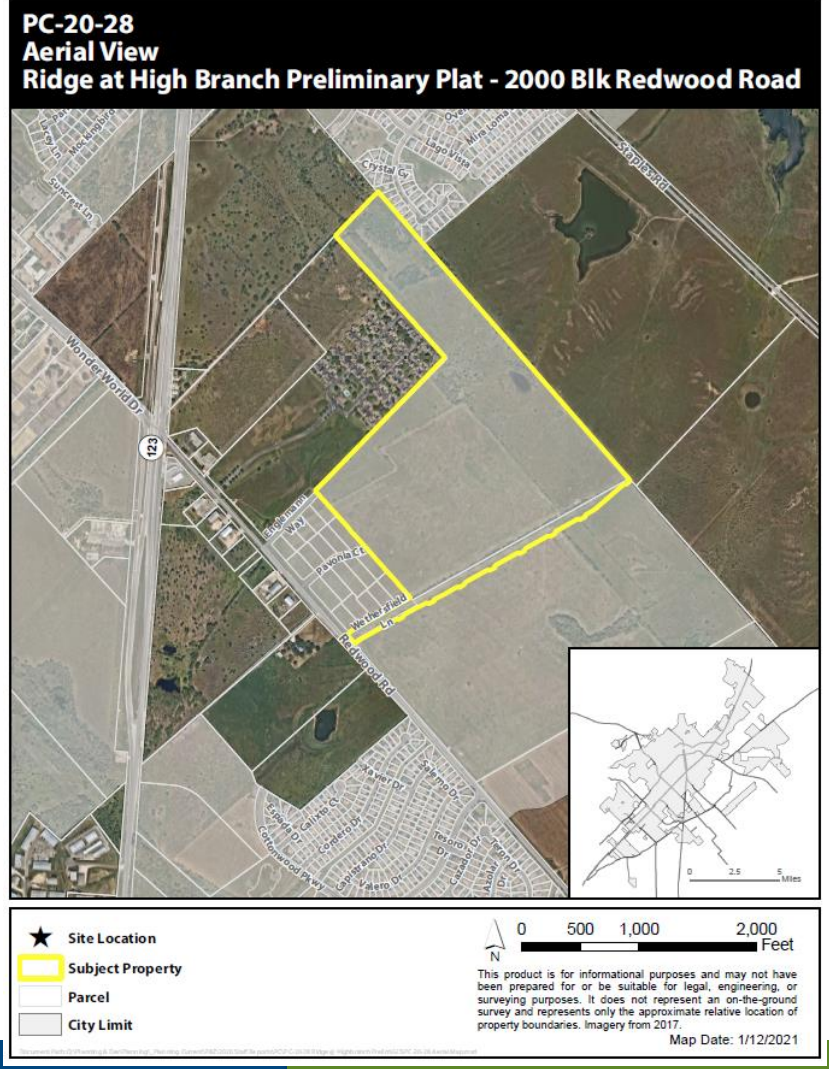
PC-20-28 (The Ridge at High Branch Preliminary Plat)

Consider a request by Moeller and Associates, on behalf of Lee Baker III, Three Rivers Development LLC, to approve the Preliminary Plat, consisting of approximately 110 acres, more or less, out of the Barnette O. Kane Survey. (A. Villalobos)

- +/- 110 acres
- Located +/- 1800’ Southeast of Redwood Rd and Hwy 123
- Annexed and Zoned to Character District-3 (CD-3) in 2019
- Proposed as 363 single family lots with 18 parks/open spaces lots, one drainage lot, and one amenity lot
- Parks Board approved the dedication of 6.9 acres of parkland at their November 19, 2020 meeting.



THE RIDGE @ HIGH BRANCH PRELIMINARY PLAT

OWNER/DEVELOPER:
THREE RIVERS DEVELOPMENT, LLC
LEE BAKER
301 MAIN PLAZA #385
NEW BRAUNFELS, TX 78130
(830) 660-4916

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46 W, STE 105
NEW BRAUNFELS, TX 78130
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
5151 SH 46W
NEW BRAUNFELS, TEXAS 78132
(210) 325-0858

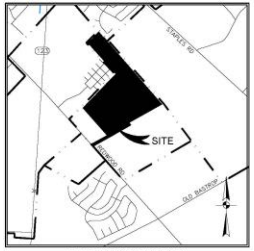
AREA SUMMARY:

1. TOTAL PRELIMINARY BOUNDARY ACREAGE: 110.666 ACRES
2. TOTAL INTERNAL RIGHT-OF-WAY ACREAGE: 29.955 ACRES
3. TOTAL NUMBER OF BLOCKS: 19 BLOCKS
4. TOTAL NUMBER OF LOTS: 383 LOTS
   - 4.1. RESIDENTIAL: 363 LOTS
   - 4.2. PARKS/OPEN SPACE: 18 LOTS
   - 4.3. DRAINAGE: 1 LOTS
   - 4.4. AMENITY: 1 LOT

OVERALL LOT SUMMARY	
RESIDENTIAL LOTS (363)	69.3 AC
PARK/OPEN SPACE LOTS (18)	9.3 AC
DRAINAGE LOTS (1)	0.2 AC
AMENITY LOT (1)	2.0 AC

NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER AND SEWER SERVICE BY THE CITY OF SAN MARCOS. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
2. ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 54 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE. METHERSFIELD LANE HAS A 100 FOOT RIGHT OF WAY, AND ENGLEMANN WAY HAS A 64 FOOT RIGHT OF WAY.
3. THE SUBDIVISION IS WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
5. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
6. THE RIDGE AT HIGH BRANCH, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.
7. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
8. NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF SAN MARCOS.
9. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
10. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE HAYS COUNTY, TEXAS COMMUNITY PANEL NUMBER 48209C0481F AND 48209C0483F REVISED NOVEMBER 02, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
11. NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, OR THE SAN MARCOS RIVER CORRIDOR.
12. PUBLIC SIDEWALKS BUILT TO CITY OF SAN MARCOS STANDARDS ARE REQUIRED ALONG ALL PROPOSED STREETS.
13. ALL OPEN SPACE LOTS SHALL BE OPEN TO THE PUBLIC FOR PUBLIC ACCESS. ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

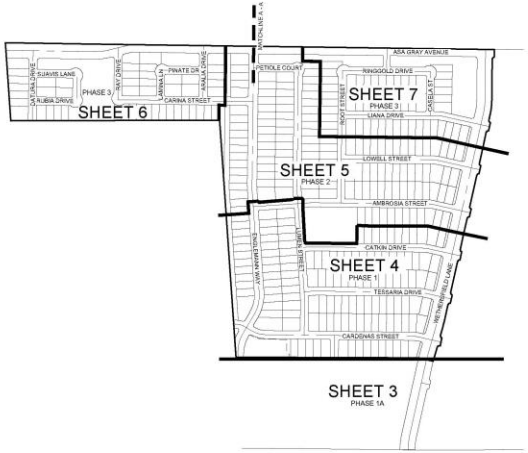


LOCATION MAP
SCALE: 1"=2,000'

UTILITY NOTE:

WATER / WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TX 78666

ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE
155 ELECTRIC AVE.
BASTROP, TX 78602



INDEX MAP DETAIL
SCALE: 1" = 400'

CITY OF SAN MARCOS GPS CONTROL POINT DETAIL
SCALE: 1" = 2,000'

MOELLER & ASSOCIATES
Engineering Solutions
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

LEGEND:
P.O.B. = POINT OF BEGINNING
D.L. = DRAINAGE LOT
R.L. = RESIDENTIAL LOT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
= PAGE MATCH LINE
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND
= AREA INSIDE DRAINAGE EASEMENT

Drawing Name: H:\Projects\BRICOA High Branch 1 & 2\Planning\Plating\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: Matrixintern Jan 13, 2021 - 8:30am

PREPARED: January 13, 2021

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THE CITY OF SAN MARCOS

THE RIDGE @ HIGH BRANCH - LOT SUMMARY TABLES

PHASE 1

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 1 LOT 1	R.L.	7,891 SF
BLOCK 1 LOT 2	R.L.	5,870 SF
BLOCK 1 LOT 3	R.L.	5,888 SF
BLOCK 1 LOT 4	R.L.	5,906 SF
BLOCK 1 LOT 5	R.L.	5,924 SF
BLOCK 1 LOT 6	R.L.	5,942 SF
BLOCK 1 LOT 7	R.L.	5,960 SF
BLOCK 1 LOT 8	R.L.	5,978 SF
BLOCK 1 LOT 9	R.L.	5,996 SF
BLOCK 1 LOT 10	R.L.	7,808 SF
BLOCK 1 LOT 11	O.S./U.E.	1,625 SF
BLOCK 2 LOT 1	R.L.	7,864 SF
BLOCK 2 LOT 2	R.L.	6,081 SF
BLOCK 2 LOT 3	R.L.	6,099 SF
BLOCK 2 LOT 4	R.L.	6,117 SF
BLOCK 2 LOT 5	R.L.	6,135 SF
BLOCK 2 LOT 6	O.S.	39,882 SF
BLOCK 3 LOT 1	O.S.	1,365 SF
BLOCK 4 LOT 1	O.S.	22,496 SF
BLOCK 4 LOT 2	R.L.	14,752 SF
BLOCK 4 LOT 3	R.L.	5,996 SF
BLOCK 4 LOT 4	R.L.	6,000 SF
BLOCK 4 LOT 5	R.L.	6,000 SF
BLOCK 4 LOT 6	R.L.	6,000 SF
BLOCK 4 LOT 7	R.L.	6,000 SF
BLOCK 4 LOT 8	R.L.	6,000 SF
BLOCK 4 LOT 9	R.L.	6,000 SF
BLOCK 4 LOT 10	R.L.	6,000 SF
BLOCK 4 LOT 11	R.L.	6,000 SF
BLOCK 4 LOT 12	R.L.	6,000 SF
BLOCK 4 LOT 13	R.L.	6,000 SF
BLOCK 5 LOT 1	R.L.	15,489 SF
BLOCK 5 LOT 2	R.L.	7,487 SF
BLOCK 5 LOT 3	R.L.	7,067 SF
BLOCK 5 LOT 4	R.L.	6,169 SF
BLOCK 5 LOT 5	R.L.	6,003 SF
BLOCK 5 LOT 6	R.L.	6,000 SF
BLOCK 5 LOT 7	R.L.	6,000 SF
BLOCK 5 LOT 8	R.L.	6,000 SF
BLOCK 5 LOT 9	R.L.	6,000 SF
BLOCK 5 LOT 10	R.L.	6,000 SF
BLOCK 5 LOT 11	R.L.	6,000 SF
BLOCK 5 LOT 12	R.L.	6,000 SF
BLOCK 5 LOT 13	R.L.	6,000 SF
BLOCK 5 LOT 14	R.L.	6,000 SF
BLOCK 5 LOT 15	R.L.	7,786 SF
BLOCK 5 LOT 16	R.L.	7,786 SF
BLOCK 5 LOT 17	R.L.	6,000 SF
BLOCK 5 LOT 18	R.L.	6,000 SF
BLOCK 5 LOT 19	R.L.	6,000 SF

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 5 LOT 20	R.L.	6,000 SF
BLOCK 5 LOT 21	R.L.	6,000 SF
BLOCK 5 LOT 22	R.L.	6,000 SF
BLOCK 5 LOT 23	R.L.	6,000 SF
BLOCK 5 LOT 24	R.L.	6,000 SF
BLOCK 5 LOT 25	R.L.	6,000 SF
BLOCK 5 LOT 26	R.L.	6,000 SF
BLOCK 5 LOT 27	R.L.	6,003 SF
BLOCK 5 LOT 28	R.L.	7,617 SF
BLOCK 5 LOT 29	R.L.	6,000 SF
BLOCK 5 LOT 30	R.L.	10,529 SF
BLOCK 6 LOT 1	R.L.	8,383 SF
BLOCK 6 LOT 2	R.L.	5,997 SF
BLOCK 6 LOT 3	R.L.	5,997 SF
BLOCK 6 LOT 4	R.L.	5,997 SF
BLOCK 6 LOT 5	R.L.	5,997 SF
BLOCK 6 LOT 6	R.L.	5,997 SF
BLOCK 6 LOT 7	R.L.	5,997 SF
BLOCK 6 LOT 8	R.L.	5,997 SF
BLOCK 6 LOT 9	R.L.	5,997 SF
BLOCK 6 LOT 10	R.L.	5,997 SF
BLOCK 6 LOT 11	R.L.	5,997 SF
BLOCK 6 LOT 12	R.L.	5,997 SF
BLOCK 6 LOT 13	R.L.	5,997 SF
BLOCK 6 LOT 14	R.L.	6,009 SF
BLOCK 6 LOT 15	R.L.	7,394 SF
BLOCK 6 LOT 16	R.L.	7,200 SF
BLOCK 6 LOT 17	R.L.	9,452 SF
BLOCK 6 LOT 18	R.L.	6,000 SF
BLOCK 6 LOT 19	R.L.	6,000 SF
BLOCK 6 LOT 20	R.L.	6,000 SF
BLOCK 6 LOT 21	R.L.	6,000 SF
BLOCK 6 LOT 22	R.L.	6,000 SF
BLOCK 6 LOT 23	R.L.	6,000 SF
BLOCK 6 LOT 24	R.L.	6,000 SF
BLOCK 6 LOT 25	R.L.	6,000 SF
BLOCK 6 LOT 26	R.L.	6,000 SF
BLOCK 6 LOT 27	R.L.	6,000 SF
BLOCK 6 LOT 28	R.L.	6,000 SF
BLOCK 6 LOT 29	R.L.	6,000 SF
BLOCK 6 LOT 30	R.L.	8,344 SF
BLOCK 6 LOT 31	O.S./U.E.	3,535 SF
BLOCK 7 LOT 1	R.L.	8,860 SF
BLOCK 7 LOT 2	R.L.	6,000 SF
BLOCK 7 LOT 3	R.L.	6,000 SF
BLOCK 7 LOT 4	R.L.	6,000 SF
BLOCK 7 LOT 5	R.L.	6,000 SF
BLOCK 7 LOT 6	R.L.	6,000 SF
BLOCK 7 LOT 7	R.L.	6,000 SF
BLOCK 7 LOT 8	R.L.	6,000 SF

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 7 LOT 9	R.L.	6,000 SF
BLOCK 7 LOT 10	R.L.	6,000 SF
BLOCK 7 LOT 11	R.L.	6,000 SF
BLOCK 7 LOT 12	R.L.	6,000 SF
BLOCK 7 LOT 13	R.L.	6,000 SF
BLOCK 7 LOT 14	R.L.	6,000 SF
BLOCK 7 LOT 15	R.L.	8,743 SF
BLOCK 7 LOT 16	R.L.	7,200 SF
BLOCK 7 LOT 17	R.L.	7,200 SF
BLOCK 7 LOT 18	R.L.	9,024 SF
BLOCK 7 LOT 19	R.L.	6,000 SF
BLOCK 7 LOT 20	R.L.	6,000 SF
BLOCK 7 LOT 21	R.L.	6,000 SF
BLOCK 7 LOT 22	R.L.	6,000 SF
BLOCK 7 LOT 23	R.L.	6,000 SF
BLOCK 7 LOT 24	R.L.	6,000 SF
BLOCK 7 LOT 25	R.L.	6,000 SF
BLOCK 7 LOT 26	R.L.	6,000 SF
BLOCK 7 LOT 27	R.L.	6,000 SF
BLOCK 7 LOT 28	R.L.	6,000 SF
BLOCK 7 LOT 29	R.L.	6,000 SF
BLOCK 7 LOT 30	R.L.	6,000 SF
BLOCK 7 LOT 31	R.L.	6,000 SF
BLOCK 7 LOT 32	R.L.	6,000 SF
BLOCK 7 LOT 33	R.L.	6,573 SF
BLOCK 7 LOT 34	O.S./U.E.	3,527 SF
BLOCK 8 LOT 1	O.S./U.E.	1,764 SF
BLOCK 8 LOT 2	R.L.	6,000 SF
BLOCK 8 LOT 3	R.L.	8,400 SF
BLOCK 8 LOT 4	R.L.	8,242 SF
BLOCK 8 LOT 5	R.L.	6,000 SF
BLOCK 8 LOT 6	R.L.	6,000 SF
BLOCK 8 LOT 7	R.L.	6,000 SF
BLOCK 8 LOT 8	R.L.	6,000 SF
BLOCK 8 LOT 9	R.L.	6,000 SF
BLOCK 8 LOT 10	R.L.	6,000 SF
BLOCK 8 LOT 11	R.L.	6,000 SF
BLOCK 8 LOT 12	R.L.	6,000 SF

PHASE 2

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 4 LOT 14	R.L.	6,000 SF
BLOCK 4 LOT 15	R.L.	6,000 SF
BLOCK 4 LOT 16	R.L.	7,003 SF
BLOCK 4 LOT 17	R.L.	6,007 SF
BLOCK 4 LOT 18	R.L.	6,000 SF
BLOCK 4 LOT 19	R.L.	6,000 SF
BLOCK 4 LOT 20	R.L.	6,000 SF
BLOCK 4 LOT 21	R.L.	6,000 SF
BLOCK 4 LOT 22	R.L.	6,000 SF
BLOCK 4 LOT 23	R.L.	6,000 SF
BLOCK 4 LOT 24	R.L.	6,000 SF
BLOCK 4 LOT 25	R.L.	6,000 SF
BLOCK 4 LOT 26	R.L.	6,000 SF
BLOCK 4 LOT 27	R.L.	7,764 SF
BLOCK 4 LOT 28	O.S.	24,960 SF
BLOCK 4 LOT 29	O.S.	11,110 SF
BLOCK 8 LOT 13	AMENITY	85,619 SF
BLOCK 8 LOT 14	R.L.	6,000 SF
BLOCK 8 LOT 15	R.L.	6,000 SF
BLOCK 8 LOT 16	R.L.	6,000 SF
BLOCK 8 LOT 17	R.L.	6,000 SF
BLOCK 8 LOT 18	R.L.	6,000 SF
BLOCK 8 LOT 19	R.L.	6,000 SF
BLOCK 8 LOT 20	R.L.	6,000 SF
BLOCK 8 LOT 21	R.L.	6,000 SF
BLOCK 8 LOT 22	R.L.	6,000 SF
BLOCK 8 LOT 23	R.L.	7,586 SF
BLOCK 8 LOT 24	R.L.	6,000 SF
BLOCK 8 LOT 25	R.L.	6,000 SF
BLOCK 8 LOT 26	O.S./U.E.	1,764 SF
BLOCK 9 LOT 1	R.L.	7,786 SF
BLOCK 9 LOT 2	R.L.	6,000 SF
BLOCK 9 LOT 3	R.L.	6,000 SF
BLOCK 9 LOT 4	R.L.	6,000 SF
BLOCK 9 LOT 5	R.L.	6,000 SF
BLOCK 9 LOT 6	R.L.	6,000 SF
BLOCK 9 LOT 7	R.L.	6,000 SF
BLOCK 9 LOT 8	R.L.	6,000 SF
BLOCK 9 LOT 9	R.L.	6,000 SF
BLOCK 9 LOT 10	R.L.	6,000 SF
BLOCK 9 LOT 11	R.L.	6,001 SF
BLOCK 9 LOT 12	R.L.	7,151 SF
BLOCK 9 LOT 13	R.L.	5,919 SF
BLOCK 9 LOT 14	R.L.	6,846 SF
BLOCK 9 LOT 15	O.S./U.E.	3,527 SF
BLOCK 9 LOT 16	R.L.	7,786 SF
BLOCK 9 LOT 17	R.L.	6,000 SF
BLOCK 9 LOT 18	R.L.	6,000 SF
BLOCK 9 LOT 19	R.L.	6,000 SF
BLOCK 9 LOT 20	R.L.	6,000 SF
BLOCK 9 LOT 21	R.L.	6,000 SF
BLOCK 9 LOT 22	R.L.	6,000 SF
BLOCK 9 LOT 23	R.L.	6,000 SF
BLOCK 9 LOT 24	R.L.	6,000 SF
BLOCK 9 LOT 25	R.L.	6,000 SF

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 9 LOT 26	R.L.	6,000 SF
BLOCK 9 LOT 27	R.L.	10,275 SF
BLOCK 9 LOT 28	R.L.	6,081 SF
BLOCK 9 LOT 29	R.L.	7,034 SF
BLOCK 10 LOT 1	R.L.	7,786 SF
BLOCK 10 LOT 2	R.L.	6,000 SF
BLOCK 10 LOT 3	R.L.	6,000 SF
BLOCK 10 LOT 4	R.L.	6,000 SF
BLOCK 10 LOT 5	R.L.	6,000 SF
BLOCK 10 LOT 6	R.L.	6,000 SF
BLOCK 10 LOT 7	R.L.	6,000 SF
BLOCK 10 LOT 8	R.L.	6,000 SF
BLOCK 10 LOT 9	R.L.	6,000 SF
BLOCK 10 LOT 10	R.L.	6,000 SF
BLOCK 10 LOT 11	R.L.	6,000 SF
BLOCK 10 LOT 12	R.L.	8,443 SF
BLOCK 10 LOT 13	R.L.	5,919 SF
BLOCK 10 LOT 14	R.L.	5,919 SF
BLOCK 10 LOT 15	R.L.	6,846 SF
BLOCK 10 LOT 16	O.S./U.E.	1,739 SF
BLOCK 11 LOT 1	R.L.	7,669 SF
BLOCK 11 LOT 2	R.L.	5,990 SF
BLOCK 11 LOT 3	R.L.	6,000 SF
BLOCK 11 LOT 4	R.L.	6,000 SF
BLOCK 11 LOT 5	R.L.	6,000 SF
BLOCK 11 LOT 6	R.L.	6,000 SF
BLOCK 11 LOT 7	R.L.	6,000 SF
BLOCK 11 LOT 8	R.L.	6,000 SF
BLOCK 11 LOT 9	R.L.	6,000 SF
BLOCK 11 LOT 10	R.L.	6,000 SF
BLOCK 11 LOT 11	R.L.	6,000 SF
BLOCK 11 LOT 12	R.L.	6,000 SF
BLOCK 11 LOT 13	R.L.	6,000 SF
BLOCK 11 LOT 14	R.L.	6,000 SF
BLOCK 11 LOT 15	R.L.	6,000 SF
BLOCK 11 LOT 16	R.L.	6,000 SF
BLOCK 11 LOT 17	R.L.	5,610 SF
BLOCK 11 LOT 18	R.L.	5,790 SF
BLOCK 11 LOT 19	O.S.	18,502 SF
BLOCK 11 LOT 31	R.L.	5,880 SF
BLOCK 11 LOT 32	R.L.	6,000 SF
BLOCK 11 LOT 33	R.L.	6,000 SF
BLOCK 11 LOT 34	R.L.	6,000 SF
BLOCK 11 LOT 35	R.L.	6,000 SF
BLOCK 11 LOT 36	R.L.	6,000 SF
BLOCK 11 LOT 37	R.L.	6,000 SF
BLOCK 11 LOT 38	R.L.	7,787 SF
BLOCK 12 LOT 1	R.L.	12,001 SF
BLOCK 12 LOT 2	R.L.	6,001 SF
BLOCK 12 LOT 3	R.L.	6,000 SF
BLOCK 12 LOT 4	R.L.	6,000 SF
BLOCK 12 LOT 5	R.L.	6,000 SF
BLOCK 12 LOT 6	R.L.	6,000 SF
BLOCK 12 LOT 7	R.L.	6,000 SF
BLOCK 12 LOT 8	R.L.	6,000 SF

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 12 LOT 9	R.L.	6,000 SF
BLOCK 12 LOT 10	R.L.	6,000 SF
BLOCK 12 LOT 11	R.L.	6,000 SF
BLOCK 12 LOT 12	R.L.	6,000 SF
BLOCK 12 LOT 13	R.L.	6,000 SF
BLOCK 12 LOT 14	R.L.	6,000 SF
BLOCK 12 LOT 15	R.L.	6,000 SF
BLOCK 12 LOT 16	R.L.	7,786 SF
BLOCK 12 LOT 17	R.L.	7,786 SF
BLOCK 12 LOT 18	R.L.	6,000 SF
BLOCK 12 LOT 19	R.L.	6,000 SF
BLOCK 12 LOT 20	R.L.	6,000 SF
BLOCK 12 LOT 21	R.L.	6,000 SF
BLOCK 12 LOT 22	R.L.	6,000 SF
BLOCK 12 LOT 23	R.L.	6,000 SF
BLOCK 12 LOT 24	R.L.	6,000 SF
BLOCK 12 LOT 25	R.L.	6,000 SF
BLOCK 12 LOT 26	R.L.	6,000 SF
BLOCK 12 LOT 27	R.L.	6,000 SF
BLOCK 12 LOT 28	R.L.	6,000 SF
BLOCK 12 LOT 29	R.L.	6,000 SF
BLOCK 12 LOT 30	R.L.	6,000 SF
BLOCK 12 LOT 31	R.L.	6,000 SF
BLOCK 12 LOT 32	R.L.	10,818 SF
BLOCK 13 LOT 6	D.L.	10,178 SF
BLOCK 13 LOT 7	R.L.	7,764 SF
BLOCK 13 LOT 8	R.L.	6,000 SF
BLOCK 13 LOT 9	R.L.	6,000 SF
BLOCK 13 LOT 10	R.L.	6,000 SF
BLOCK 13 LOT 11	R.L.	9,096 SF

PHASE 3

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 4 LOT 30	R.L.	5,026 SF
BLOCK 4 LOT 31	R.L.	5,068 SF
BLOCK 4 LOT 33	R.L.	5,152 SF
BLOCK 4 LOT 44	O.S.	117,499 SF
BLOCK 4 LOT 45	R.L.	5,073 SF
BLOCK 4 LOT 46	R.L.	5,120 SF
BLOCK 4 LOT 47	R.L.	5,167 SF
BLOCK 4 LOT 32	R.L.	5,110 SF
BLOCK 4 LOT 34	R.L.	5,194 SF
BLOCK 4 LOT 35	R.L.	5,236 SF
BLOCK 4 LOT 36	R.L.	5,278 SF
BLOCK 4 LOT 37	R.L.	5,320 SF
BLOCK 4 LOT 38	R.L.	5,363 SF
BLOCK 4 LOT 39	R.L.	5,405 SF
BLOCK 4 LOT 40	R.L.	5,447 SF
BLOCK 4 LOT 41	R.L.	5,489 SF
BLOCK 4 LOT 42	R.L.	5,429 SF
BLOCK 4 LOT 43	R.L.	5,074 SF
BLOCK 4 LOT 48	R.L.	5,773 SF
BLOCK 10 LOT 17	R.L.	7,786 SF
BLOCK 10 LOT 18	R.L.	6,000 SF
BLOCK 10 LOT 19	R.L.	6,000 SF
BLOCK 10 LOT 20	R.L.	6,000 SF
BLOCK 10 LOT 21	R.L.	6,000 SF
BLOCK 10 LOT 22	R.L.	6,000 SF
BLOCK 10 LOT 23	R.L.	6,000 SF
BLOCK 10 LOT 24	R.L.	6,000 SF
BLOCK 10 LOT 25	R.L.	6,000 SF
BLOCK 10 LOT 26	R.L.	6,000 SF
BLOCK 10 LOT 27	R.L.	6,000 SF
BLOCK 10 LOT 28	R.L.	5,584 SF
BLOCK 10 LOT 29	R.L.	5,919 SF
BLOCK 10 LOT 30	R.L.	6,081 SF
BLOCK 10 LOT 31	R.L.	6,081 SF
BLOCK 10 LOT 32	R.L.	7,034 SF
BLOCK 10 LOT 33	O.S./U.E.	1,788 SF
BLOCK 11 LOT 20	O.S.	32,243 SF
BLOCK 11 LOT 21	R.L.	5,660 SF
BLOCK 11 LOT 22	R.L.	5,482 SF
BLOCK 11 LOT 23	R.L.	5,995 SF
BLOCK 11 LOT 24	R.L.	6,000 SF
BLOCK 11 LOT 25	R.L.	6,000 SF
BLOCK 11 LOT 26	R.L.	6,000 SF
BLOCK 11 LOT 27	R.L.	6,000 SF
BLOCK 11 LOT 28	R.L.	6,000 SF
BLOCK 11 LOT 29	R.L.	6,000 SF
BLOCK 11 LOT 30	R.L.	6,120 SF
BLOCK 13 LOT 1	R.L.	9,060 SF
BLOCK 13 LOT 2	R.L.	6,000 SF
BLOCK 13 LOT 3	R.L.	6,000 SF
BLOCK 13 LOT 4	R.L.	6,000 SF
BLOCK 13 LOT 5	R.L.	7,786 SF
BLOCK 14 LOT 1	O.S.	93,868 SF
BLOCK 14 LOT 4	R.L.	6,000 SF
BLOCK 14 LOT 5	R.L.	5,416 SF
BLOCK 14 LOT 6	R.L.	6,000 SF
BLOCK 14 LOT 7	R.L.	6,000 SF
BLOCK 14 LOT 8	R.L.	6,000 SF
BLOCK 14 LOT 9	R.L.	8,321 SF
BLOCK 15 LOT 1	R.L.	7,786 SF
BLOCK 15 LOT 2	R.L.	6,000 SF

LOT SUMMARY		
BLOCK # LOT #	LOT TYPE	AREA
BLOCK 15 LOT 3	R.L.	6,000 SF
BLOCK 15 LOT 4	R.L.	6,000 SF
BLOCK 15 LOT 5	R.L.	6,000 SF
BLOCK 15 LOT 6	R.L.	6,000 SF
BLOCK 15 LOT 7	R.L.	6,000 SF
BLOCK 15 LOT 8	R.L.	6,000 SF
BLOCK 15 LOT 9	R.L.	6,000 SF
BLOCK 15 LOT 10	R.L.	8,266 SF
BLOCK 15 LOT 11	R.L.	7,786 SF
BLOCK 15 LOT 12	R.L.	6,000 SF
BLOCK 15 LOT 13	R.L.	6,000 SF
BLOCK 15 LOT 14	R.L.	6,000 SF
BLOCK 15 LOT 15	R.L.	6,000 SF
BLOCK 15 LOT 16	R.L.	6,000 SF
BLOCK 15 LOT 17	R.L.	6,000 SF
BLOCK 15 LOT 18	R.L.	6,000 SF
BLOCK 15 LOT 19	R.L.	6,000 SF
BLOCK 15 LOT 20	R.L.	8,266 SF
BLOCK 16 LOT 1	R.L.	9,420 SF
BLOCK 16 LOT 2	R.L.	9,420 SF
BLOCK 16 LOT 3	R.L.	7,461 SF
BLOCK 16 LOT 4	R.L.	7,461 SF
BLOCK 17 LOT 1	R.L.	8,154 SF
BLOCK 17 LOT 2	R.L.	5,755 SF
BLOCK 17 LOT 3	R.L.	5,759 SF
BLOCK 17 LOT 4	R.L.	5,764 SF
BLOCK 17 LOT 5	R.L.	7,486 SF
BLOCK 17 LOT 6	R.L.	7,461 SF
BLOCK 17 LOT 7	R.L.	5,750 SF
BLOCK 17 LOT 8	R.L.	5,436 SF
BLOCK 17 LOT 9	R.L.	5,467 SF
BLOCK 17 LOT 10	R.L.	10,968 SF
BLOCK 17 LOT 11	O.S.	22,593 SF
BLOCK 18 LOT 1	R.L.	8,111 SF
BLOCK 18 LOT 2	R.L.	7,461 SF
BLOCK 18 LOT 3	R.L.	7,461 SF
BLOCK 18 LOT 4	R.L.	8,111 SF
BLOCK 19 LOT 1	R.L.	11,755 SF
BLOCK 19 LOT 2	R.L.	6,304 SF
BLOCK 19 LOT 3	R.L.	6,519 SF
BLOCK 19 LOT 4	R.L.	6,734 SF
BLOCK 19 LOT 5	R.L.	6,949 SF
BLOCK 19 LOT 6	R.L.	7,163 SF
BLOCK 19 LOT 7	R.L.	10,353 SF

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LEGEND:
P.O.B. = POINT OF BEGINNING
D.L. = DRAINAGE LOT
R.L. = RESIDENTIAL LOT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
= PAGE MATCH LINE
= 1/2" IRON PIN SET
= IRON PIN FOUND
= AREA INSIDE DRAINAGE EASEMENT

Drawing Name: N:\Projects\BAKE004 High Branch 1 & 2\Planning\Platting\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: MelanieNorris Jan 13, 2021 - 8:57am

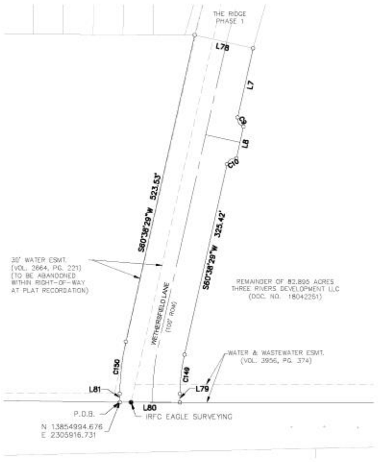
PREPARED: January 13, 2021

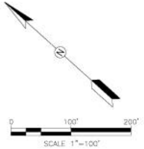
THE RIDGE @ HIGH BRANCH - PHASE 1A

PHASE 1 (SHEET 4)

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.00'	N60°38'29"E
L2	54.00'	N60°38'29"E
L3	125.50'	N60°38'29"E
L4	63.86'	S64°06'59"W
L5	54.00'	S60°38'29"W
L6	82.22'	S64°06'59"W
L7	114.28'	S60°38'29"W
L8	54.00'	S60°38'29"W
L10	100.00'	S29°21'31"E
L11	77.00'	N44°12'01"E
L12	64.00'	N45°47'59"W
L13	54.00'	N45°47'59"W
L14	54.00'	N44°12'01"E
L15	26.23'	N45°47'59"W
L16	120.00'	N48°53'42"E
L17	107.00'	S60°38'29"W
L19	26.23'	N45°47'59"W
L20	27.91'	N45°47'59"W
L21	67.84'	N29°21'31"W
L22	67.84'	N29°21'31"W
L23	27.91'	N45°47'59"W
L24	32.57'	N29°21'31"W
L25	71.51'	N64°06'59"E
L26	74.57'	N64°06'59"E
L27	27.71'	N29°21'31"W
L31	61.67'	N78°27'38"E
L32	65.93'	N78°27'38"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C2	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C3	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C4	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C5	23.98'	395.50'	3°28'31"	12.00'	23.98'	N62°22'44"E
C6	21.21'	13.00'	93°28'31"	13.81'	18.93'	S17°22'44"W
C7	19.63'	13.00'	86°31'29"	12.23'	17.82'	N72°37'16"W
C8	14.62'	304.50'	2°45'03"	7.31'	14.62'	S62°44'28"W
C9	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C10	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C11	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C12	12.57'	8.00'	90°00'00"	8.00'	11.31'	N89°12'01"E
C13	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C14	12.57'	8.00'	90°00'00"	8.00'	11.31'	S89°12'01"W
C15	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C16	14.79'	187.00'	4°31'58"	7.40'	14.79'	N43°32'00"W
C17	2.70'	13.00'	11°54'30"	1.36'	2.70'	N35°18'46"W
C18	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C19	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C20	20.42'	13.00'	90°00'00"	13.00'	18.38'	N15°38'29"E
C21	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C22	10.52'	133.00'	4°31'58"	5.26'	10.52'	N43°32'00"W
C23	12.57'	8.00'	90°00'00"	8.00'	11.31'	N89°12'01"E
C24	12.57'	8.00'	90°00'00"	8.00'	11.31'	N00°47'59"W
C25	14.79'	187.00'	4°31'58"	7.40'	14.79'	N43°32'00"W
C26	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C27	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C28	20.42'	13.00'	90°00'00"	13.00'	18.38'	N15°38'29"E
C29	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C30	10.52'	133.00'	4°31'58"	5.26'	10.52'	N43°32'00"W
C31	12.57'	8.00'	90°00'00"	8.00'	11.31'	N89°12'01"E
C32	14.79'	187.00'	4°31'58"	7.40'	14.79'	N46°28'00"E
C33	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°43'59"E
C34	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C35	19.63'	13.00'	86°31'29"	12.23'	17.82'	N72°37'16"W
C36	17.92'	295.50'	3°28'31"	8.96'	17.92'	N62°22'44"E
C37	20.69'	404.50'	2°55'48"	10.34'	20.68'	N62°39'06"E
C38	21.21'	13.00'	93°28'31"	13.81'	18.93'	N17°22'44"E
C39	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C40	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°16'01"W
C41	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°43'59"E
C42	94.10'	187.00'	28°49'56"	48.07'	93.11'	N26°51'03"W
C43	20.97'	13.50'	89°00'10"	13.27'	18.93'	N56°56'10"W
C44	149.04'	250.02'	34°09'21"	76.81'	146.85'	N61°29'03"E
C45	19.83'	13.00'	87°23'48"	12.42'	17.96'	N34°45'44"E
C46	75.05'	133.00'	32°19'51"	38.55'	74.06'	N25°06'05"W
C47	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°16'01"W
C48	10.52'	133.00'	4°31'58"	5.26'	10.52'	N46°28'00"E
C49	12.57'	8.00'	90°00'00"	8.00'	11.31'	N00°47'59"W
C50	12.57'	8.00'	90°00'00"	8.00'	11.31'	N89°12'01"E
C51	168.62'	282.00'	34°15'37"	86.92'	166.12'	N61°19'49"E
C52	130.35'	218.00'	34°15'37"	67.19'	128.42'	N61°19'49"E
C53	17.75'	13.00'	78°14'34"	10.57'	16.41'	N62°25'05"W
C54	63.21'	187.00'	19°22'00"	31.91'	62.91'	N32°58'48"W
C55	23.20'	133.00'	9°59'43"	11.63'	23.17'	N36°23'24"W
C56	24.92'	13.00'	109°51'10"	18.52'	21.28'	N23°32'03"E
C58	17.01'	280.50'	3°28'31"	8.51'	17.01'	N62°22'44"E





PHASE 1A

LINE TABLE		
LINE	LENGTH	BEARING
L7	114.26'	S60°38'29"W
L8	54.00'	S60°38'29"W
L78	100.00'	S29°21'31"E
L79	14.14'	S48°15'14"W
L80	100.00'	S41°45'51"E
L81	14.17'	S48°15'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C9	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C10	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C149	65.83'	304.50'	12°23'15"	33.05'	65.71'	S54°26'51"W
C150	87.45'	404.50'	12°23'15"	43.90'	87.28'	S54°26'51"W

PHASE 2 (SHEET 5)

LINE TABLE		
LINE	LENGTH	BEARING
L34	107.00'	N60°38'29"E
L35	120.00'	N48°53'42"E
L36	26.23'	N45°47'59"W
L37	54.00'	N44°12'01"E
L38	54.00'	N45°47'59"W
L40	77.00'	N44°12'01"E
L41	4.59'	N42°04'11"W
L42	100.10'	N48°53'42"E
L43	39.00'	S41°06'18"E
L44	45.00'	N48°53'42"E
L45	120.00'	N41°16'01"W
L46	105.37'	S60°38'29"W
L48	54.00'	N60°38'29"E
L49	54.00'	N60°38'29"E
L50	43.27'	N45°47'59"W
L51	43.27'	N45°47'59"W
L52	72.02'	N44°12'01"E
L53	72.02'	N44°12'01"E
L54	80.59'	N44°12'01"E
L55	57.59'	N44°12'01"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C59	2.70'	13.00'	11°54'30"	1.36'	2.70'	N35°18'46"W
C60	14.79'	187.00'	4°31'58"	7.40'	14.79'	N43°32'00"W
C61	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C62	12.57'	8.00'	90°00'00"	8.00'	11.31'	S89°12'01"W
C63	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C64	12.57'	8.00'	90°00'00"	8.00'	11.31'	N89°12'01"E
C65	12.57'	8.00'	90°00'00"	8.00'	11.31'	S00°47'59"E
C66	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C67	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C68	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C69	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C70	20.42'	13.00'	90°00'00"	13.00'	18.38'	N15°38'29"E
C71	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C72	10.52'	133.00'	4°31'58"	5.26'	10.52'	N43°32'00"W
C73	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C74	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C75	12.59'	8.00'	90°09'43"	8.02'	11.33'	N03°48'50"E
C76	12.54'	8.00'	89°50'17"	7.98'	11.30'	N86°11'10"W
C77	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C78	20.42'	13.00'	90°00'00"	13.00'	18.38'	N15°38'29"E
C79	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C80	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C81	12.59'	8.00'	90°09'43"	8.02'	11.33'	N03°48'50"E
C82	12.54'	8.00'	89°50'17"	7.98'	11.30'	N86°11'10"W
C83	14.79'	187.00'	4°31'58"	7.40'	14.79'	N43°32'00"W
C84	10.90'	133.00'	4°41'41"	5.45'	10.89'	N46°32'51"E
C85	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°53'42"E
C86	152.31'	50.00'	174°32'14"	1048.03'	99.89'	N03°53'42"E
C88	20.42'	13.00'	90°00'00"	13.00'	18.38'	N86°06'17"W
C90	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°06'18"W
C91	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°53'42"E
C92	15.32'	187.00'	4°41'41"	7.67'	15.32'	N46°32'51"E
C93	17.86'	218.00'	4°41'41"	8.94'	17.86'	N46°32'51"E
C94	23.11'	282.00'	4°41'41"	11.56'	23.10'	N46°32'51"E
C95	20.42'	13.00'	90°00'00"	13.00'	18.38'	N03°53'42"E
C96	25.15'	307.00'	4°41'41"	12.58'	25.15'	N46°32'51"E

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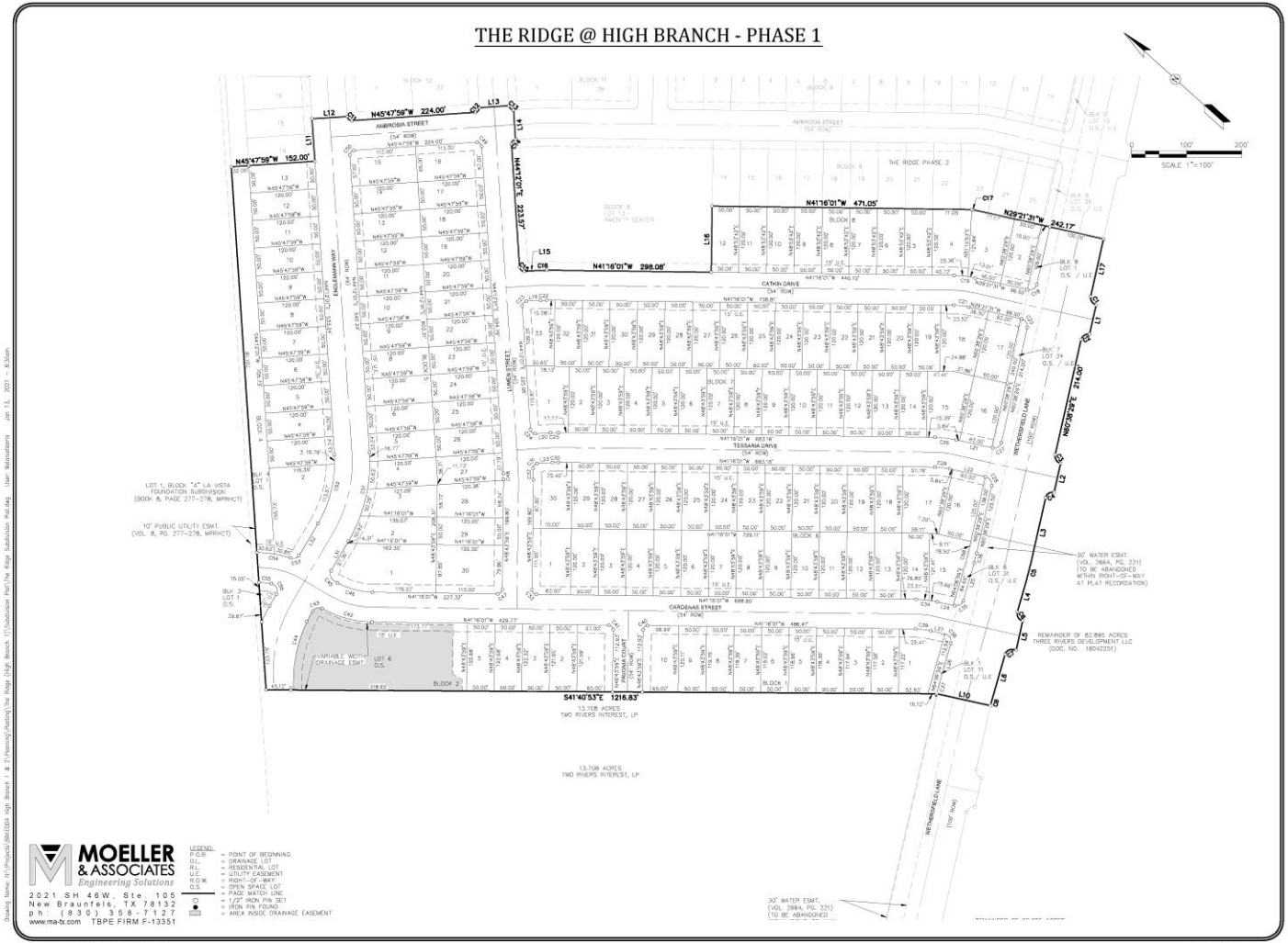
LEGEND:
- P.O.B. = POINT OF BEGINNING
- D.L. = DRAINAGE LOT
- R.L. = RESIDENTIAL LOT
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- O.S. = OPEN SPACE LOT
- (line) = PAGE MATCH LINE
- ○ = 1/2" IRON PIN SET
- ● = IRON PIN FOUND
- (shaded box) = AREA INSIDE DRAINAGE EASEMENT

Drawing Name: N:\Projects\BAKE004 High Branch 1 & 2\Planning\Platting\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: Melanieferris Jan 13, 2021 - 8:31am

PREPARED: January 13, 2021

THE RIDGE @ HIGH BRANCH - PHASE 1



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LEGEND:
P.O.B. = POINT OF BEGINNING
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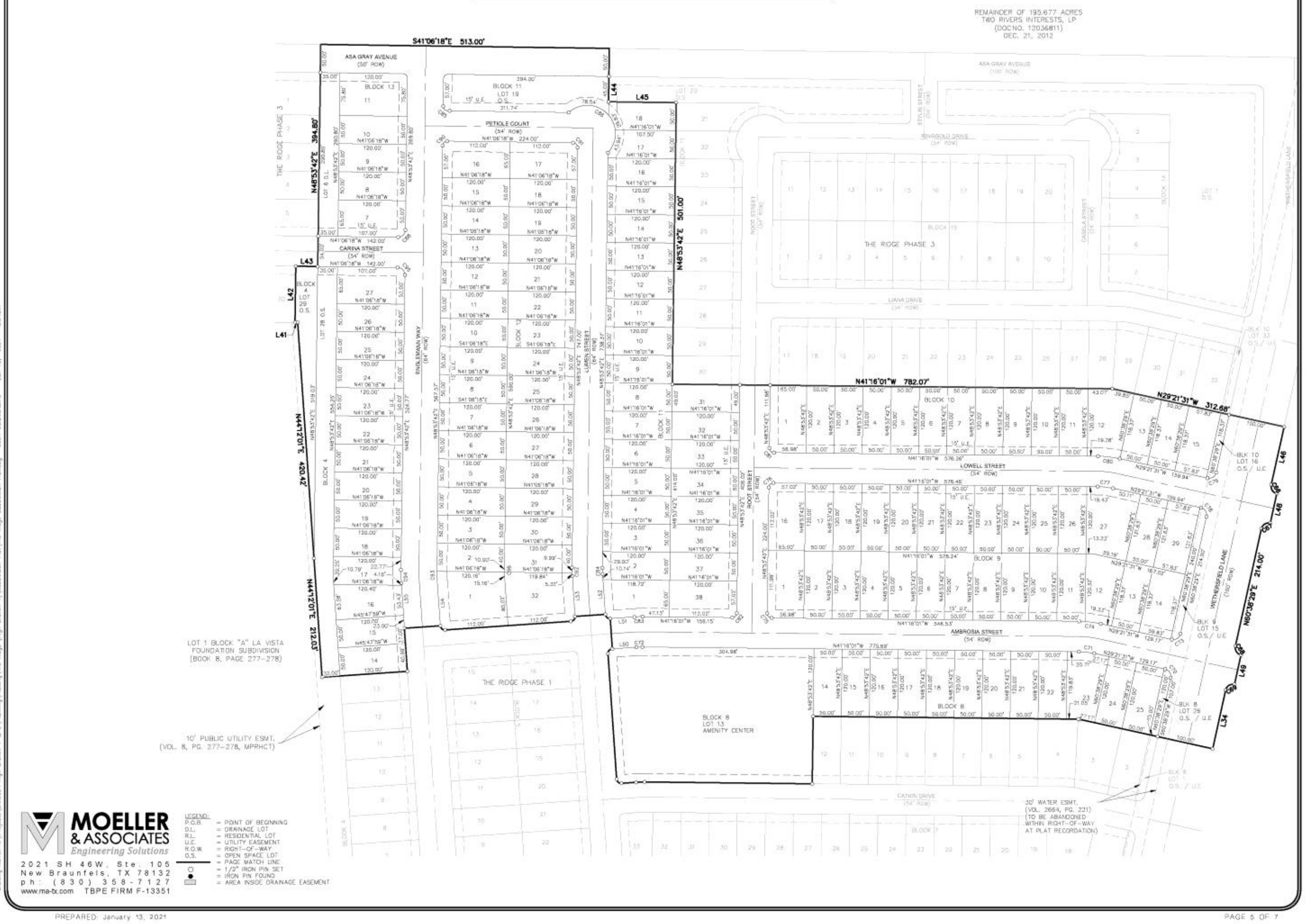
O.S. = OPEN SPACE LOT
= PAGE MATCH LINE
= 1/2" IRON PIN SET
= IRON PIN FOUND
= AREA INSIDE DRAINAGE EASEMENT

Drawing Name: H:\Projects\BRICSOH High Branch 1 & 2\Planning\Platting\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: Matrosiantis Jan 13, 2021 - 8:50am

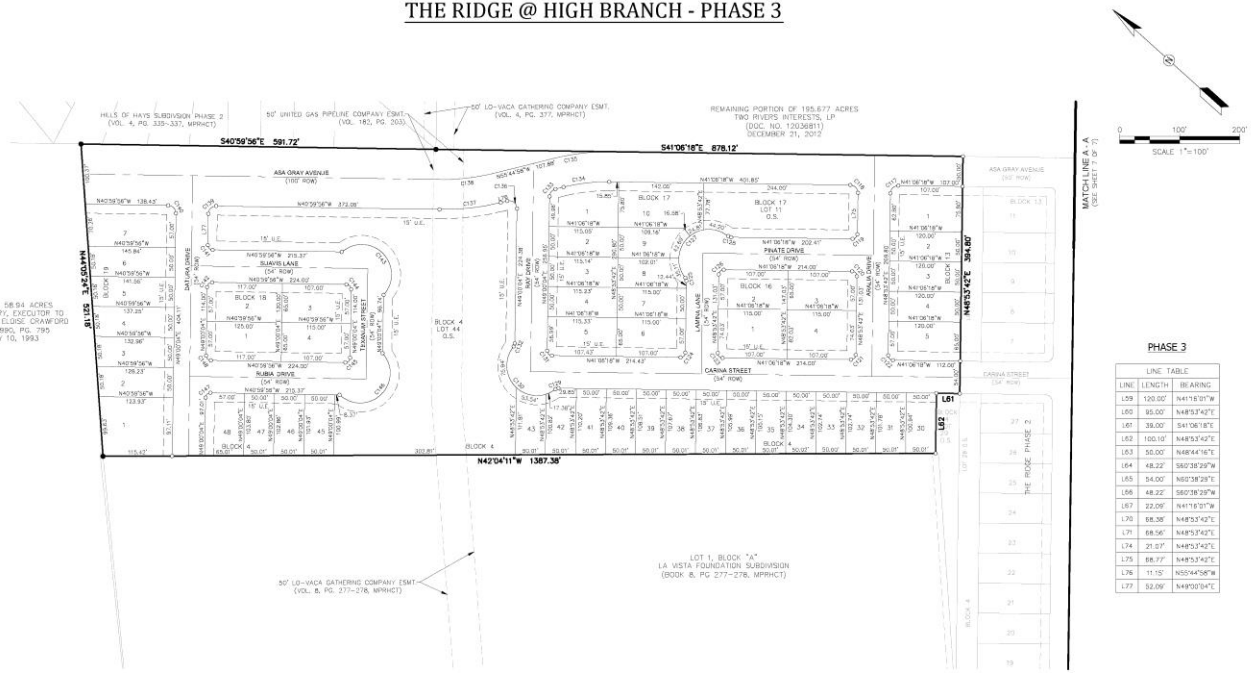
PREPARED: January 13, 2021

PAGE 4 OF 7

THE RIDGE @ HIGH BRANCH - PHASE 2



THE RIDGE @ HIGH BRANCH - PHASE 3



PHASE 3

LINE TABLE		
LINE	LENGTH	BEARING
L59	120.00'	N41°16'01"W
L60	95.00'	N48°53'42"E
L61	39.00'	S41°06'18"E
L62	100.10'	N48°53'42"E
L63	50.00'	N48°44'16"E
L64	48.22'	S60°38'29"W
L65	54.00'	N60°38'29"E
L66	48.22'	S60°38'29"W
L67	22.06'	N41°16'01"W
L70	58.38'	N48°53'42"E
L71	68.56'	N48°53'42"E
L74	21.27'	N48°53'42"E
L75	68.77'	N48°53'42"E
L76	11.15'	N55°44'58"W
L77	52.09'	N49°00'04"E

PHASE 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C97	20.42'	13.00'	90°00'00"	13.00'	18.38'	N86°15'44"W
C98	82.17'	395.50'	11°54'13"	41.23'	82.02'	N54°41'22"E
C99	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C100	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C101	20.42'	13.00'	90°00'00"	13.00'	18.38'	N15°38'29"E
C102	27.64'	133.00'	11°54'30"	13.87'	27.59'	N35°18'46"W
C103	12.54'	8.00'	89°50'17"	7.96'	11.30'	S86°11'10"E
C104	152.17'	50.00'	174°22'31"	1017.83'	99.88'	N86°11'10"W
C105	12.54'	8.00'	89°50'17"	7.96'	11.30'	N86°11'10"W
C106	12.59'	8.00'	90°08'43"	8.02'	11.33'	N03°48'50"E
C107	158.11'	50.00'	181°11'03"	4838.50'	99.99'	N06°57'36"E
C108	20.38'	13.00'	89°50'34"	12.99'	18.36'	N03°48'39"E
C109	61.39'	295.50'	11°54'13"	30.81'	61.28'	N54°41'22"E
C110	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C111	38.87'	187.00'	11°54'30"	19.50'	38.80'	N35°18'46"W
C112	12.59'	8.00'	90°08'43"	8.02'	11.33'	N03°48'50"E
C113	12.54'	8.00'	89°50'17"	7.96'	11.30'	N86°11'10"W
C114	12.59'	8.00'	90°08'43"	8.02'	11.33'	N03°48'50"E
C115	12.54'	8.00'	89°50'17"	7.96'	11.30'	N86°11'10"W

PHASE 3

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C116	12.59'	8.00'	90°08'43"	8.02'	11.33'	N03°48'50"E
C117	20.42'	13.00'	90°00'00"	13.00'	18.38'	N86°06'18"W
C118	20.42'	13.00'	90°00'00"	13.00'	18.38'	N03°53'42"E
C119	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°06'18"W
C120	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°53'42"E
C121	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°06'18"W
C122	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°53'42"E
C123	12.57'	8.00'	90°00'00"	8.00'	11.31'	N03°53'42"E
C124	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°06'18"W
C125	5.46'	8.00'	39°07'00"	2.84'	5.36'	N29°20'12"E
C126	12.57'	8.00'	90°00'00"	8.00'	11.31'	N86°06'18"W
C127	146.81'	50.00'	168°14'01"	485.23'	99.47'	N86°06'18"W
C128	5.46'	8.00'	39°07'00"	2.84'	5.36'	N21°32'48"W
C129	5.46'	8.00'	39°07'00"	2.84'	5.36'	N60°39'48"W
C130	146.86'	50.00'	168°17'25"	487.59'	99.48'	N03°35'24"E
C131	12.58'	8.00'	90°06'22"	8.01'	11.32'	N03°56'53"E
C132	5.45'	8.00'	39°04'02"	2.84'	5.35'	N68°32'05"E
C133	17.07'	13.00'	75°14'58"	10.02'	15.87'	N86°37'33"E
C134	76.68'	300.00'	14°38'40"	38.55'	76.47'	N48°25'38"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C135	89.45'	350.00'	14°38'40"	44.97'	89.21'	N48°25'38"W
C136	23.77'	13.00'	104°45'02"	16.87'	20.59'	N03°22'27"W
C137	102.98'	400.00'	14°45'02"	51.78'	102.69'	N48°22'27"W
C138	90.11'	350.00'	14°45'02"	45.30'	89.86'	N48°22'27"W
C139	20.42'	13.00'	90°00'00"	13.00'	18.38'	N85°59'56"W
C140	20.42'	13.00'	90°00'00"	13.00'	18.38'	N04°00'04"E
C141	12.57'	8.00'	90°00'00"	8.00'	11.31'	N04°00'04"E
C142	12.57'	8.00'	90°00'00"	8.00'	11.31'	N85°59'56"W
C143	152.31'	50.00'	174°32'14"	1048.03'	99.89'	N04°00'04"E
C144	12.57'	8.00'	90°00'00"	8.00'	11.31'	N04°00'04"E
C145	12.57'	8.00'	90°00'00"	8.00'	11.31'	N85°59'56"W
C146	152.31'	50.00'	174°32'14"	1048.03'	99.89'	N85°59'56"W
C147	12.57'	8.00'	90°00'00"	8.00'	11.31'	N85°59'56"W
C148	12.57'	8.00'	90°00'00"	8.00'	11.31'	N04°00'04"E

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LEGEND:
P.O.B. = POINT OF BEGINNING
D.L. = DRAINAGE LOT
R.L. = RESIDENTIAL LOT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
= PAGE MATCH LINE
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND
▭ = AREA INSIDE DRAINAGE EASEMENT

Drawing Name: H:\Projects\SANCOA High Branch 1 & 2\Planning\Plating\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: Matrosiantis Jan 13, 2021 - 8:34am

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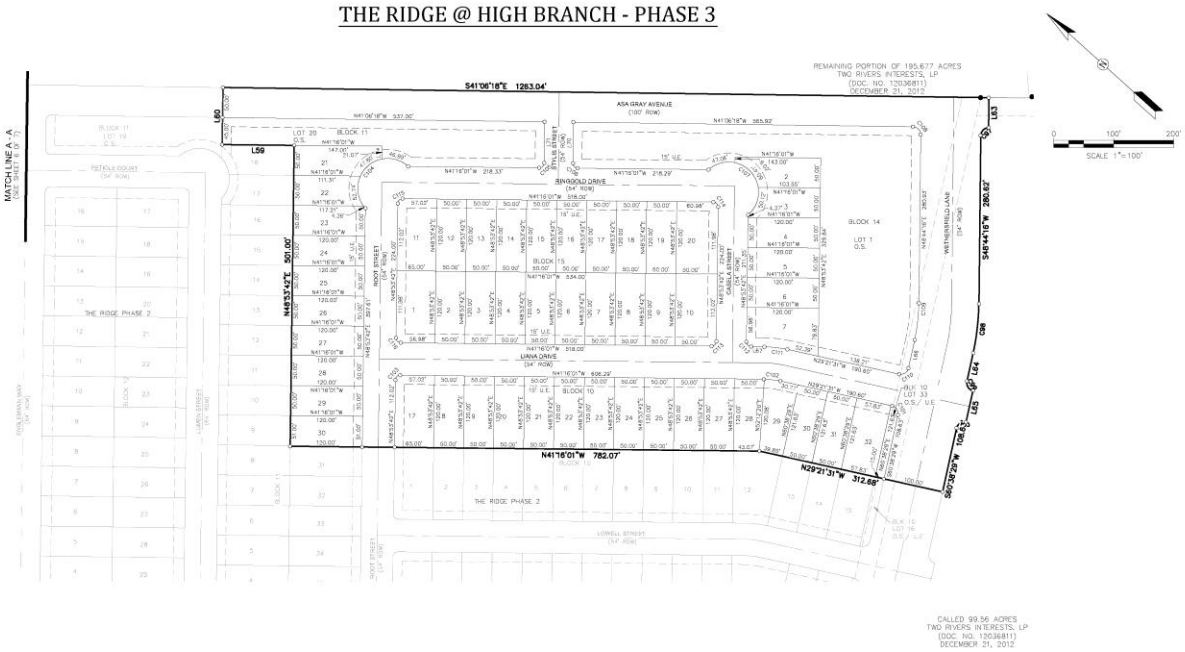
THE RIDGE @ HIGH BRANCH - PHASE 3



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Drawing Name: H:\Projects\BRICOA High Branch 1 & 2\Planning\Platting\The Ridge (High Branch 1)\Subdivision Plat\The Ridge Subdivision Plat.dwg User: Matrovitants Jan 13, 2021 - 8:50am

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Staff Recommendation

Staff has reviewed the request in accordance with the Development Code and recommends **approval** of PC-20-28