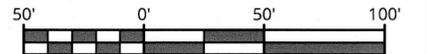


PLAT NO. 22-11800673

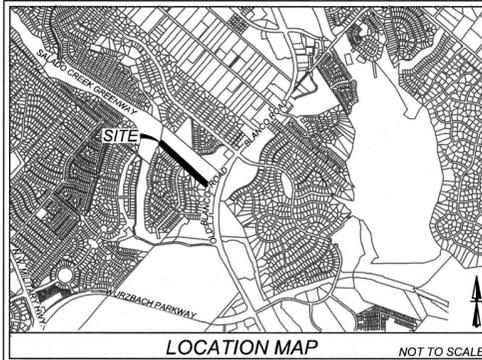
SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT OLD BLANCO ROAD

BEING ALL OF 3.98 ACRES OF LAND OUT OF THE E.B. SURVEY NO. 367 1/2, ABSTRACT NO. 731 N.C.B. 17061 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS CONVEYED TO RIDGEBAY SA, LLC OF RECORD IN DOC. # 20220170362 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS.



SCALE: 1" = 50' Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

COLLIER'S Engineering & Design SAN ANTONIO 3421 Paesanos Parkway San Antonio, TX 78231 Phone: 210.979.8444 COLLIERS ENGINEERING & DESIGN, INC. TBPE Firm#: F-14909 TBPLS Firm#: 10194550 www.colliersengineering.com DATE PREPARED: October 17, 2024



TCI DETENTION AND MAINTENANCE: STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR...

CPS/SAWS/COSA UTILITY NOTES: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS... CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES...

COMMON AREA MAINTENANCE NOTE: THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION...

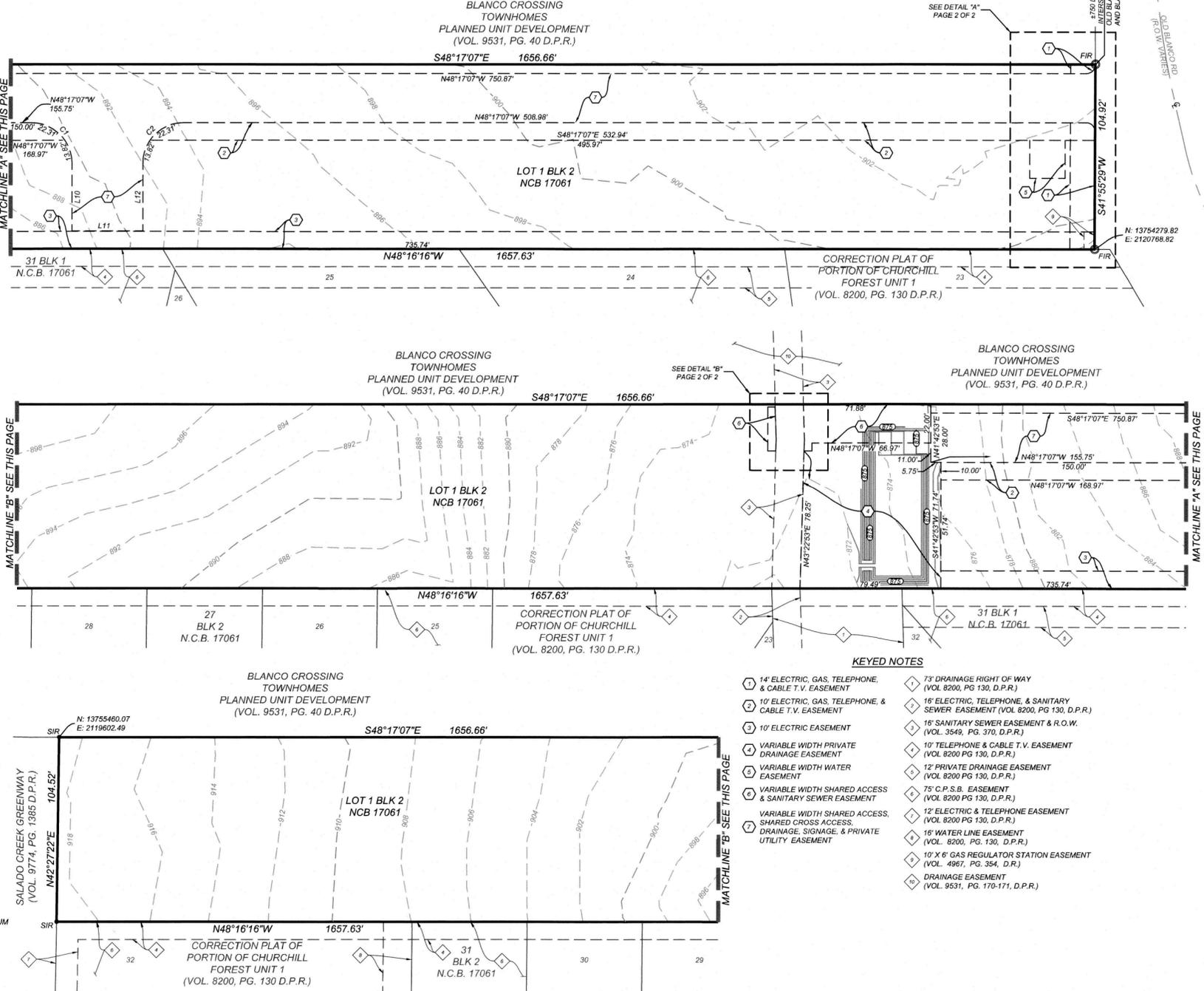
FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT...

SURVEYOR NOTES: 1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE. 2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983...

INGRESS / EGRESS NOTE (SEWER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

FLOOD PLAIN VERIFICATION NOTE: NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 480205, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

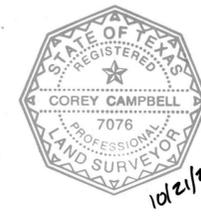
- LEGEND: SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING", SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT", FOUND IRON ROD, RIGHT-OF-WAY, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, DOCUMENT NUMBER, ACREAGE, NEW CITY BLOCK, BLOCK, VOLUME, PAGE, PAGES, REF. BRG. = REFERENCE BEARING, CENTERLINE, EXISTING CONTOURS, PROPOSED CONTOURS, EXISTING EASEMENT, PROPOSED EASEMENT, PRIVATE, STREET.



- KEYED NOTES: 1. 14' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VOL. 8200, PG. 130, D.P.R.), 2. 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT, 3. 10' ELECTRIC EASEMENT, 4. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT, 5. VARIABLE WIDTH WATER EASEMENT, 6. VARIABLE WIDTH SHARED ACCESS & SANITARY SEWER EASEMENT, 7. VARIABLE WIDTH SHARED ACCESS, SHARED CROSS ACCESS, DRAINAGE, SIGNAGE, & PRIVATE UTILITY EASEMENT, 8. 7' DRAINAGE RIGHT OF WAY (VOL. 8200, PG. 130, D.P.R.), 9. 16' ELECTRIC, TELEPHONE, & SANITARY SEWER EASEMENT (VOL. 8200, PG. 130, D.P.R.), 10. 16' SANITARY SEWER EASEMENT & R.O.W. (VOL. 3549, PG. 370, D.P.R.), 11. 10' TELEPHONE & CABLE T.V. EASEMENT (VOL. 8200 PG. 130, D.P.R.), 12. 12' PRIVATE DRAINAGE EASEMENT (VOL. 8200 PG. 130, D.P.R.), 13. 75' C.P.S.B. EASEMENT (VOL. 8200 PG. 130, D.P.R.), 14. 12' ELECTRIC & TELEPHONE EASEMENT (VOL. 8200 PG. 130, D.P.R.), 15. 16' WATER LINE EASEMENT (VOL. 8200, PG. 130, D.P.R.), 16. 10' X 6' GAS REGULATOR STATION EASEMENT (VOL. 4967, PG. 354, D.R.), 17. DRAINAGE EASEMENT (VOL. 9531, PG. 170-171, D.P.R.)

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE...

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: COREY CAMPBELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076

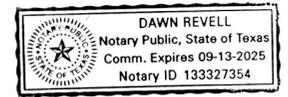


STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT...

OWNER: TTM DEVELOPMENT, L.L.C. ATTN: CLAY SCHLINKE 2900 MOSSROCK, SUITE 340 SAN ANTONIO, TEXAS 78230 PHONE NUMBER: (210) 771-0881

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY SCHLINKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED...

THIS 21st DAY OF October A.D. 2024 Dawn Revell NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF THE HEIGHTS AT OLD BLANCO ROAD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS...

DATED THIS DAY OF A.D. 20 BY: CHAIRMAN BY: SECRETARY

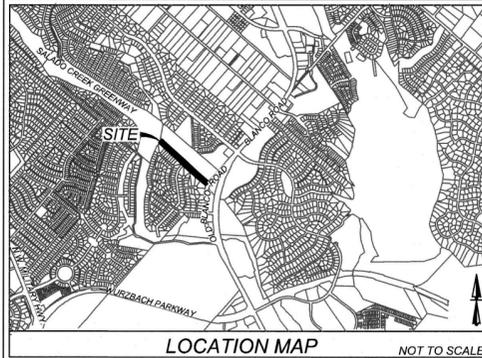
SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT OLD BLANCO ROAD

BEING ALL OF 3.98 ACRES OF LAND OUT OF THE E.B. SURVEY NO. 367 3/4, ABSTRACT NO. 731 N.C.B. 17061 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS CONVEYED TO RIDGEVIEW SA, LLC OF RECORD IN DOC. # 20220170362 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY TEXAS.



SCALE : VARIES

Colliers
Engineering & Design
SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550
www.colliersengineering.com
DATE PREPARED: October 17, 2024



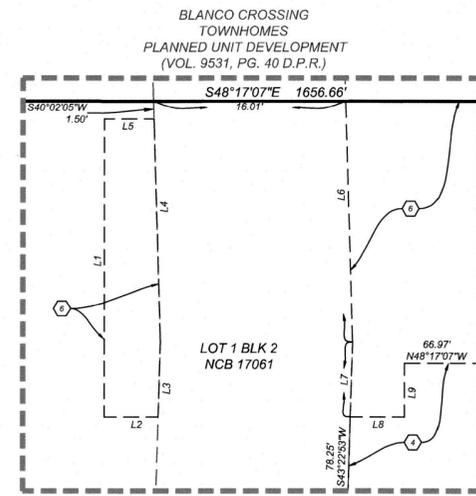
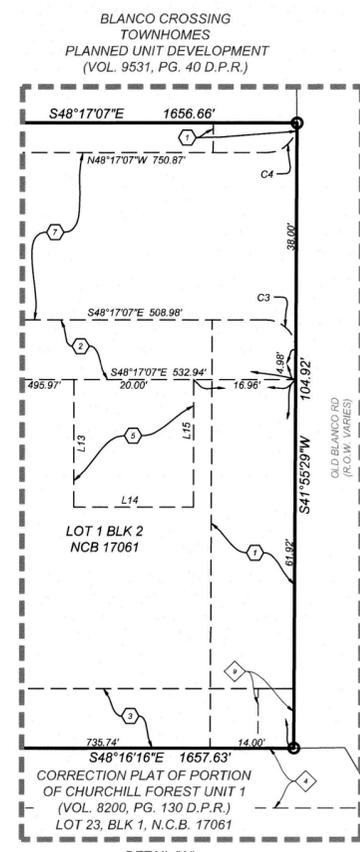
- CPS/SAWS/COSA UTILITY NOTES:**
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM 1 (SAWS) - IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO LOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
 - ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

- SURVEYOR NOTES:**
- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED NOT TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP COMMUNITY PANEL NO. 48029C02356, DATED SEPTEMBER 29, 2010.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 19).

REFER TO PAGE 1 OF 2 FOR ALL OTHER ENGINEERING AND SURVEYING PLAT NOTES

- LEGEND**
- = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - ▲ = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
 - FIR = FOUND IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - DOC. # = DOCUMENT NUMBER
 - AC. = ACREAGE
 - NCB = NEW CITY BLOCK
 - BLK = BLOCK
 - VOL. = VOLUME
 - PG. = PAGE
 - PGS. = PAGES
 - REF. BRG. = REFERENCE BEARING
 - ☉ = CENTERLINE
 - 894--- = EXISTING CONTOURS
 - 894--- = PROPOSED CONTOURS
 - ◇ = EXISTING EASEMENT
 - ◇ = PROPOSED EASEMENT
 - PRIV. = PRIVATE
 - ST. = STREET

- KEYED NOTES**
- ◇ 14" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ◇ 10" ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - ◇ 10" ELECTRIC EASEMENT
 - ◇ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - ◇ VARIABLE WIDTH WATER EASEMENT
 - ◇ VARIABLE WIDTH SHARED ACCESS & SANITARY SEWER EASEMENT
 - ◇ VARIABLE WIDTH SHARED ACCESS, DRAINAGE, SIGNAGE, & PRIVATE UTILITY EASEMENT
 - ◇ 7'3" DRAINAGE RIGHT OF WAY (VOL. 8200, PG. 130, D.P.R.)
 - ◇ 16" ELECTRIC, TELEPHONE, & SANITARY SEWER EASEMENT (VOL. 8200, PG. 130, D.P.R.)
 - ◇ 16" SANITARY SEWER EASEMENT & R.O.W. (VOL. 3549, PG. 370, D.P.R.)
 - ◇ 10" TELEPHONE & CABLE T.V. EASEMENT (VOL. 8200 PG. 130, D.P.R.)
 - ◇ 12" PRIVATE DRAINAGE EASEMENT (VOL. 8200 PG. 130, D.P.R.)
 - ◇ 7'5" C.P.S.B. EASEMENT (VOL. 8200 PG. 130, D.P.R.)
 - ◇ 12" ELECTRIC & TELEPHONE EASEMENT (VOL. 8200 PG. 130, D.P.R.)
 - ◇ 16" WATER LINE EASEMENT (VOL. 8200, PG. 130, D.P.R.)
 - ◇ 10' X 6' GAS REGULATOR STATION EASEMENT (VOL. 4967, PG. 354, D.P.R.)
 - ◇ DRAINAGE EASEMENT (VOL. 9531, PG. 170-171, D.P.R.)



Curve Table

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	36.13'	23.00'	090°00'00"	N03°17'07"W	32.53'
C2	36.13'	23.00'	090°00'00"	S86°42'53"W	32.53'
C3	7.87'	5.00'	090°12'36"	N03°10'49"W	7.08'
C4	7.84'	5.00'	089°47'24"	N86°49'11"E	7.06'

Line Table

Line #	Length	Direction
L1	25.00'	N41°42'53"E
L2	4.50'	N48°17'07"W
L3	6.27'	S43°22'53"W
L4	18.74'	S40°02'05"W
L5	4.13'	S48°17'07"E
L6	20.23'	N40°02'05"E
L7	6.28'	N43°22'53"E
L8	4.50'	N48°17'07"W
L9	4.50'	S41°42'53"W
L10	38.50'	N41°42'53"E
L11	40.00'	N48°17'07"W
L12	38.50'	S41°42'53"W
L13	21.50'	N41°42'53"E
L14	20.00'	N48°17'07"W
L15	21.50'	S41°42'53"W

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Travis R. Elseth
TRAVIS R. ELSETH, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99254
KFW ENGINEERS & SURVEYING, INC.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Corey Campbell
COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

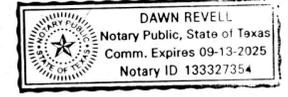
Clay Schlinke
OWNER:
TTM DEVELOPMENT, LLC
ATTN: CLAY SCHLINKE
2900 MOSSROCK, SUITE 340
SAN ANTONIO, TEXAS 78230
PHONE NUMBER: (210) 771-0861

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY SCHLINKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 21st DAY OF October, A.D. 2024

Dawn Revell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



THIS PLAT OF THE HEIGHTS AT OLD BLANCO ROAD, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

