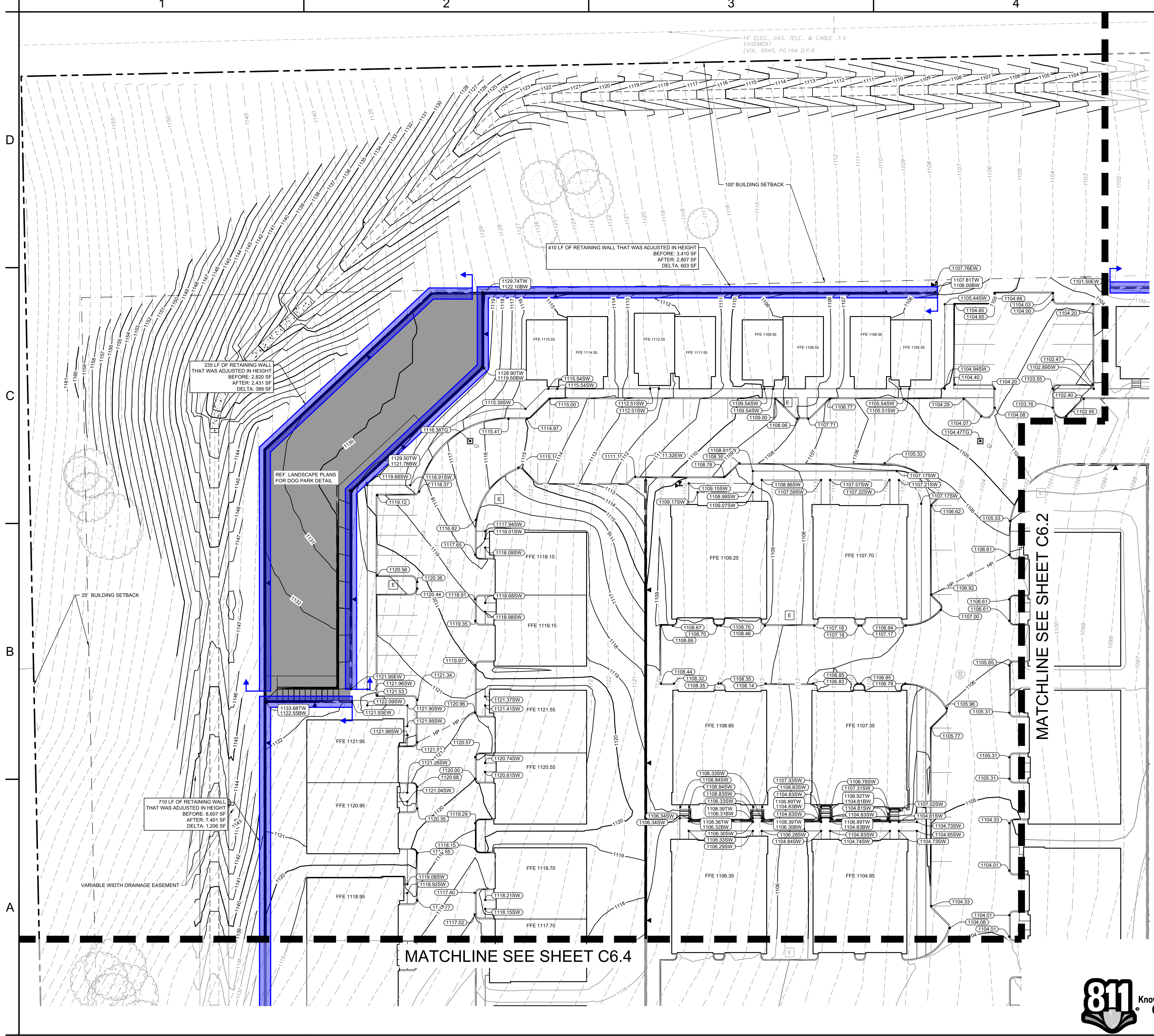
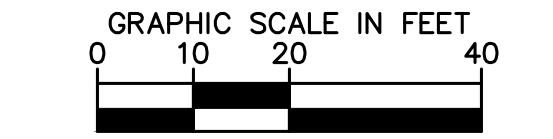
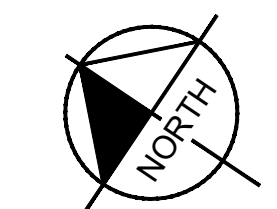


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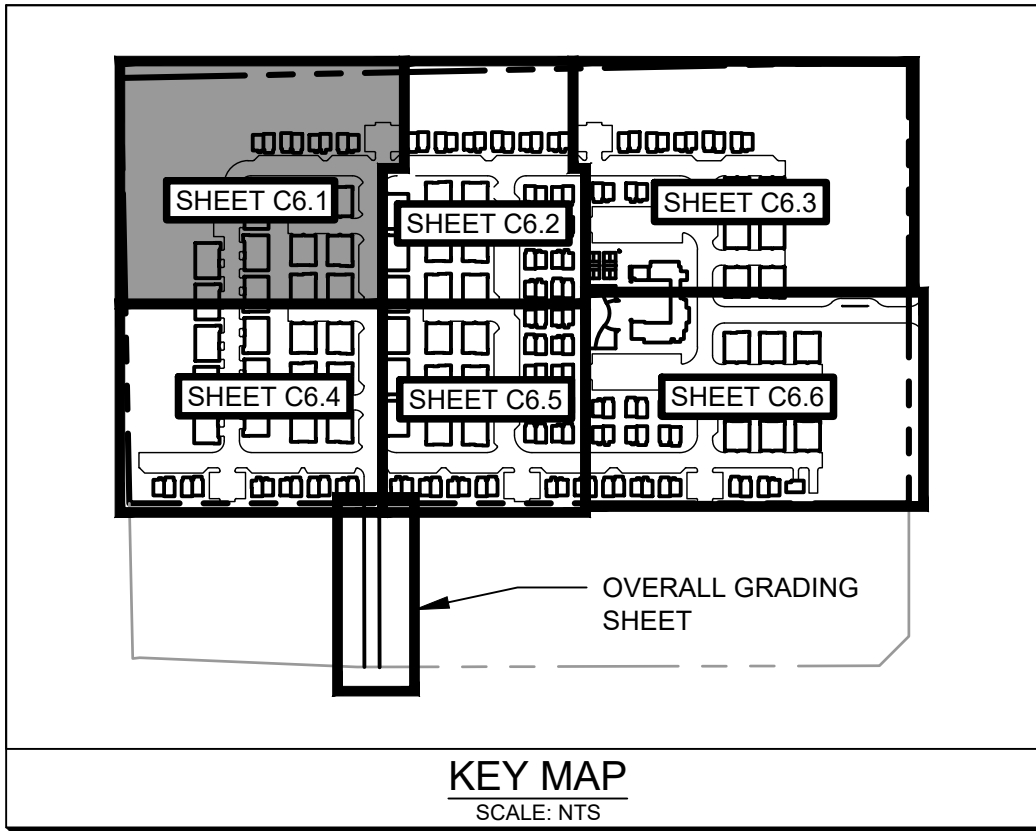


14' ELEC., GAS, TELE., & CABLE T.V. EASEMENT (VOL. 9545, PG.194 D.P.R)



LEGEND	
XXXX XX	PROPOSED SPOT ELEVATION
SW	SIDEWALK
TS	TOP OF STEP
FG	FINISHED GRADE
TW	TOP OF WALL
BW	FINISHED GRADE AT BASE OF WALL
EW	END OF WALL
TC	TOP OF CURB
TG	TOP OF GRATE
EX	EXISTING SPOT ELEVATION
SW	SIDEWALK
ME	MATCH EXISTING
-910-	PROPOSED CONTOURS
-905-	EXISTING CONTOURS
HP	PROPOSED HIGH POINT
-	PROPOSED SWALE
▲	PROPOSED RETAINING WALL (TRIANGLE INDICATES FACE OF WALL)

- NOTES**
- ALL SPOT GRADES ARE TO TOP OF PAVEMENT (TP) OR TOP OF GRATE (TG), UNLESS OTHERWISE NOTED AS TC (TOP OF CURB). CONTRACTOR TO ADD 6" FOR TOP OF CURB AS NECESSARY.
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 - PROPOSED RETAINING WALLS TO BE STRUCTURALLY DESIGNED AND PERMITTED BY CONTRACTOR.



BENCHMARK LIST

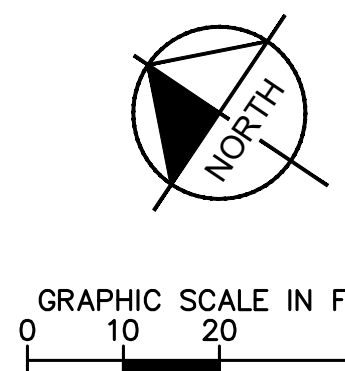
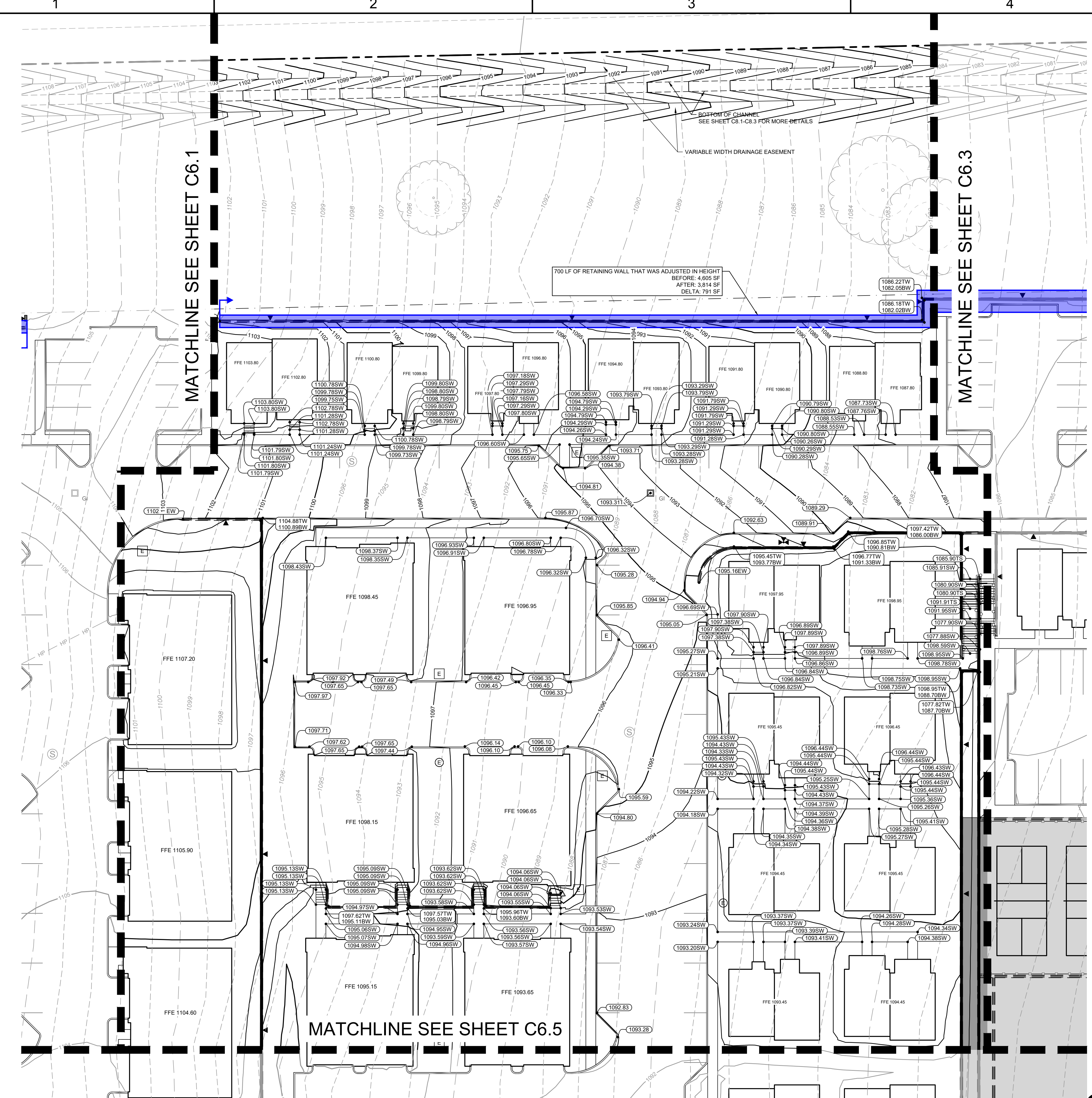
BW# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED 'PAVE-DAWSON' AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'
-------	--

CAUTION!
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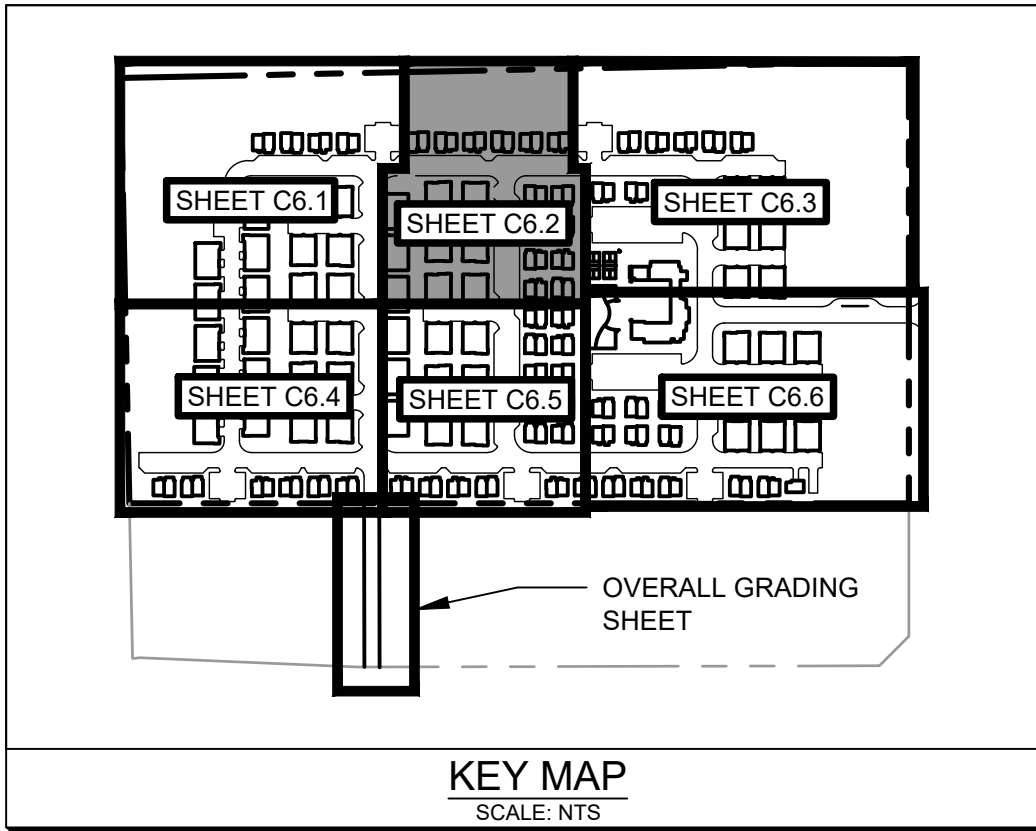
Kimley-Horn	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REWIN PLACE, SUITE 400, SAN ANTONIO, TX 78216 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928	KHA PROJECT 069401104	DATE 03/19/2026	SCALE AS SHOWN	DESIGNED BY ARG	DRAWN BY ARG	CHECKED BY MGW
GRADING PLAN (SHEET 1 OF 6)							
BANDERA RANCH PREPARED FOR PARAVEL CAPITAL							
SHEET NUMBER C6.1							
HELOTES							
REVISIONS							
BY							
DATE							

Project: B. Ranch - March 19, 2025 - 05:14:08pm - K:\SMA_Civil\2025\B.Ranch_031925.dwg - Breakers: Break: BTR\2025\B.Ranch_031925.dwg - Revisions: Rev: - Section: 2.dwg
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XXXXXX	PROPOSED SPOT ELEVATION
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FG	FINISHED GRADE
TW	TOP OF WALL
BW	FINISHED GRADE AT BASE OF WALL
EW	END OF WALL
TC	TOP OF CURB
TG	TOP OF GRATE
EX	EXISTING SPOT ELEVATION
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ME	MATCH EXISTING
-910-	PROPOSED CONTOURS
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BENCHMARK LIST

BM# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED "PARE-DAWSON" AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'
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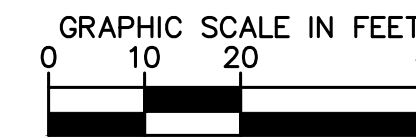
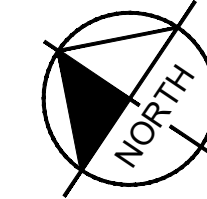


<p style="font-size: 8px;">© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REINING PLACE, SUITE 400, SAN ANTONIO, TX 78216 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928</p>	PROJECT: KHA PROJECT 069401104 DATE: 03/19/2026 SCALE: AS SHOWN DESIGNED BY: ARG DRAWN BY: ARG CHECKED BY: MGM
<h2 style="margin: 0;">GRADING PLAN</h2> <h3 style="margin: 0;">(SHEET 2 OF 6)</h3>	SHEET NUMBER <h2 style="margin: 0;">C6.2</h2>
<h3 style="margin: 0;">BANDERA RANCH</h3> <p style="font-size: 8px; margin: 0;">PREPARED FOR PARAVEL CAPITAL</p>	HELOTES TX
REVISIONS No. _____ BY _____ DATE _____	

Project: B. Ranch - March 19, 2025 - 08:15:35am - K:\SVA_Civil\069401104 - Bandera Ranch BTR\069401104 - Bandera Ranch BTR\069401104 - Bandera Ranch BTR - Revisions - Rev. - 03/19/2026
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8. PROPOSED RETAINING WALLS TO BE STRUCTURALLY DESIGNED AND PERMITTED BY CONTRACTOR.



LEGEND

- XXX.XX PROPOSED SPOT ELEVATION
- SW SIDEWALK
- TS TOP OF STEP
- FG FINISHED GRADE
- TW TOP OF WALL
- BW FINISHED GRADE AT BASE OF WALL
- EW END OF WALL
- TC TOP OF CURB
- TG TOP OF GRATE
- EX EXISTING SPOT ELEVATION
- SW SIDEWALK
- ME MATCH EXISTING
- 910- PROPOSED CONTOURS
- 905- EXISTING CONTOURS
- HP HP HP PROPOSED HIGH POINT
- PROPOSED SLOPE
- PROPOSED RETAINING WALL (TRIANGLE INDICATES FACE OF WALL)

KEY MAP
SCALE: NTS

MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6.6

REF. LANDSCAPE PLANS FOR COURTYARD DETAIL

DETENTION POND A
REF. SHEET C9.0 - C9.2
FOR MORE DETAILS

BENCHMARK LIST

Bm# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED 'PAVE-DAWSON' AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'
-------	--

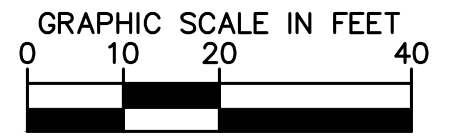
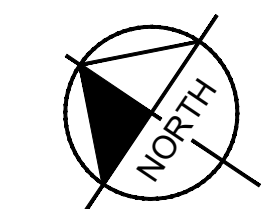
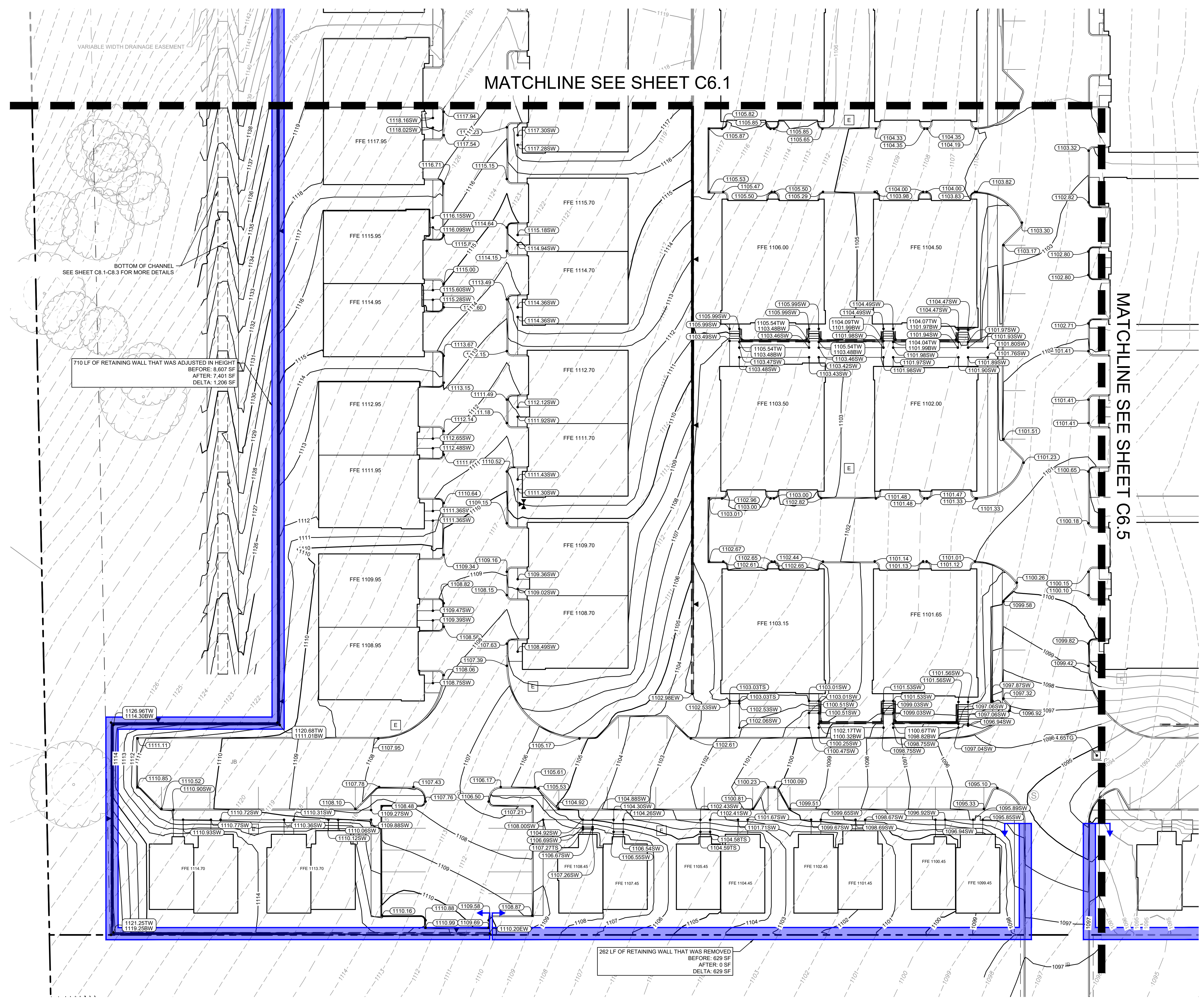
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<p>GRADING PLAN (SHEET 3 OF 6)</p>	
<p>BANDERA RANCH PREPARED FOR PARAVEL CAPITAL</p>	
<p>SHEET NUMBER C6.3</p>	
<p>HELOTES</p>	<p>TX</p>
<p>REVISIONS</p>	<p>DATE</p>

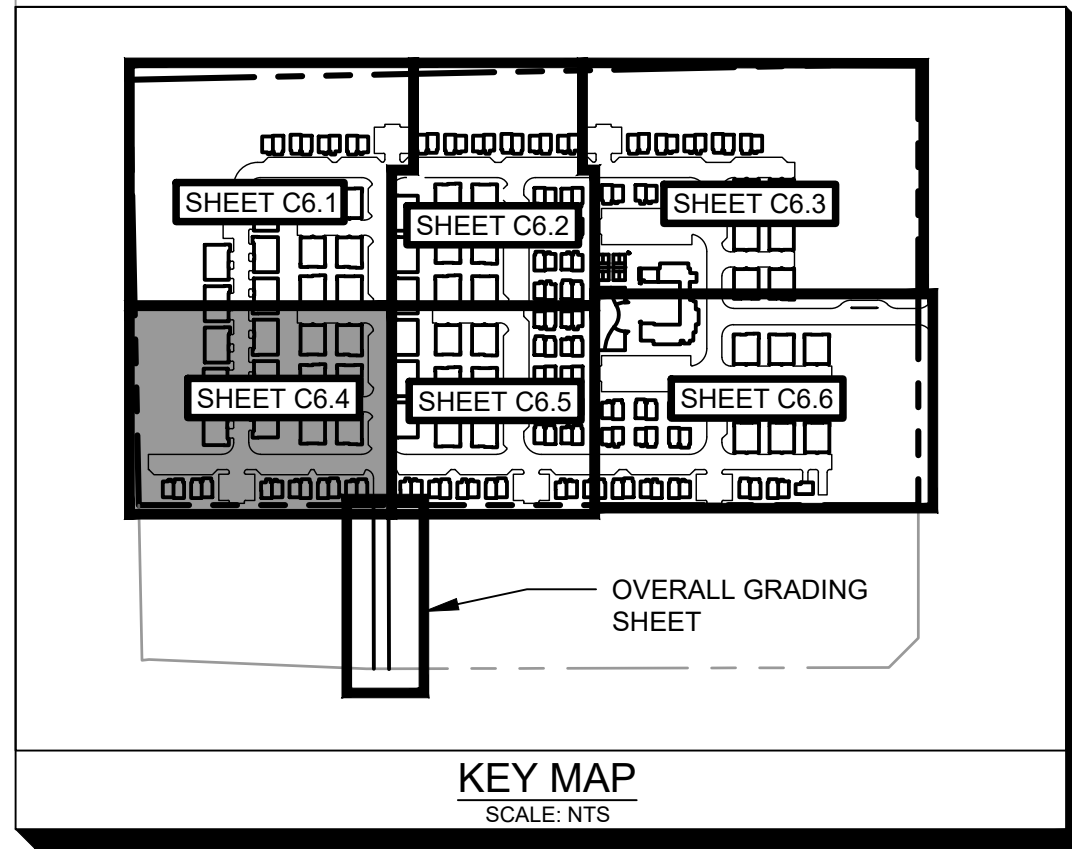
Reviewed By: [Redacted] Date: 03/19/2026
KHA PROJECT 069401104
KHA PROJECT 069401104 - Bandera Ranch 6191 54th Street, Bldg. 619 - Richards, WI - Section 3.dwg
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D
C
B
A



LEGEND	
XXX.XX	PROPOSED SPOT ELEVATION
SW	SIDEWALK
TS	TOP OF STEP
FG	FINISHED GRADE
TW	TOP OF WALL
BW	FINISHED GRADE AT BASE OF WALL
EW	END OF WALL
TC	TOP OF CURB
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SW	SIDEWALK
ME	MATCH EXISTING
910	PROPOSED CONTOURS
905	EXISTING CONTOURS
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BENCHMARK LIST	
BW# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED 'PAVE-DAWSON' AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'

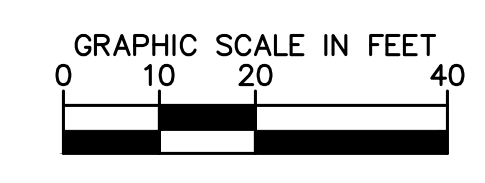
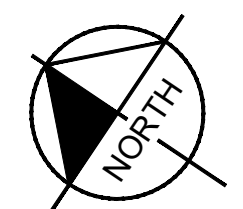
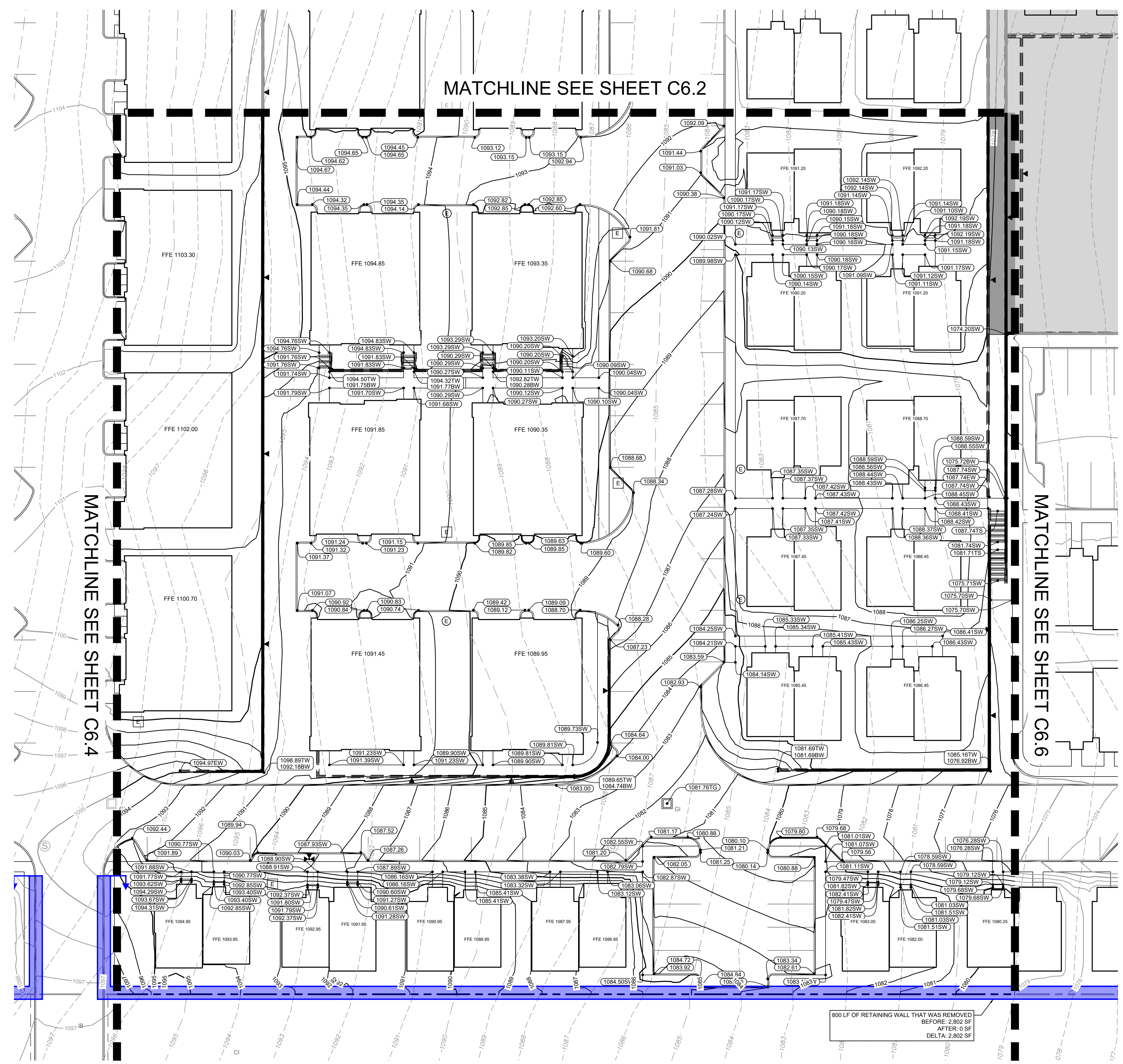
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10101 REFININ PLACE, SUITE 400, SAN ANTONIO, TX 78216	
WWW.KIMLEY-HORN.COM TBE FIRM NO. 928	
Kimley-Horn	
KHA PROJECT 069401104	
DATE	03/19/2026
SCALE	AS SHOWN
DESIGNED BY	ARG
DRAWN BY	ARG
CHECKED BY	MGW
BANDERA RANCH PREPARED FOR PARAVEL CAPITAL	
GRADING PLAN (SHEET 4 OF 6)	
SHEET NUMBER C6.4	
HELOTES	TX
REVISIONS	NO.
BY	DATE

Plot: 13_0026 - March 19, 2026 - 08:19:03 AM - K:\SWM_Civil\26940104 - Bandera Ranch BTR\26940104 - Bandera Ranch BTR\26940104 - Bandera Ranch BTR - Revisions - 3.dwg - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

D
C
B
A



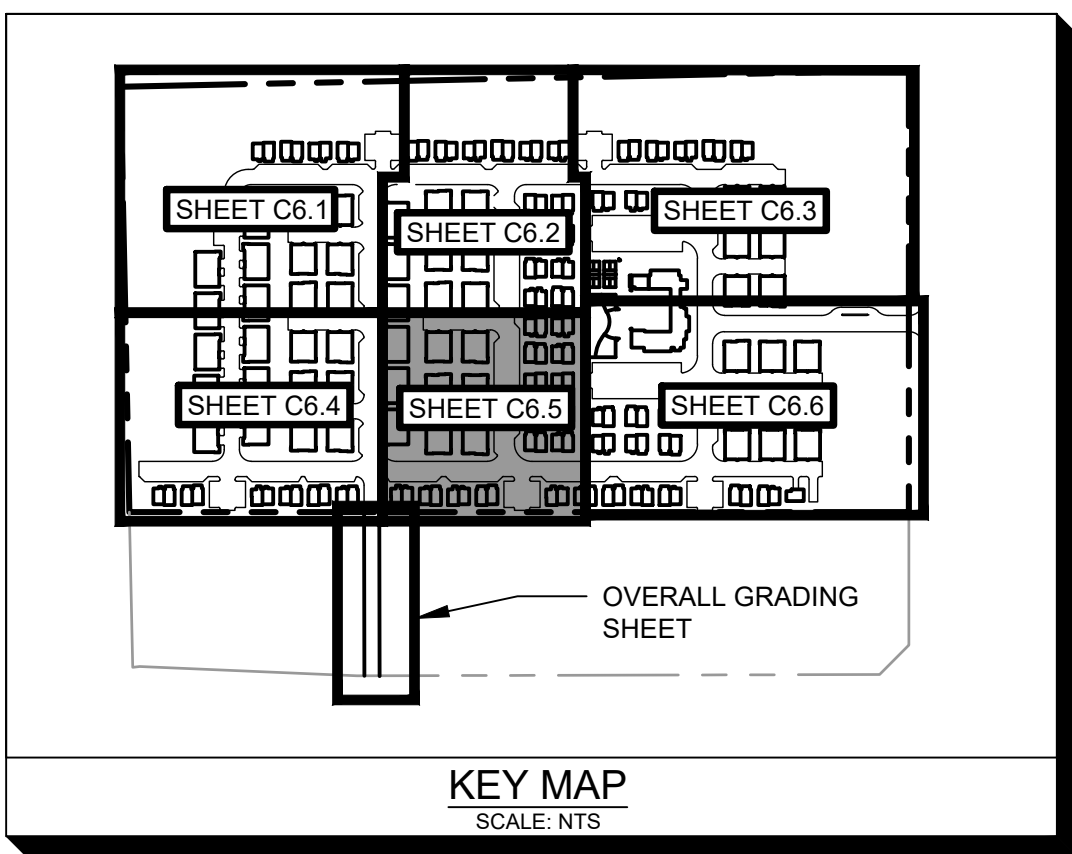
MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6.4

MATCHLINE SEE SHEET C6.6

LEGEND	
XXX.XX	PROPOSED SPOT ELEVATION
SW	SIDEWALK
TS	TOP OF STEP
FG	FINISHED GRADE
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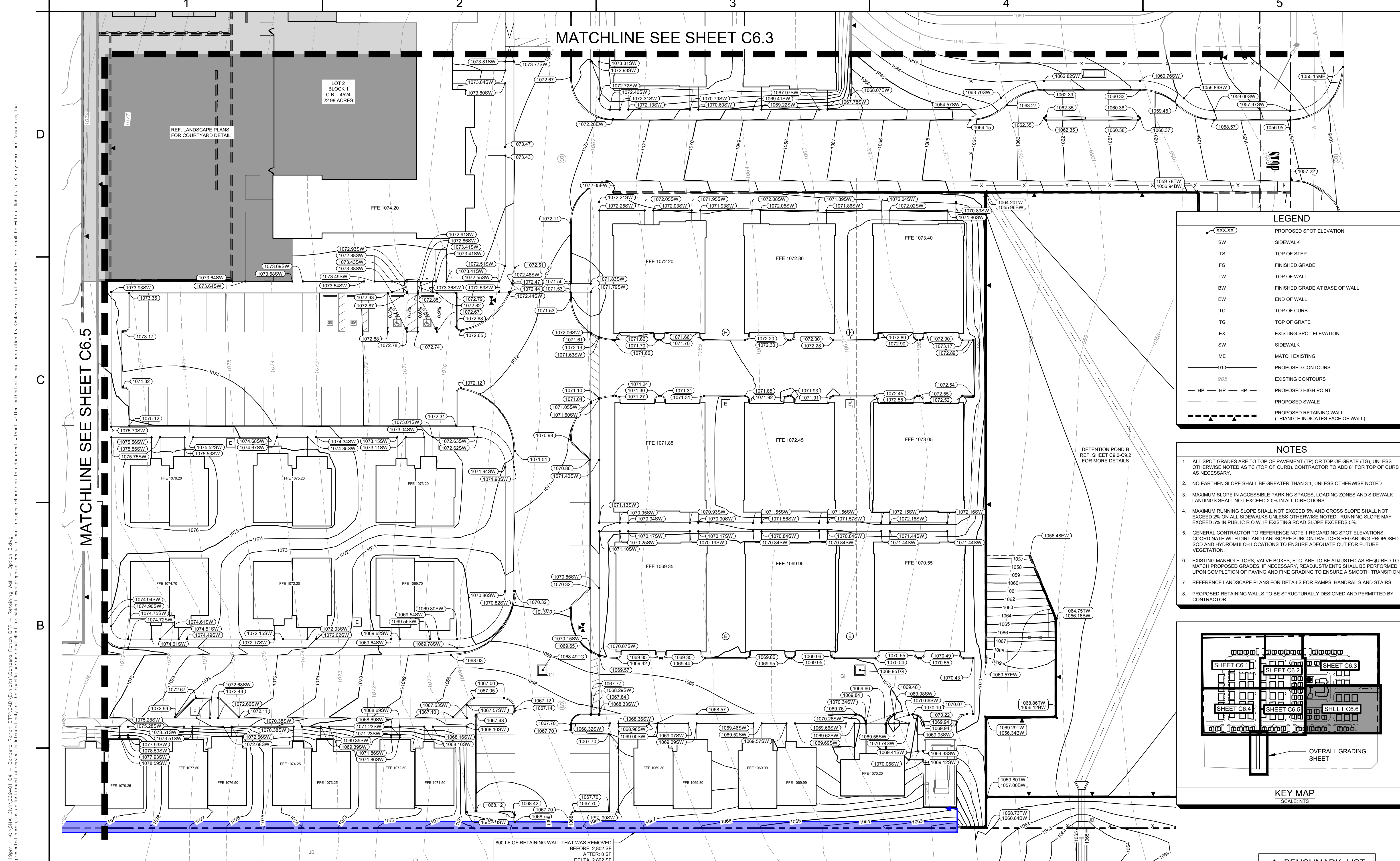
BW# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED 'PAPE-DAWSON' AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'
-------	--

800 LF OF RETAINING WALL THAT WAS REMOVED BEFORE: 2.802 SF AFTER: 0 SF DELTA: 2.802 SF

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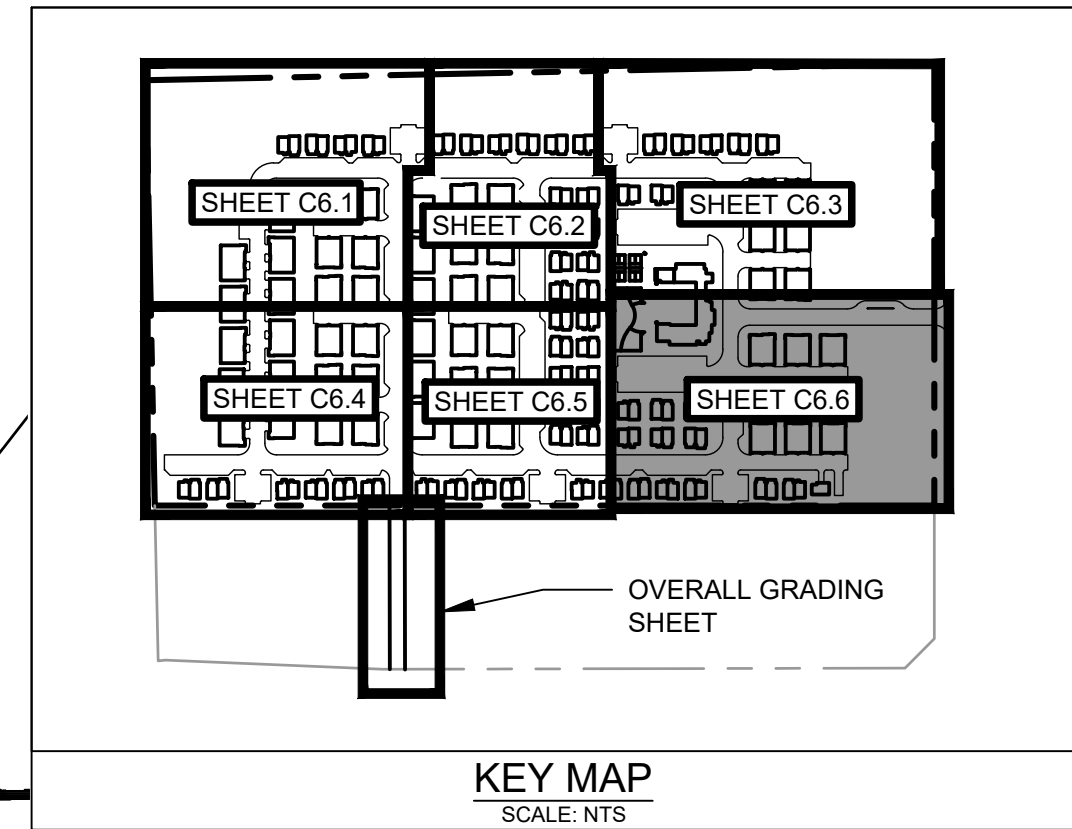
KHA PROJECT 069401104	DATE 03/19/2026	SCALE AS SHOWN	DESIGNED BY ARG	DRAWN BY ARG	CHECKED BY MGW	TX	SHEET NUMBER C6.5								
								<p>© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 10101 REINSON PLACE, SUITE 400, SAN ANTONIO, TX 78216 WWW.KIMLEY-HORN.COM TBE FIRM NO. 928</p>							
<p>BANDERA RANCH PREPARED FOR PARAVEL CAPITAL</p> <p>GRADING PLAN (SHEET 5 OF 6)</p>															
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NO.	REVISIONS	BY	DATE												



LEGEND

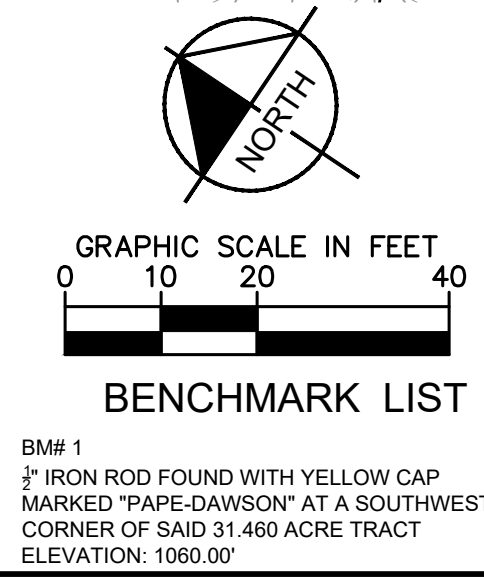
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 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES, LOADING ZONES AND SIDEWALK LANDINGS SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS UNLESS OTHERWISE NOTED. RUNNING SLOPE MAY EXCEED 5% IN PUBLIC R.O.W. IF EXISTING ROAD SLOPE EXCEEDS 5%.
 - GENERAL CONTRACTOR TO REFERENCE NOTE 1 REGARDING SPOT ELEVATIONS. COORDINATE WITH DIRT AND LANDSCAPE SUBCONTRACTORS REGARDING PROPOSED SOIL AND HYDROMORPHIC LOCATIONS TO ENSURE ADEQUATE CUT FOR FUTURE VEGETATION.
 - EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, READJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
 - REFERENCE LANDSCAPE PLANS FOR DETAILS FOR RAMPS, HANDRAILS AND STAIRS.
 - PROPOSED RETAINING WALLS TO BE STRUCTURALLY DESIGNED AND PERMITTED BY CONTRACTOR.



BENCHMARK LIST

Bm# 1	3" IRON ROD FOUND WITH YELLOW CAP MARKED "PAPE-DAWSON" AT A SOUTHWEST CORNER OF SAID 31.460 ACRE TRACT ELEVATION: 1060.00'
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CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Prepared by: [Name], Date: [Date], Scale: [Scale], Project: [Project Name], Sheet: [Sheet Number]

Kimley»Horn

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KHA PROJECT: 069401104
DATE: 03/19/2026
SCALE: AS SHOWN
DESIGNED BY: ARG
DRAWN BY: ARG
CHECKED BY: MGV

BANDERA RANCH
PREPARED FOR
PARAVEL CAPITAL

GRADING PLAN
(SHEET 6 OF 6)

SHEET NUMBER
C6.6

HELOTES