

PLAT NO. 21-11800104

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.



Moy Tarin Ramirez Engineers, LLC

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

OWNER/DEVELOPER: CRAIG GLENNENING  
BRIGHT LAKES REAL ESTATE, LLC  
601 N. ST. MARY'S  
SAN ANTONIO, TX 78264

EXAS  
BEAR

THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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

th DAY OF April, A.D. 2023

NOTARY PUBLIC, BEAR COUNTY, TEXAS

LONESOME DOVE ESTATES UNIT 2A  
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

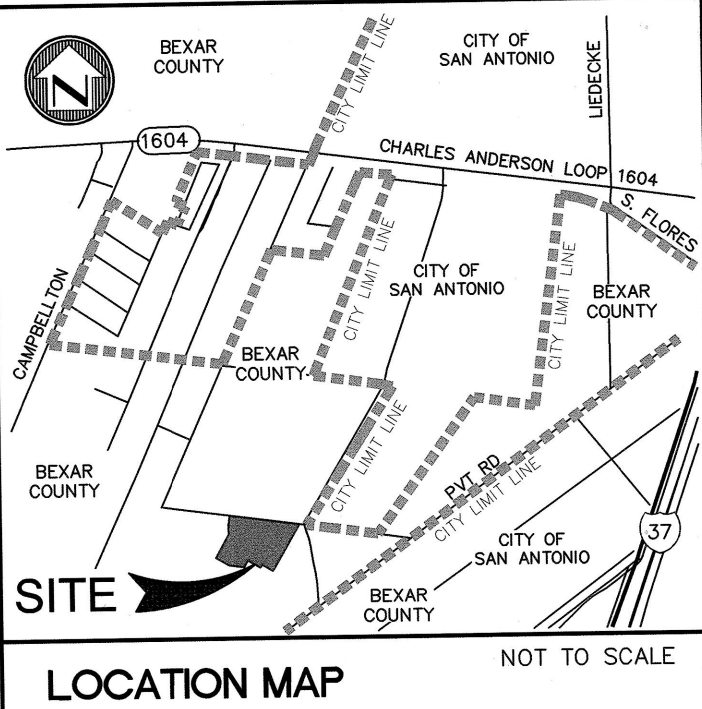
CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF 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

COUNTY CLERK, BEAR COUNTY, TEXAS



## LOCATION MAP

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	175.00'	8°22'09"	12.80'	25.56'	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 TOI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR 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 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

STATE OF TEXAS  
COUNTY OF BEAR

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

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

## CPS/SAWS/COSA/UTILITY NOTE:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "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 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 EASEMENTS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN(10) FOOT WIDE EASEMENTS.

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

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

## SAWS IMPACT FEE

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

## SAWS HIGH PRESSURE

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

## SAWS DEDICATION NOTE:

THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

## WASTEWATER EDU NOTE:

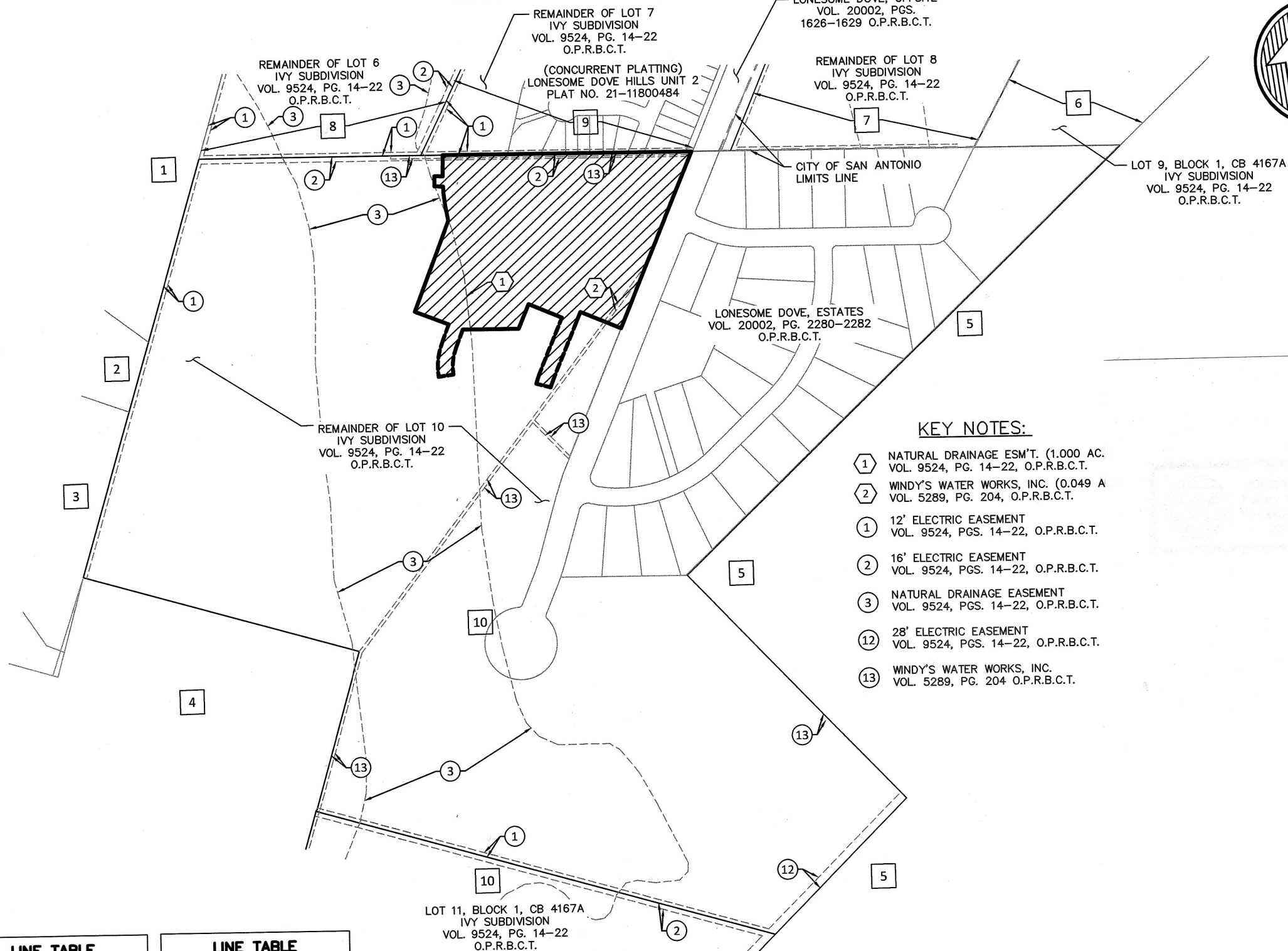
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

## 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 BEAR COUNTY.



## 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.

## 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 & MAGDALEN 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 BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

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 BEAR COUNTY, TEXAS.

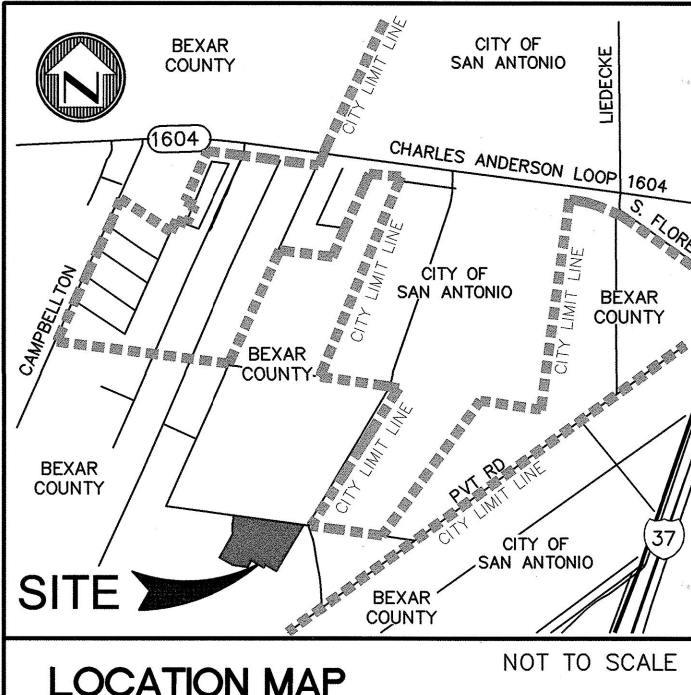
SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF  
HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED  
REPLATTING OF THIS PROPERTY.

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 GLENNENING  
BRIGHT LAKES REAL ESTATE, LLC  
601 N. ST. MARY'S  
SAN ANTONIO, TX 78264

SHEET 1 OF 2





### KEYNOTES

- 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.)
- 15' B.S.L. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
- 10' E.G.T.C.A. ESM'T. & 10' B.S.L. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
- 10' E.G.T.C.A. ESM'T. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
- NOT USED
- PROPOSED 16' SANITARY SEWER EASEMENT SAWS JOB NO. 21-1629 SAWS PARCEL NO. P23-018
- PROPOSED 25' TEMPORARY CONSTRUCTION EASEMENT SAWS JOB NO. 21-1629 SAWS PARCEL NO. P23-018
- 12' E.G.T.C.A. ESM'T. CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
- 1' VEHICULAR NON-ACCESS EASEMENT CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-11800484
- 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.

**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 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, 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 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", 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 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.

**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.

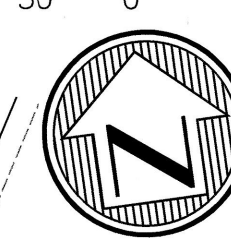
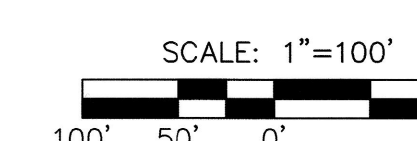
**WASTEWATER EDU NOTE:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**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).

**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 48029C0735F, 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:**  
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 BEXAR 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 BEXAR COUNTY.



## PLAT NO. 21-11800104

### 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.

**MIR**  
Moy Tarin Ramirez Engineers, LLC  
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 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 LINES REAL ESTATE, LLC  
601 N. ST. MARY'S  
SAN ANTONIO, TX 78264

STATE OF TEXAS  
COUNTY OF BEXAR

I, ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
CRAIG GLENDENNING  
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,  
ACKNOWLEDGED 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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

I, AT OF LONESOME DOVE ESTATES UNIT 2A HAS BEEN  
ITED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
IO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH  
OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE  
TION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED. DATED THIS

IF \_\_\_\_\_ A.D. 20 \_\_\_\_\_

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

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

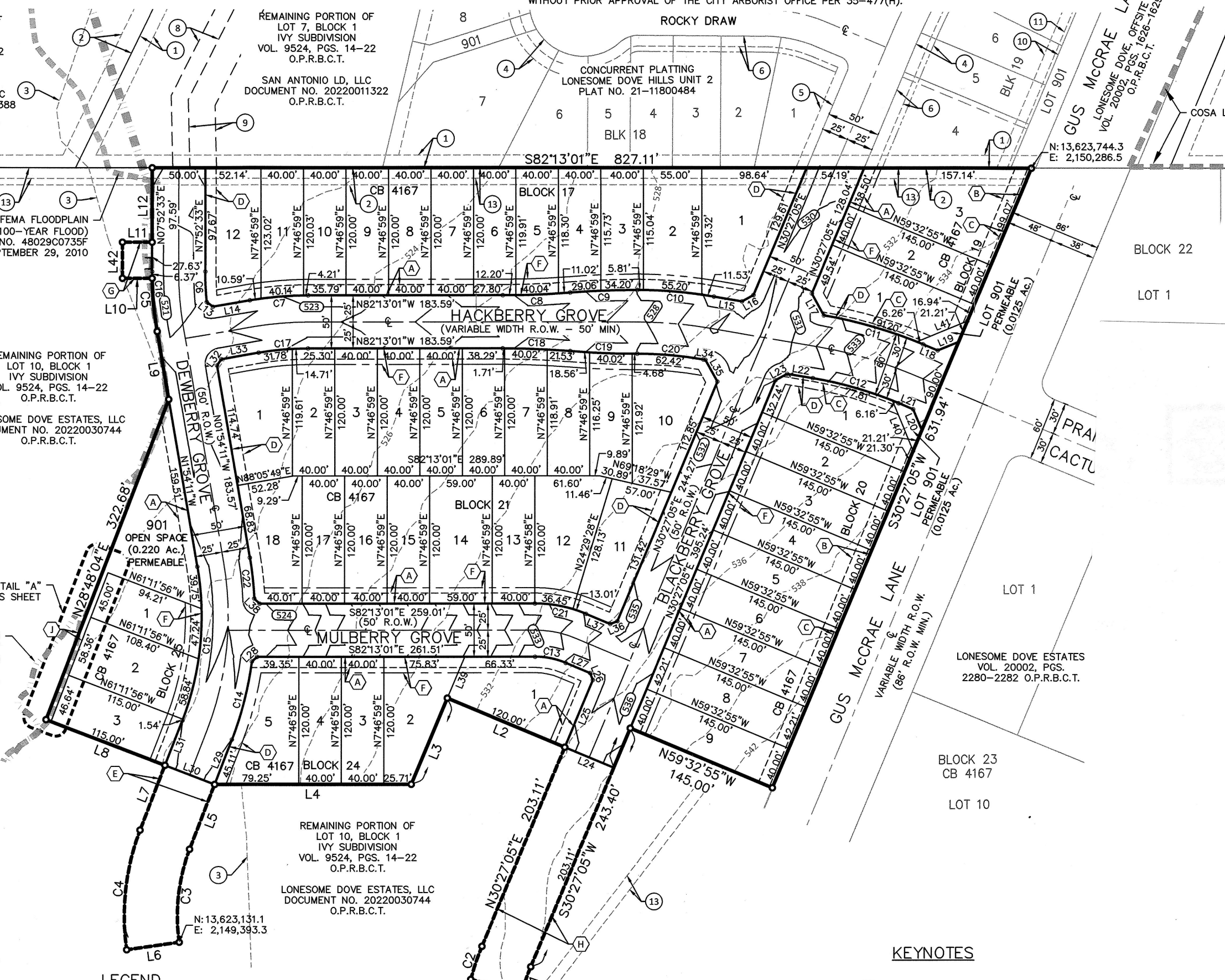
CERTIFICATE OF APPROVAL

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.

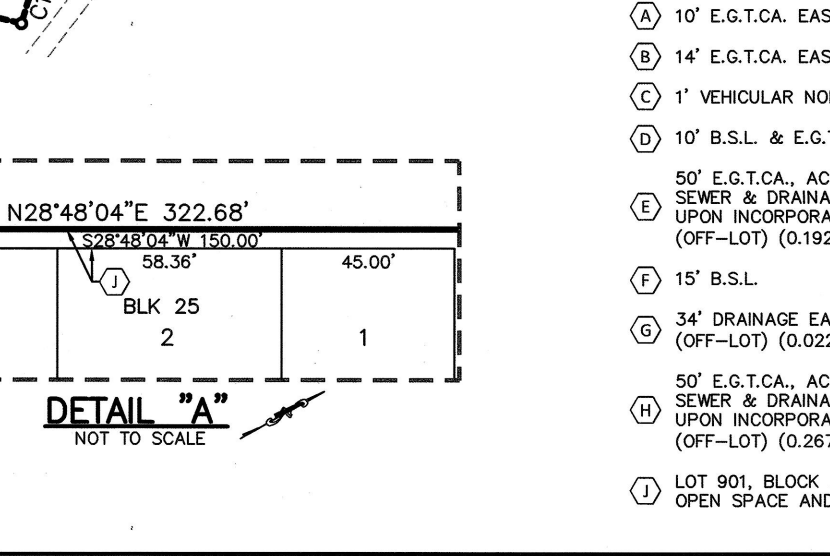
DATED THIS \_\_\_\_DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



- LEGEND**
- 609 --- EXISTING CONTOUR
  - 608 --- PROPOSED CONTOUR
  - FEMA 100-YR FLOODPLAIN BOUNDARY
  - MTR ENGINEERS 100-YR FLOODPLAIN BOUNDARY (ATLAS 14)
  - ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
  - RIGHT OF WAY
  - CENTERLINE
  - EASEMENT
  - IRON PIN SET
  - OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
  - VOLUME
  - PAGE(S)
  - B.S.L.
  - BLK
  - NO.



- KEYNOTES**
- 10' E.G.T.C.A. EASEMENT
  - 14' E.G.T.C.A. EASEMENT
  - 1' VEHICULAR NON-ACCESS EASEMENT
  - 10' B.S.L. & E.G.T.C.A. EASEMENT
  - 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.)
  - 15' B.S.L.
  - 34' DRAINAGE EASEMENT (OFF-LOT) (0.022 AC.)
  - 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.)
  - LOT 901, BLOCK 25 (0.220 AC.) (PERMEABLE) OPEN SPACE AND DRAINAGE EASEMENT