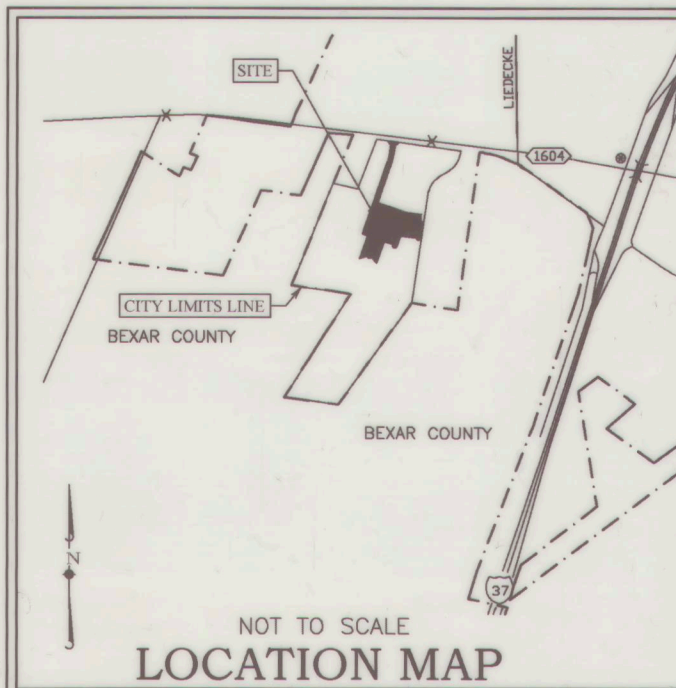




- LEGEND:
- = FND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH AN ALUMINUM CAP MARKED "ALLIANCE SURVEYORS" UNLESS OTHERWISE NOTED.
 - ✕ = SET "X" ON CONC.
 - = FND FENCE POST
 - = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - ESM.T. = EASEMENT
 - 750— = EXISTING CONTOURS
 - O. P. R. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - D. P. R. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
 - C/L- = CENTERLINE
 - N.C.B. = NEW CITY BLOCK

- ① = 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ② = 16' SANITARY SEWER EASEMENT
- ③ = 5' IRREVOCABLE PEDESTRIAN EASEMENT
- ④ = 1' VEHICULAR NON-ACCESS EASEMENT
- ⑤ = 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑥ = 5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑦ = 15' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑧ = 10'x10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑨ = 25'x25' SANITARY SEWER TURNAROUND EASEMENT (OFF-LOT 0.014 OF AN ACRE)
- ① = REMAINDER OF LOT 2, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ② = REMAINDER OF LOT 3, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ③ = REMAINDER OF LOT 7, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ④ = REMAINDER OF LOT 10, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ⑤ = REMAINDER OF LOT 8, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)

SURVEYOR'S NOTE:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "ALLIANCE SURVEYORS" UNLESS NOTED OTHERWISE;
- 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 NGS COOPERATIVE COPS NETWORK; DIMENSIONS SHOWN ARE SURFACE; AND
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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 Garcia RPLS NO. 5104
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE 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.

Paul M. Morawski
PAUL M. MORAWSKI, P.E. NO. 46209
REGISTERED PROFESSIONAL ENGINEER
PAUL M. MORAWSKI, P.E. TBPE FIRM NO. F-11533
CONSULTING ENGINEER
8606 WALDON HEIGHTS, SAN ANTONIO, TEXAS 78254
(210) 373-8771 * PAUL@MORAWSKIPE.COM

C.P.S. NOTE:

- 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.
- 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.
- 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.
- 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.
- 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 HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 845 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.

SURVEYOR'S NOTE:

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83 (93)
- BEARINGS ON THIS PLAT ARE REFERENCED TO RECORD PLAT VOLUME 980 PAGE 207, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
- 2" IRON RODS WITH PLASTIC CAP STAMPED ALLIANCE SURVEYORS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE:

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

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.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0735F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 13, NCB 16628, LONESOME DOVE SUBDIVISION UNIT 1.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND RIGHTS-OF-WAY AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 13, NCB 16628, 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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE EIGHT INCHES ABOVE FINISHED ADJACENT GRADE. 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 (FIED) IF OFFSITE DRAINAGE 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.

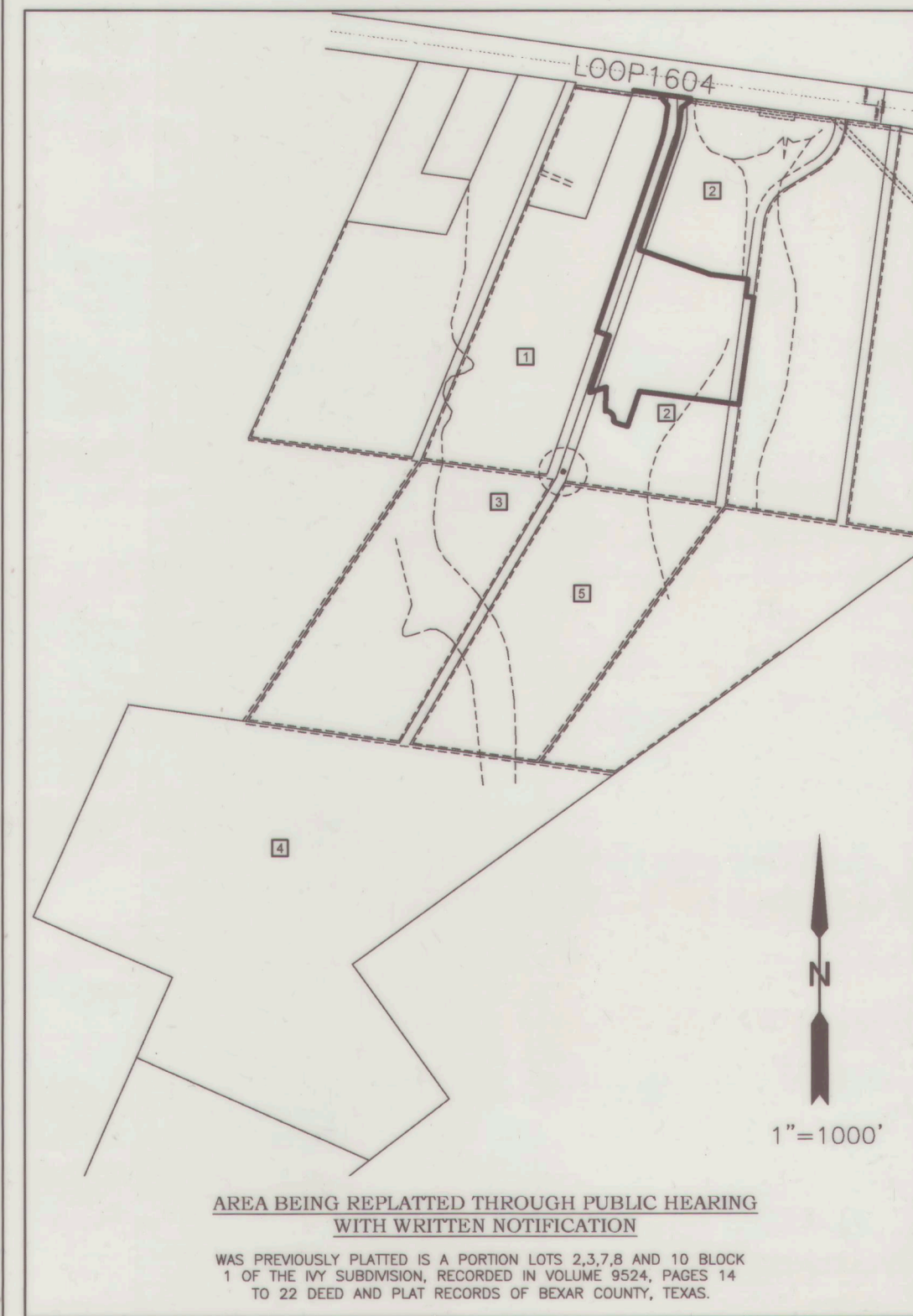
SAWS DEDICATION NOTE:

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.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 186 LINEAR FT OF HIGHWAY FRONTAGE.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



PLAT NO. 180376

REPLAT ESTABLISHING

LONESOME DOVE,
UNIT 1

ESTABLISHING LOTS 1 - 21, BLOCK 10, N.C.B. 16628; LOTS 1 - 12, BLOCK 12, N.C.B. 16628, LOTS 1 - 10 & LOT 901, BLOCK 13, N.C.B. 16628; LOTS 1 - 15, BLOCK 14, N.C.B. 16628; BEING A TOTAL OF 19.50 ACRES OF LAND, CONSISTING OF A PORTION OF LOTS 2,3,7,8, and 10, BLOCK 1 OF THE IVY SUBDIVISION, VOLUME 9524, PAGES 14-22 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR:

ALLIANCE LAND SURVEYORS
FIRM NO. 10194244
13300 OLD BLANCO RD., SUITE 301
SAN ANTONIO, TEXAS 78216
(210) 369-9509 * WWW.ALLIANCELANDSURVEYOR.COM

ENGINEER:

PAUL M. MORAWSKI, P.E.
CONSULTING ENGINEER
TBPE FIRM NO. F-11533
8606 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 373-8771 * PAUL@MORAWSKIPE.COM

1" = 100'
GRAPHIC SCALE

0 50 100 20

STATE IF 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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Theresa Y. Brits
OWNER/AGENT: THERESA Y. BRITS
LONESOME DOVE INVESTMENT GROUP, LLC
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TEXAS 78230

APPEARED, **Theresa Y. Brits**
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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 6th DAY OF June, 2018

TIMOTHY JAY DUDUIT
Notary Public, State of Texas
Comm. Expires 05-01-2022
ID 131650391

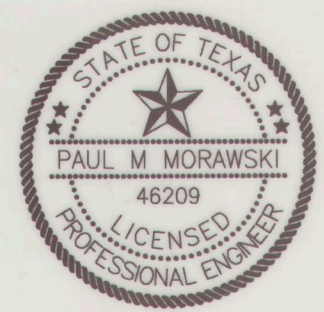
MY COMMISSION EXPIRES: 05-01-2022

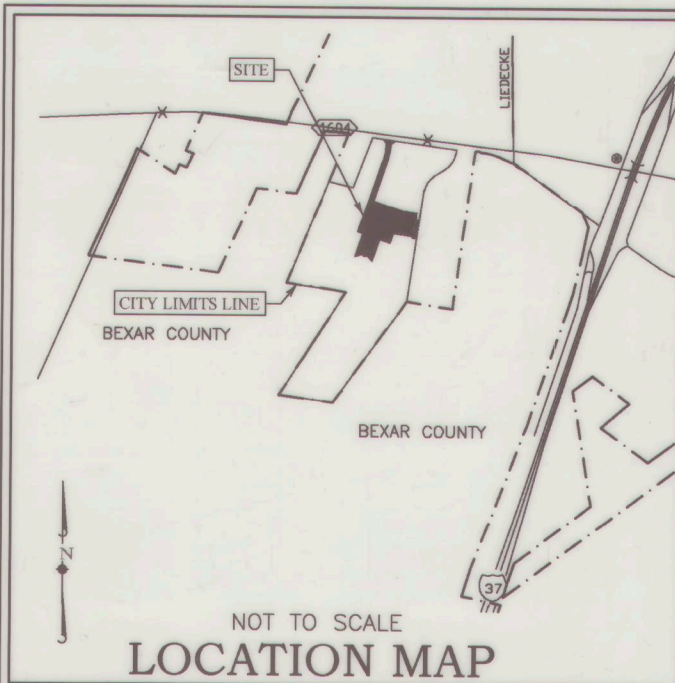
THIS PLAT OF LONESOME DOVE, UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY





- LEGEND:**
- = FND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH AN ALUMINUM CAP MARKED "ALLIANCE SURVEYORS" UNLESS OTHERWISE NOTED.
 - ✕ = SET "X" ON CONC.
 - = FND FENCE POST
 - = RIGHT-OF-WAY
 - = VOLUME
 - = PAGE
 - = EASEMENT
 - = EXISTING CONTOURS
 - O. P. R. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
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SURVEYOR'S NOTE:

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4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

Caesar Garcia RPLS NO. 5904
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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Paul M. Morawski
PAUL M. MORAWSKI, P.E. NO. 46209
REGISTERED PROFESSIONAL ENGINEER
PAUL M. MORAWSKI, P.E. TYPE FIRM NO. F-11533
CONSULTING ENGINEER
8606 WALDON HEIGHTS, SAN ANTONIO, TEXAS 78254
(210) 373-8771 * PAUL@MORAWSKIPE.COM

C.P.S. 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 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 OF 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.
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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 LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.

SURVEYOR'S NOTE:

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3. 1" IRON RODS WITH PLASTIC CAP STAMPED ALLIANCE SURVEYORS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE INDICATED ON THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE:

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

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.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 13, NCB 16628, LONESOME DOVE SUBDIVISION UNIT 1.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND RIGHTS-OF-WAY AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY. SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 13, NCB 16628, 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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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 OFFSITE DRAINAGE 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.

SAWS DEDICATION NOTE:

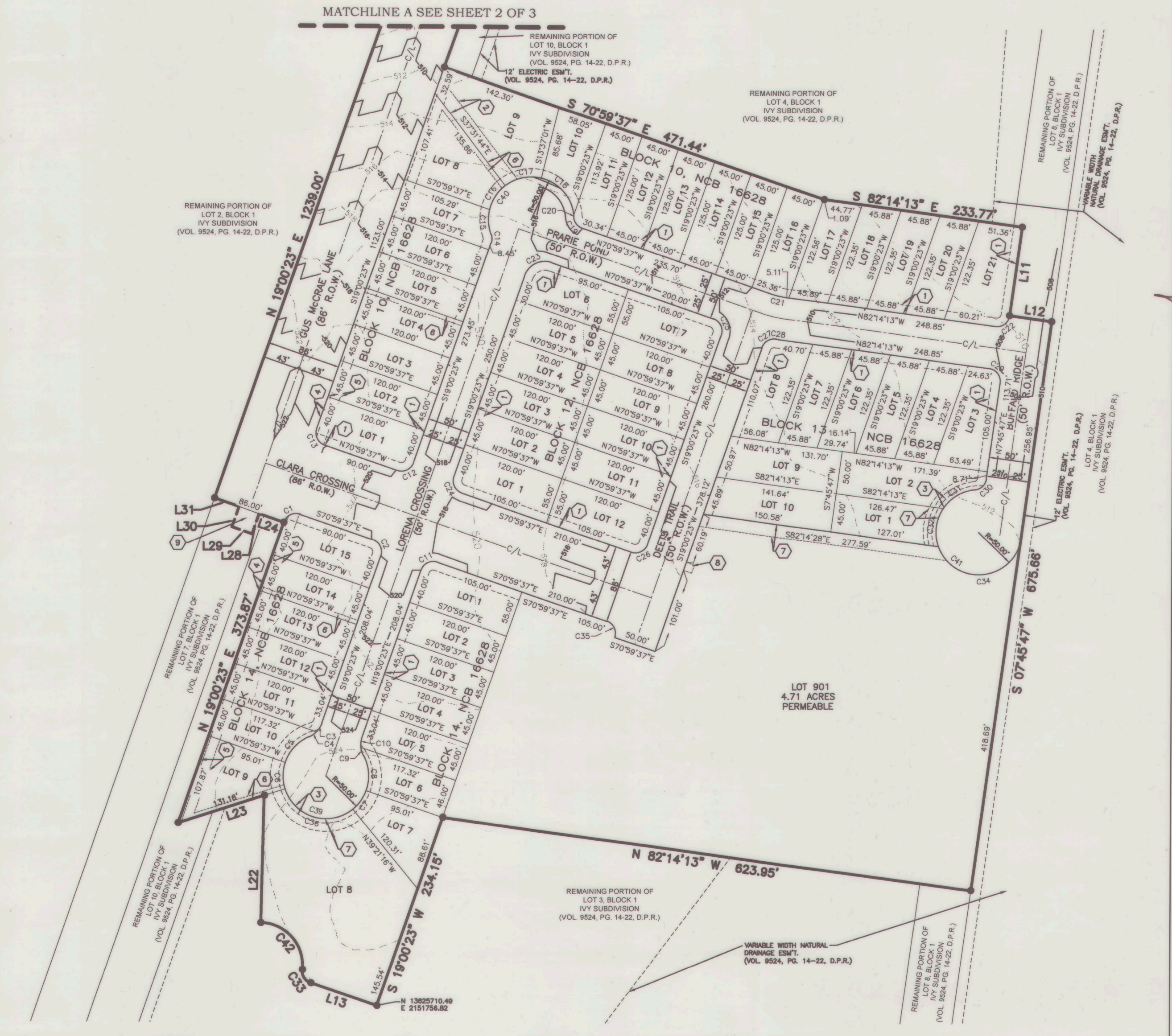
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TxDOT NOTE:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 186 LINEAR FT OF HIGHWAY FRONTAGE.

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.



PLAT NO. 180376

REPLAT ESTABLISHING

LONESOME DOVE, UNIT 1

ESTABLISHING LOTS 1 - 21, BLOCK 10, N.C.B. 16628; LOTS 1 - 12, BLOCK 12, N.C.B. 16628, LOTS 1 - 10 & LOT 901, BLOCK 13, N.C.B. 16628; LOTS 1 - 15, BLOCK 14, N.C.B. 16628; BEING A TOTAL OF 19.50 ACRES OF LAND, CONSISTING OF A PORTION OF LOTS 2,3,7,8, and 10, BLOCK 1 OF THE NY SUBDIVISION, VOLUME 9524, PAGES 14-22 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR:

ALLIANCE LAND SURVEYORS
FIRM NO. 10194244
13300 OLD BLANCO RD., SUITE 301
SAN ANTONIO, TEXAS 78216
(210) 369-9509 * WWW.ALLIANCELANDSURVEYOR.COM

ENGINEER:

PAUL M. MORAWSKI, P.E.
CONSULTING ENGINEER
TYPE FIRM NO. F-11533
8606 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 373-8771 * PAUL@MORAWSKIPE.COM

1" = 100'
GRAPHIC SCALE

0 50 100 20

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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC ALLEYS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Theresa Y. Britts
OWNER/AGENT: THERESA Y. BRITTS
LONESOME DOVE INVESTMENT GROUP, LLC
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TEXAS 78230

APPEARED, **Theresa Y. Britts**
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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS **4th** DAY OF **June**, 2018

TIMOTHY JAY DUDUIT
Notary Public, State of Texas
Comm. Expires 05-01-2022
Notary ID 131550201

NOTARY PUBLIC

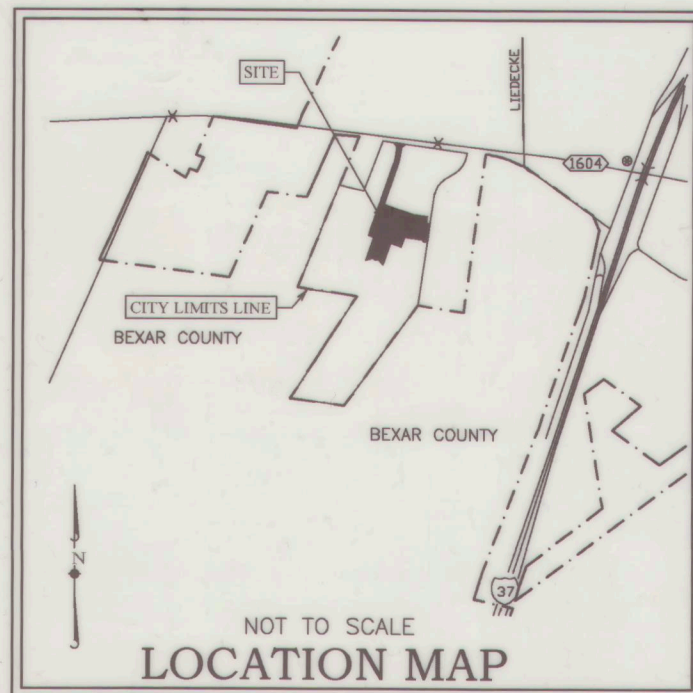
MY COMMISSION EXPIRES: **05-01-2022**

THIS PLAT OF **LONESOME DOVE, UNIT 1** 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 _____, 2018.

BY: _____ CHAIRMAN

BY: _____ SECRETARY



- LEGEND:**
- = FND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH AN ALUMINUM CAP MARKED "ALLIANCE SURVEYORS" UNLESS OTHERWISE NOTED.
 - ✕ = SET "X" ON CONC.
 - = FND FENCE POST
 - = RIGHT-OF-WAY
 - PG. = PAGE
 - ESMT. = EASEMENT
 - 750— = EXISTING CONTOURS
 - O. P. R. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
 - D. P. R. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
 - C/L- = CENTERLINE
 - N.C.B. = NEW CITY BLOCK
- ① = 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ② = 16' SANITARY SEWER EASEMENT
- ③ = 5' IRREVOCABLE PEDESTRIAN EASEMENT
- ④ = 1' VEHICULAR NON-ACCESS EASEMENT
- ⑤ = 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑥ = 5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑦ = 15' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑧ = 10'x10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- ⑨ = 25'x25' SANITARY SEWER TURNAROUND EASEMENT (OFF-LOT 0.014 OF AN ACRE)
- ⑩ = REMAINDER OF LOT 2, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ⑪ = REMAINDER OF LOT 3, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ⑫ = REMAINDER OF LOT 7, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ⑬ = REMAINDER OF LOT 10, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)
- ⑭ = REMAINDER OF LOT 8, IVY SUBDIVISION (VOL. 9524, PG. 14-22 O.P.R.)

SURVEYOR'S NOTE:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "ALLIANCE SURVEYORS" UNLESS OTHERWISE NOTED.

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 NGS COOPERATIVE COPS NETWORK; DIMENSIONS SHOWN ARE SURFACE; AND

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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:

Carlos Garcia PL# 5904
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Paul M. Morawski
PAUL M. MORAWSKI, P.E., NO. 46209
REGISTERED PROFESSIONAL ENGINEER
PAUL M. MORAWSKI, P.E. TBPE FIRM NO. F-11533
CONSULTING ENGINEER
8606 WALDON HEIGHTS, SAN ANTONIO, TEXAS 78254
(210) 373-8771 • PAUL@MORAWSKIPE.COM

C.P.S. 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 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 PURPOSES 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 GAS 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 HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 645 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.

SURVEYOR'S NOTE:

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83 (93)

2. BEARINGS ON THIS PLAT ARE REFERENCED TO RECORD PLAT VOLUME 980 PAGE 207, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

3. 1" IRON RODS WITH PLASTIC CAP STAMPED ALLIANCE SURVEYORS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE:

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

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.

SETBACK NOTE:

SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

FLOODPLAIN NOTE:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0735F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 901, BLOCK 13, NCB 16628, LONESOME DOVE SUBDIVISION UNIT 1.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING THE NUMBER OF WASTEWATER 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.

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

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 FLOOD DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW, BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS DEDICATION NOTE:

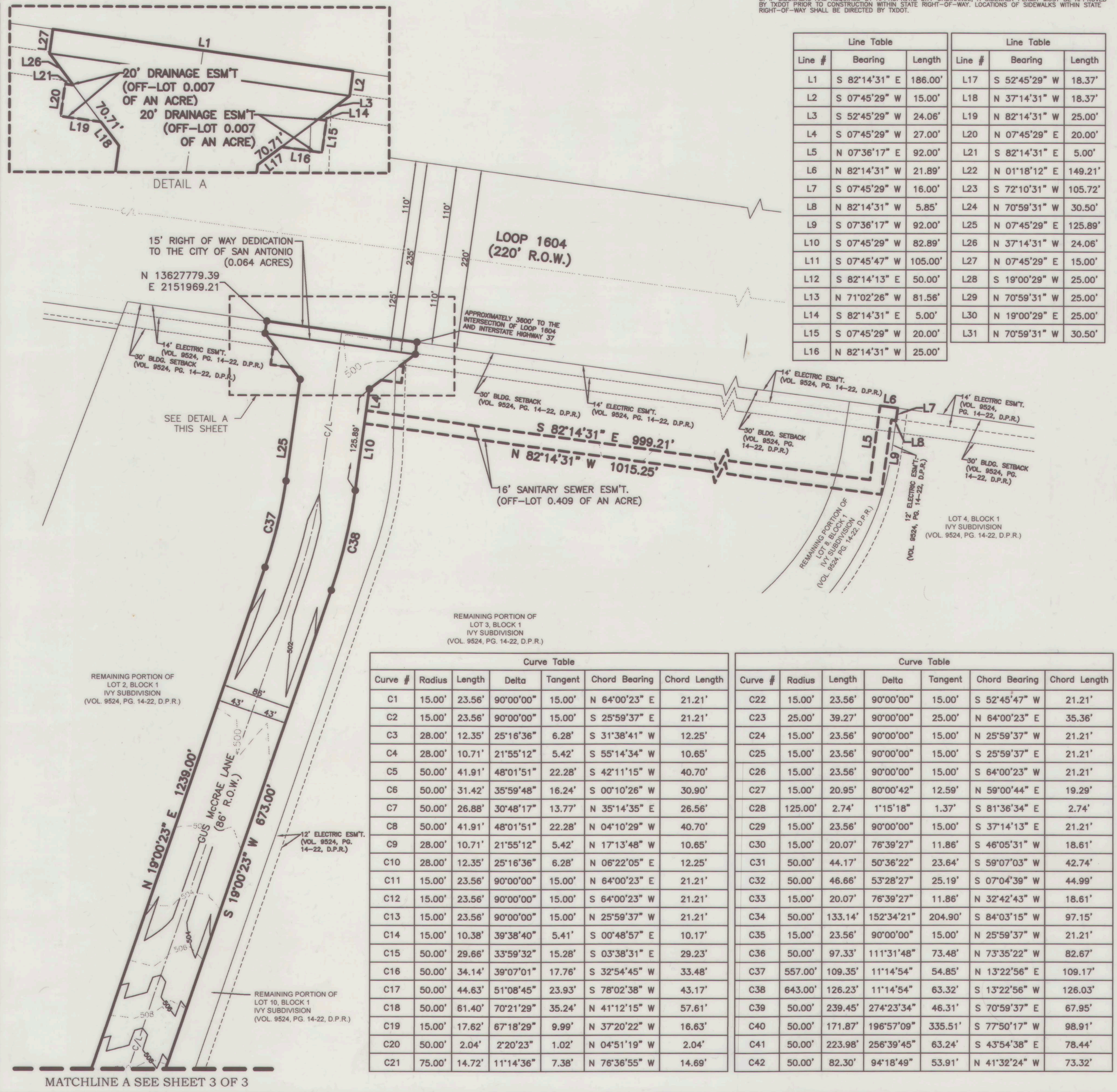
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR PROPERTY NOISE MITIGATION.

2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL, TEXAS A&M UNIVERSITY, 2007. ACCESS POINTS TO STATE HIGHWAY (ALONG LOOP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 186 LINEAR FEET OF HIGHWAY FRONTAGE).

3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.



Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	S 82°14'31" E	186.00'	L17	S 52°45'29" W	18.37'
L2	S 07°45'29" W	15.00'	L18	N 37°14'31" W	18.37'
L3	S 52°45'29" W	24.06'	L19	N 82°14'31" W	25.00'
L4	S 07°45'29" W	27.00'	L20	N 07°45'29" E	20.00'
L5	N 07°36'17" E	92.00'	L21	S 82°14'31" E	5.00'
L6	N 82°14'31" W	21.89'	L22	N 01°18'12" E	149.21'
L7	S 07°45'29" W	16.00'	L23	S 72°10'31" W	105.72'
L8	N 82°14'31" W	5.85'	L24	N 70°59'31" W	30.50'
L9	S 07°36'17" W	92.00'	L25	N 07°45'29" E	125.89'
L10	S 07°45'29" W	82.89'	L26	N 37°14'31" W	24.06'
L11	S 07°45'47" W	105.00'	L27	N 07°45'29" E	15.00'
L12	S 82°14'31" E	50.00'	L28	S 19°00'29" W	25.00'
L13	N 71°02'26" W	81.56'	L29	N 70°59'31" W	25.00'
L14	S 82°14'31" E	5.00'	L30	N 19°00'29" E	25.00'
L15	S 07°45'29" W	20.00'	L31	N 70°59'31" W	30.50'
L16	N 82°14'31" W	25.00'			

Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Length
C1	15.00'	23.56'	90°00'00"	15.00' N 64°00'23" E	21.21'
C2	15.00'	23.56'	90°00'00"	15.00' S 25°59'37" E	21.21'
C3	28.00'	12.35'	25°16'36"	6.28' S 31°38'41" W	12.25'
C4	28.00'	10.71'	21°55'12"	5.42' S 55°14'34" W	10.65'
C5	50.00'	41.91'	48°01'51"	22.28' S 42°11'15" W	40.70'
C6	50.00'	31.42'	35°59'48"	16.24' S 00°10'26" W	30.90'
C7	50.00'	26.88'	30°48'17"	13.77' N 35°14'35" E	26.56'
C8	50.00'	41.91'	48°01'51"	22.28' N 04°10'29" W	40.70'
C9	28.00'	10.71'	21°55'12"	5.42' N 17°13'48" W	10.65'
C10	28.00'	12.35'	25°16'36"	6.28' N 06°22'05" E	12.25'
C11	15.00'	23.56'	90°00'00"	15.00' N 64°00'23" E	21.21'
C12	15.00'	23.56'	90°00'00"	15.00' S 64°00'23" W	21.21'
C13	15.00'	23.56'	90°00'00"	15.00' N 25°59'37" W	21.21'
C14	15.00'	10.38'	39°38'40"	5.41' S 00°48'57" E	10.17'
C15	50.00'	29.66'	33°59'32"	15.28' S 03°38'31" E	29.23'
C16	50.00'	34.14'	39°07'01"	17.76' S 32°54'45" W	33.48'
C17	50.00'	44.63'	51°08'45"	23.93' S 78°02'38" W	43.17'
C18	50.00'	61.40'	70°21'29"	35.24' N 41°12'15" W	57.61'
C19	15.00'	17.62'	67°18'29"	9.99' N 37°20'22" W	16.63'
C20	50.00'	2.04'	22°20'23"	1.02' N 04°51'19" W	2.04'
C21	75.00'	14.72'	11°14'36"	7.38' N 76°36'55" W	14.69'

Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Length
C22	15.00'	23.56'	90°00'00"	15.00' S 52°45'47" W	21.21'
C23	25.00'	35.56'	90°00'00"	25.00' N 64°00'23" E	35.36'
C24	15.00'	23.56'	90°00'00"	15.00' N 25°59'37" W	21.21'
C25	15.00'	23.56'	90°00'00"	15.00' S 25°59'37" E	21.21'
C26	15.00'	23.56'	90°00'00"	15.00' S 64°00'23" W	21.21'
C27	15.00'	20.95'	80°00'42"	12.59' N 59°00'44" E	19.29'
C28	125.00'	2.74'	1°15'18"	1.37' S 81°36'34" E	2.74'
C29	15.00'	23.56'	90°00'00"	15.00' S 37°14'13" E	21.21'
C30	15.00'	20.07'	76°39'27"	11.86' S 46°05'31" W	18.61'
C31	50.00'	44.17'	50°36'22"	23.64' S 59°07'03" W	42.74'
C32	50.00'	46.66'	53°28'27"	25.19' S 07°04'39" W	44.99'
C33	15.00'	20.07'	76°39'27"	11.86' N 32°42'43" W	18.61'
C34	50.00'	133.14'	152°34'21"	204.90' S 84°03'15" W	97.15'
C35	15.00'	23.56'	90°00'00"	15.00' N 25°59'37" W	21.21'
C36	50.00'	97.33'	111°31'48"	73.48' N 73°35'22" W	82.67'
C37	557.00'	109.35'	11°14'54"	54.85' N 13°22'56" E	109.17'
C38	643.00'	126.23'	11°14'54"	63.32' S 13°22'56" W	126.03'
C39	50.00'	239.45'	274°23'34"	46.31' S 70°59'37" E	67.95'
C40	50.00'	171.87'	196°57'09"	335.51' S 77°50'17" W	98.91'
C41	50.00'	223.98'	256°39'45"	63.24' S 43°54'38" E	78.44'
C42	50.00'	82.30'	94°18'49"	53.91' N 41°32'24" W	73.32'

PLAT NO. 180376

REPLAT ESTABLISHING

LONESOME DOVE, UNIT 1

ESTABLISHING LOTS 1 - 21, BLOCK 10, N.C.B. 16628; LOTS 1 - 12, BLOCK 12, N.C.B. 16628, LOTS 1 - 10 & LOT 901, BLOCK 13, N.C.B. 16628; LOTS 1 - 15, BLOCK 14, N.C.B. 16628; BEING A TOTAL OF 19.50 ACRES OF LAND, CONSISTING OF A PORTION OF LOTS 2,3,7,8, and 10, BLOCK 1 OF THE IVY SUBDIVISION, VOLUME 9524, PAGES 14-22 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SURVEYOR:

ALLIANCE LAND SURVEYORS
FIRM NO. 10194244
13300 OLD BLANCO RD., SUITE 301
SAN ANTONIO, TEXAS 78216
(210) 369-9509 • WWW.ALLIANCELANDSURVEYOR.COM

ENGINEER:

PAUL M. MORAWSKI, P.E.
CONSULTING ENGINEER
TBPE FIRM NO. F-11533
8606 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 373-8771 • PAUL@MORAWSKIPE.COM

1" = 100'
GRAPHIC SCALE

0 50 100 20

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 AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Theresa Y. Brits

OWNER/AGENT: THERESA Y. BRITS
LONESOME DOVE INVESTMENT GROUP, LLC
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TEXAS 78230

APPEARED:

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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2018

TIMOTHY JAY DUDUIT
Notary Public, State of Texas
Comm. Expires 05-01-2022
Notary ID 131550301

NOTARY PUBLIC,

MY COMMISSION EXPIRES: 05-01-2022

THIS PLAT OF **LONESOME DOVE, UNIT 1** 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 _____, 2018.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

