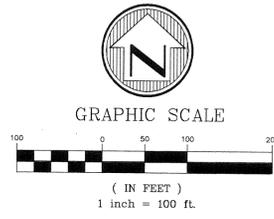




LOCATION MAP



PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 8-19-99 (date) 647 (number)  
 If no plats are filed, plan will  
 expire on 2-17-01  
 1st plat filed on \_\_\_\_\_

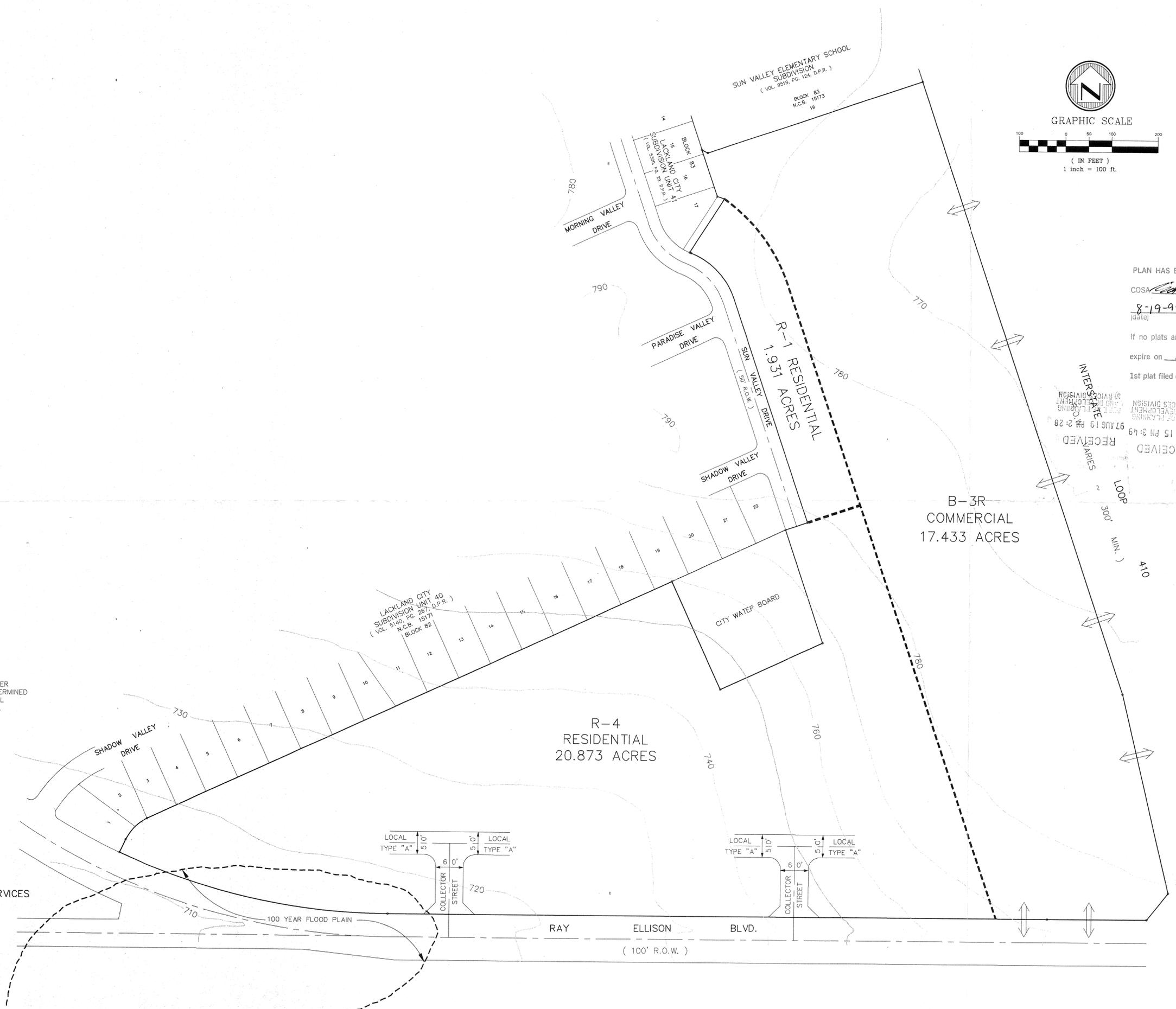
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 INTERSTATE SERVICES

↔ 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



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

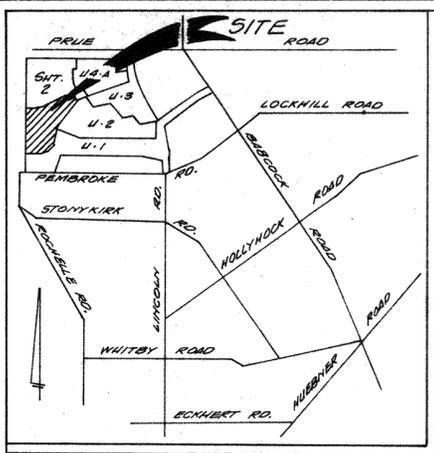


W.F. CASTELLA & ASSOCIATES, INC.  
 Engineers - Surveyors - Planners  
 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO. 45601.01  
 FILE: ~  
 DATE: 08/12/97  
 DESIGN:  
 DRAWN: B.H.  
 CHECKED:  
 SHEET 1 OF 1

1: \\paw\p00dp\45601-01 Tue Aug 12 13:14:12 1997 Brian Hanan



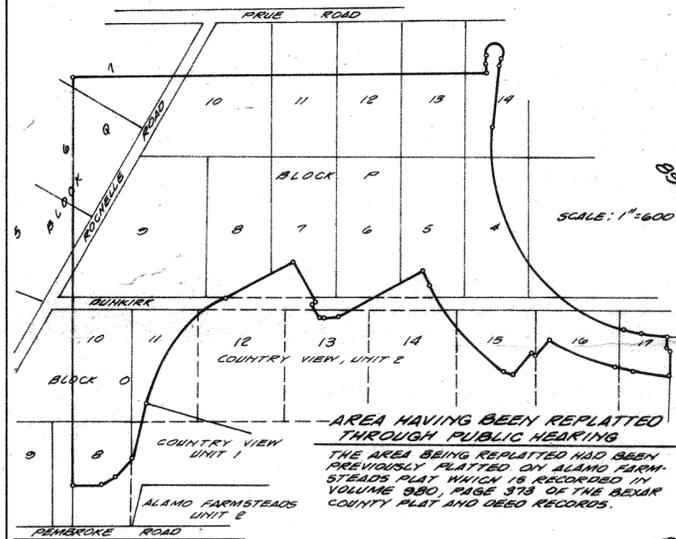
LOCATION MAP

LEGEND:

INDICATES PROPOSED CONTOURS  
 INDICATES EXISTING CONTOURS

NOTE:

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 0 AND A PORTION OF LOTS 3 THROUGH 14, BLOCK 7 AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 8 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, 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.

STATE OF TEXAS  
 COUNTY OF BEXAR

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.

*Engineer's Signature*  
 REGISTERED PROFESSIONAL ENGINEER

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

*Notary Signature*  
 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.

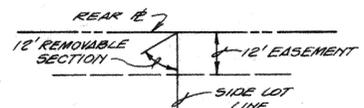
*Owner's Signature*  
 DULY AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR

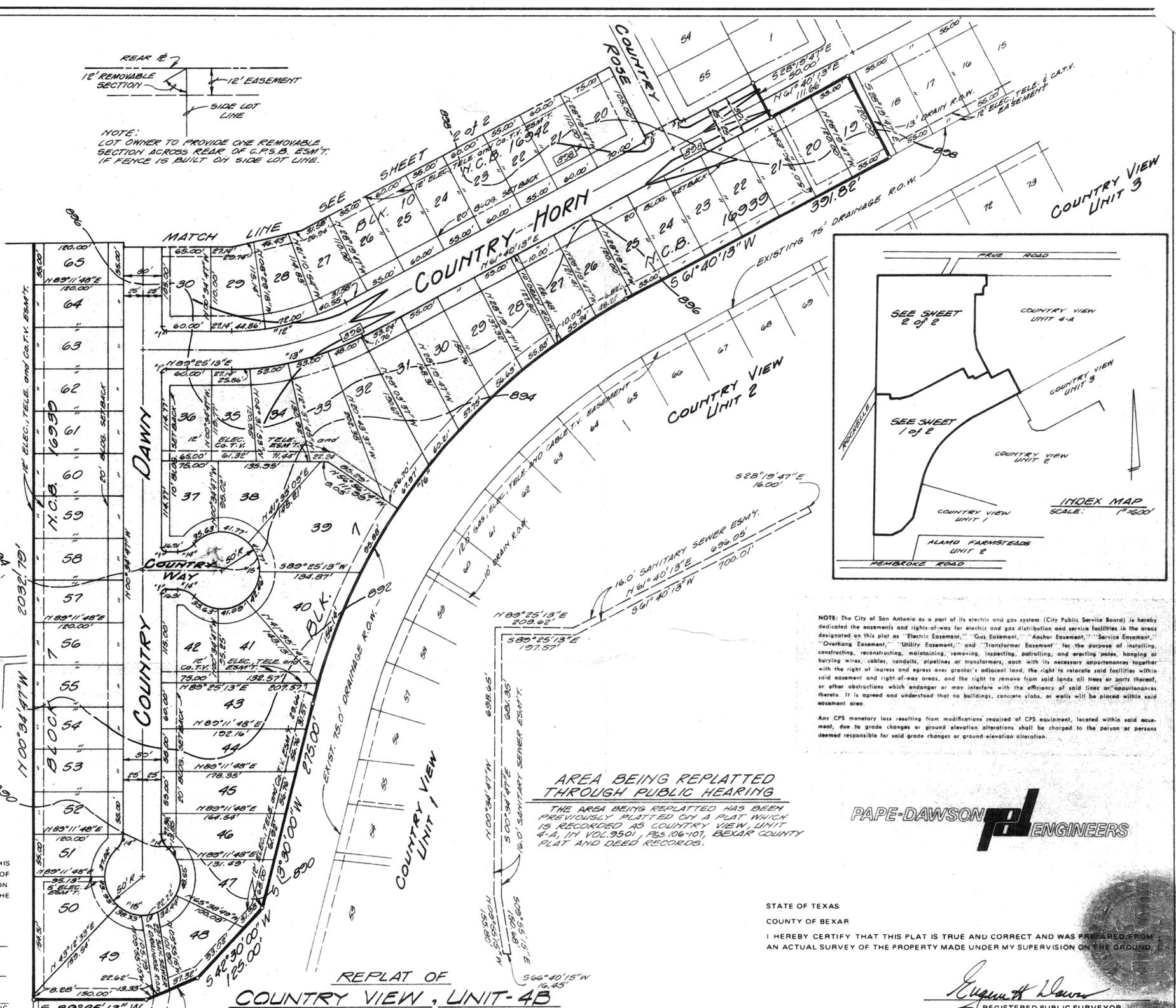
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH  
 A. D. 1983

*Notary Signature*  
 FLORIS BARNHILL, NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS



NOTE: LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF C.P.S.B. ESM'T. IF FENCE IS BUILT ON SIDE LOT LINE.

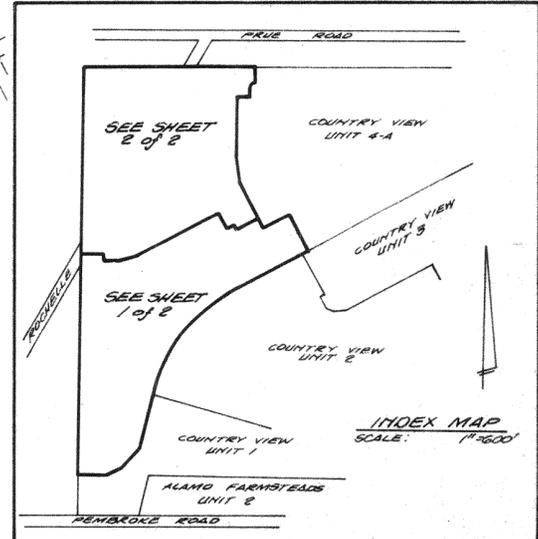


REPLAT OF COUNTRY VIEW, UNIT-4B  
 BEING LOTS 19 THRU 24, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 70, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55, BLOCK 9, N.C.B. 16941; AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I (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 THAN 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



INDEX MAP  
 SCALE: 1"=500'

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-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," "Overhead 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 thereon. 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 alterations.

PAPE-DAWSON ENGINEERS

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.

*Surveyor's Signature*  
 REGISTERED PUBLIC SURVEYOR

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

*Notary Signature*  
 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

**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/Koop 410 40  
 Owners: Steering Pacific Management Serv. Consulting Firm: W.F. Castella and Associates. Inc.  
 Address: 6001 N 24<sup>th</sup> St, Ste A. Address: 1039 W. Hildebrand  
Phoenix, AZ 85016 San Antonio, Texas 78201  
 Phone: (602) 468-1090 Phone: (210) 734-5351  
 Existing zoning: R-1 TEMP Proposed zoning: R-4, B3R (ASSAOWN)  
 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

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DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>70-95</u>	<u>22.054</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>4-6</u>	<u>17.433</u>

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DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION

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. \_\_\_\_\_

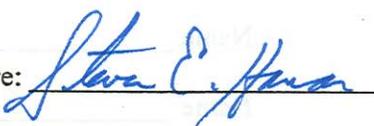
Contact Person and authorized representative:  
 Print Name: Steven E. Hanan Signature: Steven E. Hanan  
 Date: 8/13/97 Phone: (210) 734-5351 Fax: (210) 734-5363

- ✓ 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 Friesenhahn @ (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: 

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.

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