RAYCO. LTD.
VOL. 6726
PAGE 1450

30' INGRESS-EGRESS ESMT
VOL. 2254
PAGE 852

FUTURE SECONDARY ARTERIAL TYPE "A"

X= 107,816
Y= 629,986

FND. 1/2" IRON ROD

N89°00'15"E 1207.55ft

FND. 1/2" IRON ROD

SUBDIVISION LOGO SIGN

86' PROPOSED R.O.W.

18'

HAUSMAN RD. (50' R.O.W.)

N00°42'00"W 630.89ft

BENCHMARK
3" BRASS DISC
U.S.G.S.
N1000
1953

EXISTING NATURAL POND

PROPOSED POND LIMITS

EXIST. NATURAL POND

PROPOSED POND LIMITS

FLOOD PLAIN LIMITS BASED UPON ELEVATIONS

DAYCARE LOGO SIGN

6" SAN.

FND. 1/2" IRON ROD

MANHOLE COVER

AREA DRAIN

BENCHMARK
CHISELED SQUARE
ON NORTH END
OF CONC. HEADWALL

HUNTER'S HILL DRIVE

HUNTER'S POND DRIVE

HUNTER'S TRACE DRIVE

HUNTER'S POND DRIVE

HUNTER'S POND DRIVE

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53

VARIABLE WIDTH DRAINAGE EASEMENT

N00°32'39"E 434.79ft

S01°15'46"W 196.00ft

DAY RECREATION AREA AND DRAINAGE EASEMENT

FND. 1/2" PIPE

S89°08'30"W 1001.44ft

N88°09'30"E 189.99ft

6.312 ACRES
VOL. 3046
PAGE 970

2.694 ACRES
VOL. 2890
PAGE 808

2.634 ACRES
VOL. 2890
PAGE 808

0.1590 ACRES
VOL. 3485
PAGE 1751

20' ACCESS & UTIL. ESMT
VOL. 2890
PAGE 808

AUGUST BIERING
SURVEY NO. 118
ABSTRACT NO. 69

1" = 50' FEET

PLAN HAS BEEN ACCEPTED BY COSA July 12, 1996 (date)

If no plats are filed, plat will expire on Jan 11, 1998 (number)

1st plat filed on

LOCATION MAP
NO SCALE

N
FRENCH CREEK
LOOP 1604
S. HAUSMAN RD.
PROJECT SITE
BANDERA ROAD
HAUSMAN RD.
16

Hunter's Glenn Subdivision

Located in the
City of San Antonio
District 8
The Honorable Robert Marbut
Phone: (210) 207-7086

PERRY DAVIS SURVEY NO. 267
ABSTRACT NO. 189

N.C.B. 14615

Area = 756481.76 sq. ft.
17.37 acres

DEVELOPER:
HLH INVESTMENT GROUP, INC.
P.O. BOX 700035
SAN ANTONIO, TEXAS 78270
HARRY HAUSMAN, PRESIDENT

FLOOD PLAIN INFORMATION BASIS
FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 48029C0242 E PANEL 242 OF 900
EFFECTIVE DATE: FEBRUARY 16, 1996
PREVIOUS 480045-0006 C (1-5-89)
PREVIOUS 480035-0170 D (4-2-90)

JOE F. RODRIGUEZ ARCHITECT
(210) 520-3931 4915 LAMBETH SAN ANTONIO, TEXAS 78228

STATE OF TEXAS
Marvin Janik
40305
REGISTERED
PROFESSIONAL ENGINEER
6/18/96

JANIK ENGINEERING SERVICES
11721 PARLIAMENT #1807
SAN ANTONIO, TEXAS 78213
(210) 525-1940 / FAX (210) 525-1946

Hunter's Glenn Subdivision

Master Plan

DRAWN BY: BJTS	CHKD. BY M.J.	APPROVED BY M.J.
SCALE: 1" = 50'	DATE: 6/07/96	SHEET 1 OF 1
REV. NO.	JOB NO.	01

508

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 6/20/96

Name of POADP: HUNTER'S GLENN SUBDIVISION

Owner/Agent: HLH INVESTMENT GROUP **Phone:** 210-490-5899

Address: P.O. BOX 100035, SAN ANTONIO, TEXAS **Zip code:** 78270

Engineer/Surveyor: JANIK ENGINEERING, INC **Phone:** 210-525-1946

Address: 11721 PARLIAMENT #1807 SAN ANT. TX **Zip code:** 78213

Existing zoning: R-1 TEMP **Proposed zoning:** R-1

Texas State Plane Coordinates: X: 107,816 Y: 629,986
(at major street entrance/main entrance)

Plat is over/within/includes:

San Antonio City Limits	☒ Yes	☐ No
Edwards Aquifer Recharge Zone?	☒ Yes	☐ No

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	53	15.00
Non-Single Family (NSF)	—	—
Commercial & other DAY CARE CENTER	1	2.37
TOTAL =	54	17.37

Print Name: MARVIN JANIK **Signature:** [signature]

Date: 6/20/96 **Tel:** 210-525-1946 **Fax:** 210-525-1946*25

This is for the person actually submitting the application. However, this is the person staff wil contact regarding this application for clarification or additional information

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

July 12, 1996

Marvin Janik
Janik Engineering Services
11721 Parliament, Suite 1807
San Antonio, TX 78213

Re: Hunter's Glenn Subdivision POADP # 508

Dear Mr. Janik:

The City Staff Development Review Committee has reviewed Hunter's Glenn Subdivision Preliminary Overall Area Development Plan # 508. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

2. The property will need to be rezoned to allow a day care facility, the area is currently zoned Temp R-1.

3. Hunter's Pond Drive may not conform to the UDC's Center line requirements.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

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

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mendi Litman Date 6·28·96

FROM: Elizabeth A. Carol; Department of Planning

ITEM NAME: Hunter's Glenn FILE #

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.

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

RECEIVED 96 JUL -3 AM 9:21 PLANNING DEPARTMENT DEVELOPMENT SERVICES

☐ I recommend approval ☒ I do not recommend approval

On July 2 AND 3, 1996, I notified MARVIN J. JANIK P.E., the engineer/subdivider/agent, of the corrections needed to remove this objection. Telephone # 525-1946

Comments: Disagree with the flood plain as shown.

Mendi Litman — Eng. II — 6-28-96

Signature — Title — Date

ELIZABETH CAROL

Hunter Glenn

N. W. corner of town

along Hausman near

french creek

property is zoned

Temp R-1

over recharge

17.37 acres

53 single family lot

1 day care - lot

phases

* Hausman removed from MTP

* zoning for day care facility

Temp R-1

PLANNING - SUBDIVISIONS