

# FINISHED LOT OPPORTUNITY - Lonesome Dove 40's

<b><u>Location:</u></b>	South San Antonio, TX (Loop 1604 / Gus McCrae Ln)
<b><u>Jurisdiction:</u></b>	Bexar County (NOT in city limits)
<b><u>Lot Size:</u></b>	40' x 120'
<b><u>Lots:</u></b>	112 lots developed in two phases (Phase 1: 50 Lots; Phase 2: 62 Lots)
<b><u>Utilities:</u></b>	SAWS Sewer & Water, CPS Electric
<b><u>Impact Fees:</u></b>	\$2,243 Sewer and \$5,470 Water
<b><u>Schools:</u></b>	Southside ISD
<b><u>Attributes:</u></b>	<i>Currently active new home community</i>  Flat, buildable homesites; Greenbelt homesites  Outside city limits (no permit/inspections, no city taxes)  0.7 mile from I-37
<b><u>Lot Delivery:</u></b>	~1Q26



Greg Jones  
Fraire Realty Group  
(210) 889-7777

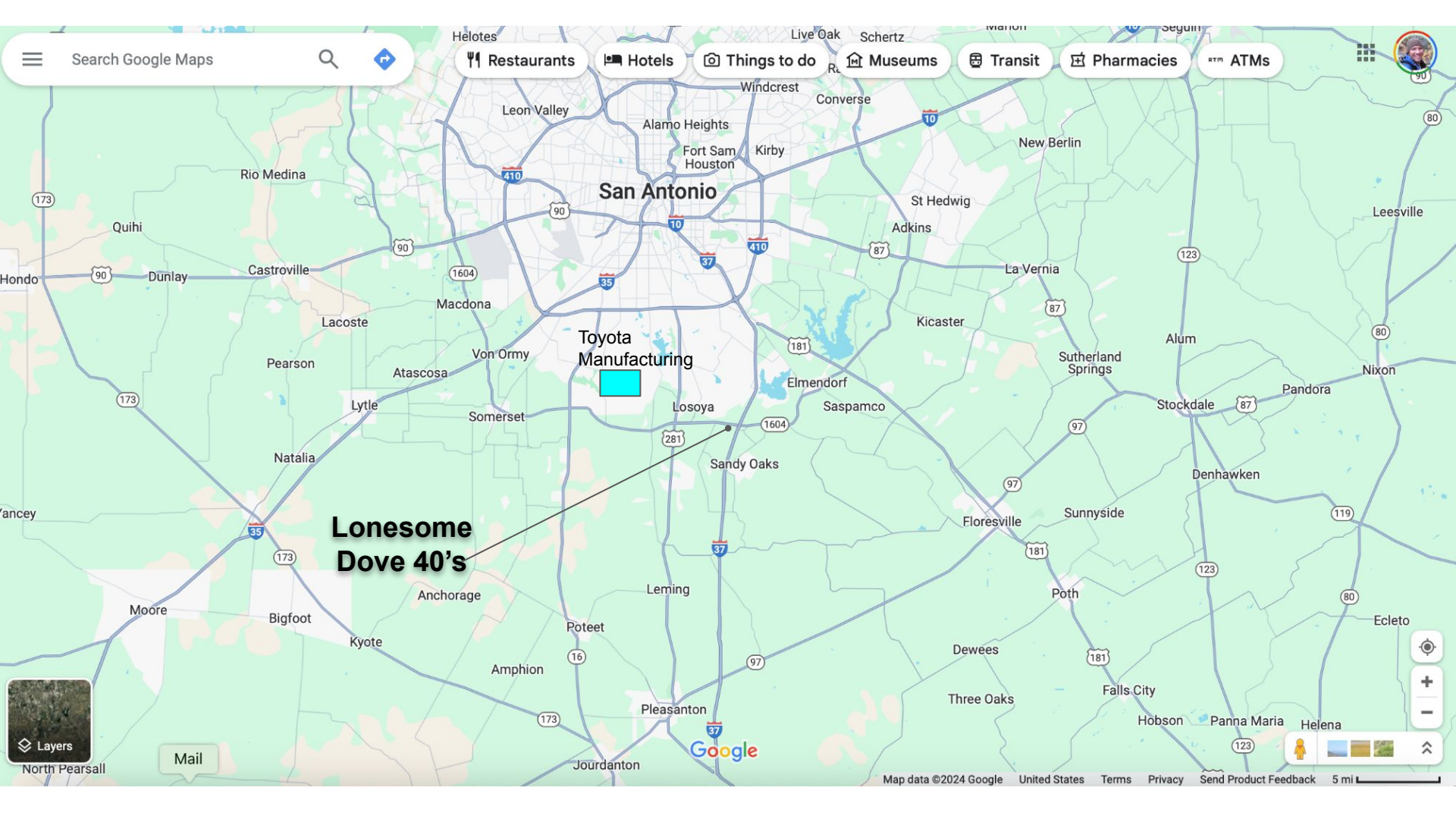


# TERMS - Lonesome Dove 40's

<b><u>Seller:</u></b>	LoveHaus Development, LLC (Jordan Love)
<b><u>Lot Size:</u></b>	40' x 120' (typical depth 120')
<b><u>Finished Lot Price:</u></b>	\$60,000 per lot
<b><u>Escalator:</u></b>	7%
<b><u>Available Lots:</u></b>	112 Lots (one builder or two builders at 56 lots each)
<b><u>Lot Hold Back:</u></b>	One (1) lot in Phase 1 held back to be closed with last Closing
<b><u>Earnest Money:</u></b>	10% per builder released to Seller after FZY (returned pro rata at the 2nd Closing)
<b><u>Feasibility:</u></b>	30 days
<b><u>Closings:</u></b>	<p><u>Initial Closing:</u> 49 Lots total (24/25 EACH if two builders) fifteen (15) days after Substantial Completion.</p> <p><u>2nd Closing:</u> 32 Lots (16 EACH if two builders) 270 days after the Initial Closing.</p> <p><u>3rd Closing:</u> 31 Lots (30 + 1 Hold Back) (16/15 EACH if two builders) 120 days after the 2nd Closing</p>
<b><u>Commission:</u></b>	Paid by Seller

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Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies

ATMs

San Antonio

Toyota Manufacturing

Lonesome Dove 40's

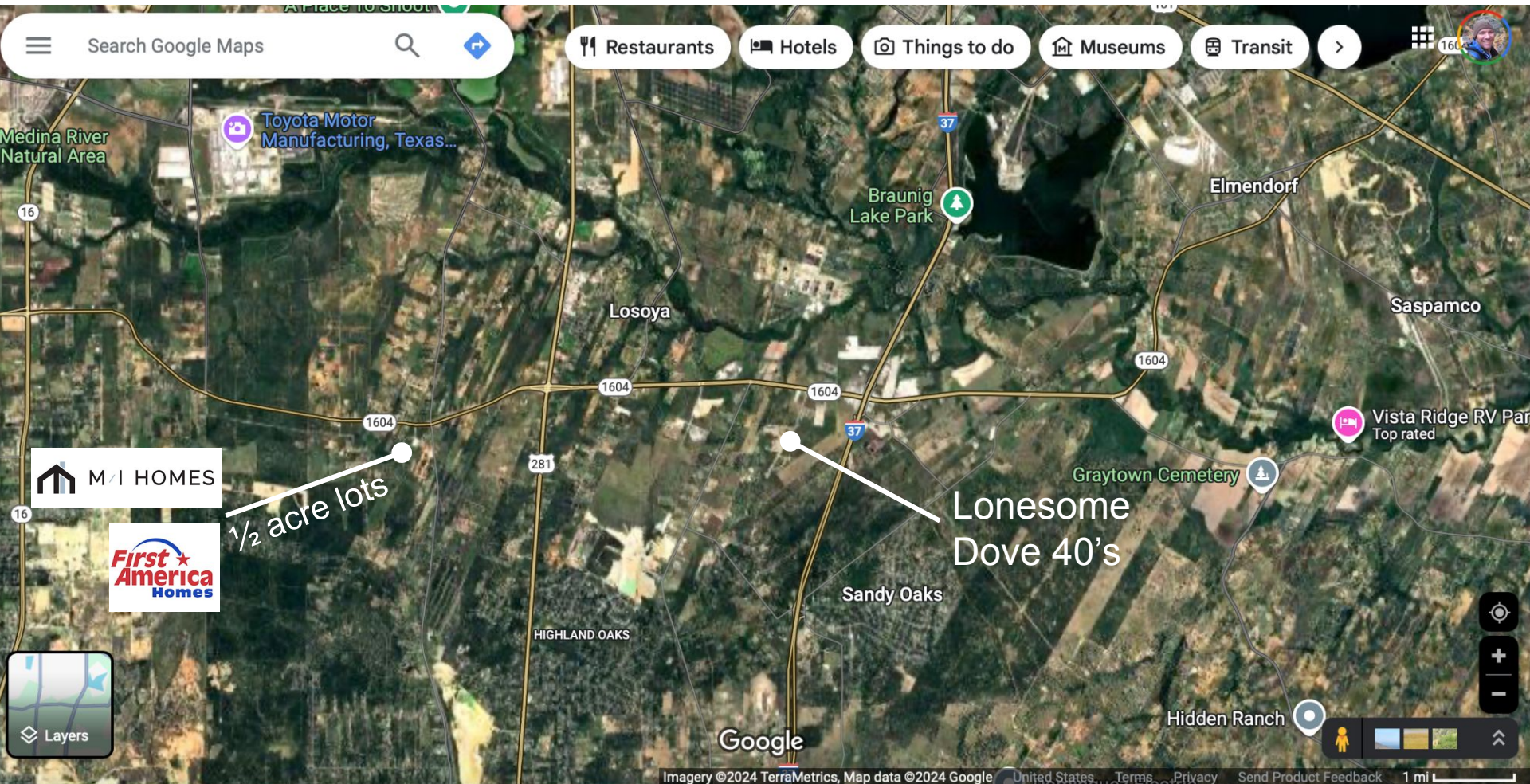
Layers

Mail

North Pearsall

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Search Google Maps



Restaurants



Hotels



Things to do



Museums



Transit



160



Medina River  
Natural Area



Toyota Motor  
Manufacturing, Texas...

Braunig  
Lake Park



Elmendorf

Saspamco



Vista Ridge RV Par  
Top rated

Graytown Cemetery



Lonesome  
Dove 40's

Sandy Oaks

HIGHLAND OAKS

Hidden Ranch



M/I HOMES



1/2 acre lots



Layers

Google





CASTLEROCK  
COMMUNITIES

COVENTRY  
HOMES

M/I HOMES

Palm Harbor -  
South San Antonio

Best Western Plus  
Mendorf Hotel

Freedom Elem.

40' & 45' lots

Pilot Center

QuikTrip

Big Tex Trailer  
World - Truckfitters

LENNAR

40' lots

LENNAR

1/2 acre lots

Lonesome  
Dove 40's

First  
America  
Homes

Google

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Send Product Feedback

2000 ft



LOCATION MAP

- [illegible]

# Floodplain / Greenbelt

112 Lots  
40'x120'



COLLIER STREET SIX DAYS WITH CUBS



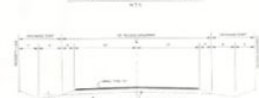
TABLE III  
EFFECT OF TYPE "B" FIBER ON MECHANICAL PROPERTIES



Source: U.S. Census Bureau, *Current Population Reports*, 1990.



1. *Chrysomelidae*



4. 1. 4. 1.	2014. 01. 01. - 2014. 01. 01.	2014. 01. 01. - 2014. 01. 01.
4. 1. 4. 2.	2014. 01. 01. - 2014. 01. 01.	2014. 01. 01. - 2014. 01. 01.
4. 1. 4. 3.	2014. 01. 01. - 2014. 01. 01.	2014. 01. 01. - 2014. 01. 01.

AGRICULTURE DEVELOPMENT											
PROJ	UNAM ID#	ORGANIZ. CODE	UNEP FID PROJECT	EST. FID	ORGANIZ. ID#	TOTAL AGREEMENTS/ PROJECTS	OPEN SPEND / FARM HOUSEHOLDS PRODUCTION	NET BENEFIT	PROJ. SEQUENCE	STATUS DATE	NOTE
1	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	1	1997	100-001
2	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	2	1997	100-002
3	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	3	1997	100-003
4	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	4	1997	100-004
5	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	5	1997	100-005
6	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	6	1997	100-006
7	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	7	1997	100-007
8	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	8	1997	100-008
9	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	9	1997	100-009
10	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	10	1997	100-010
11	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	11	1997	100-011
12	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	12	1997	100-012
13	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	13	1997	100-013
14	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	14	1997	100-014
15	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	15	1997	100-015
16	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	16	1997	100-016
17	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	17	1997	100-017
18	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	18	1997	100-018
19	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	19	1997	100-019
20	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	20	1997	100-020
21	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	21	1997	100-021
22	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	22	1997	100-022
23	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	23	1997	100-023
24	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	24	1997	100-024
25	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	25	1997	100-025
26	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	26	1997	100-026
27	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	27	1997	100-027
28	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	28	1997	100-028
29	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	29	1997	100-029
30	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	30	1997	100-030
31	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	31	1997	100-031
32	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	32	1997	100-032
33	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	33	1997	100-033
34	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	34	1997	100-034
35	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	35	1997	100-035
36	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	36	1997	100-036
37	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	37	1997	100-037
38	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	38	1997	100-038
39	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	39	1997	100-039
40	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	40	1997	100-040
41	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	41	1997	100-041
42	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	42	1997	100-042
43	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	43	1997	100-043
44	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	44	1997	100-044
45	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	45	1997	100-045
46	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	46	1997	100-046
47	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	47	1997	100-047
48	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	48	1997	100-048
49	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	49	1997	100-049
50	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	50	1997	100-050
51	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	51	1997	100-051
52	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	52	1997	100-052
53	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	53	1997	100-053
54	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	54	1997	100-054
55	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	55	1997	100-055
56	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	56	1997	100-056
57	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	57	1997	100-057
58	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	58	1997	100-058
59	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	59	1997	100-059
60	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	60	1997	100-060
61	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	61	1997	100-061
62	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	62	1997	100-062
63	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	63	1997	100-063
64	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	64	1997	100-064
65	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	65	1997	100-065
66	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	66	1997	100-066
67	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	67	1997	100-067
68	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	68	1997	100-068
69	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	69	1997	100-069
70	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	70	1997	100-070
71	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	71	1997	100-071
72	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	72	1997	100-072
73	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	73	1997	100-073
74	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	74	1997	100-074
75	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	75	1997	100-075
76	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	76	1997	100-076
77	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	77	1997	100-077
78	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	78	1997	100-078
79	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	79	1997	100-079
80	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	80	1997	100-080
81	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	81	1997	100-081
82	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	82	1997	100-082
83	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	83	1997	100-083
84	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	84	1997	100-084
85	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	85	1997	100-085
86	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	86	1997	100-086
87	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	87	1997	100-087
88	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	88	1997	100-088
89	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	89	1997	100-089
90	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	90	1997	100-090
91	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	91	1997	100-091
92	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	92	1997	100-092
93	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	93	1997	100-093
94	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	94	1997	100-094
95	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	95	1997	100-095
96	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	96	1997	100-096
97	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	97	1997	100-097
98	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	98	1997	100-098
99	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	99	1997	100-099
100	100-WR-0075	00-001	100-001	15	1,000	0.00	1,000	1.00	100	1997	100-100
101	100-WR-0075	00-001	100-001	15	1						

[illegible]

LONESOME DOVE ESTATES

MASTER DEVELOPMENT PLAN  
MDP # 19-11100056  
SEPTEMBER 2011





# LOCATION MAP

## KEYNOTES

- 1 12' E.G.T.C.A. EASEMENT VOL. 9524, PGS. 14-22, O.P.R.B.C.T.
- 2 16' E.G.T.C.A. 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 12' 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 12' E.G.T.C.A. ESM'T. 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.

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 TARN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5590  
MOY TARN RAMIREZ ENGINEERS, LLC  
12770 CIMARRON PATH, SUITE 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,  
EASEMENTS, AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOT TO SCALE

- REMARK:
1. 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.
  2. 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.

THE NUMBER OF WATERSHED DWELLING UNITS (DWU) FOR THIS SUBDIVISION IS 10. THE PLAT NUMBER IS 21-11800484. THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY IS TO MAINTAIN THE PLAT NUMBER.

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (FILE-APP-21-38801083) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BOUNDING 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)).

ROCKY DRAW

CONCURRENT PLATTING LONESOME DOVE HILLS UNIT 2 PLAT NO. 21-11800484

REMAINING PORTION OF LOT 7, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

SAN ANTONIO L.D. LLC DOCUMENT NO. 2022001322 O.P.R.B.C.T.

REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

LONESOME DOVE ESTATES, LLC DOCUMENT NO. 2022030744 O.P.R.B.C.T.

REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

LONESOME DOVE ESTATES, LLC DOCUMENT NO. 2022030744 O.P.R.B.C.T.

REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

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REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

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REMAINING PORTION OF LOT 10, BLOCK 1 IVY SUBDIVISION VOL. 9524, PGS. 14-22 O.P.R.B.C.T.

LONESOME DOVE ESTATES, LLC DOCUMENT NO. 2022030744 O.P.R.B.C.T.

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## 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 EXPLORE UPON INCORPORATION INTO PLATTED R.O.W. (OFF-102 (A) 92 C.A.)
- F 15' B.S.L.

SCALE: 1"=100'



**MIR**  
Moy Tarn Ramirez Engineers, LLC  
TBPELS ENGINEERING F-5297/SURVEYING F-1031500  
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, DRAINAGE 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. MARTY'S  
SAN ANTONIO, TX 78264

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CRAIG GLENDENNING 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, BEAR COUNTY, TEXAS

THIS PLAT OF LONESOME DOVE ESTATES UNIT 2A 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 EXCEPTIONS AND/OR VARIANCES HAVE BEEN GRANTED, DATED THIS DAY OF \_\_\_\_\_, 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, TEXAS, DO 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

## LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FEMA 100-YR FLOODPLAIN BOUNDARY
- WITH ENGINEERS 100-YR FLOODPLAIN BOUNDARY (ATLAS 14)
- TELEVISION CABLE EASEMENT
- RIGHT OF WAY
- CENTERLINE
- EASEMENT
- IRON PIN SET



### LOCATION MAP

REMAINING PORTION OF  
LOT 6, BLOCK 1  
IVY SUBDIVISION  
VOL. 9524, PGS. 14-21 D.P.R.

REMAINING PORTION OF  
LOT 7, BLOCK 1  
IVY SUBDIVISION  
VOL. 9524, PGS. 14-21 D.P.R.

EXISTING 12' ELECTRIC EASEMENT  
VOL. 9526, PGS. 14-21

100

EXISTING GRADE  
PROPOSED FINISH GRADE  
PROPOSED WALL

ROCKY

CONCURRENT PLAT  
WESOME DOVE HILLS UNIT 2  
PLAT NO. 21-11800M84

ONE A 100YR FEMA FLOODPLAIN  
FIRM NO. 48029C0735F  
EFFECTIVE SEPT. 29, 2010

REMAINING PORTION OF  
LOT 10, BLOCK 1  
IVY SUBDIVISION  
VOL. 9524, PGS. 14-21 D.P.R.

50' E.G.T.C.A. ACCESS  
WATER, SANITARY SEWER  
DRAIN EGM'T

50' E.G.T.C.A., ACC  
WATER, SANITARY S  
& DRAIN ESM'T

REMAINING PORTION OF  
LOT 10, BLOCK 1

REMAINING PORTION OF  
TO BLOCK 1

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDE VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

## 2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE

### 3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATERIAL SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL BE DISKED OR ROLLED TO A MINIMUM DEPTH OF INCHES (6"). ALL SURFACE RIPS OR OTHER UNEVEN FEATURES SHALL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHES. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

#### 4. COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT TxDOT-TEX-113-E COMPACTION PROCEDURE.

## 5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

## 6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTATION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

## 7. ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

## 8. COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

## 9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

## 10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT. HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

### 1.1. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (3.2") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA (LOCATION, LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL IS BELOW THE SPECIFIED DENSITY, THE CONTRACTOR SHALL REWORK OR REPEAT THE TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RETESTING. THE CONTRACTOR SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR (UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (32") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

## 12. CUT/FILL LOTS

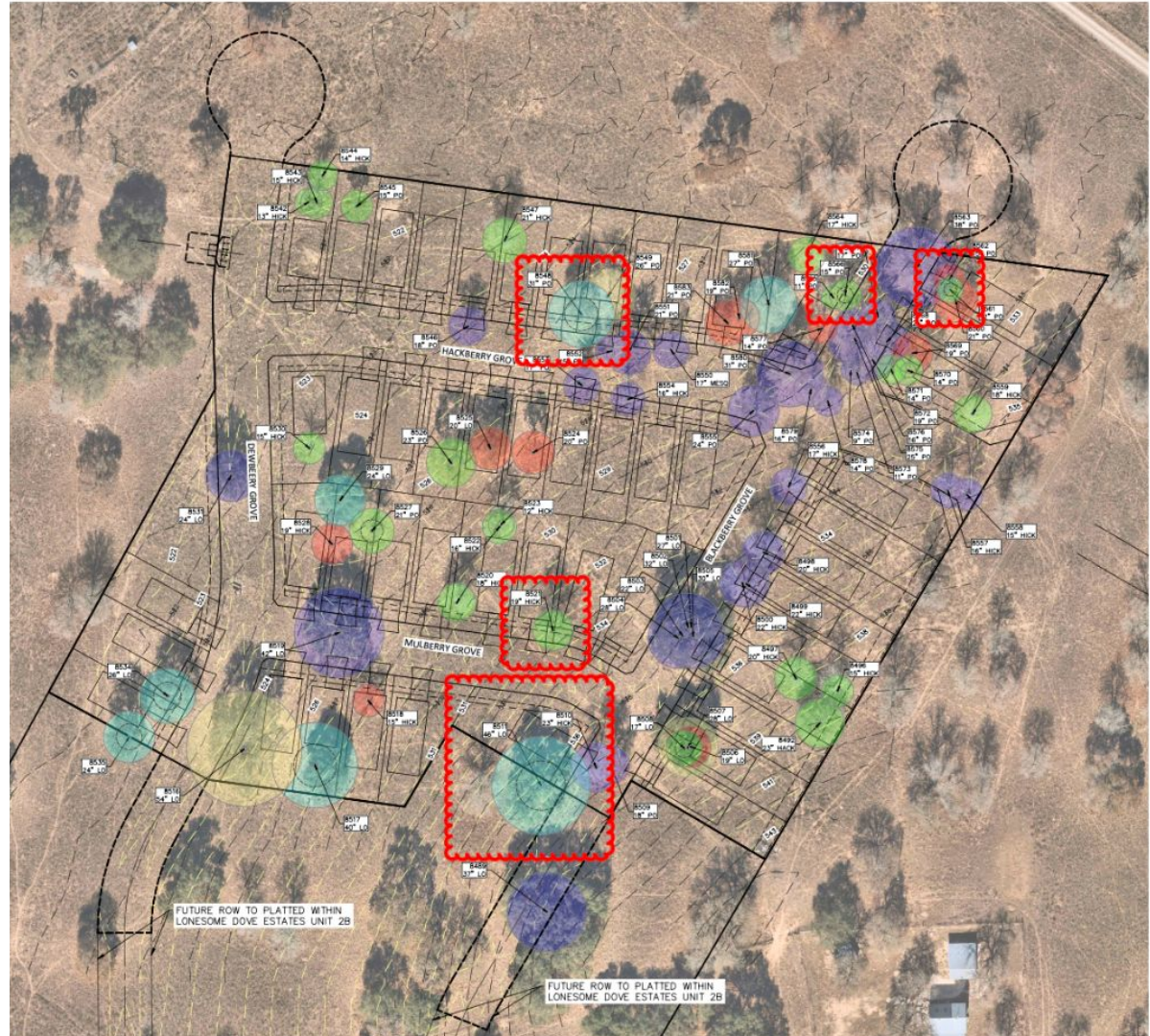
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

ONESOME DOVE ESTATES, UNIT 2A  
OVERALL GRADING PLAN

[Sheet]



Builder required to install three (3) trees (2" caliper diameter) on each Lot







## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Fraire Realty Group, Inc	9008456	kelly.welovedirt@gmail.com	(210) 827-7918
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Kelly Leach	343037	kelly.welovedirt@gmail.com	(210) 827-7918
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregory Jones	660743	gregscotjones@gmail.com	(210) 889-7777
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date