

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, March 2, 2026 – 6:00 p.m.**

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main St., Boerne, TX 78006

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag  
Pledge of Allegiance to the Texas Flag  
(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the consent agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

- A. [2026-029](#)            CONSIDER THE MINUTES OF THE REGULAR CALLED PLANNING AND ZONING MEETING OF FEBRUARY 2, 2026.
  
- B. [2026-056](#)            CONSIDER APPROVAL FOR REGENT PARK UNIT 9 FINAL PLAT, GENERALLY LOCATED NORTHWEST OF PARK BLVD AND REGENT BLVD.

5. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

6. ADJOURNMENT

s/s Nathan Crane

\_\_\_\_\_  
Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 24th day of February, 2026 at 5:00 p.m.

s/s Misti Rains

\_\_\_\_\_  
Executive Assistant

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, February 2, 2026 – 6:00 p.m.**

Minutes of the regular called Planning and Zoning Commission Meeting of February 2, 2026.

**Present**           **6** - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Bill Bird, and Commissioner Carlos Vecino

**Absent**           **1** - Commissioner Cody Keller

Commissioner Hiler arrived at 6:18 p.m.

**Staff Present:** Siria Arreola, Misti Rains, Ryan Bass, Franci Linder, Nathan Crane, Abigail Knott, Jeff Carroll, Mick McKamie, Anne Bransford, Barrett Squires.

**Recognized/Registered Guests:** Dana Mathes and Daniel Wetzel.

**1. CALL TO ORDER – 6:00 PM**

Chairman Bannwolf called the meeting to order at 6 p.m.

Chairman Bannwolf led the pledge of allegiance to the United States flag and to the Texas flag, followed by a moment of silence.

**2. CONFLICTS OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS**

Dana Mathes, 164 Creek Springs, thanked the commission for listening to concerns and raised concerns with the Buc-ee's plat.

Chairman Bannwolf announced that agenda item 4B will be removed from the

consent agenda.

**4. CONSENT AGENDA:**

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER CATES TO APPROVE THE CONSENT AGENDA ITEM 4A AND REMOVE ITEM 4B FOR DISCUSSION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Chairman Bannwolf, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

**A. CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JANUARY 12, 2026.**

THE MINUTES WERE APPROVED.

**B. CONSIDER APPROVAL FOR BUC-EE'S #41A MAJOR SUBDIVISION PLAT, CONTAINING A PORTION OF THE "IH-10 SURPLUS NORTH" TRACT, GENERALLY LOCATED AT 33365 INTERSTATE 10 W, BOERNE, TEXAS, 78006.**

Chairman Bannwolf called on Ms. Franci Linder, Assistant Planning Director. Ms. Linder displayed a location map of the subject property and provided background information. She noted that the original development agreement was approved on August 8, 2016, and that an amendment, along with a zoning ratification, was approved by City Council on January 27, 2026. The property is zoned C-3, Community Commercial, and staff has identified no environmental constraints associated with the site.

Ms. Linder displayed the proposed plat, which includes two residential lots: Lot 4, the largest lot, and Lot 5, the smallest. Staff recommended approval subject to stipulations. Ms. Linder clarified the difference in acreage between the two lots, explaining that Buc-ee's Way separates them, resulting in the acreage discrepancy.

Chairman Bannwolf reviewed the applicable approval requirements as outlined in the Unified Development Code (UDC).

Mr. Jeff Carroll, Engineering Director, addressed questions regarding parking,

stating that the parking configuration had been previously approved. He noted that future traffic impacts would be evaluated through future Traffic Impact Analyses (TIAs), as required.

Mr. Mick McKamie, City Attorney, clarified that roadways are designed based on current TIAs and not on speculative future traffic conditions.

Commissioner Hiler arrived at the meeting at 6:18 p.m.

Additional discussion noted that the vast majority of Buc-ee's traffic is anticipated to originate from the interstate rather than local roadways. It was further stated that the City's code does not account for a limited number of peak traffic days.

In response to a question regarding retail pad sites, staff confirmed that the pad sites have been removed from the development agreement. Any future inclusion would require a formal amendment to the agreement.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER VECINO, TO APPROVE BUC-EE'S #41A MAJOR SUBDIVISION PLAT, CONTAINING A PORTION OF THE "IH-10 SURPLUS NORTH" TRACT, GENERALLY LOCATED AT 33365 INTERSTATE 10 W, BOERNE, TEXAS, 78006 INCLUDING THE FOLLOWING STIPULATIONS; THE RECORDED PLAT SHALL SUBSTANTIALLY CONFORM TO THE PLAT DATE STAMPED JANUARY 22, 2026 AND THE PLAT SHALL NOT BE RECORDED UNTIL ALL CLERICAL CORRECTIONS HAVE BEEN REVISED AS DETERMINED BY THE PLANNING DIRECTOR. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 6 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

**5. REGULAR AGENDA:**

- A. **CONSIDER A REQUEST FOR A VARIANCE TO CHAPTER 8, SECTION 8.2(A) 2.B. RESTRICTIONS WITHIN WATERSHED PROTECTION ZONES, OF THE UNIFIED DEVELOPMENT CODE FOR A PROPERTY**

**LOCATED AT 727A JOHNS ROAD (KAD NO. 14393).**

Chairman Bannwolf called on Ms. Abigail Knott, City of Boerne Engineer, who presented an overview of the project's drainage and water quality considerations, including Drainage Protection Zones (DPZs). Ms. Knott reviewed the ordinary high water mark, supported by site photographs, and discussed the DPZ exception requests. She also reviewed the location map and noted that the Planned Unit Development (PUD) was approved by the Planning & Zoning Commission on September 8, 2025.

Ms. Knott explained that the DPZ variance request is due to the proposed crossing being within 1,000 feet of other perpendicular crossings, including a private driveway crossing at 727 Johns Road and the Lattimore crossing. Staff recommends approval of the DPZ variance with the stipulation that the variance be valid only for this specific parcel.

Chairman Bannwolf then called on Mr. Daniel Wetzel, applicant of the proposed project, who stated that the request is to allow the use of boxed culverts. He reviewed existing site conditions and explained that the design would likely require two to three barrels of boxed culverts. Mr. Wetzel noted that the plans are very preliminary at this stage.

Commissioner Cates, who served on the committee, stated that he is generally hesitant to grant waivers. However, he expressed support for the request in this case, noting that the proposed design protects the Hampton Way neighborhood. He further commented that the developer provided a buffer zone and worked cooperatively with the surrounding community.

Mr. Wetzel stated that the overall intent of the request is to mitigate flooding impacts both downstream and upstream.

A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO APPROVE A VARIANCE TO CHAPTER 8, SECTION 8.2(A) 2.B. RESTRICTIONS WITHIN WATERSHED PROTECTION ZONES, OF THE UNIFIED DEVELOPMENT CODE FOR A PROPERTY LOCATED AT 727A JOHNS ROAD (KAD NO. 14393) INCLUDING THE FOLLOWING STIPULATION THAT THE DPZ VARIANCE WILL ONLY BE EFFECTIVE FOR THIS SPECIFIC PUD DEVELOPMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 6 - Chairman Bannwolf, Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Bird, and Commissioner Vecino

**6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place**

Planning Director Crane provided an update on the UDC stating that proposed amendments will come before the commission in May/June 2026.

Commissioner Friar asked staff for updates regarding prior projects that have come before the Commission and had been approved over the last few years. Director Crane stated that he would provide updates if locations were provided.

Commissioner Cates confirmed that he has a history of not wanting to approve variances. He doesn't believe a precedence was set today.

**7. ADJOURNMENT**

Chairman Bannwolf adjourned the Planning and Zoning Commission Meeting at 7:02 p.m.

Approved

\_\_\_\_\_  
Chairman

Attest

\_\_\_\_\_  
Executive Assistant





## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	March 2, 2026
<b>Requested Action</b>	Consider approval for Regent Park Unit 9 Final Plat, generally located northwest of Park Blvd. and Regent Blvd.
<b>Contact Person</b>	Jo-Anmarie Andrade, AICP – Planner II (830) 816-2040; <a href="mailto:jandrade@boerne-tx.gov">jandrade@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is owned by Tenotex Development Co. and Cude Engineers is the applicant.</p> <p>Regent Park is a master-planned community generally located on Regent Blvd. at Interstate Highway 10. The zoning includes RE Estate Residential, R1-L Low Density Residential, R2-M Moderate Density Residential, R2-N Neighborhood Residential, and C3 Community Commercial.</p> <p>P&amp;Z approved a Master Development Plan for Regent Park in September of 2013, the Master Development plan has since been amended with the most recent amendment being approved by P&amp;Z on May 1, 2017. The developer has entered into a development agreement with the City of Boerne with the most recent amendment being approved on January 13, 2022. This development has ten (10) associated Major Subdivision plats.</p> <p>The preliminary plat for Unit 9 was approved by the Planning and Zoning Commission on March 1, 2021.</p> <p>The plat was re-submitted on February 19, 2026. Per UDC Sec. 2-6.A. 8.h. the fifteen-day review period expires on March 6, 2026.</p> <p><b>REQUEST:</b></p> <ul style="list-style-type: none"><li>• The Regent Park Unit 9 Final Plat covers 85.67 total acres and proposes 110 new residential lots for an overall gross density of 1.284 residential lots per acre, with the smallest residential lot approximately 0.134 acres.</li></ul>

- The plat includes 7 open space lots and identifies 57.619 acres of community open space, compared to 17.134 acres of open space required (20.00%).
- The plat provides 5,911 linear feet of new street and includes 8.608 acres of right-of-way (ROW) within the subdivision.
- Regent Blvd. and Tilbury Blvd. will serve as the primary access points for the subdivision.
- The plat includes standard subdivision notes and identifies 32 Large Legacy Trees; it also includes requirements such as sidewalk installation at time of lot development and other general plat notes.

**ANALYSIS:**

*Development Master Plan, Zoning, and Preliminary Plat:*

- The City's Future Land Use Plan designates this property as Transitional residential. The final plat is consistent with the Comprehensive Plan.
- This property is zoned RE Estate Residential and R2-N Neighborhood residential.
- The Master Development Plan for Regent Park depicts 950 total residential lots on 419.96 total acres, with 105.30 acres of open space. Unit 9 is depicted with 117 total lots across 85.67 acres.

*Landscaping and Open Space:*

- The plat identifies 57.619 acres of community open space across 7 open space lots, with 17.134 acres required (20.00%).
- The plat identifies 32 Large Legacy Trees (as defined on the plat by reference to Subsection 2.02.002).
- The plat includes the irrigation limitation note for residential lots over 12,500 SF (irrigation limited to the area within 75 feet of the main residence, with turf species limitations).

*Utilities, Drainage, Floodplain:*

- Sanitary sewer service will be provided via a connection to the Suggs Creek Sewer line. The applicant shall install the

downstream sewer main extension and obtain City acceptance of the improvements prior to any connection to the public sewer system and prior to the City's acceptance of public infrastructure/public improvements for the development. Stipulations have been included to address this requirement.

- A water pump station and elevated storage tank are required to serve this development. The applicant shall construct/install these facilities and obtain City acceptance prior to the City's acceptance of public infrastructure/public improvements for the development (and prior to initiating service, as applicable). A stipulation has been included to address this issue.
- The proposed plat includes 7 Open Space lots. Several of these lots include variable-width drainage easements and Lot 1 Block 22 is dedicated to the City of Boerne.
- Drainage Protection Zones (DPZ) 1 & 2 run through the plat; however, no proposed lots are located within DPZ boundaries.
- The City of Boerne will provide sanitary sewer, water, and natural gas services to the property. Bandera Electric Cooperative, Inc. will service the site. The public infrastructure construction plans were approved by the City on December 9, 2025

**FINDINGS:**

- The Final Plat is consistent with the Comprehensive Master Plan.
- The Final Plat is consistent with the existing Development Agreement and Master Development Plan.
- The Final Plat is consistent with the approved preliminary plat.
- The Final Plat has been reviewed by all pertinent departments and is consistent with the applicable subdivision regulations.

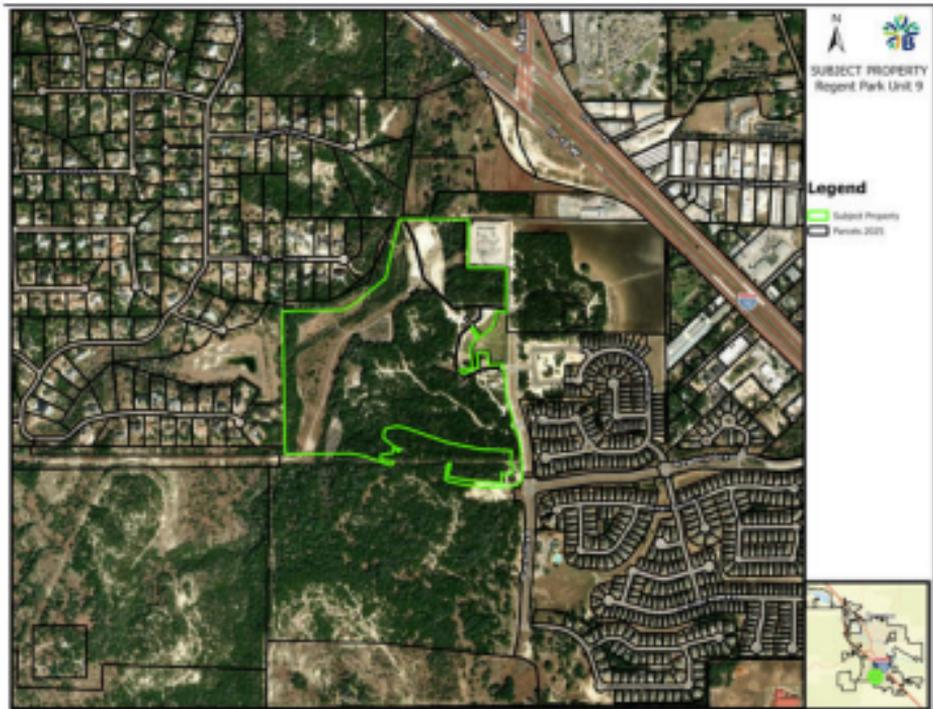
**RECOMMENDATION:**

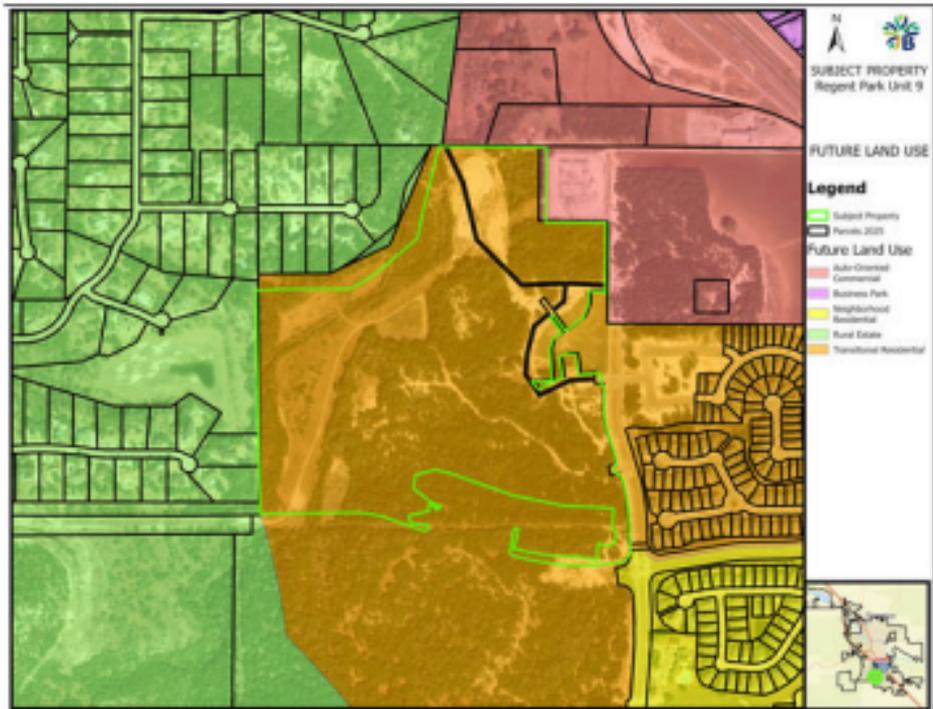
The Planning and Zoning Commission should hold a public meeting and determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):

- The Final Plat shall substantially conform to the final plat date stamped February 18, 2026.

	<ul style="list-style-type: none"> <li>• The applicant shall install the downstream sewer main extension and obtain acceptance of the improvements by the City prior to any connection to the public sewer system.</li> <li>• The downstream sewer main extension shall be installed and accepted by the City prior to the City’s acceptance of public infrastructure for Regent Park Unit 9.</li> <li>• The water pump station and elevated storage tank shall be installed and accepted by the City prior to the City’s acceptance of public infrastructure/public improvements for Regent Park Unit 9.</li> <li>• The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ul> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the proposed final plat subject to the stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).</p>
<b>Strategic Alignment</b>	
<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	The Commission must approve, approve with conditions, extend the review, or disapprove the plat. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.

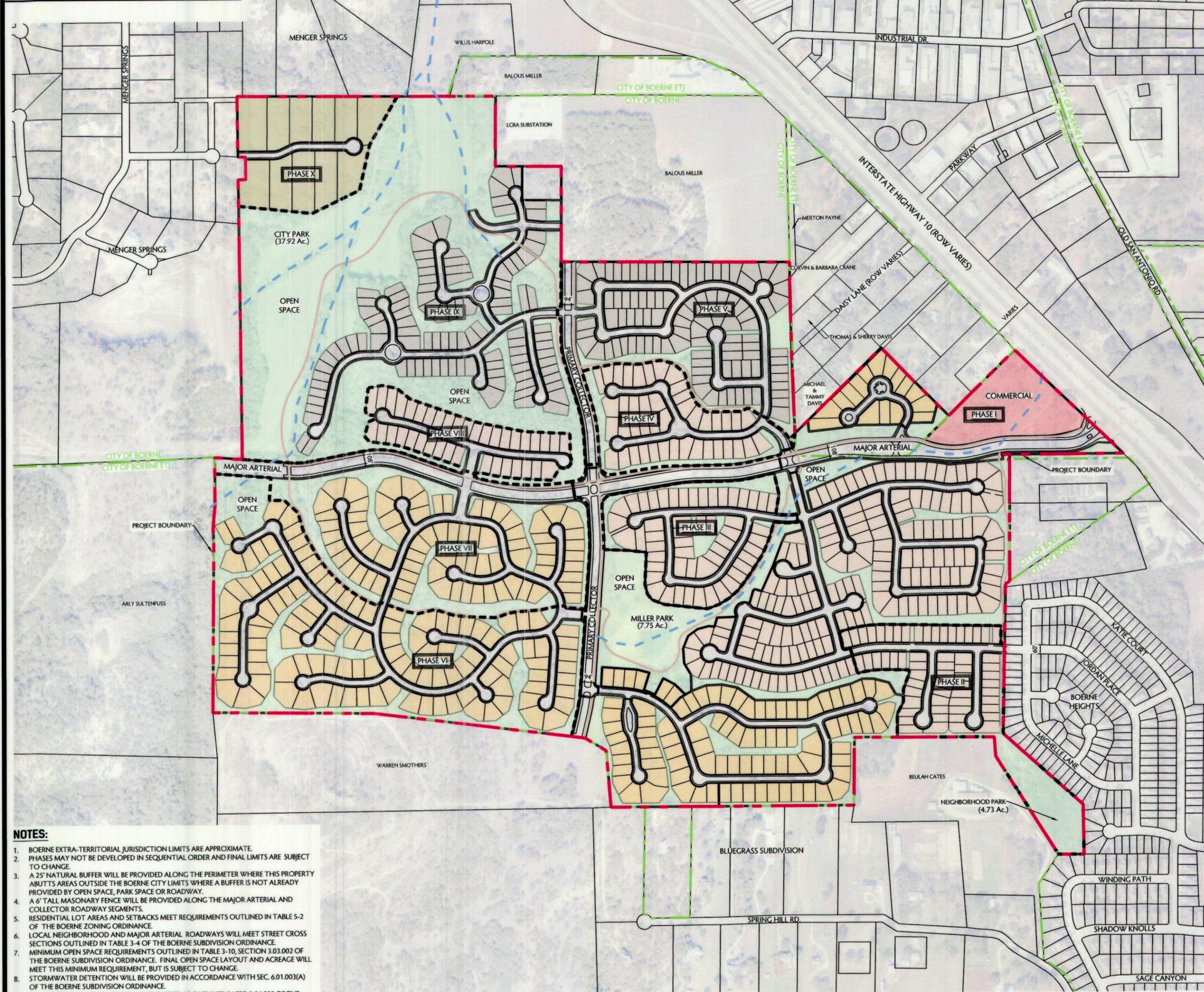
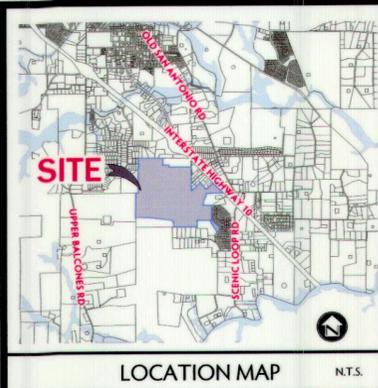
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Environmental Constraints Map Attachment 4 – Zoning Map Attachment 5 – Approved Master Plan Attachment 6 – Approved Preliminary Plat Attachment 7 – Proposed Final Plat
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- NOTES:**
- BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
  - PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
  - A 25' NATURAL BUFFER WILL BE PROVIDED ALONG THE PERIMETER WHERE THIS PROPERTY ADJUTTS AREAS OUTSIDE THE BOERNE CITY LIMITS WHERE A BUFFER IS NOT ALREADY PROVIDED BY OPEN SPACE, PARK SPACE OR ROADWAY.
  - A 6' TALL MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL AND COLLECTOR ROADWAY SEGMENTS.
  - RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-2 OF THE BOERNE ZONING ORDINANCE.
  - LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
  - MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.
  - STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.01.003(A) OF THE BOERNE SUBDIVISION ORDINANCE.
  - ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
  - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

NOTE: THIS MASTER PLANNED COMMUNITY SUPERSEDES THE PREVIOUSLY APPROVED MASTER PLANNED COMMUNITY DATED 04/07/2014.

**DEVELOPER:**  
 TENOTEX DEVELOPMENT CO., INC.  
 CONTACT PERSON: ISRAEL FOGIEL  
 10003 N.W. MILITARY HWY., SUITE 2201  
 SAN ANTONIO, TX 78231  
 TEL: (210) 344-9200  
 FAX: (210) 344-3137

**CIVIL ENGINEER:**  
 M.W. CUDE ENGINEERS, L.L.C.  
 CONTACT PERSON: CHRISTOPHER R. DICE, P.E.  
 4122 POND HILL ROAD, SUITE 101  
 SAN ANTONIO, TX 78231  
 TEL: (210) 681-2951  
 FAX: (210) 523-7112  
 WWW.CUDEENGINEERS.COM  
 INFO@MWCUDE.COM

**LEGAL DESCRIPTION:**

BEING 419.96 ACRES OF LAND SITUATED IN THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, THE J.M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT NO. 346, THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, AND THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING ALL OF A 3.755 ACRE TRACT OF LAND AS RECORDED IN VOLUME 771, PAGES 123-127, PART OF A 200 ACRE TRACT OF LAND AS RECORDED IN VOLUME 693, PAGES 52-57, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 765, PAGES 667-673, BEING ALL OF A CALLED 9.927 ACRE TRACT OF LAND AS RECORDED IN VOLUME 236, PAGE 714, AND BEING 9.938 ACRES OUT OF A CALLED 21.391 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1131, PAGE 262, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

**PRO-RATED LAND USE AND DENSITY TABLE**

UNIT	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
I	SINGLE FAMILY & COMMERCIAL	126.06	264	2.09
II	SINGLE FAMILY	18.63	60	3.22
III	SINGLE FAMILY	17.15	53	3.09
IV	SINGLE FAMILY	14.93	47	3.15
V	SINGLE FAMILY	30.80	119	3.86
VI	SINGLE FAMILY	54.04	128	2.37
VII	SINGLE FAMILY	40.84	85	2.08
VIII	SINGLE FAMILY	10.20	40	3.92
IX	SINGLE FAMILY	92.48	139	1.50
X	SINGLE FAMILY	14.83	15	1.01
<b>TOTAL</b>		<b>419.96</b>	<b>950</b>	<b>2.26</b>

**PRO-RATED DEVELOPMENT SUMMARY**

PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	0	159	105	0	264
II	0	60	0	0	60
III	0	53	0	0	53
IV	0	47	0	0	47
V	119	0	0	0	119
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	139	0	0	0	139
X	0	0	0	15	15
<b>TOTAL</b>	<b>258</b>	<b>359</b>	<b>318</b>	<b>15</b>	<b>950</b>

**LAND USE AREA (ACRES)**

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	54.90
<b>TOTAL OPEN SPACE AREA</b>	<b>105.30</b>

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.99 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

**FUNCTIONAL CLASSIFICATION STREET DESIGN TYPE MINIMUM ROW**

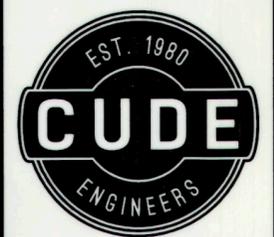
FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (≥ 65 FEET)	54 FEET
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET
COLLECTOR (> 10,000 VPD)	PRIMARY	94 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET

**LEGEND:**

- PROJECT BOUNDARY
- BOERNE CITY LIMITS
- STREAM CORRIDOR
- PHASE LIMITS
- PROPOSED STREET PAVEMENT
- PROPOSED TRAIL
- 45'/50' SINGLE FAMILY RESIDENTIAL LOTS
- 55'/65' SINGLE FAMILY RESIDENTIAL LOTS
- 70'/80' SINGLE FAMILY RESIDENTIAL LOTS
- 1 ACRE SINGLE FAMILY RESIDENTIAL LOTS
- COMMERCIAL
- OPEN SPACE

THIS MASTER PLANNED COMMUNITY OF THE MILLER TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1<sup>ST</sup> DAY OF MAY, 2017  
 BY: *Christopher R. Dice* CHAIRMAN  
 BY: *Debra G. ...* SECRETARY



CUDEENGINEERS.COM

4122 Pond Hill Road, Suite 101  
 San Antonio, Texas 78231  
 P:(210) 681.2951 F: (210) 523.7112

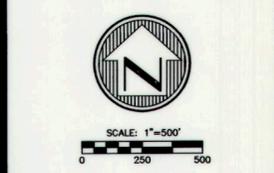
**MILLER TRACT**  
**(ALSO KNOWN AS REGENT PARK)**  
**MASTER PLANNED COMMUNITY**

**DATE**  
4/21/2017

**PROJECT NO.**  
02133.080

**DRAWN BY**  
MBS/SMR

**CHECKED BY**  
BAS/JAM



**CUDE ENGINEERS**  
 TBPE No. 455

**M1**

FENCE NOTES:  
GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

LANDSCAPE NOTE:  
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE.

SIDEWALK NOTE:  
FIVE-FOOT WIDE (OR LARGER) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT:  
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2019-56, SECTION 1.10(5).

LARGE LEGACY TREE:  
THERE ARE 32 LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:  
ALL STREETS IN REGENT PARK UNIT 9 ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE BUILDING SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

SETBACKS IN CITY LIMITS:  
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

- GENERAL NOTES:
- THIS SUBDIVISION CONTAINS 89.182 TOTAL ACRES WITH 110 RESIDENTIAL LOTS FOR A DENSITY OF 1.233 RESIDENTIAL LOTS PER ACRE.
  - NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
  - THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
  - UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".
  - THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 8.688 ACRES.
  - THE AREA OF OPEN SPACE REQUIRED IS 17.836 ACRES (20.00%). THIS SUBDIVISION CONTAINS 63.592 ACRES OF COMMUNITY OPEN SPACE.
  - GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
  - THE APPROXIMATE AREA OF THE SMALLEST LOT ON THIS PLAT IS 0.131 ACRES.

EASEMENT NOTES:  
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:  
DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:  
UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT, ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

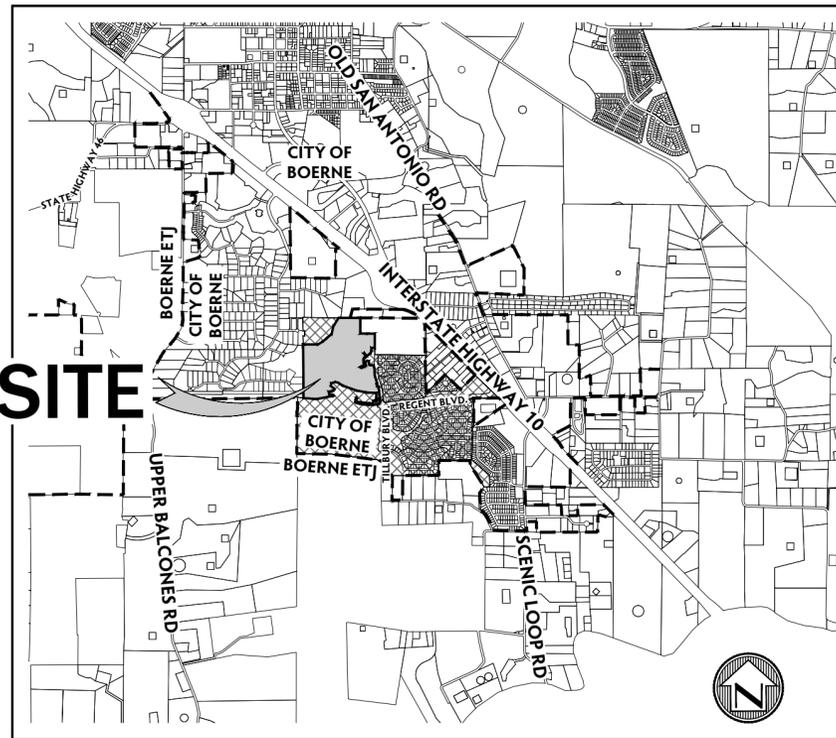
THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

BANDERA ELECTRIC COOPERATIVE NOTES:  
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

## A PRELIMINARY PLAT ESTABLISHING REGENT PARK UNIT 9

BEING 89.182 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 392.45 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 19, 2014 TO 420 INVESTMENT GROUP, LTD., RECORDED IN VOLUME 1408, PAGES 470-480, A PORTION OF A 35.655 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED APRIL 14, 2020 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1753, PAGES 183-188, AND ALL OF A 0.671 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 29, 2019 TO REGENT PARK HOMEOWNERS ASSOCIATION, INC., RECORDED IN VOLUME 1707, PAGES 91-95, ALL BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

110 NEW RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS  
5,990 L.F. OF NEW STREET, 8.688 ACRES OF RIGHT-OF-WAY



### LOCATION MAP

N.T.S.

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 2021 AT \_\_\_\_\_ M. IN THE PLAT RECORDS OF

SAID COUNTY IN \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN \_\_\_\_\_

KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

THIS SUBDIVISION PLAT OF \_\_\_\_\_ REGENT PARK UNIT 9 \_\_\_\_\_ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

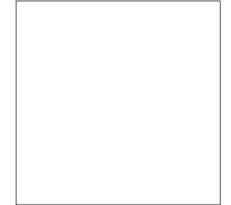
BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.

M.W. CUDE ENGINEERS, L.L.C.  
W. PATRICK MURPHY, P.E.



REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

M.W. CUDE ENGINEERS, L.L.C.  
JAMES W. RUSSELL, R.P.L.S.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
TENOTEX DEVELOPMENT CO., INC.  
A TEXAS CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

BY: ISRAEL FOGIEL, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.160



CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
TEL 210.681.2951 • FAX 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPES REGISTERED  
TBPES #455 - TBPES #10048500

DATE: FEBRUARY 2021

1 OF 5

A PRELIMINARY PLAT ESTABLISHING  
**REGENT PARK UNIT 9**

BEING 89.182 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 392.45 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 19, 2014 TO 420 INVESTMENT GROUP, LTD., RECORDED IN VOLUME 1408, PAGES 470-480, A PORTION OF A 35.655 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED APRIL 14, 2020 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1753, PAGES 183-188, AND ALL OF A 0.671 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 29, 2019 TO REGENT PARK HOMEOWNERS ASSOCIATION, INC., RECORDED IN VOLUME 1707, PAGES 91-95, ALL BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

MATCHLINE 'D' - SEE SHEET 5 OF 5

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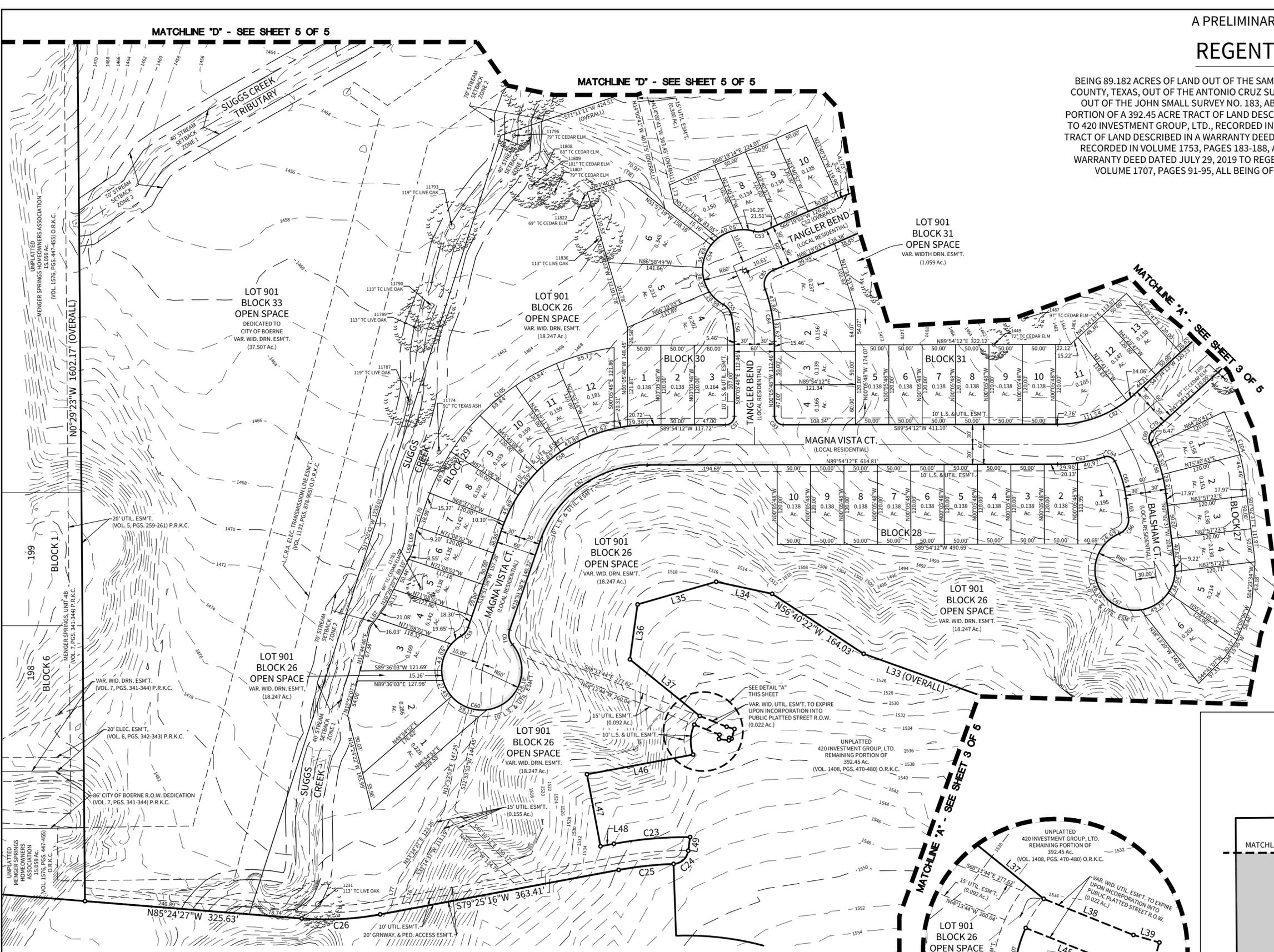
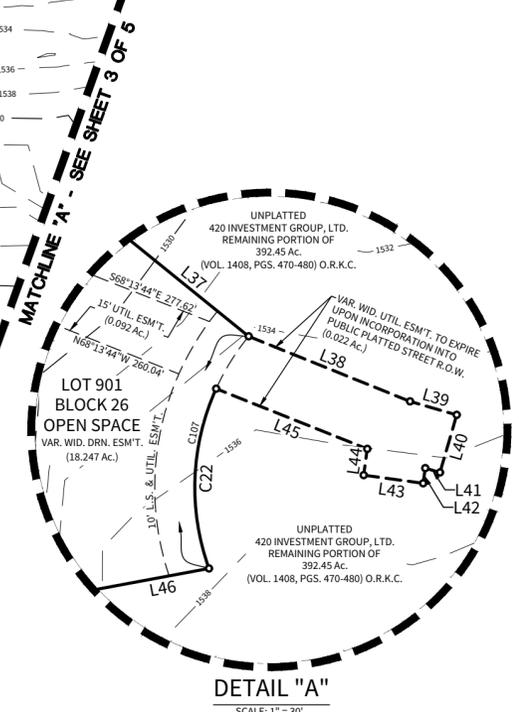
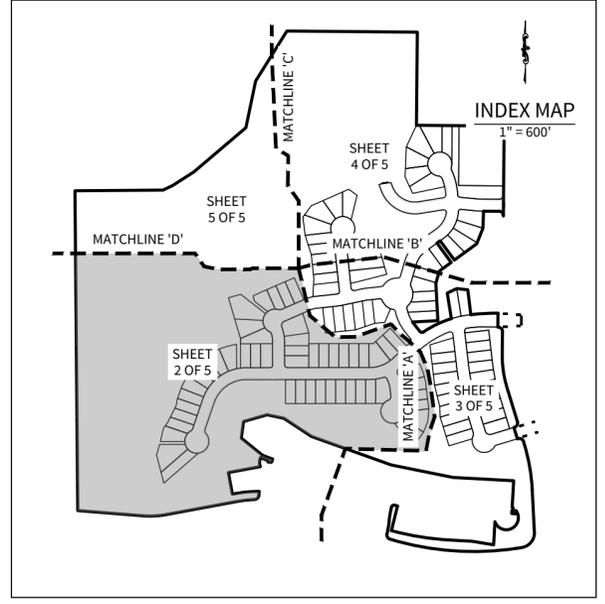
MATCHLINE 'A' - SEE SHEET 3 OF 5

MATCHLINE 'A' - SEE SHEET 3 OF 5



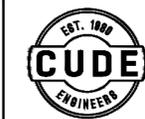
**LEGEND**

Ac.	= ACRES
BLVD.	= BOULEVARD
C.I.	= CURVE NUMBER
CT.	= COURT
DR.	= DRIVE
DRN.	= DRAINAGE
ELEC.	= ELECTRIC
ESMT.	= EASEMENT
ET.J.	= EXTRA-TERRITORIAL JURISDICTION
F.I.R.	= FOUND 1/2" IRON ROD
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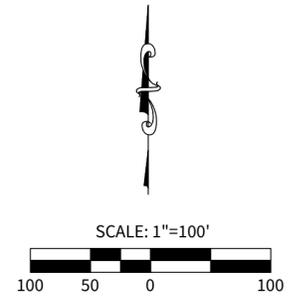
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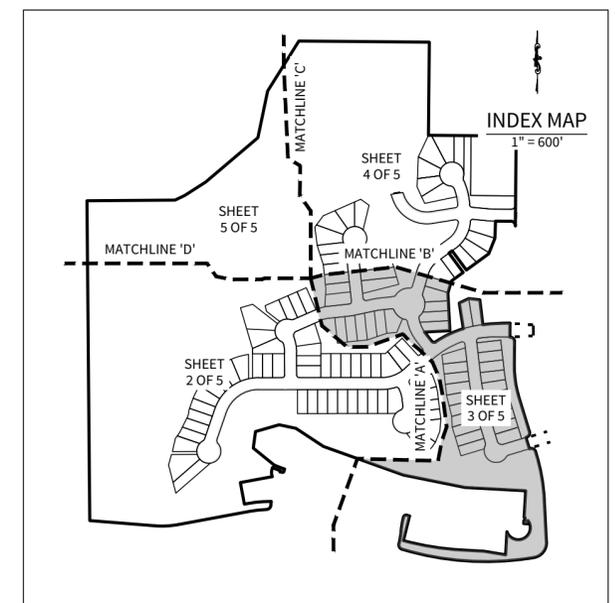
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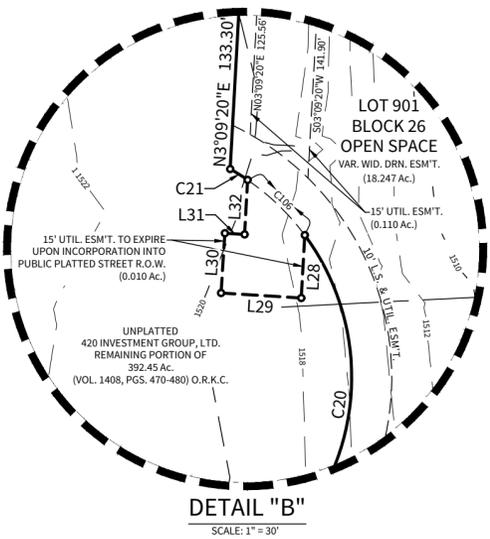
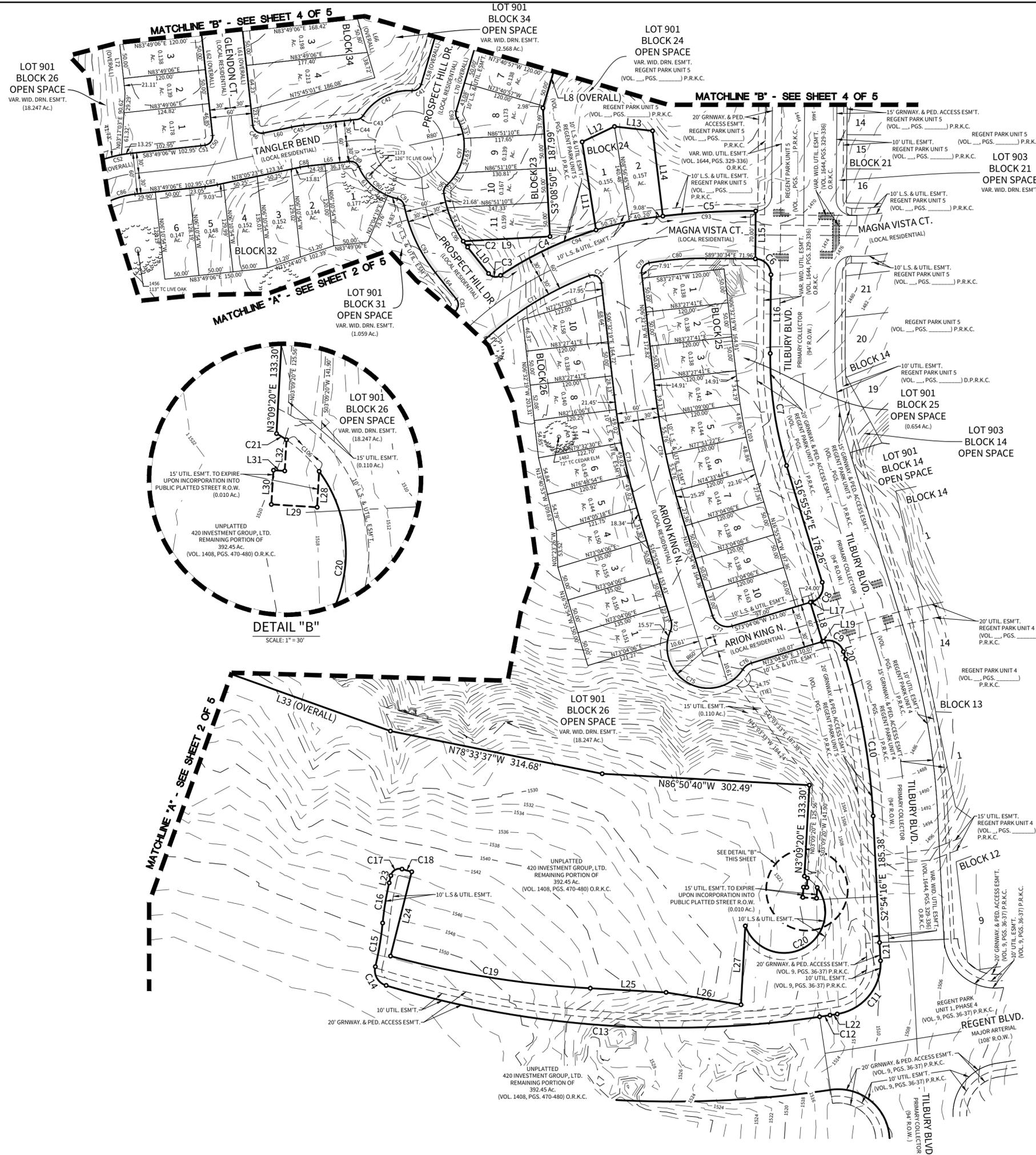


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**CUDE ENGINEERS**  
EST. 1980  
ENGINEERS

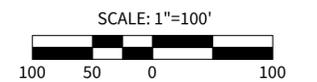
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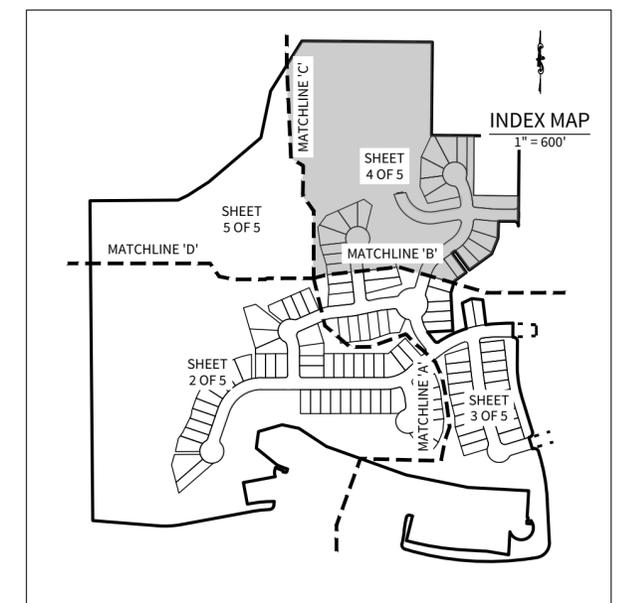
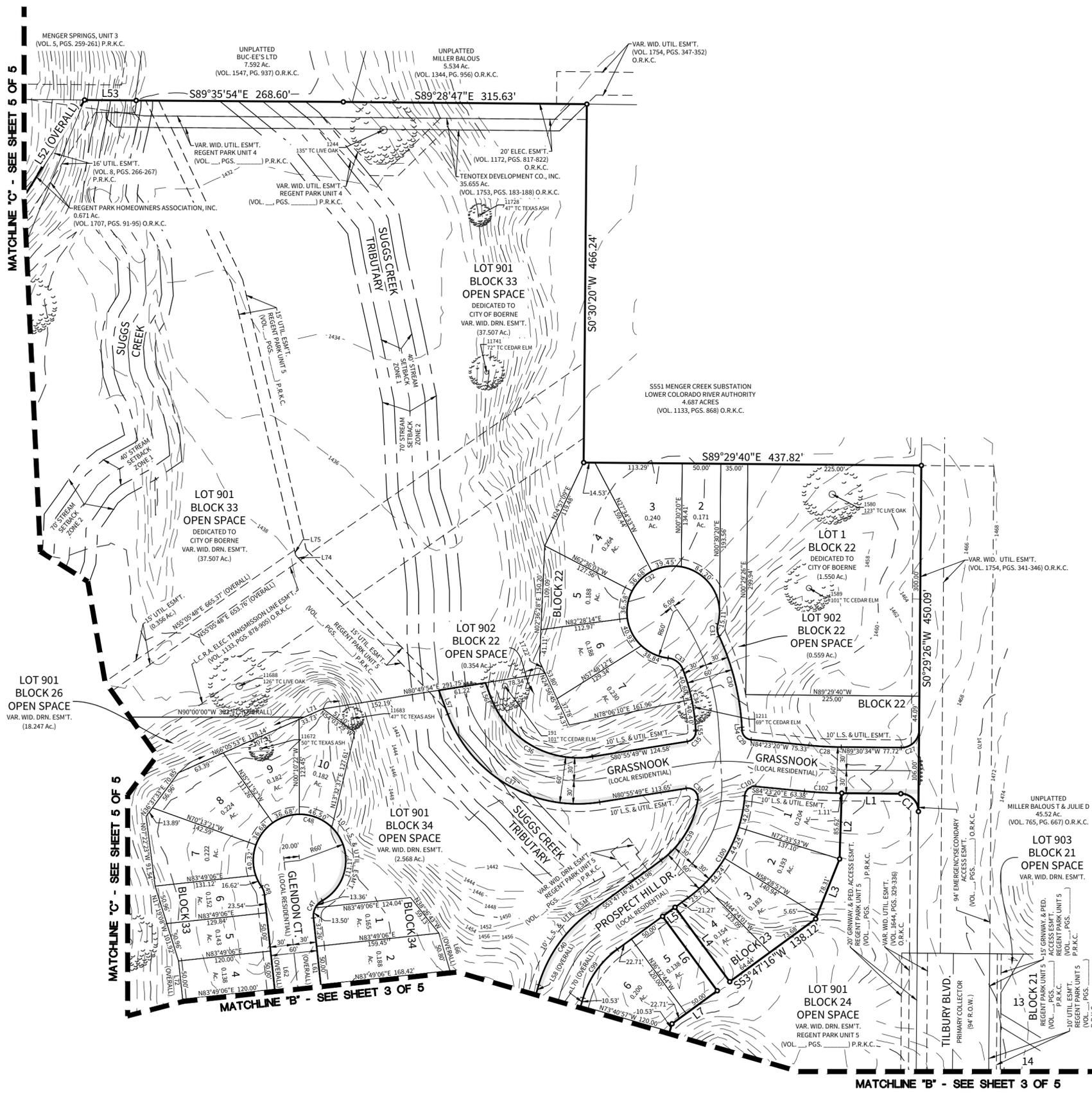
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4 OF 5

# REGENT PARK UNIT 9

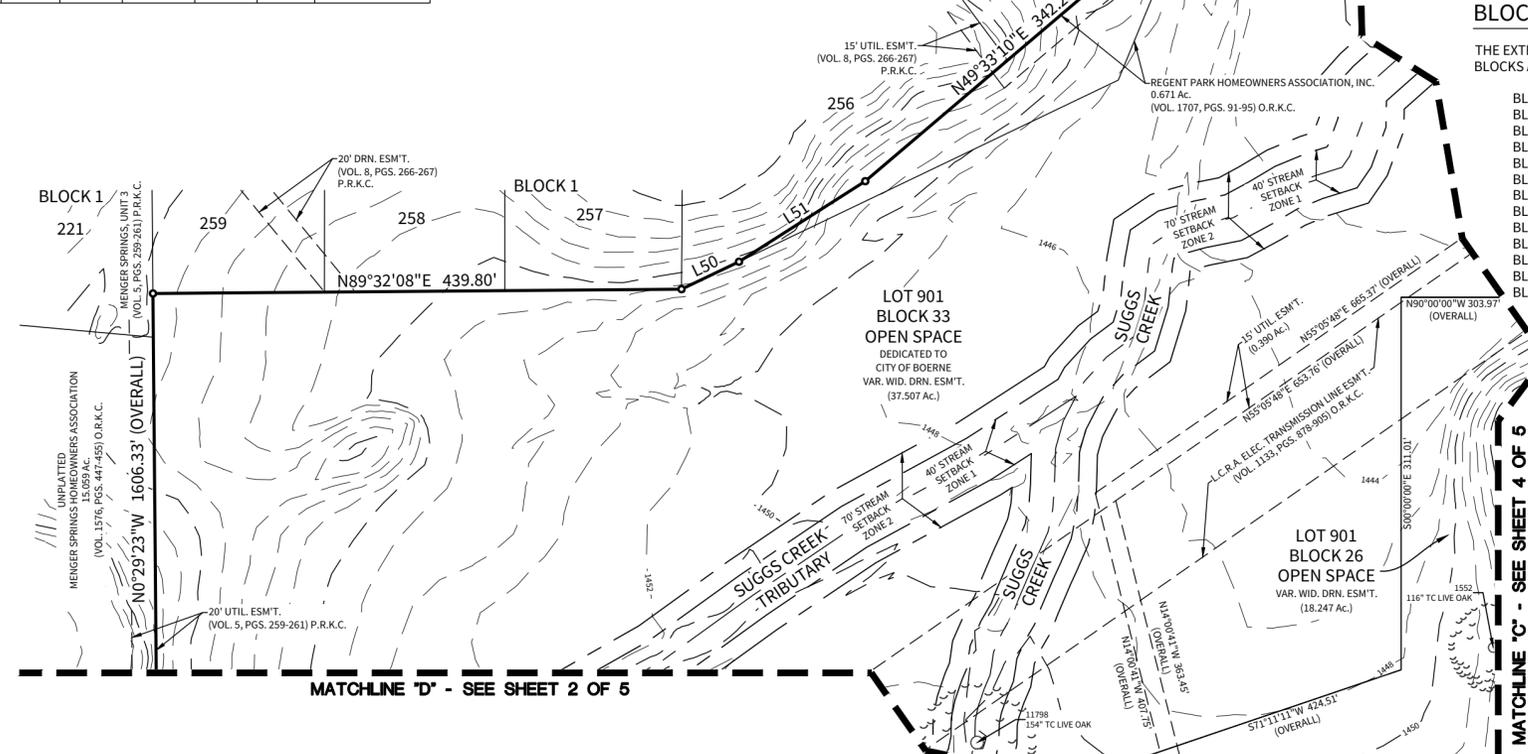
BEING 89.182 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 392.45 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 19, 2014 TO 420 INVESTMENT GROUP, LTD., RECORDED IN VOLUME 1408, PAGES 470-480, A PORTION OF A 35.655 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED APRIL 14, 2020 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1753, PAGES 183-188, AND ALL OF A 0.671 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 29, 2019 TO REGENT PARK HOMEOWNERS ASSOCIATION, INC., RECORDED IN VOLUME 1707, PAGES 91-95, ALL BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LINE	LENGTH	BEARING
L1	76.61'	N89°30'34"W
L2	85.62'	S01°49'29"W
L3	83.95'	S21°41'24"W
L4	120.00'	N36°12'44"W
L5	20.00'	S53°47'16"W
L6	120.00'	S36°12'44"E
L7	72.71'	S53°47'16"W
L8	63.51'	S16°19'03"W
L9	126.65'	S86°51'10"W
L10	49.23'	S38°23'48"E
L11	130.39'	N08°56'45"W
L12	52.16'	N64°29'43"E
L13	55.84'	S83°30'20"E
L14	125.58'	S06°51'39"E
L15	70.00'	S00°29'26"W
L16	115.04'	S00°29'26"W
L17	2.00'	S73°04'06"W
L18	60.00'	S16°55'54"E
L19	2.00'	N73°04'06"E
L20	11.30'	S16°55'54"E
L21	26.53'	S02°54'16"E
L22	10.70'	S80°53'29"W
L23	10.86'	N13°02'05"E
L24	127.03'	S14°04'15"W
L25	110.55'	S86°50'40"E
L26	110.64'	S80°39'27"E
L27	115.37'	N03°09'20"E
L28	15.77'	S03°09'20"W
L29	20.06'	S86°25'29"E
L30	15.00'	N03°34'31"E
L31	4.94'	S86°25'29"E
L32	13.66'	S03°09'20"W
L33	424.13'	N70°16'33"W
L34	85.76'	N77°45'57"W
L35	122.56'	S73°48'21"W
L36	83.38'	S07°51'56"W
L37	134.66'	S50°53'47"E
L38	43.46'	S67°58'39"E
L39	12.13'	S73°50'41"E

LINE	LENGTH	BEARING
L40	15.00'	S16°09'19"W
L41	3.83'	N73°50'41"W
L42	3.83'	N07°51'56"E
L43	15.00'	S82°08'04"E
L44	6.63'	N07°51'56"E
L45	40.62'	S68°13'44"E
L46	161.70'	S79°25'16"W
L47	110.00'	S10°34'44"E
L48	20.29'	N79°25'16"E
L49	20.68'	S07°51'56"W
L50	53.06'	N64°20'18"E
L51	124.77'	N57°23'21"E
L52	294.86'	S31°59'59"E
L53	66.80'	S89°28'59"E
L54	4.00'	N03°22'02"W
L55	1.41'	S03°22'02"E
L56	21.08'	N20°36'12"W
L57	33.22'	S20°36'12"E
L58	80.01'	S16°19'03"W
L59	68.22'	S83°49'06"W
L60	41.90'	S78°05'23"W
L61	225.21'	N06°10'54"W
L62	270.38'	S06°10'54"E
L63	29.04'	S07°02'37"E
L64	49.21'	S38°23'48"E
L65	60.47'	N83°49'06"E
L66	140.32'	S16°21'31"E
L67	37.11'	S03°52'32"E
L68	13.99'	S17°32'21"W
L69	18.69'	N07°40'50"E
L70	63.55'	N19°10'14"E
L71	26.34'	N66°05'53"E
L72	121.11'	N06°10'54"W
L73	28.82'	N14°00'41"W
L74	8.45'	S44°15'11"E
L75	7.17'	S13°13'05"E
L76	32.86'	S16°19'50"W
L77	42.70'	N16°19'50"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	23.00'	89°59'57"	23.00'	36.13'	32.53'	N44°30'33"W
C2	170.00'	3°37'21"	5.38'	10.75'	10.75'	N36°35'08"W
C3	13.00'	85°27'29"	12.01'	19.39'	17.64'	N81°07'32"W
C4	530.00'	16°43'42"	77.92'	154.74'	154.19'	N64°30'34"E
C5	1065.00'	7°17'48"	67.91'	135.63'	135.54'	N86°47'16"E
C6	23.00'	90°00'00"	23.00'	36.13'	32.53'	S44°30'34"E
C7	547.00'	17°25'20"	83.81'	166.33'	165.69'	N08°13'14"W
C8	23.00'	90°00'00"	23.00'	36.13'	32.53'	S28°04'06"W
C9	23.00'	90°00'00"	23.00'	36.13'	32.53'	S61°55'54"E
C10	953.00'	14°01'38"	117.24'	233.31'	232.73'	S09°55'05"E
C11	75.00'	83°47'45"	67.29'	109.69'	100.17'	S38°59'36"W
C12	1446.00'	0°36'35"	7.70'	15.39'	15.39'	S81°11'46"W
C13	1445.09'	25°18'31"	324.45'	638.32'	633.14'	N85°51'10"W
C14	23.00'	86°40'31"	21.70'	34.79'	31.57'	N29°52'08"W
C15	462.00'	8°02'13"	32.46'	64.81'	64.75'	S09°27'01"W
C16	448.00'	7°36'11"	29.77'	59.45'	59.40'	N09°14'00"E
C17	13.00'	92°55'36"	13.68'	21.08'	18.85'	N59°29'53"E
C18	1279.00'	0°39'30"	7.35'	14.69'	14.69'	N74°22'04"W
C19	1406.00'	12°02'10"	148.23'	295.36'	294.82'	N80°49'35"W
C20	60.00'	196°26'55"	415.12'	205.72'	118.77'	S61°48'56"W
C21	60.00'	4°54'42"	2.57'	5.14'	5.14'	S57°54'26"E
C22	60.00'	34°05'39"	24.30'	46.18'	45.04'	N02°17'18"E
C23	594.00'	11°05'22"	57.66'	114.97'	114.79'	N84°57'56"E
C24	23.00'	80°06'57"	19.34'	32.16'	29.60'	S47°55'25"W
C25	554.00'	8°33'38"	41.46'	82.77'	82.69'	N83°42'05"E
C26	446.00'	15°10'18"	59.40'	118.10'	117.75'	S87°00'25"W
C27	23.00'	90°00'00"	23.00'	36.13'	32.53'	S45°29'26"W
C28	470.00'	5°07'14"	21.02'	42.01'	41.99'	N86°56'57"W
C29	13.00'	81°01'18"	11.11'	18.38'	16.89'	N43°52'41"W
C30	330.00'	21°21'35"	62.23'	123.02'	122.31'	N14°02'49"W
C31	23.00'	39°39'53"	8.30'	15.92'	15.61'	N04°53'40"W
C32	60.00'	278°38'35"	51.57'	291.79'	78.22'	S55°36'59"W
C33	23.00'	63°11'33"	14.15'	25.37'	24.10'	S52°06'32"E
C34	270.00'	17°08'44"	40.70'	80.80'	80.50'	S11°56'24"E
C35	13.00'	84°17'51"	11.77'	19.13'	17.45'	S38°46'54"W
C36	120.00'	78°27'59"	97.99'	164.34'	151.79'	N59°50'12"W
C37	180.00'	78°27'59"	146.98'	246.51'	227.69'	S59°50'12"E
C38	13.00'	107°40'18"	17.79'	24.43'	20.99'	S45°14'02"E
C39	120.00'	45°11'09"	49.93'	94.64'	92.20'	S31°11'42"W
C40	180.00'	37°28'14"	61.05'	117.72'	115.63'	S35°03'09"W
C41	13.00'	76°41'34"	10.28'	17.40'	16.13'	S54°39'50"W
C42	80.00'	60°04'14"	46.25'	83.87'	80.09'	S62°58'30"W
C43	13.00'	53°00'47"	6.48'	12.03'	11.60'	S59°26'46"W
C44	230.00'	2°08'03"	4.28'	8.57'	8.57'	S84°53'08"W
C45	180.00'	5°43'44"	9.01'	18.00'	17.99'	S80°57'15"W
C46	13.00'	95°43'44"	14.37'	21.72'	19.28'	N54°02'45"W
C47	23.00'	66°34'22"	15.10'	26.72'	25.25'	N27°06'18"E
C48	60.00'	274°59'15"	54.99'	287.97'	81.08'	N77°06'09"W
C49	23.00'	28°24'53"	5.82'	11.41'	11.29'	S20°23'20"E
C50	13.00'	86°56'10"	12.32'	19.73'	17.89'	S37°17'12"W
C51	120.00'	3°03'50"	3.21'	6.42'	6.42'	S82°17'12"W
C52	180.00'	17°30'03"	27.71'	54.98'	54.77'	S75°04'05"W
C53	23.00'	39°58'24"	8.37'	16.05'	15.72'	S86°18'15"W
C54	60.00'	167°35'44"	552.11'	175.51'	119.30'	S22°29'35"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C55	23.00'	47°23'47"	10.10'	19.03'	18.49'	S37°36'23"E
C56	170.00'	13°48'42"	20.59'	40.98'	40.88'	S07°00'09"E
C57	13.00'	90°00'00"	13.00'	20.42'	18.38'	S44°54'12"W
C58	230.00'	71°02'14"	164.17'	285.16'	267.24'	S54°23'05"W
C59	23.00'	40°37'15"	8.51'	16.31'	15.97'	S39°10'36"W
C60	60.00'	279°25'04"	50.87'	292.61'	77.60'	S80°13'19"E
C61	23.00'	58°47'49"	12.96'	23.60'	22.58'	N08°13'14"W
C62	170.00'	71°02'14"	121.34'	210.77'	197.53'	N54°23'05"E
C63	230.00'	17°40'03"	35.74'	70.92'	70.64'	N81°04'11"E
C64	13.00'	80°52'32"	11.08'	18.35'	16.86'	S67°19'35"E
C65	170.00'	19°50'42"	29.74'	58.88'	58.59'	S16°57'58"E
C66	23.00'	73°54'44"	17.30'	29.67'	27.66'	S29°54'45"W
C67	60.00'	253°54'44"	79.75'	265.90'	95.89'	S60°05'15"E
C68	230.00'	20°13'24"	41.02'	81.18'	80.76'	N17°09'19"W
C69	13.00'	79°06'57"	10.74'	17.95'	16.56'	N12°17'27"E
C70	230.00'	4°16'43"	8.59'	17.18'	17.17'	N49°42'34"E
C71	470.00'	21°45'50"	90.35'	178.53'	177.46'	N58°27'08"E
C72	13.00'	104°07'39"	16.68'	23.63'	20.51'	S58°36'08"E
C73	1030.00'	10°23'35"	93.68'	186.84'	186.58'	S11°44'06"E
C74	23.00'	39°58'24"	8.37'	16.05'	15.72'	S03°03'18"W
C75	60.00'	169°56'47"	682.13'	177.97'	119.54'	S61°55'54"E
C76	23.00'	39°58'24"	8.37'	16.05'	15.72'	N53°04'54"E
C77	23.00'	90°00'00"	23.00'	36.13'	32.53'	N61°55'54"W
C78	970.00'	10°23'35"	88.22'	175.95'	175.71'	N11°44'06"W
C79	13.00'	86°45'37"	12.28'	19.69'	17.86'	N36°50'30"E
C80	465.00'	10°16'07"	41.78'	83.34'	83.23'	N85°21'22"E
C81	13.00'	85°58'01"	12.12'	19.51'	17.73'	S04°35'13"W
C82	170.00'	42°19'59"	65.82'	125.61'	122.77'	S68°44'13"W
C83	13.00'	90°00'00"	13.00'	20.42'	18.38'	N45°05'48"W
C84	230.00'	19°48'19"	40.15'	79.50'	79.11'	N09°59'57"W
C85	23.00'	86°13'10"	21.53'	34.61'	31.44'	N23°12'28"E
C86	120.00'	17°30'03"	18.47'	36.65'	36.51'	N85°04'05"E
C87	180.00'	5°43'44"	9.01'	18.00'	17.99'	N80°57'15"E
C88	120.00'	5°43'44"	6.00'	12.00'	11.99'	N80°57'15"E
C89	13.00'	73°01'30"	9.62'	16.57'	15.47'	S59°40'09"E
C90	80.00'	54°23'40"	41.11'	75.95'	73.13'	S50°21'13"E
C91	13.00'	66°15'15"	8.48'	15.03'	14.21'	S44°25'25"E
C92	230.00'	27°06'00"	55.43'	108.79'	107.78'	S24°50'48"E
C93	1065.00'	7°47'06"	72.47'	144.71'	144.60'	S86°32'37"W
C94	530.00'	26°30'21"	124.83'	245.18'	243.00'	S69°23'54"W
C95	170.00'	29°14'38"	44.35'	86.77'	85.83'	S24°46'29"W
C96	13.00'	56°18'24"	6.96'	12.78'	12.27'	N19°00'02"E
C97	80.00'	76°50'40"	63.46'	107.30'	99.43'	N80°43'54"E
C98	13.00'	46°00'28"	5.52'	10.44'	10.16'	N06°41'12"W
C99	120.00'	37°28'14"	40.70'	78.48'	77.09'	N35°03'09"E
C100	180.00'	49°44'01"	83.43'	156.24'	151.38'	N28°55'16"E
C101	13.00'	91°33'24"	13.36'	20.77'	18.63'	N49°49'58"E
C102	530.00'	5°07'14"	23.70'	47.37'	47.35'	S86°56'57"E
C103	850.00'	10°23'35"	77.30'	154.19'	153.97'	S11°44'06"E
C104	350.00'	18°36'42"	57.35'	113.69'	113.19'	S20°58'58"W
C105	350.00'	60°25'34"	203.81'	369.12'	352.25'	S51°35'44"W
C106	60.00'	19°02'32"	10.06'	19.94'	19.85'	N45°55'48"W
C107	60.00'	58°51'45"	33.85'	61.64'	58.97'	S09°40'21"W



FENCE NOTES: GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

LANDSCAPE NOTE: RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE.

SIDEWALK NOTE: FIVE- FEET WIDE (OR LARGER) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT: ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2025-20, SECTION 1.10(5).

LARGE LEGACY TREE: THERE ARE 32 LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS: ALL STREETS IN REGENT PARK UNIT 9 ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE BUILDING SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

SETBACKS IN CITY LIMITS: LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

- GENERAL NOTES: 1. THIS SUBDIVISION CONTAINS 85.666 TOTAL ACRES WITH 110 RESIDENTIAL LOTS FOR A DENSITY OF 1.284 RESIDENTIAL LOTS PER ACRE. 2. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE. 3. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93). 4. UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE". 5. THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 8.608 ACRES. 6. THE AREA OF OPEN SPACE REQUIRED IS 17.134 ACRES (20.00%). THIS SUBDIVISION CONTAINS 57.619 ACRES OF COMMUNITY OPEN SPACE. 7. GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE. 8. THE APPROXIMATE AREA OF THE SMALLEST LOT ON THIS PLAT IS 0.134 ACRES.

EASEMENT NOTES: ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT: DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT. 2. THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES. 3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT: UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT, ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

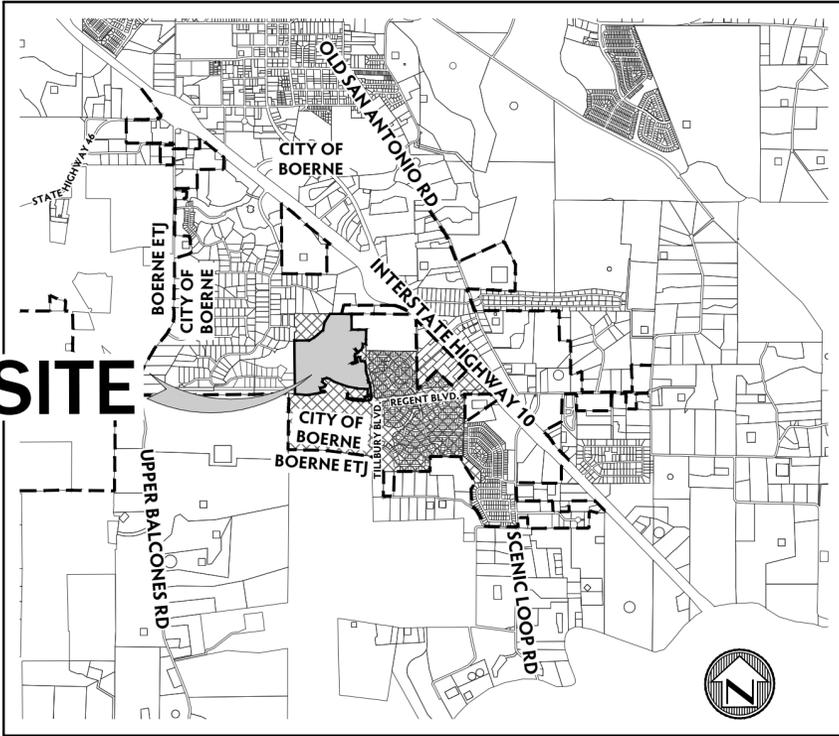
BANDERA ELECTRIC COOPERATIVE NOTES: IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

CLEAR VISION NOTE: CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, LATEST EDITION.

# A FINAL PLAT ESTABLISHING REGENT PARK UNIT 9

85.67 ACRES OF LAND SITUATED IN THE SAM HEWES SURVEY 186, ABSTRACT 247, KENDALL COUNTY, TEXAS, THE JOHN SMALL SURVEY 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, THE ANTONIO CRUZ SURVEY 170, ABSTRACT 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 192.157 ACRE TRACT AS DESCRIBED IN DOCUMENT 2025-401830 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, A PORTION OF A CALLED 15.32 ACRE TRACT AS DESCRIBED IN DOCUMENT 2022-370287 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, AND ALL OF A CALLED 0.671 ACRE TRACT AS DESCRIBED IN VOLUME 1707, PAGE 91 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

## 110 NEW RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS 5,911 L.F. OF NEW STREET, 8.608 ACRES OF RIGHT-OF-WAY



### LOCATION MAP

N.T.S.

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D. 2026 AT \_\_\_\_\_ M. IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. \_\_\_\_\_.

KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

\_\_\_\_\_  
COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

THIS SUBDIVISION PLAT OF REGENT PARK UNIT 9 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.  
BY: \_\_\_\_\_ CHAIRMAN  
BY: \_\_\_\_\_ SECRETARY



\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.

M.W. CUDE ENGINEERS, L.L.C.  
W. PATRICK MURPHY, P.E.

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

M.W. CUDE ENGINEERS, L.L.C.  
CHRIS WALTERSCHEIDT, R.P.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
TENOTEX DEVELOPMENT CO., INC.  
A TEXAS CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

\_\_\_\_\_  
BY: ISRAEL FOGIEL, PRESIDENT

\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
REGENT PARK HOMEOWNERS ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

\_\_\_\_\_  
BY: ISRAEL FOGIEL, PRESIDENT

\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2026.

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.160

CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
TEL 210.681.2951 • FAX 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS REGISTERED  
TBP# #455 - TBPELS #10048500  
DATE: FEBRUARY 2026  
**1 of 5**

# A FINAL PLAT ESTABLISHING REGENT PARK UNIT 9

85.67 ACRES OF LAND SITUATED IN THE SAM HEWES SURVEY 186, ABSTRACT 247, KENDALL COUNTY, TEXAS, THE JOHN SMALL SURVEY 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, THE ANTONIO CRUZ SURVEY 170, ABSTRACT 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 192.157 ACRE TRACT AS DESCRIBED IN DOCUMENT 2025-401830 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, A PORTION OF A CALLED 15.32 ACRE TRACT AS DESCRIBED IN DOCUMENT 2022-370287 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, AND ALL OF A CALLED 0.671 ACRE TRACT AS DESCRIBED IN VOLUME 1707, PAGE 91 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

MATCHLINE 'D' - SEE SHEET 5 OF 5

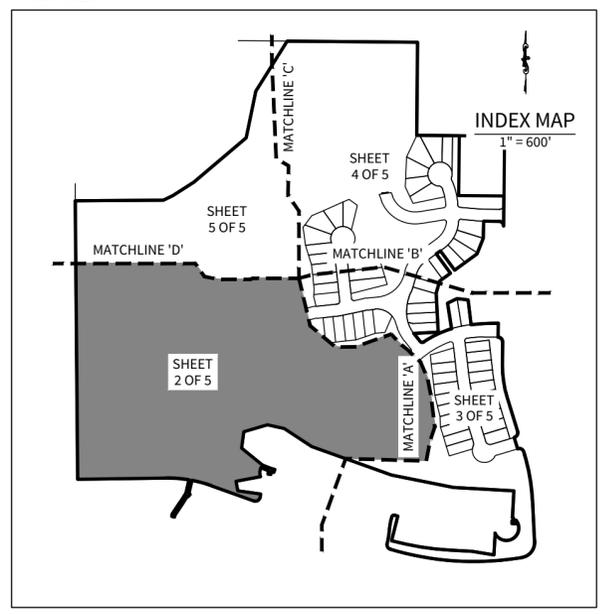
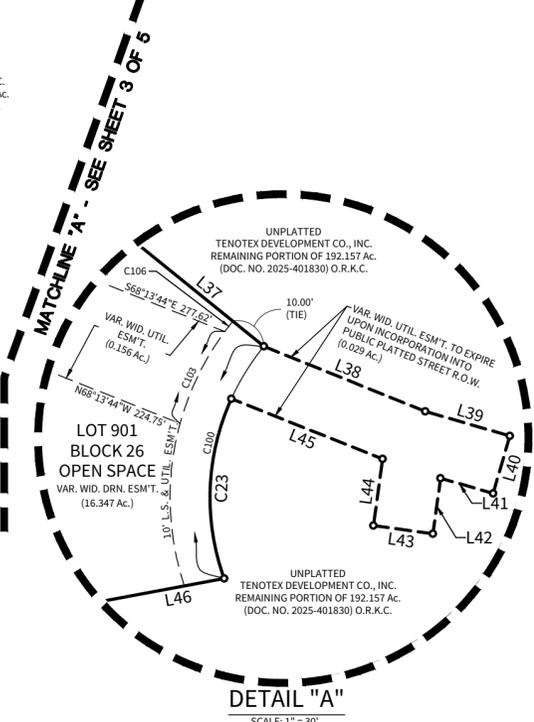
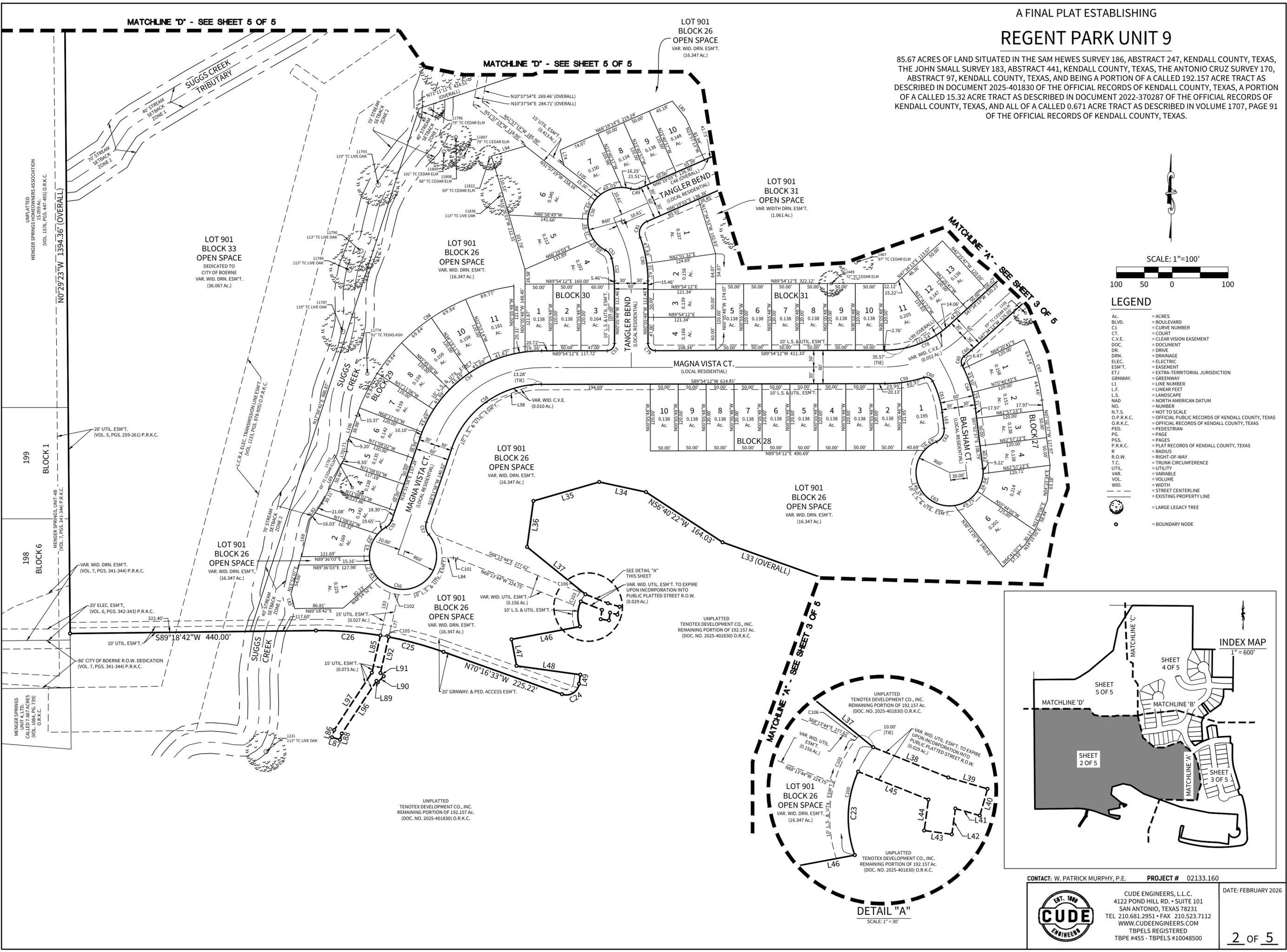
MATCHLINE 'D' - SEE SHEET 5 OF 5

MATCHLINE 'A' - SEE SHEET 3 OF 5



**LEGEND**

Ac.	= ACRES
BLVD.	= BOULEVARD
CI	= CURVE NUMBER
CT.	= COURT
C.V.E.	= CLEAR VISION EASEMENT
DOC.	= DOCUMENT
DR.	= DRIVE
DRN.	= DRAINAGE
ELEC.	= ELECTRIC
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
GNWAY.	= GREENWAY
L1	= LINE NUMBER
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L.S.	= LANDSCAPE
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○	= LARGE LEGACY TREE
●	= BOUNDARY NODE



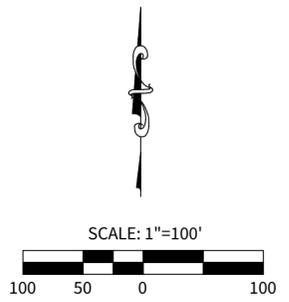
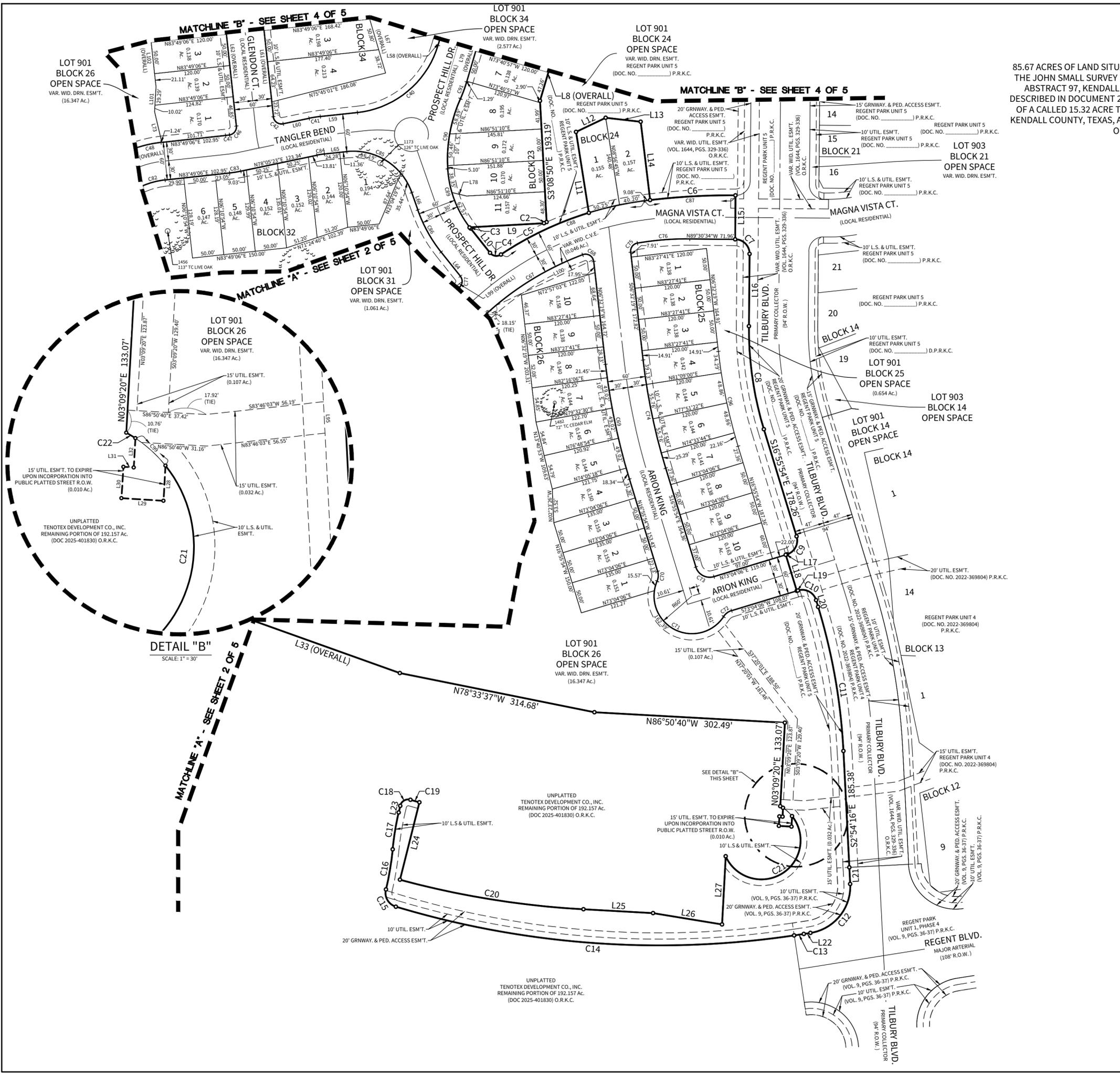
CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.160 DATE: FEBRUARY 2026

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2 OF 5

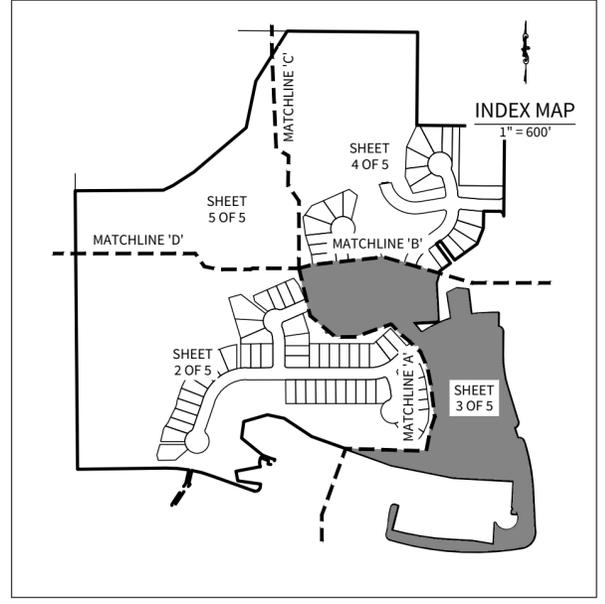
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CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.160 DATE: FEBRUARY 2026



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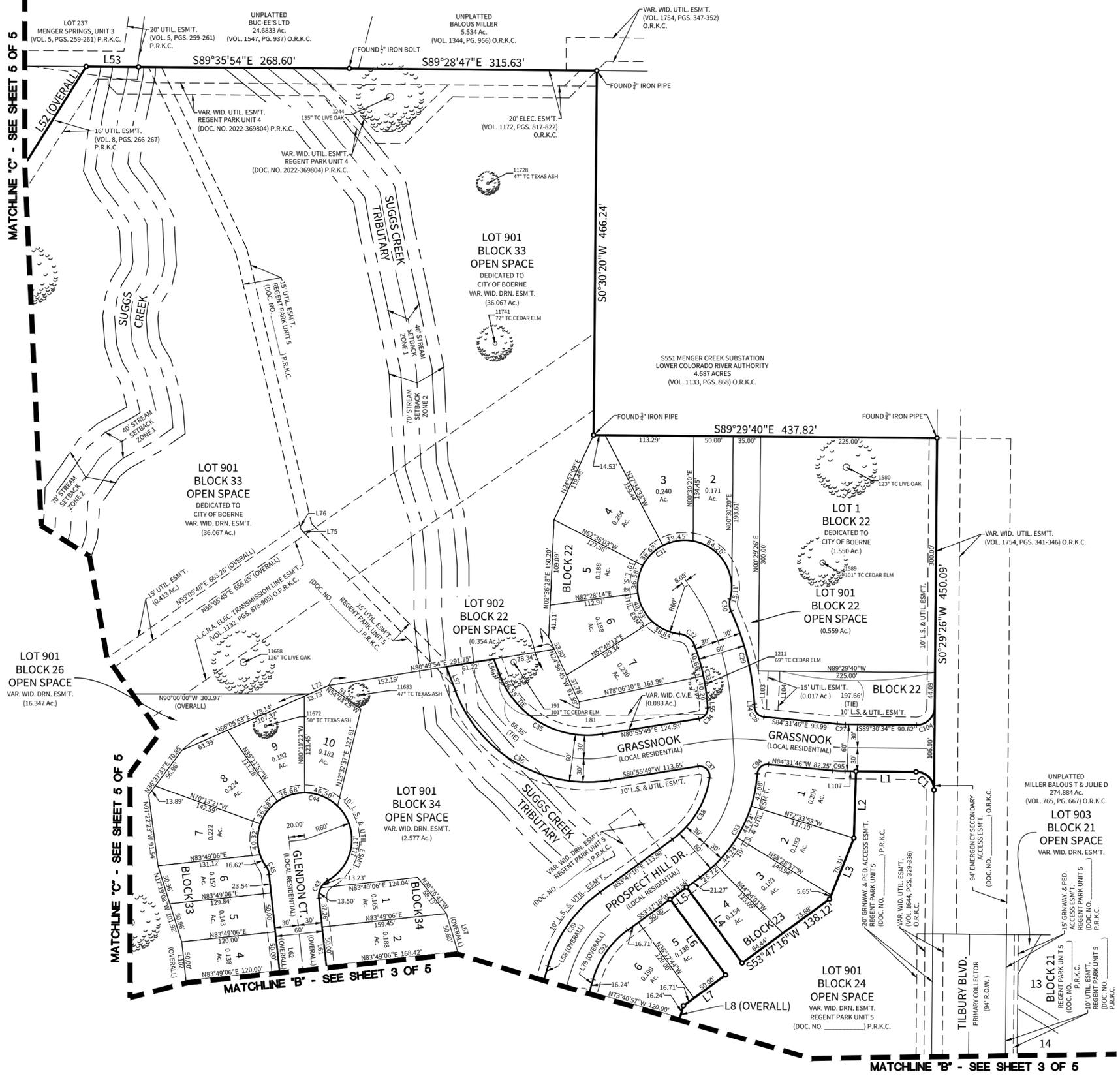
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LINE	BEARING	LENGTH
L1	N89°30'34"W	76.61'
L2	S01°49'29"W	85.62'
L3	S21°41'24"W	83.95'
L4	N36°12'44"W	120.00'
L5	S53°47'16"W	26.00'
L6	S36°12'44"E	120.00'
L7	S53°47'16"W	66.71'
L8	S16°19'03"W	63.51'
L9	S86°51'10"W	117.84'
L10	S38°23'48"E	49.23'
L11	N08°56'45"W	130.39'
L12	N64°29'43"E	52.16'
L13	S83°30'20"E	55.84'
L14	S06°51'39"E	125.58'
L15	S00°29'26"W	70.00'
L16	S00°29'26"W	115.04'
L17	S73°04'06"W	2.00'
L18	S16°55'54"E	60.00'
L19	N73°04'06"E	2.00'
L20	S16°55'54"E	11.30'
L21	S02°54'16"E	26.53'
L22	S80°53'29"W	10.70'
L23	N13°02'05"E	10.86'
L24	S14°04'15"W	127.03'
L25	S86°50'40"E	110.55'
L26	S80°39'27"E	110.64'
L27	N03°09'20"E	108.66'
L28	S03°09'20"W	16.84'
L29	N86°25'29"E	20.06'
L30	N03°34'31"E	15.00'
L31	S86°25'29"E	4.94'
L32	N03°09'20"E	13.99'
L33	N70°16'33"W	424.13'
L34	N77°45'57"W	85.76'
L35	S73°48'21"W	122.56'
L36	S07°51'56"W	83.38'
L37	S50°53'47"E	134.66'
L38	S67°58'39"E	43.46'
L39	S73°50'41"E	21.94'
L40	S16°09'19"W	15.00'
L41	N73°50'41"W	13.64'
L42	S07°51'56"W	14.04'
L43	N82°08'04"W	15.00'
L44	N07°51'56"E	16.84'
L45	N68°13'44"W	40.62'
L46	S79°25'16"W	124.53'
L47	S10°34'44"E	48.60'
L48	S82°08'04"E	115.31'
L49	S07°51'56"W	16.69'
L50	N64°20'18"E	53.06'
L51	N57°23'21"E	124.77'
L52	N31°59'59"E	294.86'
L53	S89°28'59"E	66.80'
L54	S03°22'02"E	3.98'

LINE	BEARING	LENGTH
L55	N03°22'02"W	1.41'
L56	S20°36'12"E	21.08'
L57	N20°36'12"W	33.22'
L58	N16°19'03"E	24.14'
L59	N83°49'06"E	59.08'
L60	N78°05'23"E	41.90'
L61	S06°10'54"E	225.21'
L62	N06°10'54"W	270.38'
L63	N07°02'37"W	29.04'
L64	N38°23'48"W	49.21'
L65	N83°49'06"E	35.64'
L66	S19°13'36"E	29.10'
L67	N16°21'31"W	140.32'
L68	N12°44'46"E	67.34'
L69	S26°28'20"W	89.10'
L70	N17°32'21"E	13.99'
L71	N07°40'50"E	18.69'
L72	N66°05'53"E	26.34'
L73	N13°03'19"W	50.48'
L74	N14°00'41"W	28.82'
L75	S44°15'11"E	8.45'
L76	S13°13'05"W	7.17'
L77	S12°53'53"W	78.06'
L78	S76°13'01"E	23.70'
L79	S16°19'03"W	67.54'
L80	N38°09'12"W	39.30'
L81	S89°32'58"W	223.93'
L82	N35°52'32"E	37.11'
L83	N14°24'22"W	27.07'
L84	N88°29'38"W	20.00'
L85	N12°53'53"E	68.49'
L86	N16°19'50"E	13.62'
L87	N73°40'10"W	15.00'
L88	S16°19'50"W	11.38'
L89	N45°10'12"W	3.31'
L90	S44°49'48"W	15.00'
L91	S45°10'12"E	8.34'
L92	S12°53'53"W	66.39'
L93	N12°53'53"E	78.80'
L94	N73°40'51"E	63.39'
L95	N02°54'16"W	15.02'
L96	S33°14'37"W	113.19'
L97	N33°14'37"E	123.26'
L98	S69°00'08"W	96.14'
L99	S52°42'34"W	216.28'
L100	N64°40'59"E	170.84'
L101	N03°17'03"E	39.31'
L102	N06°10'54"W	121.11'
L103	N02°34'09"E	48.82'
L104	S02°34'09"W	50.16'
L105	N51°57'19"W	83.95'
L106	N18°51'58"E	48.18'
L107	N89°30'34"W	14.01'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	23.00'	90°00'00"	36.13'	N44°30'34"W	32.53'
C2	540.00'	0°29'36"	4.65'	S65°22'16"W	4.65'
C3	170.00'	0°50'53"	2.52'	S37°58'22"E	2.52'
C4	13.00'	85°27'29"	19.39'	S81°07'32"E	17.64'
C5	530.00'	16°43'42"	154.74'	N64°30'34"E	154.19'
C6	1065.00'	7°17'48"	135.63'	N86°47'16"E	135.54'
C7	23.00'	90°00'00"	36.13'	S44°30'34"E	32.53'
C8	547.00'	17°25'20"	166.33'	S08°13'14"E	165.69'
C9	23.00'	90°00'00"	36.13'	S28°04'06"W	32.53'
C10	23.00'	90°00'00"	36.13'	S61°55'54"E	32.53'
C11	953.00'	14°01'38"	233.31'	S09°55'05"E	232.73'
C12	75.00'	83°47'45"	109.69'	S38°59'36"W	100.17'
C13	1446.00'	0°36'35"	15.39'	S81°11'46"W	15.39'
C14	1446.00'	25°17'32"	638.31'	N85°51'10"W	633.14'
C15	23.00'	86°40'31"	34.79'	N29°52'08"W	31.57'
C16	462.00'	8°02'13"	64.81'	N09°27'01"E	64.75'
C17	448.00'	7°36'11"	59.45'	N09°14'00"E	59.40'
C18	13.00'	92°55'36"	21.08'	N59°29'53"E	18.85'
C19	1279.00'	0°39'30"	14.69'	S74°22'04"E	14.69'
C20	1406.00'	12°02'10"	295.36'	S80°49'35"E	294.82'
C21	62.00'	194°37'50"	210.61'	N58°43'10"E	122.99'
C22	62.00'	4°42'27"	5.09'	N58°55'35"W	5.09'
C23	60.00'	44°05'39"	46.18'	S02°17'18"W	45.04'
C24	23.00'	101°51'30"	40.89'	S58°47'42"W	35.71'
C25	654.00'	8°55'43"	101.92'	N74°44'25"W	101.81'
C26	654.00'	10°10'05"	116.06'	N85°36'15"W	115.91'
C27	120.00'	4°58'48"	10.43'	S87°01'10"E	10.43'
C28	13.00'	81°09'44"	18.42'	S43°56'54"E	16.91'
C29	330.24'	21°20'39"	123.02'	S14°02'49"E	122.31'
C30	23.00'	39°39'53"	15.92'	S04°53'40"E	15.61'
C31	60.00'	278°38'35"	291.79'	N55°36'59"E	78.22'
C32	23.00'	63°11'33"	25.37'	N52°06'32"W	24.10'
C33	270.00'	17°08'44"	80.80'	N11°56'24"W	80.50'
C34	13.00'	84°17'51"	19.13'	N38°46'54"E	17.45'
C35	120.00'	78°27'59"	164.34'	S59°50'12"E	151.79'
C36	180.00'	78°27'59"	246.51'	N59°50'12"W	227.69'
C37	13.00'	107°40'18"	24.43'	N45°14'02"W	20.99'
C38	120.00'	45°11'09"	94.64'	N31°11'42"E	92.20'
C39	180.00'	37°28'14"	117.72'	N35°03'09"E	115.63'
C40	150.00'	67°30'04"	176.72'	N50°04'05"E	166.67'
C41	180.00'	5°43'44"	18.00'	N80°57'15"E	17.99'
C42	13.00'	95°43'44"	21.72'	S54°02'45"E	19.28'
C43	23.00'	66°34'22"	26.72'	S27°06'18"W	25.25'
C44	60.00'	274°59'15"	287.97'	S77°06'09"E	81.08'
C45	23.00'	28°24'53"	11.41'	N20°23'20"W	11.29'
C46	13.00'	86°56'10"	19.73'	N37°17'12"E	17.89'
C47	120.00'	3°03'50"	6.42'	N82°17'12"E	6.42'
C48	180.00'	17°30'03"	54.98'	N75°04'05"E	54.77'
C49	23.00'	39°58'24"	16.05'	N86°18'15"E	15.72'
C50	60.00'	167°35'44"	175.51'	N22°29'35"E	119.30'
C51	23.00'	47°23'47"	19.03'	N37°36'23"W	18.49'
C52	170.00'	13°48'42"	40.98'	N07°00'09"W	40.88'
C53	13.00'	90°00'00"	20.42'	N44°54'12"E	18.38'
C54	230.00'	71°02'14"	285.16'	N54°23'05"E	267.24'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C55	23.00'	40°37'15"	16.31'	N39°10'36"E	15.97'
C56	60.00'	279°25'04"	292.61'	N80°13'19"W	77.60'
C57	23.00'	58°47'49"	23.60'	S10°31'56"E	22.58'
C58	170.00'	71°02'14"	210.77'	S54°23'05"W	197.53'
C59	230.00'	17°40'03"	70.92'	S81°04'11"W	70.64'
C60	13.00'	80°52'32"	18.35'	N67°19'35"W	16.86'
C61	170.00'	19°50'42"	58.88'	N16°57'58"W	58.59'
C62	23.00'	73°54'44"	29.67'	N29°54'45"E	27.66'
C63	60.00'	253°54'44"	265.90'	N60°05'15"W	95.89'
C64	230.00'	20°13'24"	81.18'	S17°09'19"E	80.76'
C65	13.00'	79°06'57"	17.95'	S12°17'27"W	16.56'
C66	230.00'	4°16'43"	17.18'	S49°42'34"W	17.17'
C67	470.00'	21°45'50"	178.53'	S58°27'08"W	177.46'
C68	13.00'	104°07'39"	23.63'	N58°36'08"W	20.51'
C69	1030.00'	10°23'35"	186.84'	N11°44'06"E	186.58'
C70	23.00'	39°58'24"	16.05'	N03°03'18"E	15.72'
C71	60.00'	169°56'47"	177.97'	N61°55'54"W	119.54'
C72	23.00'	39°58'24"	16.05'	S53°04'54"W	15.72'
C73	23.00'	90°00'00"	36.13'	S61°55'54"E	32.53'
C74	970.00'	10°23'35"	175.95'	S11°44'06"E	175.71'
C75	13.00'	86°45'37"	19.69'	N09°59'57"W	17.86'
C76	465.00'	10°16'07"	83.34'	S85°21'22"W	83.23'
C77	13.00'	85°58'01"	19.51'	S04°35'13"W	17.73'
C78	170.00'	42°19'59"	125.61'	S68°44'13"W	122.77'
C79	13.00'	90°00'00"	20.42'	N45°05'48"W	18.38'
C80	230.00'	19°48'19"	79.50'	N09°59'57"W	79.11'
C81	23.00'	86°13'10"	34.61'	N23°12'28"E	31.44'
C82	120.00'	17°30'03"	36.65'	N75°04'05"E	36.51'
C83	180.00'	5°43'44"	18.00'	N80°57'15"E	17.99'
C84	120.00'	5°43'44"	12.00'	N80°57'15"E	11.99'
C85	98.00'	76°57'18"	131.63'	S57°42'15"E	121.95'
C86	230.00'	19°10'12"	76.95'	S28°48'42"E	76.60'
C87	1065.00'	7°47'06"	144.71'	N86°32'37"E	144.60'
C88	530.00'	26°30'21"	245.18'	N69°23'54"E	243.00'
C89	170.00'	34°51'41"	103.44'	S20°57'58"E	101.85'
C90	238.00'	27°33'16"	114.46'	S10°14'31"W	113.36'
C91	210.00'	7°42'06"	28.23'	S20°10'06"W	28.21'
C92	120.00'	37°28'14"	78.48'	S35°03'09"W	77.09'
C93	180.00'	49°44'48"	156.28'	S28°54'52"W	151.42'
C94	13.00'	91°25'45"	20.74'	S49°45'21"W	18.61'
C95	180.00'	4°58'48"	15.65'	N87°01'10"W	15.64'
C96	850.00'	10°23'35"	154.19'	S11°44'06"E	153.97'
C97	350.00'	18°36'42"	113.69'	N16°20'58"W	113.19'
C98	350.00'	62°56'32"	384.49'	S50°20'15"W	365.45'
C99	62.00'	17°58'36"	19.45'	N47°35'03"W	19.37'
C100	60.00'	58°51'45"	61.64'	S09°40'21"W	58.97'
C101	20.00'	20°15'54"	7.07'	N78°21'41"W	7.04'
C102	70.00'	12°18'05"	15.03'	S77°01'16"E	15.00'
C103	70.00'	21°02'38"	25.71'	S25°52'57"W	25.57'
C104	23.00'	90°00'00"	36.13'	N45°29'26"E	32.53'
C105	654.00'	1°18'56"	15.02'	N79°51'45"W	15.02'
C106	70.00'	2°41'57"	3.30'	S37°45'15"W	3.30'

