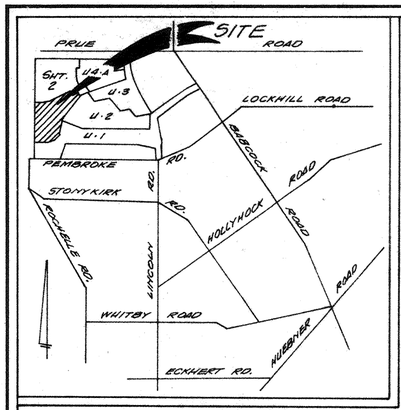


LOCATION MAP

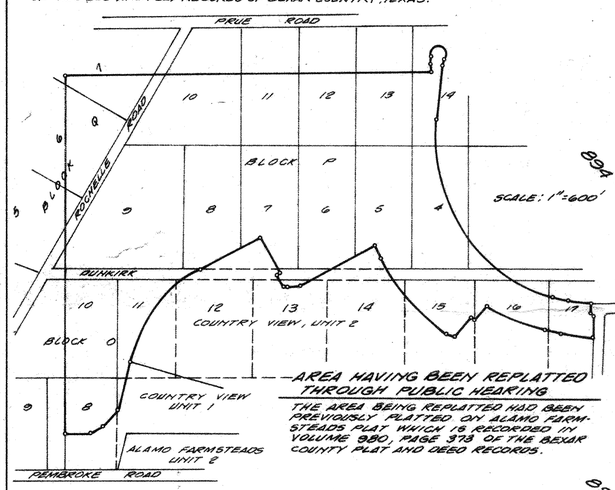
SCALE: 1" = 100'

LEGEND:

INDICATES PROP. CONTOURS — 500

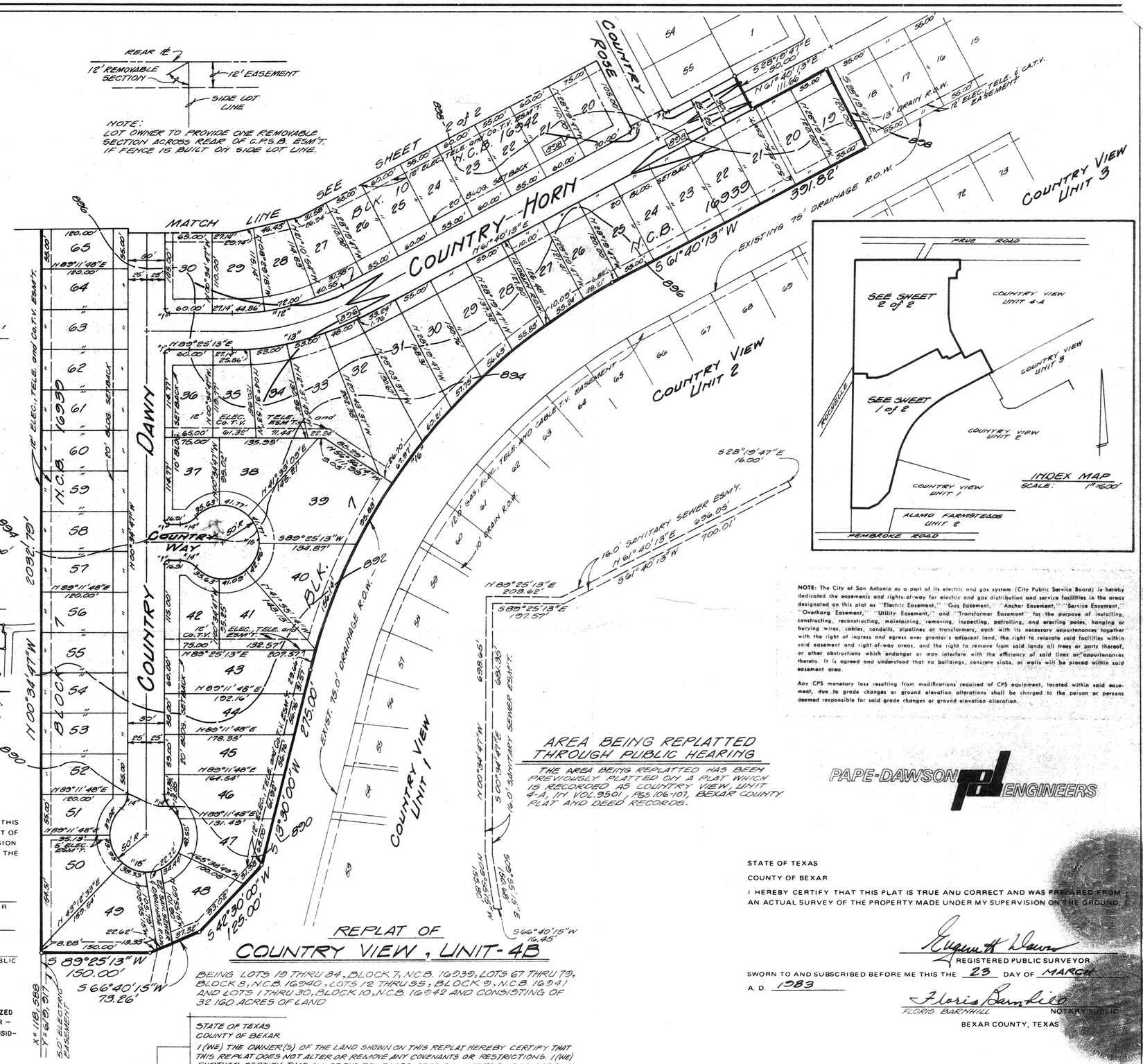
INDICATES EXIST. CONTOURS — 898

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. _____.

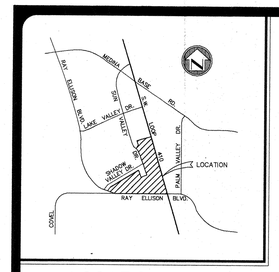
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

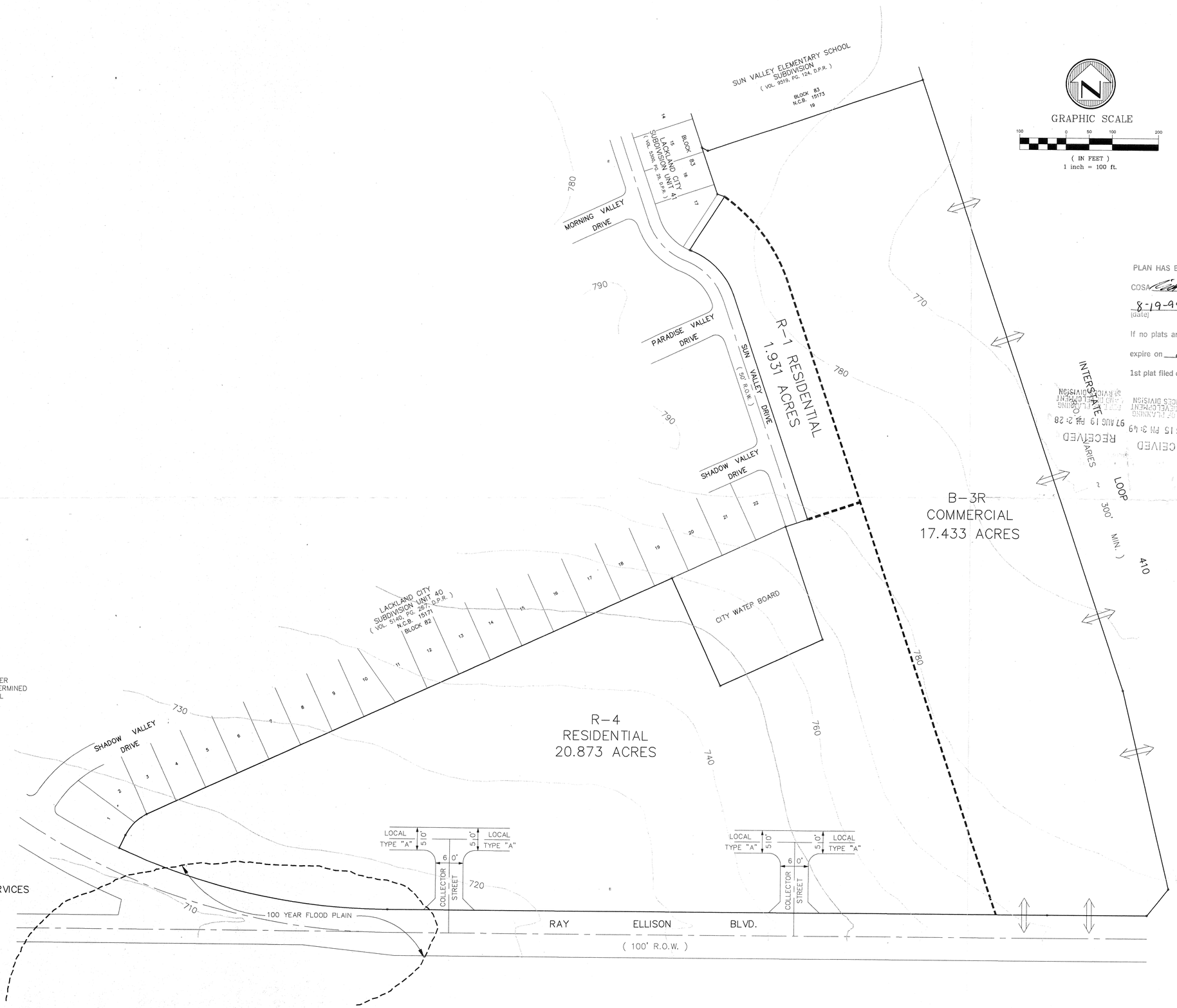
#2

SHEET 1 of 2

ROB



LOCATION MAP



DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM

SEWER: SAN ANTONIO WATER SYSTEM

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:

STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

PLAN HAS BEEN ACCEPTED BY

COSA

8-19-97 647
(date) (number)

If no plats are filed, plan will expire on 2-17-01

1st plat filed on

RECEIVED
97 AUG 15 PM 3:49
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DIVISION

RECEIVED
97 AUG 19 PM 2:28
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DIVISION

P.O.A.D.P. PLAN for RAY ELLISON / LOOP 410 40

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 45601.01

FILE: ~

DATE: 08/12/97

DESIGN:

DRAWN: B.H.

CHECKED:

SHEET 1 OF 1

1:\drawn\POADP\45601-01 Tue Aug 12 13:14:12 1997 Brian Hanan

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: 8/13/97

Name of POADP: Ray Ellison/Loop 410 40

Owners: Sterling Pacific Management Serv.

Consulting Firm: W.F. Castella and Associates, Inc.

Address: 6001 N 24th St, Ste A. Phoenix, Az 85016

Address: 1039 W. Hildebrand San Antonio, Texas 78201

Phone: (602) 468-1090

Phone: (210) 734-5351

Existing zoning: R-1 Temp

Proposed zoning: R-4, B3R (AS SHOWN)

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes:

San Antonio City Limits? ☑ Yes ☐ No

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: ≠ 6 ☑ Yes ☐ No

RECEIVED 97 AUG 15 PM 3:48 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land area being platted:

	Lots	Acres
Single Family (SF)	70-95	22.054
Multi-family (MF)		
Commercial and non-residential	4-6	17.433

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

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

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

Name _____ No. _____

Name _____ No. _____

RECEIVED 97 AUG 19 PM 2:27 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Steven E. Hanan Signature: Steven E. Hanan

Date: 8/13/97 Phone: (210) 734-5351 Fax: (210-734-5363

✓ name of the POADP and the subdivision;

✓ indication of development phases on the POADP; Unknown at this time

✓ 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;

✓ 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: Steven E. Hanan Signature: Steven E. Hanan

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

CITY OF SAN ANTONIO

August 19, 1999

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Ray Ellison / Loop 410 40 POADP # 647

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Ray Ellison / Loop 410 40 Preliminary Overall Area Development Plan # 647. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- 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.
- The site is currently zoned (Temp R-1) Temporary Single Family Residence District. An application for a zoning change will have to be filed if this development is pursued.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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.J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Date 8.21.97

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Ray Ellison FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

RECEIVED
97 AUG 27 PM 2:51
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Please Return By: _____, 19____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- * **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Floodplain

Comments: Drainage easements will be required and will be address during the platting process

Burt Aulin RSA — Sr. Eng. Tech — Aug. 25, 1997

Signature **Title** **Date**

Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 15, 1997

P.O.A.D.P REVIEW

Ray Ellison/Loop 410 40

Located on SW Loop 410 at Ray Ellison Boulevard

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None.
Access Limits/Restrictions	This development is eligible for a maximum combined total of 6 access points along the overall SW Loop 410 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advance Project
Development Engineer

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Ray Ellison / Loop 410 40 - ID97TIA0926
Location: IH 410 & Shadow Valley
Applicant: WF Castella ☐ Owner or ☒ Agent
Address: 1039 W. Hildebrand Phone Number: 734-5351

Permit Type (check one):
☒ Zoning, N.C.B 15173 ☒ POADP # NONE ☐ Plat # ☐ Bldg. Plan # ☐ Other:

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

*specify:

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: City of San Antonio Public Works Department Date: August 12, 1999
Comments:

Box E (For Official Use Only, Do Not Write in this Box)

____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
____ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
X The traffic impact analysis has been waived for the following reason(s):
Delinquent review credit

Reviewed by: Date: 8/13/99

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.