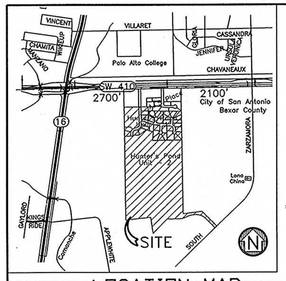
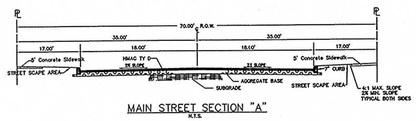
- PRELIMINARY LOT LAYOUT -
MASTER DEVELOPMENT PLAN TO BE USED FOR PLANNING PURPOSES ONLY

MDP OF
97.67 ACRES
HUNTER'S POND L.L.P.
VOL. 10001, PG. 2066
6 MAY 2003
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS.

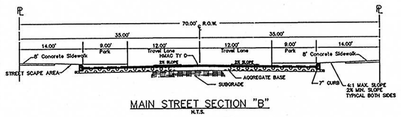
REVISIONS	
date	description
06/22	UPDATED PHASING NEW ENGINEER
07/13	COSA COMMENTS
04/09	UNIT 6A & 6B



LOCATION MAP
SCALE 1"=2000'



MAIN STREET SECTION "A"
N.T.S.



MAIN STREET SECTION "B"
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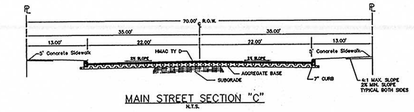

MAIN STREET SECTION "C"
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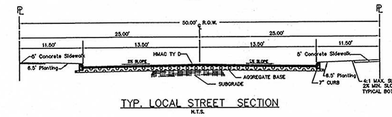


TYP. LOCAL STREET SECTION
N.T.S.

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

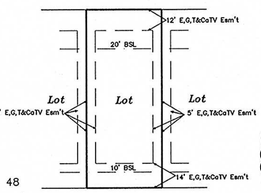
DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
PHASE–2	LOT	77	15.79	4.87	16.17
PHASE–3	LOT	29	6.20	4.68	6.35
PHASE–4A	LOT	46	11.25	4.09	11.52
PHASE–4B	LOT	43	9.96	4.32	10.20
PHASE–5A	LOT	88	13.65	6.45	13.97
PHASE–6A	LOT	45	8.08	5.57	8.27
PHASE–6B	LOT	28	4.48	6.25	4.59
PHASE–7	LOT	33	5.37	6.15	5.50
PHASE–8	LOT	58	8.55	6.78	8.75
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

Legend:
—— # Of Nodes = 24
—— # Of Street Links = 48
✳—— Sight Distance Esm't
—— Neighborhood Park Area = 6.379 Acres

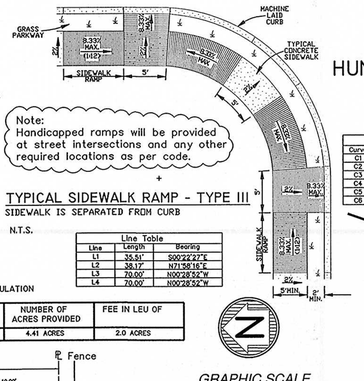
CONNECTIVITY RATIO

NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
48	24	2.0

NOTE - Average block length is 470 linear feet.



Street
Typical Lot Layout
NTS



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.

Curve Table					
Curve	Length	Radius	Chord	Chd Brg	Delta
C1	284.15'	230.00'	249.87'	N32°25'08"E	69°48'14"
C2	184.88'	170.00'	184.39'	S32°28'46"W	65°40'58"
C3	167.16'	365.00'	165.71'	N83°18'02"W	26°14'26"
C4	197.46'	365.00'	195.06'	N74°05'49"E	30°59'45"
C5	159.22'	365.00'	157.95'	S31°04'44"W	24°59'36"
C6	167.16'	365.00'	165.71'	N26°54'52"E	26°14'26"

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

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

TYP. ALLEY'S SECTION
N.T.S.

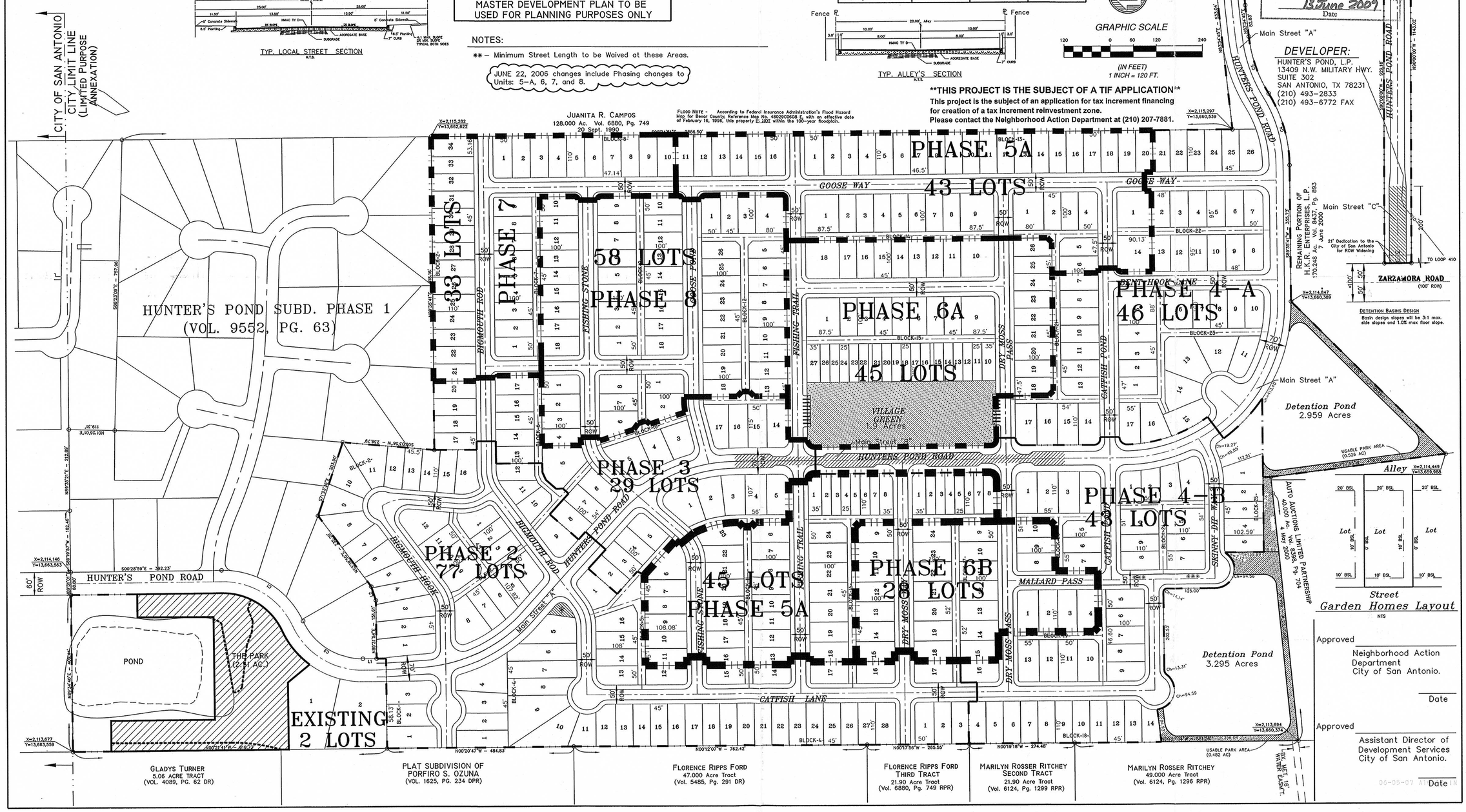
GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 INCH = 120 FT.

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.

- PRELIMINARY LOT LAYOUT -
MASTER DEVELOPMENT PLAN TO BE USED FOR PLANNING PURPOSES ONLY

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

JUNE 22, 2006 changes include Phasing changes to Units: 5–A, 6, 7, and 8.



DEVELOPER:
HUNTER'S POND, L.P.
13409 N.W. MILITARY HWY.
SUITE 302
SAN ANTONIO, TX 78231
(210) 493–2833
(210) 493–6772 FAX

Street
Garden Homes Layout
NTS

Approved _____
Neighborhood Action Department
City of San Antonio.
Date

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

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

STATE OF TEXAS
ROBERTO H. BRIONES, JR.
81430
LICENSED PROFESSIONAL ENGINEER
4/13/2007

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

DATE:
JOB No.
SHEET
1 OF 1

City of San Antonio

Department of Development Services

June 14, 2007

Mr. Rolando Briones, Jr., P.E.
Briones Engineers, Ltd.
13409 N. W. Military Hwy.
San Antonio, TX. 78209

Re: Hunter's Pond Subdivision (Amendment) **MDP # 801-B**

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed the Hunter's Pond Subdivision Master Development Plan **MDP# 801-B (amendment)**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way 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 (210) 615-5814.

Development Services Department – Traffic Impact Analysis & Streets indicate below some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of any plans, at no cost to the City of San Antonio:

- The Developer shall provide 71 feet of ROW from the centerline of Zarzamora (Enhanced Secondary Arterial) adjacent to this proposed project.
- Construction of an internal Main Street roadway system based on Urban Development (UD)/Traditional Neighborhood Development (TND) design standards. No houses shall front on the proposed Main Street shown except where alley access is provided to such lots. This street approval is in accordance with UDC 35-506, Table 506-4 Traditional Street Design Standards.
- All Roadways shall conform to Table 506-2: Functional Classification System Description.
- Right turn deceleration lane shall be constructed on southbound Zarzamora to the proposed collector. This construction may require dedication of additional right-of-way.
- Right turn deceleration lane shall be constructed on eastbound Loop 410 Frontage Road to southbound proposed collector. The right turn lane is required based on TXDOT

Access Management Principles and Roadway Design Applications Manual. This construction will require concurrence from the Texas Department of Transportation for construction within its right-of-way.

- Secondary Access – UDC 35-506, (e), (7) shall be implemented at the time of platting.
- The on-site improvements referenced on the approval letter for MDP# 801-A dated July 18, 2006 still apply.

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Nicolas Fernandez at (210) 207-0282.

Parks and Recreation recommends approval with the following conditions:

Hunter's Pond has a park dedication requirement of 6.6 acres (459/114) which will be met through a combination of parkland and improvement credits.

The following shall be provided to meet the park dedication requirement:

- A 2.51 acre neighborhood park shall be created at the northern entrance to the subdivision and will include a minimum of three items from the Parks and Recreation System Plans Neighborhood Park facilities list.
- A 1.9 acre Green, centrally located within the subdivision
- Two 30,000 square foot open play areas located in the Green for a credit of 2.75 acres. Play areas to meet the requirements set forth in Table 503-4 of UDC 35-503.
- UDC regulations regarding phasing and maintenance must be followed as detailed within UDC 35-503 and shall be monitored throughout the platting stage.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions:

- This development may need to comply with tree preservation ordinance #85262.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Bexar County states the following:

- Hunter's Pond Road is identified as a collector with 70 feet of ROW. The configuration shown may create operational problems on the collector due to necking down to 24 feet of pavement.

- Plans shall indicate ROW on Zarzamora. Enhanced Arterial ROW shall be 142 feet. Developer shall provide 71 feet of ROW from Centerline of Zarzamora.
- Intersection sight distance should be used for all intersections.
- It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

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. It is suggested to work closely with the school district, so they can plan accordingly.

Should you need further assistance, please contact Rebecca Paskos at (210) 207-0031.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division