

- LEGEND**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - 100-YR FEMA FLOODPLAIN BOUNDARY
  - CITY OF SAN ANTONIO CITY LIMITS
  - ELECTRIC, GAS, TELEPHONE, & CABLE
  - TELEVISION EASEMENT
  - ACRES
  - RIGHT OF WAY
  - RADIUS
  - CENTER LINE
  - EASEMENT
  - OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - BUILDING SETBACK LINE
  - VOLUME
  - PAGE
  - C.B.
  - COUNTY BLOCK
  - NOT TO SCALE
  - FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "MTR-ENG"
  - REPETITIVE BEARING AND/OR DISTANCE
  - DOCUMENT
  - MINIMUM

- KEYNOTES:**
- 10' E.G.T.C.A. ESM'T.
  - 15' B.S.L.
  - 10' E.G.T.C.A. ESM'T. & 10' B.S.L.
  - 12' E.G.T.C.A. ESM'T.
  - LOT 902, BLOCK 12 (0.050 AC) (PERMEABLE) OPEN SPACE & DRAINAGE EASEMENT
  - 50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.082 AC) (OFF-LOT) (PERMEABLE)
  - VARIABLE WIDTH WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.415 AC) (OFF-LOT) (PERMEABLE)
  - LOT 901, BLOCK 19 (0.286 AC) (PERMEABLE) GREENBELT & OPEN SPACE BUFFER
  - VARIABLE WIDTH R.O.W. DEDICATION (24' MIN.) (0.185 AC)
  - LOT 903, BLOCK 11 (0.521 AC) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
  - LOT 904, BLOCK 11 (0.070 AC) (PERMEABLE) 26' DRAINAGE & SANITARY SEWER EASEMENT
  - LOT 901, BLOCK 18 (0.057 AC) (PERMEABLE) OPEN SPACE & DRAINAGE EASEMENT
  - VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT (0.306 AC) (OFF-LOT) (PERMEABLE)
  - TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.246 AC) (OFF-LOT)
  - 1' VEHICULAR NON-ACCESS ESM'T.
  - 20' B.S.L.
  - LOT 901, BLOCK 16 (PERMEABLE) (0.036 AC.) VARIABLE WIDTH CLEAR VISION ESM'T. & VEHICULAR NON-ACCESS ESM'T.
  - VARIABLE WIDTH E.G.T.C.A. ESM'T. (0.200 AC) (OFF-LOT) (PERMEABLE)
  - 16' E.G.T.C.A. ESM'T.
  - 5' E.G.T.C.A. ESM'T.

STATE OF TEXAS  
COUNTY OF BEXAR

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

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

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:**

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

**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

**KEY NOTES:**

- 10' E.G.T.C.A. ESM'T. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 15' B.S.L. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 10' E.G.T.C.A. ESM'T. & 10' B.S.L. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 16' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- 12' ELECTRIC ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- 12' E.G.T.C.A. ESM'T. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 16' E.G.T.C.A. ESM'T. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 12' SANITARY SEWER ESM'T. LONESOME DOVE HILLS UNIT 1 VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- VARIABLE WIDTH PRIVATE DRAINAGE ESM'T. LONESOME DOVE, OFFSITE VOL. 20002, PGS. 1626-1629, O.P.R.B.C.T.
- 14' E.G.T.C.A. ESM'T. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- LOT 902, BLOCK 11 LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- 25'X25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, O.P.R.B.C.T.
- NATURAL DRAINAGE ESM'T. VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- VARIABLE WIDTH TEMPORARY TURNAROUND E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT - TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. CONCURRENT PLATTING LONESOME DOVE ESTATES UNIT 2A PLAT NO. 21-11800104
- REMAINING PORTION OF LOT 7 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- REMAINING PORTION OF LOT 7 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T. LONESOME DOVE INVESTMENT GROUP, LLC DOC# 20180110388 AND DOC# 20180110390 O.P.R.B.C.T.
- REMAINING PORTION OF LOT 6 IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T. LONESOME DOVE INVESTMENT GROUP, LLC DOC# 20180110388 O.P.R.B.C.T.
- 1' VEHICULAR NON-ACCESS ESM'T. LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630-1633, 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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

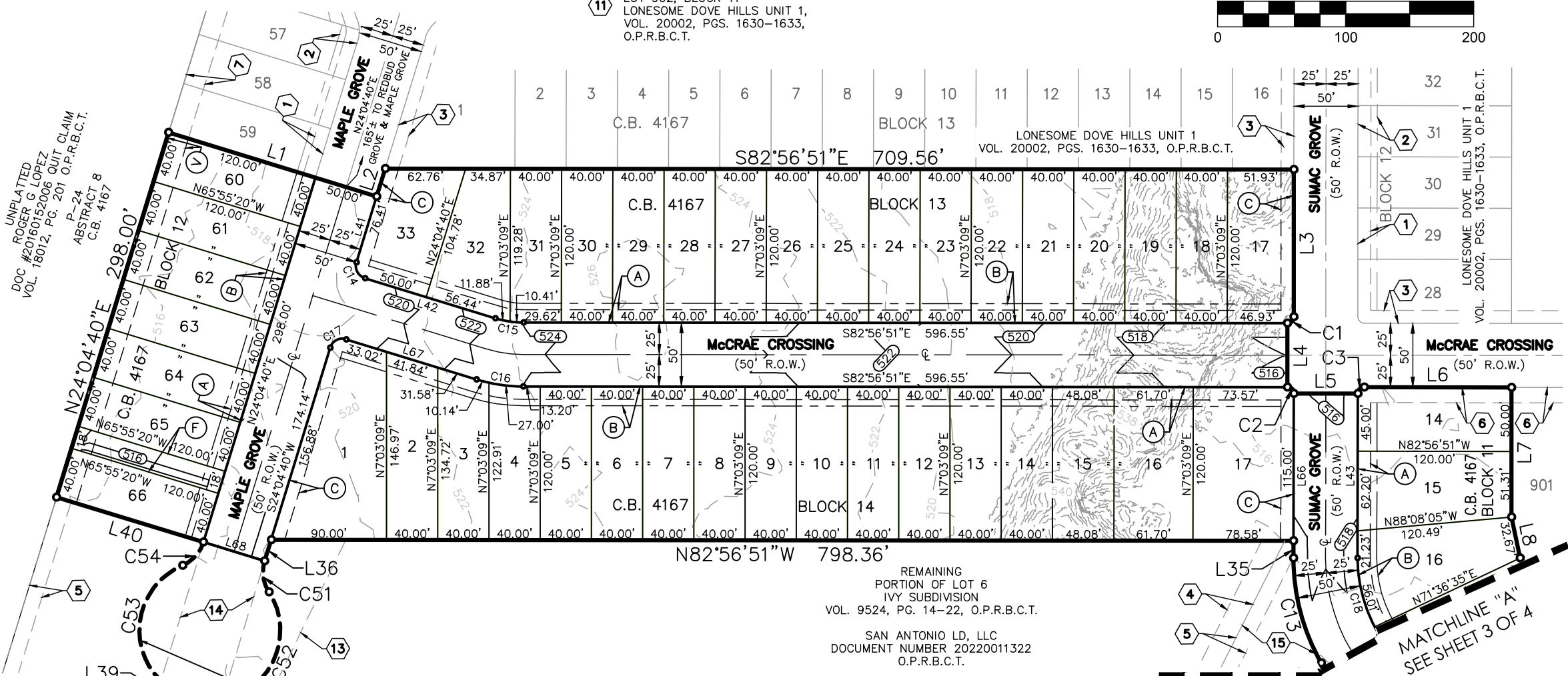
OWNER/DEVELOPER: CRAIG GLENDENNING  
LONESOME DOVE INVESTMENT GROUP, LLC  
3201 CHERRY RIDGE, SUITE A104  
SAN ANTONIO, TX 78230

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. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



REMAINING PORTION OF LOT 6  
IVY SUBDIVISION  
VOL. 9524, PG. 14-22, O.P.R.B.C.T.

SAN ANTONIO LD, LLC  
DOCUMENT NUMBER 20220011322  
O.P.R.B.C.T.

1% ANNUAL CHANCE FEMA FLOODPLAIN  
(100-YEAR FLOOD)  
PER FEMA MAP NO. 48029C0735F  
EFFECTIVE SEPTEMBER 29, 2010

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

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

**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**

THE ENTIRE 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.

PLAT NO. 21-11800484

REPLAT ESTABLISHING  
LONESOME DOVE HILLS UNIT 2

22.663 ACRE TRACT OF LAND, INCLUSIVE OF A 0.185 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- Engineers
- Surveyors
- Planners

**Moy Tarin Ramirez Engineers, LLC**

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

DATE OF PREPARATION: October 18, 2022

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

OWNER/DEVELOPER: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
4058 N. COLLEGE AVE, SUITE 300  
FAYETTEVILLE, AR 72703 1

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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. 20\_\_\_\_

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF, LONESOME DOVE HILLS 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. 20\_\_\_\_

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

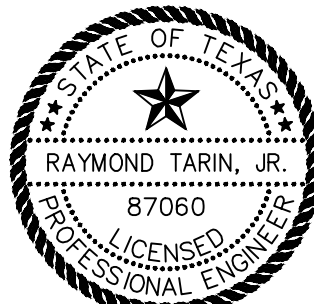
BY: \_\_\_\_\_ SECRETARY

**CERTIFICATE OF APPROVAL**

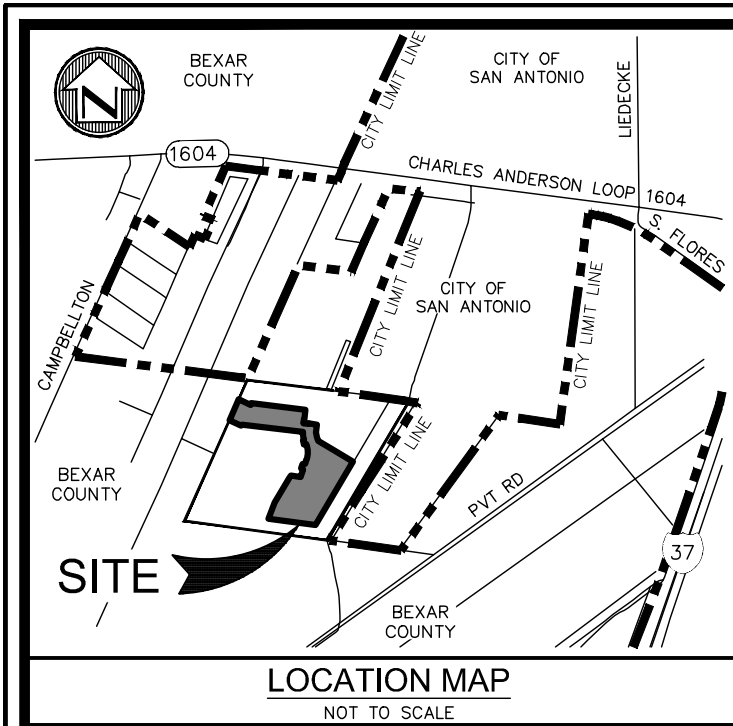
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS







**LEGEND**

--- 508 ---  
--- 508 ---  
EXISTING CONTOUR  
PROPOSED CONTOUR  
100-YR FEMA FLOODPLAIN BOUNDARY  
CITY OF SAN ANTONIO CITY LIMITS  
ELECTRIC, GAS, TELEPHONE, & CABLE  
TELEVISION EASEMENT

AC  
R.O.W.  
R  
G  
ESM'T.  
O.P.R.B.C.T.

B.S.L.  
VOL.  
PG.  
POS.  
C.B.  
N.T.S.  
F.I.R.-O

DOC  
MIN.

ACRES  
RIGHT OF WAY  
RADIUS  
CENTER LINE  
EASEMENT  
OFFICIAL PUBLIC RECORDS BEAR  
COUNTY TEXAS  
BUILDING SETBACK LINE  
PAGE  
PAGES  
COUNTY BLOCK  
NOT TO SCALE  
FOUND 5/8" IRON PIN WITH ORANGE  
PLASTIC CAP STAMPED "MTR-ENG"  
REPETITIVE BEARING AND/OR DISTANCE  
DOCUMENT  
MINIMUM

- KEYNOTES:**
- (A) 10' E.G.T.C.A. ESM'T.  
(B) 15' B.S.L.  
(C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.  
(D) 12' E.G.T.C.A. ESM'T.  
(F) LOT 902, BLOCK 12 (0.050 AC) (PERMEABLE)  
OPEN SPACE & DRAINAGE EASEMENT  
(G) 50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO  
EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC  
STREET R.O.W. (0.082 AC) (OFF-LOT) (PERMEABLE)  
(H) VARIABLE WIDTH WATER, SANITARY SEWER & DRAINAGE  
ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED  
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(J) LOT 901, BLOCK 19 (0.286 AC) (PERMEABLE)  
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(0.185 AC)  
(L) LOT 903, BLOCK 11 (0.521 AC) (PERMEABLE)  
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26' DRAINAGE & SANITARY SEWER EASEMENT  
(N) LOT 901, BLOCK 18 (0.057 AC) (PERMEABLE)  
OPEN SPACE & DRAINAGE EASEMENT  
(P) VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT  
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(Q) TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER,  
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INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.  
(0.246 AC) (OFF-LOT)  
(R) 1' VEHICULAR NON-ACCESS ESM'T.  
(S) 20' B.S.L.  
(T) LOT 901, BLOCK 16 (PERMEABLE) (0.036 AC)  
VARIABLE WIDTH CLEAR VISION ESM'T. &  
VEHICULAR NON-ACCESS ESM'T.  
(U) VARIABLE WIDTH E.G.T.C.A. ESM'T. (0.200 AC)  
(OFF-LOT) (PERMEABLE)  
(V) 16' E.G.T.C.A. ESM'T.  
(W) 5' E.G.T.C.A. ESM'T.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE  
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STATE OF TEXAS  
COUNTY OF BEXAR

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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

**KEY NOTES:**

- (1) 10' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(2) 15' B.S.L.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(3) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(4) 16' ELECTRIC ESM'T.  
VOL. 9524, PG. 14-22,  
O.P.R.B.C.T.  
(5) 12' ELECTRIC ESM'T.  
VOL. 9524, PG. 14-22,  
O.P.R.B.C.T.  
(6) 12' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(7) 16' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(8) 12' SANITARY SEWER ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(9) VARIABLE WIDTH PRIVATE DRAINAGE  
ESM'T. LONESOME DOVE, OFFSITE  
VOL. 20002, PGS. 1626-1629,  
O.P.R.B.C.T.  
(10) 14' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(11) LOT 902, BLOCK 11  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (12) 25'x25' SANITARY SEWER ESM'T. TO  
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LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.  
(13) NATURAL DRAINAGE ESM'T.  
VOL. 9524, PG. 14-22, O.P.R.B.C.T.  
(14) VARIABLE WIDTH TEMPORARY  
TURNAROUND E.G.T.C.A. ACCESS,  
WATER, SANITARY SEWER &  
DRAINAGE EASEMENT - TO EXPIRE  
UPON INCORPORATION INTO PLATTED  
PUBLIC STREET R.O.W.  
CONCURRENT PLATTING  
LONESOME DOVE ESTATES UNIT 2A  
PLAT NO. 21-11800104  
(15) REMAINING PORTION OF LOT 7  
IVY SUBDIVISION VOL. 9524, PG.  
14-22, O.P.R.B.C.T.  
SAN ANTONIO LD, LLC  
DOC# 20220011322 O.P.R.B.C.T.  
(16) REMAINING PORTION OF LOT 7  
IVY SUBDIVISION VOL. 9524, PG.  
14-22, O.P.R.B.C.T.  
LONESOME DOVE INVESTMENT  
GROUP, LLC  
DOC# 20180110388 AND  
DOC# 201800110390 O.P.R.B.C.T.  
(17) REMAINING PORTION OF LOT 6  
IVY SUBDIVISION VOL. 9524, PG.  
14-22, O.P.R.B.C.T.  
LONESOME DOVE INVESTMENT  
GROUP, LLC  
DOC# 20180110388 O.P.R.B.C.T.  
(18) 1' VEHICULAR NON-ACCESS ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.

**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.

**NOTE:**

SEE SHEET 4 OF 4 FOR LINE AND  
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND  
WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND GREEN  
VALLEY SPECIAL UTILITY DISTRICT (SAWS) - IS HEREBY DEDICATED EASEMENTS AND  
RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE  
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC  
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT",  
"UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER  
EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT"  
FOR THE 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 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 THE  
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.

STATE OF TEXAS  
COUNTY OF BEXAR

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

OWNER/DEVELOPER: CRAIG GLENDENNING  
LONESOME DOVE INVESTMENT GROUP, LLC  
3201 CHERRY RIDGE, SUITE A104  
SAN ANTONIO, TX 78230

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. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

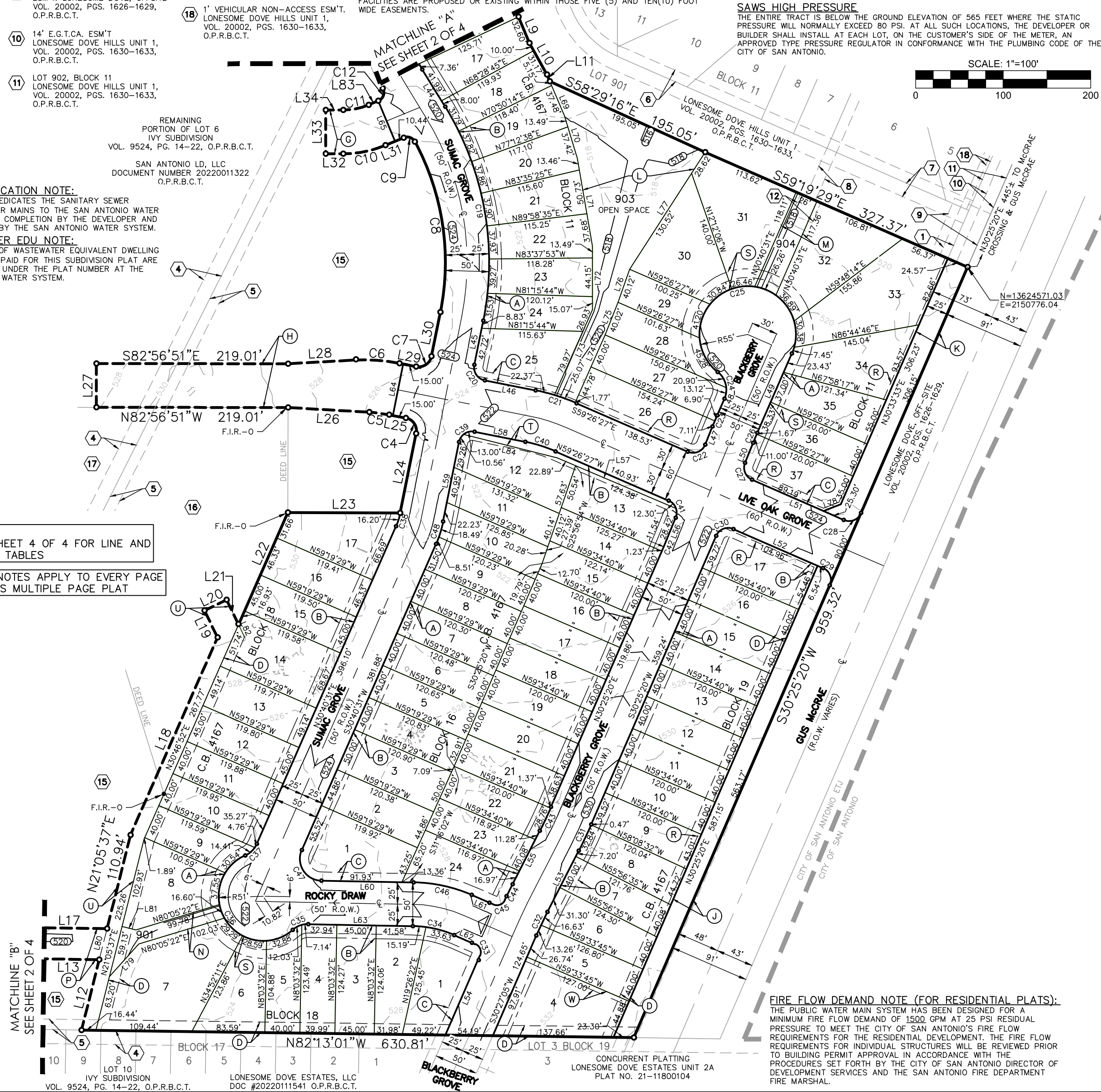
**SAWS IMPACT FEE**

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**

THE ENTIRE 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.

SCALE: 1"=100'  
0 100 200



**FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):**

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A  
MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL  
PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW  
REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW  
REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR  
TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE  
PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF  
DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT  
FIRE MARSHAL.

PLAT NO. 21-11800484

REPLAT ESTABLISHING  
LONESOME DOVE HILLS UNIT 2

22.663 ACRE TRACT OF LAND, INCLUSIVE OF A 0.185 ACRE RIGHT OF WAY  
DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF  
LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN  
VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR  
COUNTY, TEXAS.



**Moy Tarin Ramirez Engineers, LLC**

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

DATE OF PREPARATION: October 18, 2022

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

OWNER/DEVELOPER: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
4058 N. COLLEGE AVE, SUITE 300  
FAYETTEVILLE, AR 72703 1

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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. 20\_\_\_\_

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF, LONESOME DOVE HILLS 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. 20\_\_\_\_

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

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

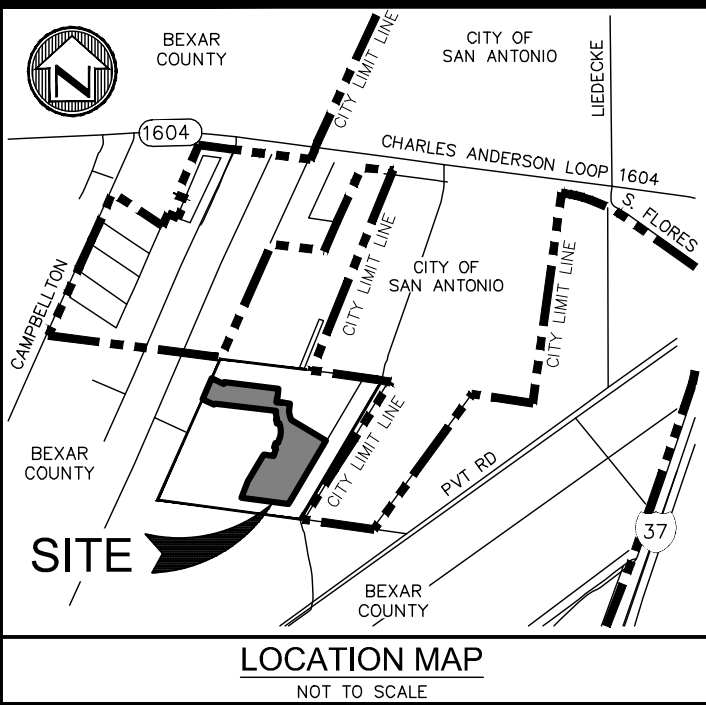
**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING  
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY  
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF  
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID  
PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING  
SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS





LEGEND

|              |   |
|--------------|---|
| ---          | EXISTING CONTOUR  |
| ---          | PROPOSED CONTOUR  |
| ---          | 100-YR FEMA FLOODPLAIN BOUNDARY                               |
| ---          | CITY OF SAN ANTONIO CITY LIMITS                               |
| ---          | ELECTRIC, GAS, TELEPHONE, & CABLE                             |
| ---          | TELEVISION EASEMENT   |
| AC           | ACRES   |
| R.O.W.       | RIGHT OF WAY  |
| R            | RADIUS  |
| G            | CENTER LINE   |
| ESM'T.       | EASEMENT  |
| O.P.R.B.C.T. | OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS                    |
| B.S.L.       | BUILDING SETBACK LINE   |
| VOL.         | VOLUME  |
| PG.          | PAGE  |
| P.GS.        | PAGES   |
| C.B.         | COUNTY BLOCK  |
| N.T.S.       | NOT TO SCALE  |
| F.I.R.-O     | FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "MTR-ENG" |
| "            | REPETITIVE BEARING AND/OR DISTANCE                            |
| DOC          | DOCUMENT  |
| MIN.         | MINIMUM   |

KEYNOTES:

- (A) 10' E.G.T.C.A. ESM'T.
- (B) 15' B.S.L.
- (C) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.
- (D) 12' E.G.T.C.A. ESM'T.
- (F) LOT 902, BLOCK 12 (0.050 AC) (PERMEABLE) OPEN SPACE & DRAINAGE EASEMENT
- (G) 50' WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.082 AC) (OFF-LOT) (PERMEABLE)
- (H) VARIABLE WIDTH WATER, SANITARY SEWER & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.415 AC) (OFF-LOT) (PERMEABLE)
- (J) LOT 901, BLOCK 19 (0.286 AC) (PERMEABLE) GREENBELT & OPEN SPACE BUFFER
- (K) VARIABLE WIDTH R.O.W. DEDICATION (24' MIN.) (0.185 AC)
- (L) LOT 903, BLOCK 11 (0.521 AC) (PERMEABLE) OPEN SPACE & DRAINAGE ESM'T.
- (M) LOT 904, BLOCK 11 (0.070 AC) (PERMEABLE) 26' DRAINAGE & SANITARY SEWER EASEMENT
- (N) LOT 901, BLOCK 18 (0.057 AC) (PERMEABLE) OPEN SPACE & DRAINAGE EASEMENT
- (P) VARIABLE WIDTH TEMPORARY DRAINAGE EASEMENT (0.306 AC) (OFF-LOT) (PERMEABLE)
- (Q) TURNAROUND E.G.T.C.A., SANITARY SEWER, WATER, ACCESS & DRAINAGE ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.246 AC) (OFF-LOT)
- (R) 1' VEHICULAR NON-ACCESS ESM'T.
- (S) 20' B.S.L.
- (T) LOT 901, BLOCK 16 (PERMEABLE) (0.036 AC.) VARIABLE WIDTH CLEAR VISION ESM'T. & VEHICULAR NON-ACCESS ESM'T.
- (U) VARIABLE WIDTH E.G.T.C.A. ESM'T. (0.200 AC) (OFF-LOT) (PERMEABLE)
- (V) 16' E.G.T.C.A. ESM'T.
- (W) 5' E.G.T.C.A. ESM'T.

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:

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., 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:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND GREEN VALLEY SPECIAL UTILITY DISTRICT (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

FIRE FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

KEY NOTES:

- (1) 10' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (2) 15' B.S.L.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (3) 10' E.G.T.C.A. ESM'T. & 10' B.S.L.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (4) 16' ELECTRIC ESM'T.  
VOL. 9524, PG. 14-22,  
O.P.R.B.C.T.
- (5) 12' ELECTRIC ESM'T.  
VOL. 9524, PG. 14-22,  
O.P.R.B.C.T.
- (6) 12' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (7) 16' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (8) 12' SANITARY SEWER ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (9) VARIABLE WIDTH PRIVATE DRAINAGE  
ESM'T. LONESOME DOVE, OFFSITE  
VOL. 20002, PGS. 1626-1629,  
O.P.R.B.C.T.
- (10) 14' E.G.T.C.A. ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (11) LOT 902, BLOCK 11  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (12) 25'X25' SANITARY SEWER ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
O.P.R.B.C.T.
- (13) NATURAL DRAINAGE ESM'T.  
VOL. 9524, PG. 14-22, O.P.R.B.C.T.
- (14) VARIABLE WIDTH TEMPORARY TURNAROUND E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT - TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W.  
CONCURRENT PLATTING LONESOME DOVE ESTATES UNIT 2A  
PLAT NO. 21-11800104
- (15) REMAINING PORTION OF LOT 7  
IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.  
SAN ANTONIO LD, LLC  
DOC# 20220011322 O.P.R.B.C.T.
- (16) REMAINING PORTION OF LOT 7  
IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.  
LONESOME DOVE INVESTMENT GROUP, LLC  
DOC# 20180110388 AND  
DOC# 201800110390 O.P.R.B.C.T.
- (17) REMAINING PORTION OF LOT 6  
IVY SUBDIVISION VOL. 9524, PG. 14-22, O.P.R.B.C.T.  
LONESOME DOVE INVESTMENT GROUP, LLC  
DOC# 20180110388 O.P.R.B.C.T.
- (18) 1' VEHICULAR NON-ACCESS ESM'T.  
LONESOME DOVE HILLS UNIT 1,  
VOL. 20002, PGS. 1630-1633,  
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, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CRAIG GLENNENING  
LONESOME DOVE INVESTMENT GROUP, LLC  
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 \_\_\_\_\_ 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. 20\_\_\_\_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

THE ENTIRE 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.

PLAT NO. 21-11800484

REPLAT ESTABLISHING  
LONESOME DOVE HILLS UNIT 2

22.663 ACRE TRACT OF LAND, INCLUSIVE OF A 0.185 ACRE RIGHT OF WAY DEDICATION AND CONSISTING OF A PORTION OF LOT 6, AND A PORTION OF LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION RECORDED IN VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC

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

DATE OF PREPARATION: October 18, 2022

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

OWNER/DEVELOPER: STEPHEN LIEUX  
SAN ANTONIO LD, LLC  
4058 N. COLLEGE AVE, SUITE 300  
FAYETTEVILLE, AR 72703 1

STATE OF ARKANSAS  
COUNTY OF WASHINGTON

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. 20\_\_\_\_

NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS

THIS PLAT OF, LONESOME DOVE HILLS 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. 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

