20°56'27"E	C100	23.56'	15.00'	90°00'00"	21.21'	N44°30'02"E	L45	115.29'	N00°29'58"W	L98	102.82'	N00°29'58"W	L151	40.00'	N00°29'58"W				
C46	159.89'	51.00'	171°45'54"	101.74'	S44°30'02"W	C101	34.68'	75.00'	26°00'00"	34.68'	S00°29'58"E	L46	115.29'	N00°29'58"W	L99	102.82'	N00°29'58"W	L152	40.00'	N00°29'58"W				
C47	10.70'	15.00'	40°52'57"	10.48'	N70°03'30"W	C102	104.08'	225.00'	38°52'51"	9.98'	S71°03'33"E	L47	115.29'	N00°29'58"W	L100	102.82'	N00°29'58"W	L153	40.00'	N00°29'58"W				
C48	23.56'	15.00'	90°00'00"	21.21'	S44°30'02"W	C103	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"E	L48	115.29'	N00°29'58"W	L101	102.82'	N00°29'58"W	L154	40.00'	N00°29'58"W				
C49	13.63'	1013.00'	0°46'15"	13.63'	N89°06'54"E	C104	522.54'	1260.78'	23°29'44"	522.54'	S00°29'58"E	L49	115.29'	N00°29'58"W	L102	102.82'	N00°29'58"W	L155	40.00'	N00°29'58"W				
C50	56.06'	1013.00'	3°20'27"	56.06'	N88°49'45"E	C105	60.79'	298.175'	17°10'04"	60.79'	S00°29'58"E	L50	115.29'	N00°29'58"W	L103	102.82'	N00°29'58"W	L156	40.00'	N00°29'58"W				
C51	23.56'	15.00'	90°00'00"	21.21'	N45°29'58"W	C106	96.90'	55.00'	100°00'00"	96.90'	S00°29'58"E	L51	115.29'	N00°29'58"W	L104	102.82'	N00°29'58"W	L157	40.00'	N00°				



KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- 5 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1340 ACRE PERMEABLE)
- 6 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1611 ACRE PERMEABLE)
- 7 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1028 ACRE PERMEABLE)
- 8 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.2028 ACRE PERMEABLE)
- 9 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0331 ACRE PERMEABLE)
- 10 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1639 ACRE PERMEABLE)
- 11 OFF-LOT 25' x 25' SANITARY SEWER EASEMENT (0.0143 ACRE PERMEABLE)
- 12 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0446 ACRE PERMEABLE)
- 13 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (3.364 ACRE PERMEABLE)
- 14 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.1446 ACRE PERMEABLE)
- 15 PRIVATE 13' DRAINAGE EASEMENT
- 16 VARIABLE WIDTH CLEAR VISION EASEMENT
- 17 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 18 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.2956 ACRE PERMEABLE) & (0.0085 ACRE NON-PERMEABLE)
- 19 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.1951 ACRE PERMEABLE) & (0.2951 ACRE NON-PERMEABLE)
- 20 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (1.042 ACRE PERMEABLE) & (0.4730 ACRE NON-PERMEABLE)
- 21 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.0435 ACRE PERMEABLE) & (0.1259 ACRE NON-PERMEABLE)
- 22 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0486 ACRE PERMEABLE)
- 23 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0493 ACRE PERMEABLE)
- 24 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.1195 ACRE PERMEABLE)
- 25 10' ROW DEDICATION TO CITY OF SAN ANTONIO (0.1386 ACRE)
- 26 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.2776 ACRE)
- 27 VARIABLE WIDTH ACCESS, OPEN SPACE & LANDSCAPE EASEMENT (0.1841 ACRE PERMEABLE)
- 28 4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 1 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 2000, PAGES 1369-1371 P.R.)
- 2 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 2302-2305 P.R.)
- 3 15' BUILDING SETBACK LINE (VOLUME 2000, PAGES 2302-2305 P.R.)
- 4 10' BUILDING SETBACK LINE (VOLUME 2000, PAGES 2302-2305 P.R.)
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2000, PAGES 2302-2305 P.R.)
- 6 OFFLOT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT # 22-11800505)
- 7 DRAINAGE EASEMENT (DOCUMENT NUMBER 20230123151 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:

18 MAR 2024
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 (TBPELS)
1911 INTERSTATE 35, SUITE 1700, TEXAS 78761
PHONE: 512-462-7722; FAX: 512-462-1414; EMAIL: INFO@TBPELS.TX.GOV

CPS/SAWS/COSA UTILITY:

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 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 THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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 ENERGY OR SAWS 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

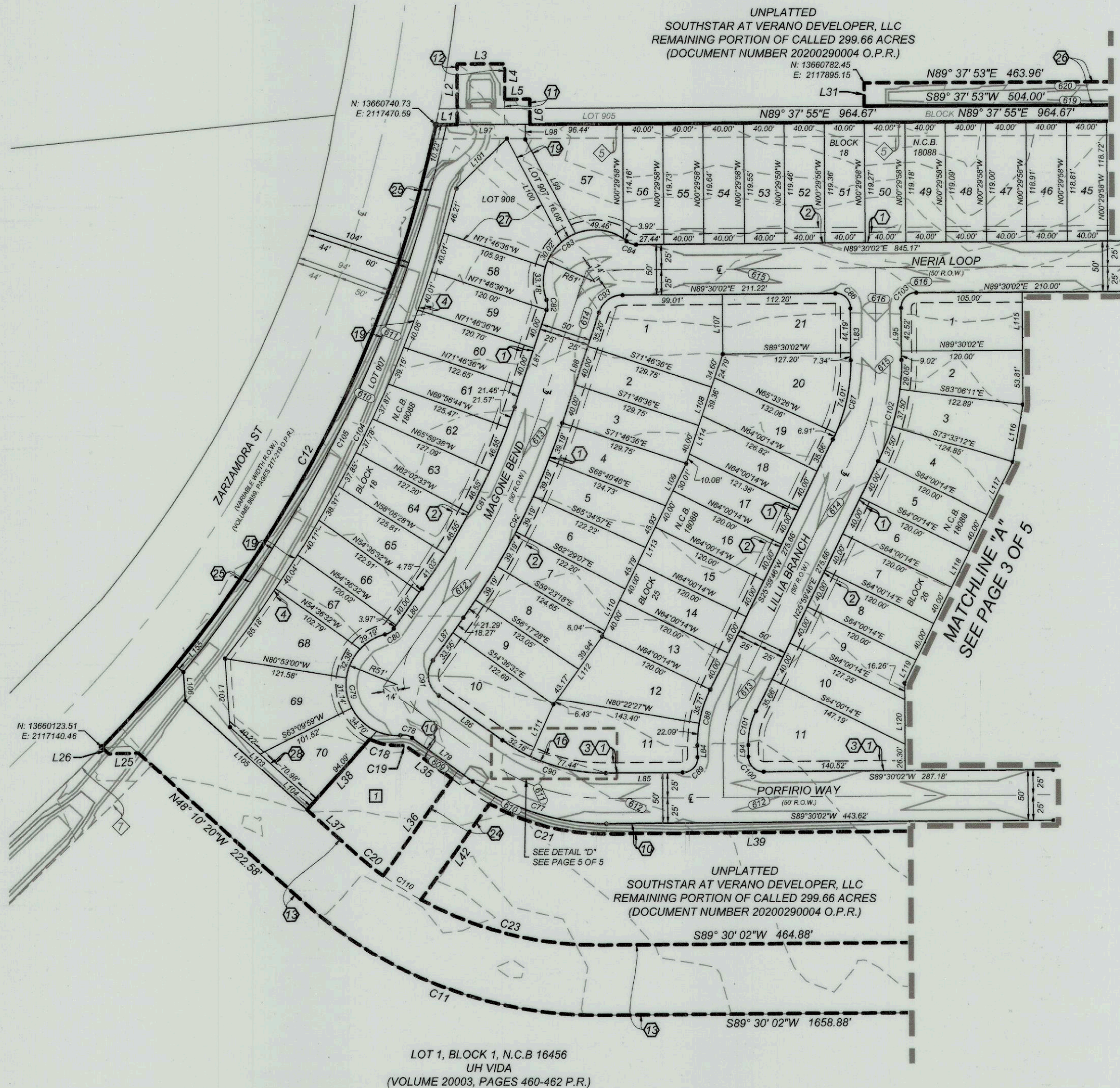
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU:

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

SAWS IMPACT FEE:

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



LOT 1, BLOCK 1, N.C.B 16456
UH VIDA
(VOLUME 20003, PAGES 460-462 P.R.)

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

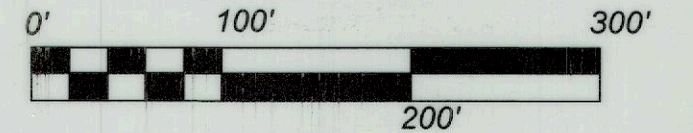
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

PLAT NUMBER 22-11800339

REPLAT & SUBDIVISION PLAT ESTABLISHING VIDA SAN ANTONIO PHASE 3 MPCD

A 46.54 ACRE TRACT OF LAND SITUATED IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, AND THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 1.588 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20230195852 IN THE O.P.R.

SCALE: 1"=100'



KFW
ENGINEERS + SURVEYING

3421 PASANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone # (210) 979-8444 • Fax # (210) 979-8441
TBPE Firm # 9513 • TBPLS Firm # 10122300

DATE OF PREPARATION: March 13, 2024

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- L.F. = LINEAR FEET
- 100 = EXISTING CONTOURS
- 1000 = PROPOSED CONTOURS

KEYNOTES:

- 1 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 299.66 ACRES (DOCUMENT NUMBER 20200290004 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.

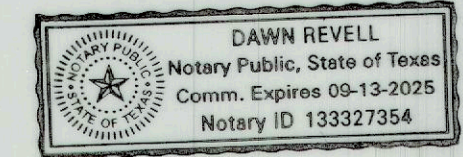
OWNER/DEVELOPER:
JIM VATER
SOUTHSTAR AT VERANO DEVELOPER, LLC
2005 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 13th DAY OF March, A.D. 2024

Dawn Revell
NOTARY PUBLIC COMAL COUNTY, TEXAS



THIS PLAT OF VIDA SAN ANTONIO PHASE 3 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

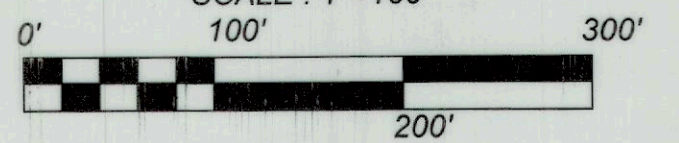


RESIDENTIAL LOTS = 214

PAGE 2 OF 5

REPLAT & SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 3 MPDC

A 46.54 ACRE TRACT OF LAND SITUATED IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, AND THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 1.588 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 2023015562 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.).



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

DATE OF PREPARATION: March 13, 2024

LEGEND:

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

KEYNOTES:

- 1 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 299.66 ACRES (DOCUMENT NUMBER 20200290004 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.

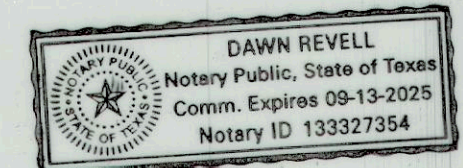
OWNER/DEVELOPER
JIM VATER
SOUTHSTAR AT VERANO DEVELOPER, LLC
2055 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 18th DAY OF March, A.D. 2024

DAWN REVELL
NOTARY PUBLIC COMAL COUNTY, TEXAS

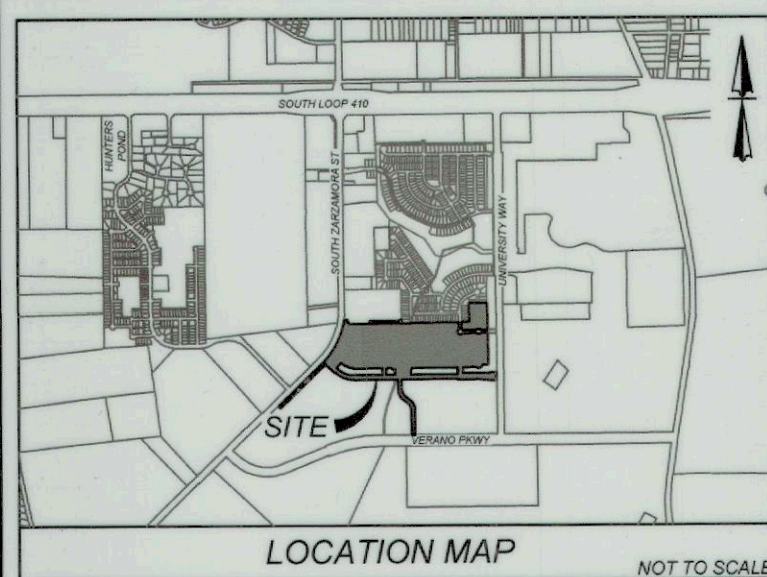


THIS PLAT OF VIDA SAN ANTONIO PHASE 3 MPDC HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- 5 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1340 ACRE PERMEABLE)
- 6 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1611 ACRE PERMEABLE)
- 7 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1028 ACRE PERMEABLE)
- 8 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.2025 ACRE PERMEABLE)
- 9 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0331 ACRE PERMEABLE)
- 10 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1639 ACRE PERMEABLE)
- 11 OFF-LOT 25' x 25' SANITARY SEWER EASEMENT (0.0143 ACRE PERMEABLE)
- 12 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0645 ACRE PERMEABLE)
- 13 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (3.364 ACRE PERMEABLE)
- 14 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1446 ACRE PERMEABLE)
- 15 PRIVATE 13' DRAINAGE EASEMENT
- 16 VARIABLE WIDTH CLEAR VISION EASEMENT
- 17 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 18 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.2896 ACRE PERMEABLE) & (0.0085 ACRE NON-PERMEABLE)
- 19 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.1951 ACRE PERMEABLE) & (0.2654 ACRE NON-PERMEABLE)
- 20 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (1.042 ACRE PERMEABLE) & (0.4730 ACRE NON-PERMEABLE)
- 21 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.0436 ACRE PERMEABLE) & (0.1259 ACRE NON-PERMEABLE)
- 22 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0485 ACRE PERMEABLE)
- 23 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0485 ACRE PERMEABLE)
- 24 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.1195 ACRE PERMEABLE)
- 25 10' ROW DEDICATION TO CITY OF SAN ANTONIO (0.1386 ACRE)
- 26 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.2776 ACRE)
- 27 VARIABLE WIDTH ACCESS, OPEN SPACE & LANDSCAPE EASEMENT (0.1841 ACRE PERMEABLE)
- 28 4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 29 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 2002, PAGES 1359-1371 P.R.)
- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 2302-2305 P.R.)
- 2 15' BUILDING SETBACK LINE (VOLUME 2002, PAGES 2302-2305 P.R.)
- 3 10' BUILDING SETBACK LINE (VOLUME 2002, PAGES 2302-2305 P.R.)
- 4 10' BUILDING SETBACK LINE (VOLUME 2002, PAGES 2302-2305 P.R.)
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 2302-2305 P.R.)
- 6 OFF-LOT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT # 22-11800505)
- 7 DRAINAGE EASEMENT (DOCUMENT NUMBER 20230123151 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.

LICENCED 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:

18 MAR 2024
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)
1912 INTERSTATE 35, AUSTIN, TEXAS 78761
PHONE: 512-440-7722 FAX: 512-442-1414 EMAIL: INFO@TBPELS.TEXAS.GOV

CPS/SAWS/COSA UTILITY

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 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 THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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 ENERGY OR SAWS 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

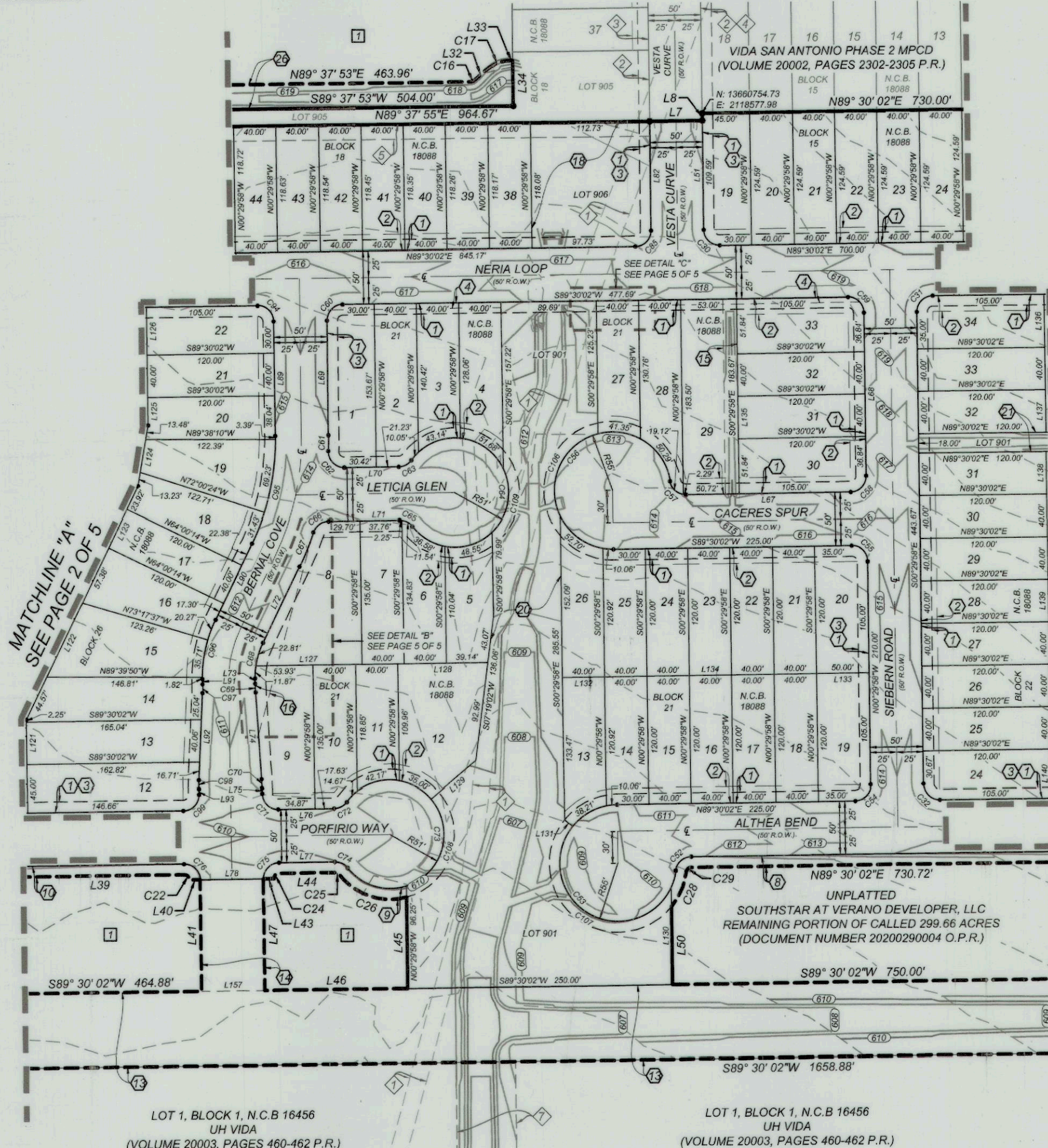
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU

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

SAWS IMPACT FEE

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



MATCHLINE "A"
SEE PAGE 2 OF 5

MATCHLINE "B" - SEE PAGE 4 OF 5

LOT 1, BLOCK 1, N.C.B. 16456
UH VIDA
(VOLUME 20003, PAGES 460-462 P.R.)

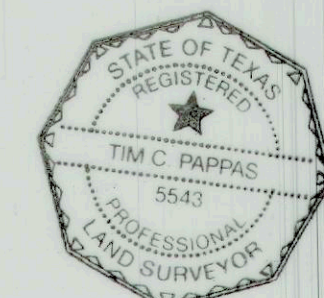
LOT 1, BLOCK 1, N.C.B. 16456
UH VIDA
(VOLUME 20003, PAGES 460-462 P.R.)

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

RESIDENTIAL LOTS = 214

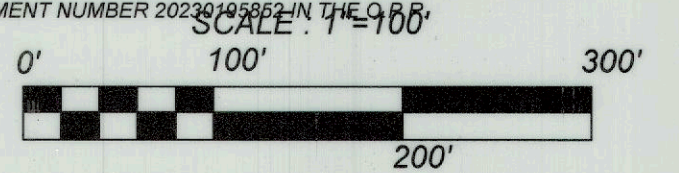
PAGE 3 OF 5



Date: Mar 13, 2024, 12:42pm User ID: jhms
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REPLAT & SUBDIVISION PLAT ESTABLISHING
VIDA SAN ANTONIO PHASE 3 MPCD

A 46.54 ACRE TRACT OF LAND SITUATED IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, AND THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 1.588 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 O.P.R.



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

DATE OF PREPARATION: March 13, 2024

LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- R.O.W. = RIGHT-OF-WAY
- P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- CL = CENTERLINE
- LF = LINEAR FEET
- = EXISTING CONTOURS
- = PROPOSED CONTOURS

KEYNOTES:

- 1 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 299.66 ACRES (DOCUMENT NUMBER 20200290004 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.

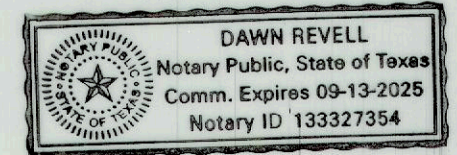
OWNER/DEVELOPER:
JIM VATER
SOUTHSTAR AT VERANO DEVELOPER, LLC
2055 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 14th DAY OF March A.D. 2024

DAWN REVELL
NOTARY PUBLIC COMAL COUNTY, TEXAS

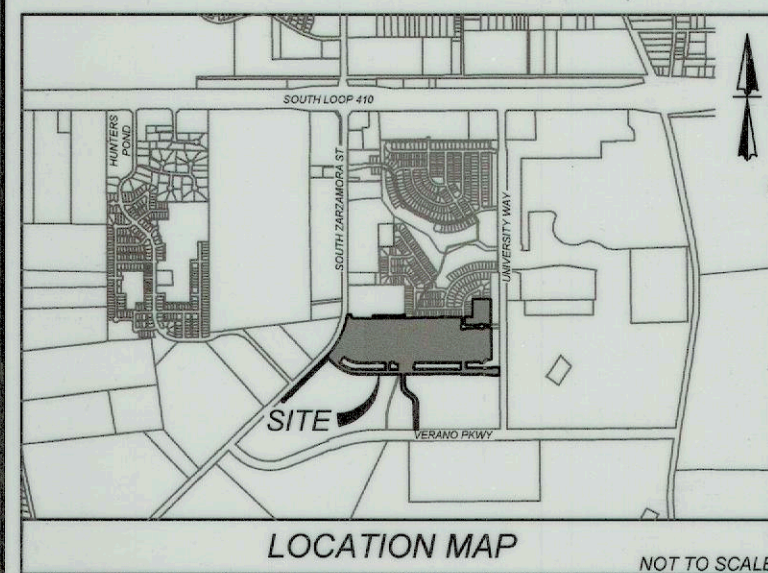


THIS PLAT OF VIDA SAN ANTONIO PHASE 3 MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- 5 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1340 ACRE PERMEABLE)
- 6 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1611 ACRE PERMEABLE)
- 7 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1028 ACRE PERMEABLE)
- 8 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.2028 ACRE PERMEABLE)
- 9 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0331 ACRE PERMEABLE)
- 10 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1639 ACRE PERMEABLE)
- 11 OFF-LOT 25' x 25' SANITARY SEWER EASEMENT (0.0143 ACRE PERMEABLE)
- 12 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0645 ACRE PERMEABLE)
- 13 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (3.564 ACRE PERMEABLE)
- 14 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1448 ACRE PERMEABLE)
- 15 PRIVATE 13' DRAINAGE EASEMENT
- 16 VARIABLE WIDTH CLEAR VISION EASEMENT
- 17 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 18 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.2956 ACRE PERMEABLE) & (0.0085 ACRE NON-PERMEABLE)
- 19 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.1951 ACRE PERMEABLE) & (0.2956 ACRE NON-PERMEABLE)
- 20 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (1.042 ACRE PERMEABLE) & (0.4730 ACRE NON-PERMEABLE)
- 21 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.0435 ACRE PERMEABLE) & (0.1259 ACRE NON-PERMEABLE)
- 22 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0485 ACRE PERMEABLE)
- 23 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0493 ACRE PERMEABLE)
- 24 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.1195 ACRE PERMEABLE)
- 25 10' ROW DEDICATION TO CITY OF SAN ANTONIO (0.1386 ACRE)
- 26 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.2776 ACRE)
- 27 VARIABLE WIDTH ACCESS, OPEN SPACE & LANDSCAPE EASEMENT (0.1841 ACRE PERMEABLE)
- 28 4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 29 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 2002, PAGES 1369-1371 P.R.)
- 30 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 2302-2305 P.R.)
- 31 15' BUILDING SETBACK LINE (VOLUME 2002, PAGES 2302-2305 P.R.)
- 32 10' BUILDING SETBACK LINE (VOLUME 2002, PAGES 2302-2305 P.R.)
- 33 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 2002, PAGES 2302-2305 P.R.)
- 34 OFF-LOT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT # 22-11800505)
- 35 DRAINAGE EASEMENT (DOCUMENT NUMBER 20230123151 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:

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 INTERSTATE 35, SUITE 1400, TEXAS 78741
PHONE: 512-462-7725 FAX: 512-462-1414 EMAIL: INFO@TBPELS.TX.GOV

CPS/SAWS/COSA UTILITY.

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 DEDICATING 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 THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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 ENERGY OR SAWS 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY 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.

SAWS WASTEWATER EDU.

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

SAWS IMPACT FEE.

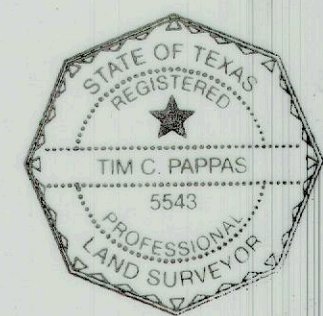
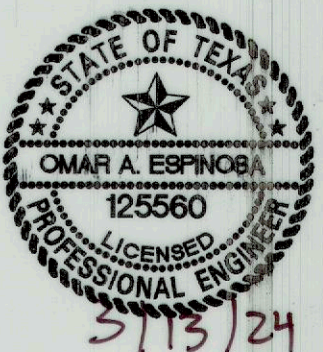
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

MATCHLINE "B" - SEE PAGE 3 OF 5

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

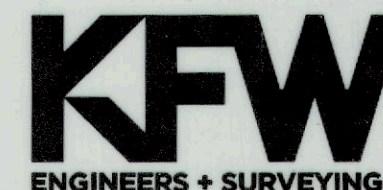
RESIDENTIAL LOTS = 214



REPLAT & SUBDIVISION PLAT ESTABLISHING

VIDA SAN ANTONIO PHASE 3 MPD

A 46.54 ACRE TRACT OF LAND SITUATED IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, AND THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY (O.P.R.), AND ALSO BEING ALL OF THAT CALLED 1.588 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20230195852 IN THE O.P.R.



3421 PAESANOS PKWY, SUITE 200, SAN ANTONIO, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TSP# Firm #: 9513 • TBPLS Firm #: 10122300

DATE OF PREPARATION: March 13, 2024

LEGEND:

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

KEYNOTES:

- 1 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 299.66 ACRES (DOCUMENT NUMBER 20200290004 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 CONSIDERATIONS THEREIN EXPRESSED.

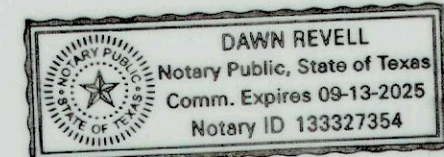
OWNER/DEVELOPER
JIM VATER
SOUTHSTAR AT VERANO DEVELOPER, LLC
2055 CENTRAL PLAZA, SUITE 110
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 13th DAY OF March, A.D. 20 24

DAWN REVELL
NOTARY PUBLIC COMAL COUNTY, TEXAS

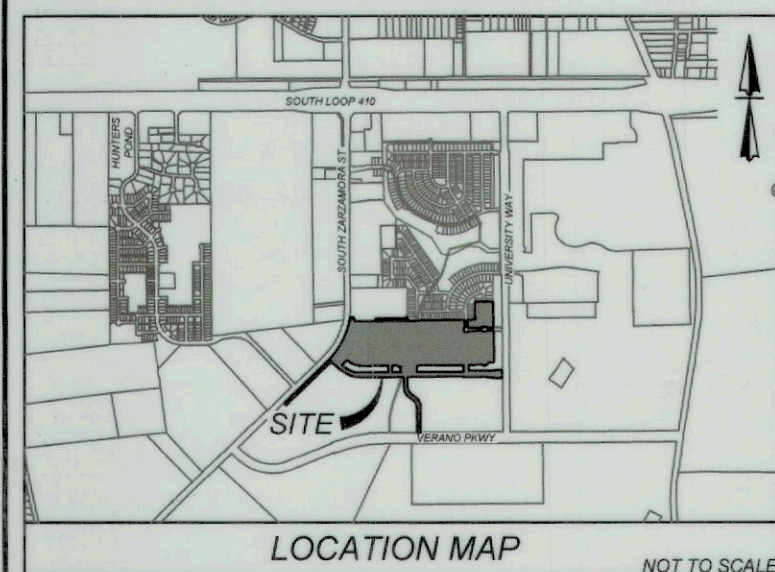


THIS PLAT OF VIDA SAN ANTONIO PHASE 3 MPD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY



KEYNOTES:

- 1 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 2 15' BUILDING SETBACK LINE
- 3 10' BUILDING SETBACK LINE
- 4 5' VEHICULAR NON-ACCESS & LANDSCAPE EASEMENT
- 5 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1340 ACRE PERMEABLE)
- 6 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1611 ACRE PERMEABLE)
- 7 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1028 ACRE PERMEABLE)
- 8 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.2028 ACRE PERMEABLE)
- 9 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.0331 ACRE PERMEABLE)
- 10 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.1639 ACRE PERMEABLE)
- 11 OFF-LOT 25' x 25' SANITARY SEWER EASEMENT (0.0143 ACRE PERMEABLE)
- 12 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0646 ACRE PERMEABLE)
- 13 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (3.964 ACRE PERMEABLE)
- 14 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.1446 ACRE PERMEABLE)
- 15 PRIVATE 13' DRAINAGE EASEMENT
- 16 VARIABLE WIDTH CLEAR VISION EASEMENT
- 17 VARIABLE WIDTH SANITARY SEWER EASEMENT
- 18 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.2956 ACRE PERMEABLE) & (0.0085 ACRE NON-PERMEABLE)
- 19 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (0.1951 ACRE PERMEABLE) & (0.2954 ACRE NON-PERMEABLE)
- 20 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PUBLIC DRAINAGE & LANDSCAPE EASEMENT (1.042 ACRE PERMEABLE) & (0.4730 ACRE NON-PERMEABLE)
- 21 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, PRIVATE DRAINAGE & LANDSCAPE EASEMENT (0.0435 ACRE PERMEABLE) & (0.1259 ACRE NON-PERMEABLE)
- 22 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0486 ACRE PERMEABLE)
- 23 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.0493 ACRE PERMEABLE)
- 24 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.1195 ACRE PERMEABLE)
- 25 10' ROW DEDICATION TO CITY OF SAN ANTONIO (0.1386 ACRE)
- 26 OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.2776 ACRE)
- 27 VARIABLE WIDTH ACCESS, OPEN SPACE & LANDSCAPE EASEMENT (0.1841 ACRE PERMEABLE)
- 28 4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 1 VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 P.R.)
- 2 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2302-2305 P.R.)
- 3 15' BUILDING SETBACK LINE (VOLUME 20002, PAGES 2302-2305 P.R.)
- 4 10' BUILDING SETBACK LINE (VOLUME 20002, PAGES 2302-2305 P.R.)
- 5 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOLUME 20002, PAGES 2302-2305 P.R.)
- 6 OFFLOT 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (CONCURRENT PLAT # 22-11800505)
- 7 DRAINAGE EASEMENT (DOCUMENT NUMBER 20230123151 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:

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 E. ENTREPRENEUR BL. AUSTIN, TEXAS 78761
PHONE: 512-440-7723; FAX: 512-440-1414; EMAIL: TBPELS@TSPS.TXGVS.GOV

CPS/SAWS/COSA UTILITY

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 DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "GAS 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 THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF 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 ENERGY OR SAWS 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 ALTERATIONS.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

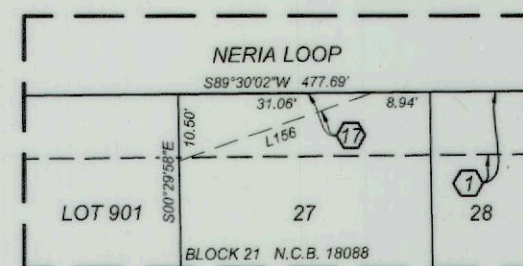
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS WASTEWATER EDU

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

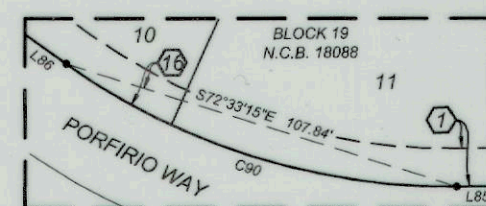
SAWS IMPACT FEE

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



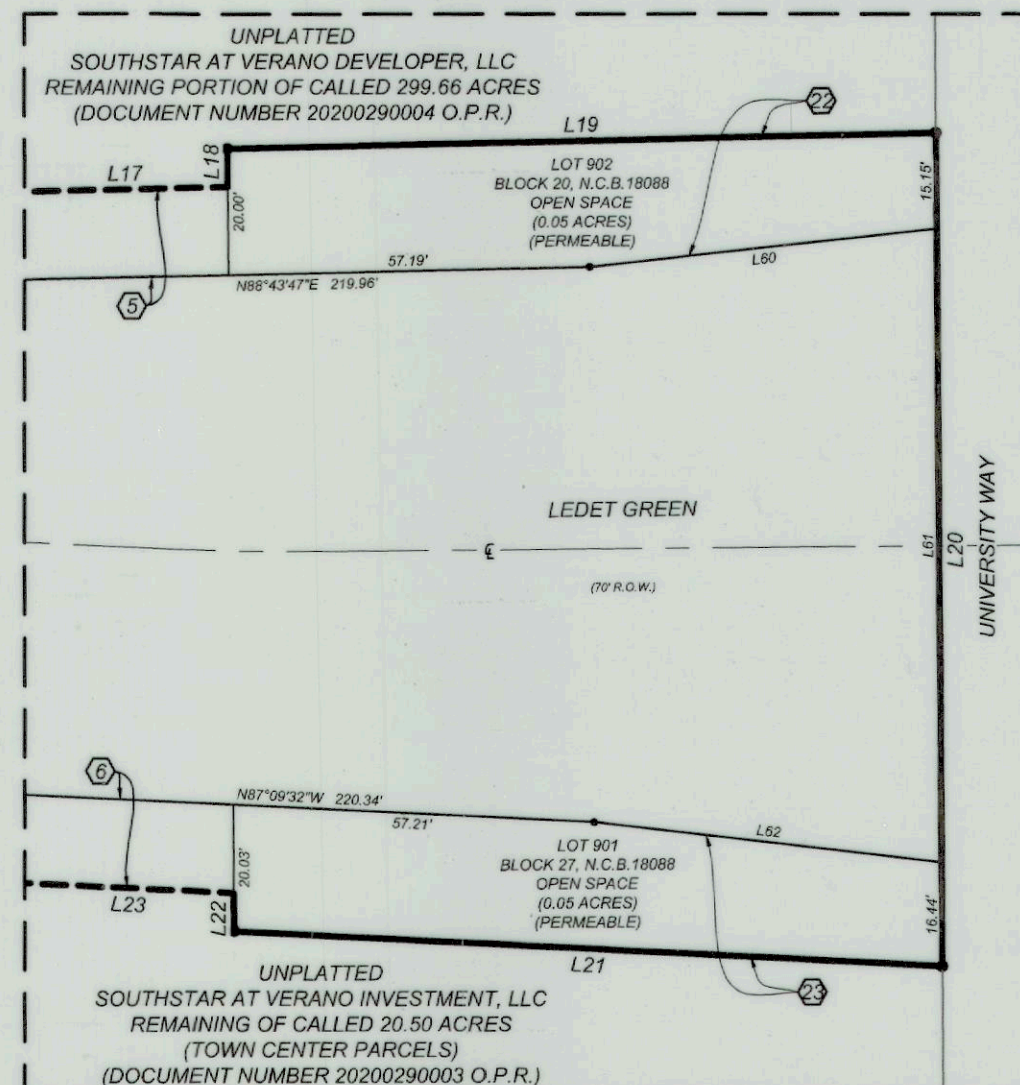
DETAIL "C"

SCALE: 1" = 30'
(PAGE 3 OF 5)



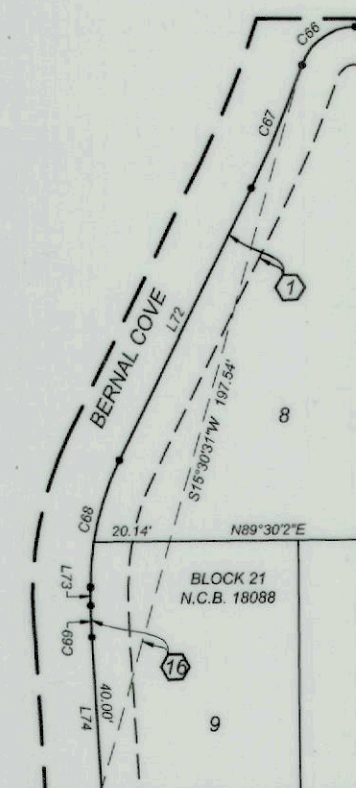
DETAIL "D"

SCALE: 1" = 50'
(PAGE 2 OF 5)



DETAIL "A"

SCALE: 1" = 30'
(PAGE 4 OF 5)



DETAIL "B"

SCALE: 1" = 50'
(PAGE 3 OF 5)

