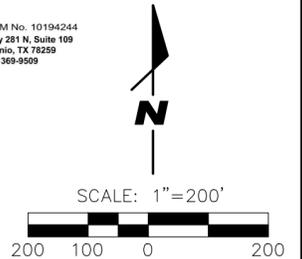
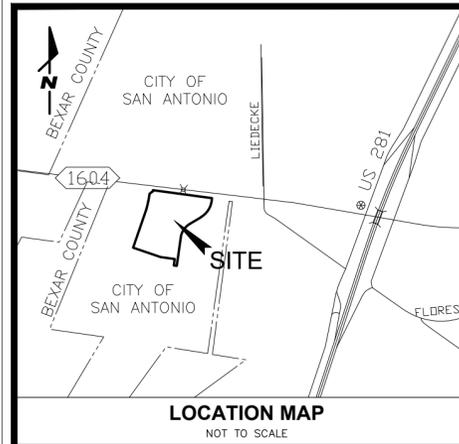


REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
LONESOME DOVE COMM UNIT 2

BEING A TOTAL OF 19.59 ACRES, BEING LOTS 3,4,8 AND 10 AND BLOCK 1 OF THE IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 22 AND 901 & BLOCK 10, IN NEW CITY BLOCK 16628, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND DEDICATING 0.334 ACRES OF RIGHT OF WAY.



**RED & BLACK**  
ENGINEERING GROUP  
RED & BLACK ENGINEERING GROUP  
PHONE: (210)515-4833  
10861 VANDALE STREET  
SAN ANTONIO, TX 78216  
WWW.REDBLACKEG.COM  
TBPE F-18934  
DATE PREPARED: 6/4/24



- CPS/SAWS/COSA UTILITY:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
  - 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.

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

**SAWS HIGH PRESSURE NOTE:**  
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.

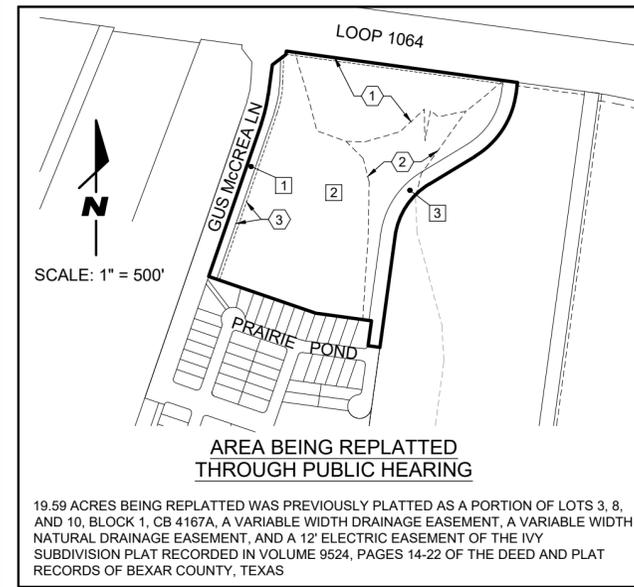
**CLEAR VISION:**  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

- SURVEYOR'S NOTES**
- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
  - SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
  - CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

- 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 970.86'.
  - 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.

**CROSS ACCESS 35-506 (R)(3)**  
1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 22 AND 901, BLOCK 10, NCB 16628, IN ACCORDANCE WITH UDC 35-506(R)(3)

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY**  
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE. IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



**FORM Q**  
STATE OF TEXAS  
COUNTY OF BEXAR  
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT IVY SUBDIVISION WHICH IS RECORDED IN VOLUME 9524, PAGE 14-22, BEXAR COUNTY DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

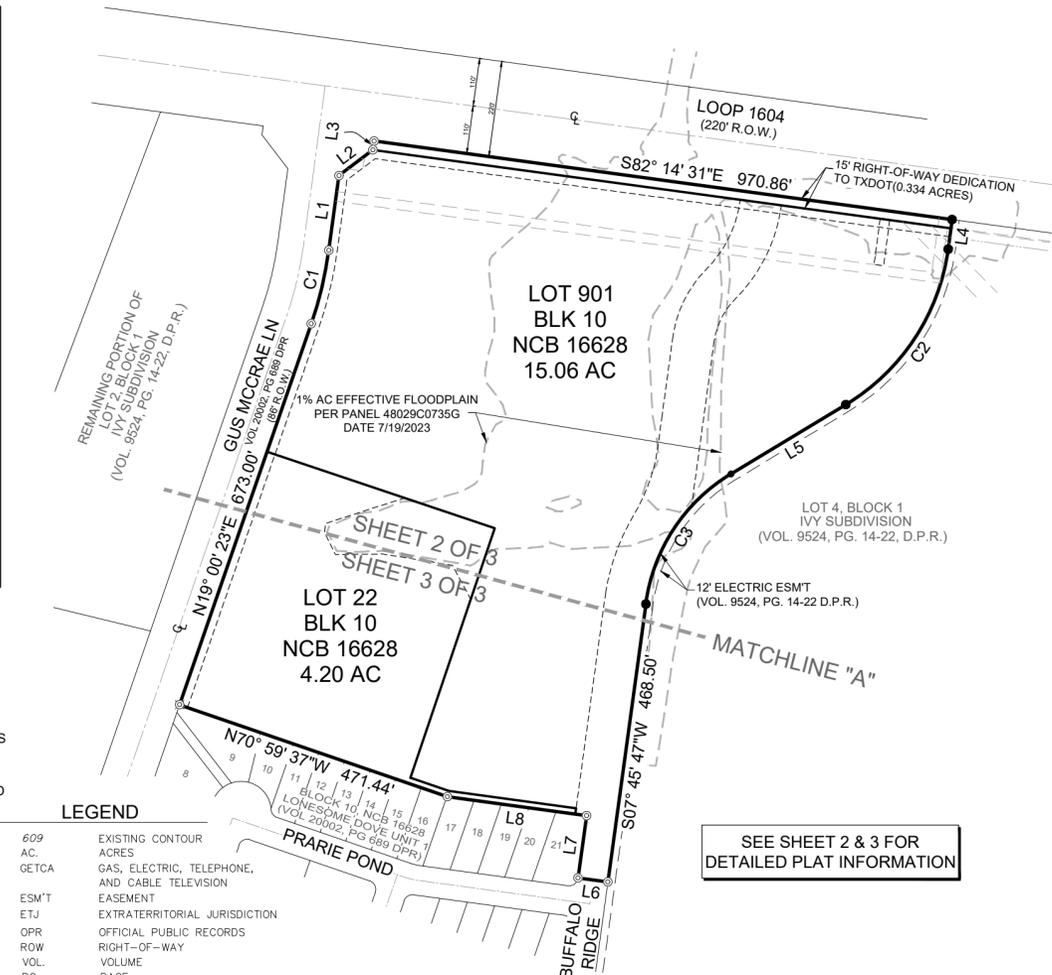
OWNER \_\_\_\_\_  
SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF BEXAR  
I, GARY A. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716, DO HEREBY CERTIFY THAT THIS SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS OF SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
LICENSED PROFESSIONAL ENGINEER NO. 103446



- LEGEND**
- 609 EXISTING CONTOUR
  - AC. ACRES
  - GETCA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION EASEMENT
  - ESMT' EASEMENT
  - ETJ EXTRATERRITORIAL JURISDICTION
  - OPR OFFICIAL PUBLIC RECORDS
  - ROW RIGHT-OF-WAY
  - VOL. VOLUME
  - PG. PAGE
  - NCB NEW CITY BLOCK
  - BLK BLOCK
  - PROPERTY LINE
  - EASEMENT
  - FOUND IRON ROD
  - SET IRON ROD
  - SURVEY CALC POINT
  - CM CONTROL MONUMENT
  - DPR DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  - BSL BUILDING SETBACK LINE
  - NCB NEW COUNTY BLOCK
  - ☒ CENTERLINE OF RIGHT-OF-WAY
  - PROPOSED CONTOURS
  - 520 EXISTING CONTOURS
  - 1 REMAINDER OF LOT 10, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
  - 2 REMAINDER OF LOT 3, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
  - 3 REMAINDER OF LOT 8, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
  - 1 VARIABLE WIDTH DRAINAGE ESMT (VOL. 9524, PG. 14-22 D.P.R.)
  - 2 VARIABLE WIDTH NATURAL DRAINAGE ESMT (VOL. 9524, PG. 14-22 D.P.R.)
  - 3 12' ELECTRIC ESMT (VOL. 9524, PG. 14-22 D.P.R.)

- DRAINAGE NOTES:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SVAE AREAS, INCLUDING LOT 901 AND 22, BLOCK 10, CB OR NCB 16628, DRAINAGE EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
  - STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY 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 CITY OF SAN ANTONIO OR BEXAR COUNTY.
  - THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0735G, DATED 7/19/2023; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**INGRESS/EGRESS**  
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE IN PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800651) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**Curve Table**

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	643.00'	126.23'	11°14'54"	63.32'	N 13°22'56" E	126.03'
C2	360.00'	320.88'	51°04'13"	171.98'	S 33°17'12" W	310.37'
C3	300.00'	268.04'	51°11'28"	143.71'	S 33°07'45" W	259.21'
C16	131.00'	84.41'	36°55'05"	43.73'	S 26°13'02" W	82.96'
C17	269.00'	173.33'	36°55'05"	89.79'	S 26°13'01" W	170.35'
C20	300.00'	85.33'	16°17'49"	42.96'	N 50°34'34" E	85.04'
C22	200.00'	128.87'	36°55'05"	66.76'	S 26°13'01" W	126.65'
C23	200.00'	128.87'	36°55'05"	66.76'	S 26°13'02" W	126.65'
C24	300.00'	120.52'	23°01'04"	61.08'	S 19°16'01" W	119.71'
C25	369.04'	137.28'	21°18'51"	69.44'	S 20°07'07" W	136.49'

**Line Table**

Line #	Bearing	Length
L1	N 07°45'29" E	125.89'
L2	N 52°45'29" E	70.71'
L3	N 07°45'29" E	15.00'
L4	S 07°33'39" W	49.96'
L5	S 58°45'15" W	223.45'
L6	N 82°14'13" W	50.00'
L7	N 07°45'47" E	105.00'
L8	N 82°14'13" W	233.77'
L18	S 07°36'17" W	77.00'
L19	N 82°14'31" W	16.00'
L20	N 07°36'17" E	77.00'
L21	S 82°14'31" E	102.86'
L32	S 82°14'13" E	19.00'
L48	S 07°45'28" W	2.15'
L52	N 70°59'37" W	67.53'
L54	N 07°45'47" E	10.00'
L60	S 71°57'24" W	94.54'
L61	S 05°04'56" W	15.03'
L62	S 25°44'15" E	40.63'
L63	N 89°31'08" E	79.24'
L64	S 80°46'58" E	117.14'
L77	S 28°28'49" E	64.50'
L79	S 07°45'28" W	2.15'
L81	S 07°45'29" W	134.43'
L84	S 07°45'47" W	353.37'
L85	S 72°34'33" W	44.24'

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

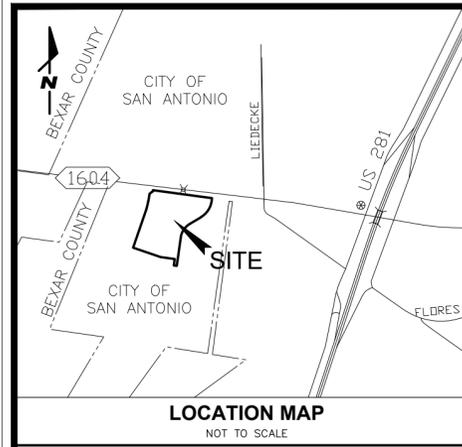
OWNER/DEVELOPER: JON POWELL (MANAGER)  
LONESOME DOVE INVESTMENT GROUP, LLC  
3201 CHERRY RIDGE, SUITE A104  
SAN ANTONIO, TEXAS 78230

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 \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_\_ NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF LONESOME DOVE COMM UNIT 2 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 VARIANCES(S) HAVE BEEN GRANTED.

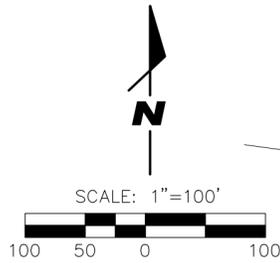
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. \_\_\_\_\_ BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



**LEGEND**

- 609 EXISTING CONTOUR
- AC. ACRES
- GETCA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- ESMT EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
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- ROW RIGHT-OF-WAY
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- NCB NEW CITY BLOCK
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- PROPERTY LINE
- EASEMENT
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**ALLIANCE LAND SURVEYORS**  
 TBPELS FIRM No. 10194244  
 18410 US Hwy 281 N, Suite 109  
 San Antonio, TX 78259  
 (210) 369-9599

**RED & BLACK ENGINEERING GROUP**  
 RED & BLACK ENGINEERING GROUP  
 PHONE: (210) 515-4833  
 10861 VANDALE STREET  
 SAN ANTONIO, TX 78216  
 WWW.REDBLACKENG.COM  
 TBPE F-18934  
 DATE PREPARED: 6/4/24

**PLAT NO. 22-11800295**

**REPLAT & SUBDIVISION PLAT ESTABLISHING LONESOME DOVE COMM UNIT 2**

BEING A TOTAL OF 19.59 ACRES, BEING LOTS 3,4,8 AND 10 AND BLOCK 1 OF THE IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS AND ESTABLISHING LOTS 22 AND 901 & BLOCK 10, IN NEW CITY BLOCK 16628, IN THE CITY OF SAN ANTONIO, BEJAR COUNTY, TEXAS, AND DEDICATING 0.334 ACRES OF RIGHT OF WAY.

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
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C25	369.04'	137.28'	21°18'51"	69.44'	S 20°07'07" W	136.49'

**DRAINAGE NOTES:**

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND 22, BLOCK 10, CB OR NCB 16628, DRAINAGE EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOW ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEJAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY 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 CITY OF SAN ANTONIO OR BEJAR COUNTY
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0735G, DATED 7/19/2023; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEJAR COUNTY

**TREE NOTE:**

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800651) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**CPS/SAWS/COSA UTILITY:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- 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.

**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 WASTEWATER EDU NOTE:**

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

**SAWS HIGH PRESSURE NOTE:**

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.

**INGRESS/EGRESS**

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE IN PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT

**CLEAR VISION:**

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

**SURVEYOR'S NOTES**

- BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.
- SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

**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 970.86'.
- 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.

**CROSS ACCESS 35-506 (R)(3)**

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 22 AND 901, BLOCK 10, NCB 16628, IN ACCORDANCE WITH UDC 35-506(R)(3)



STATE OF TEXAS  
 COUNTY OF BEJAR

I, GARY A. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716, DO HEREBY CERTIFY THAT THIS SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS OF SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE

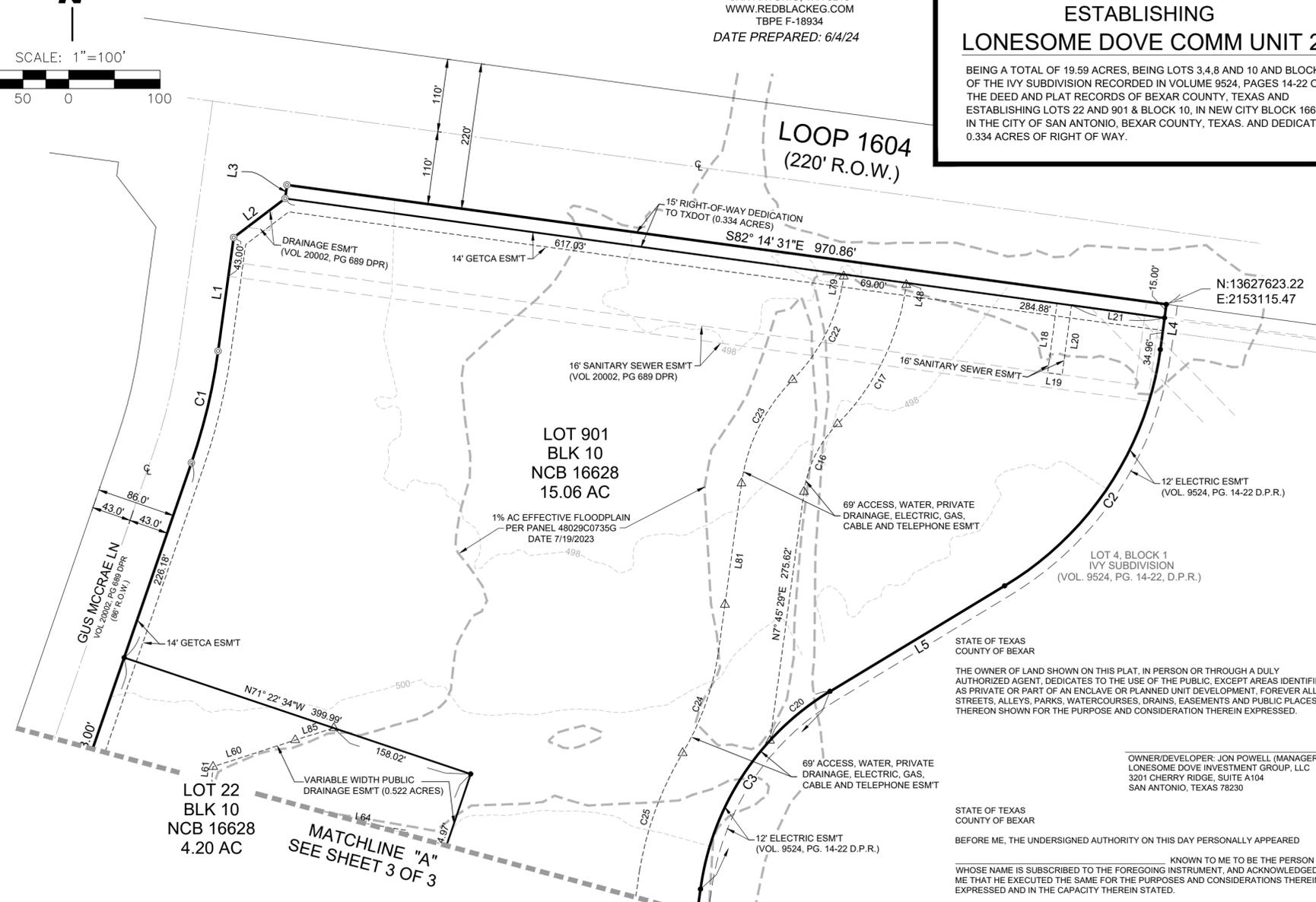
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716



STATE OF TEXAS  
 COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. 103446



STATE OF TEXAS  
 COUNTY OF BEJAR

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

OWNER/DEVELOPER: JON POWELL (MANAGER)  
 LONESOME DOVE INVESTMENT GROUP, LLC  
 3201 CHERRY RIDGE, SUITE A104  
 SAN ANTONIO, TEXAS 78230

STATE OF TEXAS  
 COUNTY OF BEJAR

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 \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_

NOTARY PUBLIC  
 BEJAR COUNTY, TEXAS

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

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

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

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

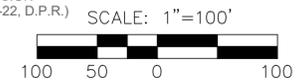
REPLAT & SUBDIVISION PLAT  
ESTABLISHING  
LONESOME DOVE COMM UNIT 2

BEING A TOTAL OF 19.59 ACRES, BEING LOTS 3,4,8 AND 10 AND BLOCK 1 OF THE IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ESTABLISHING LOTS 22 AND 901 & BLOCK 10, IN NEW CITY BLOCK 16628, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. AND DEDICATING 0.334 ACRES OF RIGHT OF WAY.

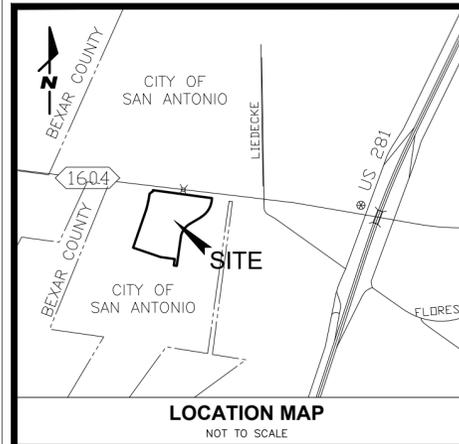


RED & BLACK ENGINEERING GROUP  
PHONE: (210)515-4833  
10861 VANDALE STREET  
SAN ANTONIO, TX 78216  
WWW.REDBLACKEG.COM  
TBPE F-18934

DATE PREPARED: 6/4/24



TBPELS FIRM No. 10194244  
18410 US Hwy 281 N, Suite 109  
San Antonio, TX 78259  
(210) 369-9909



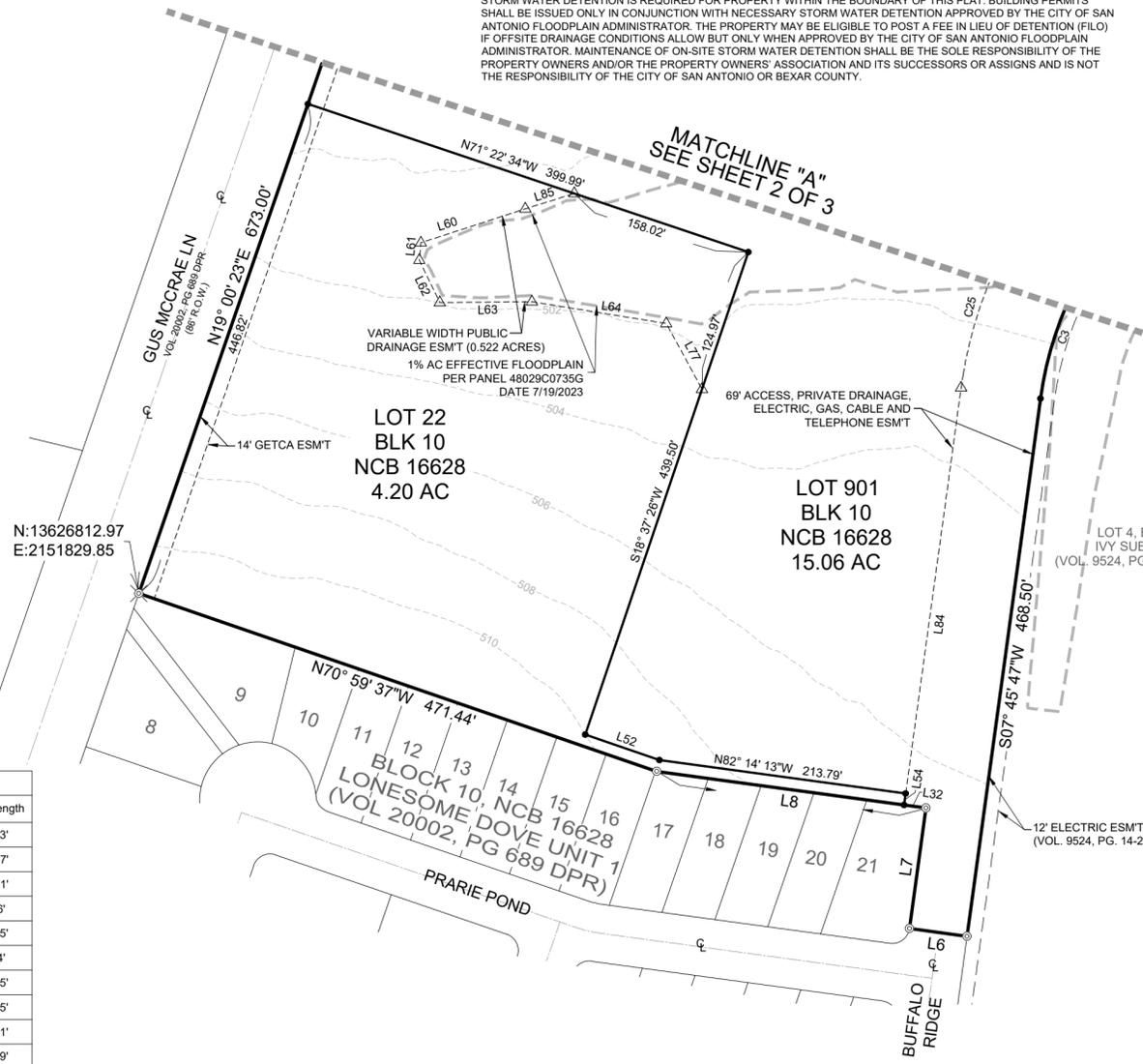
LEGEND

- 609 AC. EXISTING CONTOUR
- GETCA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- ESMT EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- OPR OFFICIAL PUBLIC RECORDS
- ROW RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- NCB NEW CITY BLOCK
- BLK BLOCK
- PROPERTY LINE
- EASEMENT
- FOUND IRON ROD
- SET IRON ROD
- SURVEY CALC POINT
- CM CONTROL MONUMENT
- DPR DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- BSL BUILDING SETBACK LINE
- NCB NEW COUNTY BLOCK
- CL CENTERLINE OF RIGHT-OF-WAY
- PROPOSED CONTOURS
- 520 EXISTING CONTOURS

Line #	Bearing	Length
L1	N 07°45'29" E	125.89'
L2	N 52°45'29" E	70.71'
L3	N 07°45'29" E	15.00'
L4	S 07°33'39" W	49.96'
L5	S 58°45'15" W	223.45'
L6	N 82°14'13" W	50.00'
L7	N 07°45'47" E	105.00'
L8	N 82°14'13" W	233.77'
L18	S 07°36'17" W	77.00'
L19	N 82°14'31" W	16.00'
L20	N 07°36'17" E	77.00'
L21	S 82°14'31" E	102.86'
L32	S 82°14'13" E	19.00'
L48	S 07°45'28" W	2.15'
L52	N 70°59'37" W	67.53'
L54	N 07°45'47" E	10.00'
L60	S 71°57'24" W	94.54'
L61	S 05°04'56" W	15.03'
L62	S 25°44'15" E	40.63'
L63	N 89°31'08" E	79.24'
L64	S 80°46'58" E	117.14'
L77	S 28°28'49" E	64.50'
L79	S 07°45'28" W	2.15'
L81	S 07°45'29" W	134.43'
L84	S 07°45'47" W	353.37'
L85	S 72°34'33" W	44.24'

Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	643.00'	126.23'	11°14'54"	63.32'	N 13°22'56" E	126.03'
C2	360.00'	320.88'	51°04'13"	171.98'	S 33°17'12" W	310.37'
C3	300.00'	268.04'	51°11'28"	143.71'	S 33°07'45" W	259.21'
C16	131.00'	84.41'	36°55'05"	43.73'	S 26°13'02" W	82.96'
C17	269.00'	173.33'	36°55'05"	89.79'	S 26°13'01" W	170.35'
C20	300.00'	85.33'	16°17'49"	42.96'	N 50°34'34" E	85.04'
C22	200.00'	128.87'	36°55'05"	66.76'	S 26°13'01" W	126.65'
C23	200.00'	128.87'	36°55'05"	66.76'	S 26°13'02" W	126.65'
C24	300.00'	120.52'	23°01'04"	61.08'	S 19°16'01" W	119.71'
C25	369.04'	137.28'	21°18'51"	69.44'	S 20°07'07" W	136.49'

**TCI DETENTION & MAINTENANCE NOTE:**  
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 (FILO) 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.



STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: JON POWELL (MANAGER)  
LONESOME DOVE INVESTMENT GROUP, LLC  
3201 CHERRY RIDGE, SUITE A104  
SAN ANTONIO, TEXAS 78230

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF LONESOME DOVE COMM UNIT 2 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 VARIANCES(S) HAVE BEEN GRANTED.

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

CLEAR VISION:  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SURVEYOR'S NOTES:  
1. BEARINGS, DISTANCES AND COORDINATES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.  
2. SET 1/2" IRON RODS WITH CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 4716" AT ALL CORNERS UNLESS OTHERWISE NOTED.  
3. CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

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 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 970.86'.  
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.

INGRESS/EGRESS  
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE IN PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI-PAGE PLAT



STATE OF TEXAS  
COUNTY OF BEXAR  
I, GARY A. GIBBONS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4716, DO HEREBY CERTIFY THAT THIS SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS OF SURVEY PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4716



STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.  
LICENSED PROFESSIONAL ENGINEER NO. 103446

**TREE NOTE:**  
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP21-38800651) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

**NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY**  
FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOOD-PROOFING MAY BE ALLOWED IF ELEVATING THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.

**CPS/SAWS/COSA UTILITY:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.  
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.  
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**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 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.

**SAWS HIGH PRESSURE NOTE:**  
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.