

# FINISHED LOT OPPORTUNITY - Lonesome Dove 40's

Location: South San Antonio, TX (Loop 1604 / Gus McCrae Ln)

Jurisdiction: Bexar County (NOT in city limits)

Lot Size: 40' x 120'

Lots: 112 lots developed in two phases  
(Phase 1: 50 Lots; Phase 2: 62 Lots)

Utilities: SAWS Sewer & Water, CPS Electric

Impact Fees: \$2,243 Sewer and \$5,470 Water

Schools: Southside ISD

Attributes: *Currently active new home community*  
Flat, buildable homesites; Greenbelt homesites  
Outside city limits (no permit/inspections, no city taxes)

0.7 mile from I-37

Lot Delivery: ~1Q26



Greg Jones  
Fraire Realty Group  
(210) 889-7777

**FRAIRE**  
REALTY GROUP

# TERMS - Lonesome Dove 40's

**Seller:** LoveHaus Development, LLC (Jordan Love)

**Lot Size:** 40' x 120' (typical depth 120')

**Finished Lot Price:** \$60,000 per lot

**Escalator:** 7%

**Available Lots:** 112 Lots (one builder or two builders at 56 lots each)

**Lot Hold Back:** One (1) lot in Phase 1 held back to be closed with last Closing

**Earnest Money:** 10% per builder released to Seller after FZY (returned pro rata at the 2nd Closing)

**Feasibility:** 30 days

**Closings:** **Initial Closing:** 49 Lots total (24/25 EACH if two builders) fifteen (15) days after Substantial Completion.

**2nd Closing:** 32 Lots (16 EACH if two builders) 270 days after the Initial Closing.

**3rd Closing:** 31 Lots (30 + 1 Hold Back) (16/15 EACH if two builders) 120 days  
after the 2nd Closing

**Commission:** Paid by Seller

Greg Jones  
Fraire Realty Group  
(210) 889-7777





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Helotes

Restaurants

Hotels

Things to do

Museums

Transit

Pharmacies

ATMs



San Antonio

# Lonesome Dove 40's

Toyota  
Manufacturing

North Pearall

Mail

Google

Map data ©2024 Google

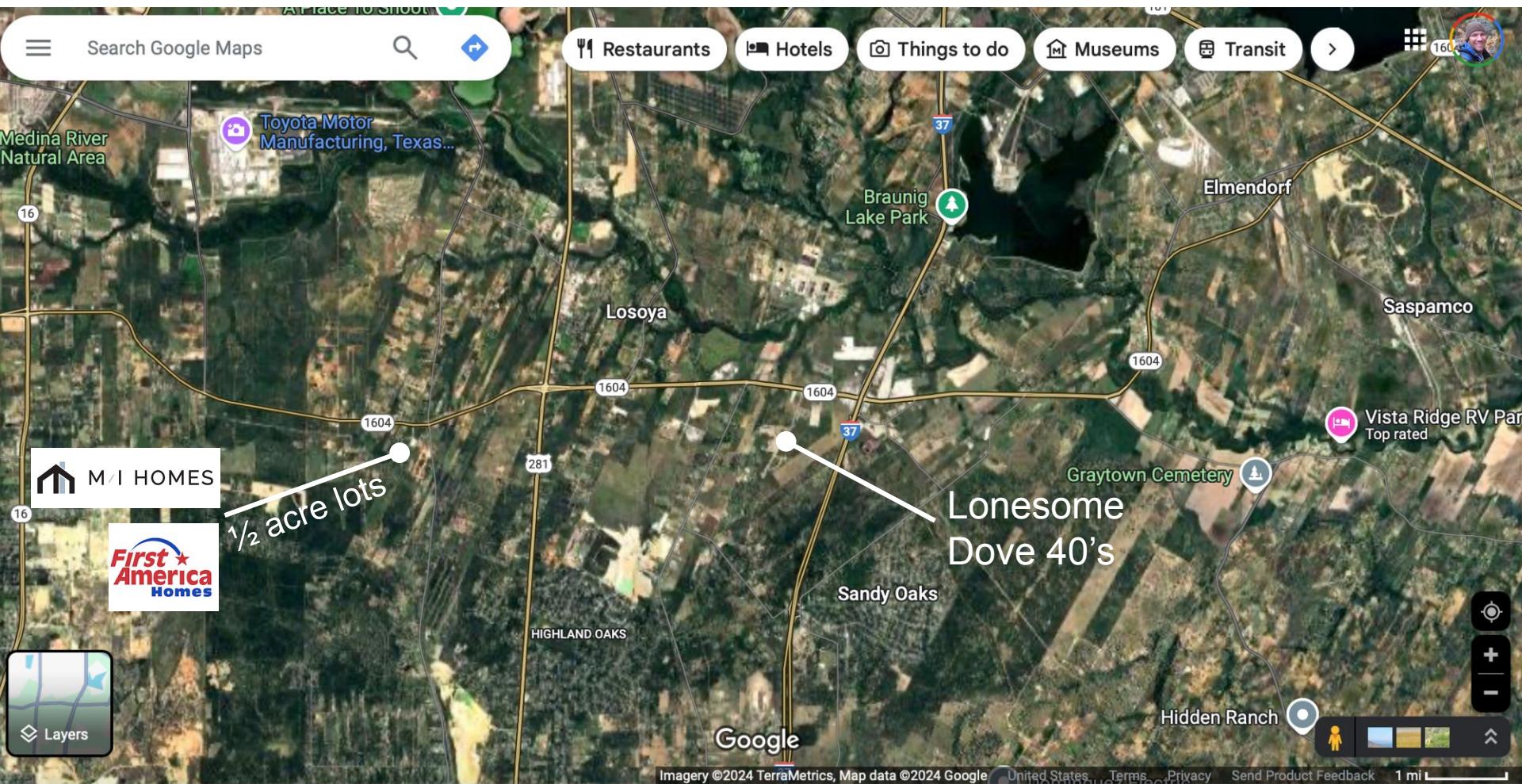
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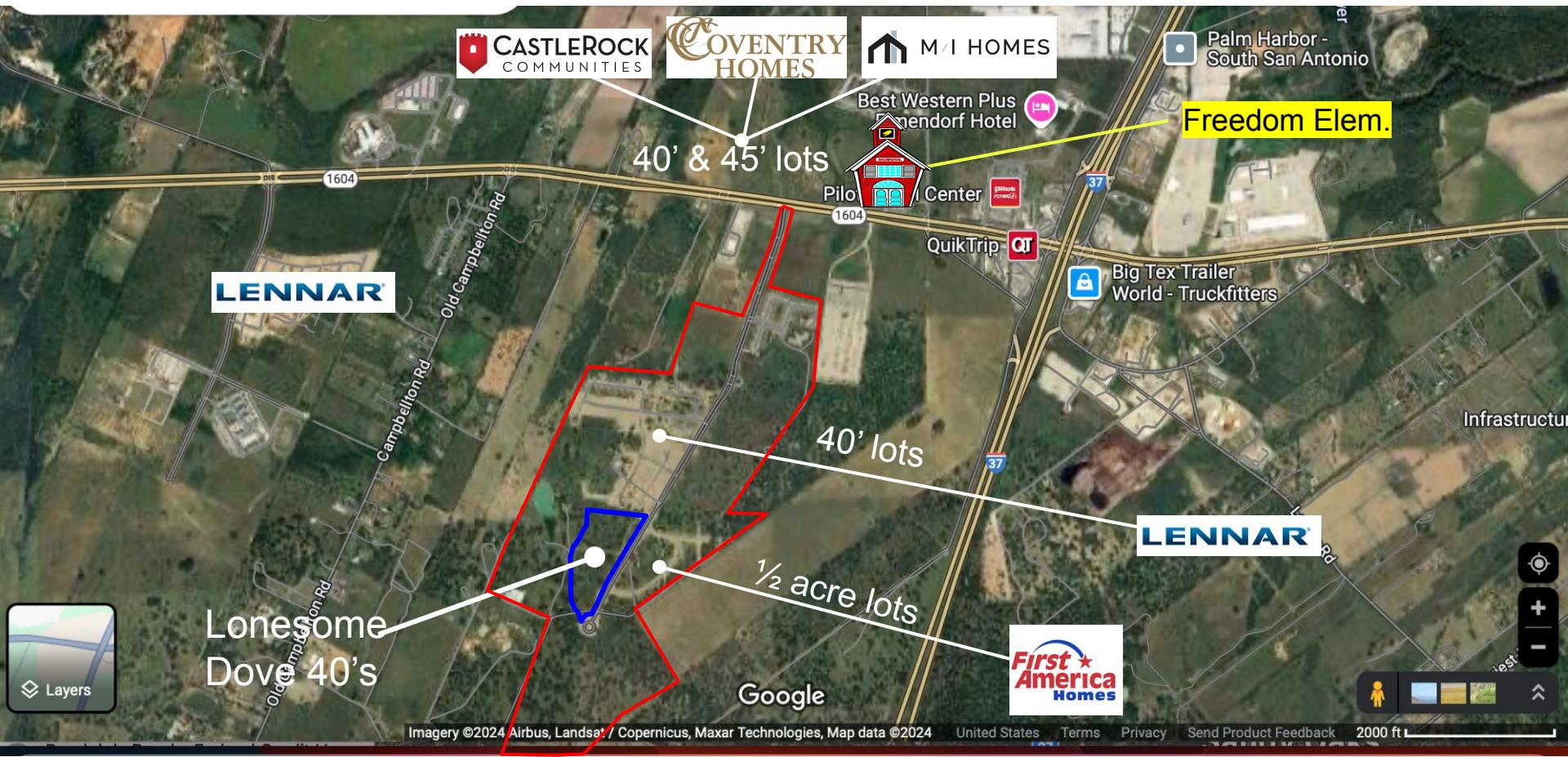
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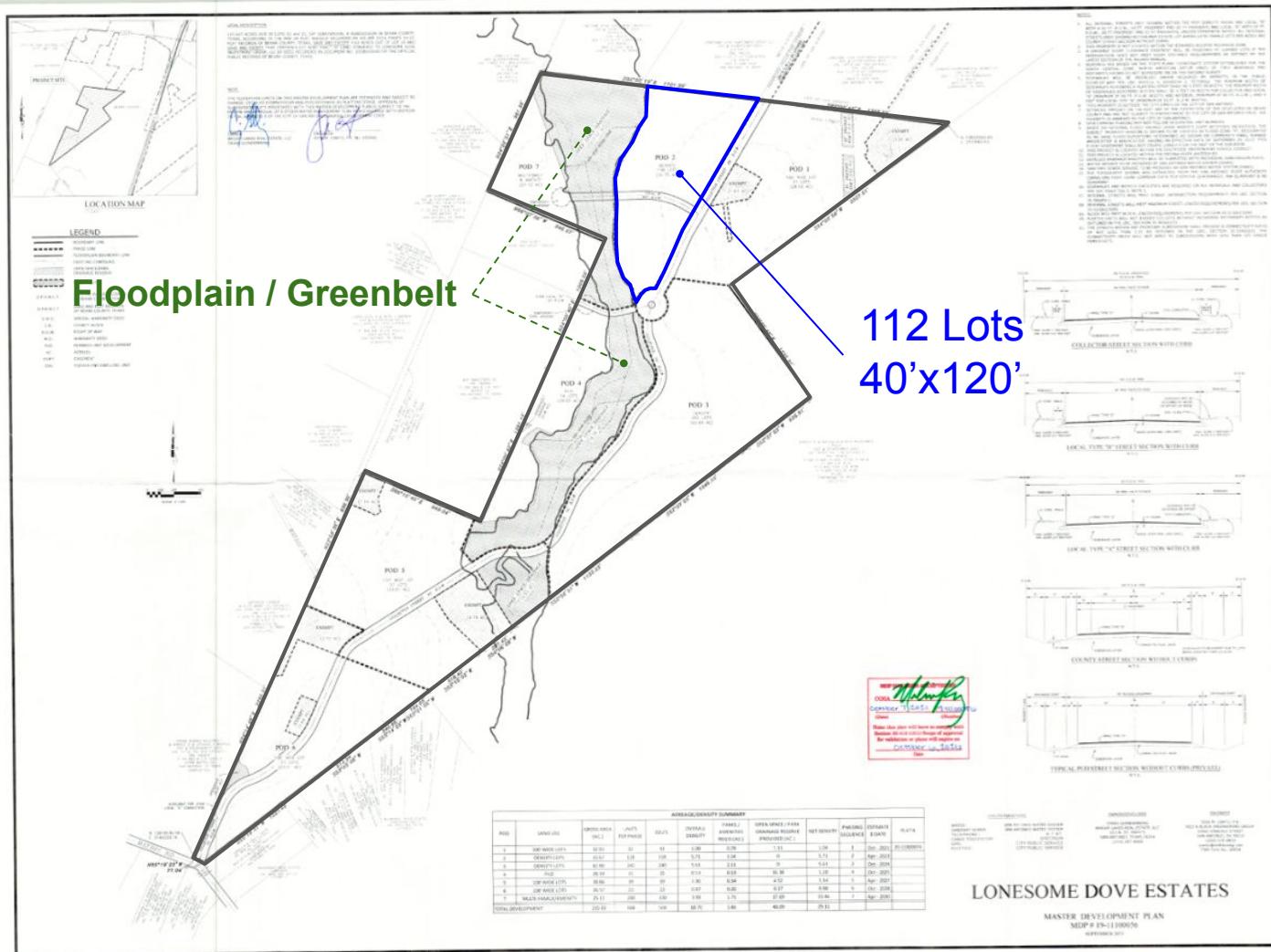
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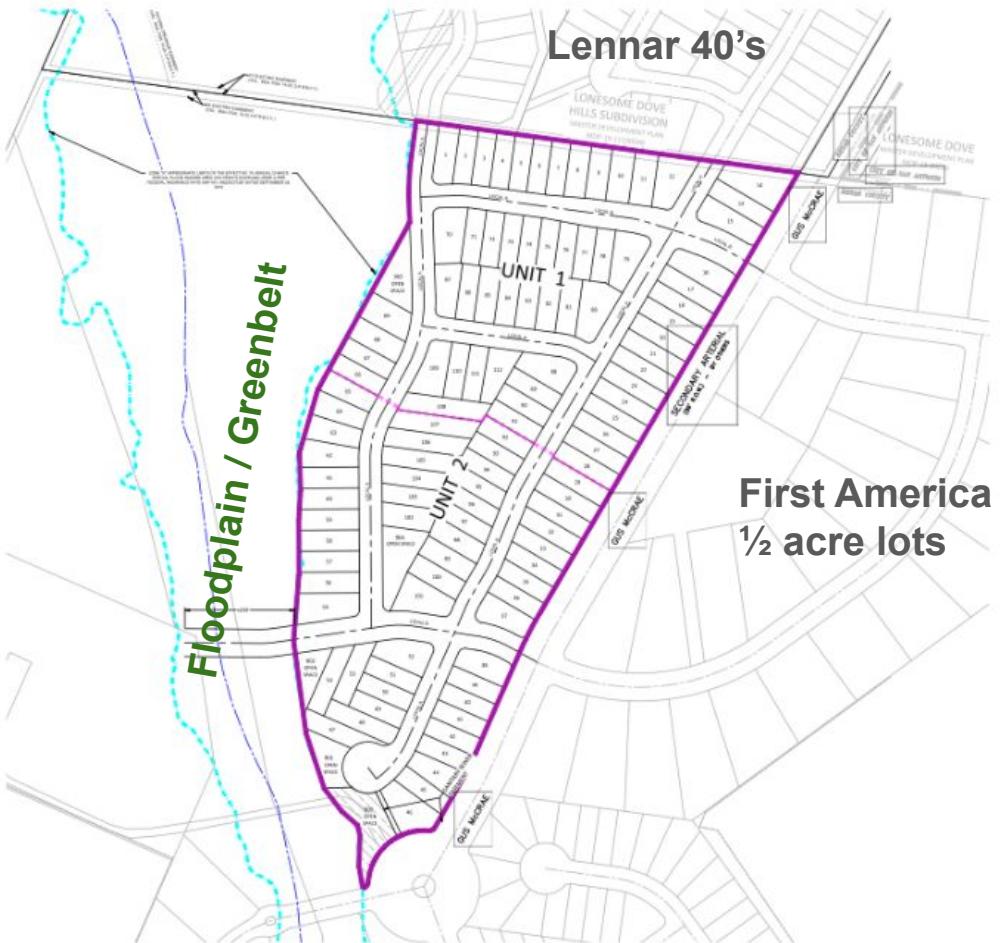
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## *Floodplain / Greenbelt*

## Lennar 40's

# First America ½ acre lots



## LEGEND

Overall Research	Proposed Phases	Proposed Final Configuration
Proposed Phases	Phase 1: Initial Assessment Phase 2: Data Collection Phase 3: Analysis and Reporting	Phase 3: Analysis and Reporting

## LONESOME DOVE ESTATES DEVELOPMENT

#### PRELIMINARY LOT COUNT AND PHASES

LONESOME DOVE ESTATES TRACT  
LOT COUNT CPC QUANTITIES RESIDENTIAL

UNIT/PHASE	LOT COUNT	ACROSS
1	59	19,780
2	55	1,930
<b>TOTAL</b>	<b>114</b>	<b>20,672</b>

LOWES ONE DOME ESTATES TRACT  
OVERALL PRELIMINARY SITE PERFORMANCE

SHE  
EX



**MTR** • Engineers  
• Surveyors  
• Remotes  
**May Far Ramirez Engineers, LLC**  
10000 E. BROADWAY, SUITE 200, TUCSON, AZ 85718-3500  
TEL: (520) 746-1999 FAX: (520) 746-1999

## LOCATION MAP

## KEYNOTES

- 10' ELECTRIC EASEMENT (VOL. 9524, PG. 14-22, O.P.R.B.C.T.)
- 16' ELECTRIC EASEMENT (VOL. 9524, PG. 14-22, O.P.R.B.C.T.)
- 10' NATURAL DRAINAGE EASEMENT (VOL. 9524, PG. 14-22, O.P.R.B.C.T.)
- 10' B.S.L.
- CONCURRENT PLATTING (LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-1800484)
- 10' E.G.T.C.A. ESMT. & 10' B.S.L. (LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-1800484)
- 10' E.G.T.C.A. ESMT.
- CONCURRENT PLATTING (LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-1800484)
- NOT USED
- PROPOSED 16' SANITARY SEWER EASEMENT (SAW JOB NO. 21-1628 SAW'S PARCEL NO. P23-018)
- PROPOSED 25' TEMPORARY CONSTRUCTION EASEMENT (SAW JOB NO. 21-1629 SAW'S PARCEL NO. P23-018)
- 12' E.G.T.C.A. ESMT.
- CONCURRENT PLATTING (LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-1800484)
- 17' VEHICULAR NON-ACCESS EASEMENT (LONESOME DOVE HILLS UNIT 2 LAND-PLAT-21-1800484)
- 22' ELECTRIC EASEMENT (VOL. 9524, PG. 14-22, O.P.R.B.C.T.)
- MIN'DY'S WATER WORKS, INC. (VOL. 5289, PG. 204 O.P.R.B.C.T.)

- CONCRETE DRIVEWAY APPROACHES 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.
- OVERHEAD EASEMENTS 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 WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER WITH THE SAN ANTONIO WATER SYSTEM.

THE SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TR-APP-21-38801083) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITH THE PLAT BOUNDARY, AND THE EMPLOYERS AND CONTRACTORS SHALL NOT REMOVE ANY TREES OR SHRUBS EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL STRUCTURES, PROVIDED THAT CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE PLAT IS SUBJECT TO A TREE PLAN ON FILE WITH THE CITY OF SAN ANTONIO ARBORIST OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-47(H).

THE OWNERSHIP OF THE PROPERTY IS SUBJECT TO THE OWNERSHIP OF THE CITY OF SAN ANTONIO OR BEAR COUNTY, OR ITS SUCCESSORS OR ASSIGNS AND THE BEAR COUNTY WATER SYSTEM, OR ITS SUCCESSORS OR ASSIGNS, AND THE OWNERSHIP OF THE PROPERTY IS SUBJECT TO THE OWNERSHIP OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

SCALE: 1"=100'

100' 50' 0' 100'



100' 50' 0' 100'

100' 50' 0' 100'



Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-0297/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, IS DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS INDICATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEY, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

**CRAIG GLENDERING** KNOWN TO ME  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,  
AND I WITNESS HIS SIGNATURE AS EXECUTING THE SAME FOR THE PURPOSES AND  
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN  
UNDER MY HAND AND SEAL OF OFFICE

THIS 23 DAY OF March A.D. 2023

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

**LONESOME DOVE ESTATES UNIT 2A** HAS BEEN  
SUBDIVIDED AND COMMISSIONED AS A PLAT OF LAND IN THE CITY OF SAN  
ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH  
STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE  
EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED; DATED THIS 23 DAY OF March A.D. 2023

BY: Craig Glendering CHAIRMANBY: 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, AND THAT THE PLAT HAS BEEN EXAMINED AND APPROVED, SO THAT  
SAID PLAT IS IN CONFORMITY WITH THE STATUTORY RULES AND REGULATION GOVERNING  
SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 23 DAY OF March A.D. 2023

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR 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 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, SUITE 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,  
WATER, SEWER, DRAINAGE, ETC.

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## KEYNOTES

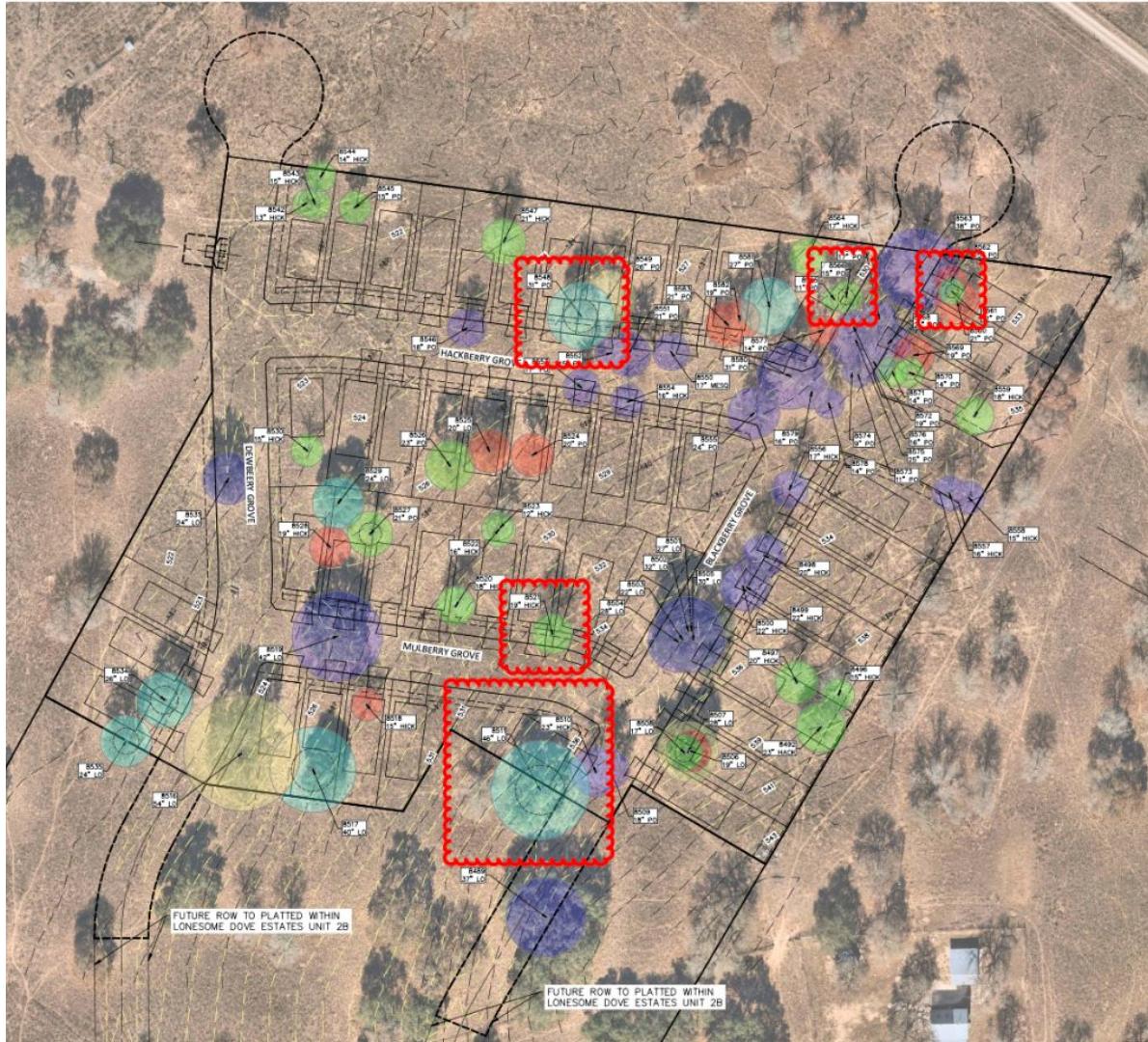
A 10' E.G.T.C.A. EASEMENT  
B 14' E.G.T.C.A. EASEMENT  
C 1' VEHICULAR NON-ACCESS EASEMENT  
D 10' B.S.L. & E.G.T.C.A. EASEMENT  
E 50' E.G.T.C.A. ACCESS, WATER, SANITARY SEWER & DRAINAGE EASEMENT — TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (OFF-LOT) (0.192 AC.)  
F 15' B.S.L.

N28°48'04"E 322.65'  
N28°48'04"E 322.65'  
N28°48'04"E 322.65'



## Unit 1 Tree Preservation Plan w/ foundation pads

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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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
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Buyer/Tenant/Seller/Landlord Initials

Date