

PLAT NO. 22-11800291

REPLAT ESTABLISHING

LONESOME DOVE, UNIT 2

BEING A TOTAL OF 19.69 ACRES OF LAND, THAT WAS PREVIOUSLY PLATTED AS LOTS 3, 8, & 10, BLOCK 1 OF THE IVY SUBDIVISION, VOL. 9524, PG. 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 901, UNIT 1, LONESOME DOVE SUBDIVISION, RECORDED IN VOLUME 20002, PAGES 688 TO 690, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 11-48 & LOT 901, BLOCK 13, N.C.B. 16628; LOTS 16-41 & LOT 901, BLOCK 14, N.C.B. 16628, AND LOTS 1-5 & LOT 901, BLOCK 15, N.C.B. 16628

RED & BLACK
ENGINEERING GROUP

JOSE M. CANTU, P.E.
CONSULTING ENGINEER
TBP# FIRM NO. 18934
10861 VANDALE STREET
SAN ANTONIO, TX 78216
(210) 515-4833 jcantu@redblackgroup.com

PREPARATION DATE: MARCH 3, 2023

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.

Theresa Brits

OWNER/AGENT: THERESA Y. BRITS
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 THERESA Y. BRITS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH WITH CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF

July, A.D. 2023

C. Allie

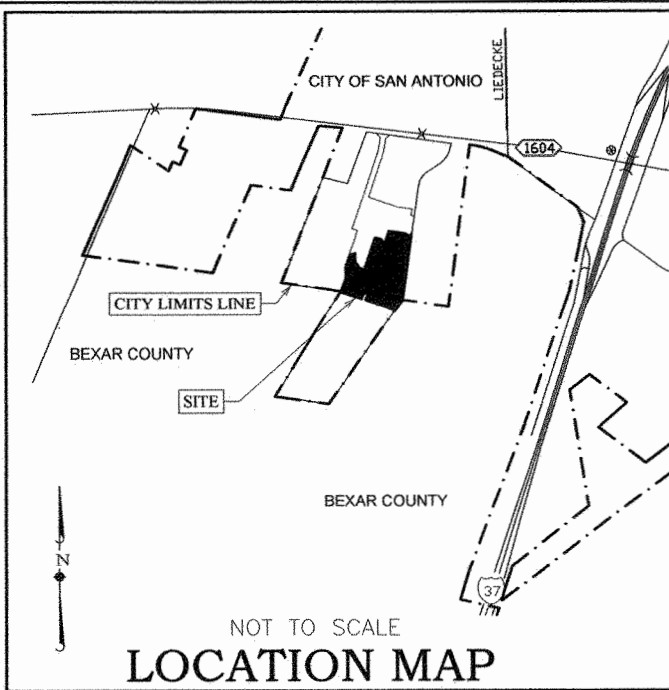
NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY



- LEGEND:**
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "ALLIANCE LAND SURVEYORS RPLS 6500" UNLESS OTHERWISE SPECIFIED.
 - ✕ = SET "X" ON CONC.
 - = FOUND FENCE POST
 - = RIGHT-OF-WAY
 - = VOLUME
 - PG. = PAGE
 - ESMT. = EASEMENT
 - 750— = EXISTING CONTOURS
 - 750— = PROPOSED CONTOURS
 - D.P.R. = DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
 - C/L- = CENTERLINE
 - N.C.B. = NEW CITY BLOCK

KEYNOTES

- 1 = 10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- 2 = 15' PUBLIC DRAINAGE & ACCESS EASEMENT
- 3 = 18' PUBLIC DRAINAGE & ACCESS EASEMENT
- 4 = 20' PUBLIC DRAINAGE & ACCESS EASEMENT
- 5 = 14' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- 6 = 5' IRREVOCABLE PEDESTRIAN EASEMENT & WATER EASEMENT
- 7 = 1' VEHICULAR NON-ACCESS EASEMENT
- 1 = 15' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT, RECORDED IN VOLUME 20002, PAGES 688 TO 690, D.P.R.
- 2 = 10x10' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT, RECORDED IN VOLUME 20002, PAGES 688 TO 690, D.P.R.
- 1 = 32.80 AC. REMAINING PORTION OF LOT 2, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 2 = 0.76 AC. REMAINING PORTION OF LOT 10, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 3 = 17.77 AC. REMAINING PORTION OF LOT 3, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 4 = 1.82 AC. REMAINING PORTION OF LOT 8, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 5 = UNIT 1, LONESOME DOVE SUBDIVISION RECORDED IN VOLUME 20002, PAGES 688 TO 690, D.P.R.
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- 8 = 37.93 AC. REMAINING PORTION OF LOT 7, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 9 = 37.28 AC. REMAINING PORTION OF LOT 8, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)
- 10 = LOT 9, IVY SUBDIVISION (VOL. 9524, PG. 14-22 D.P.R.)

SURVEYOR'S NOTE:

- 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 ROD WITH PLASTIC CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
- CONTOURS SHOWN HEREON OBTAINED FROM SAN ANTONIO RIVER AUTHORITY'S LIDAR DATA.

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6500

18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509
TBP#LS FIRM NO. 10194244

STATE OF TEXAS
COUNTY OF BEXAR

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

JOSE M. CANTU, P.E. NO. 103446
LICENSED PROFESSIONAL ENGINEER
JOSE M. CANTU, P.E. TBP# FIRM NO. 18934
10861 VANDALE STREET
SAN ANTONIO, TX 78216
(210) 515-4833 jcantu@redblackgroup.com

C.P.S. NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS 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.

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

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

2. BEARINGS ON THIS PLAT ARE REFERENCED TO RECORD PLAT VOLUME 9524, PAGE 14-22, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

3. 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

SAWS WASTEWATER EDU:
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.

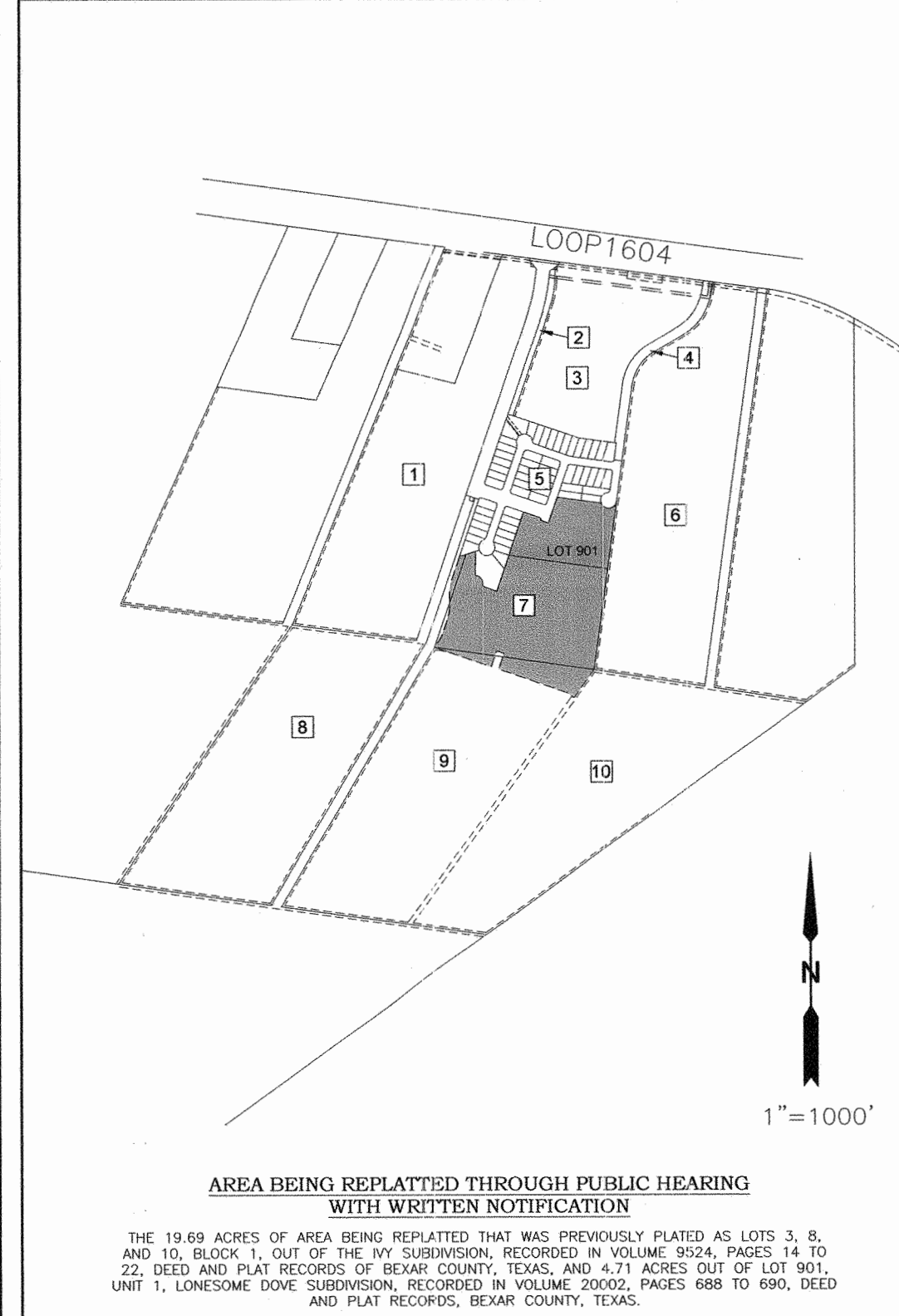
IMPACT FEE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

RESIDENTIAL FIRE FLOW:
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.

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

STORM WATER DETENTION:
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN ONSITE DETENTION POND LOCATED IN LOT 901, BLOCK 13, NCB 16628, LONESOME DOVE SUBDIVISION UNIT 2.

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



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON IVY SUBDIVISION PLAT WHICH IS RECORDED IN VOLUME 9524, PAGES 14 TO 22, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

(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.

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

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS 13th DAY OF

July, A.D. 2023

C. Allie

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

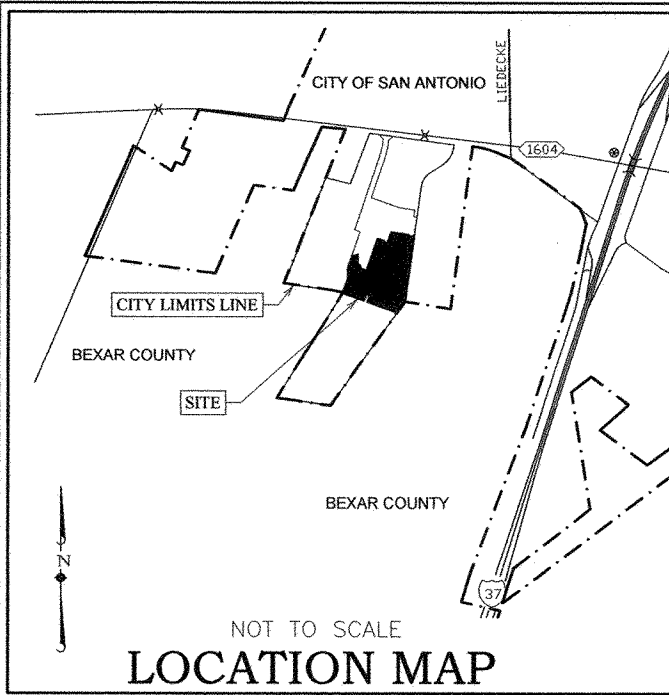
MY COMMISSION EXPIRES 12-29-2025



CURVE TABLE						
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	319.22'	120.91'	120.18'	S 29°48'35" W	021°42'03"	61.19'
C2	319.22'	122.54'	121.78'	S 07°57'45" W	021°59'36"	62.03'
C3	281.37'	108.01'	107.34'	S 07°59'10" W	021°59'36"	54.68'
C4	50.00'	82.30'	73.32'	N 41°32'24" W	094°18'49"	53.91'
C5	15.00'	20.07'	18.61'	N 32°42'43" W	076°39'27"	11.86'
C6	15.00'	23.56'	21.21'	N 25°59'37" W	090°00'00"	15.00'
C7	50.00'	133.14'	97.15'	S 84°03'15" W	152°34'21"	204.90'
C8	15.00'	21.68'	19.84'	S 67°35'46" W	082°49'14"	13.23'
C9	65.00'	47.17'	46.14'	S 88°12'56" W	041°34'54"	24.68'
C10	50.00'	36.29'	35.50'	S 88°12'56" W	041°34'54"	18.98'
C11	15.00'	23.56'	21.21'	N 25°59'37" W	090°00'00"	15.00'
C12	15.00'	23.56'	21.21'	S 64°00'23" W	090°00'00"	15.00'
C13	15.00'	14.86'	14.26'	N 42°36'24" W	056°46'26"	8.11'
C14	58.00'	297.16'	63.56'	N 19°00'23" E	293°32'52"	37.99'
C15	15.00'	14.86'	14.26'	N 80°37'10" E	056°46'26"	8.11'
C16	15.00'	23.56'	21.21'	S 25°59'37" E	090°00'00"	15.00'
C17	15.00'	23.56'	21.21'	N 64°00'23" E	090°00'00"	15.00'
C18	35.00'	37.06'	35.36'	S 40°39'25" E	060°40'24"	20.48'
C19	65.00'	68.83'	65.66'	S 40°39'26" E	060°40'26"	38.04'
C20	15.00'	21.24'	19.51'	S 30°25'25" E	081°08'24"	12.84'
C21	15.00'	23.57'	21.22'	N 26°01'02" W	090°02'49"	15.01'
C22	15.00'	23.56'	21.21'	S 64°00'23" W	090°00'00"	15.00'
C23	15.00'	14.86'	14.26'	N 42°36'24" W	056°46'26"	8.11'
C24	58.00'	297.16'	63.56'	N 19°00'23" E	293°32'52"	37.99'
C25	15.00'	14.86'	14.26'	N 80°37'10" E	056°46'26"	8.11'
C26	15.00'	23.56'	21.21'	S 25°59'37" E	090°00'00"	15.00'
C27	15.00'	23.55'	21.20'	N 63°58'58" E	089°57'11"	14.99'
C28	50.00'	141.67'	98.82'	S 10°07'53" W	162°20'38"	321.94'
C29	125.00'	61.72'	61.09'	S 21°54'27" W	028°17'19"	31.50'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 03°02'03" E	30.15'
L2	N 71°02'26" W	81.56'
L3	N 70°59'37" W	50.00'
L4	S 53°56'54" E	50.00'
L5	S 19°00'23" W	105.00'
L6	S 70°59'37" E	50.00'
L7	N 19°00'23" E	105.00'
L8	N 70°59'37" W	18.89'
L9	S 70°59'37" E	20.31'





- LEGEND:**
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 - ✕ = SET "X" ON CONC.
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6500

18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509
TPELS FIRM NO. 10194244

STATE OF TEXAS
COUNTY OF BEXAR

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JOSE M. CANTU, P.E. NO. 103446
LICENSED PROFESSIONAL ENGINEER
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- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS HIGH PRESSURE:

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.

SURVEYOR'S NOTE:

- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83 (23).
- BEARINGS ON THIS PLAT ARE REFERENCED TO RECORD PLAT VOLUME 9524, PAGE 14-22, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
- 3/4" IRON ROD WITH PLASTIC CAP STAMPED "ALLIANCE LAND SURVEYORS RPLS 6500" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SPECIFIED.

SAWS WASTEWATER EDU:

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.

IMPACT FEE:

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

RESIDENTIAL FIRE FLOW:

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.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0739F, EFFECTIVE SEPTEMBER 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

STORM WATER DETENTION:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN ONSITE DETENTION POND LOCATED IN LOT 901, BLOCK 13, NCB 16628, LONESOME DOVE SUBDIVISION UNIT 2.

RESIDENTIAL FINISHED FLOOR:

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

DRAINAGE EASEMENT ENCROACHMENTS:

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

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 13, NCB 16628, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TG DETENTION & MAINTENANCE:

STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FLO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAWS DEDICATION:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 2370683) 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 UNDER 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 ARBORIST OFFICE PER 35-477(H). **PAYMENT RECEIVED ON 3/24/2022. TREE PERMIT NO. 22-38801657.



PLAT NO. 22-11800291

REPLAT ESTABLISHING

LONESOME DOVE, UNIT 2

BEING A TOTAL OF 19.69 ACRES OF LAND, CONSISTING OF A PORTION OF LOTS 3, 8, & 10, BLOCK 1 OF THE IVY SUBDIVISION, VOL. 9524, PG. 14-22, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND LOT 901, UNIT 1, LONESOME DOVE SUBDIVISION, RECORDED IN VOLUME 20002, PAGES 688 TO 690, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 11-48 & LOT 901, BLOCK 13, N.C.B. 16628; LOTS 16-41 & LOT 901, BLOCK 14, N.C.B. 16628, AND LOTS 1-5 & LOT 901, BLOCK 15, N.C.B. 16628

RED & BLACK ENGINEERING GROUP

JOSE M. CANTU, P.E.
CONSULTING ENGINEER
TPELS FIRM NO. 18934
10861 VANDALE STREET
SAN ANTONIO, TX 78216
(210) 515-4833 jcantu@redblackeg.com

SCALE: 1" = 100'

PREPARATION DATE: MARCH 3, 2023

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, 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.

Theresa Y. Britts

OWNER/AGENT: THERESA Y. BRITTS
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 THERESA Y. BRITTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND TO THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

July 23, A.D. 2023

Calix

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CHRISTINA MARIE ALANZ
NOTARY PUBLIC
STATE OF TEXAS
EXP. 12-29-2025

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

DATED THIS _____ DAY OF _____, 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

