

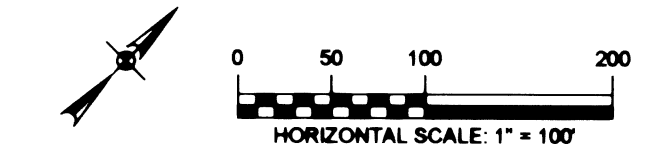


PLAT NO. 22-11800191

SUBDIVISION PLAT ESTABLISHING

# HIDDEN OASIS UNIT 2

BEING A TOTAL OF 19.043 ACRES, INCLUSIVE OF A 0.02 ACRE RIGHT OF WAY DEDICATION, LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 31.41 ACRES, RECORDED IN DOCUMENT NO. 20230192224, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 32-38 & LOT 900, BLOCK 2; LOTS 11-35 & LOT 901, BLOCK 4; LOTS 2-13 & LOT 902, BLOCK 5; LOTS 1-34, BLOCK 13; LOTS 1-17, BLOCK 14, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.



**HMT** 200 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10661  
TBPLS FIRM 10153600

DATE OF PREPARATION: 10/18/2023

STATE OF TEXAS  
COUNTY OF BEXAR

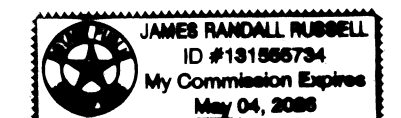
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN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

OWNER/DEVELOPER: SAN ANTONIO LD, LLC  
BY: KEVIN PAPE  
1999 OAKWELL FARMS PARKWAY, STE 210  
SAN ANTONIO, TX 78218  
(210) 231-0703

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, 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 PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 6th DAY OF NOV, 2023  
*James Randall Russell*  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF HIDDEN OASIS UNIT 2, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED 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

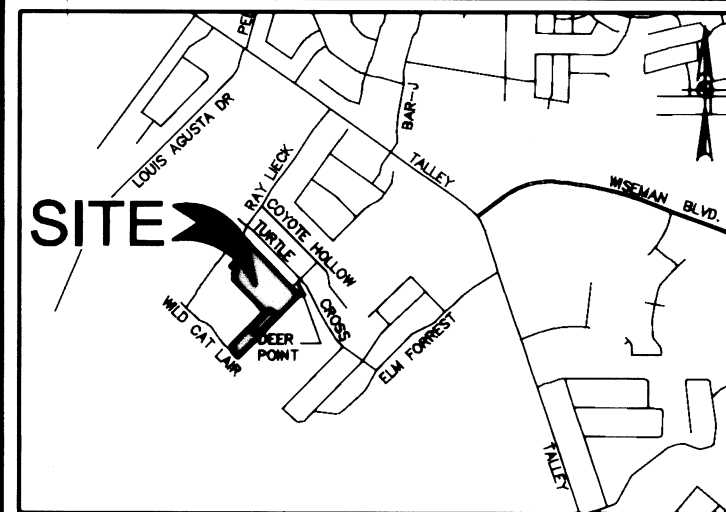
## CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT-TO-SCALE

## PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
2. COMMON AREA MAINTENANCE: THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVES AREAS, INCLUDING LOT 900, BLOCK 2, CB 4383G, LOT 901, BLOCK 4, CB 4383A, LOT 902, BLOCK 5, CB 4383A, 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.
3. SURVEYOR'S NOTES: MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48020C0339F, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. RESIDENTIAL FINISHED FLOOR: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. DRAINAGE EASEMENT ENCROACHMENTS: 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. RESIDENTIAL FIRE FLOW: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
8. OPEN SPACE: LOT 900, BLOCK 2, C.B. 4383G AND LOT 901, BLOCK 4, C.B. 4383A ARE DESIGNATED AS PERMEABLE OPEN SPACE LOTS. LOT 902, BLOCK 5, C.B. 4383A IS DESIGNATED AS A PRIVATE DRAINAGE LOT.
9. TREE NOTE: THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-1-22-30000881) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).
10. MILITARY AIRPORT OVERLAY ZONE: THE PROPERTY, EITHER PARTIALLY OR WHOLLY, DOES NOT LIE WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.
11. CLEAR VISION: 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.

## NOTES:

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

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 THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Eric S. PLY* 11/6/2023  
ERIC S. PLY, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

*Dorothy J. Taylor* 10-26-23  
DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

## LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- = FND MAG NAIL
- AC. = ACRES
- ESMT. = EASEMENT
- DRNG. = DRAINAGE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.G.T.CATV. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- R.O.W. = RIGHT-OF-WAY
- D.P.R.B.C.T. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- +— = STREET CENTERLINE
- VOL. = VOLUME
- PG. = PAGE

## CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING 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 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, OF 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 INFRASTRUCTURES 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 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.

## WASTEWATER EDU NOTE:

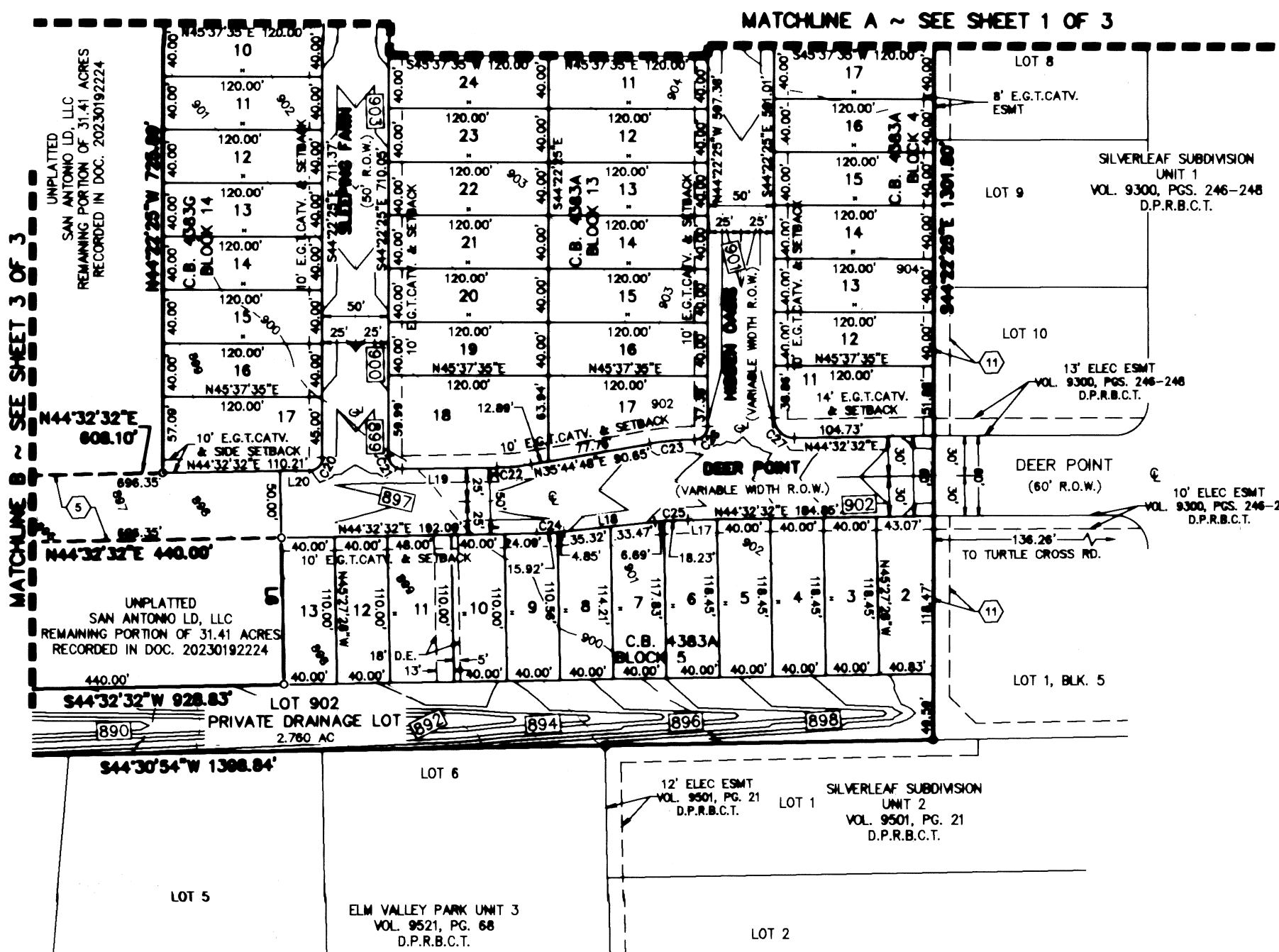
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

## IMPACT FEE PAYMENT DUE:

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.

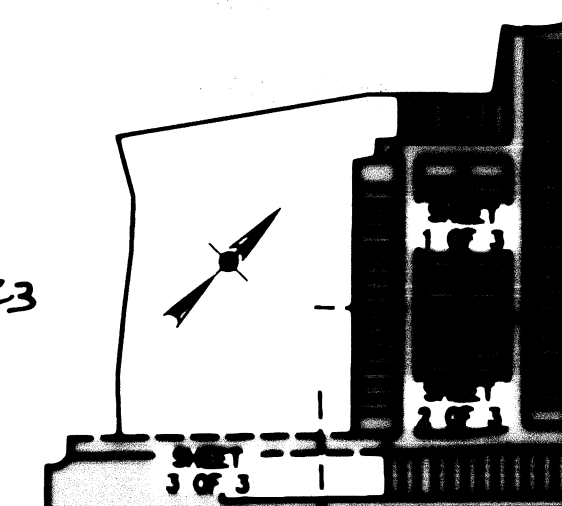
## SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 880 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 90 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



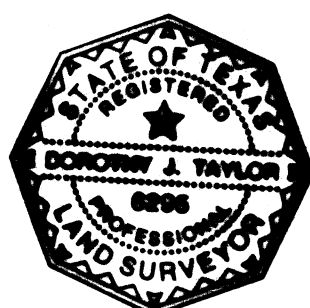
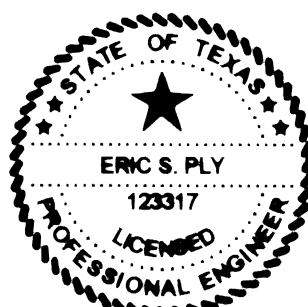
## KEY NOTES

- 1) 30' DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
- 2) 14' E.G.T.CATV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
- 3) 5' ELEC ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
- 4) OFF-LOT E.G.T.CATV, DRNG, WATER & SEWER ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.071 AC.)
- 5) OFF-LOT E.G.T.CATV, DRNG, WATER & SEWER ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.974 AC.)
- 6) 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
- 7) 30' OFFSITE DRNG ESM'T. (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
- 8) 52.5' DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
- 9) 10' OFFSITE TEMP. CONSTRUCTION ESM'T. (0.265 AC.) DOC. NO. 20230055452 O.P.R.B.C.T.
- 10) 20' OFFSITE SANITARY SEWER ESM'T. (0.531 AC.) DOC. NO. 20230055452 O.P.R.B.C.T.
- 11) 12' ELEC ESM'T. VOL. 9300, PGS. 246-248 D.P.R.B.C.T.
- 12) 50' DRNG ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC R.O.W. (1.04 AC.) VOL. 9552, PGS. 215-218 D.P.R.B.C.T.



INDEX MAP

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES



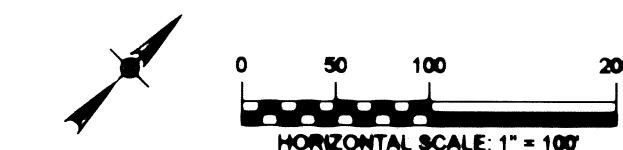


PLAT NO. 22-11800191

SUBDIVISION PLAT ESTABLISHING

# HIDDEN OASIS UNIT 2

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280 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10861  
TBPLS FIRM 10153800

DATE OF PREPARATION: 10/18/2023

STATE OF TEXAS  
COUNTY OF BEXAR

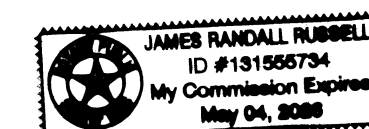
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*Kevin Pape*  
OWNER/DEVELOPER: SAN ANTONIO LD, LLC  
KEVIN PAPE  
1919 OAKWELL FARMS PARKWAY, STE 210  
SAN ANTONIO, TX 78218  
(210) 231-0703

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, 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 16th DAY OF Nov, 2023  
*James Randall Russell*  
NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF BEXAR

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

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BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

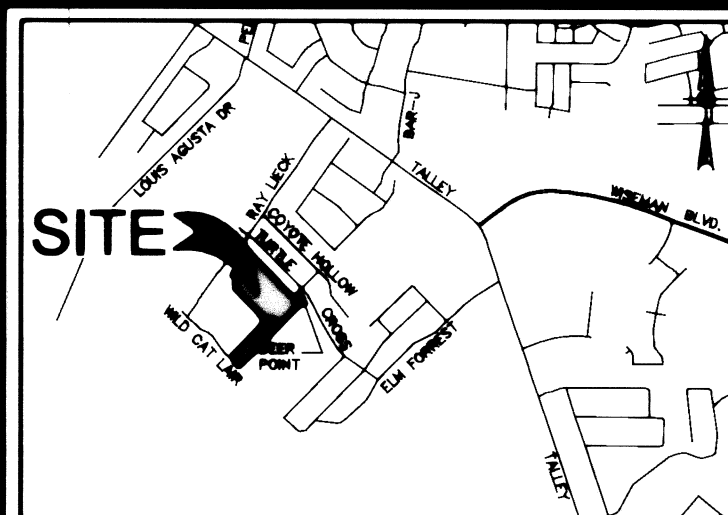
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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP  
NOT-TO-SCALE

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11. CLEAR VISION: 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.

## NOTES:

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

2. THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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, THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Eric S. Ply* 11/6/2023  
ERIC S. PLY, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 123317

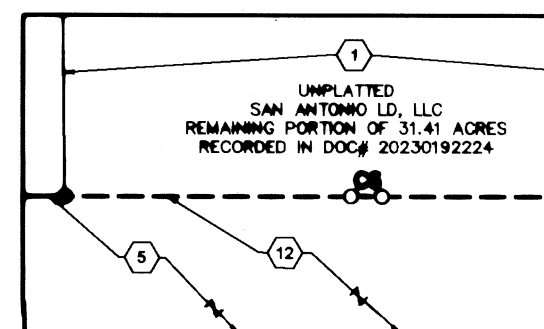
STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS 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:

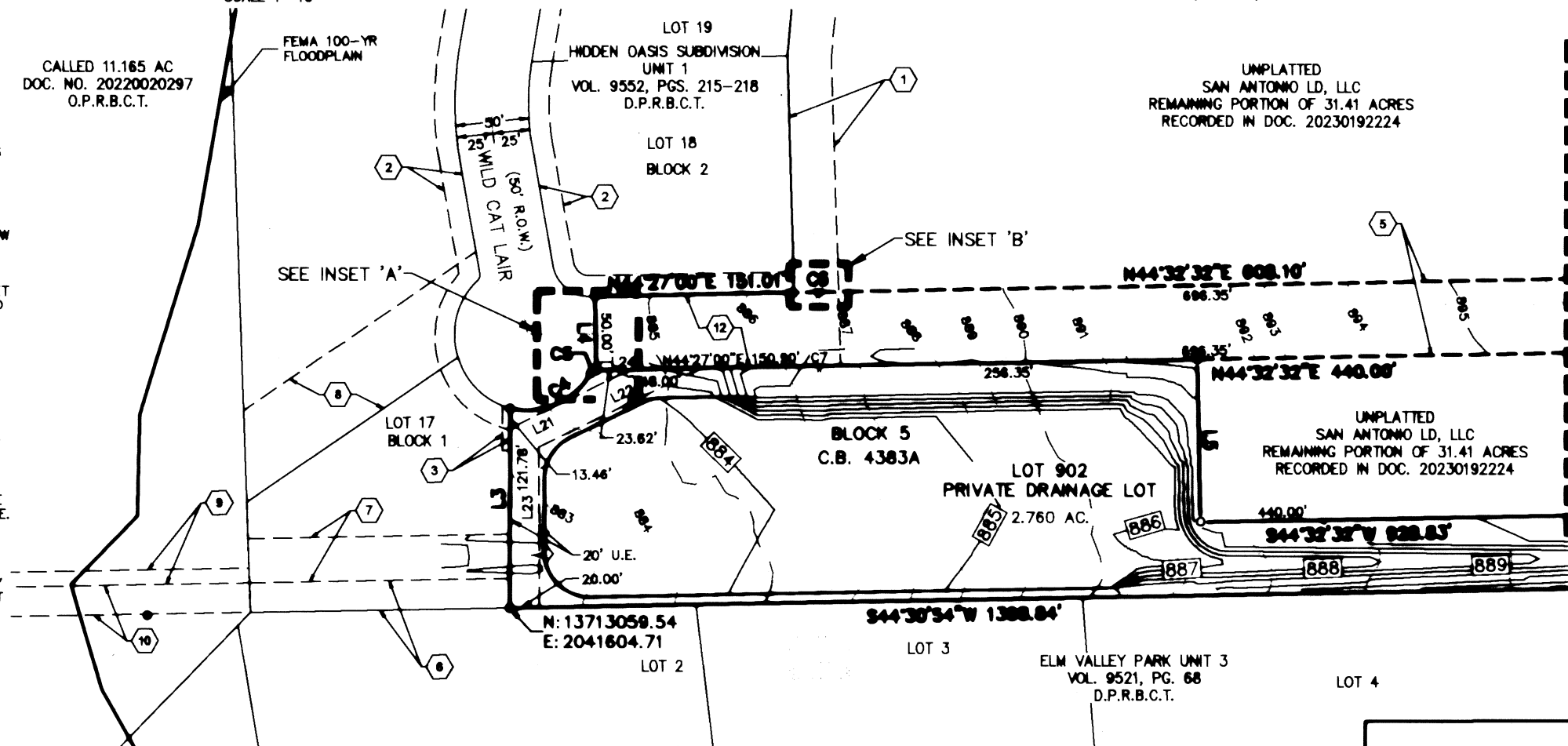
*Dorothy J. Taylor* 10-26-23  
DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

## LEGEND:

- = FND 1/2" IRON PIN
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- = FND MAG NAIL
- AC. = ACRES
- ESMT. = EASEMENT
- DRNG = DRAINAGE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.G.T.CATV. = ELECTRIC, GAS, TELEPHONE  
& CABLE TELEVISION
- R.O.W. = RIGHT-OF-WAY
- D.P.R.B.C.T. = DEED AND PLAT RECORDS,  
BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS,  
BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- E— = STREET CENTERLINE
- VOL. = VOLUME
- PG. = PAGE

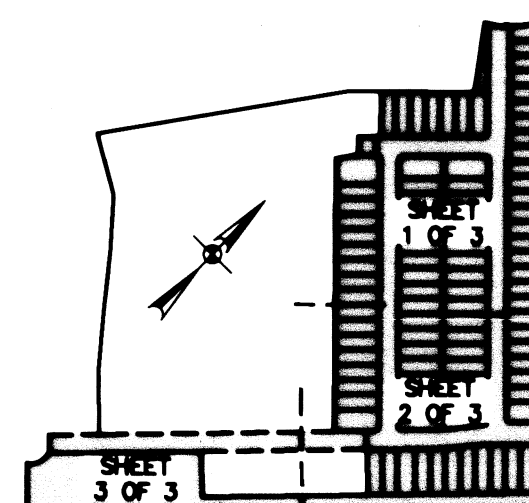


INSET B  
SCALE 1"=10'



LINE #	LENGTH	DIRECTION
L1	186.70'	N38°17'14"W
L2	48.92'	N56°44'03"E
L3	135.23'	N44°18'09"W
L4	48.92'	N45°40'14"W
L5	110.00'	N45°27'28"W
L6	110.00'	S45°27'28"E
L7	30.82'	N35°39'30"E
L8	3.88'	N45°37'35"E
L9	80.00'	N44°22'25"W
L10	80.00'	S45°37'35"W
L11	110.01'	N44°22'25"W
L12	10.00'	N44°22'25"W
L13	10.00'	N45°37'35"E
L14	50.00'	N44°22'25"W
L15	87.95'	N48°04'22"W
L16	66.27'	S40°40'28"E
L17	21.79'	N44°32'32"E
L18	68.79'	N39°15'14"E
L19	71.17'	N44°32'32"E
L20	21.96'	N44°32'32"E
L21	91.57'	S19°49'36"W
L22	122.91'	S19°49'36"W
L23	108.73'	N44°24'43"W
L24	0.08'	N45°40'51"W
L25	11.38'	S57°16'00"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.10'	150.00'	008°56'08"	13.08'	26.06'	N40°38'32"E
C2	7.26'	5.00'	083°11'55"	4.44'	6.84'	N09°07'29"E
C3	132.63'	275.00'	027°37'59"	67.63'	131.35'	N36°45'38"E
C4	63.86'	50.00'	073°10'54"	37.12'	59.81'	N22°15'15"E
C5	5.02'	5.00'	057°33'00"	2.75'	4.81'	S16°28'30"W
C6	1.85'	1025.00'	000°05'33"	0.83'	1.85'	N44°29'46"E
C7	1.57'	975.00'	000°05'33"	0.79'	1.57'	S44°29'46"W
C8	17.64'	15.00'	067°22'14"	10.00'	16.64'	N78°03'32"E
C9	84.86'	280.00'	017°21'56"	42.76'	84.54'	N52°53'54"E
C10	23.19'	15.00'	088°35'21"	14.64'	20.95'	S00°04'44"E
C11	103.18'	280.00'	021°08'50"	52.18'	102.80'	N33°39'31"E
C12	15.71'	10.00'	090°00'00"	10.00'	14.14'	N00°37'35"E
C13	15.71'	10.00'	090°00'00"	10.00'	14.14'	N89°22'19"W
C14	11.10'	200.00'	003°10'47"	5.55'	11.10'	S45°57'48"E
C15	12.91'	200.00'	003°41'57"	6.46'	12.91'	N42°31'28"W
C16	11.15'	200.00'	003°11'42"	5.58'	11.15'	N45°57'21"W
C17	11.10'	200.00'	003°10'47"	5.55'	11.10'	S42°47'01"E
C18	15.71'	10.00'	090°00'00"	10.00'	14.14'	S00°37'35"W
C19	15.71'	10.00'	090°00'00"	10.00'	14.14'	N89°22'25"W
C20	15.52'	10.00'	088°54'57"	9.81'	14.01'	N00°05'04"E
C21	15.90'	10.00'	091°05'03"	10.19'	14.28'	S89°54'56"E
C22	26.10'	170.00'	008°47'45"	13.07'	26.07'	N40°08'40"E
C23	33.77'	220.00'	008°47'44"	16.92'	33.74'	S40°08'40"W
C24	20.77'	225.00'	005°17'18"	10.39'	20.76'	N41°53'53"E
C25	24.92'	270.00'	005°17'18"	12.47'	24.91'	S41°53'53"W
C26	15.52'	10.00'	088°54'58"	9.81'	14.01'	N00°05'03"E
C27	23.85'	15.00'	091°05'03"	15.29'	21.41'	S89°54'56"E



INDEX MAP

SEE THIS SHEET FOR LINE AND CURVE TABLES

