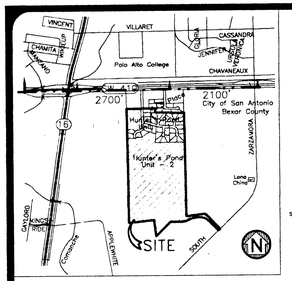
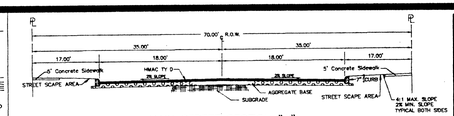


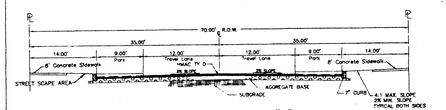
LOCATION MAP

SCALE 1"=2000'



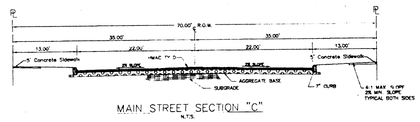
MAIN STREET SECTION "A"

N.T.S.



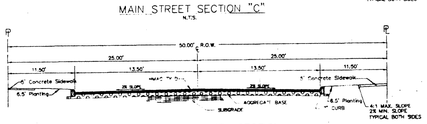
MAIN STREET SECTION "B"

N.T.S.



MAIN STREET SECTION "C"

N.T.S.



TYP. LOCAL STREET SECTION

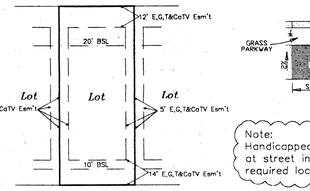
N.T.S.

DESCRIPTION	UNIT
SINGLE FAMILY (4,000 - 4999 SF)	222 UNITS
SINGLE FAMILY (5,000 - 5,999 SF)	86 UNITS
SINGLE FAMILY (6,000 - 10,000 SF)	54 UNITS
GARDEN HOMES	39 UNITS
TOWN HOMES	34 UNITS
DUPLEX UNITS	24 UNITS
EXISTING SINGLE FAMILY	2 UNITS
TOTAL UNITS	**461 UNITS**

DESCRIPTION	UNIT
SINGLE FAMILY (4,000 - 4999 SF)	222 LOTS
SINGLE FAMILY (5,000 - 5,999 SF)	86 LOTS
SINGLE FAMILY (6,000 - 10,000 SF)	54 LOTS
GARDEN HOMES	39 LOTS
TOWN HOMES	34 LOTS
DUPLEX UNITS	12 LOTS
EXISTING SINGLE FAMILY	2 LOTS
TOTAL LOTS	**449 LOTS**

LAND USE CATEGORIES

DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
PHASE-2	LOT	77	15.79	4.87	16.17
PHASE-3	LOT	29	6.20	4.68	6.35
PHASE-4A	LOT	72	16.70	4.31	17.10
PHASE-4B	LOT	71	17.46	4.07	17.88
PHASE-6A	LOT	79	12.87	6.14	13.18
PHASE-6B	LOT	63	5.64	11.17	5.77
PHASE-7	LOT	56	8.67	6.46	8.87
EXISTING	LOT	2	2.36	0.85	2.42
PARK/POND	AC.		11.98		12.26
TOTAL	LOT	449	97.67	4.60	100.00



Street
Typical Lot Layout

NTS

Legend:

(57) —— # Of Nodes = 24

[10] —— # Of Street Links = 48

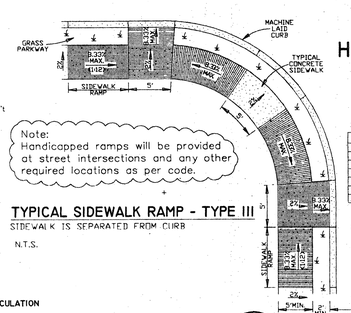
✳ —— Sight Distance Esm't

[ ] —— Neighborhood Park Area = 6.379 Acres

CONNECTIVITY RATIO

NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
48	24	2.0

NOTE - Average block length is 470 linear feet.



Note:
Handicapped ramps will be provided at street intersections and any other required locations as per code.

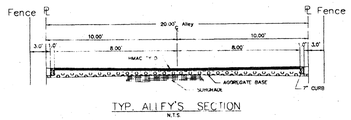
TYPICAL SIDEWALK RAMP - TYPE III

SIDEWALK IS SEPARATED FROM CURB

N.T.S.

NOTES:

** – Minimum Street Length to be Waived at these Areas.



TYP. ALLEY'S SECTION

N.T.S.

PARK / OPEN SPACE AREA CALCULATION

PARK / OPEN SPACE AREA RATIO	NUMBER OF ACRES REQUIRED	NUMBER OF ACRES PROVIDED	FEE IN LEU OF
449 LOTS / 70 LOTS PER ACRE	6.41 ACRES	4.41 ACRES	2.0 ACRES

****THIS PROJECT IS THE SUBJECT OF A TIF APPLICATION****

This project is the subject of an application for tax increment financing for creation of a tax increment reinvestment zone. Please contact the Neighborhood Action Department at (210) 207-7881.

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 INCH = 120 FT.

MDP OF

97.929 ACRES HUNTER'S POND L.L.P.

VOL. 10001, PG. 2066

6 MAY 2003

CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS.

Line Table		
Line	Length	Bearing
L1	35.51'	S00°22'27"E
L2	38.17'	N71°58'16"E
L3	70.00'	N00°28'52"W
L4	70.00'	N00°28'52"W

Curve Table				
Curve	Length	Radius	Chord	Chd Brg	Delta
C1	264.15'	230.00'	249.80'	N32°25'08"E	65°48'14"
C2	194.88'	170.00'	184.39'	S32°26'45"W	50°30'38"
C3	167.16'	365.00'	165.71'	N53°18'02"W	26°14'26"
C4	167.46'	365.00'	165.96'	N74°50'43"E	26°17'45"
C5	159.22'	365.00'	157.98'	S71°05'44"W	24°59'36"
C6	167.16'	365.00'	165.71'	N76°52'47"E	26°14'26"

MATCH LINE

MATCH LINE

Main Street "A"

Main Street "C"

HUNTERS POND ROAD

ZARZAMORA ROAD (100' ROW)

TO LOOP 410

21' Dedication to the City of San Antonio for ROW Widening

DEVELOPER:

Hunter's Pond, L.L.P.
9310 Teal Ave.
San Antonio, Tx. 78224
(210)628-9090
Mr. A.J. Hausman

CITY OF SAN ANTONIO CITY LIMIT LINE (LIMITED PURPOSE ANNEXATION)

JUANITA R. CAMPOS
128.648 Ac. Vol. 684, Pg. 749
20 Sept 1994

FLOOD NOTE - According to Federal Emergency Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0605 E, with an effective date of "on or before" September 29, 1989, this property is NOT within the 100-year floodplain.

HUNTER'S POND SUBD. PHASE 1
(VOL. 9552, PG. 63)

PHASE 7
56 LOTS

PHASE 6-A
79 LOTS

PHASE 4-A
72 LOTS

PHASE 3
29 LOTS

PHASE 2
77 LOTS

PHASE 6-B
63 LOTS

PHASE 4-B
71 LOTS

EXISTING
2 LOTS

REMAINING PORTION OF H.K.R. ENTERPRISES, L.P. 843.7 Ac. Vol. 8303, Pg. 893 170.248 Ac.

GOOSE WAY

GOOSE POND

FISHING TRAIL

DRY MOSS PASS

CATFISH POND

CATFISH LANE

BIGMOUTH HOOK

HIGHLIGHT HOOK

SHINNY DIP WAY

HUNTER'S POND ROAD

Main Street "A"

Main Street "C"

Main Street

VILLAGE GREEN
1.9 Acres

Detention Pond
2.959 Acres

Detention Pond
3.295 Acres

POND

THE PARK
(2.51 AC.)

USABLE PARK AREA
(0.52 AC)

USABLE PARK AREA
(0.482 AC)

Alley

Garden Homes Layout

NTS

AUTO AUCTIONS LIMITED PARTNERSHIP
40.000 Ac. Vol. 8306, Pg. 704
& Vol. 8306, Pg. 704

GLADYS TURNER
5.06 ACRE TRACT
(VOL. 4089, PG. 62 DR)

PLAT SUBDIVISION OF PORFIRO S. OZUNA
(VOL. 1625, PG. 234 DPR)

FLORENCE RIPPS FORD
47.000 Acre Tract
(Vol. 5485, Pg. 291 DR)

FLORENCE RIPPS FORD THIRD TRACT
21.90 Acre Tract
(Vol. 6880, Pg. 249 RPR)

MARILYN ROSSER RITCHEY SECOND TRACT
21.90 Acre Tract
(Vol. 6124, Pg. 1299 RPR)

MARILYN ROSSER RITCHEY
49.000 Acre Tract
(Vol. 6124, Pg. 1296 RPR)

DETENTION BASINS DESIGN

Basin design slopes will be 3:1 max. side slopes and 1.0% max floor slope.

"PLAN HAS BEEN ACCEPTED BY COSA"

1/12/05 801
(date) (number)

If no plats are filed, plan will expire On 7/14/06

1st plat filed on

Approved
Neighborhood Action Department
City of San Antonio.
Date

Approved
Assistant Director of Development Services
City of San Antonio.
Date

05 JAN 18 AM 11:33

CITY CLERK
OFFICIAL RECORDS
BEXAR COUNTY, TEXAS

Filed for record
the 18th day of
January A.D. 2005
at 11:33 o'clock A.M.
and duly recorded
the 18th day of
January A.D. 2005
at 11:33 o'clock A.M.
in the Deed and
Plat Records of
Bexar County, Texas
in Volume 9552
on Page 63

11/12/04

Seda Consulting Engineers, Inc.
2939 MOSSROCK, SUITE 225 (210) 308-0057
San Antonio, Texas 78230 FAX:(210) 308-8842
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

HUNTER'S POND SUBDIVISION, T.I.F.
MASTER DEVELOPMENT PLAN
"URBAN DEVELOPMENT PLANING DISTRICT"
97.677 ACRES

JOB NO.	807
DATE:	09/02/04
DRAWN BY:	BOS/MGM
CHECKED BY:	SED
SHEET:	1 OF 1

J:\SEDA (807)*.dwg\Sheet 2\1 dwg (807) Hunter Development Plan.dwg, 11/8/2005 10:11:03 AM

801