

SCALE: 1"=100'

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 16 TO 21, AND IRREVOCABLE INGRESS/EGRESS ELECTRIC, GAS, TEL, CABLE TV., WATER SEWER & SANITARY SEWER EASEMENT, N.C.B. 6306, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE YELLOWSTONE IDZ SUBDIVISION PLAT RECORDED IN VOLUME 20002, PAGE 1033, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 16 TO 21, AND IRREVOCABLE INGRESS/EGRESS ELECTRIC, GAS, TEL, CABLE TV., WATER SEWER & SANITARY SEWER EASEMENT, N.C.B. 6306, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE YELLOWSTONE IDZ SUBDIVISION PLAT RECORDED IN VOLUME 20002, PAGE 1033, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 2023 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION OF THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER ADDRESS: 202 YELLOWSTONE L.L.C.
PETER GREENBLUM
P.O. BOX 171374
SAN ANTONIO, TEXAS 782177
Phone - (210)-863-2666

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 12TH DAY OF July, A.D. 2023.

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.

LICENSED PROFESSIONAL ENGINEER NO. 55516

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: CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5904

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 EASEMENT, 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 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.

LEGEND:

SET 1/2" IRON ROD UNLESS OTHERWISE NOTED	O
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT	E,G,TEL & CATV ESM'T
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS	O.P.R.
RIGHT-OF-WAY	R.O.W.
EXISTING CONTOURS	— — 617
BOUNDARY PROPERTY LINE	— — —
NEW CITY BLOCK	N.C.B.
CENTERLINE	C
VOLUME	VOL.
PAGE	PG.
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	D.P.R.
ACRE(S)	AC.
SQUARE FEET	S.F.

GENERAL NOTES:

1.) **FLOODPLAIN VERIFICATION NOTE:** NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0415-G, WITH AN EFFECTIVE DATE OF SEP. 29 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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

3.) **COMMON AREA MAINTENANCE NOTE:** THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, 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.

4.) **SAWS HIGH PRESSURE NOTE:** A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

6.) ALL BEARINGS ARE REFERENCED TO THE NAD83 HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

7.) FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

8.) **SURVEY NOTE:**

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "C GARCIA RPLS 5904" UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NOS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE; AND

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

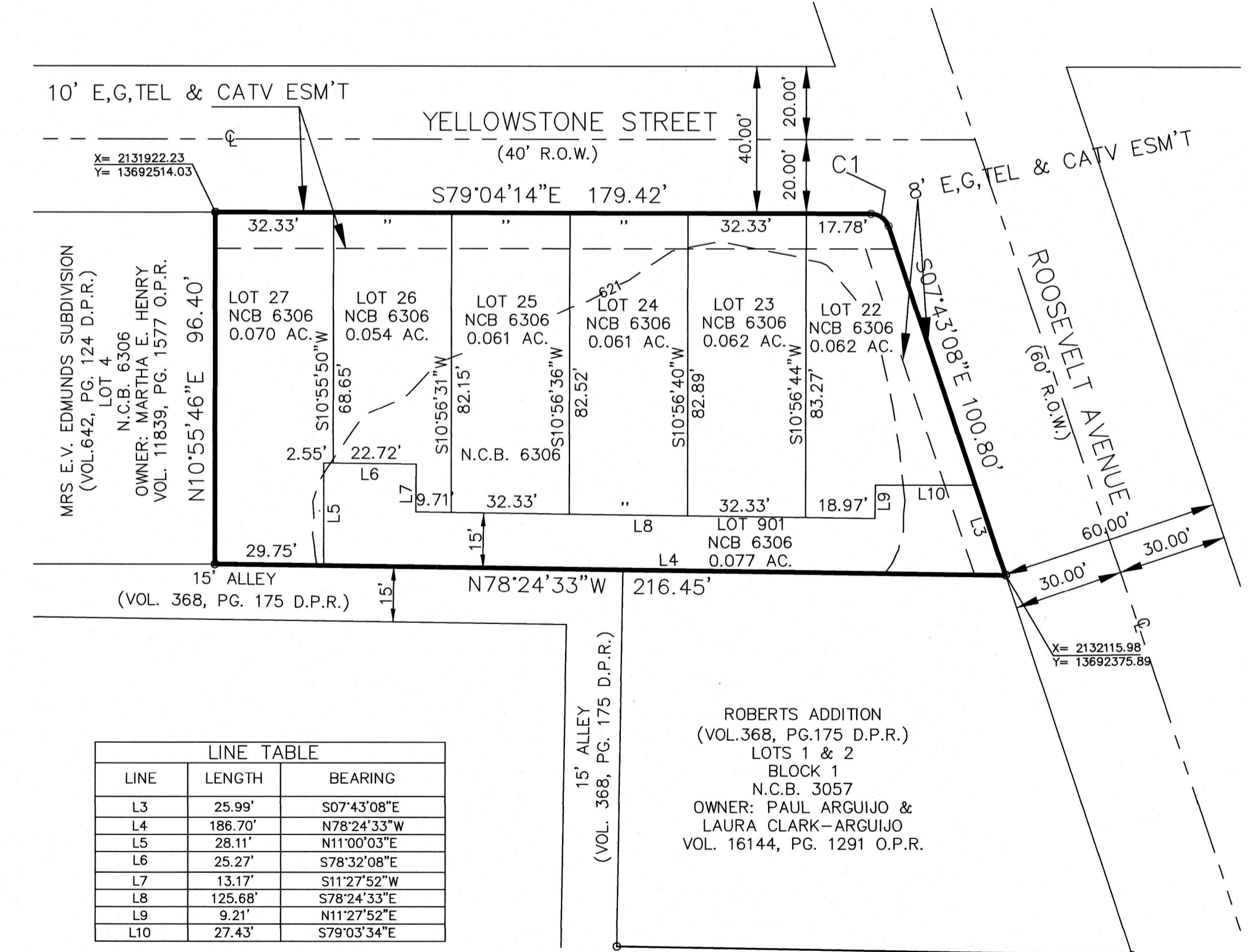
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

NOTE:

LOT 901 IS DESIGNATED AS COMMON DRIVE AND IRREVOCABLE ELECTRIC, GAS, TEL, CABLE TV., WATER SEWER & SANITARY SEWER EASEMENT.

CURVE TABLE

CURVE	LENGTH	DELTA	BEARING	CHORD	RADIUS
C1	6.22'	71°19'56"	S43°24'16"E	5.83'	5.00'



LINE TABLE

LINE	LENGTH	BEARING
L3	25.99'	S07°43'08"E
L4	186.70'	N78°24'33"W
L5	28.11'	N11°00'03"E
L6	25.27'	S78°32'08"E
L7	13.17'	S11°27'52"W
L8	125.68'	S78°24'33"E
L9	9.21'	N11°27'52"E
L10	27.43'	S79°03'34"E

ROBERTS ADDITION
(VOL.368, PG.175 D.P.R.)
LOTS 1 & 2
BLOCK 1
N.C.B. 3057
OWNER: PAUL ARGUIJO &
LAURA CLARK-ARGUIJO
VOL. 16144, PG. 1291 O.P.R.

PLAT NO. 23-11800120

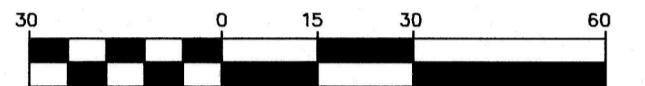
REPLAT ESTABLISHING
YELLOWSTONE-1 IDZ

BEING 0.4450 ACRE OF LAND, BEING LOTS 16 TO 21, N.C.B. 6306, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE YELLOWSTONE IDZ SUBDIVISION PLAT, RECORDED IN VOLUME 20002, PAGE 1033, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ESTABLISHING LOTS 22,23,24,25,26,27 & LOT 901, N.C.B. 6306



GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FT.

Seda Consulting Engineers, Inc.
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SAN ANTONIO, TEXAS 78201 E-MAIL: SEDA@SATX.RR.COM
CIVIL-STRUCTURAL-ENVIRONMENTAL PLANNER

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE: 07/06/2023 JOB # 1766

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:
202 YELLOWSTONE L.L.C.
PETER GREENBLUM
P.O. BOX 171374
SAN ANTONIO, TEXAS 782177
Phone - (210)-863-2666

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETER GREENBLUM 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 12TH DAY OF July, A.D. 2023.

Salah E. Diab
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS REPLAT OF YELLOWSTONE-1 IDZ 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., _____

BY: CHAIRMAN

BY: SECRETARY