

LEGEND

Ac.	= ACRES
CPS	= CITY PUBLIC SERVICE
D.P.R.B.C.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	= EASEMENT
GPM	= GALLONS PER MINUTE
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
N.C.B.	= NEW CITY BLOCK
NO.	= NUMBER
O.P.R.B.C.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
PSI	= POUNDS PER SQUARE INCH
P.U.D.	= PLANNED UNIT DEVELOPMENT
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
●	= BOUNDARY CORNER
---ELEV---	= EXISTING GROUND MAJOR CONTOUR
---ELEV---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
-C-	= STREET CENTERLINE

1	= 15' E.G.T.CA. ESMT. (VOLUME 20003, PAGES 1562-1565) D.P.R.B.C.
2	= 10' WAT. & PED. ACCESS ESMT. (VOLUME 20003, PAGES 1562-1565) D.P.R.B.C.
3	= 25' SAN. SEW. ESMT. (VOL. 9543, PG. 95) D.P.R.B.C.
4	= 5' E.G.T.CA. EASEMENT (VOLUME 20003, PAGES 1562-1565) D.P.R.B.C.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF THE MESAS SUBDIVISION, UNIT 2 WHICH IS RECORDED IN VOLUME 9543, PAGE 95, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY. I (WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER
PHSA - HIDDEN CANYON 29, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC. _____ OWNER
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

3200 SOUTHWEST FREEWAY
HOUSTON, TX 77027
TEL: (800) 247-3779

BY: DAVID RITTENHOUSE
VP - SAN ANTONIO

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2025.

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 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.

M.W. CUDE ENGINEERS, L.L.C.
W. PATRICK MURPHY, P.E. _____ 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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.
CHRIS WALTERSCHEIDT, R.P.L.S. _____ REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY NOTE:

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 FOOT WIDE EASEMENTS.

TREE SAVE AREA NOTE:
LOT 906, BLOCK 9, N.C.B. 19217 (13.792 AC.) IS DESIGNATED AS A TREE SAVE AREA.

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

DRAINAGE EASEMENT ENCROACHMENT:
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.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS REFERENCED TO 638.918 ACRE TRACT DEED (DESIGNATED AS PART I) VOLUME 12781, PAGE 1352, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

FLOODPLAIN VERIFICATION: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0140G, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

RESIDENTIAL FIRE FLOW:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 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.

SAWS HIGH PRESSURE:
A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL ON EACH LOT, ON THE CUSTOMER'S SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

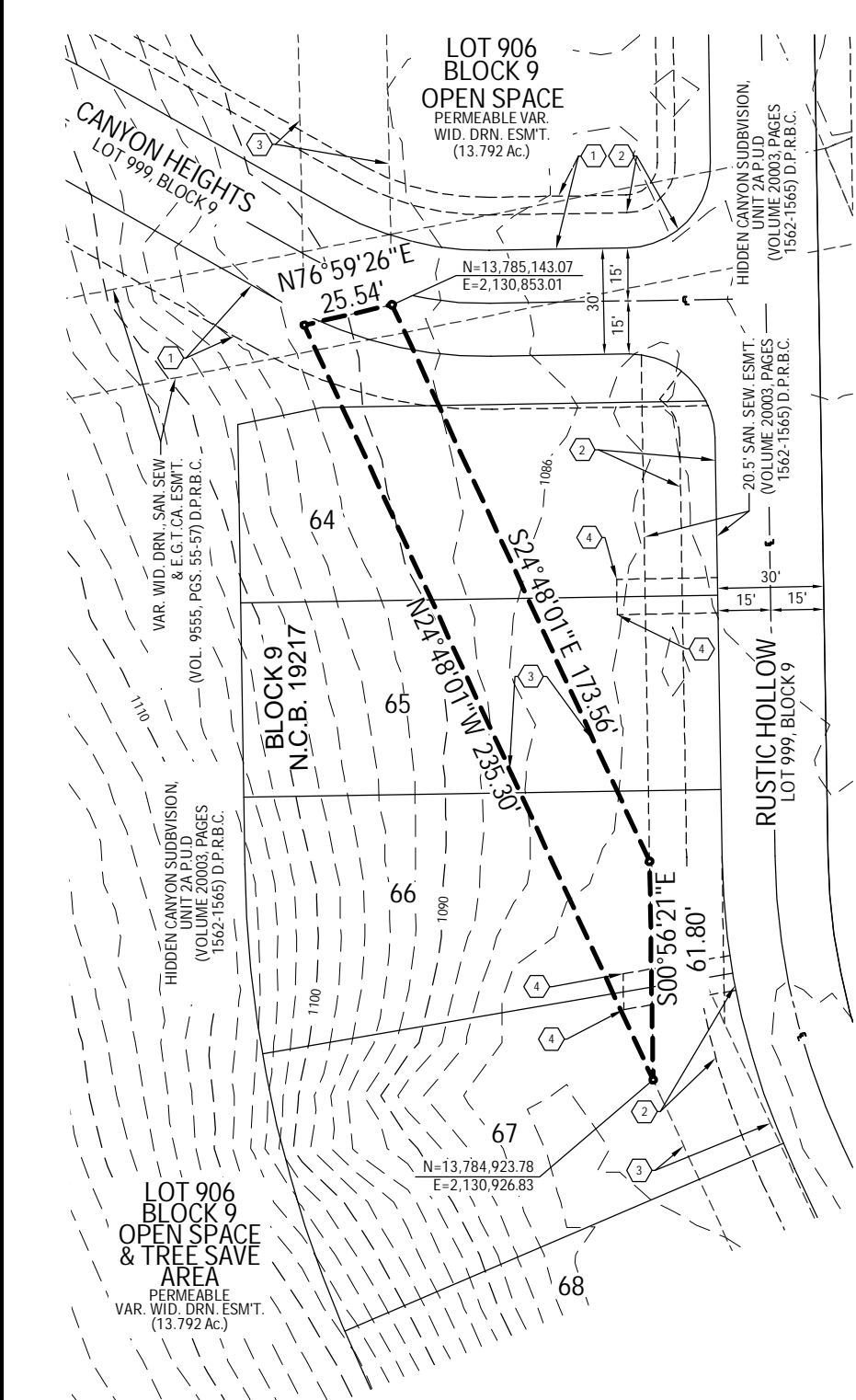
SAWS WASTEWATER EDU:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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

SAWS AQUIFER:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

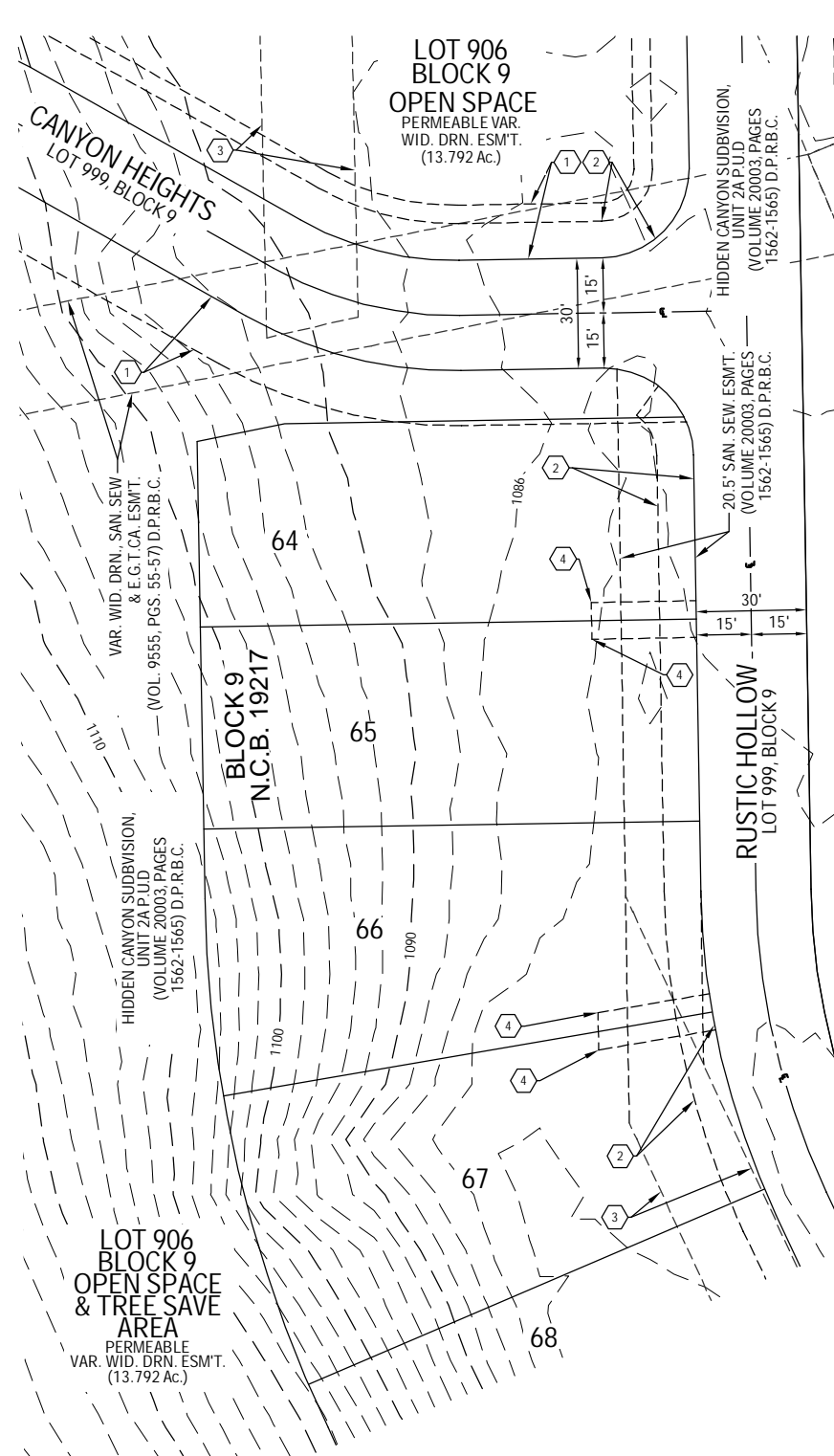
TREE NOTE
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TREE-APP-APP23-38800620) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS 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 ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

NOTE: ALL LOTS AND PRIVATE STREET SHOWN ON THIS PLAT WERE PLATTED AS PART OF HIDDEN CANYON SUBDIVISION, UNIT 2A P.U.D. RECORDED IN VOLUME 20003, PAGE 1562-1565, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

AREA BEING REPLATTED (0.117 ACRES) HAS BEEN PREVIOUSLY PLATTED AS A 25' SAN. SEW. ESMT. ON THE MESAS SUBDIVISION, UNIT 2 RECORDED IN (VOL. 9543, PG. 95), BEXAR COUNTY DEED & PLAT RECORDS.

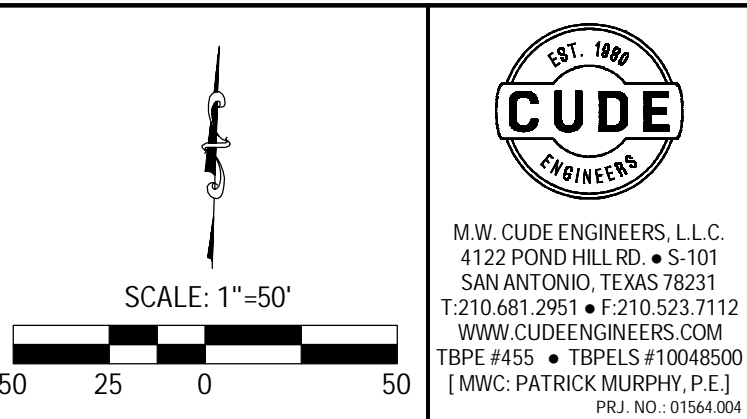


REPLAT

PLAT NUMBER: 24-11800487

REPLAT
ESTABLISHING
HIDDEN CANYON SUBDIVISION,
UNIT 2A P.U.D. REPLAT

BEING A TOTAL OF 0.117 ACRES AND BEING A 25' SANITARY SEWER EASEMENT OF THE MESAS SUBDIVISION, UNIT 2 RECORDED IN (VOL. 9543, PG. 95), DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

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
PHSA - HIDDEN CANYON 29, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PH LAND HOLDINGS, LLC. _____ OWNER
A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

3200 SOUTHWEST FREEWAY
HOUSTON, TX 77027
TEL: (800) 247-3779

BY: DAVID RITTENHOUSE
VP - SAN ANTONIO

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

DAVID RITTENHOUSE _____ 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 _____ DAY OF _____,
A.D. _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF _____ HIDDEN CANYON SUBDIVISION, UNIT 2A P.U.D. REPLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND 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. 2025.

BY: _____ CHAIRMAN

BY: _____ SECRETARY