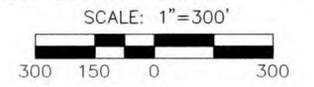


**PLAT NO. 22-11800313**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**LONESOME DOVE HILLS**  
**UNIT 3**

BEING A TOTAL OF 28.863 ACRES OF LAND BEING PREVIOUSLY PLATTED AS A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, COUNTY BLOCK 4167, BEAR COUNTY, TEXAS, AS SHOWN ON PLAT OF IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGES 14-22; AS CONVEYED TO SAN ANTONIO LD, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 2022011322; AS CONVEYED TO THOMAS CRAIG GLENDENNING, A SINGLE MAN, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2022011559; AS CONVEYED TO TOWNHOUSES OF LONESOME DOVE, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20240045796; AND AS CONVEYED TO LONG FAMILY LIVING TRUST BY TRUSTEE'S DEED, AS RECORDED IN DOCUMENT NUMBER 20240101114, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



**MTR**  
**May Tarin Ramirez Engineers, LLC**  
 • Engineers  
 • Surveyors  
 • Planners

BPBELS: ENGINEERING F-5297/SURVEYING F-10131500  
 12770 CIMARRON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051 FAX: (210) 698-5085

**DATE OF PREPARATION: JANUARY 30, 2025**

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 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 LD, LLC  
 4058 N COLLEGE ST SUITE 300, BOX 9  
 FAYETTEVILLE, AR 72703

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 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 17th DAY OF FEBRUARY, A.D. 2025

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
 TRACY J. COOR  
 NOTARY PUBLIC - ARKANSAS  
 MY COMMISSION EXPIRES NOV. 01, 2033  
 COMMISSION NO. 12725392

THIS PLAT OF LONESOME DOVE HILLS UNIT 3 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\_\_\_\_

CERTIFICATE OF APPROVAL  
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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\_\_\_\_

OWNER/DEVELOPER: THOMAS CRAIG GLENDENNING  
 3201 CHERRY RIDGE, SUITE A104  
 SAN ANTONIO, TX 78230

STATE OF TEXAS  
 COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
 THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

STATE OF TEXAS  
 COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
 THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS HIGH PRESSURE:**  
 ALL 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.

**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 PLAN ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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 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).

**COUNTY FINISHED FLOOR ELEVATION - RELATIVE TO FLOODPLAIN NOTE:**  
 FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 4-26 BLOCK 27 AND LOT 39 BLOCK 18 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

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

**EASEMENTS FOR FLOODPLAINS NOTE:**  
 THE DRAINAGE EASEMENTS WERE DEDICATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 48028C023562, DATED JULY 18, 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 BEAR COUNTY.

**DRAINAGE EASEMENT ENCROACHMENTS NOTE:**  
 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 TD OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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.

**OPEN SPACE NOTE:**  
 LOT 902, BLOCK 18, C.B. 4167; LOTS 901-905, BLOCK 27, C.B. 4167, ARE DESIGNATED AS OPEN SPACE AND AS COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

**RESIDENTIAL LOT COUNT NOTE:**  
 TOTAL OF 114 RESIDENTIAL LOTS ESTABLISHED.

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

**COMMON AREA MAINTENANCE NOTE:**  
 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACES, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 902, BLOCK 18, C.B. 4167; LOTS 901-905, BLOCK 27, C.B. 4167; 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 BEAR COUNTY.

**LEGEND**

(---)	EXISTING CONTOUR
(---)	PROPOSED CONTOUR
(---)	1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD)
(---)	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (100-YEAR ULTIMATE FLOOD)
(---)	ACRES
(---)	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
(---)	RIGHT OF WAY
(---)	CENTERLINE
(---)	ESMT.
(---)	IRON ROD SET
(---)	OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
(---)	VOLUME
(---)	PAGE(S)
(---)	REPETITIVE BEARING AND/OR DISTANCE
(---)	NO.
(---)	B.S.L.
(---)	C.B.

**KEYNOTES:**

1. NATURAL DRAINAGE ESMT. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
2. 12' ELECTRIC ESMT. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
3. 16' ELECTRIC ESMT. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
4. VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT (0.306 AC) (OFF-LOT) (PERMEABLE) VOL. 20003, PG. 937-940, O.P.R.B.C.T.

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 6 AND 7, BLOCK 11 SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PGS. 14-21 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY.

SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF FEBRUARY 26, 2025 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 LD, LLC  
 4058 N COLLEGE ST SUITE 300, BOX 9  
 FAYETTEVILLE, AR 72703

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 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 6 DAY OF February, A.D. 2025

STATE OF TEXAS  
 COUNTY OF BEAR  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
 THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

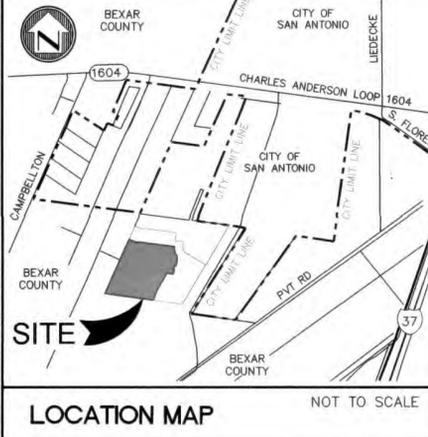
**CPS/SAWS/COSA/UTILITY NOTE:**  
 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE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

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

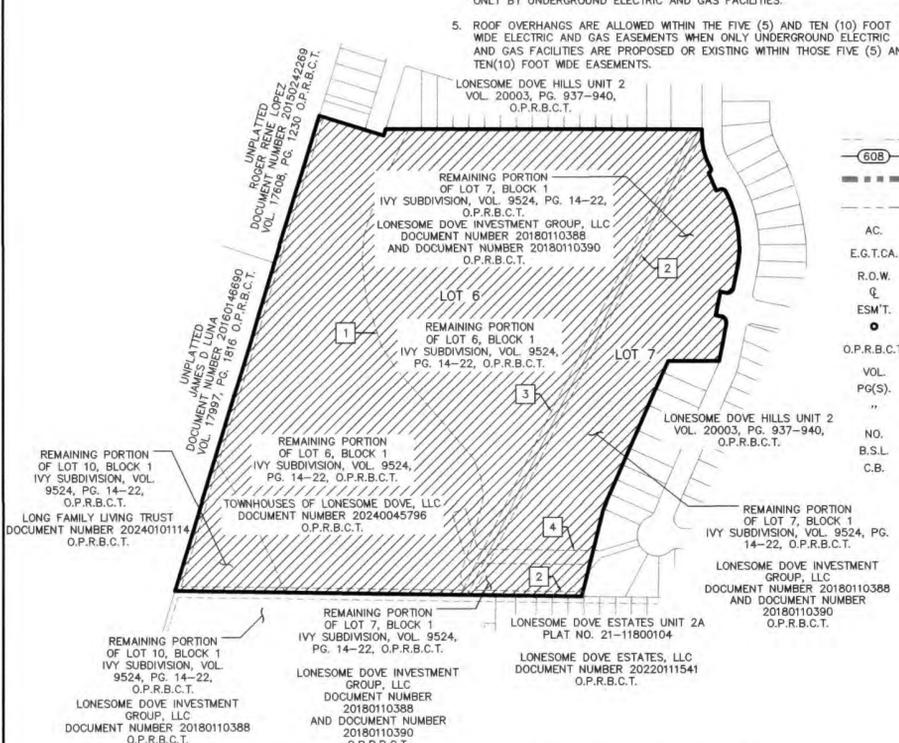
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.



**LOCATION MAP**  
 NOT TO SCALE



**AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION**

20.267 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS 14.781 ACRES OF LOT 6, BLOCK 1, C.B. 4167A AND 5.506 ACRES OF LOT 7, BLOCK 1, C.B. 4167A, AS SHOWN ON SUBDIVISION PLAT IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-21; A PORTION OF A NATURAL DRAINAGE EASEMENT, A PORTION OF A 12' ELECTRIC EASEMENT, AND A PORTION OF A 16' ELECTRIC EASEMENT, ALL RECORDED IN VOLUME 9524, PAGES 14-22; AND A PORTION OF A VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT RECORDED IN VOLUME 20003, PAGES 937-940, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

**SURVEYOR'S NOTES:**

1. PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENG" UNLESS OTHERWISE NOTED;
2. BASIS OF BEARINGS AND COORDINATES CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

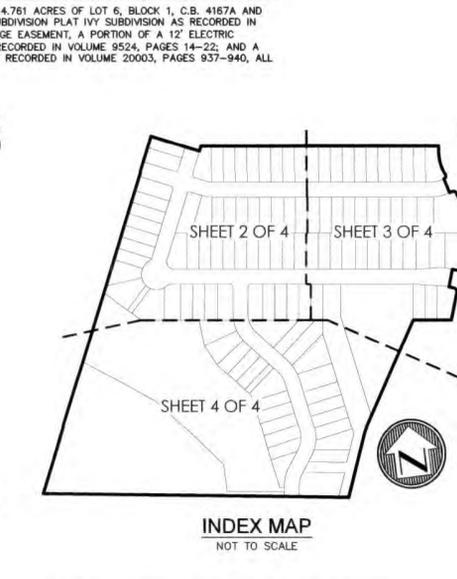
STATE OF TEXAS  
 COUNTY OF BEAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC  
 Stephanie L. James, P.E.  
 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 BEAR  
 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.

Raymond Tarin, Jr.  
 RAYMOND TARIN, JR., P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 87060  
 MOY TARIN RAMIREZ ENGINEERS, LLC  
 12770 CIMARRON PATH, STE. 100  
 SAN ANTONIO, TEXAS 78249  
 PHONE: (210)698-5051

**INDEX MAP**  
 NOT TO SCALE

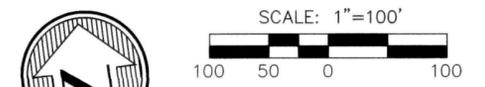


PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



**PLAT NO. 22-11800313**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**LONESOME DOVE HILLS**  
**UNIT 3**

BEING A TOTAL OF 28.863 ACRES OF LAND BEING PREVIOUSLY PLATTED AS A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, AS SHOWN ON PLAT OF IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGES 14-22; AS CONVEYED TO SAN ANTONIO LD, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220011322; AS CONVEYED TO THOMAS CRAIG GLENDENNING, A SINGLE MAN, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20240045796; AND AS CONVEYED TO TOWNHOUSES OF LONESOME DOVE, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20240045796; AND AS CONVEYED TO LONG FAMILY LIVING TRUST BY TRUSTEE'S DEED, AS RECORDED IN DOCUMENT NUMBER 20240101114, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**MTR**  
**Moy Tarin Ramirez Engineers, LLC**  
 • Engineers  
 • Surveyors  
 • Planners

BP/ELS: ENGINEERING F-5297/SURVEYING: F-10131500  
 12770 CIMARRON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051 FAX: (210) 698-5085

DATE OF PREPARATION: JANUARY 30, 2025

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.

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: STEPHEN LIEUX  
 SAN ANTONIO LD, LLC  
 4058 N COLLEGE ST SUITE 300, BOX 9  
 FAYETTEVILLE, AR 72703

OWNER/DEVELOPER: HUGH E. LONG  
 TRUSTEE OF THE LONG FAMILY LIVING TRUST  
 22190 MATHIS ROAD #2  
 SAN ANTONIO, TX 78244

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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.

HUGH E. LONG  
 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 6 DAY OF February, A.D. 20 25

THIS 17th DAY OF FEBRUARY, A.D. 20 25

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS  
 TRACEY J. COOR  
 NOTARY PUBLIC - ARKANSAS  
 MY COMMISSION EXPIRES NOV. 01, 2033  
 COMMISSION NO. 12725392

NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
 DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

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

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

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

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**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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.

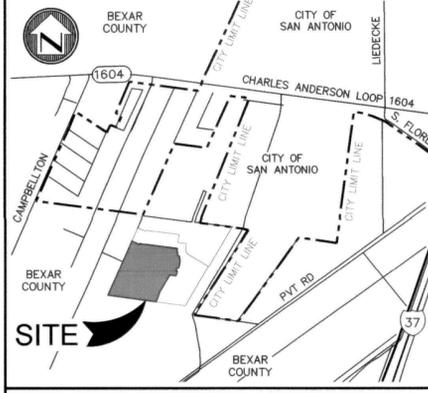
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 ALL OF THE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN AIR TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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 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.

- KEYNOTES:**
- (A) 15' B.S.L.
  - (B) 10' E.G.T.C.A. ESM'T.
  - (C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.
  - (D) 20' B.S.L.
  - (E) LOT 901, BLOCK 27 (0.042 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
  - (F) LOT 902, BLOCK 18 (1.094 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
  - (G) NOT USED
  - (H) LOT 903, BLOCK 27 (0.105 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
  - (J) 5' E.G.T.C.A. ESM'T.
  - (K) LOT 902, BLOCK 27 (0.055 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
  - (L) 12'X18' DRAINAGE ESM'T. (0.005 AC.) (PERMEABLE)
  - (M) 16'X20' DRAINAGE ESM'T. (0.007 AC.) (PERMEABLE)
  - (N) VARIABLE WIDTH DRAINAGE ESM'T. (0.121 AC.) (PERMEABLE)
  - (1) NOT USED
  - (2) 12' ELECTRIC ESM'T VOL. 9524, PG. 14-22, O.P.R.B.C.T.
  - (3) 16' ELECTRIC ESM'T VOL. 9524, PG. 14-22, O.P.R.B.C.T.
  - (4) 34' DRAINAGE EASEMENT CONCURRENT PLATTING ~ LONESOME DOVE ESTATES UNIT 2A PLAT ID NO. 21-11800104
  - (5) 10' E.G.T.C.A. ESM'T. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
  - (6) 15' B.S.L. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
  - (7) 10' E.G.T.C.A. ESM'T. & 10' B.S.L. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
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  - (10) 16' E.G.T.C.A. ESM'T. VOL. 20003, PGS. 937-940, O.P.R.B.C.T.
  - (11) 1' VEHICULAR NON-ACCESS ESM'T. VOL. 20003, PGS. 937-940, O.P.R.B.C.T.
  - (12) VARIABLE WIDTH E.G.T.C.A. ESM'T. (0.200 AC.) (OFF-LOT) (PERMEABLE) VOL. 20003, PG. 937-940, O.P.R.B.C.T.



**LOCATION MAP**  
 NOT TO SCALE

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- 1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD)
- 1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (100-YEAR ULTIMATE FLOOD)
- AC. ACRES
- E.G.T.C.A. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
- R.O.W. RIGHT OF WAY
- ⊕ CENTERLINE
- ⊕ EASEMENT
- ⊕ IRON ROD SET
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- VOL. VOLUME
- PG(S). PAGE(S)
- REPETITIVE BEARING AND/OR DISTANCE
- NO. NUMBER
- B.S.L. BUILDING SETBACK LINE
- C.B. COUNTY BLOCK

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	17.26'	N24°04'40"E	L25	92.00'	S07°03'09"W
L2	13.43'	S07°03'09"W	L26	70.59'	S34°46'41"W
L3	50.00'	S15°37'42"E	L27	40.93'	S07°52'33"W
L4	10.44'	N74°22'18"E	L28	41.01'	N07°52'33"E
L5	51.55'	S18°17'58"W	L29	70.59'	N34°46'41"E
L6	15.00'	N71°42'02"W	L30	92.00'	N07°03'09"E
L7	60.00'	S18°17'58"W	L31	110.00'	N65°55'20"W
L8	15.00'	S71°42'02"E	L32	79.76'	N26°55'11"W
L9	92.44'	S18°17'58"W	L33	167.90'	N07°03'09"E
L10	128.23'	N82°48'40"W	L34	18.00'	S47°01'47"E
L11	39.50'	S47°01'47"E	L35	NOT USED	NOT USED
L12	110.00'	S65°55'20"E	L36	14.93'	N82°13'01"W
L13	80.00'	N24°04'40"E	L37	39.21'	N79°48'20"E
L14	80.00'	S24°04'40"W	L38	8.17'	S40°36'41"E
L15	38.35'	S65°55'20"E	L39	16.00'	S49°23'19"W
L16	12.14'	N74°22'18"E	L40	20.00'	N40°36'41"W
L17	12.14'	S74°22'18"W	L41	16.00'	N49°23'19"E
L18	38.35'	N65°55'20"W	L42	12.00'	S43°24'56"W
L19	74.66'	S86°12'52"E	L43	18.00'	S47°01'47"E
L20	804.19'	S82°56'51"E	L44	12.00'	N43°24'56"E
L21	4.18'	N71°42'02"W	L45	4.08'	N71°42'02"W
L22	87.45'	N04°36'45"W	L46	18.09'	S07°05'23"E
L23	349.05'	N10°13'19"W	L47	14.98'	S82°13'01"E
L24	92.95'	N79°40'49"W			

**NOTE:**  
 SEE SHEET 3 OF 4 FOR CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS  
 COUNTY OF BEXAR

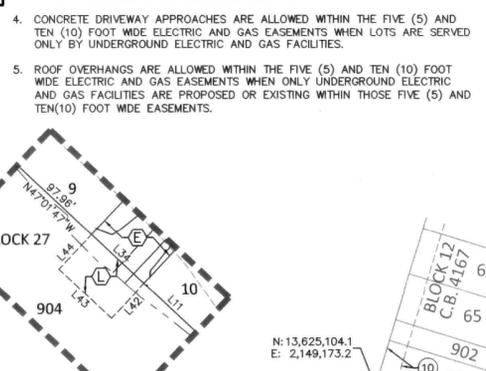
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARIN RAMIREZ ENGINEERS, LLC  
 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

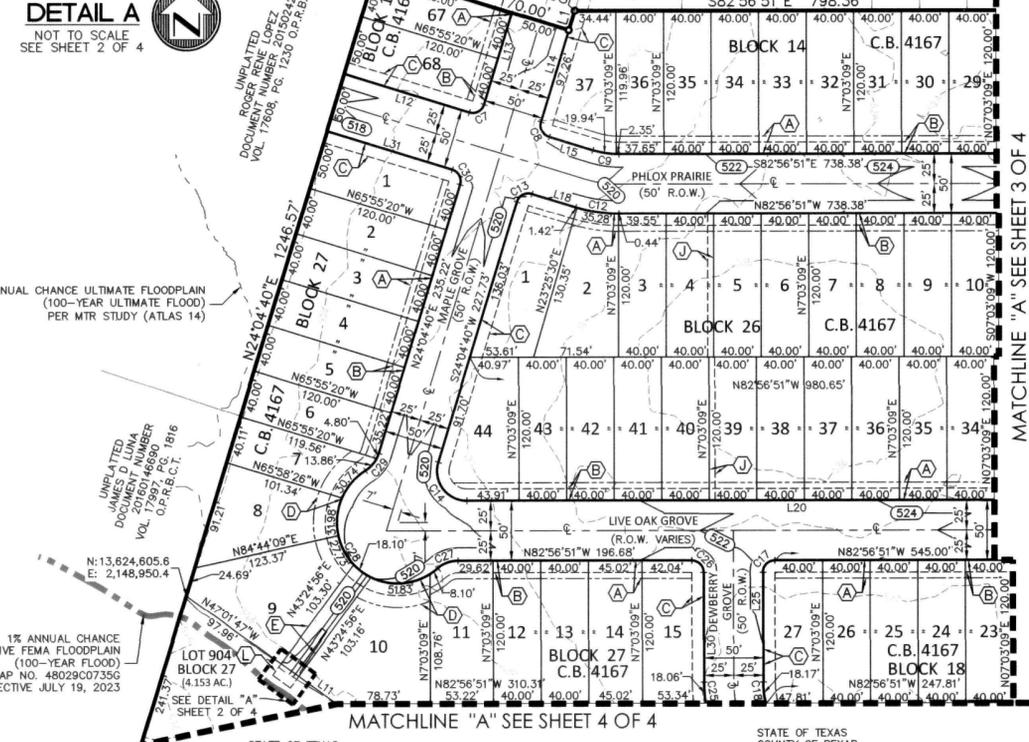
STATE OF TEXAS  
 COUNTY OF BEXAR

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.

Raymond Tarin, Jr.  
 RAYMOND TARIN, JR., P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 97060  
 MOY TARIN RAMIREZ ENGINEERS, LLC  
 12770 CIMARRON PATH, STE. 100  
 SAN ANTONIO, TEXAS 78249  
 PHONE: (210)698-5051



**DETAIL A**  
 NOT TO SCALE  
 SEE SHEET 2 OF 4



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: THOMAS CRAIG GLENDENNING  
 3201 CHERRY RIDGE, SUITE A104  
 SAN ANTONIO, TX 78230

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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 17th DAY OF FEBRUARY, A.D. 20 25

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.

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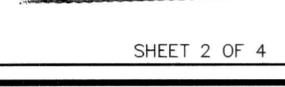
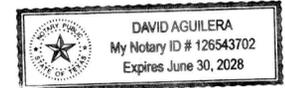
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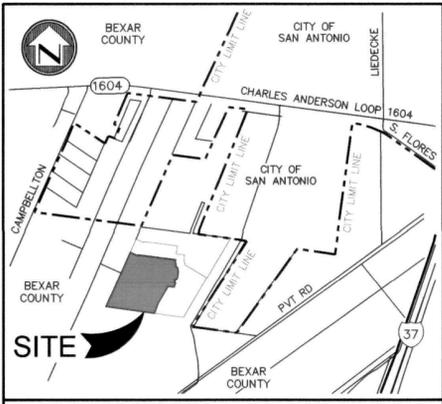
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ESMT.	EASEMENT
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O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PG(S).	PAGE(S)
"	REPETITIVE BEARING AND/OR DISTANCE
NO.	NUMBER
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C.B.	COUNTY BLOCK

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- |     |   |      |  |
|-----|---|------|--|
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**CURVE TABLE**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	165.00'	29'45"30"	43.84'	85.70'	84.74'	S07'49'36"E
C2	10.00'	97'04"38"	11.32'	16.94'	14.99'	S25'49'58"W
C3	10.00'	84'13'45"	9.04'	14.70'	13.41'	S63'30'50"E
C4	290.00'	39'41'55"	104.69'	200.93'	196.94'	S01'33'00"E
C5	15.00'	90'00'00"	15.00'	23.56'	21.21'	S63'17'58"W
C6	15.00'	90'00'00"	15.00'	23.56'	21.21'	S26'42'02"E
C7	10.00'	90'00'00"	10.00'	15.71'	14.14'	N69'04'40"E
C8	10.00'	90'00'00"	10.00'	15.71'	14.14'	S20'55'20"E
C9	75.00'	17'01'30"	11.23'	22.29'	22.20'	S74'26'06"W
C10	75.00'	22'40'52"	15.04'	29.69'	29.50'	N85'42'43"E
C11	125.00'	22'40'52"	25.07'	49.48'	49.16'	S85'42'43"W
C12	125.00'	17'01'30"	18.71'	37.14'	37.01'	N74'26'06"W
C13	10.00'	90'00'00"	10.00'	15.71'	14.14'	S69'04'40"W
C14	25.00'	107'01'30"	33.80'	46.70'	40.20'	S29'26'06"E
C15	210.00'	14'29'12"	26.69'	53.10'	52.95'	S78'58'17"E
C16	160.00'	8'15'49"	11.56'	23.08'	23.06'	N75'33'12"W
C17	10.00'	90'00'00"	10.00'	15.71'	14.14'	S52'03'09"W
C18	75.00'	47'39'50"	33.13'	62.39'	60.61'	S16'46'46"E
C20	125.00'	45'00'00"	51.78'	98.17'	95.67'	S12'16'41"W
C21	75.00'	26'54'08"	17.94'	35.21'	34.89'	S21'19'37"W
C22	125.00'	26'54'08"	29.90'	58.69'	58.15'	N21'19'37"E
C23	75.00'	44'25'53"	30.63'	58.16'	56.71'	N12'33'45"E
C24	75.00'	30'23'22"	20.37'	39.78'	39.32'	N25'25'00"W
C25	125.00'	47'39'50"	56.21'	103.99'	101.01'	N16'46'46"W
C26	10.00'	90'00'00"	10.00'	15.71'	14.14'	N37'56'51"W
C27	26.00'	41'07'39"	9.75'	18.66'	18.27'	S76'29'20"W
C28	51.00'	189'16'49"	628.36'	168.48'	101.67'	N29'26'06"W
C29	26.00'	41'07'39"	9.75'	18.66'	18.27'	N44'38'29"E
C30	10.00'	90'00'00"	10.00'	15.71'	14.14'	N20'55'20"W
C31	36.25'	72'01'00"	26.35'	45.56'	42.62'	S46'12'32"E

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: THOMAS CRAIG GLENDENNING  
3201 CHERRY RIDGE, SUITE A104  
SAN ANTONIO, TX 78230

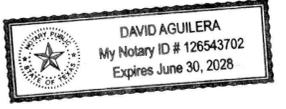
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

NOTARY PUBLIC, 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, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HUGH E. LONG  
TRUSTEE OF THE LONG FAMILY LIVING TRUST  
22190 MATHIS ROAD #2  
SAN ANTONIO, TX 78264

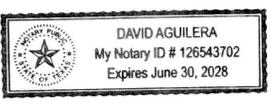
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HUGH E. LONG 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 17th DAY OF FEBRUARY, A.D. 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800313**

**REPLAT & SUBDIVISION PLAT**

**ESTABLISHING**

**LONESOME DOVE HILLS**

**UNIT 3**

BEING A TOTAL OF 28.863 ACRES OF LAND BEING PREVIOUSLY PLATTED AS A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, AS SHOWN ON PLAT OF IVY SUBDIVISION, AS RECORDED IN VOLUME 9524, PAGES 14-22; AS CONVEYED TO SAN ANTONIO LD, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20220011322; AS CONVEYED TO THOMAS CRAIG GLENDENNING, A SINGLE MAN, BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20240045796; AS CONVEYED TO TOWNHOUSES OF LONESOME DOVE, LLC, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NUMBER 20240045796; AND AS CONVEYED TO LONG FAMILY LIVING TRUST BY TRUSTEE'S DEED, AS RECORDED IN DOCUMENT NUMBER 20240101114, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

**MTR** Engineers, Surveyors, Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051 FAX: (210) 698-5058

**DATE OF PREPARATION: JANUARY 30, 2025**

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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 LD, LLC  
4058 N COLLEGE ST SUITE 300, BOX 9  
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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 6th DAY OF February, A.D. 2025

NOTARY PUBLIC - ARKANSAS  
MY COMMISSION EXPIRES NOV. 01, 2033  
COMMISSION NO. 12725392

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*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.

*Raymond Tarin, Jr.*  
RAYMOND TARIN, JR., P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87060  
MOY TARIN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210)698-5051

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: THOMAS CRAIG GLENDENNING  
TOWNHOUSES OF LONESOME DOVE, LLC  
4 IMPERIAL OAKS  
SAN ANTONIO, TX 78248

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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

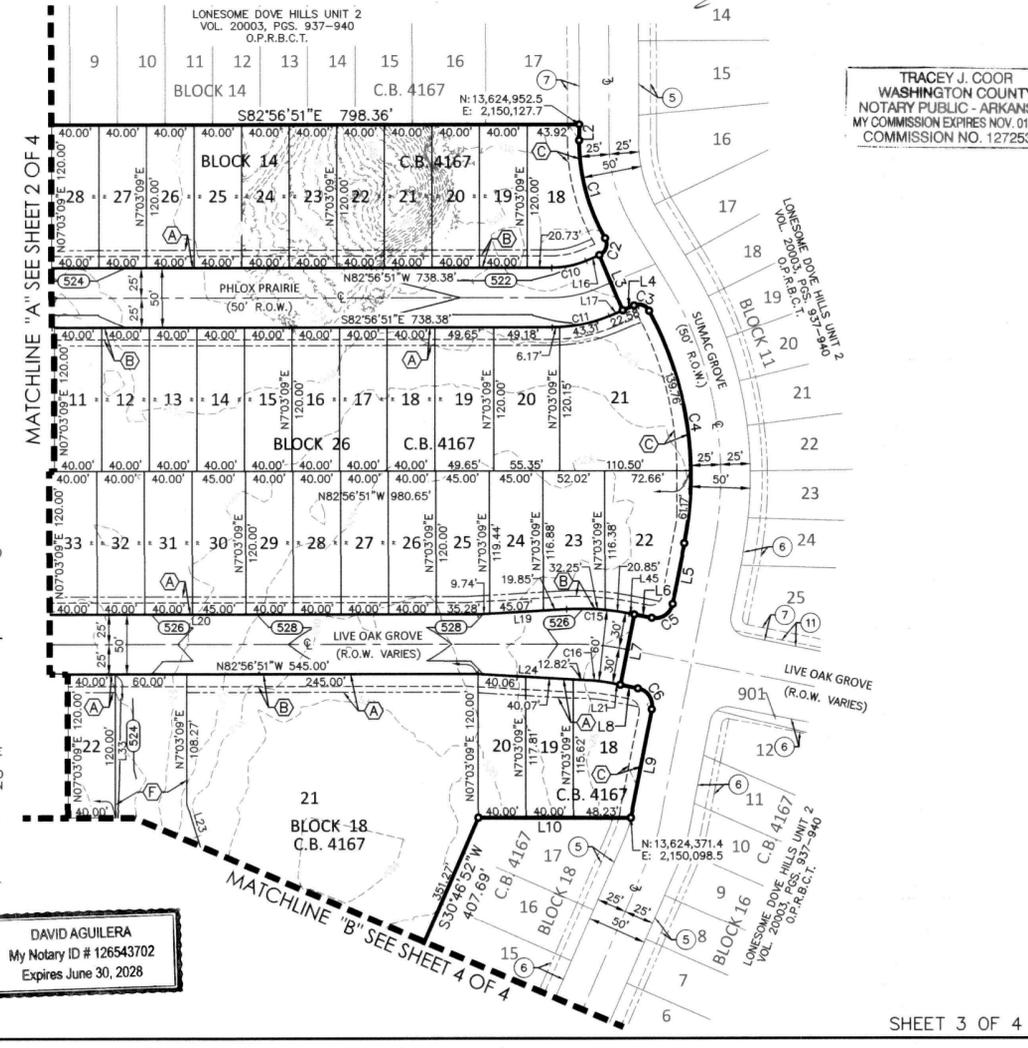
THIS 17th DAY OF FEBRUARY, A.D. 2025

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**NOTE:**  
SEE SHEET 2 OF 4 FOR LINE TABLE

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

DAVID AGUILERA  
My Notary ID # 126543702  
Expires June 30, 2028



STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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 LD, LLC  
4058 N COLLEGE ST SUITE 300, BOX 9  
FAYETTEVILLE, AR 72703

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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 6th DAY OF February, A.D. 2025

NOTARY PUBLIC - ARKANSAS  
MY COMMISSION EXPIRES NOV. 01, 2033  
COMMISSION NO. 12725392

THIS PLAT OF LONESOME DOVE HILLS UNIT 3 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.

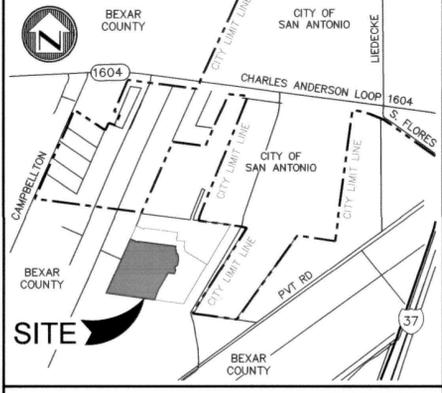
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



**PLAT NO. 22-11800313**  
**REPLAT & SUBDIVISION PLAT**  
**ESTABLISHING**  
**LONESOME DOVE HILLS**  
**UNIT 3**



**LOCATION MAP** NOT TO SCALE

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	1% ANNUAL CHANCE FEMA FLOODPLAIN (100-YEAR FLOOD)
	1% ANNUAL CHANCE ULTIMATE FLOODPLAIN (100-YEAR ULTIMATE FLOOD)
AC.	ACRES
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION
R.O.W.	RIGHT OF WAY
⊕	CENTERLINE
ESMT.	EASEMENT
•	IRON ROD SET
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
VOL.	VOLUME
PG(S).	PAGE(S)
..	REPETITIVE BEARING AND/OR DISTANCE
NO.	NUMBER
B.S.L.	BUILDING SETBACK LINE
C.B.	COUNTY BLOCK

**KEYNOTES:**

(A) 15' B.S.L.	(1) NOT USED
(B) 10' E.G.T.C.A. ESMT.	(2) 12' ELECTRIC ESMT VOL. 9524, PG. 14-22, O.P.R.B.C.T.
(C) 10' E.G.T.C.A. ESMT. & 10' B.S.L.	(3) 16' ELECTRIC ESMT VOL. 9524, PG. 14-22, O.P.R.B.C.T.
(D) 20' B.S.L.	(4) 34' DRAINAGE EASEMENT CONCURRENT PLATTING ~ LONESOME DOVE ESTATES UNIT 2A PLAT ID NO. 21-11800104
(E) LOT 901, BLOCK 27 (0.042 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESMT.	(5) 10' E.G.T.C.A. ESMT. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
(F) LOT 902, BLOCK 18 (1.094 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESMT.	(6) 15' B.S.L. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
(G) NOT USED	(7) 10' E.G.T.C.A. ESMT. & 10' B.S.L. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
(H) LOT 903, BLOCK 27 (0.105 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESMT.	(8) 10' B.S.L. & 10' E.G.T.C.A. ESMT. CONCURRENT PLATTING ~ LONESOME DOVE ESTATES UNIT 2A PLAT ID NO. 21-11800104
(J) 5' E.G.T.C.A. ESMT.	(9) 12' E.G.T.C.A. ESMT. VOL. 20003, PG. 937-940, O.P.R.B.C.T.
(K) LOT 902, BLOCK 27 (0.055 AC.) (PERMEABLE) OPEN SPACE & DRAINAGE ESMT.	(10) 16' E.G.T.C.A. ESMT. VOL. 20003, PGS. 937-940, O.P.R.B.C.T.
(L) 12'x18' DRAINAGE ESMT. (0.005 AC.) (PERMEABLE)	(11) 1' VEHICULAR NON-ACCESS ESMT. VOL. 20003, PGS. 937-940, O.P.R.B.C.T.
(M) 16'x20' DRAINAGE ESMT. (0.007 AC.) (PERMEABLE)	(12) VARIABLE WIDTH E.G.T.C.A. ESMT. (0.200 AC.) (OFF-LOT) (PERMEABLE) VOL. 20003, PG. 937-940, O.P.R.B.C.T.
(N) VARIABLE WIDTH DRAINAGE ESMT. (0.121 AC.) (PERMEABLE)	

**NOTE:**  
 SEE SHEET 2 OF 4 FOR LINE TABLE  
 SEE SHEET 3 OF 4 FOR CURVE TABLE

**PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT**

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:

MOY TARIN RAMIREZ ENGINEERS, LLC

*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.

*Raymond Tarin, Jr.*  
 RAYMOND TARIN, JR., P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 87060  
 MOY TARIN RAMIREZ ENGINEERS, LLC  
 12770 CIMARRON PATH, STE. 100  
 SAN ANTONIO, TEXAS 78249  
 PHONE: (210)698-5051

**CPS/SAWS/COSA/UTILITY NOTE:**

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY 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.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**  
 THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 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 PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SAWS HIGH PRESSURE**  
 ALL 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.

**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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

*Hugh E. Long*  
 HUGH E. LONG  
 TRUSTEE OF THE LONG FAMILY LIVING TRUST  
 22190 MATHEW ROAD #2  
 SAN ANTONIO, TX 78264

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HUGH E. LONG 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 17th DAY OF FEBRUARY, A.D. 2025

*James D. Luna*  
 UNPLATTED  
 JAMES D. LUNA  
 DOCUMENT NUMBER 20160146690  
 VOL. 17997, PG. 1816  
 O.P.R.B.C.T.

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.

*Thomas Craig Glendenning*  
 OWNER/DEVELOPER: THOMAS CRAIG GLENDENNING  
 3201 CHERRY GLENDE, SUITE A104  
 SAN ANTONIO, TX 78230

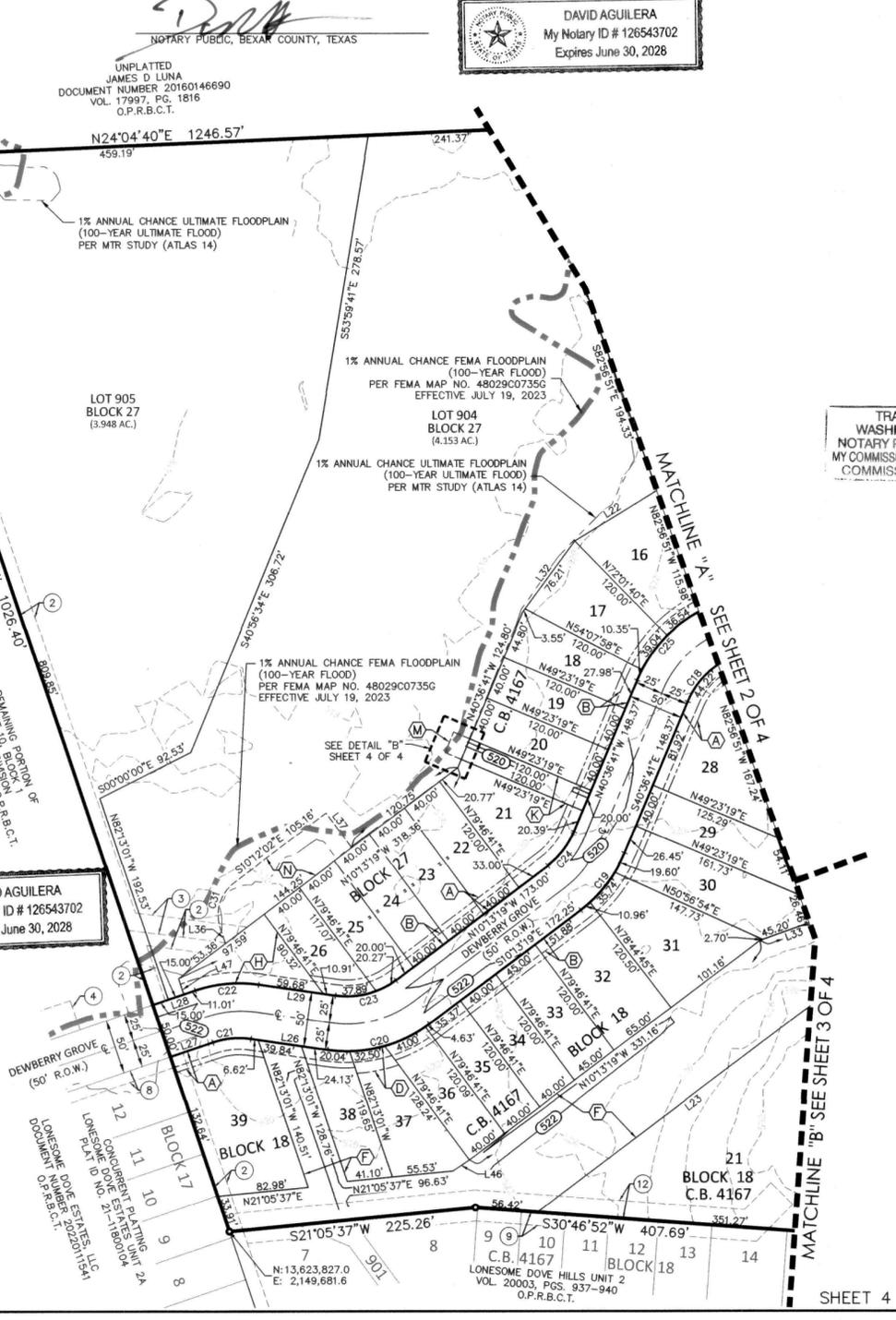
STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

*David Aguilera*  
 DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028



**DETAIL B**  
 NOT TO SCALE  
 SEE SHEET 4 OF 4

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.

*Thomas Craig Glendenning*  
 OWNER/DEVELOPER: THOMAS CRAIG GLENDENNING  
 TOWNHOUSES OF LONESOME DOVE, LLC  
 4 IMPERIAL OAKS  
 SAN ANTONIO, TX 78248

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

THOMAS 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 17th DAY OF FEBRUARY, A.D. 2025

*David Aguilera*  
 DAVID AGUILERA  
 My Notary ID # 126543702  
 Expires June 30, 2028

SCALE: 1"=100'

100 50 0 100

**MTR** • Engineers • Surveyors • Planners

**Moy Tarin Ramirez Engineers, LLC**

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500  
 12770 CIMARRON PATH, SUITE 100  
 SAN ANTONIO, TEXAS 78249  
 TEL: (210) 698-5051 FAX: (210) 698-5085

**DATE OF PREPARATION: JANUARY 30, 2025**

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON

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.

*Stephen Lieux*  
 OWNER/DEVELOPER: STEPHEN LIEUX  
 SAN ANTONIO LD, LLC  
 4058 N COLLEGE ST SUITE 300, BOX 9  
 FAYETTEVILLE, AR 72703

STATE OF ARKANSAS  
 COUNTY OF WASHINGTON

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 16th DAY OF FEBRUARY, A.D. 2025

*Tracey J. Coon*  
 TRACEY J. COON  
 NOTARY PUBLIC - ARKANSAS  
 MY COMMISSION EXPIRES NOV. 01, 2033  
 COMMISSION NO. 12725392

THIS PLAT OF LONESOME DOVE HILLS UNIT 3 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

