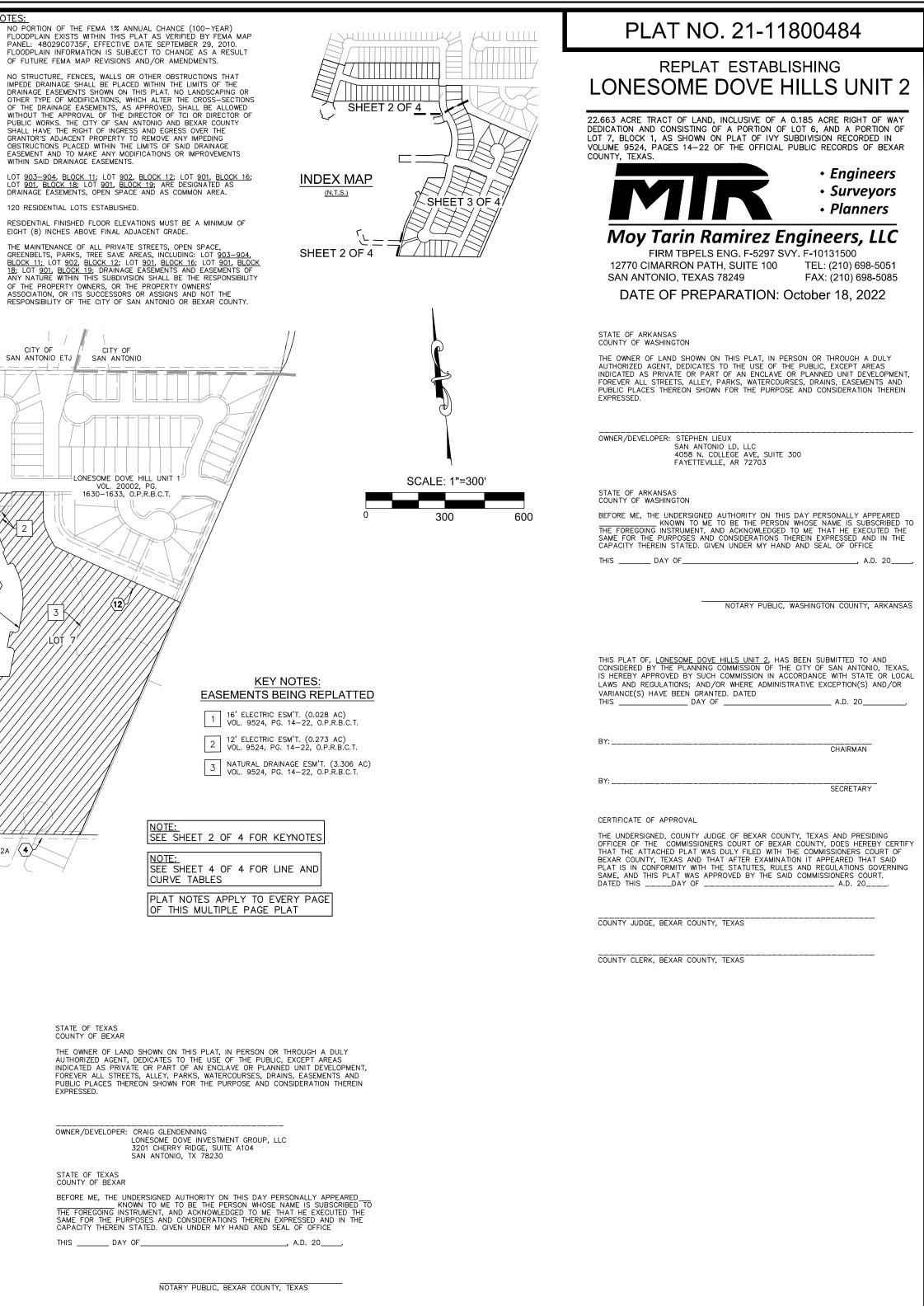


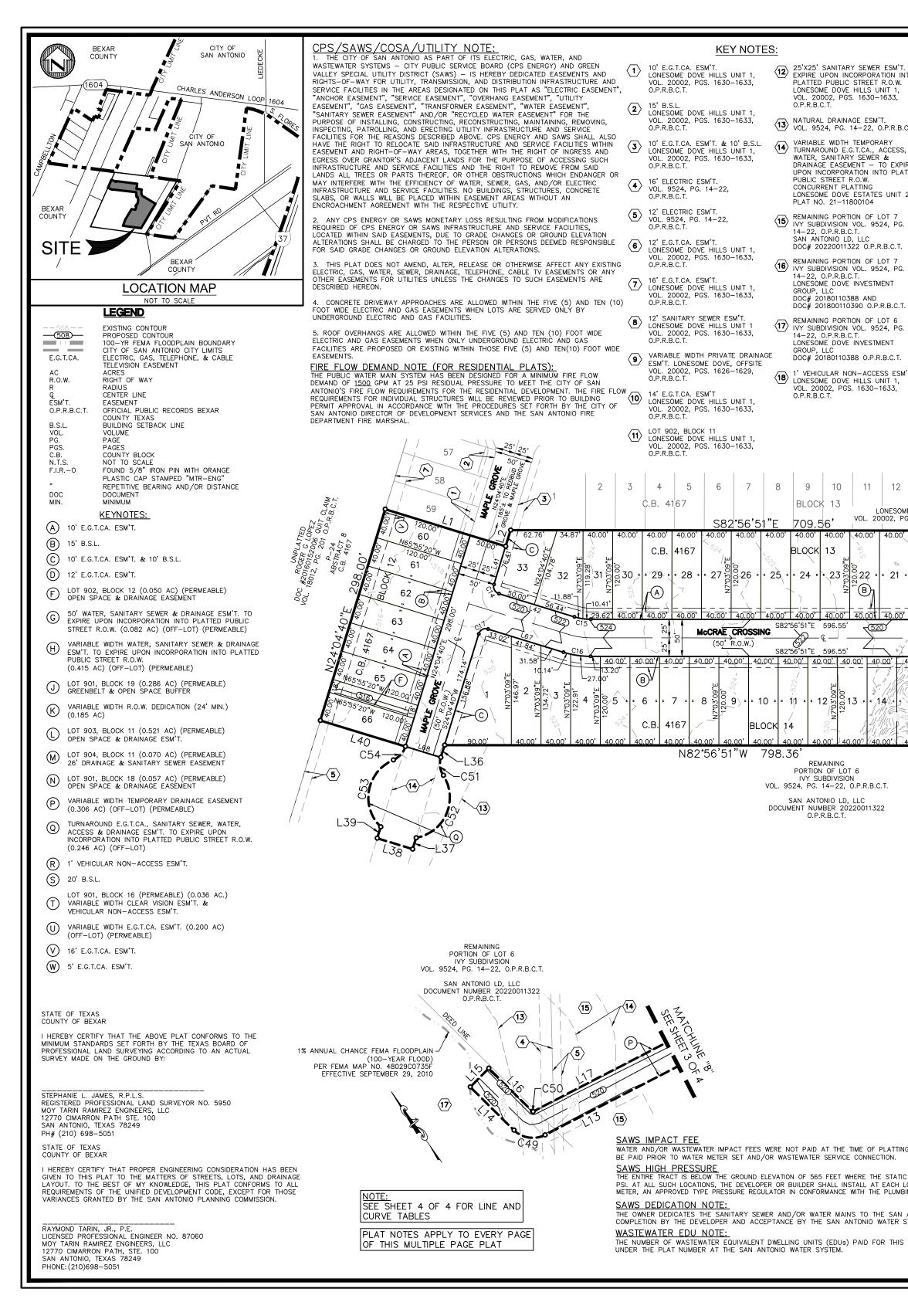
STER O STEPHANIE L. JAMES 20 5950 Ession. SURVE 1 A A A



CITY OF

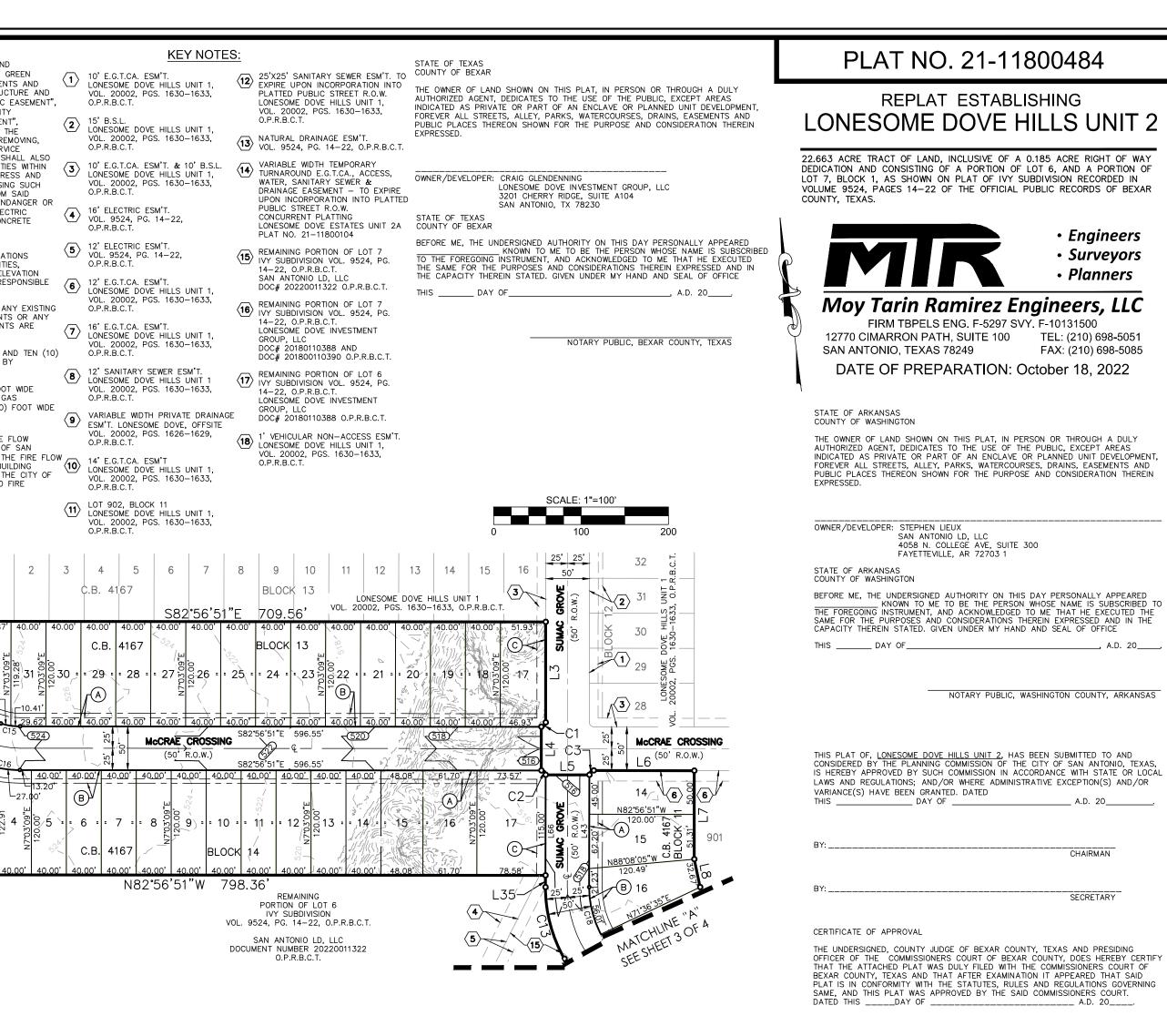


SHEET 1 OF









COUNTY JUDGE, BEXAR COUNTY, TEXAS

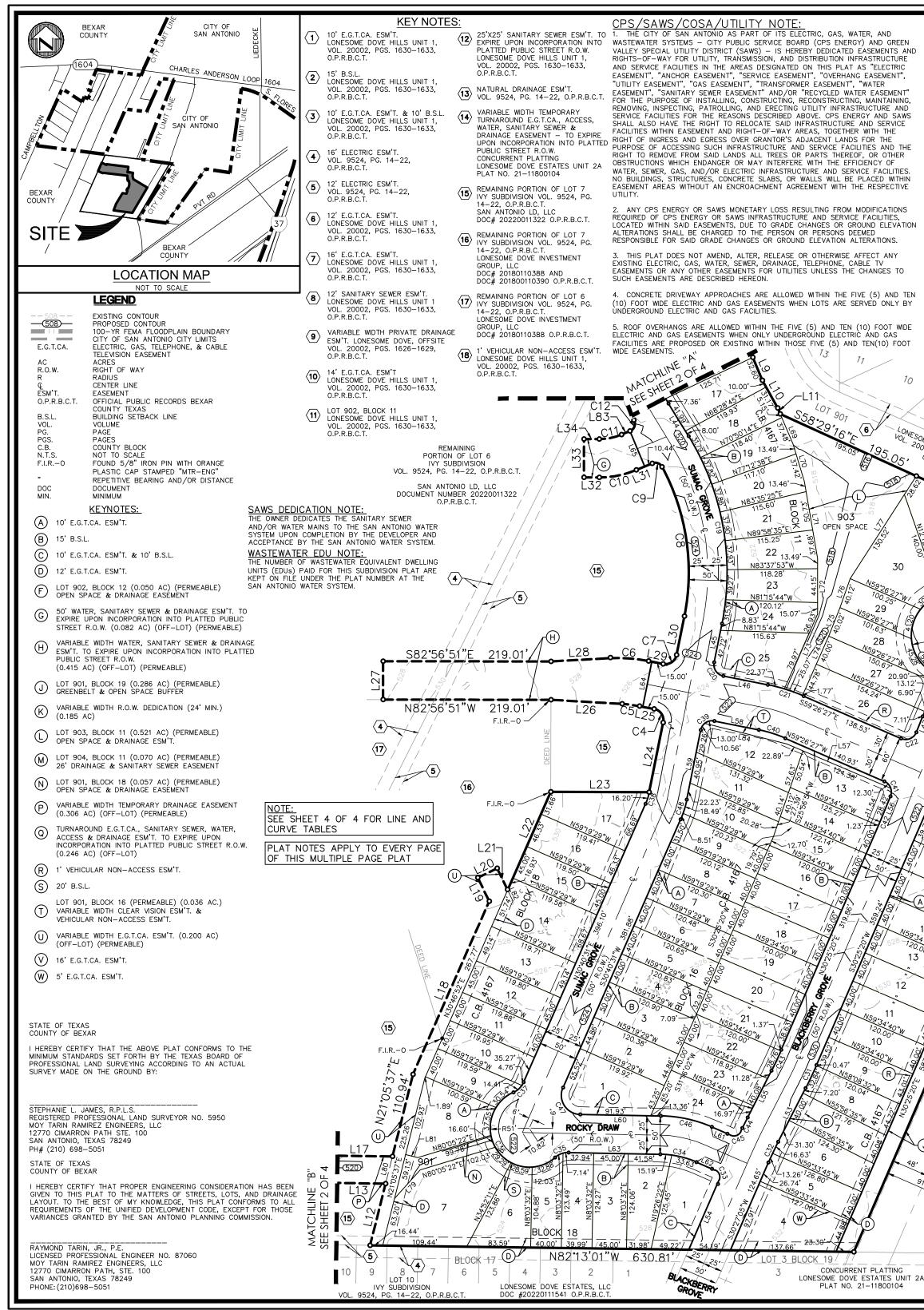
COUNTY CLERK, BEXAR COUNTY, TEXAS

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST

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.

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

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE

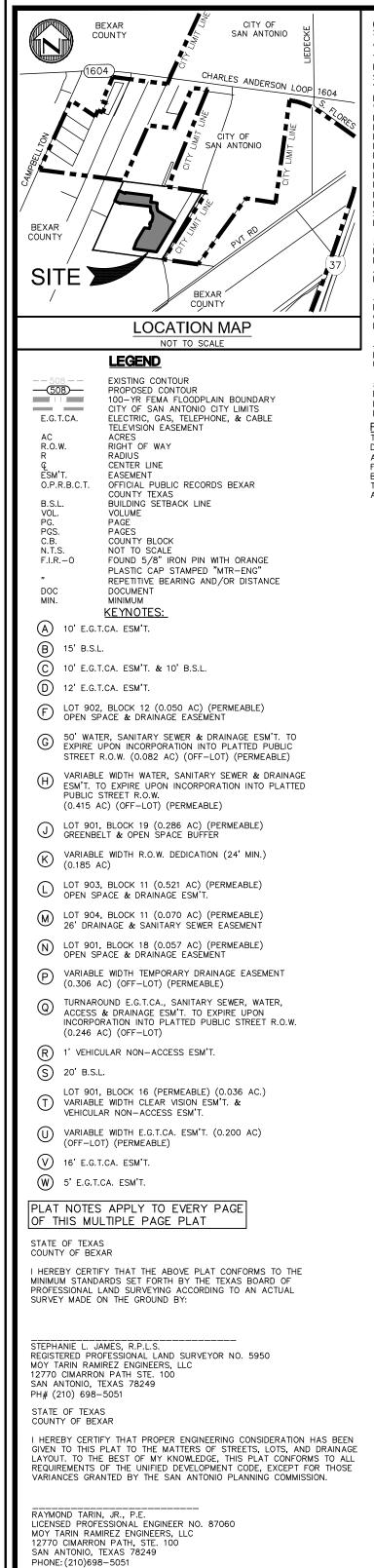






STATE OF TEXAS COUNTY OF BEXAR PLAT NO. 21-11800484 THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL **REPLAT ESTABLISHING** TREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. LONESOME DOVE HILLS UNIT 2 OWNER/DEVELOPER: CRAIG GLENDENNING 22.663 ACRE TRACT OF LAND, INCLUSIVE OF A 0.185 ACRE RIGHT OF WAY LONESOME DOVE INVESTMENT GROUP, LLC 3201 CHERRY RIDGE, SUITE A104 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 SAN ANTONIO, TX 78230 VOLUME 9524, PAGES 14-22 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 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 • Engineers • Surveyors • Planners A.D. 20____. DAY OF THIS Moy Tarin Ramirez Engineers, LLC FIRM TBPELS ENG. F-5297 SVY. F-10131500 NOTARY PUBLIC, BEXAR COUNTY, TEXAS 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 DATE OF PREPARATION: October 18, 2022 SAWS IMPACT FEE WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. STATE OF ARKANSAS SAWS HIGH PRESSURE COUNTY OF WASHINGTON HE ENTIRE TRACT IS BELOW THE GROUND ELEVATION OF 565 FEET WHERE THE STATIC 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 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 10 APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. SCALE: 1"=100" EXPRESSED BLOCK 11 901 100 200 $\langle \mathbf{6} \rangle$ 102 DOVE HILLS UNIT 1 0.P. P. B. C. 7630-1633 OWNER/DEVELOPER: STEPHEN LIEUX SAN ANTONIO LD, LLC 4058 N. COLLEGE AVE, SUITE 300 FAYETTEVILLE, AR 72703 1 Ĵ (18) 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 **\8** 903 OPEN SPACE
9)<---31 A.D. 20_ DAY OF THIS <u>(</u>M) 30 32 24.57' NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS 33 <u>N=13624571.03</u> /E=2150776.04 29 186°44'46"E 28 -(K 47.45' 34 R--/23.43' 27 20.9 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 54.24, W 13.12' 35 26 LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR -(R) VARIANCE(S) HAVE BEEN GRANTED. DATED DAY OF A.D. 20 36 (R)37 CHAIRMAN LNE OAK GROVE (в) 13 _{12.30'}-SECRETARY C28 14 (R)CERTIFICATE OF APPROVAL - 17 N59*34'40"W B 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 ି 16 16 B 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) 15 _ A.D. 20__ 04 COUNTY JUDGE, BEXAR COUNTY, TEXAS 13 **3**/3 COUNTY CLERK, BEXAR COUNTY, TEXAS So. 12 11 10 1 . . ?<u>0.00</u>, W 9 (R) 0.47 N58:08:32"W -7.20' -31.30' 124.35" -0) \mathcal{C} ^{16.63'} 6 N59:33:45"V ^{-26.74} 5 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 CONCURRENT PLATTING LONESOME DOVE ESTATES UNIT 2A DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT PLAT NO. 21-11800104 FIRE MARSHAL

SHEET 3 OF



OF

STEPHANIE L. JAMES

- STATE OF

 \bigstar

RAYMOND TARIN, JR. 87060

CENSED

0000

/ONAI

SURVE

Q.

NAND

CPS

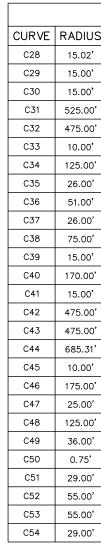
5. ROO ELECTR FACILIT

FIRE FU DEMAND ANTONIO FLOW R BUILDIN THE CIT ANTONIO

_	$\frac{\text{KEY NOTES:}}{10^{\circ} \text{ e.g.t.ca. esm't.}} 25' x $						COL	TE OF TEXAS INTY OF BEXAR		PLAT NO. 21-11800484		
<u> </u>	10' E.G.T.CA. LONESOME DO VOL. 20002, O.P.R.B.C.T.	OVE HILLS		EXPIRE PLATTED	UPON INCOR	SEWER ESM RPORATION TREET R.O.W ILLS UNIT 1	INTO THE V. AUT	HORIZED AGENT, DEDIC	WIN ON THIS PLAT, IN PERSON OR THROUGH A DULY CATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL	REPLAT ESTABLIS	SHING	
2	15' B.S.L. LONESOME DO VOL. 20002, O.P.R.B.C.T.			VOL. 20 O.P.R.B.(002, PGS. C.T. L DRAINAGE	1630–1633,	STR THE	EETS, ALLEY, PARKS,	WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES E PURPOSE AND CONSIDERATION THEREIN EXPRESSED.	LONESOME DOVE HI		
$\langle 3 \rangle$	10' E.G.T.CA. LONESOME DO VOL. 20002,	OVE HILLS	UNIT 1,	VARIABL	E WIDTH TE OUND E.G.T. SANITARY S	EMPORARY .CA., ACCES SEWER &	OW SS,	3201	G GLENDENNING SOME DOVE INVESTMENT GROUP, LLC CHERRY RIDGE, SUITE A104 ANTONIO. TX 78230	22.663 ACRE TRACT OF LAND, INCLUSIVE OF A 0. DEDICATION AND CONSISTING OF A PORTION OF LC LOT 7, BLOCK 1, AS SHOWN ON PLAT OF IVY SUB VOLUME 9524. PAGES 14-22 OF THE OFFICIAL PU	OT 6, AND A PORTION OF BDIVISION RECORDED IN	
	0.P.R.B.C.T. 16' ELECTRIC VOL. 9524, F			UPON IN PUBLIC CONCUR	ICORPORATI STREET R.O RENT PLAT	TING	ATTED STA	TE OF TEXAS	ANTONIO, 1A 78230	COUNTY, TEXAS.	DETO RECORDS OF DEAR	
	0.P.R.B.C.T. 12' ELECTRIC VOL. 9524, P	ESM'T.			0. 21-11800	STATES UNI 0104 N OF LOT 7	I 2A BEF	ORE ME, THE UNDERS	IGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED UMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE		• Engineers	
	0.P.R.B.C.T. 12' E.G.T.CA.	ESM'T.		(15) IVY SUB 14-22, SAN AN	DIVISION VO 0.P.R.B.C.T. TONIO LD, L	DL. 9524, P	G. SAI CAI	ME FOR THE PURPOSES PACITY THEREIN STATE	IS AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE LACENTED THE D. GIVEN UNDER MY HAND AND SEAL OF OFFICE		SurveyorsPlanners	
3	LONESOME DO VOL. 20002, O.P.R.B.C.T. 16' E.G.T.CA.	PGS. 1630		(16) REMAININ	NG PORTION DIVISION VO O.P.R.B.C.T.	N OF LOT 7 DL. 9524, P		3 DAT OF	, A.D. 20,	Moy Tarin Ramirez Eng FIRM TBPELS ENG. F-5297 SVY		
\square	LONESOME DO VOL. 20002, O.P.R.B.C.T.	OVE HILLS		GROUP, DOC# 20	0180110388		.т.		NOTARY PUBLIC, BEXAR COUNTY, TEXAS	12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249	TEL: (210) 698-5051 FAX: (210) 698-5085	
< ∎∕	12' SANITARY LONESOME DO VOL. 20002,	OVE HILLS	UNIT 1	(17) IVY SUB 14-22,	DIVISION VO 0.P.R.B.C.T.	•	G.			DATE OF PREPARATION: Oc	tober 18, 2022;	
	O.P.R.B.C.T. VARIABLE WIE ESM'T. LONES	SOME DOVE	, OFFSITE	_ GROUP,		O.P.R.B.C.1	· WATE		ER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING	STATE OF ARKANSAS COUNTY OF WASHINGTON		
	VOL. 20002, O.P.R.B.C.T. 14' E.G.T.CA.		–1629,	VOL. 200	ME DOVE HI 002, PGS. 1	-ACCESS ES ILLS UNIT 1, 1630–1633,	^{™ I.} WAS [™] ' <u>SAN</u>	TEWATER SERVICE CONN		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		
	LONESOME DOVE HILLS UNIT 1, VOL. 20002, PGS. 1630–1633, O.P.R.B.C.T.						PRES OR E APPE	SURE WILL NORMALLY E BUILDER SHALL INSTALL	EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF	PUREVER ALL STREETS, ALLEY, PARKS, WATERCOURSE PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE EXPRESSED.		
Ē	LOT 902, BLO LONESOME DO VOL. 20002, O.P.R.B.C.T.	OVE HILLS					THE	ONIO WATER SYSTEM U	E SANITARY SEWER AND/OR WATER MAINS TO THE SAN PON COMPLETION BY THE DEVELOPER AND ACCEPTANCE	OWNER/DEVELOPER: STEPHEN LIEUX SAN ANTONIO LD, LLC		
							WAS THE			4058 N. COLLEGE AVE, SUITE 300 FAYETTEVILLE, AR 72703 1 STATE OF ARKANSAS		
							ANTO	DNIO WATER SYSTEM.	TON THE UNDER THE FEAT NOMBER AT THE SAM	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		
LINE T	ABLE	G LINI	LINE .		LINE	LINE T		NG		THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO SAME FOR THE PURPOSES AND CONSIDERATIONS THEF CAPACITY THEREIN STATED. GIVEN UNDER MY HAND A) ME THAT HE EXECUTED THE REIN EXPRESSED AND IN THE	
53.86'	S24°04'40"	W L61	26.97'	S59*33'45"[E L81	16.27'	S68*56'4	9"E		THIS DAY OF	, A.D. 20	
106.44' 128.43'	\$65*55'20" \$07*03'09"			N59°33'45"\ N81°56'28"\		-	S18*42'2 N74*22'1					
50.00'	S24°31'09"			S18°17'58"V		110.10'	N68*56'1	D"W		NOTARY PUBLIC, WAS	SHINGTON COUNTY, ARKANSAS	
51.55' 59.16'	S18°17'58" S71°42'02"			N15°37'42"V								
22.27'	N29°01'51"	_			-					THIS PLAT OF, LONESOME DOVE HILLS UNIT 2, HAS BI	FEN SUBMITTED TO AND	
20.53'	N30°33'33"			N65°55'20"\						CONSIDERED BY THE PLANNING COMMISSION OF THE C IS HEREBY APPROVED BY SUCH COMMISSION IN ACCO	CITY OF SAN ANTONIO, TEXAS,	
98.76' 24.41'	S30°33'33" S29°01'51"	_		N16°13'43"V						LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRA	ATIVE EXCEPTION(S) AND/OR	
114.49'	S59*26'27"			N02*49'17"						THIS DAY OF	A.D. 20	
111.50'	N59*26'27"	W L72	2 72.71'	N07°03'09"	E							
78.50' 98.68'	S34°03'25" N30°27'05"			N30°57'53"						BY:	CHAIRMAN	
68.34'	N34°03'25"			N28°36'30"	_					5 Y		
28.42'	N29°01'51"			N26°10'06"E	E					BY:	SECRETARY	
147.27' 59.16'	S59°52'10" N71°42'02"			S39*47'50"\ N75*33'33"[
92.44'	S18°17'58"			N49°07'32"	-					CERTIFICATE OF APPROVAL THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY	, TEXAS AND PRESIDING	
105.29'	S81*56'28"	E L8C	36.48'	S21°05'37"V	N					OFFICER OF THE COMMISSIONERS COURT OF BEXAR C THAT THE ATTACHED PLAT WAS DULY FILED WITH THE BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION	E COMMISSIONERS COURT OF	
					CURVE	TABLE]	PLAT IS IN CONFORMITY WITH THE STATUTES, RULES / SAME, AND THIS PLAT WAS APPROVED BY THE SAID (DATED THISDAY OF	AND RECHLATIONS COVERNING	
BEARIN	١G	CURVE	RADIUS	DELTA T	ANGENT	LENGTH	CHORD	CHORD BEARING				
3'09"W		C28	15.02'	90°00'00"	15.02'	23.59'	21.24'	N75°29'27"E	4	COUNTY JUDGE, BEXAR COUNTY, TEXAS		
6'51"E 3'09 " E		C29 C30	15.00' 15.00'	89°51'46" 90°08'14"	14.96' 15.04'	23.53' 23.60'	21.19' 21.24'	N14°30'33"W S75°29'27"W	-			
2'02"W		C31	525.00'	3*38'06"	16.66'	33.31'	33.30'	S32°14'23"W	1	COUNTY CLERK, BEXAR COUNTY, TEXAS		
3'12"W		C32	475.00'	3*36'20"	14.95'	29.89'	29.89'	S32°15'15"W	-			
3'17"E 7'58"E		C33 C34	10.00' 125.00'	90°00'50" 22°22'42"	10.00' 24.73'	15.71' 48.82'	14.14' 48.51'	N14°33'20"W	-			
5'00"W		C35	26.00'	42°14'47"	10.04'	19.17'	18.74'	S76*56'09"W]			
)'50"W		C36	51.00'	197°06'33"	339.04'	175.45'	100.87'	N25°37'58"W	4			
2'43"W 2'43"E		C37 C38	26.00' 75.00'	42°14'47" 12°22'34"	10.04' 8.13'	19.17' 16.20'	18.74' 16.17'	N51°47'55"E	4			
9'58"E		C39	15.00'	90°00'00"	15.00'	23.56'	21.21'	S6317'58"W	1			
9'36"W		C40	170.00'	1215'36"	18.26'	36.38'	36.31'	N65°34'14"W	4			
5'20"E 6'06"E		C41 C42	15.00' 475.00'	88°28'17" 1°23'29"	14.61' 5.77'	23.16' 11.54'	20.93' 11.53'	N15°12'18"W	4			
6'06 E		C42 C43	475.00	3*38'06"	15.07'	30.13'	30.13'	N32°14'23"E	1			
ŀ'40"₩		C44	685.31'	1°41'43"	10.14'	20.28'	20.28'	N32*57'02"E				
4'00"E		C45	10.00'	88°35'36"	9.76'	15.46'	13.97'	N76°08'27"E	4			
5'36"E 2'02"E		C46 C47	175.00' 25.00'	22°22'42" 112°36'59"	34.62' 37.50'	68.35' 49.14'	67.92' 41.60'	S70°45'06"E S25°37'58"E	-			
4'14"E		C48	125.00'	12°22'34"	13.55'	27.00'	26.95'	S24°29'15"W]			
7'42"E		C49	36.00'	72°35'45"	26.44'	45.61'	42.62'	N46°12'32"W	4			
7'42"E 5'40"W		C50 C51	0.75' 29.00'	72°01'00" 49°59'41"	0.55' 13.52'	0.94' 25.30'	0.88' 24.51'	S46°12'32"E S00°55'11"E	-			
4'20"E		C52	55.00'	112*57'33"	83.03'	108.43'	91.71'	S30*33'45"W	1			
7'42"W		C53	55.00'	112°57'33"	83.03'	108.43'	91.71'	N17°35'35"E	4			
2'18"E		C54	29.00'	49°59'41"	13.52'	25.30'	24.51'	N49°04'30"E			SHFFT 4 OF 4	

PS/SAWS/COSA/UTILITY NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND STEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND GREEN 10' E.G.'	KEY NOTES: CA. ESM'T. STATE OF TEXAS COUNTY OF BEXAR	PLAT NO. 21-11800484
LEY SPECIAL UTILITY DISTRICT (SAWS) – IS HEREBY DEDICATED EASEMENTS AND (DATE) HTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND VOL. 20 RVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", O.P.R.B.O	E DOVE HILLS UNIT 1, 02, PGS. 1630–1633, .T. EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. LONESOME DOVE HILLS UNIT 1, STREET R.O.W. LONESOME DOVE HILLS UNIT 1, AUTHORIZED AGENT, DEDICATES TO THE USE OF THE AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED U	UBLIC, EXCEPT AREAS INDICATED REPLAT ESTABLISHING
RPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, VOL. 20	O.P.R.B.C.T. THEREON SHOWN FOR THE PURPOSE AND CONSIDERAT E DOVE HILLS UNIT 1, 02, PGS. 1630–1633, ATURAL DRAINAGE ESM'T.	
PECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE O.P.R.B.(CILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO VE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN (3) 10' E.G.	CA. ESM'T. & 10' B.S.L. E DOVE HILLS UNIT 1. (I) VARIABLE WIDTH TEMPORARY TURNAROUND E.G.T.CA., ACCESS, UNVER/DEVELOPER: CRAIG GLENDENNING LONESOME DOVE INVESTMENT GRO	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
VOL. 20 RASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID NDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR	02, PGS. 1630–1633, WATER, SANITARY SEWER & 3201 CHERRY RIDGE, SUITE A104 T. DRAINAGE EASEMENT – TO EXPIRE SAN ANTONIO, TX 78230 UPON INCORPORATION INTO PLATTED PUBLIC STREET P.O.W	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.
	A, PG. 14-22, CONCURRENT PLATTING STATE OF TEXAS T. CONCURRENT PLATTING COUNTY OF BEXAR T. LONESOME DOVE ESTATES UNIT 2A PLAT NO. 21-11800104 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D	• Engineers
ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS QUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, 0.P.R.B.	TRIC ESM'T. 4, PG. 14-22, TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED	TO ME THAT HE EXECUTED THE EIN EXPRESSED AND IN THE SECUTED THE SECUTED THE
R SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. VOL. 20	CA. ESM'T. E DOVE HILLS UNIT 1, 02, PGS. 1630–1633, EEMAINING PORTION OF LOT 7	, A.D. 20,
	CA. ESM'T. E DOVE HILLS LINIT 1 LONESOME DOVE INVESTMENT	Moy Tarin Ramirez Engineers, LLC FIRM TBPELS ENG. F-5297 SVY. F-10131500
VOL. 20 CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) O.P.R.B.O DT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY	02, PGS. 1630–1633, DOC# 20180110388 AND .T. DOC# 201800110390 O.P.R.B.C.T.	SEXAR COUNTY, TEXAS 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 FAX: (210) 698-5085 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 FAX: (210) 698-5085 FAX: (210) 698-5085
ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE CTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS 0.P.R.B.0	TARY SEWER ESM'T. REMAINING PORTION OF LOT 6 E DOVE HILLS UNIT 1 IVY SUBDIVISION VOL. 9524, PG. 02, PGS. 1630–1633, 14–22, O.P.R.B.C.T. T. LONESOME DOVE INVESTMENT	DATE OF PREPARATION: October 18, 2022
CILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE SEMENTS. E FLOW DEMAND NOTE (FOR RESIDENTIAL PLATS):	STATE OF ARKANSAS ID AT THE TIME OF PLATTING COUNTY OF WASHINGTON TO WATER METER SET AND/OR	
PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW O.P.R.B.(AND OF <u>1500</u> GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE WE DEFINITION FOR DEVELOPMENT THE FIRE WE DEFINITION FOR DEVELOPMENT AND A STRUCTURES WILL DE DEVELOPMENT.	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 STREFTS ALLEY PARKS WATERCOURSES DRAINS FASEMENTS AND	
W REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO	E DOVE HILLS UNIT 1, 02, PGS. 1630–1633, PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH OR BUILDER SHALL INSTALL AT EACH LOT. ON THE CUST	LOCATIONS, THE DEVELOPER MER'S SIDE OF THE METER, AN EXPRESSED
(11) LOT 902 LONESON VOL. 20	WATER MAINS TO THE SAN	
O.P.R.B.(BY THE SAN ANTONIO WATER SYSTEM. WASTEWATER EDU NOTE:	SAN ANTONIO LD, LLC 4058 N. COLLEGE AVE, SUITE 300 FAYETTEVILLE, AR 72703 1
	THE NUMBER OF WASTEWATER EQUIVALENT DWELLING U SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT ANTONIO WATER SYSTEM.	NUMBER ÁT THE SAN STATE OF ARKANSAS COUNTY OF WASHINGTON
LINE TABLE LINE TABLE LINE TABLE		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
LINE LENGTH BEARING LINE LENGTH BEARING LINE LENGTH BEARING L1 170.00' S65'55'20''E L21 31.32' S18'42'22''E L41 53.86' S24'04'		CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, A.D. 20, A.D. 20
L2 22.55' N24'04'40"E L22 139.92' N30'46'52"E L42 106.44' S65'5 L3 115.00' S07'03'09"W L23 128.23' S82'48'40"E L43 128.43' S07'03'09'W		
L4 50.00' S07'03'09"W L24 92.44' N18'17'58"E L44 50.00' S24'3 L5 50.00' S82'56'51"E L25 19.18' N71'42'02"W L45 51.55' S18'7		NOTARY PUBLIC, WASHINGTON COUNTY, ARKANSAS
L6 115.00' S82'56'51"E L26 92.95' N79'40'49"W L46 59.16' S71'42 L7 101.31' S07'03'09"W L27 50.00' N07'03'09"E L47 22.27' N29'0		
L8 32.67' S05'07'45"E L28 74.66' S86'12'52"E L48 20.53' N30'3 L9 32.60' S15'40'27"E L29 19.18' S71'42'02"E L49 98.76' S30'3'		THIS PLAT OF, <u>LONESOME DOVE HILLS UNIT 2</u> , 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
L10 41.17' S21*54'56"E L30 51.55' N18*17'58"E L50 24.41' S29*0 L11 8.38' S16*13'43"E L31 22.58' S74*22'18"W L51 114.49' S59*2		VARIANCE(S) HAVE BEEN GRANTED. DATED THIS DAY OF A.D. 20
L12 82.98' N21'05'37"E L32 20.00' N82'56'51"W L52 111.50' N59'20' L13 265.60' N82'13'01"W L33 50.00' N07'03'09"E L53 78.50' S34'0.'		ВҮ:
L14 82.64' N10*12'02"W L34 20.00' S82*56'51"E L54 98.68' N30*2 L15 35.50' N79*47'58"E L35 13.43' N07*03'09"E L55 68.34' N34*0	'05"E L74 84.78' S30'57'53"W	CHAIRMAN
L16 82.64' S10*12'02"E L36 17.26' S24*04'40"W L56 28.42' N29*0 L17 274.00' S82*13'01"E L37 16.01' S24*04'40"W L57 147.27' S59*5	'51"E L76 40.12' N26'10'06"E	BY:SECRETARY
L18 245.97' N30*46'52"E L38 50.00' N65*55'20"W L58 59.16' N71*42	'02"W L78 21.21' N75*33'33"E	CERTIFICATE OF APPROVAL
L19 34.20' N18*42'22"W L39 16.01' N24*04'40"E L59 92.44' S18*17 L20 28.00' N71*17'38"E L40 120.00' N65*55'20"W L60 105.29' S81*50		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
CURVE TABLE	CURVE TABLE	PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT. DATED THISDAY OFDATED THIS A.D. 20
CURVE RADIUS DELTA TANGENT LENGTH CHORD CHORD BEARING C1 5.00' 90'00'00" 5.00' 7.85' 7.07' \$52'03'09"W	CURVERADIUSDELTATANGENTLENGTHCHORDCHORDBEARINGC2815.02'90'00'00"15.02'23.59'21.24'N75'29'27"E	
C1 5.00 90'00'00' 5.00' 7.63 7.07' S52'05'05''' C2 5.00' 90'00'00'' 5.00' 7.85' 7.07' S37'56'51''E C3 5.00' 90'00'00'' 5.00' 7.85' 7.07' N52'03'09''E	C29 15.00' 89*51'46" 14.96' 23.53' 21.24' N14*30'33"W C30 15.00' 90*08'14" 15.04' 23.60' 21.24' S75*29'27"W	COUNTY JUDGE, BEXAR COUNTY, TEXAS
C4 15.00' 90'00'00" 15.00' 23.56' 21.21' N26'42'02"W	C31 525.00' 3*38'06" 16.66' 33.31' 33.30' S32"14'23"W	COUNTY CLERK, BEXAR COUNTY, TEXAS
C5 160.00' 8*15'49" 11.56' 23.08' 23.06' N75'33'12"W C6 210.00' 14'29'12" 26.69' 53.10' 52.95' S78'58'17"E C7 15.00' 02'D0'00" 15.00' 03.50' 01.01' N02'T 3'/50''E	C32 475.00' 3'36'20" 14.95' 29.89' 29.89' S32'15'15"W C33 10.00' 90'00'50" 10.00' 15.71' 14.14' N14'33'20"W C34 145.02' 0000'40" 04.73' 10.02' 15.71' 14.14'	
C7 15.00' 90'00'00" 15.00' 23.56' 21.21' N63'17'58"E C8 290.00' 39'41'55" 104.69' 200.93' 196.94' N01'33'00"W	C34 125.00' 22*22'42" 24.73' 48.82' 48.51' N70*45'06"W C35 26.00' 42*14'47" 10.04' 19.17' 18.74' S76*56'09"W	
C9 10.00' 84'13'45" 9.04' 14.70' 13.41' N63'30'50"W C10 125.00' 22'40'52" 25.07' 49.48' 49.16' S85'42'43"W	C36 51.00' 197'06'33" 339.04' 175.45' 100.87' N25'37'58"W C37 26.00' 42"14'47" 10.04' 19.17' 18.74' N51'47'55"E	
C11 75.00' 22'40'52" 15.04' 29.69' 29.50' N85'42'43"E C12 10.00' 97'04'38" 11.32' 16.94' 14.99' N25'49'58"E	C38 75.00' 12*22'34" 8.13' 16.20' 16.17' N24*29'15"E C39 15.00' 90*00'00" 15.00' 23.56' 21.21' S63*17'58"W	
C13 165.00' 29'45'30" 43.84' 85.70' 84.74' N07'49'36"W C14 10.00' 90'00'00" 10.00' 15.71' 14.14' S20'55'20"E	C40 170.00' 12°15'36" 18.26' 36.38' 36.31' N65'34'14"W C41 15.00' 88°28'17" 14.61' 23.16' 20.93' N15°12'18"W	
C15 75.00' 17'01'30" 11.23' 22.29' 22.20' S74*26'06"E C16 125.00' 17'01'30" 18.71' 37.14' 37.01' N74*26'06"W	C42 475.00' 1*23'29" 5.77' 11.54' 11.53' N29*43'35"E C43 475.00' 3*38'06" 15.07' 30.13' 30.13' N32*14'23"E	
C17 10.00' 90'00'00" 10.00' 15.71' 14.14' S69'04'40"W C18 115.00' 31'34'18" 32.51' 63.37' 62.57' S08*44'00"E	C44 685.31' 1*41'43" 10.14' 20.28' 20.28' N32'57'02"E C45 10.00' 88*35'36" 9.76' 15.46' 13.97' N76'08'27"E	
C19 340.00' 42'49'07" 133.31' 254.09' 248.22' S03'06'36"E C20 15.00' 90'00'00" 15.00' 23.56' 21.21' S26'42'02"E	C46 175.00' 22*22'42" 34.62' 68.35' 67.92' S70'45'06"E C47 25.00' 112'36'59" 37.50' 49.14' 41.60' S25'37'58"E	
C21 230.00' 12'15'36" 24.70' 49.21' 49.12' S65'34'14"E C22 15.00' 91'31'43" 15.41' 23.96' 21.49' N74'47'42"E	C48 125.00' 12*22'34" 13.55' 27.00' 26.95' S24*29'15"W C49 36.00' 72*35'45" 26.44' 45.61' 42.62' N46'12'32"W	
C23 525.00' 1*31'43" 7.00' 14.01' 14.01' N29*47'42"E	C50 0.75' 72°01'00" 0.55' 0.94' 0.88' S46°12'32"E	
C24 26.00' 74*58'26" 19.94' 34.02' 31.65' N06*55'40"W C25 55.00' 254*58'26" 71.71' 244.76' 87.28' N83*04'20"E	C51 29.00' 49'59'41" 13.52' 25.30' 24.51' S00'55'11"E C52 55.00' 112'57'33" 83.03' 108.43' 91.71' S30'33'45"W	
C26 475.00' 1'31'43" 6.34' 12.67' 12.67' S29'47'42"W C27 15.00' 88'28'17" 14.61' 23.16' 20.93' S15'12'18"E	C53 55.00' 112*57'33" 83.03' 108.43' 91.71' N17'35'35"E C54 29.00' 49*59'41" 13.52' 25.30' 24.51' N49'04'30"E	

			CURVE	TABLE		
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	5.00'	90°00'00"	5.00'	7.85'	7.07'	S52°03'09"W
C2	5.00'	90°00'00"	5.00'	7.85'	7.07'	S37*56'51"E
C3	5.00'	90°00'00"	5.00'	7.85 '	7.07'	N52°03'09"E
C4	15.00'	90°00'00"	15.00'	23.56'	21.21'	N26°42'02"W
C5	160.00'	8°15'49"	11.56'	23.08'	23.06'	N75 ° 33'12"W
C6	210.00'	14 ° 29'12"	26.69'	53.10 '	52.95'	S78°58'17"E
C7	15.00'	90°00'00"	15.00'	23.56'	21.21'	N6317'58"E
C8	290.00'	39 ° 41'55"	104.69'	200.93'	196.94'	N01°33'00"W
C9	10.00'	84°13'45"	9.04'	14.70'	13.41'	N63 ° 30'50"W
C10	125.00'	22 ° 40'52"	25.07'	49.48'	49.16'	S85°42'43"W
C11	75.00'	22 ° 40'52"	15.04'	29.69'	29.50 '	N85°42'43"E
C12	10.00'	97 ° 04'38"	11.32'	16.94'	14.99'	N25°49'58"E
C13	165.00'	29 ° 45'30"	43.84'	85.70'	84.74'	N07 ° 49'36"W
C14	10.00'	90°00'00"	10.00'	15.71'	14.14'	S20°55'20"E
C15	75.00'	17 ° 01'30"	11.23'	22.29'	22.20'	S74°26'06"E
C16	125.00'	17 ° 01 ' 30"	18.71'	37.14'	37.01'	N74°26'06"W
C17	10.00'	90°00'00"	10.00'	15.71'	14.14'	S69°04'40"W
C18	115.00'	31 ° 34'18"	32.51'	63.37'	62.57'	S08°44'00"E
C19	340.00'	42 ° 49'07"	133.31'	254.09'	248.22'	S03°06'36"E
C20	15.00'	90°00'00"	15.00'	23.56'	21.21'	S26°42'02"E
C21	230.00'	12"15'36"	24.70'	49.21'	49.12'	S65°34'14"E
C22	15.00'	91 ° 31'43"	15.41'	23.96'	21.49'	N74°47'42"E
C23	525.00'	1°31'43"	7.00'	14.01'	14.01'	N29°47'42"E
C24	26.00'	74 ° 58'26"	19.94'	34.02'	31.65'	N06 ° 55'40"W
C25	55.00'	254 ° 58'26"	71.71'	244.76'	87.28'	N83°04'20"E
C26	475.00'	1°31'43"	6.34'	12.67'	12.67'	S29°47'42"W
C27	15.00'	88 ° 28'17"	14.61'	23.16'	20.93'	S15°12'18"E



SHEET 4 OF 4