CITY OF SAN ANTONIO

December 20, 1999

Mr. David Dye III
Dye Enterprises
4047 Stahl Rd. # 3
San Antonio, TX 78217

Re: Hunters Pond POADP # 657

Dear Mr. Dye,

The City Staff Development Review Committee has reviewed the Hunters Pond Subdivision Preliminary Overall Area Development Plan # 657. 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. Bexar Co. Public Works will require base flood elevations at the plat level.

- 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 may 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

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

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

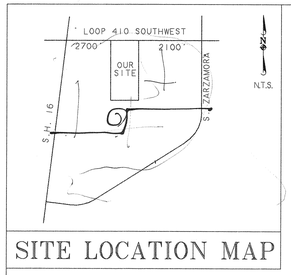
If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

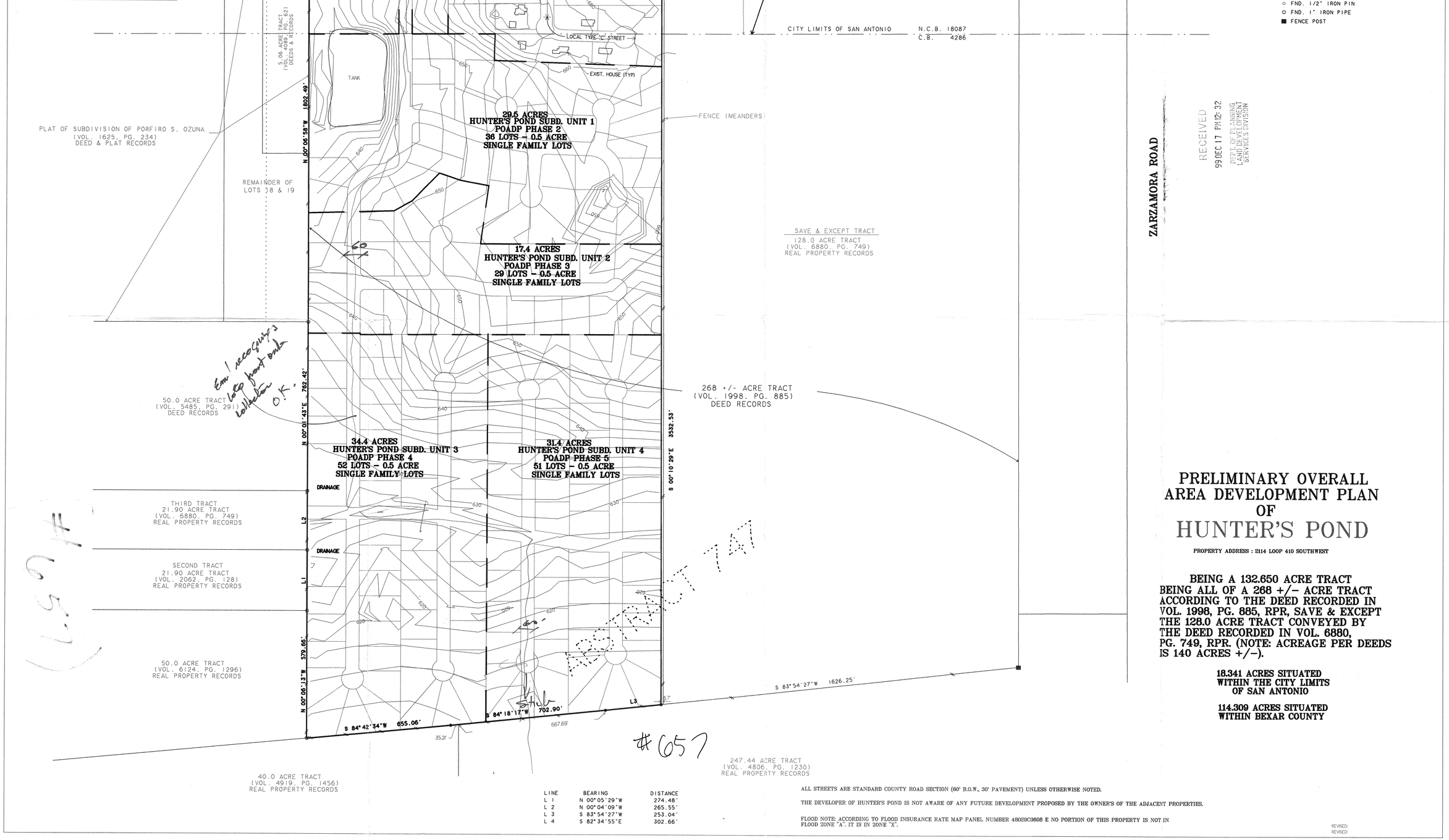
Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



SITE LOCATION MAP



SCALE: 1"= 200'

- □ FND. BRASS DISC MON.
- ● SET 1/2" IRON PIN
- ○ FND. 1/2" IRON PIN
- ○ FND. 1" IRON PIPE
- ■ FENCE POST

RECEIVED
99 DEC 17 PM 12:32
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF HUNTER'S POND

PROPERTY ADDRESS : 2114 LOOP 410 SOUTHWEST

BEING A 132.650 ACRE TRACT BEING ALL OF A 268 +/- ACRE TRACT ACCORDING TO THE DEED RECORDED IN VOL. 1998, PG. 885, RPR, SAVE & EXCEPT THE 128.0 ACRE TRACT CONVEYED BY THE DEED RECORDED IN VOL. 6880, PG. 749, RPR. (NOTE: ACREAGE PER DEEDS IS 140 ACRES +/-).

18.341 ACRES SITUATED WITHIN THE CITY LIMITS OF SAN ANTONIO

114.309 ACRES SITUATED WITHIN BEXAR COUNTY

LINE	BEARING	DISTANCE
L 1	N 00°05'29"W	274.48'
L 2	N 00°04'09"W	265.55'
L 3	S 83°54'27"W	253.04'
L 4	S 82°34'55"E	302.66'

ALL STREETS ARE STANDARD COUNTY ROAD SECTION (60' R.O.W., 30' PAVEMENT) UNLESS OTHERWISE NOTED.

THE DEVELOPER OF HUNTER'S POND IS NOT AWARE OF ANY FUTURE DEVELOPMENT PROPOSED BY THE OWNER'S OF THE ADJACENT PROPERTIES.

FLOOD NOTE: ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0608 E NO PORTION OF THIS PROPERTY IS NOT IN FLOOD ZONE "A". IT IS IN ZONE "X".

REVISED:
REVISED:

STATE OF TEXAS
COUNTY OF BEXAR
THIS 16 DAY OF DECEMBER 1999 A.D.
DAVID W. DYE III P.E. # 84257

STATE OF TEXAS · DAVID W. DYE III · 84257 · REGISTERED PROFESSIONAL ENGINEER

DYE ENTERPRISES
4047 STAHL ROAD, SUITE 3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

HLH MANAGEMENT PROFIT SHARING PLAN, INC.
2662 RIM OAK
SAN ANTONIO, TEXAS 78232
TEL. (210) 495-6410 FAX (210) 499-5950

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF HUNTER'S POND

Drawn: DWD
Date: 12/16/99
Checked:
Date:
PROJECT NO. 990830/POAD
SHEET 1 OF 1

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: 7/28/99

Name of POADP: Hunter's Pond

Owners: HLH Mgm't Profit Sharing

Consulting Firm: Dye Enterprises

Address: 2662 Rim Oak
SAT, 78232

Address: 4047 Stahl Rd #3
SAT 78217

Phone: 495-6410

Phone: 599-4123

Existing zoning: Temp "R-1"

Proposed zoning: Temp "R-1" & 2 Tract for "I-1"

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 7 ☐ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No – 1st 500 feet of property

Council District: 4

Ferguson map grid 681 E5

NO PLATS as of 8-23-99

Land area being platted:

	Lots	Acres
Single Family (SF)	186	119.4±
Multi-family (MF)	—	—
Commercial and non-residential	4	13.2 ±

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: David Dye Signature: [signature]

Date: 7/28/99 Phone: 599-4123 Fax: 599-4191

☑ 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);

DNA ☐ 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 Galam~~ Todd Sang @ (210)207-~~2076~~ 7741; 3 Copies

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-~~7102~~ 8265; 8253
—Request For Review Form & Affidavit

☑ 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~~ Ken Jesse Hayes @ (210) 615-~~5814~~ 5860;

DNA ☐ 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: David W. Dye III Signature: [signature]

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