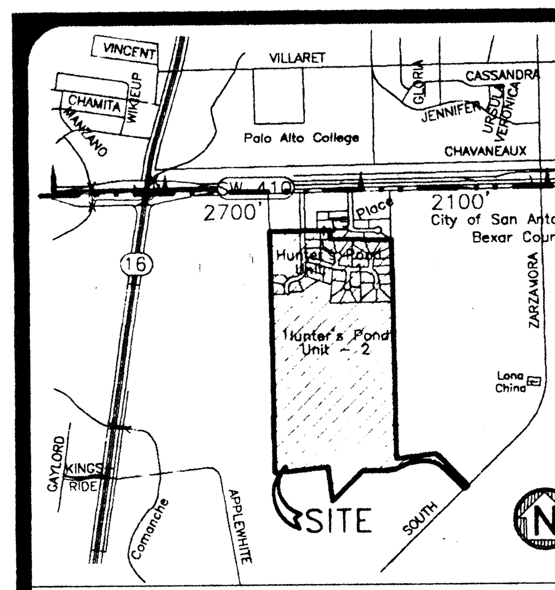
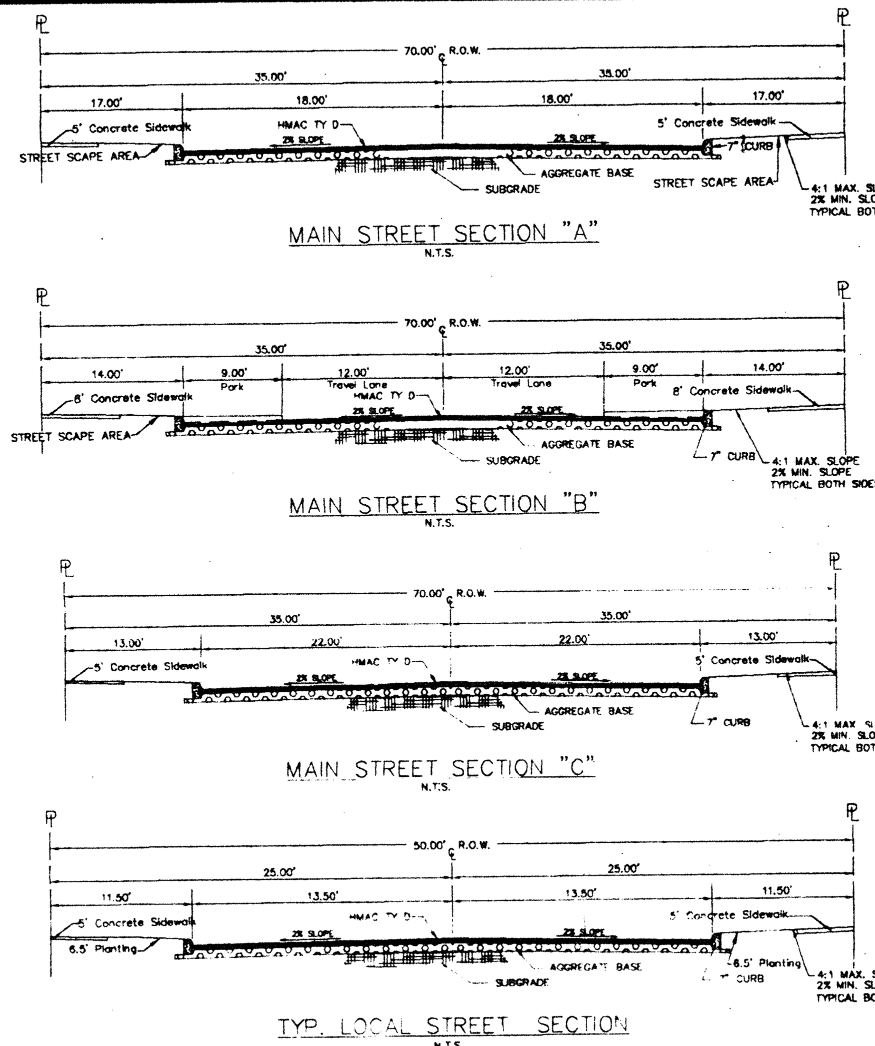


LOCATION MAP

SCALE 1"=2000'



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

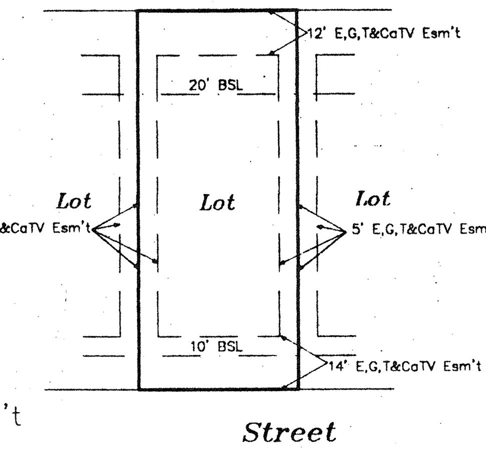
Legend:

- (37) — # Of Nodes = 24
- [10] — # Of Street Links = 48
- ✳ — Sight Distance Esm't
- Neighborhood Park Area = 6.379 Acres

CONNECTIVITY RATIO

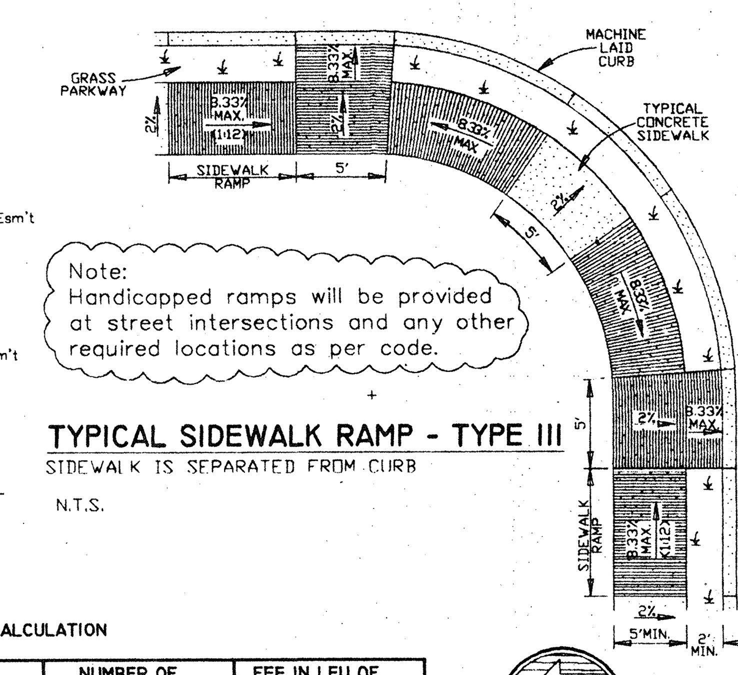
NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
48	24	2.0

NOTE - Average block length is 470 linear feet.



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

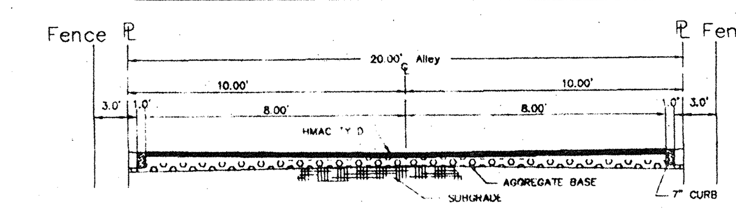
N.T.S.

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

NOTES:

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



TYP. ALLEY'S SECTION

N.T.S.

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.

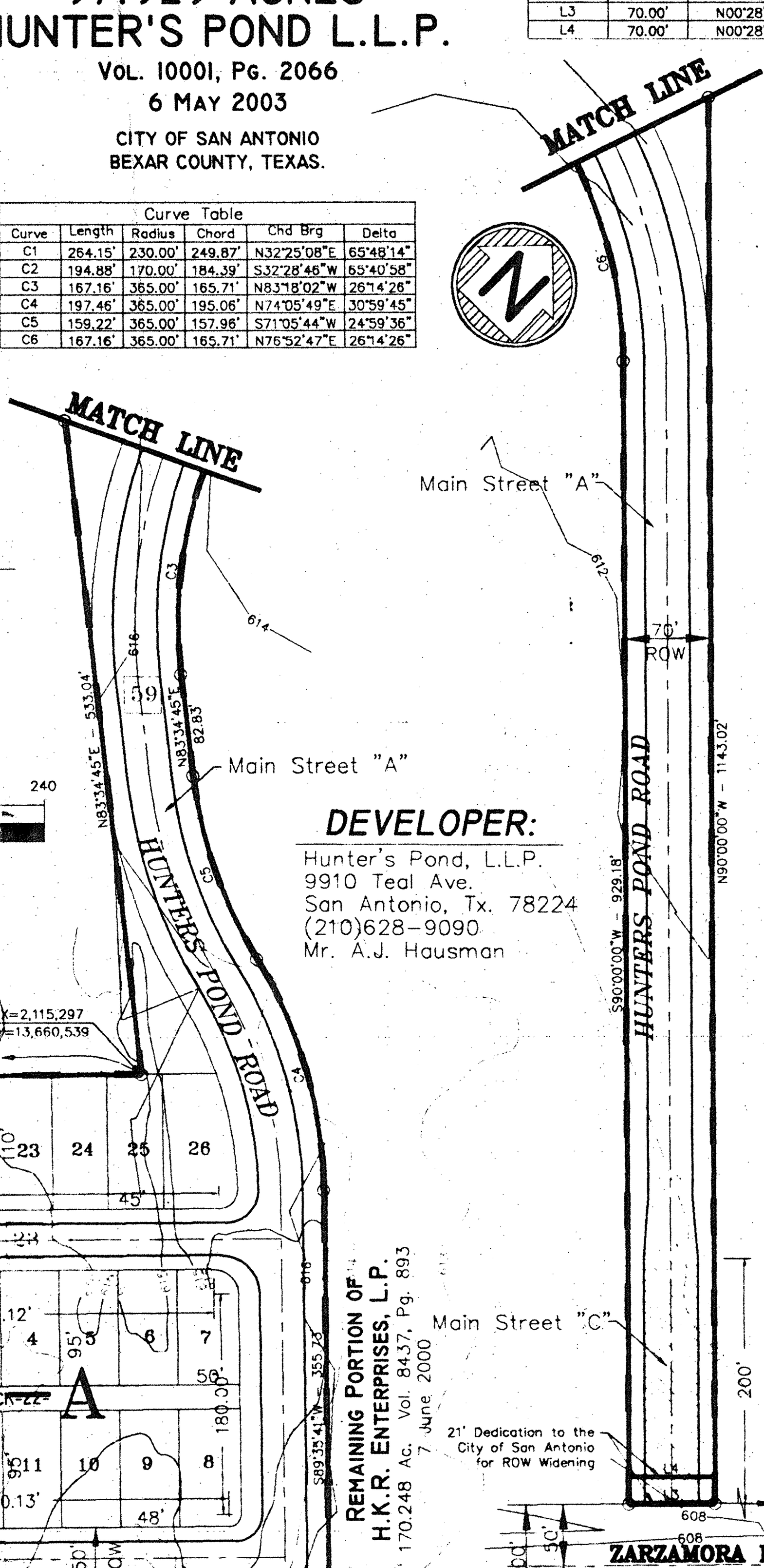
Curve	Length	Radius	Chord	Chd Brg	Delta
C1	264.15'	230.00'	249.87'	N32°25'08"E	65°48'14"
C2	194.88'	170.00'	184.39'	S32°28'46"W	65°40'58"
C3	167.16'	365.00'	165.71'	N83°18'02"W	26°14'26"
C4	197.46'	365.00'	195.06'	N74°05'49"E	30°59'45"
C5	159.22'	365.00'	157.96'	S71°05'44"W	24°59'36"
C6	167.16'	365.00'	165.71'	N76°52'47"E	26°14'26"

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

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 INCH = 120 FT.

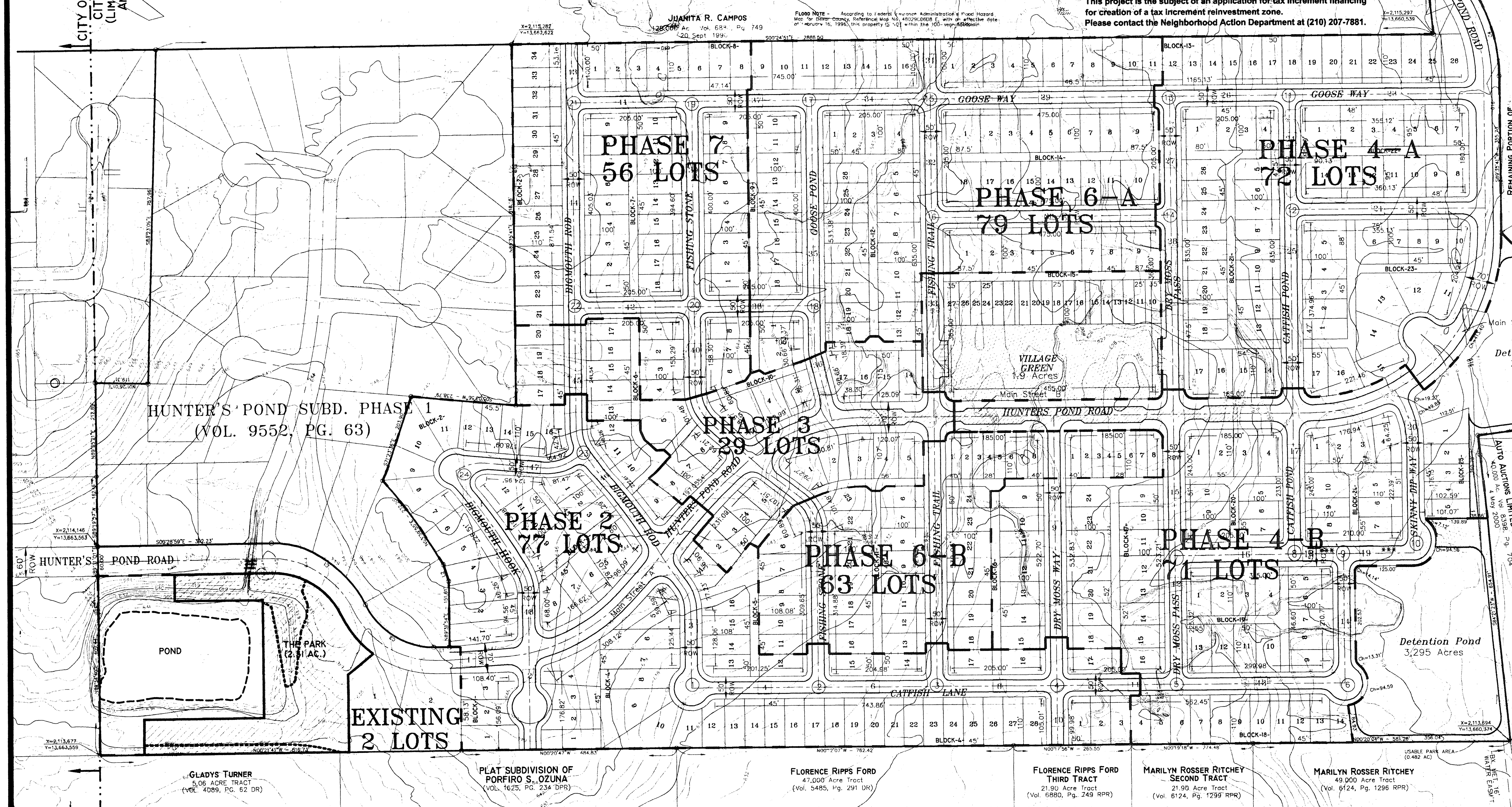


DEVELOPER:

Hunter's Pond, L.L.P.
9910 Teal Ave.
San Antonio, Tx. 78224
(210)628-9090
Mr. A.J. Hausman

****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.



DETENTION BASINS DESIGN

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

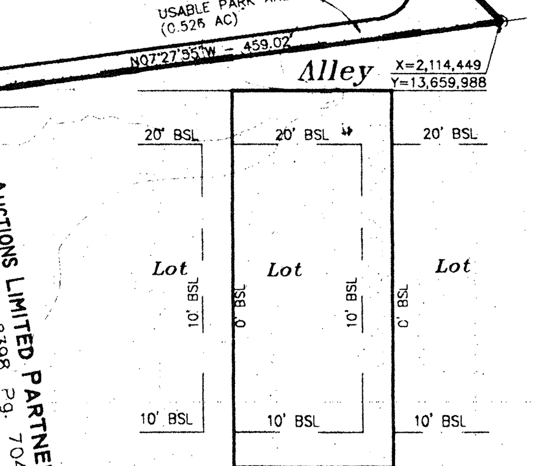
PLAN HAS BEEN ACCEPTED BY

COSA [signature]

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

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

1st plat filed on



Garden Homes Layout

NTS

Approved ______

Neighborhood Action Department
City of San Antonio.

Date

Approved ______

Assistant Director of Development Services
City of San Antonio.

Date

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

97.677 ACRES

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

SCE

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED PROFESSIONAL ENGINEER
11/12/04

revisions:
04/02/03
12/10/03
05/28/04
06/03/04
06/18/04
08/23/04

05 JAN 18 AM 11:33

CITY OF SAN ANTONIO DEPT. OF PLANNING

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

J:\SEDA\807(HuntersPondU-2)\dwg\807-Master Development Planding, 1/7/2005 10:11:05 AM

801