

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 EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED, EXCEPT AS PROVIDED BY THE DEVIATION APPROVED BY THE CITY COUNCIL ON DECEMBER 17TH, 2013. THE SIDEWALK/TRAIL ALONG THE MAJOR ARTERIAL AND THE PRIMARY COLLECTOR SHALL BE CONSTRUCTED AT SUCH TIME AS THE STREET IS CONSTRUCTED.

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 FIVE (5) LARGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:
ALL STREETS IN REGENT PARK UNIT 6 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.

OPEN SPACE:
INSTALLATION OF POTABLE WATER AND WASTEWATER SERVICES TO OPEN SPACE LOTS MAY BE PERFORMED BY THE DEVELOPER AT HIS/HER OPTION, AS PART OF THE OVERALL INFRASTRUCTURE DESIGN/CONSTRUCTION PROCESSES BASED UPON THE NEED FOR THOSE SERVICES ON INDIVIDUAL LOTS. IF POTABLE WATER OR WASTEWATER SERVICES ARE NOT INITIALLY INSTALLED BUT ARE DESIRED SUBSEQUENT TO THE SUBDIVISION INFRASTRUCTURE DEVELOPMENT, THE SERVICE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THE ENTIRETY OF THE DESIGN AND INSTALLATION COSTS FOR THESE SERVICES, IN SOME INSTANCES, THIS WORK MAY ALSO INCLUDE THE EXTENSION OF UTILITY MAINS TO PROPERLY LOCATE THE DESIRED UTILITY SERVICES.

- GENERAL NOTES:
- THIS SUBDIVISION CONTAINS 54.355 TOTAL ACRES WITH 147 RESIDENTIAL LOTS FOR A DENSITY OF 2.704 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 9.564 ACRES.
 - THE AREA OF OPEN SPACE REQUIRED IS 10.871 ACRES (20.00%). THIS SUBDIVISION CONTAINS 11.448 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 0.175 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.

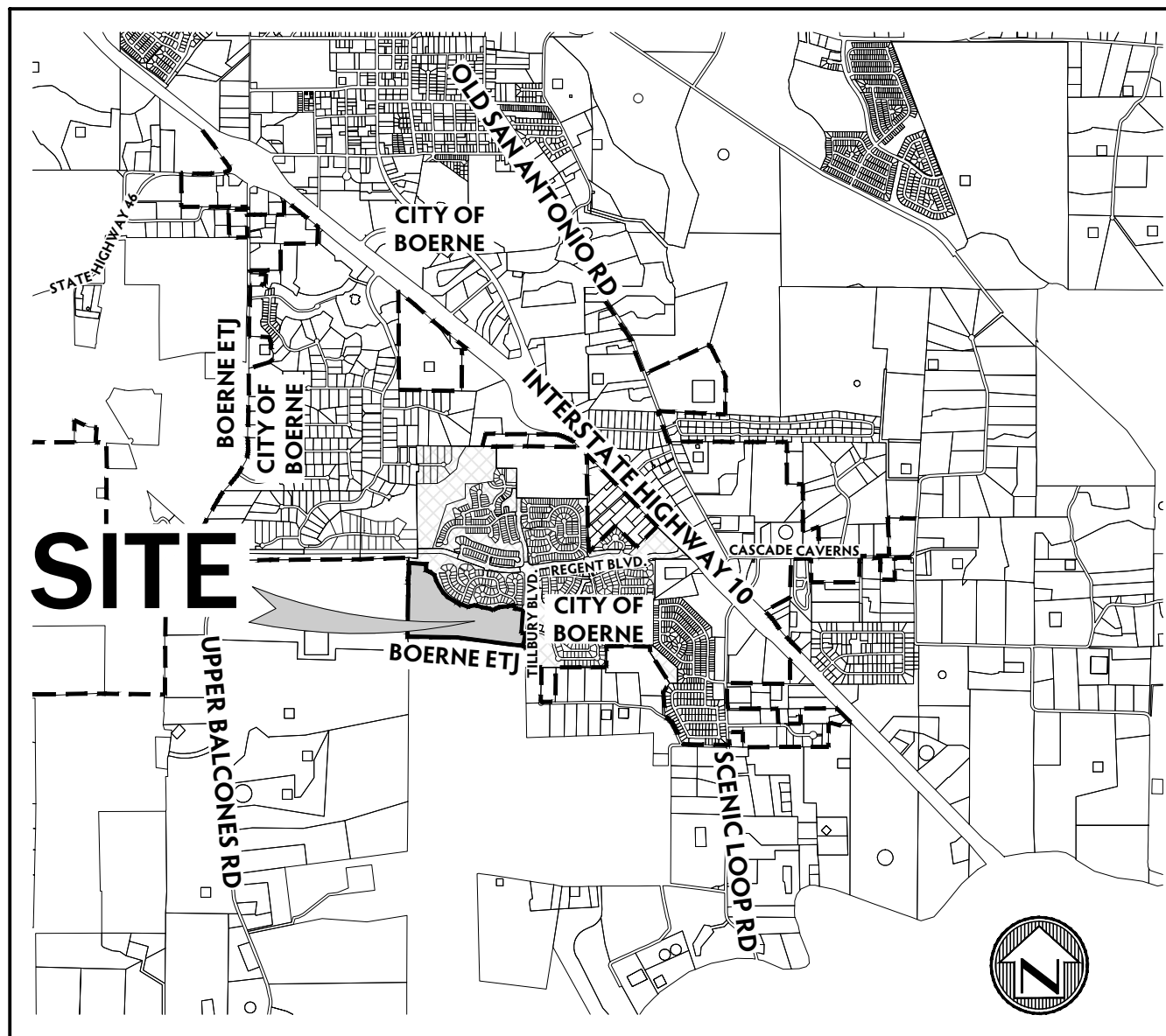
THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT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

BANDERA ELECTRIC COOPERATIVE EASEMENT:
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 (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND 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 EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF 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 SOME 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. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

A FINAL PLAT ESTABLISHING REGENT PARK UNIT 6

54.355 ACRES OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY 107, ABSTRACT 97, KENDALL COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF A CALLED 124.374 ACRE TRACT AS DESCRIBED IN VOLUME 1446, PAGE 260 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND A PORTION OF A CALLED 192.157 ACRE TRACT AS DESCRIBED IN DOCUMENT 2025-401830 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS;

147 NEW RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS 6,825 L.F. OF NEW STREET, 9.564 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 6 _____ 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

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

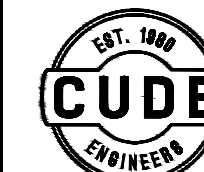
BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.220

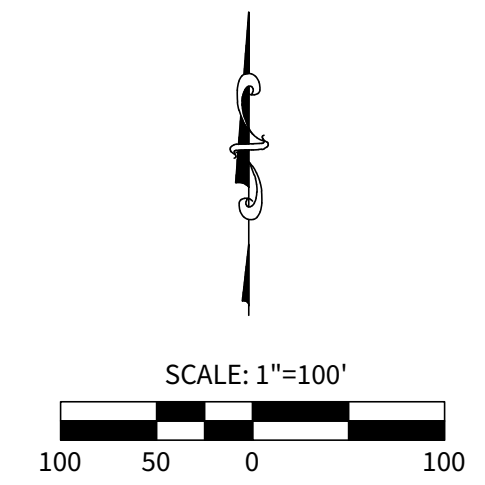


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TBP# 4455 - TBPELS #10048500

DATE: APRIL 2026

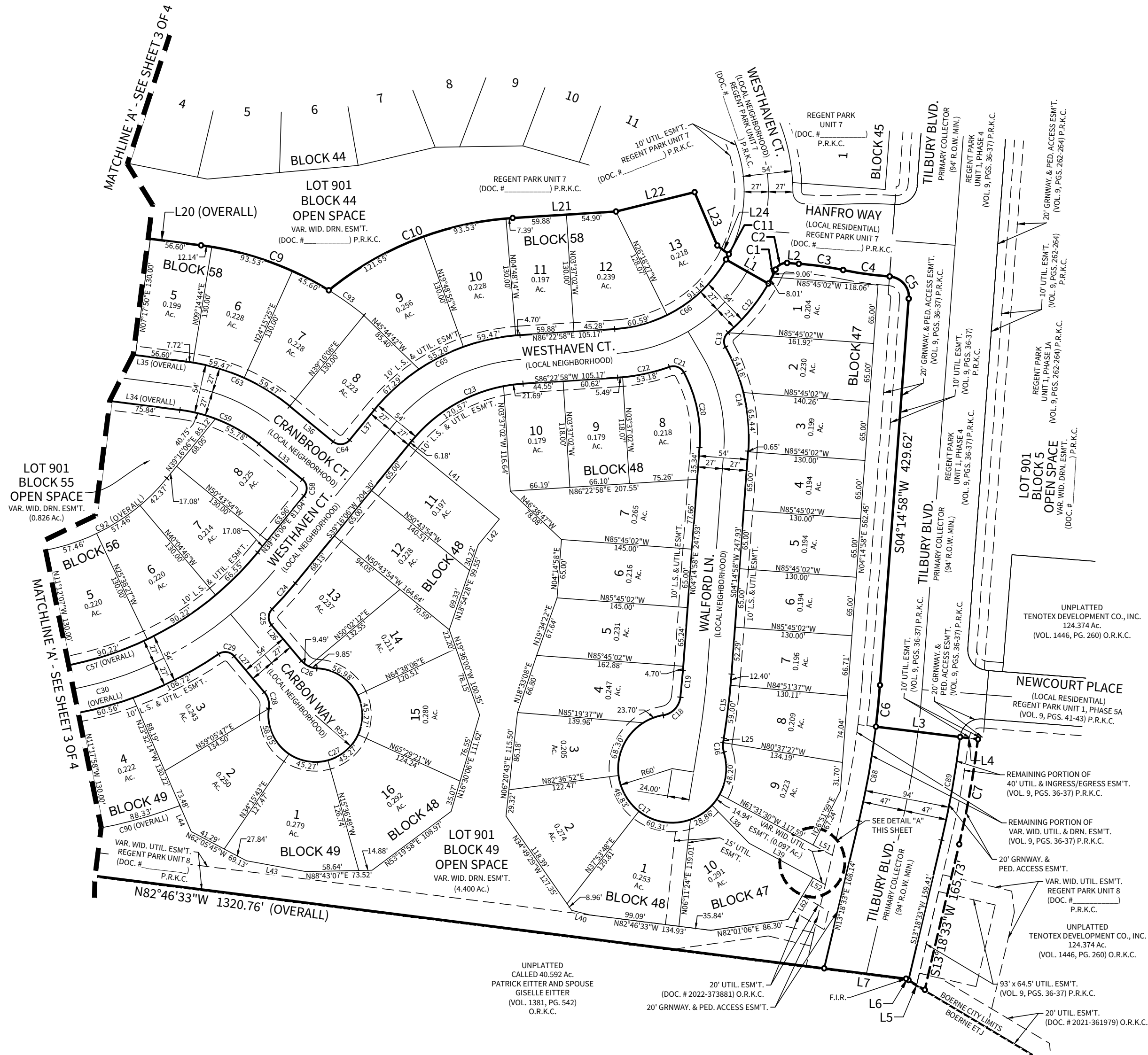
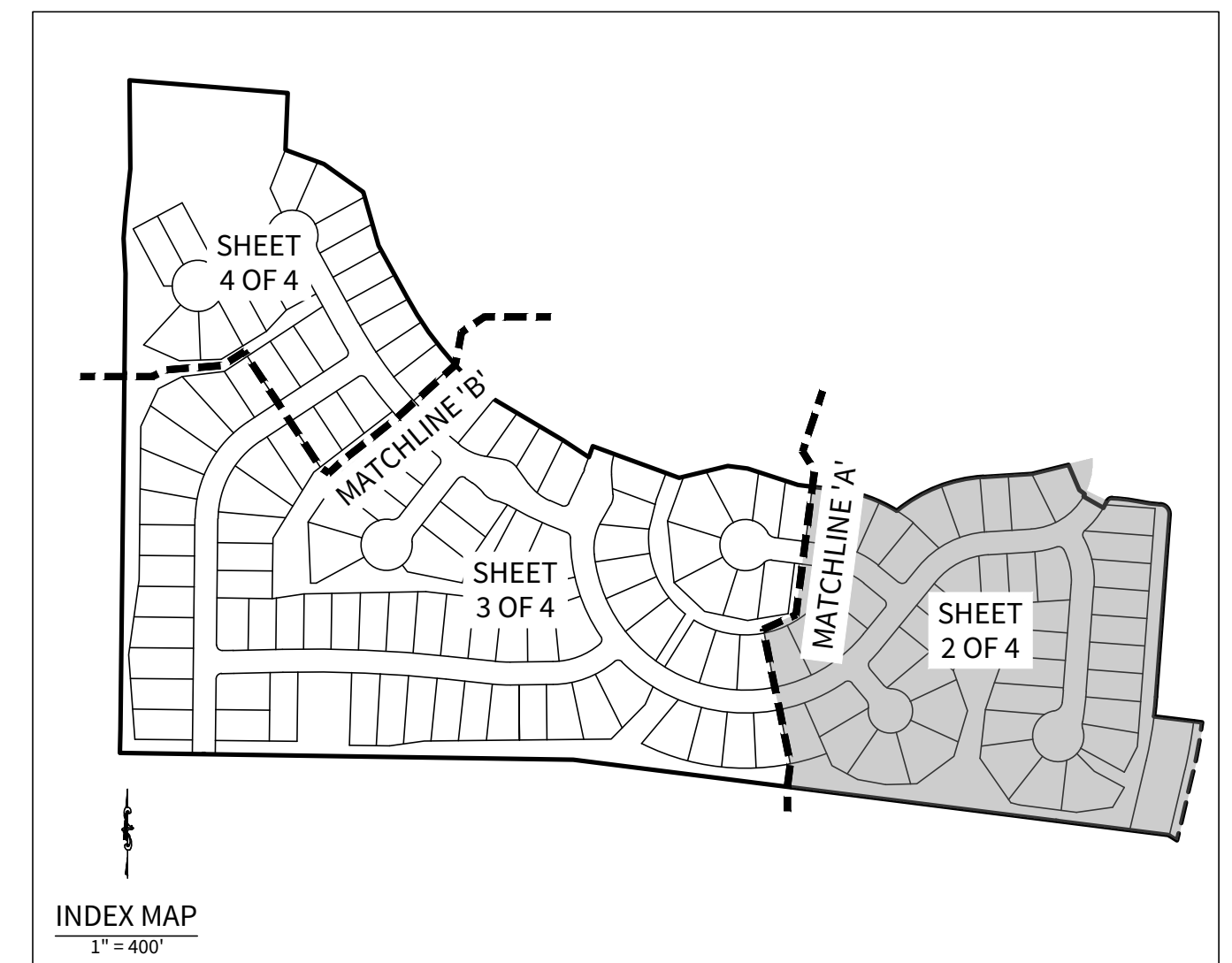
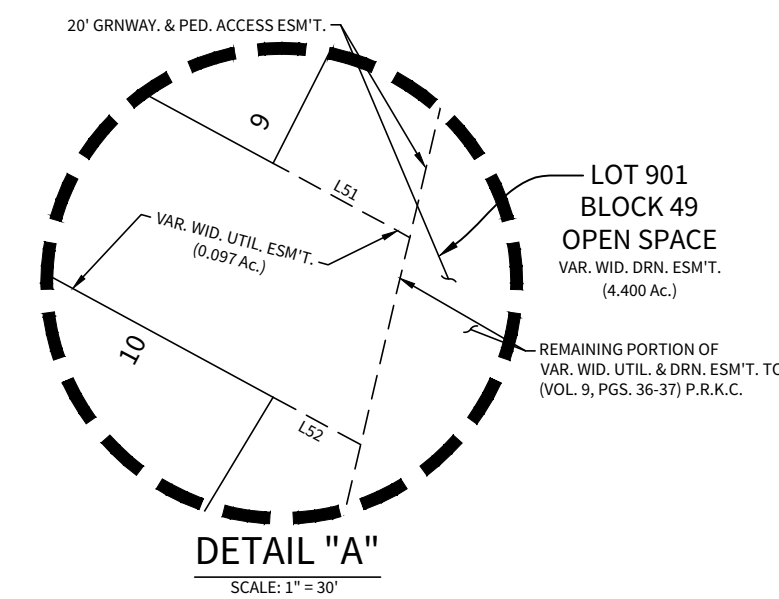
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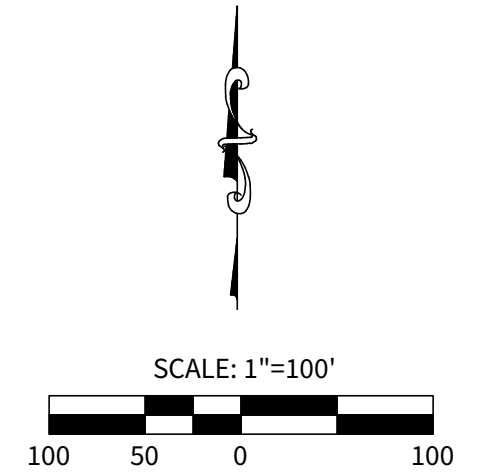
LEGEND

Ac.	= ACRES
BLVD.	= BOULEVARD
C1	= CURVE NUMBER
CT.	= COURT
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESMT.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
F.I.R.	= FOUND 1/2" IRON ROD
GRNWAY.	= GREENWAY
L1	= LINE NUMBER
L.F.	= LINEAR FEET
LN.	= LANE
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.K.C.	= OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
---	= STREET CENTERLINE
- - - -	= EXISTING PROPERTY LINE
○	= LARGE LEGACY TREE
●	= BOUNDARY NODE



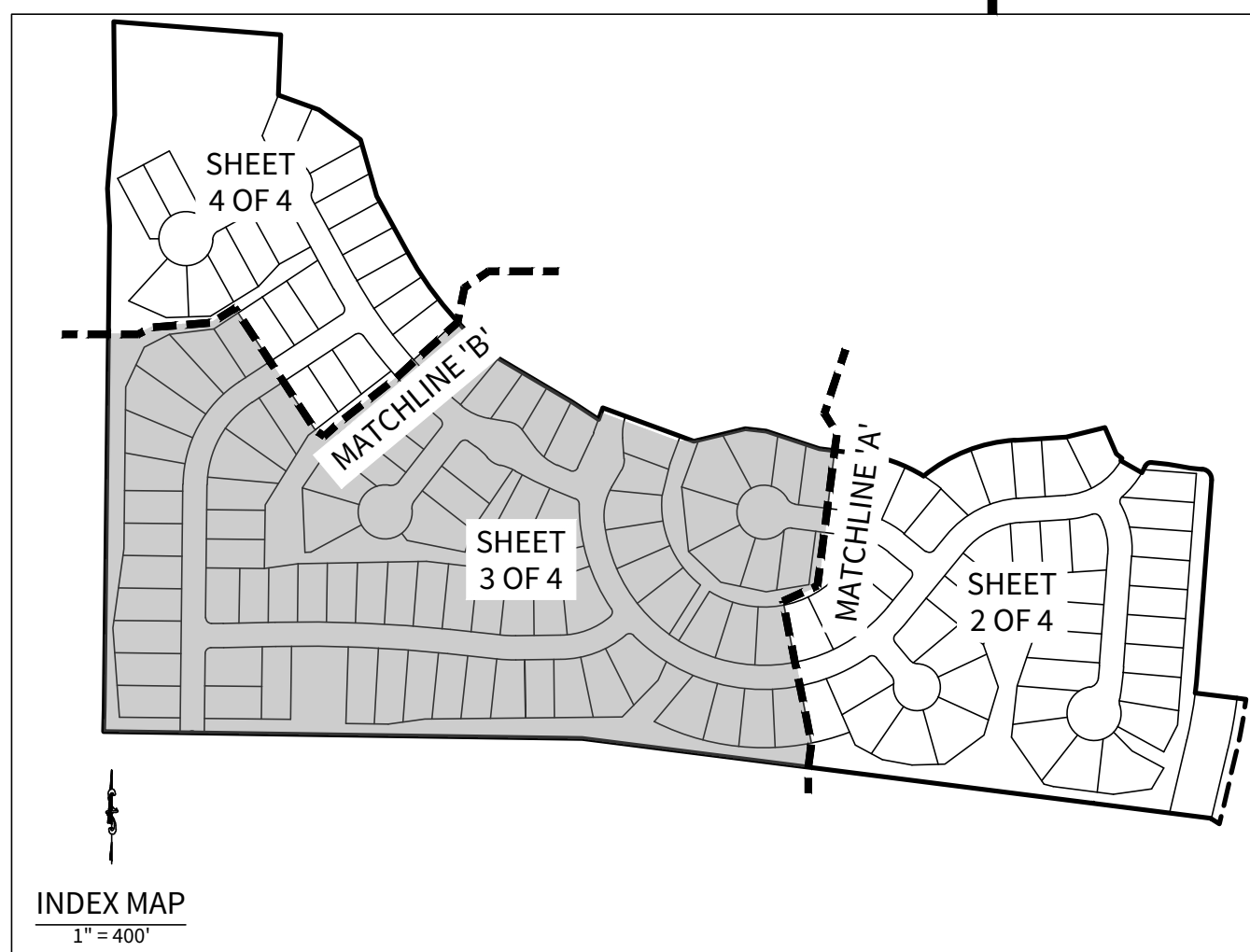
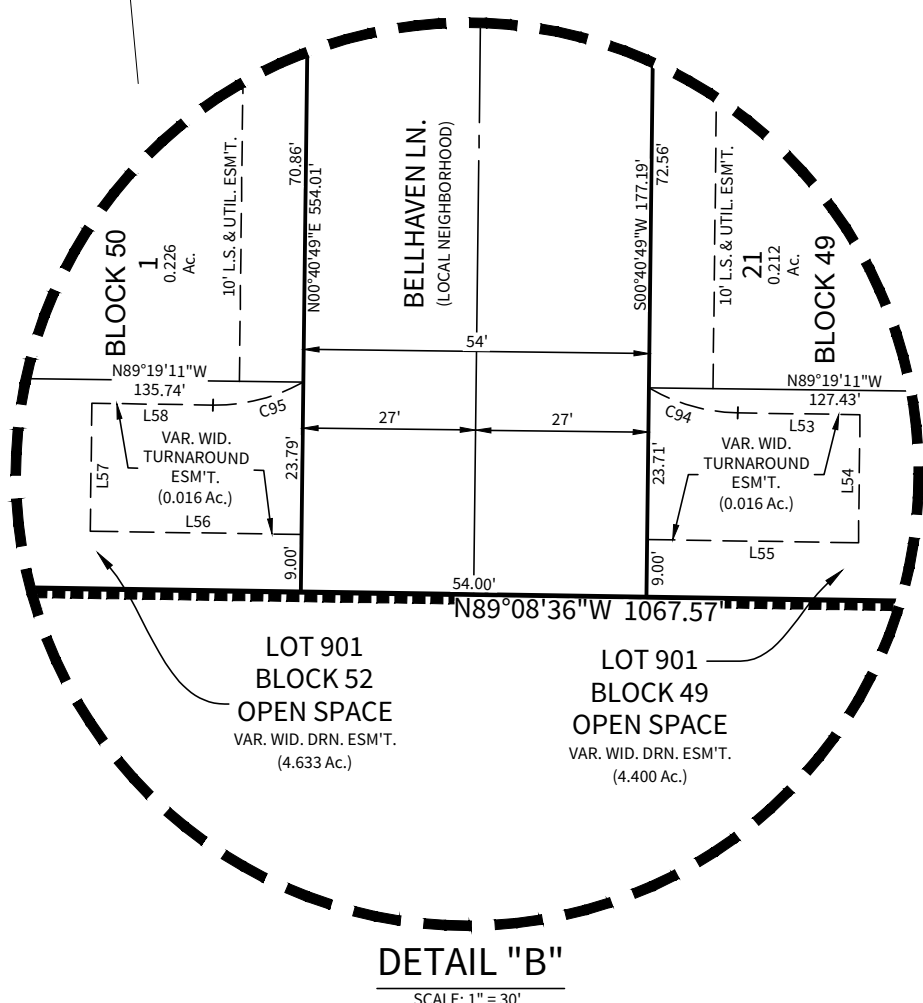
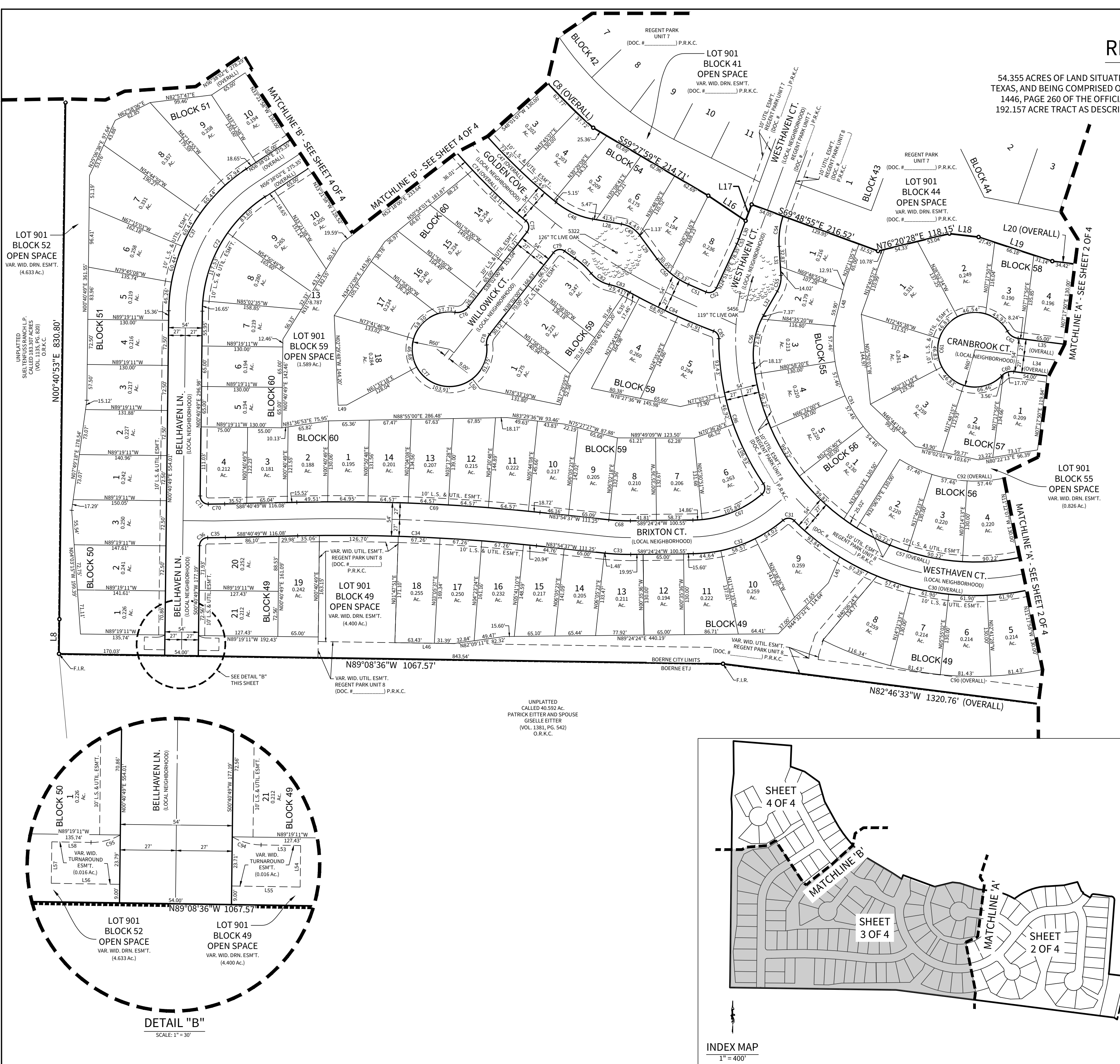
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CUDE ENGINEERS

3 OF 4

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	207.00'	4°43'30"	17.07'	N27°12'04"E	17.07'
C2	13.00'	69°24'39"	15.75'	N59°32'39"E	14.80'
C3	388.00'	7°19'54"	49.65'	S82°05'05"E	49.62'
C4	407.00'	7°19'54"	52.08'	S82°05'05"E	52.05'
C5	23.00'	90°00'00"	36.13'	S40°45'02"E	32.53'
C6	963.00'	2°45'15"	46.29'	S05°37'36"W	46.29'
C7	1077.00'	6°18'20"	118.53'	S10°09'23"W	118.47'
C8	843.00'	20°04'18"	295.32'	S38°46'32"E	293.81'
C9	357.00'	24°16'43"	151.28'	S70°33'48"E	150.15'
C10	357.00'	35°43'17"	222.57'	N68°31'20"E	218.99'
C11	153.00'	2°27'42"	6.57'	S28°19'58"W	6.57'
C12	207.00'	19°37'08"	70.88'	S39°22'23"W	70.53'
C13	13.00'	78°02'33"	17.71'	S10°09'41"W	16.37'
C14	207.00'	33°06'34"	119.62'	N12°18'19"W	117.96'
C15	798.00'	5°07'35"	71.40'	S06°48'45"W	71.37'
C16	23.00'	26°55'45"	10.81'	S04°05'20"E	10.71'
C17	60.00'	278°01'41"	291.15'	N58°32'22"W	78.70'
C18	23.00'	73°56'27"	29.68'	N43°30'15"E	27.66'
C19	744.00'	2°17'04"	29.66'	N05°23'30"E	29.66'
C20	153.00'	33°15'56"	86.16'	N11°53'00"W	85.03'
C21	13.00'	81°50'20"	18.57'	N68°56'08"W	17.03'
C22	207.00'	16°14'16"	58.66'	S78°15'50"W	58.47'
C23	173.00'	47°06'52"	142.26'	S62°49'32"E	138.28'
C24	412.00'	5°22'04"	38.60'	S41°57'08"W	38.58'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C25	13.00'	84°35'58"	19.20'	S02°20'11"W	17.50'
C26	23.00'	48°11'23"	19.34'	S64°03'29"E	18.78'
C27	52.00'	276°22'46"	250.83'	S50°02'12"W	69.33'
C28	23.00'	48°11'23"	19.34'	N15°52'06"W	18.78'
C29	13.00'	84°35'58"	19.20'	N82°15'47"W	17.50'
C30	412.00'	79°29'53"	571.65'	N84°48'49"W	526.89'
C31	13.00'	85°12'46"	19.33'	N87°40'16"W	17.60'
C32	227.00'	39°41'03"	157.22'	S69°33'52"E	154.10'
C33	352.00'	6°40'59"	41.06'	S87°15'06"E	41.04'
C34	2973.00'	7°24'35"	384.48'	N87°36'54"W	384.21'
C35	1027.00'	1°35'21"	28.49'	S89°28'29"W	28.49'
C36	13.00'	89°35'21"	20.33'	S45°28'29"W	18.32'
C37	277.00'	55°57'13"	270.51'	N28°39'25"E	259.89'
C38	13.00'	87°47'45"	19.92'	N12°44'09"E	18.03'
C39	1027.00'	2°25'20"	43.42'	S29°57'03"W	43.42'
C40	23.00'	90°00'00"	36.13'	N73°44'23"W	32.53'
C41	23.00'	58°47'49"	23.60'	S31°51'43"W	22.58'
C42	60.00'	285°25'26"	298.90'	N34°49'29"W	72.70'
C43	23.00'	46°37'37"	18.72'	N84°34'25"E	18.20'
C44	23.00'	43°05'49"	17.30'	N39°42'43"E	16.90'
C45	60.00'	176°11'37"	184.51'	S73°44'23"E	119.93'
C46	23.00'	43°05'49"	17.30'	S07°11'29"E	16.90'
C47	973.00'	22°04'39"	374.92'	S39°46'43"E	372.61'
C48	128.00'	29°16'02"	65.38'	N65°27'03"W	64.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C49	46.58'	43°45'32"	35.57'	S58°12'18"E	34.72'
C50	128.00'	29°16'01"	65.38'	S50°39'29"E	64.67'
C51	973.00'	1°48'47"	30.79'	S66°29'57"E	30.79'
C52	13.00'	87°44'09"	19.91'	N68°43'35"E	18.02'
C53	100.00'	4°40'25"	8.16'	N22°31'18"E	8.15'
C54	128.00'	22°04'06"	49.30'	S07°28'20"W	49.00'
C55	45.58'	33°19'54"	26.52'	S13°06'15"W	26.14'
C56	128.00'	35°53'43"	80.19'	S11°49'20"W	78.89'
C57	358.00'	134°36'22"	841.06'	S73°25'43"E	660.55'
C58	13.00'	90°00'00"	20.42'	N05°43'54"W	18.38'
C59	173.00'	31°58'16"	96.53'	N66°43'02"W	95.29'
C60	23.00'	52°57'26"	21.26'	S70°49'07"W	20.51'
C61	60.00'	285°54'53"	299.41'	N07°17'50"E	72.29'
C62	23.00'	52°57'26"	21.26'	S56°13'26"E	20.51'
C63	227.00'	31°58'16"	126.67'	S66°43'02"E	125.03'
C64	13.00'	90°00'00"	20.42'	N84°16'06"E	18.38'
C65	227.00'	47°06'52"	186.66'	N62°49'32"E	181.45'
C66	153.00'	56°49'09"	151.73'	N86°54'24"E	145.59'
C67	173.00'	39°59'28"	120.75'	S69°24'40"W	118.31'
C68	298.00'	6°40'59"	34.76'	N87°15'06"W	34.74'
C69	3027.00'	7°24'35"	391.46'	N87°36'54"W	391.19'
C70	973.00'	1°33'18"	26.41'	S89°27'28"W	26.41'
C71	13.00'	90°26'42"	20.52'	N44°32'32"E	18.46'
C72	223.00'	55°57'13"	217.78'	N28°39'25"E	209.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C73	13.00'	87°47'45"	19.92'	S79°28'06"E	18.03'
C74	1027.00'	14°11'31"	254.38'	S42°39'59"E	253.73'
C75	13.00'	87°47'45"	19.92'	S05°51'52"E	18.03'
C76	23.00'	60°23'52"	24.25'	S68°13'56"W	23.14'
C77	60.00'	285°05'39"	298.55'	S44°06'57"E	72.97'
C78	23.00'	44°41'47"	17.94'	N15°41'07"E	17.49'
C79	13.00'	87°47'45"	19.92'	N81°59'53"E	18.03'
C80	1027.00'	1°07'32"	20.18'	S54°44'01"E	20.18'
C81	128.00'	16°00'22"	35.76'	S47°17'36"E	35.64'
C82	52.79'	37°49'46"	34.85'	S58°12'18"E	34.22'
C83	128.00'	16°00'22"	35.76'	S69°06'59"E	35.64'
C84	1027.00'	8°15'59"	148.17'	S65°14'47"E	148.04'
C85	13.00'	69°30'19"	15.77'	S34°37'37"E	14.82'
C86	412.00'	34°23'17"	247.28'	S10°09'23"E	243.58'
C87	13.00'	83°40'42"	18.99'	S07°34'35"W	17.34'
C88	963.00'	6°18'20"	105.93'	N10°09'23"E	105.93'
C89	1057.00'	6°18'20"	116.33'	S10°09'23"E	116.27'
C90	542.00'	47°27'39"	448.96'	N86°54'24"E	436.24'
C91	228.00'	57°00'04"	226.83'	S23°05'22"E	217.59'
C92	228.00'	82°50'47"	329.67'	N80°41'30"E	301.70'
C93	3027.00'	7°24'35"	47.93'	N54°34'40"W	47.89'
C94	28.00'	29°49'25"	14.57'	S74°13'54"E	14.41'
C95	28.00'	30°10'35"	14.75'	S75°46'06"W	14.58'
C96	70.00'	16°27'07"	20.10'	S52°20'02"W	20.03'

A FINAL PLAT ESTABLISHING REGENT PARK UNIT 6

54.355 ACRES OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY 107, ABSTRACT 97, KENDALL COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF A CALLED 124.374 ACRE TRACT AS DESCRIBED IN VOLUME 1446, PAGE 260 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS AND A PORTION OF A CALLED 192.157 ACRE TRACT AS DESCRIBED IN DOCUMENT 2025-401830 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS;



SCALE: 1"=100'



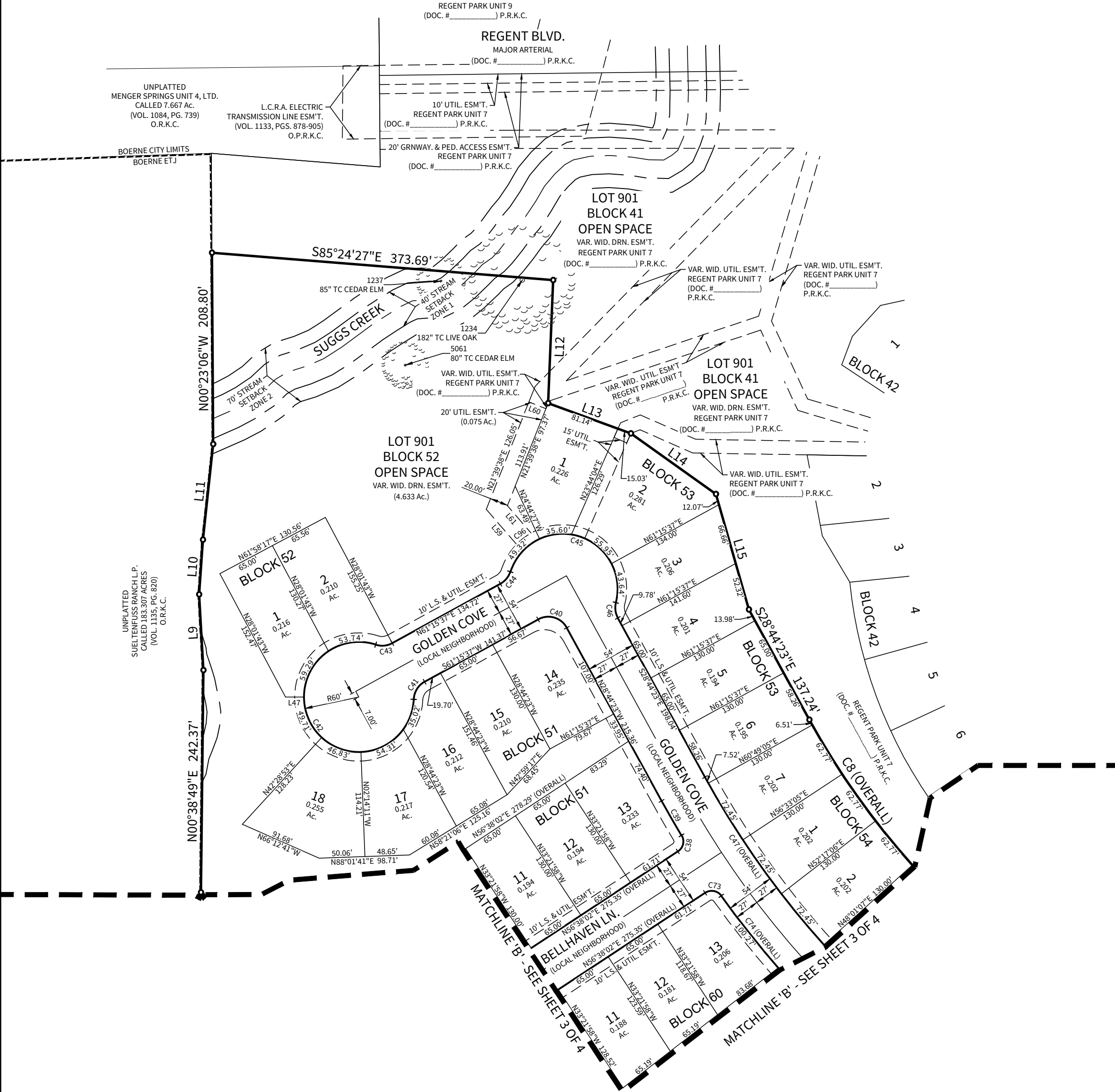
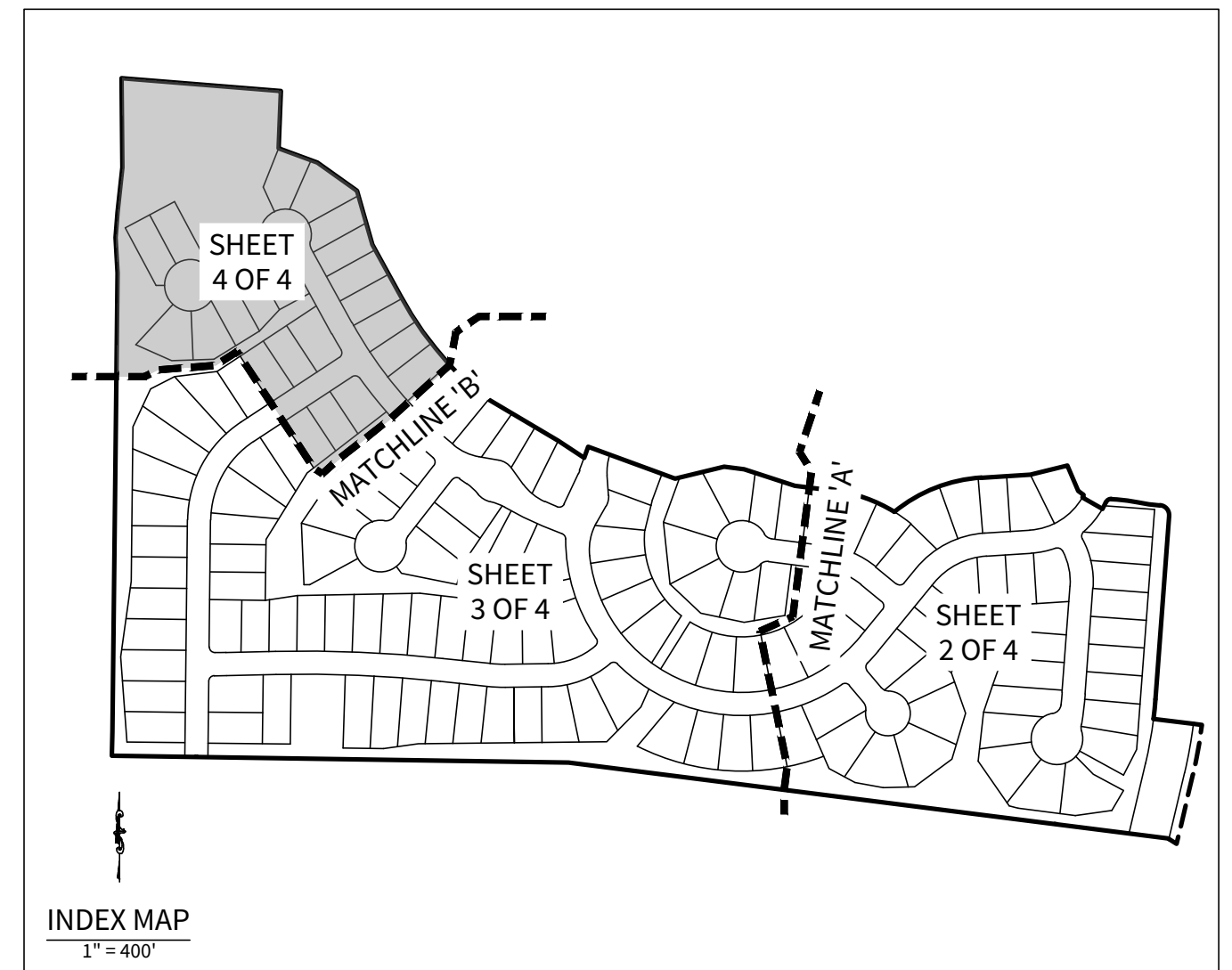
LEGEND

- Ac. = ACRES
- BLVD. = BOULEVARD
- CL. = CURVE NUMBER
- CT. = COURT
- DOC. = DOCUMENT
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- ETJ = EXTRATERRITORIAL JURISDICTION
- F.I.R. = FOUND 1/2" IRON ROD
- GRNWAY. = GREENWAY
- L1. = LINEAR FEET
- LN. = LANE
- L.S. = LANDSCAPE
- NAD. = NORTH AMERICAN DATUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.K.C. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
- PED. = PEDESTRIAN
- PG. = PAGE
- PGS. = PAGES
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- T.C. = TRUNK CIRCUMFERENCE
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- = STREET CENTERLINE
- - - = EXISTING PROPERTY LINE
- = LARGE LEGACY TREE
- = BOUNDARY NODE

BLOCK SIZE NOTES:

THE AVERAGE EXTERIOR PERIMETER OF THE BLOCKS ARE 1,668 L.F.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S60°26'11"E	54.00'	L35	S82°42'10"E	129.84'
L2	S85°45'02"E	13.07'	L36	S50°43'54"E	62.18'
L3	S82°59'47"E	94.00'	L37	N39°16'06"E	43.27'
L4	S82°59'47"E	20.00'	L38	N44°28'04"W	58.96'
L5	N59°08'50"W	20.98'	L39	N61°31'30"W	80.47'
L6	N59°08'50"W	3.20'	L40	S75°47'43"E	21.21'
L7	N82°46'33"W	91.46'	L41	N50°43'54"W	130.00'
L8	N00°42'23"E	55.60'	L42	N39°16'06"E	36.67'
L9	N03°17'46"W	82.93'	L43	S79°35'46"E	67.02'
L10	N04°01'29"E	59.80'	L44	S23°32'14"E	31.45'
L11	N06°10'27"E	104.92'	L45	N23°23'42"E	45.54'
L12	S02°20'17"W	134.40'	L46	S89°08'36"E	94.82'
L13	S69°57'00"E	96.17'	L47	S89°56'56"W	20.00'
L14	S54°33'44"E	114.01'	L48	S14°14'34"W	72.81'
L15	S15°55'55"E	131.05'	L49	S88°55'00"W	13.66'
L16	S56°04'05"E	72.33'	L50	N37°41'31"W	20.00'
L17	N20°11'05"E	27.83'	L51	S61°31'30"E	24.26'
L18	S83°23'38"E	47.09'	L52	N61°31'30"W	15.56'
L19	S71°52'25"E	124.77'	L53	S89°08'36"E	19.09'
L20	S82°42'10"E	91.02'	L54	S00°40'49"W	20.00'
L21	N86°22'58"E	114.79'	L55	N89°08'36"W	33.00'
L22	N76°10'33"E	89.70'	L56	S89°08'36"E	33.00'
L23	S23°06'51"E	64.36'	L57	S00°40'49"W	20.00'
L24	S53°06'50"E	15.98'	L58	N89°08'36"W	18.91'
L25	S09°22'33"W	5.19'	L59	N40°50'45"W	50.43'
L26	S39°57'48"E	52.07'	L60	S68°20'22"E	20.00'
L27	N39°57'48"W	52.07'	L61	S40°50'45"E	39.40'
L28	S80°05'03"E	46.98'	L62	N30°57'29"E	53.82'
L29	S36°19'32"E	46.98'			
L30	N20°11'05"E	31.23'			
L31	S03°33'43"E	46.84'			
L32	S29°46'12"W	43.90'			
L33	N50°43'54"W	62.18'			
L34	N82°42'10"W	129.84'			



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DATE: APRIL 2026

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