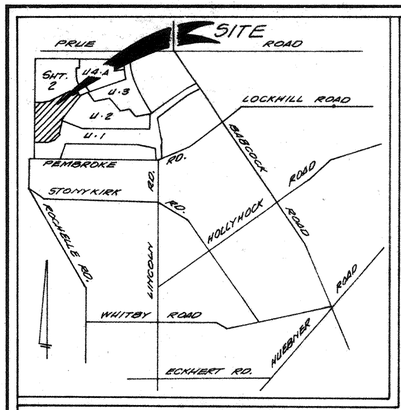


LOCATION MAP

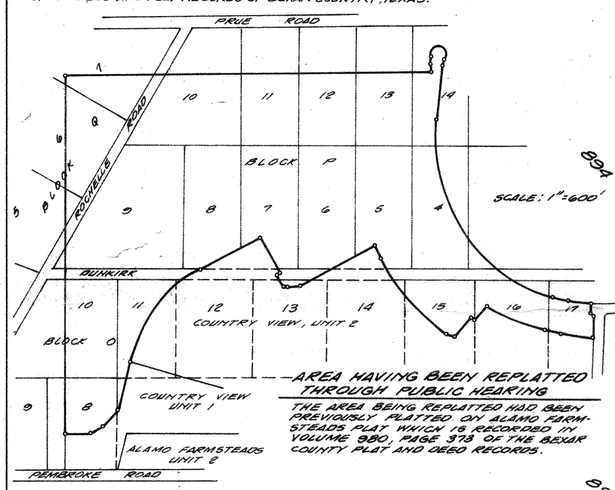
SCALE: 1" = 100'

LEGEND:

INDICATES PROP. CONTOURS — 500

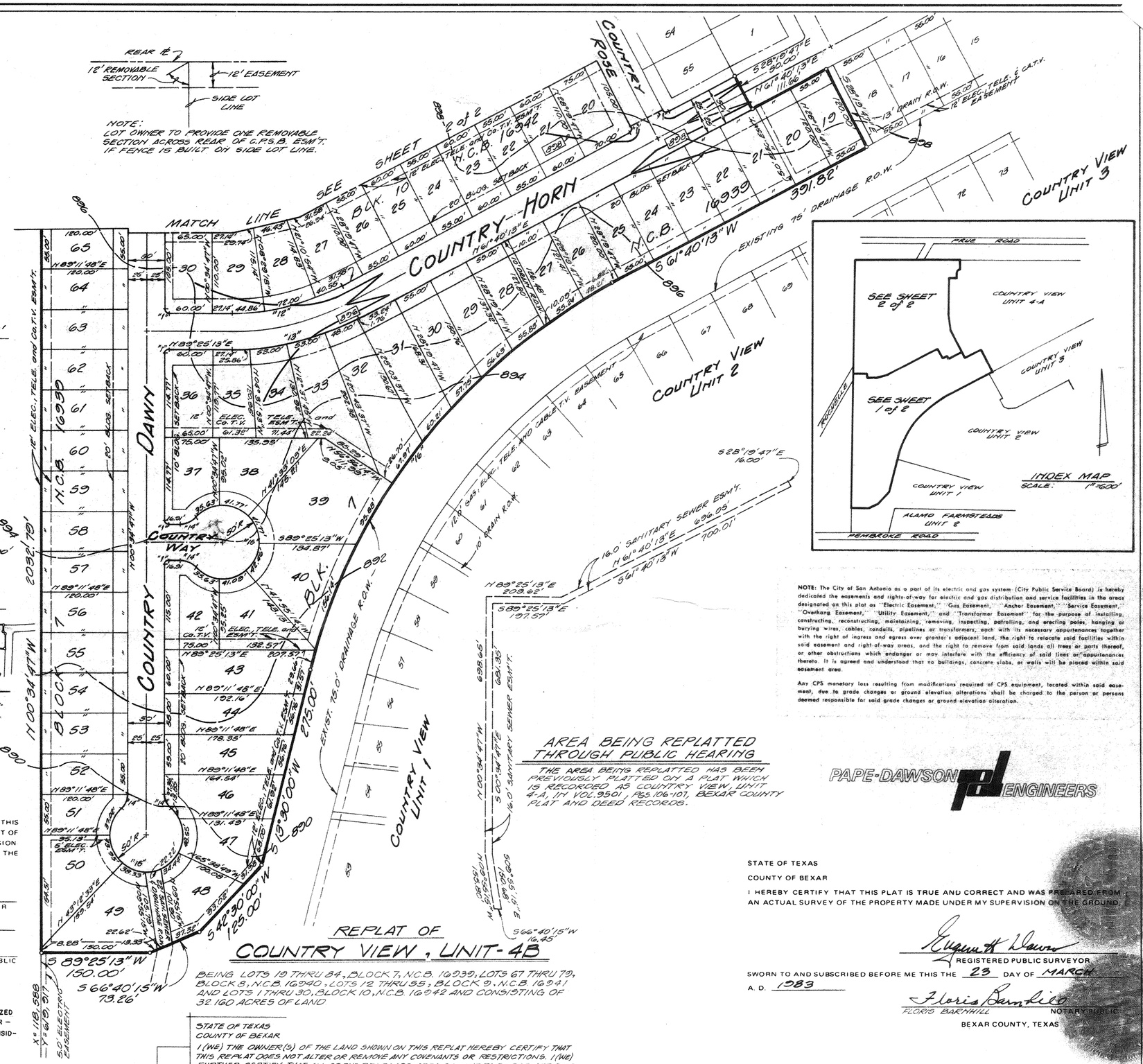
INDICATES EXIST. CONTOURS — 898

NOTE:
THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 7,8,10,11,12,13,14,15,16 AND 17, BLOCK O AND A PORTION OF LOTS 3 THRU 14, BLOCK P AND PORTIONS OF LOTS 5,6 AND 7, BLOCK Q OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTRY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.



NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, 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 said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, 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 alteration.

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED AS COUNTRY VIEW, UNIT 4-A, IN VOL. 9501, PGS. 106-107, BEXAR COUNTY PLAT AND DEED RECORDS.

PAPE-DAWSON ENGINEERS

REPLAT OF COUNTRY VIEW, UNIT-4B

BEING LOTS 19 THRU 84, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55; BLOCK 9, N.C.B. 16941 AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

Eugene H. Dawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A.D., 19 83.

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, 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 23 DAY OF MARCH A.D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Eugene H. Dawson
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A. D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

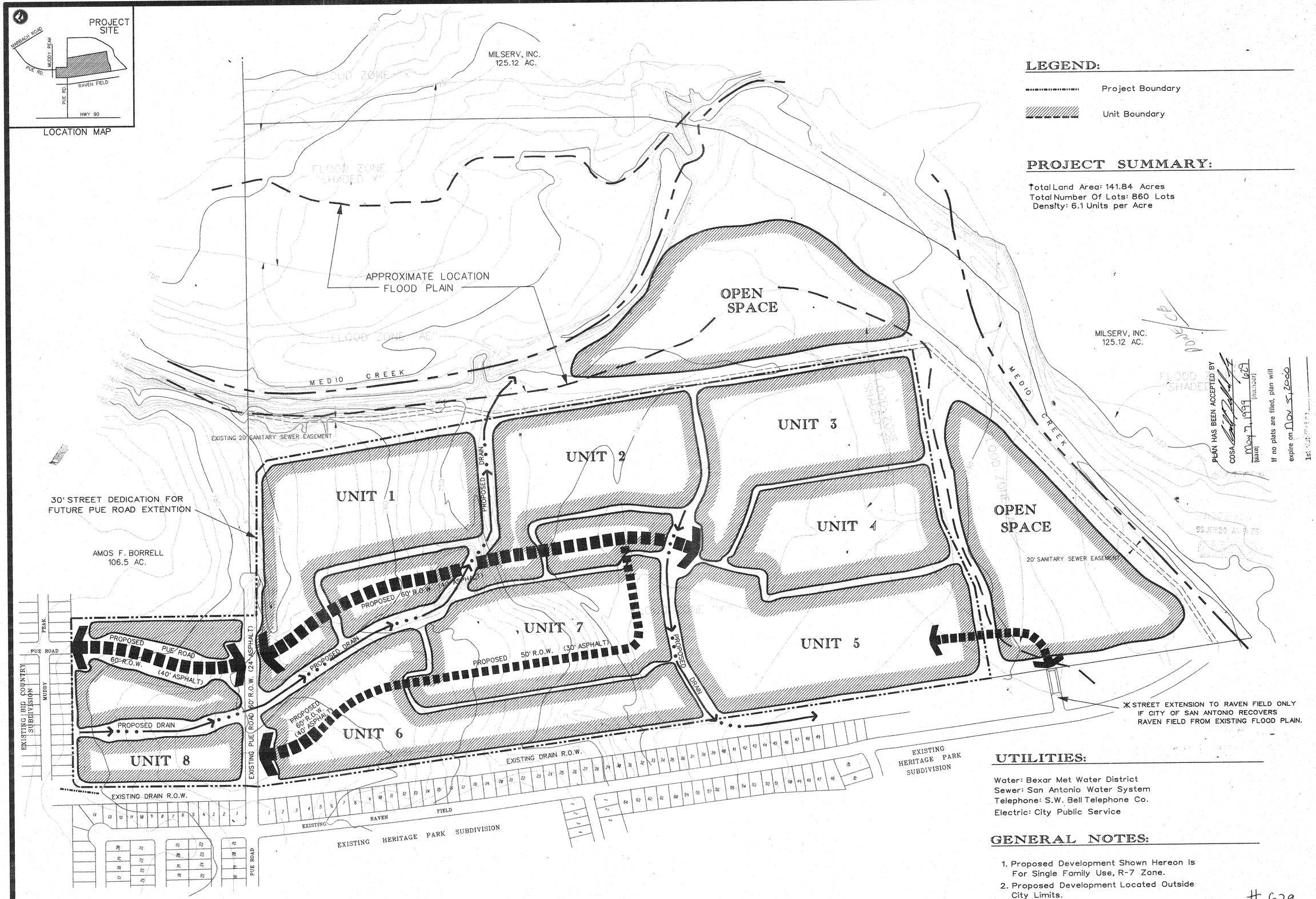
BY: _____, DEPUTY

#2

SHEET 1 of 2

ROB

LOCATION MAP



LEGEND:

Project Boundary

Unit Boundary

PROJECT SUMMARY:

Total Land Area: 141.84 Acres
Total Number Of Lots: 860 Lots
Density: 6.1 Units per Acre

UTILITIES:

Water: Bexar Met Water District
Sewer: San Antonio Water System
Telephone: S.W. Bell Telephone Co.
Electric: City Public Service

GENERAL NOTES:

1. Proposed Development Shown Hereon Is For Single Family Use, R-7 Zone.
2. Proposed Development Located Outside City Limits.
3. A T.I.A. Has Been Submitted To Traffic Dept. For Their Review.

629

REVISED DATE 1-11-99

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
Nov 7, 1999 629
(date) (number)
If no plats are filed, plan will expire on Nov 5, 2000
1st [illegible]

SUNSET DEVELOPMENT

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SCALE: 1"=200'
DATE: 8-26-98

KAUFMAN & BROAD
LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

KB 2000

FILE: /miscl/ssdovrl2.dgn

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 10-8-98 Name of POADP: SUNSET SUBDIVISION

Owners: KAUFMAN AND BROAD Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 4800 FREDERICKSBURG RD. Address: 1039 HILDEBRAND.

SAN ANTONIO, TEXAS SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: 734-5351

Existing zoning: N/A OCL Proposed zoning: N/A OCL

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 8 ☐ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A

Ferguson map grid 08-612

Land area being platted:	Lots	Acres
Single Family (SF)	860	141.84
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR V. DOMINGUEZ Signature: [signature]

Date: 10-8-98 Phone: 308-1321 Fax: 979-0072

☑ name of the POADP and the subdivision;

☑ indication of development phases on the POADP;

☑ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☑ north arrow and scale of the map;

☑ proposed land use by location, type and acreage;

☑ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☑ contour lines at intervals no greater than ten (10) feet;

☑ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☑ existing adjacent or perimeter streets;

☑ one hundred year flood plain limits;

☑ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☑ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☑ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☑ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☑ the POADP ~~☐ does~~ ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☑ The POADP ~~☐ is~~ ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

May 7, 1999

Oscar Dominguez
4800 Fredergisburg Road
San Antonio, TX 78201

Re: Sunset Development POADP # 629

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Sunset Development Subdivision Preliminary Overall Area Development Plan # 629. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Residential lots will not be permitted to front on Pue Road, in addition, The Pue Road ROW will need to be 60', in order to allow for the future expansion.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Zoning Commission

FROM: Streets and Traffic Engineering Division

COPIES TO: File

SUBJECT: Sunset Development POADP; Level 2 TIA

Date: May 4, 1999

The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the proposed Sunset Development located east of Pue and Marbach. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Located outside the city limits, this residential subdivision is estimated to generate 877 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. According to W.F. Castella and Associates, these trips are expected to be distributed through only two access points, in combination with existing traffic generated from the Big Country and Heritage Park Subdivisions. The first access point is located on Pue & Marbach, near the Big Country Elementary School, and the second is located on Pue & U.S. Hwy 90.

Although the A*verage Daily Traffic (ADT)* will increase 112 percent, from 7,379 ADT to 15,609 ADT, no provisions for additional access has been indicated by the developer. A solution to this *significant traffic congestion* requires direct access north across Medio Creek to Marbach Rd.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 981005

KAUFMAN BROAD

RECEIV
99 FEB 26 AM
SERVICES

Copy Tel/Fax
Attn: Eddie
For your File!
Emil

February 16, 1999

Mr. Emil R. Moncivais
Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

T.I.A.

Reference: P.O.A.D.P. Reviews

Dear Mr. Moncivais,

The following Subdivision P.O.A.D.P.'s have been submitted to your office,

- Sunset Subdivision P.O.A.D.P. submitted 10/8/98
- Bridgewood Subdivision P.O.A.D.P. submitted 10/21/98
- Bridgewood West Subdivision P.O.A.D.P. submitted 10/21/98
- Lindsey Place Subdivision P.O.A.D.P. submitted 11/30/98.

A T.I.A. was also submitted to the City of San Antonio Traffic Department for their review on the same day. Additionally, we have met with you and your staff and the Traffic Department on various occasions since our first submittal. We have been more than patient and willing to answer any concerns that you have on our projects.

A response from your office at your earliest would be greatly appreciated. We have more than met the requirement set forth by the San Antonio Unified Development Code and have now gone beyond the 20 day review time period. The code also does not dictate that a response from traffic be a condition of approval of the P.O.A.D.P.

If you have any further concerns on the above projects please feel free to contact me, by phone at 308-1321 or by fax at 979-0072.

Respectfully,

Oscar V. Dominguez
Land Planning Director

KAUFMAN AND BROAD OF SAN ANTONIO 4800 FREDERICKSBURG P.O. BOX 5250 SAN ANTONIO, TX 78201 TEL. 210.349.1111 FAX. 210.979.0072

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1301195

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	10/12/1998
DUE DATE	10/12/1998

50-04-5573
KAUFMAN BROAD
P.O. BOX 5250
S.A TX. 78201

PHONE: 000 - 0000

POADP
SUNSET SUBDIVISION

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/12/1998	1301195	50-04-5573	10/12/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	10/11/1998		CK# 026994	SUNSET SUB.
END	10/11/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

o Sunset Development consider rejection traffic overloads too many existing streets no alt. shown to handle traffic. Connect bootleg over Medio
No conductivity for traffic

Sunset Development @ Pue near 90
OCL
860 SFI DN 142 acres 612 D-8
14 8 phases

- better roads
- north + south movement
- units per phase
- access to open space (pedestrian)
- future access pt. for cirulation
- bigger map
- cross medio creek (bridge)
- bigger picture

Sunset

* remove drainage note from POADP.
- TIA
- drainage

BUSH CALLED 735-4791

- Pue needs to remain 60' thru the propert.
- no residential lots fronting on Pue.

called Oscal 1.8.98 El