

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
Ac.	ACRES
R.O.W.	RIGHT OF WAY
R	RADIUS
CL	CENTERLINE
ESM'T.	EASEMENT
O.P.R.B.C.T.	O.P.R.B.C.T.
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
C.B.	COUNTY BLOCK
BLK.	BLOCK
DRN.	DRAINAGE
N.T.S.	NOT TO SCALE
F.I.R.	FOUND 5/8" IRON PIN
F.I.R. 1/2"	FOUND 1/2" IRON PIN
F.I.R.-O	FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "CHARLES ROTH RPLS 2453"
"	REPETITIVE BEARING AND/OR DISTANCE
DOC #	DOCUMENT NUMBER

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS NOTED OTHERWISE;
- BEARINGS SHOWN AND COORDINATES CITED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.

SETBACK NOTE:

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

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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 IMPACT FEE:

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

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATO 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.

SAWS DEDICATION NOTE:

THE OWNER 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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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:

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 Landa, Jr.
PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 GREEN VALLEY SPECIAL UTILITY DISTRICT (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.

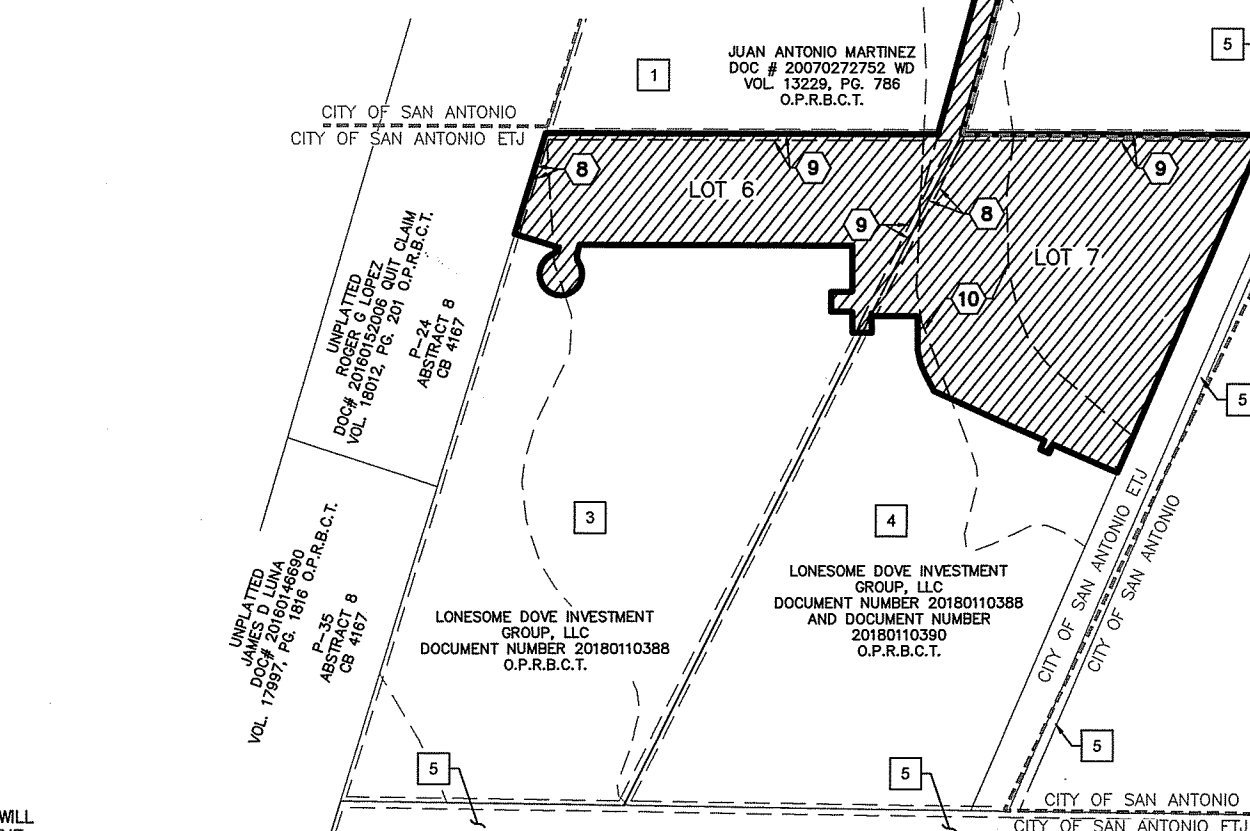
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 (10) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2621125) 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 HERUNDER 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).

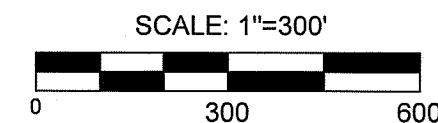


KEY NOTES:

- | | |
|---|---|
| (A) 10' E.G.T.C.A. ESM'T. | (1) NOT USED |
| (B) 15' B.S.L. | (2) 12' ELECTRIC ESM'T.
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L. | (3) 16' ELECTRIC ESM'T.
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (D) VARIABLE WIDTH CLEAR VISION ESM'T. (0.00034 Ac.) | (4) NATURAL DRAINAGE ESM'T.
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (E) LOT 901 BLOCK 10 (0.110 Ac.) (PERMEABLE) | (5) LONESOME DOVE INVESTMENT GROUP, LLC
REMAINING PORTION OF LOT 3, BLOCK 1 IVY SUBDIVISION
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (F) LOT 901 BLOCK 11 (0.931 Ac.) (PERMEABLE) VARIABLE WIDTH DRAINAGE AND ACCESS ESM'T. | (6) LONESOME DOVE INVESTMENT GROUP, LLC
REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (G) LOT 902 BLOCK 11 (0.225 Ac.) (PERMEABLE) | (7) LONESOME DOVE INVESTMENT GROUP, LLC
REMAINING PORTION OF LOT 6, BLOCK 1 IVY SUBDIVISION
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (H) LOT 901 BLOCK 12 (0.812 Ac.) (PERMEABLE) VARIABLE WIDTH DRAINAGE, SANITARY SEWER AND ACCESS ESM'T. | (8) 12' ELECTRIC ESM'T. (0.230 Ac.)
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (J) 50'x50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 Ac.) (PERMEABLE) | (9) 16' ELECTRIC ESM'T. (0.797 Ac.)
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (K) 16' E.G.T.C.A. ESM'T. | (10) NATURAL DRAINAGE ESM'T. (6.122 Ac.)
VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (L) R.O.W. DEDICATION (0.138 Ac.) | (11) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T.
PLAT NO. 20-11800126 (LONESOME DOVE, OFFSITE) |
| (M) VARIABLE WIDTH E.G.T.C.A., DRAINAGE & ACCESS ESM'T. (0.110 Ac.) | (1) PORTION OF LOT 1, BLOCK 1
IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (P) 25'x25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.014 Ac.) | (2) PORTION OF LOT 2, BLOCK 1
IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (R) TEMPORARY TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.233 OF AN AC.) | (3) PORTION OF LOT 6, BLOCK 1
IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (S) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T. (0.933 Ac.) | (4) PORTION OF LOT 7, BLOCK 1
IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (T) 12' E.G.T.C.A. ESM'T. | (5) PORTION OF LOT 10, BLOCK 1
IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (U) 12' E.G.T.C.A. ESM'T. (0.033 Ac.) | |
| (V) 14' E.G.T.C.A. ESM'T. | |
| (W) 1' VEHICULAR NON-ACCESS ESM'T. | |
| (X) 12' SANITARY SEWER ESM'T. | |
| (Y) 20' B.S.L. | |

NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND LINE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, TEXAS
4058 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703
(479) 439-0383

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Stephen Lieux*, 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 3 DAY OF June, A.D. 20 21

Tasha Willis
TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

PREVIOUSLY PLATTED AS AN 8.66 ACRE PORTION OF LOT 6 (39.99 ACRES), A 12.99 ACRE PORTION OF LOT 7 (40.01 ACRES), INCLUSIVE OF A PORTION OF A 12' ELECTRIC EASEMENT, A PORTION OF A 16' ELECTRIC EASEMENT AND A PORTION OF A NATURAL DRAINAGE EASEMENT, AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 6 AND A PORTION OF LOT 7, BLOCK 11 AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PG. 14-22 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

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: CRAIG GLENDENNING
LONESOME DOVE INVESTMENT GROUP, LLC.
SAN ANTONIO, TEXAS 78230
(210) 735-9101

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 14th DAY OF June, A.D. 20 21

Jacquelyn B. Contreras
JACQUELYN B. CONTRERAS
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: May 15, 2023

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 6 AND A PORTION OF LOT 7, BLOCK 11 AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PG. 14-22 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY.

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: STEPHEN LIEUX
SAN ANTONIO, TEXAS
4058 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703
(479) 439-0383

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 3 DAY OF June, A.D. 20 21

Tasha Willis
TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

MY COMMISSION EXPIRES: October 18, 2027

PLAT NO. 20-11800199

REPLAT ESTABLISHING LONESOME DOVE HILLS UNIT 1

21.753 ACRE TRACT OF LAND, INCLUSIVE OF A 0.109 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG. F-5297 SVY. F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085
DATE OF PREPARATION: May 26, 2021

- Engineers
- Surveyors
- Planners

STATE OF TEXAS
COUNTY OF BEXAR

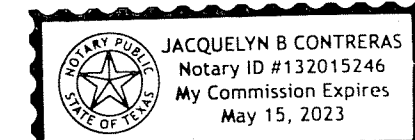
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OWNER/DEVELOPER: CRAIG GLENDENNING
LONESOME DOVE INVESTMENT GROUP, LLC.
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TX 78230
(210) 735-9101

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Craig Glendenning*, 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 8th DAY OF June, A.D. 20 21



Jacquelyn B. Contreras
JACQUELYN B. CONTRERAS
Notary ID #132015246
My Commission Expires May 15, 2023

THIS PLAT OF LONESOME DOVE HILLS UNIT 1 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

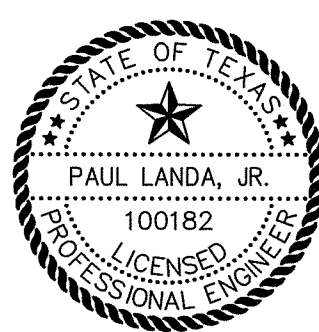
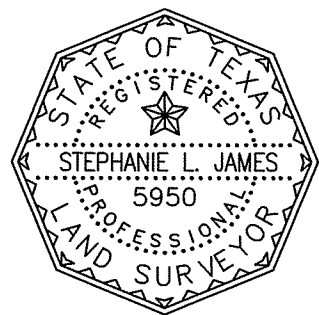
BY: _____ SECRETARY

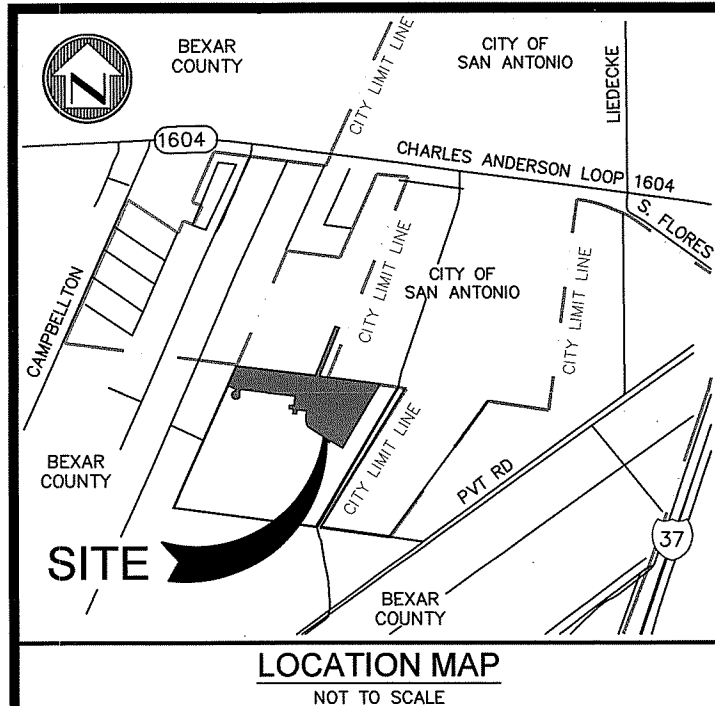
CERTIFICATE OF APPROVAL

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





LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
AC.	ACRES
R.O.W.	RIGHT OF WAY
R.	RADIUS
Q.	CENTERLINE
ESMT.	EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
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BLK.	BLOCK
DRN.	DRAINAGE
N.T.S.	NOT TO SCALE
F.I.R. 1/2"	FOUND 5/8" IRON PIN
F.I.R. 1/2"	FOUND 1/2" IRON PIN
F.I.R.-O	FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "CHARLES ROTH RPLS 2453"
	REPETITIVE BEARING AND/OR DISTANCE
DOC #	DOCUMENT NUMBER

SURVEYOR'S NOTES:

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SETBACK NOTE:

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FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

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SAWS IMPACT FEE

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SAWS HIGH PRESSURE

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SAWS DEDICATION NOTE:

THE OWNER 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:

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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:

Stephanie L. James
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 Landau, Jr.
PAUL LANDAU, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
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PHONE: (210) 698-5051

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 GREEN VALLEY SPECIAL UTILITY DISTRICT (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 EFFICIENT OPERATION 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.

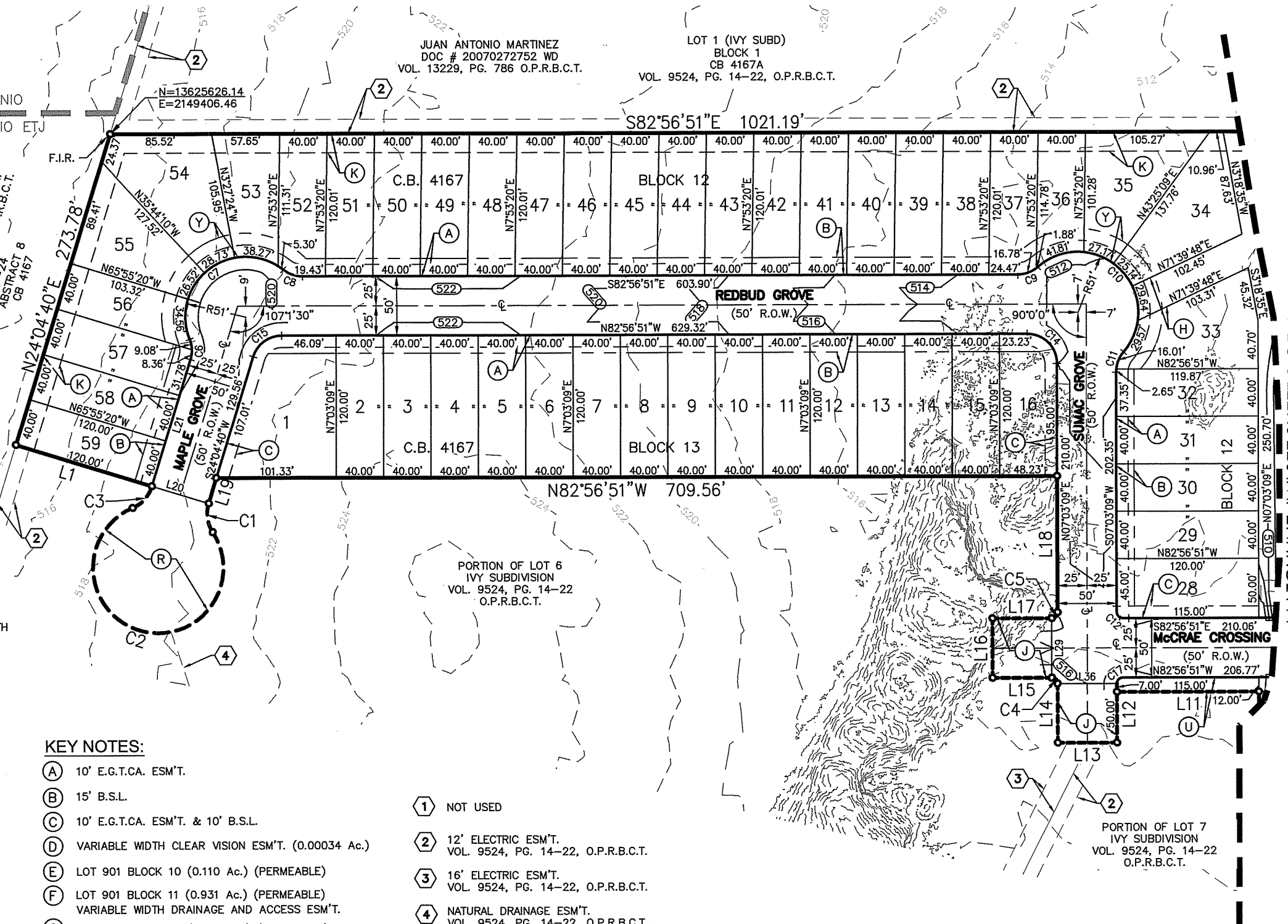
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

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 (10) FOOT WIDE EASEMENTS.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (A/P# 2621125) 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 SUBDIVISIONS 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).

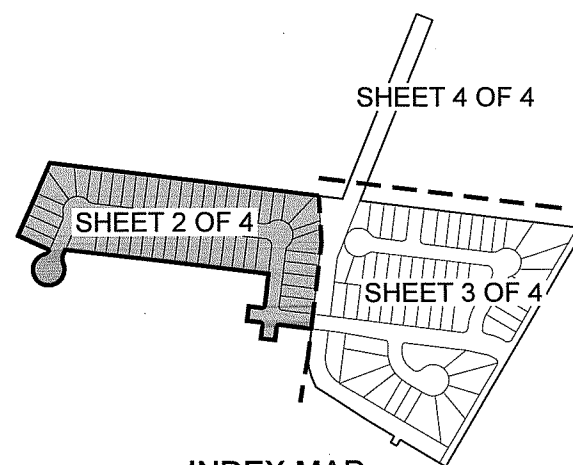


KEY NOTES:

- | | |
|---|---|
| (A) 10' E.G.T.C.A. ESM'T. | (1) NOT USED |
| (B) 15' B.S.L. | (2) 12' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L. | (3) 16' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (D) VARIABLE WIDTH CLEAR VISION ESM'T. (0.00034 Ac.) | (4) NATURAL DRAINAGE ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (E) LOT 901 BLOCK 10 (0.110 Ac.) (PERMEABLE) | (5) LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 3, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (F) LOT 901 BLOCK 11 (0.931 Ac.) (PERMEABLE) VARIABLE WIDTH DRAINAGE AND ACCESS ESM'T. | (6) LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (G) LOT 902 BLOCK 11 (0.225 Ac.) (PERMEABLE) | (7) LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 6, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (H) LOT 901 BLOCK 12 (0.812 Ac.) (PERMEABLE) VARIABLE WIDTH DRAINAGE, SANITARY SEWER AND ACCESS ESM'T. | (8) 12' ELECTRIC ESM'T. (0.230 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (J) 50'X50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 Ac.) (PERMEABLE) | (9) 16' ELECTRIC ESM'T. (0.797 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (K) 16' E.G.T.C.A. ESM'T. | (10) NATURAL DRAINAGE ESM'T. (6.122 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T. |
| (L) R.O.W. DEDICATION (0.109 Ac.) | (11) VARIABLE WIDTH PRIVATE DRAINAGE ESM'T. PLAT NO. 20-11800126, LONESOME DOVE, OFFSITE) |
| (M) VARIABLE WIDTH E.G.T.C.A., DRAINAGE & ACCESS ESM'T. (0.110 Ac.) | (1) PORTION OF LOT 1, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (P) 25'X25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.014 Ac.) | (2) PORTION OF LOT 2, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (R) TEMPORARY TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.233 OF AN AC.) | (3) PORTION OF LOT 6, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (S) OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T. (0.933 Ac.) | (4) PORTION OF LOT 7, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (T) 12' E.G.T.C.A. ESM'T. | (5) PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T. |
| (U) 12' E.G.T.C.A. ESM'T. (0.033 Ac.) | |
| (V) 14' E.G.T.C.A. ESM'T. | |
| (W) 1' VEHICULAR NON-ACCESS ESM'T. | |
| (X) 12' SANITARY SEWER ESM'T. | |
| (Y) 20' B.S.L. | |

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLES



INDEX MAP
(N.T.S.)

SCALE: 1"=100'
0 100 200

PLAT NO. 20-11800199

REPLAT ESTABLISHING LONESOME DOVE HILLS UNIT 1

21.753 ACRE TRACT OF LAND, INCLUSIVE OF A 0.109 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG. F-5297 SVY. F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: May 28, 2021

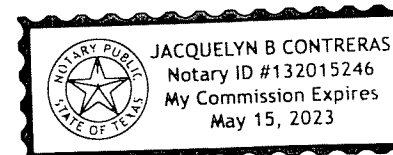
STATE OF TEXAS
COUNTY OF BEXAR

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CRAIG GLENDENNING
LONESOME DOVE INVESTMENT GROUP, LLC.
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TX 78230
(210) 735-9101

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO *Craig Glendinning* 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 30 DAY OF June, A.D. 20 21



Jacquelyn B. Contreras
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LONESOME DOVE HILLS UNIT 1, 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

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

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO LD, LLC.
4058 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703
(479) 439-0383

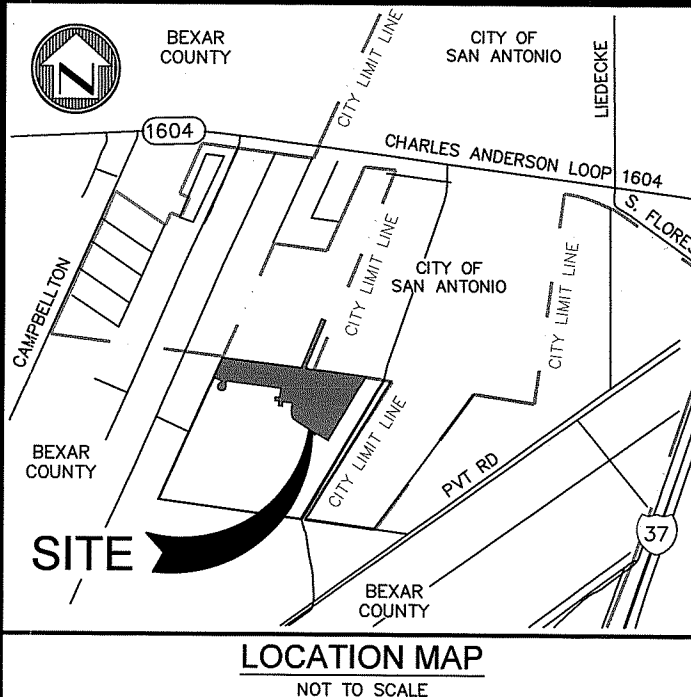
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO *Stephen Lieux* 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 3 DAY OF June, A.D. 20 21

Tasha Willis
TASHA WILLIS
Benton County
NOTARY PUBLIC - ARKANSAS
My Commission Expires October 18, 2027
Commission No. 12710309

Tasha Willis
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Washington Arkansas



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
Ac.	ACRES
R.O.W.	RIGHT OF WAY
R	RADIUS
¢	CENTERLINE
ESM'T.	EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
C.B.	COUNTY BLOCK
BLK.	BLOCK
DRN.	DRAINAGE
N.T.S.	NOT TO SCALE
F.I.R.	FOUND 5/8" IRON PIN
F.I.R. 1/2"	FOUND 1/2" IRON PIN
F.I.R. -O	FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "CHARLES ROTHE RPLS 2453"
-	REPTITIVE BEARING AND/OR DISTANCE
DOC #	DOCUMENT NUMBER

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 INDICATED 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: STEPHEN LIEUX
SAN ANTONIO, TEXAS
4058 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703
(479) 439-0383

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Stephen Lieux** 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 3 DAY OF June A.D. 20 21

Tasha Willis
Notary Public - Arkansas
My Commission Expires October 18, 2027
Commission No. 12710309

SAWS DEDICATION NOTE:
THE OWNER 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.

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.

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:

Stephanie L. James
STEPHANIE L. JAMES, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 Landa, Jr.
PAUL LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 GREEN VALLEY SPECIAL UTILITY DISTRICT (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 SAID INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE 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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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.

6. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4802900735P, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

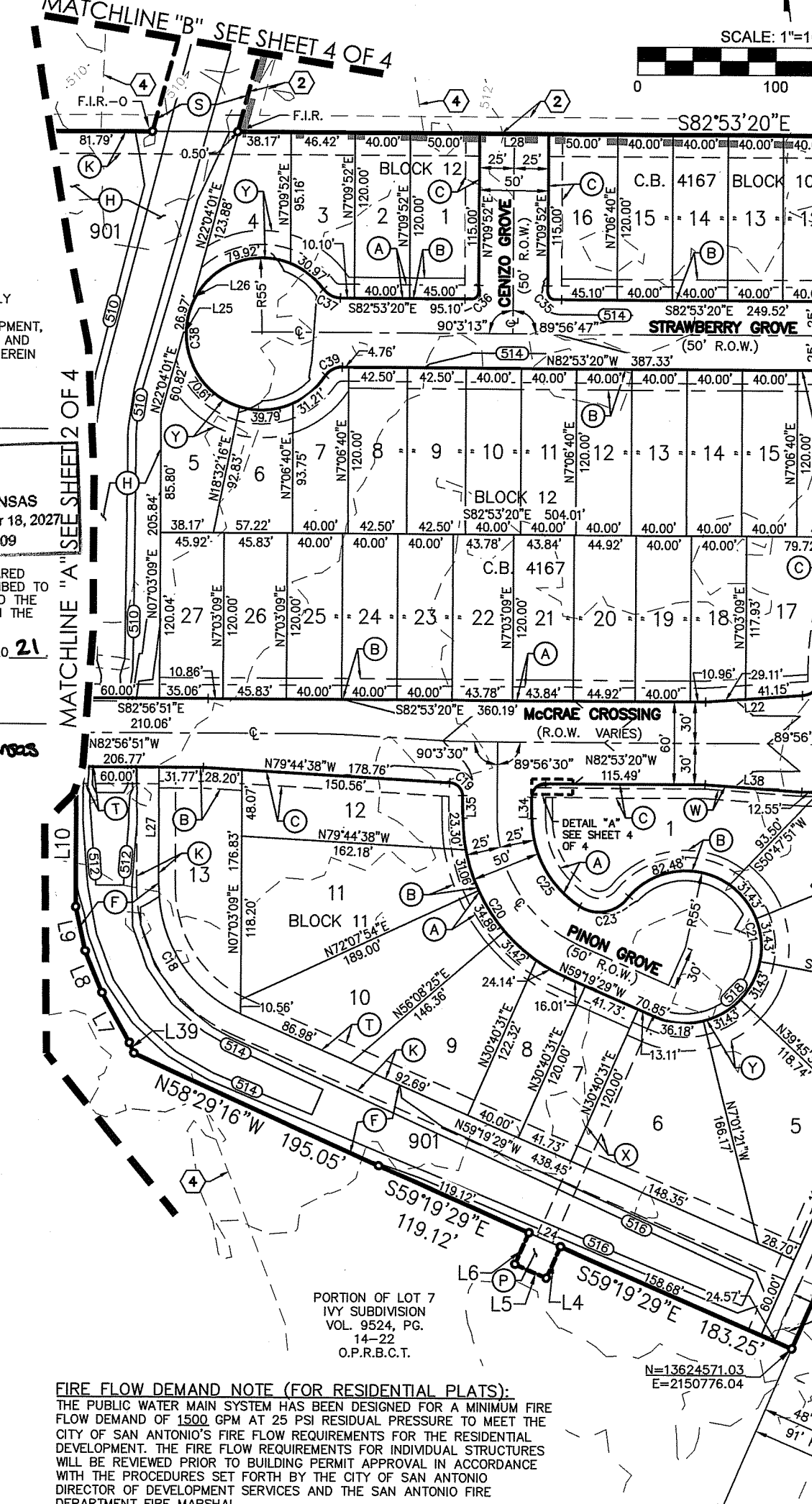
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON PINS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS NOTED OTHERWISE;

2. BEARINGS SHOWN AND COORDINATES CITED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY THE NORTH AMERICAN DATUM OF 1983.

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



- KEY NOTES:**
- (A) 10' E.G.T.C.A. ESM'T.
 - (B) 15' B.S.L.
 - (C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.
 - (D) VARIABLE WIDTH CLEAR VISION ESM'T. (0.00034 Ac.)
 - (E) LOT 901 BLOCK 10 (0.110 Ac.) (PERMEABLE)
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 - (K) 16' E.G.T.C.A. ESM'T.
 - (L) R.O.W. DEDICATION (0.109 Ac.)
 - (M) VARIABLE WIDTH E.G.T.C.A., DRAINAGE & ACCESS ESM'T. (0.110 Ac.)
 - (P) 25'X25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.014 Ac.)
 - (R) TEMPORARY TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.233 OF AN AC.)
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 - (T) 12' E.G.T.C.A. ESM'T.
 - (U) 12' E.G.T.C.A. ESM'T. (0.033 Ac.)
 - (V) 14' E.G.T.C.A. ESM'T.
 - (W) 1' VEHICULAR NON-ACCESS ESM'T.
 - (X) 12' SANITARY SEWER ESM'T.
 - (Y) 20' B.S.L.
- (1) NOT USED
- (2) 12' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
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- (5) PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.

PLAT NO. 20-11800199

REPLAT ESTABLISHING LONESOME DOVE HILLS UNIT 1

21.753 ACRE TRACT OF LAND, INCLUSIVE OF A 0.109 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MTR

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG. F-5297 SVY. F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: May 26, 2021

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 INDICATED 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: CRAIG GLENDENNING
LONESOME DOVE INVESTMENT GROUP, LLC.
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TX 78230
(210) 735-9101

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **Craig Glendenning** 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 8th DAY OF June A.D. 20 21

Jacquelyn B. Contreras
Notary Public, Bexar County, Texas
My Commission Expires May 15, 2023

THIS PLAT OF, LONESOME DOVE HILLS UNIT 1, 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

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 ____

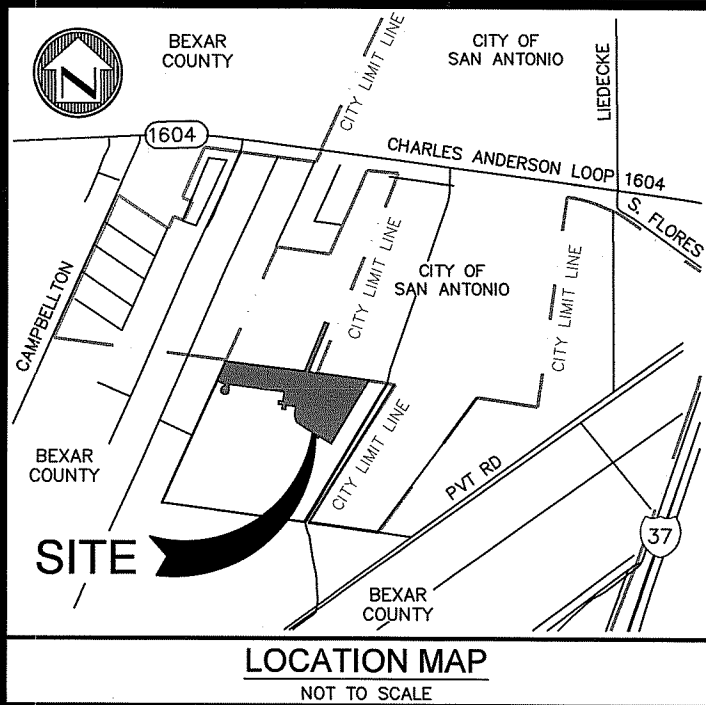
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

NOTE:
SEE SHEET 4 OF 4 FOR CURVE AND LINE TABLES



LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
Ac.	ACRES
R.O.W.	RIGHT OF WAY
R	RADIUS
Q	CENTERLINE
ESM'T.	EASEMENT
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
B.S.L.	BUILDING SETBACK LINE
VOL.	VOLUME
PG.	PAGE
PGS.	PAGES
C.B.	COUNTY BLOCK
BLK.	BLOCK
DRN.	DRAINAGE
N.T.S.	NOT TO SCALE
F.I.R.	FOUND 5/8" IRON PIN
F.I.R. 1/2"	FOUND 1/2" IRON PIN
F.I.R.-O	FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "CHARLES ROTHIE RPLS 2453"
"	REPETITIVE BEARING AND/OR DISTANCE
DOC #	DOCUMENT NUMBER

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STEPHEN LIEUX
SAN ANTONIO, LLC, LLC
4058 N. COLLEGE AVE., SUITE 300
FAYETTEVILLE, AR 72703
(479) 439-0383

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 3 DAY OF June
A.D. 2021

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
Stephanie L. James, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

SAWS DEDICATION NOTE:

THE OWNER 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 (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

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:

STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 LANDA, JR., P.E.
LICENSED PROFESSIONAL ENGINEER NO. 100182
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698-5051

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 GREEN VALLEY SPECIAL UTILITY DISTRICT (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(10) FOOT WIDE EASEMENTS.

CURVE TABLE							
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	
C1	29.00'	49°59'41"	13.52'	25.30'	24.51'	S00°55'11"E	
C2	55.00'	27°59'23"	46.16'	268.77'	70.71'	N65°55'20"W	
C3	29.00'	49°59'42"	13.52'	25.30'	24.51'	N49°04'30"E	
C4	5.00'	90°00'00"	5.00'	7.85'	7.07'	N37°56'51"W	
C5	5.00'	90°00'00"	5.00'	7.85'	7.07'	N52°03'09"E	
C6	26.00'	38°26'03"	9.06'	17.44'	17.12'	N04°51'38"E	
C7	51.00'	149°50'36"	189.30'	133.38'	98.49'	N60°33'54"E	
C8	26.00'	38°26'03"	9.06'	17.44'	17.12'	S63°43'49"E	
C9	26.00'	41°07'39"	9.75'	18.66'	18.27'	N76°29'20"E	
C10	51.00'	172°15'19"	753.44'	153.33'	101.77'	S37°56'51"E	
C11	26.00'	41°07'39"	9.75'	18.66'	18.27'	S27°36'59"W	
C12	5.00'	90°00'00"	5.00'	7.85'	7.07'	S37°56'51"E	
C13	175.00'	23°30'24"	36.41'	71.80'	71.29'	N18°48'21"E	
C14	25.00'	90°00'00"	25.00'	39.27'	35.36'	N37°56'51"W	
C15	25.00'	72°58'30"	18.49'	31.84'	29.73'	S60°33'54"W	
C16	15.00'	85°58'52"	13.98'	22.51'	20.46'	N50°02'35"E	
C17	5.00'	90°00'00"	5.00'	7.85'	7.07'	S52°03'09"W	
C18	100.00'	66°22'38"	65.41'	115.85'	109.48'	S26°08'10"E	
C19	10.00'	83°52'39"	8.98'	14.64'	13.37'	N37°53'01"W	
C20	125.00'	66°22'38"	81.76'	144.81'	136.85'	N26°08'09"W	
C21	55.00'	254°34'50"	72.22'	244.38'	87.51'	S06°36'54"E	
C22	25.00'	113°26'54"	38.09'	49.50'	41.80'	N26°09'54"W	
C23	26.00'	83°04'04"	23.03'	37.69'	34.48'	N87°37'44"E	
C24	10.00'	90°03'30"	10.01'	15.71'	14.14'	S52°06'33"W	
C25	75.00'	57°53'23"	41.48'	75.78'	72.60'	N21°53'32"W	
C26	65.00'	23°26'54"	13.49'	26.60'	26.42'	N71°09'54"W	
C27	15.00'	89°51'46"	14.96'	23.53'	21.19'	N14°30'33"W	
C28	15.00'	90°08'14"	15.04'	23.60'	21.24'	N75°29'27"E	
C29	135.00'	23°26'54"	28.02'	55.25'	54.86'	S71°09'54"E	
C30	15.00'	89°56'29"	14.98'	23.55'	21.20'	S37°55'06"E	
C31	125.00'	23°30'24"	26.01'	51.28'	50.92'	S18°48'21"W	
C32	26.00'	42°48'41"	10.19'	19.43'	18.98'	N51°57'54"E	
C33	51.00'	199°04'16"	303.60'	177.20'	100.59'	S26°09'54"E	
C34	26.00'	42°48'41"	10.19'	19.43'	18.98'	N75°42'19"E	
C35	5.00'	90°03'13"	5.00'	7.86'	7.07'	S37°51'44"E	
C36	5.00'	89°56'47"	5.00'	7.85'	7.07'	N52°08'16"E	
C37	15.00'	53°51'10"	7.62'	14.10'	13.59'	S55°57'45"E	
C38	55.00'	291°07'53"	37.71'	279.47'	62.20'	N05°21'53"E	
C39	15.00'	53°13'28"	7.52'	13.93'	13.44'	S70°29'56"W	

KEY NOTES:

- 10' E.G.T.C.A. ESM'T.
- 15' B.S.L.
- 10' E.G.T.C.A. ESM'T. & 10' B.S.L.
- VARIABLE WIDTH CLEAR VISION ESM'T. (0.00034 Ac.)
- LOT 901 BLOCK 10 (0.110 Ac.) (PERMEABLE)
- LOT 901 BLOCK 11 (0.931 Ac.) (PERMEABLE)
- VARIABLE WIDTH DRAINAGE AND ACCESS ESM'T.
- LOT 902 BLOCK 11 (0.225 Ac.) (PERMEABLE)
- LOT 901 BLOCK 12 (0.812 Ac.) (PERMEABLE) VARIABLE WIDTH DRAINAGE, SANITARY SEWER AND ACCESS ESM'T.
- 50'x50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.057 Ac.) (PERMEABLE)
- 16' E.G.T.C.A. ESM'T.
- R.O.W. DEDICATION (0.109 Ac.)
- VARIABLE WIDTH E.G.T.C.A., DRAINAGE & ACCESS ESM'T. (0.110 Ac.)
- 25'x25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.014 Ac.)
- TEMPORARY TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (0.233 OF AN Ac.)
- OFF-LOT VARIABLE WIDTH DRAINAGE ESM'T. (0.933 Ac.)
- 12' E.G.T.C.A. ESM'T.
- 12' E.G.T.C.A. ESM'T. (0.033 Ac.)
- 14' E.G.T.C.A. ESM'T.
- 1' VEHICULAR NON-ACCESS ESM'T.
- 12' SANITARY SEWER ESM'T.
- 20' B.S.L.
- NOT USED
- 12' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- 16' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- NATURAL DRAINAGE ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 3, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- LONESOME DOVE INVESTMENT GROUP, LLC REMAINING PORTION OF LOT 6, BLOCK 1 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- 12' ELECTRIC ESM'T. (0.230 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- 16' ELECTRIC ESM'T. (0.797 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- NATURAL DRAINAGE ESM'T. (6.122 Ac.) VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- VARIABLE WIDTH PRIVATE DRAINAGE ESM'T. PLAT NO. 20-11800126, LONESOME DOVE, OFFSITE)

NOTES:

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0735F, EFFECTIVE DATE SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN."
- 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-SECTION OF THE DRAINAGE EASEMENT, 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 TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLK 10, LOT 901 & 902, BLK 11 & LOT 901, BLK 12, DRAINAGE EASEMENTS AND EASEMENTS OF ANY 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.
- LOT 901 BLOCK 10, LOT 901 & 902 BLOCK 11, & LOT 901 BLOCK 12 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.
- 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 AMENDMENT.

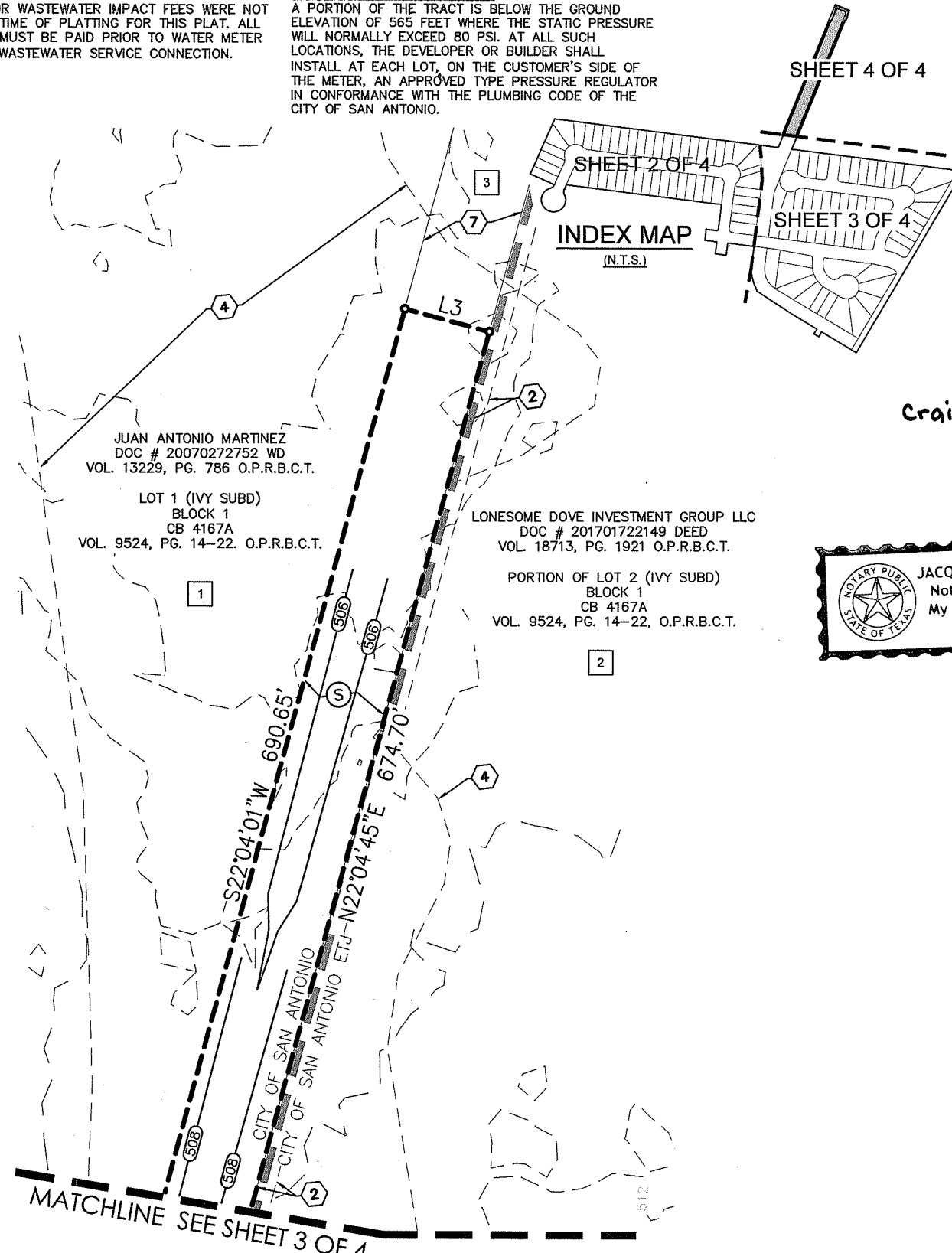
SAWS IMPACT FEE:

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.

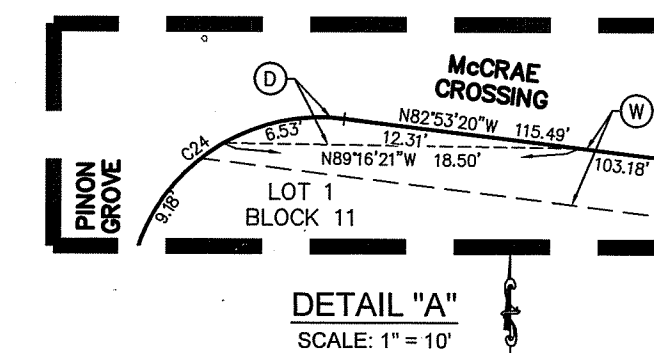
SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	N65°55'20"W
L2	21.24'	S75°29'27"W
L3	59.66'	N67°55'59"W
L4	25.00'	S30°40'31"W
L5	25.00'	S59°19'29"E
L6	25.00'	S30°40'31"W
L7	41.17'	N21°54'56"W
L8	32.60'	N15°40'27"W
L9	32.67'	N05°07'45"W
L10	101.31'	S07°03'09"W
L11	120.00'	N82°56'51"W
L12	43.00'	N07°03'09"E
L13	50.00'	N82°56'51"W
L14	50.00'	N07°03'09"E
L15	50.00'	N82°56'51"W
L16	50.00'	N07°03'09"E
L17	50.00'	S82°56'51"E
L18	115.00'	N07°03'09"E
L19	22.55'	S24°04'40"W
L20	50.00'	N65°55'20"W
L21	111.78'	N24°04'40"E
L22	70.26'	S86°57'58"E
L23	6.76'	N07°03'09"E
L24	25.00'	S59°19'29"E
L25	1.85'	S61°38'53"E
L26	1.52'	S61°38'53"E
L27	86.78'	S07°03'09"W
L28	50.00'	S82°53'20"E
L29	50.00'	N07°03'09"E
L30	6.80'	S07°03'09"W
L31	1.68'	S82°53'20"E
L32	40.31'	S59°26'27"E
L33	80.70'	N82°53'20"W
L34	15.30'	S07°03'09"W
L35	16.09'	N07°03'09"E
L36	50.00'	N82°56'51"W
L37	40.55'	S59°26'27"E
L38	70.18'	N78°48'12"W
L39	8.38'	N16°13'43"W



- PORTION OF LOT 1, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.
- PORTION OF LOT 2, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.
- PORTION OF LOT 6, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.
- PORTION OF LOT 7, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.
- PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION, VOL. 9524, PGS 14-22, O.P.R.B.C.T.



FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 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.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NO. 20-11800199

REPLAT ESTABLISHING LONESOME DOVE HILLS UNIT 1

21.753 ACRE TRACT OF LAND, INCLUSIVE OF A 0.109 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

MTR

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG. F-5297 SVY. F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: May 26, 2021

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 INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CRAIG GLENDENNING
LONESOME DOVE INVESTMENT GROUP, LLC.
3201 CHERRY RIDGE, SUITE A104
SAN ANTONIO, TX 78230
(210) 735-9101

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Craig Glendenning, 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 8th DAY OF June, A.D. 2021

JACQUELYN B CONTRERAS
Notary ID #132015246
My Commission Expires
May 15, 2023

THIS PLAT OF LONESOME DOVE HILLS UNIT 1, 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, 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

