

KFW

KEYNOTES:

(17) OFF-LOT 45' DRAINAGE EASEMENT (0.49 ACRE PERMEABLE)

(18) OFF-LOT 27' DRAINAGE EASEMENT (0.02 ACRE PERMEABLE)

(19) OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.03 ACRE PERMEABLE)

(20) OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.05 ACRE PERMEABLE)

(21) OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.08 ACRE PERMEABLE)

(22) OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.34 ACRE PERMEABLE)

(23) VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.01 ACRE)

OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.37 ACRE PERMEABLE)

(25) 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 2002, PAGES 1369-1371 D.P.R.)

(1) UNPLATTED

SOUTHWEST AT VERANO DEVELOPER, LLC


REMAINING PORTION OF CALLED 293.27 ACRES

(DOCUMENT NUMBER 2002090004 O.P.R.)

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.

STATE OF TEXAS
COUNTY OF BEXAR

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.

 DAWN REVELL
Notary Public, State of Texas
Comm. Expires 09-13-2025
Notary ID 133327354

THIS PLAT OF VIDA SAN ANTONIO PHASE 2 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

PAGE 2 OF 5



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.

2. ANY CPS ENERGY OR SAWS MINERALITY 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 REMEDIED TO THE SATISFACTION OF PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAN DOES NOT AMEND, ALTER, RELEASE, TELEPHONE 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) 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.

- ⑦ 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- ⑧ 15' BUILDING SETBACK LINE
- ⑨ 10' BUILDING SETBACK LINE
- ⑩ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.29 ACER PERMEABLE)
- ⑪ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.51 ACER PERMEABLE)
- ⑫ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.09 ACER PERMEABLE) & (0.02 NON-PERMEABLE)
- ⑬ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.58 ACER PERMEABLE)
- ⑭ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.52 ACER PERMEABLE) & (0.01 NON-PERMEABLE)
- ⑮ OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W) (0.04 ACER PERMEABLE)
- ⑯ OFF-LOT 22' DRAINAGE & SANITARY SEWER EASEMENT (0.07 ACER PERMEABLE)
- ⑰ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.51 ACER PERMEABLE)
- ⑱ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑲ OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W) (0.01 ACER PERMEABLE)
- ⑳ VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACER PERMEABLE)

LEGEND:

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

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 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-440-7723; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV

IM
ND
ND BY: MATCHLINE "C"
SEE PAGE 1 OF 5

MATCHLINE "D" - SEE PAGE 4 OF 5

RESIDENTIAL LOTS = 166

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

MATCHLINE "B"
SEE PAGE 3 OF 5

MATCHLINE "B"
SEE PAGE 3 OF 5

STATE OF TEXAS
 ★ ★ ★ ★ ★
 OMAR A. ESPINOSA
 125560
 LICENSED
 PROFESSIONAL ENGINEER
 7/20/22

STATE OF TEXAS
REGISTERED
★
TIM C. PAPPAS
5543
PROFESSIONAL
LAND SURVEYOR

-File: N:\3911006\Design\Civil\PLA\PL3911006.dwg

KFW

KEYNOTES:

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COUNTY OF COMAL

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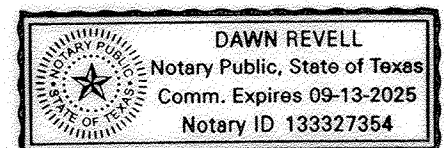
OWNER/AGENT:
JIM VATER
SOUTHSTAR AT VERANO INVESTMENT, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF BEXAR

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 20th DAY OF July A.D. 2022

Dan Kell
NOTARY PUBLIC BEXAR COUNTY, TEXAS

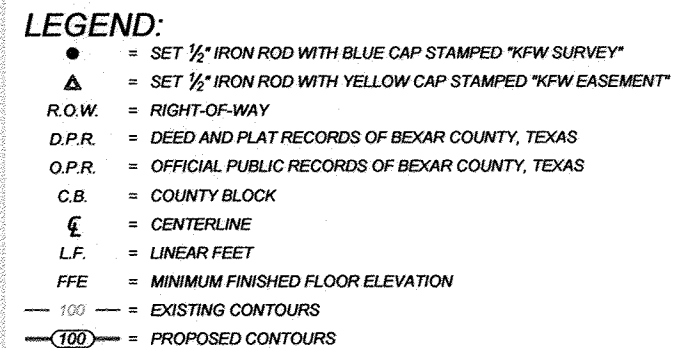


THIS PLAT OF VIDA SAN ANTONIO PHASE 2 MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



KEYNOTES:

- 4 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 5 15' BUILDING SETBACK LINE
- 6 10' BUILDING SETBACK LINE
- 7 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.20 AC PERMEABLE)
- 8 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.21 AC PERMEABLE)
- 9 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.09 AC PERMEABLE) & (0.02 NON-PERMEABLE)
- 10 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.52 AC PERMEABLE) & (0.01 NON-PERMEABLE)
- 11 OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT TO PLATTED PUBLIC STREET R. W. (0.06 AC PERMEABLE)
- 12 OFF-LOT 23' DRAINAGE & SANITARY SEWER EASEMENT (0.07 AC PERMEABLE)
- 13 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.51 AC PERMEABLE)

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY WATER SERVICE BOARD (CWSB) ENFORCE, 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," "TIE EASEMENT," "WALL EASEMENT," "ALLOY EASEMENT," "SAFARI 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. THE CITY OF SAN ANTONIO SHALL ALWAYS 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 ERECT AND REMOVE SUCH INFRASTRUCTURE AND SERVICE FACILITIES OR OTHER STRUCTURES 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 THE RESPONSIBILITY OF THE PARTY OR PARTIES BECOMING RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS SYSTEM DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENTS AND SERVICE DEEDS, DEEDS OF TRUST, EASEMENTS, OR EASEMENTS OF ANY OTHER EASEMENTS FOR UTILITY OR THE 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.

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

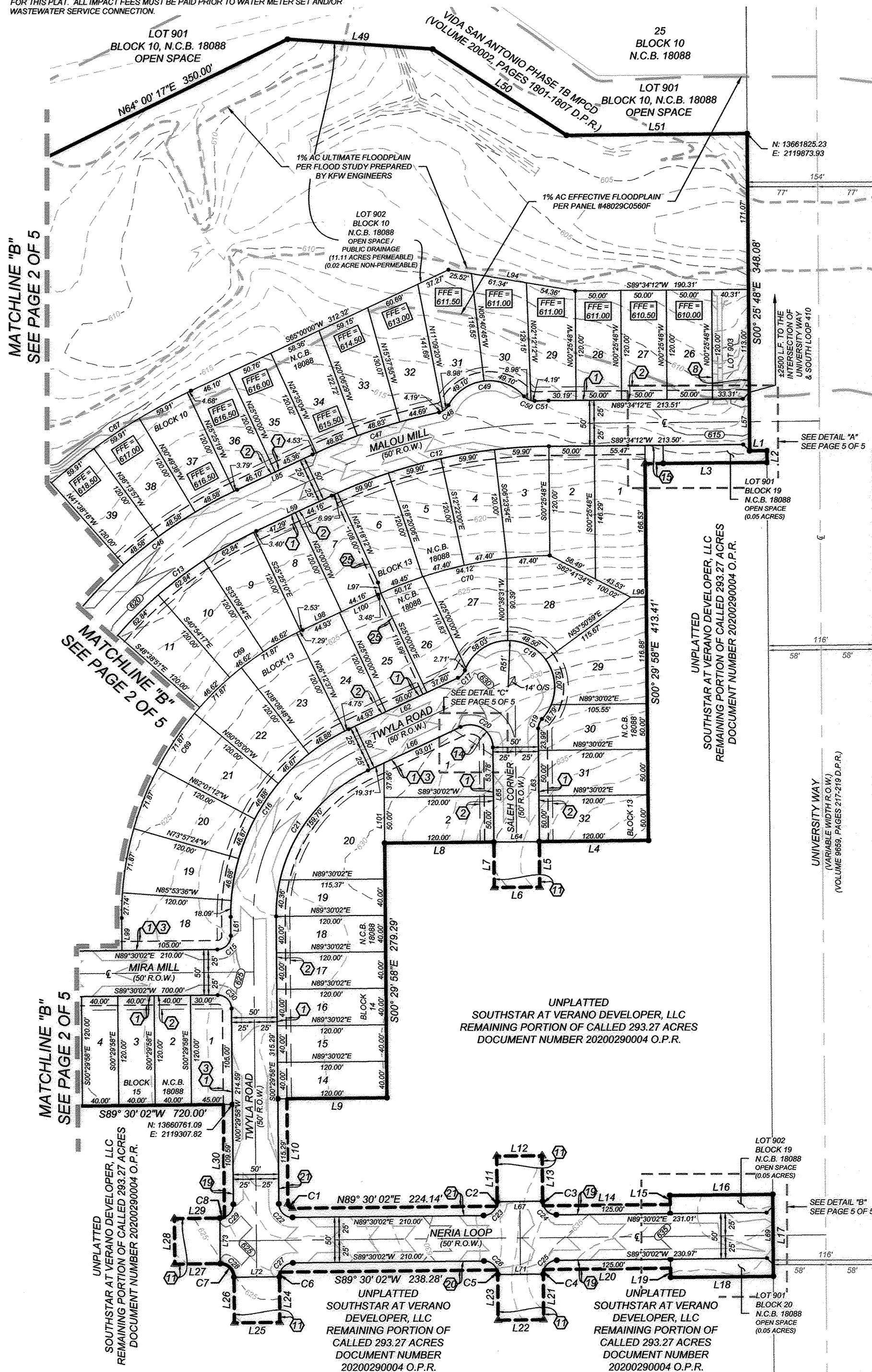
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1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741
PHONE: 512-443-7272 FAX: 512-443-1414 E-MAIL: INFO@TBPELS.TEXAS.GOV

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.



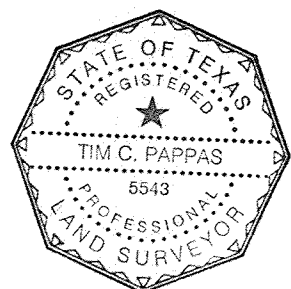
MATCHLINE "B"
SEE PAGE 2 OF 5

MATCHLINE "B"
SEE PAGE 2 OF 5

UNPLATTED
SOUTHSTAR AT VERANO DEVELOPER, LLC
REMAINING PORTION OF CALLED 293.27 ACRES
DOCUMENT NUMBER 20200290004 O.P.R.

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

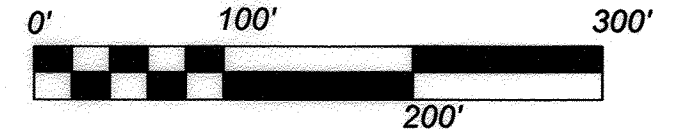


SUBDIVISION PLAT ESTABLISHING

VIDA SAN ANTONIO PHASE 2 MPCD

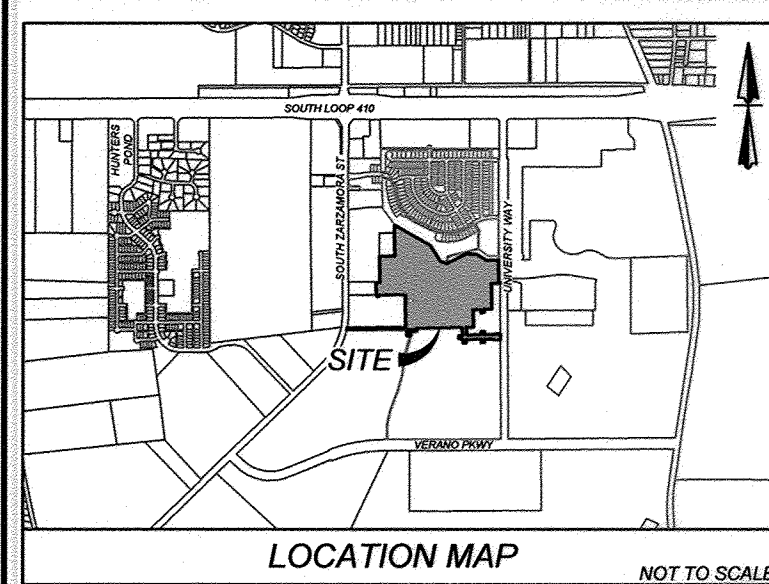
BEING 45.40 ACRES OF LAND, SITUATED IN THE SANTOS GUZMAN SURVEY NO. 1, ABSTRACT 1111, THE SAMUEL WILSON SURVEY NO. 51, ABSTRACT 804, AND THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 15, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 299.66 ACRE TRACT OF LAND AS CONVEYED TO SOUTHSTAR AT VERANO DEVELOPER, LLC AND RECORDED IN DOCUMENT NUMBER 20200290004 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.)

SCALE: 1"=100'



KFW

ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TSPS Firm #: 9513 • TPLS Firm #: 1012300



LEGEND:

- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
- ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
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- 24 OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
- 25 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES DOCUMENT NUMBER 20200290004 O.P.R.

STATE OF TEXAS
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TIM C. DAPPAS
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 SUBMITTED TO THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS) AT 1917 D INTERSTATE 35, AUSTIN, TEXAS 78761. PHONE: 512-440-7722 FAX: 512-440-1414 EMAIL: INFO@TPELS.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.

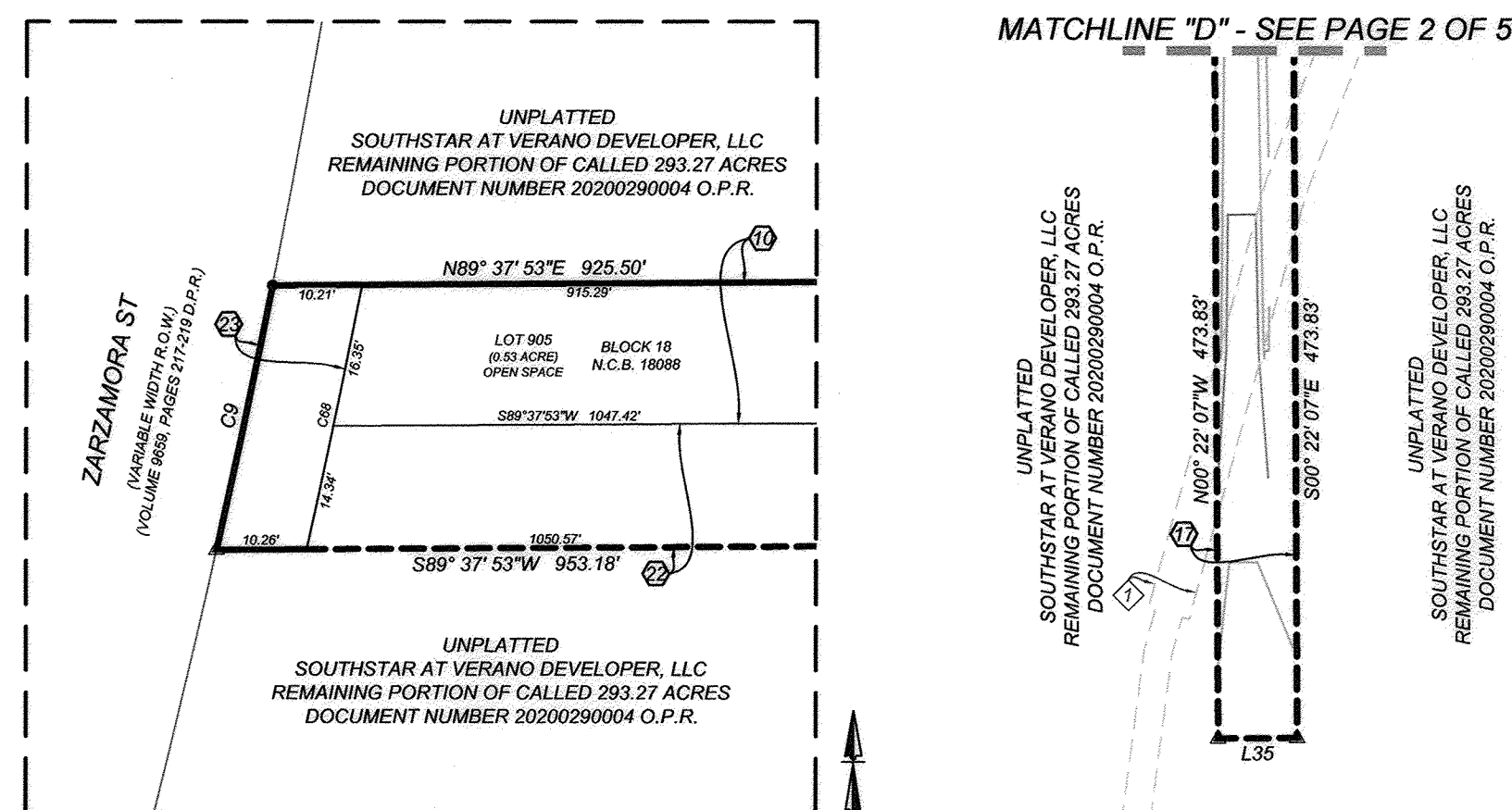
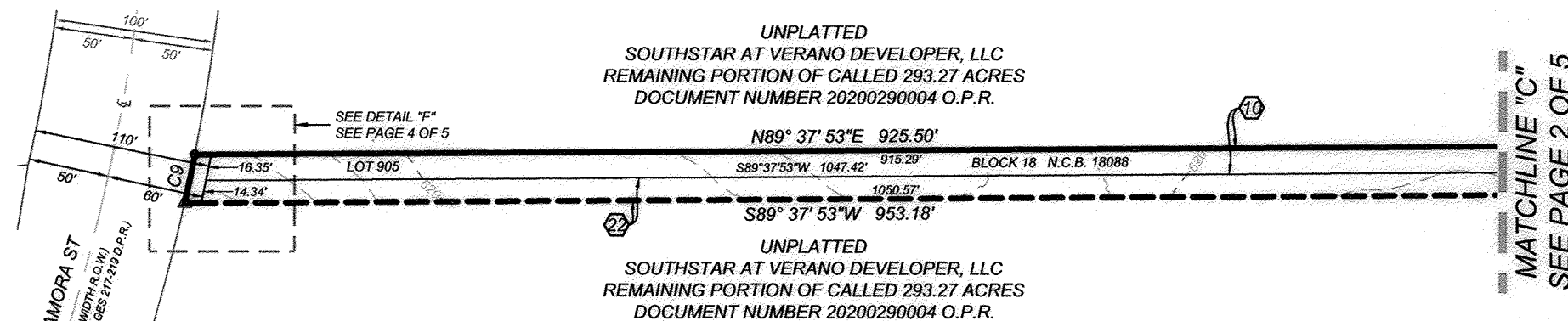
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.

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 "F"
SCALE: 1" = 20'
(PAGE 4 OF 5)

SEE PAGE 1 OF 5 FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI PAGE PLAT

STATE OF TEXAS
COUNTY OF COMAL

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

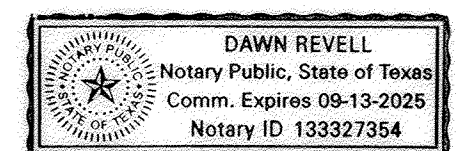
OWNER/AGENT:
JIM VATER
SOUTHSTAR AT VERANO INVESTMENT, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF BEXAR

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 20th DAY OF JULY, A.D. 2022

DAWN REVELL
NOTARY PUBLIC BEXAR COUNTY, TEXAS

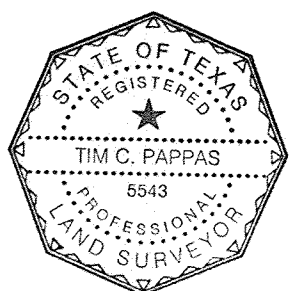


THIS PLAT OF VIDA SAN ANTONIO PHASE 2 MPCD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



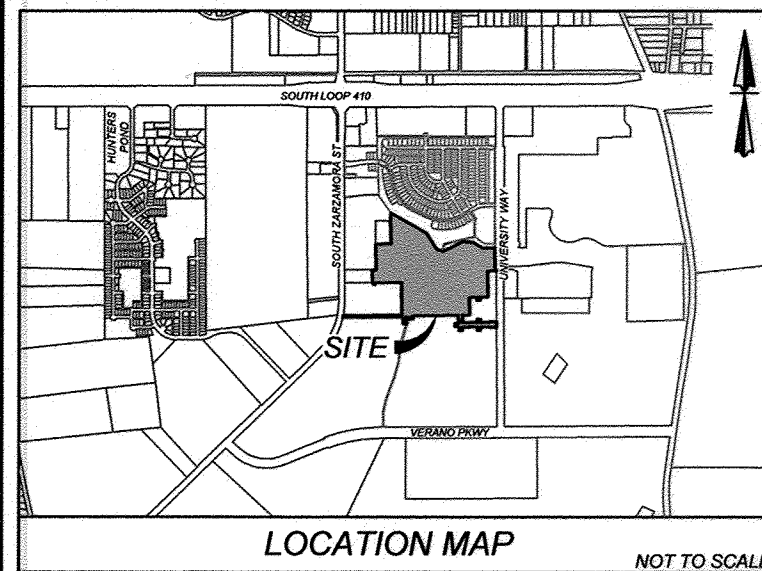
SUBDIVISION PLAT ESTABLISHING

VIDA SAN ANTONIO PHASE 2 MPCD

BEING 45.40 ACRES OF LAND, 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.)

KFW
ENGINEERS + SURVEYING

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



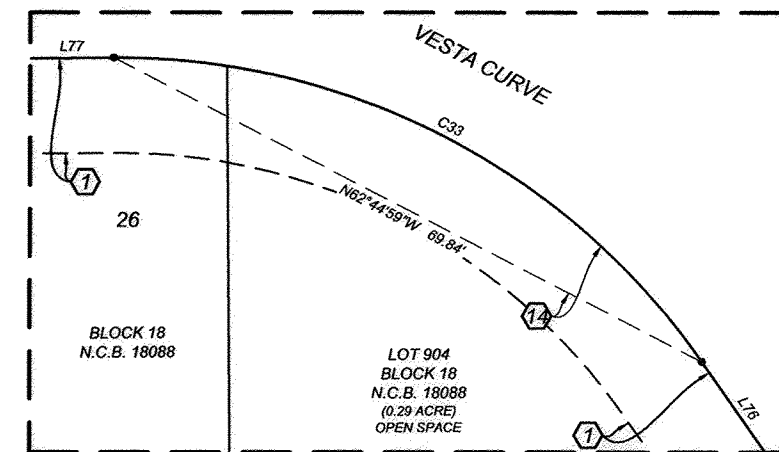
- LEGEND:**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEY"
 - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - C.B. = COUNTY BLOCK
 - CL = CENTERLINE
 - L.F. = LINEAR FEET
 - FFE = MINIMUM FINISHED FLOOR ELEVATION
 - 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 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.29 ACRE PERMEABLE)
 - 5 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.21 ACRE PERMEABLE)
 - 6 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.29 ACRE PERMEABLE) & (0.02 NON-PERMEABLE)
 - 7 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.58 ACRE PERMEABLE)
 - 8 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.52 ACRE PERMEABLE) & (0.01 NON-PERMEABLE)
 - 9 OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.06 ACRE PERMEABLE)
 - 10 OFF-LOT 23' DRAINAGE & SANITARY SEWER EASEMENT (0.07 ACRE PERMEABLE)
 - 11 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.51 ACRE PERMEABLE)
 - 12 VARIABLE WIDTH CLEAR VISION EASEMENT
 - 13 OFF-LOT 20' SANITARY SEWER EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.01 ACRE PERMEABLE)
 - 14 VARIABLE WIDTH ACCESS, OPEN SPACE, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, DRAINAGE & LANDSCAPE EASEMENT (0.04 ACRE PERMEABLE)
 - 15 OFF-LOT 45' DRAINAGE EASEMENT (0.49 ACRE PERMEABLE)
 - 16 OFF-LOT 27' DRAINAGE EASEMENT (0.02 ACRE PERMEABLE)
 - 17 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.03 ACRE PERMEABLE)
 - 18 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.05 ACRE PERMEABLE)
 - 19 OFF-LOT 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.08 ACRE PERMEABLE)
 - 20 OFF-LOT 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (0.34 ACRE PERMEABLE)
 - 21 VARIABLE WIDTH ROW DEDICATION TO CITY OF SAN ANTONIO (0.01 ACRE)
 - 22 OFF-LOT VARIABLE WIDTH ACCESS, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.) (0.37 ACRE PERMEABLE)
 - 23 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
 - 24 OFF-LOT VARIABLE WIDTH SANITARY SEWER EASEMENT (VOLUME 20002, PAGES 1369-1371 D.P.R.)
 - 25 UNPLATTED SOUTHSTAR AT VERANO DEVELOPER, LLC REMAINING PORTION OF CALLED 293.27 ACRES (DOCUMENT NUMBER 20200290004 O.P.R.)

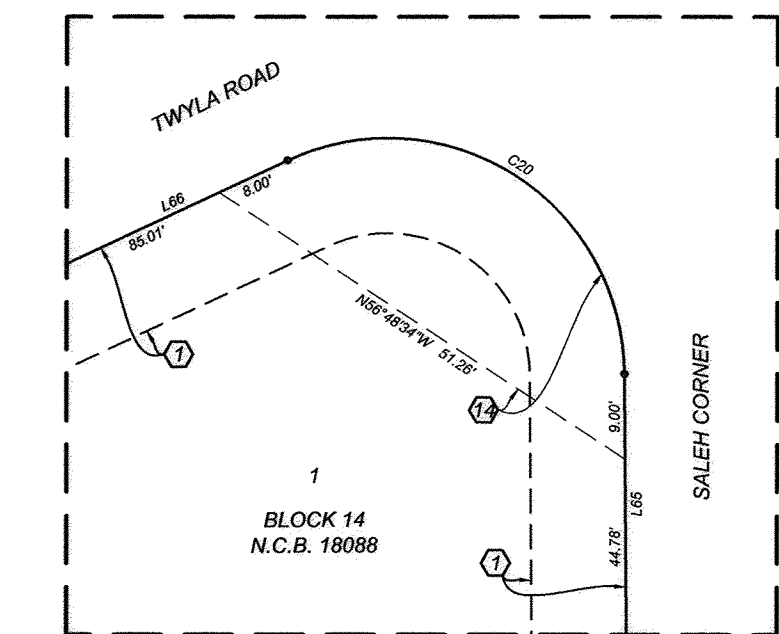
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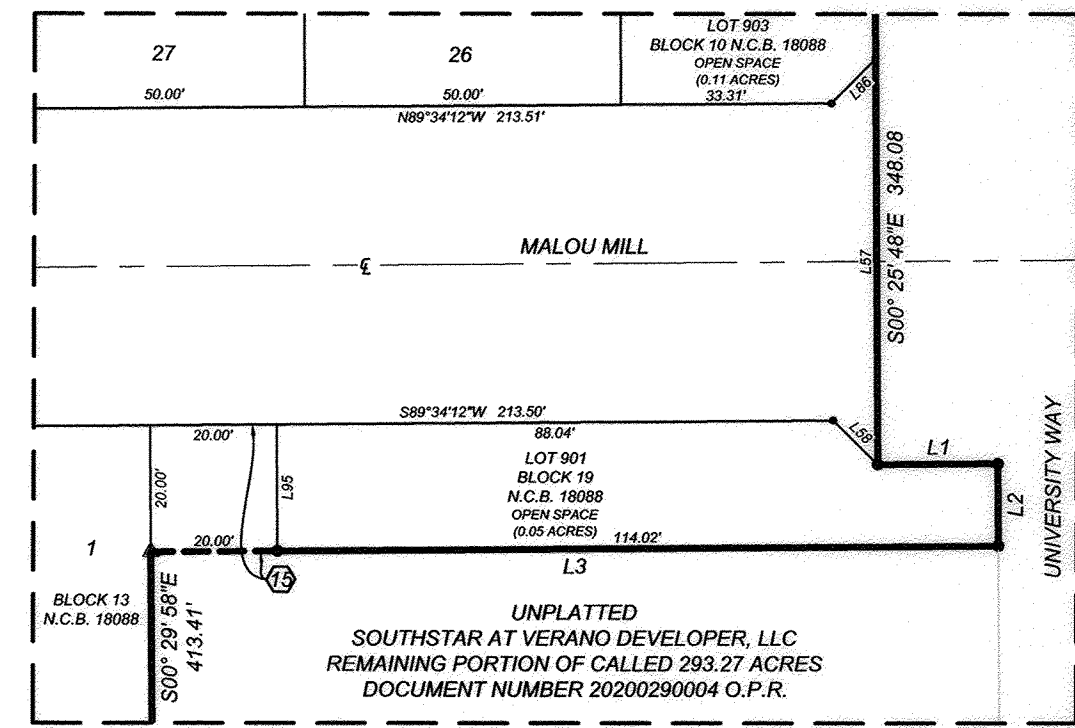
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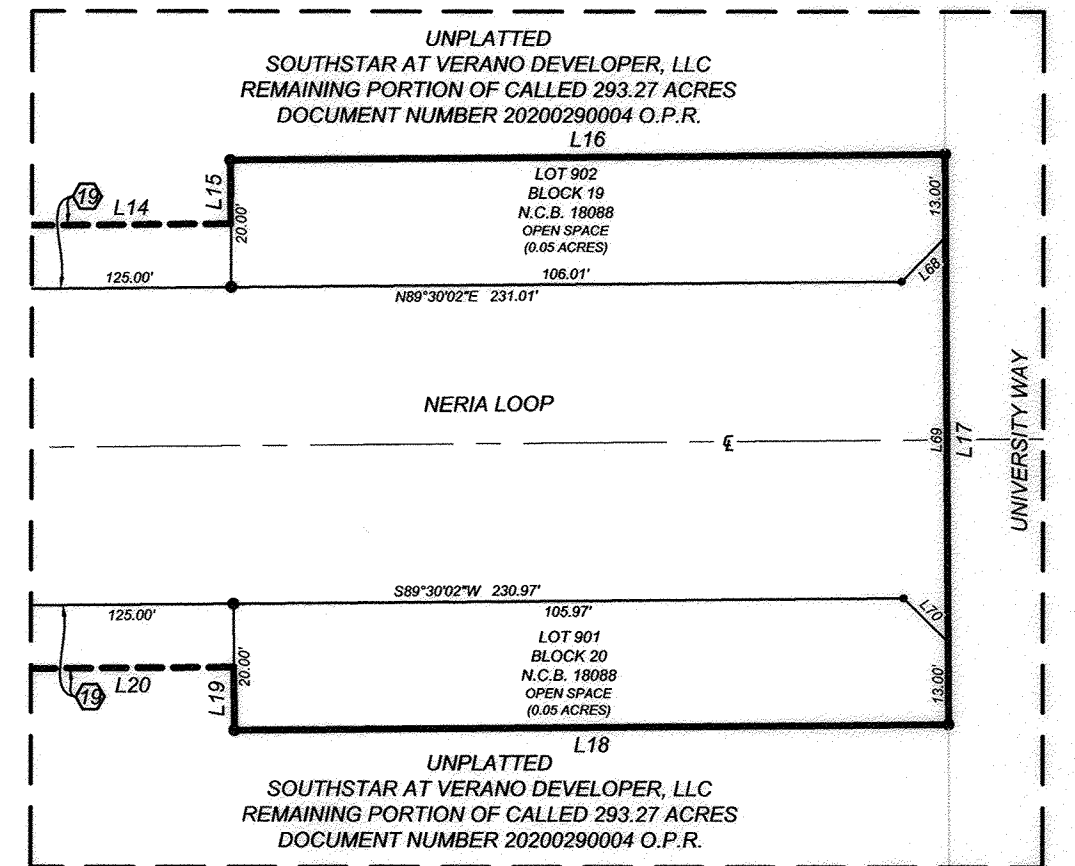
DETAIL "E"
SCALE: 1" = 20'
(PAGE 2 OF 5)



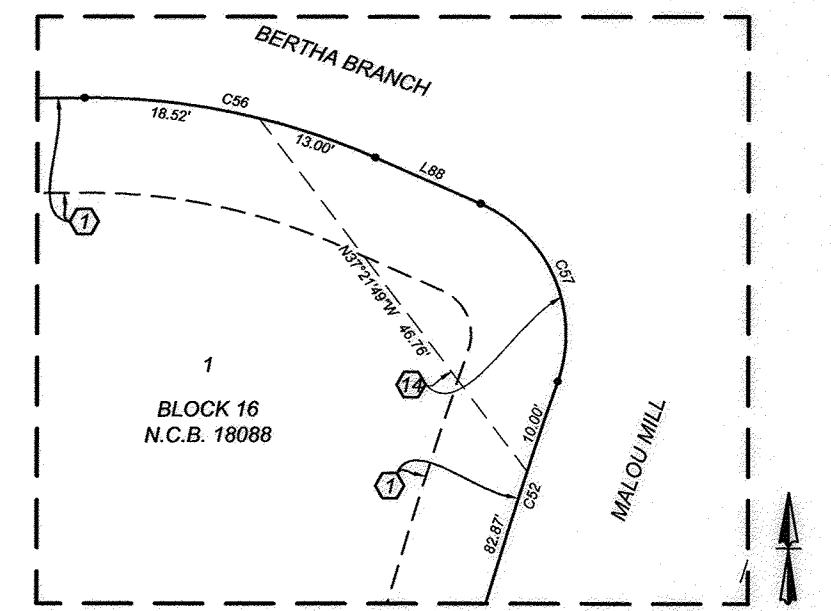
DETAIL "C"
SCALE: 1" = 20'
(PAGE 3 OF 5)



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



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



DETAIL "D"
SCALE: 1" = 20'
(PAGE 2 OF 5)

STATE OF TEXAS
COUNTY OF COMAL

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

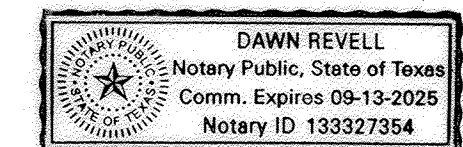
OWNER/AGENT:
JIM VATER
SOUTHSTAR AT VERANO INVESTMENT, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF BEXAR

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 20th DAY OF July, A.D. 2022

Dawn Revell
NOTARY PUBLIC BEXAR COUNTY, TEXAS

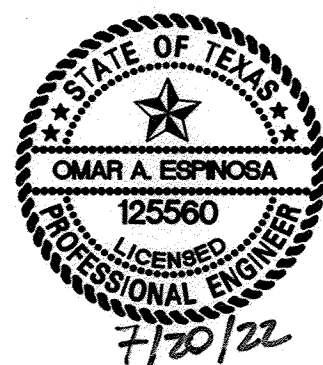


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DATED THIS _____ DAY OF _____, A.D. 20 _____

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:

Tim C. Pappas
20 JULY 2022
TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESSANOS 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
1817 E INTERSTATE 35 AUSTIN, TEXAS 78741
PHONE: 512-440-7725 FAX: 512-443-1414 EMAIL: TBP@TBP.ORG

