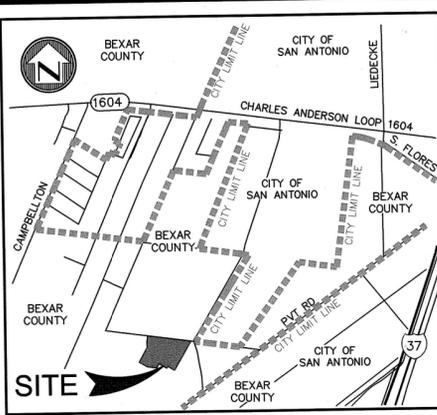


REPLAT ESTABLISHING
LONESOME DOVE ESTATES
UNIT 2A

BEING A 9.892 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEING A PORTION OF LOT 10, BLOCK 1, COUNTY BLOCK 4167, AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-22; AS CONVEYED TO LONESOME DOVE ESTATES, LLC BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220030744 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



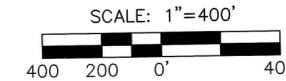
LOCATION MAP NOT TO SCALE

- 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, 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.
- TREE NOTE:**
- THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP21-38801083) 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).
- MAINTENANCE NOTE:**
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 19; LOT 901, BLOCK 20; LOT 901, BLOCK 25, CB 4167, 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.

- FLOODPLAIN NOTE:**
- THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DFIRM PANEL 4802900735F, DATED SEPTEMBER 29, 2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
- FINISHED FLOOR ELEVATION NOTES:**
- FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS INCLUDES LOTS 2-3, BLOCK 25.
 - RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
- SETBACK NOTE:**
- THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	175.00'	8°22'09"	12.80'	25.96'	25.54'	S26°16'01"W
C2	225.00'	8°22'09"	16.46'	32.87'	32.84'	N26°16'01"E
C3	175.00'	29°08'44"	45.50'	89.02'	88.06'	S14°13'41"W
C4	225.00'	29°08'44"	58.49'	114.45'	113.22'	N14°13'41"E
C5	325.00'	8°49'25"	25.07'	50.05'	50.00'	N02°20'33"E
C6	275.00'	5°56'11"	14.26'	28.49'	28.48'	N04°54'28"E
C7	325.00'	9°41'10"	27.54'	54.94'	54.88'	N87°03'36"W
C8	800.00'	4°31'51"	31.65'	63.26'	63.25'	N84°28'57"W
C9	800.00'	4°31'51"	31.65'	63.26'	63.25'	N84°28'57"W
C10	430.00'	9°39'56"	36.36'	72.54'	72.45'	N77°23'03"W
C11	430.00'	12°59'11"	48.94'	97.46'	97.25'	N66°02'30"W
C12	370.00'	13°00'10"	42.17'	83.97'	83.79'	S66°03'00"E
C13	75.00'	22°40'07"	15.03'	29.67'	29.48'	S70°52'58"E
C14	325.00'	13°24'49"	38.22'	76.09'	75.91'	N22°05'39"E
C15	275.00'	30°42'15"	75.50'	147.37'	145.61'	S13°26'56"W
C16	325.00'	9°46'45"	27.80'	55.47'	55.40'	S02°59'11"W
C17	275.00'	9°41'10"	23.30'	46.49'	46.43'	N87°03'36"W
C18	800.00'	4°31'51"	31.65'	63.26'	63.25'	N79°57'06"W
C19	800.00'	4°31'51"	31.65'	63.26'	63.25'	N79°57'06"W
C20	370.00'	9°39'56"	31.28'	62.42'	62.34'	N77°23'03"W
C21	125.00'	22°40'07"	25.06'	49.46'	49.13'	S70°52'58"E
C22	325.00'	6°50'59"	19.45'	38.85'	38.83'	S01°31'18"W

SURVEYOR'S NOTES:

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

DRAINAGE EASEMENT 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-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER 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 901, BLK 19; LOT 901, BLK 20; LOT 901, BLK 25, CB 4167, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	50.00'	N67°55'03"W	L22	24.63'	S72°33'05"E
L2	120.00'	N59°32'55"W	L23	12.45'	N68°57'00"E
L3	87.89'	S30°27'05"W	L24	50.00'	S59°32'55"E
L4	184.96'	N82°13'01"W	L25	68.51'	S30°27'05"W
L5	65.39'	S28°48'04"W	L26	7.07'	S14°32'55"E
L6	50.00'	S89°39'19"W	L27	24.89'	S59°32'55"E
L7	65.39'	N28°48'04"E	L28	6.59'	N56°35'07"E
L8	120.00'	N61°11'56"W	L29	45.11'	N28°48'04"E
L9	65.01'	N01°54'11"W	L30	50.00'	S61°11'56"E
L10	28.06'	N82°07'27"W	L31	45.11'	S28°48'04"W
L11	28.00'	S82°07'27"E	L32	7.07'	S43°05'49"W
L12	69.96'	N07°52'33"E	L33	35.69'	S88°05'49"W
L13	7.30'	N44°58'55"W	L34	2.02'	N72°33'05"W
L14	35.08'	S88°05'49"W	L35	23.48'	N21°03'00"W
L15	26.78'	N72°33'05"W	L36	7.07'	N75°27'05"E
L16	12.45'	S68°57'00"W	L37	24.89'	S59°32'55"E
L17	23.48'	N21°02'30"W	L38	6.89'	S38°38'07"E
L18	15.00'	N59°32'55"W	L39	42.15'	S30°27'05"W
L19	21.21'	S75°27'05"W	L40	51.14'	S14°32'55"E
L20	21.21'	S14°32'55"E	L41	51.28'	N75°27'05"E
L21	15.00'	S59°32'55"E	L42	34.00'	N07°52'33"E

ADJOINING PROPERTY INFORMATION:

- JAMES D LUNA DOCUMENT NO. 20160146690 (UNPLATTED)
- GERALDINE G. LUNA DOCUMENT NO. 20160146791 O.P.R.B.C.T. (UNPLATTED)
- JOE GILBERT LUNA II DOCUMENT NO. 20160146705 O.P.R.B.C.T. (UNPLATTED)
- MCP INDUSTRIES INC VOL. 4916, PGS. 1710 O.P.R.B.C.T. (UNPLATTED)
- ERNEST R KORUS & MAGDALENE REVOCABLE TRUST DOCUMENT NO. 20140018802 O.P.R.B.C.T. (UNPLATTED)
- DIAMOND ENVIRONMENTAL MANAGEMENT, LP DOCUMENT NO. 20140018802 O.P.R.B.C.T. (UNPLATTED)
- LONESOME DOVE INVESTMENT GROUP, LLC DOCUMENT NO. 20170172149 O.P.R.B.C.T. (UNPLATTED)
- LONESOME DOVE INVESTMENT GROUP, LLC DOCUMENT NO. 20180110388 O.P.R.B.C.T. (UNPLATTED)
- SAN ANTONIO LD, LLC DOCUMENT NO. 20220011322 O.P.R.B.C.T. (UNPLATTED)
- LONESOME DOVE ESTATES, LLC DOCUMENT NO. 20220030744 O.P.R.B.C.T. (UNPLATTED)

AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

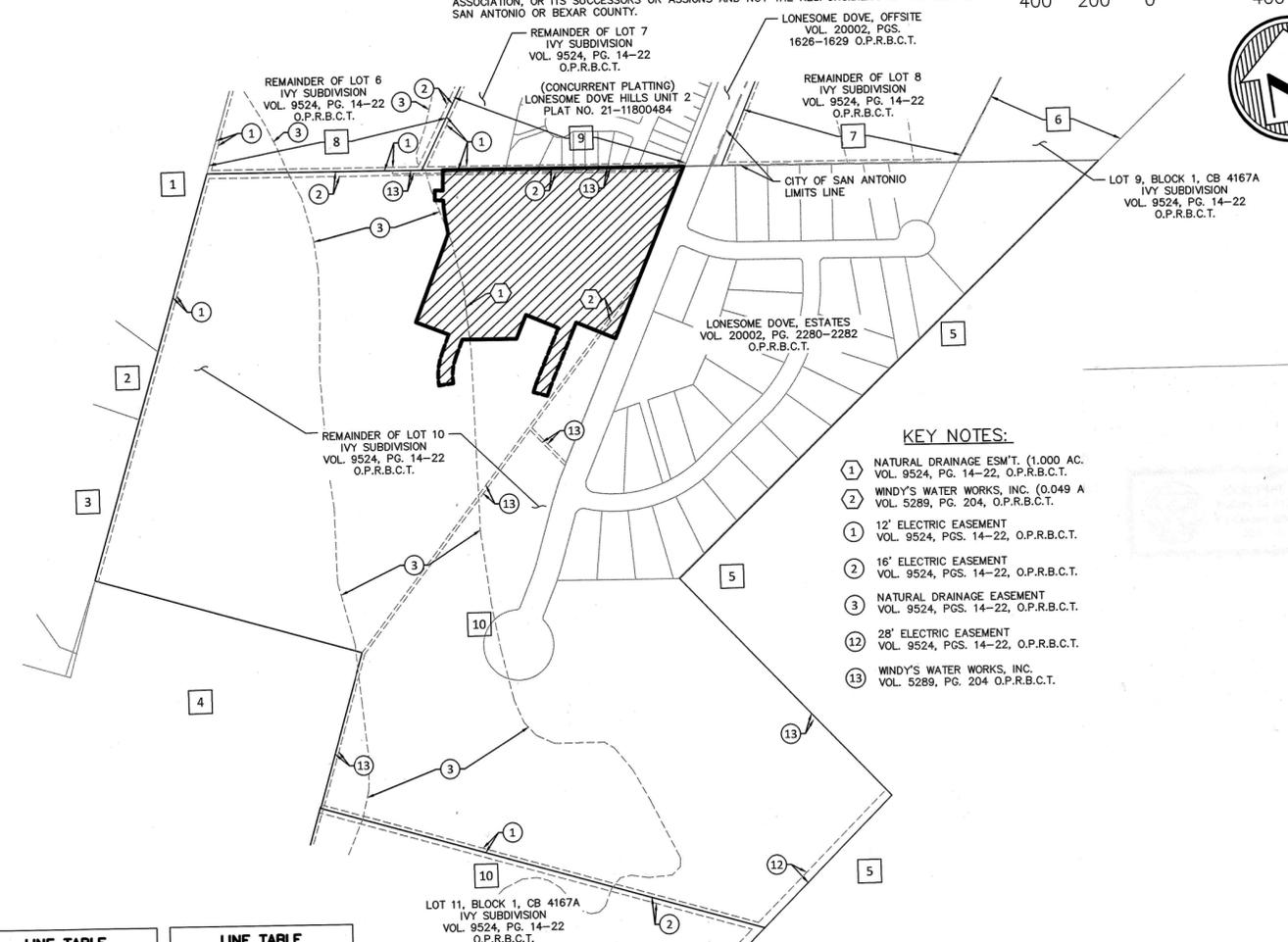
THE AREA BEING PREVIOUSLY PLATTED AS 9.892 ACRES OF LOT 10, BLOCK 1, C.B. 4167A, AS SHOWN ON SUBDIVISION PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-21 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PORTION OF LOT 10, BLOCK 1, AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-21 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 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: CRAIG GLENDENNING
BRIGHT LAKES REAL ESTATE, LLC
601 N. ST. MARY'S
SAN ANTONIO, TX 78264



KEY NOTES:

- NATURAL DRAINAGE ESM'T. (1.000 AC. VOL. 9524, PG. 14-22, O.P.R.B.C.T.)
- WINDY'S WATER WORKS, INC. (0.049 A VOL. 5289, PG. 204, O.P.R.B.C.T.)
- 12' ELECTRIC EASEMENT VOL. 9524, PGS. 14-22, O.P.R.B.C.T.
- 16' ELECTRIC EASEMENT VOL. 9524, PGS. 14-22, O.P.R.B.C.T.
- NATURAL DRAINAGE EASEMENT VOL. 9524, PGS. 14-22, O.P.R.B.C.T.
- 28' ELECTRIC EASEMENT VOL. 9524, PGS. 14-22, O.P.R.B.C.T.
- WINDY'S WATER WORKS, INC. VOL. 5289, PG. 204 O.P.R.B.C.T.



BPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: March 23, 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 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: CRAIG GLENDENNING
BRIGHT LAKES REAL ESTATE, LLC
601 N. ST. MARY'S
SAN ANTONIO, TX 78264

EXAS
BEXAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

CRAIG GLENDENNING KNOWN TO ME
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,
WLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
IONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN
HAND AND SEAL OF OFFICE

DAY OF April, A.D. 2023

Notary Signature
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LONESOME DOVE ESTATES UNIT 2A HAS BEEN
O AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
AS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH
ICAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE
AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS
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, TEXAS 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.

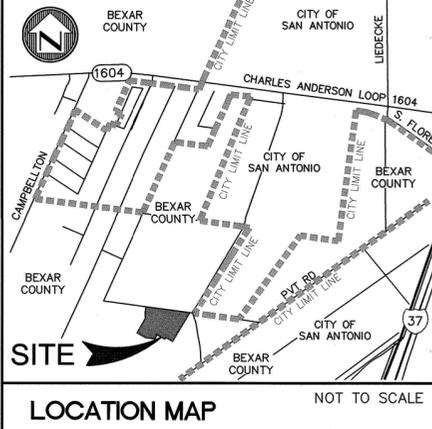
DATED THIS _____ DAY OF _____ A.D. 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING LONESOME DOVE ESTATES UNIT 2A

BEING A 9.892 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEING A PORTION OF LOT 10, BLOCK 1, COUNTY BLOCK 4167, AS SHOWN ON PLAT OF IVY SUBDIVISION AS RECORDED IN VOLUME 9524, PAGES 14-22; AS CONVEYED TO LONESOME DOVE ESTATES, LLC BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220030744 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

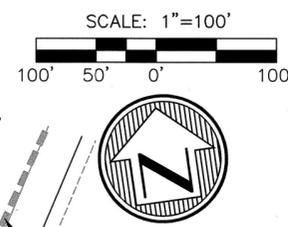


- KEYNOTES
1 12' ELECTRIC EASEMENT (VOL. 9524, PGS. 14-22, O.P.R.B.C.T.)
2 16' ELECTRIC EASEMENT (VOL. 9524, PGS. 14-22, O.P.R.B.C.T.)
3 NATURAL DRAINAGE EASEMENT (VOL. 9524, PGS. 14-22, O.P.R.B.C.T.)
4 15' B.S.L. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
5 10' E.G.T.C.A. ESM'T. & 10' B.S.L. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
6 10' E.G.T.C.A. ESM'T. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
7 NOT USED
8 PROPOSED 16' SANITARY SEWER EASEMENT SAWS JOB NO. 21-1629 SAWS PARCEL NO. P23-018
9 PROPOSED 25' TEMPORARY CONSTRUCTION EASEMENT SAWS JOB NO. 21-1629 SAWS PARCEL NO. P23-018
10 12' E.G.T.C.A. ESM'T. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
11 1' VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
12 28' ELECTRIC EASEMENT (VOL. 9524, PGS. 14-22, O.P.R.B.C.T.)
13 WINDY'S WATER WORKS, INC. VOL. 5289, PG. 204 O.P.R.B.C.T.

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.

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
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.

FLOODPLAIN NOTE:
THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE DFIRM PANEL 480290735F, DATED SEPTEMBER 29, 2010, 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.
FINISHED FLOOR ELEVATION NOTES:
1. FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT THE TIME OF CONSTRUCTION. CONTACT BEAR COUNTY PUBLIC WORKS FOR MORE INFORMATION. THIS INCLUDES LOTS 1-3, BLOCK 25.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, BLOCK 19; LOT 901, BLOCK 20; LOT 901, BLOCK 25, CB 4167, 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 BEAR COUNTY.



MIR Moy Tarin Ramirez Engineers, LLC
Engineers
Surveyors
Planners
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: March 23, 2023

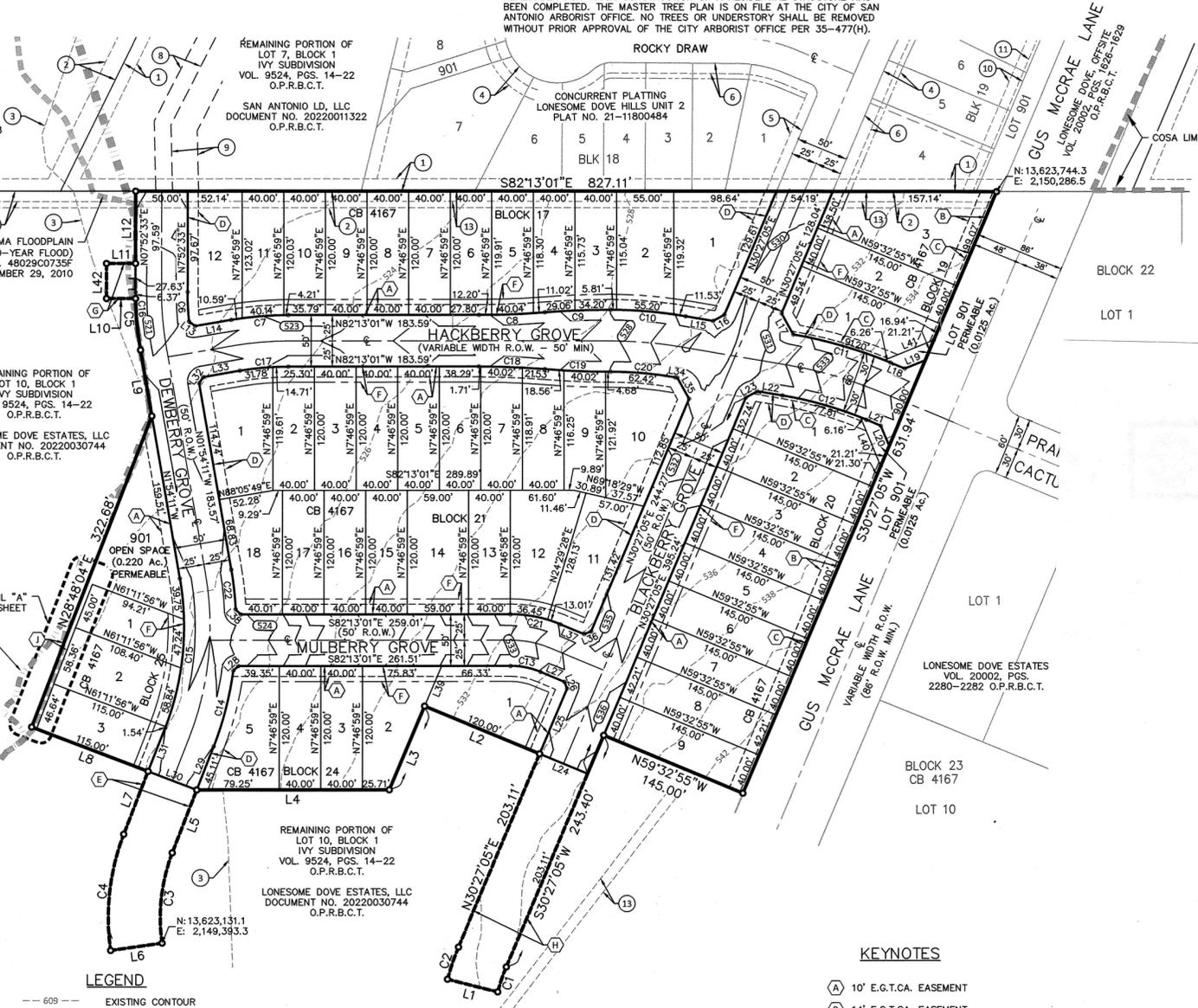
STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, VALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER: CRAIG GLENDENNING
BRIGHT LINES REAL ESTATE, LLC
601 N. ST. MARY'S
SAN ANTONIO, TX 78264

STATE OF TEXAS
COUNTY OF BEAR
I, CRAIG GLENDENNING, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE NOTARY PUBLIC, BEAR COUNTY, TEXAS, AND KNOWN TO ME, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, KNOWNLED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND REASONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE
4th DAY OF April, A.D. 2023

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, 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.

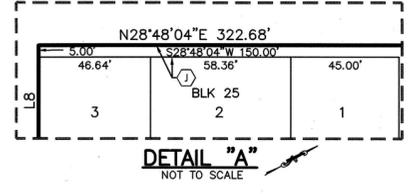
DATED THIS ___DAY OF _____ A.D. 20__
COUNTY JUDGE, BEAR COUNTY, TEXAS



NOTE: SEE SHEET 1 OF 2 FOR LINE & CURVE TABLE
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

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, 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
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

- LEGEND
609 EXISTING CONTOUR
608 PROPOSED CONTOUR
FEMA 100-YR FLOODPLAIN BOUNDARY
MTR ENGINEERS 100-YR FLOODPLAIN BOUNDARY (ATLAS 14)
E.G.T.C.A.
ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
R.O.W.
RIGHT OF WAY
CENTERLINE
EASEMENT
IRON PIN SET
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEAR COUNTY TEXAS
VOL. VOLUME
PG(S) PAGE(S)
B.S.L. BUILDING SETBACK LINE
BLK BLOCK
NO. NUMBER



- KEYNOTES
A 10' E.G.T.C.A. EASEMENT
B 14' E.G.T.C.A. EASEMENT
C 1' VEHICULAR NON-ACCESS EASEMENT
D 10' B.S.L. & E.G.T.C.A. EASEMENT
E 50' E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT - TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (OFF-LOT) (0.192 AC.)
F 15' B.S.L.
G 34' DRAINAGE EASEMENT (OFF-LOT) (0.022 AC.)
H 50' E.G.T.C.A., ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT - TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (OFF-LOT) (0.267 AC.)
I LOT 901, BLOCK 25 (0.220 AC.) (PERMEABLE) OPEN SPACE AND DRAINAGE EASEMENT