

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 #2019-56, SECTION 1.10(5).

LARGE LEGACY TREE:  
THERE ARE NINE (9) 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 5 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 41.431 TOTAL ACRES WITH 84 RESIDENTIAL LOTS FOR A DENSITY OF 2.027 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 RED PLASTIC CAP STAMPED "CUDE".
  - THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 7.652 ACRES.
  - THE AREA OF OPEN SPACE REQUIRED IS 8.286 ACRES (20.00%). THIS SUBDIVISION CONTAINS 13.842 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 0.165 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 GULCH 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.

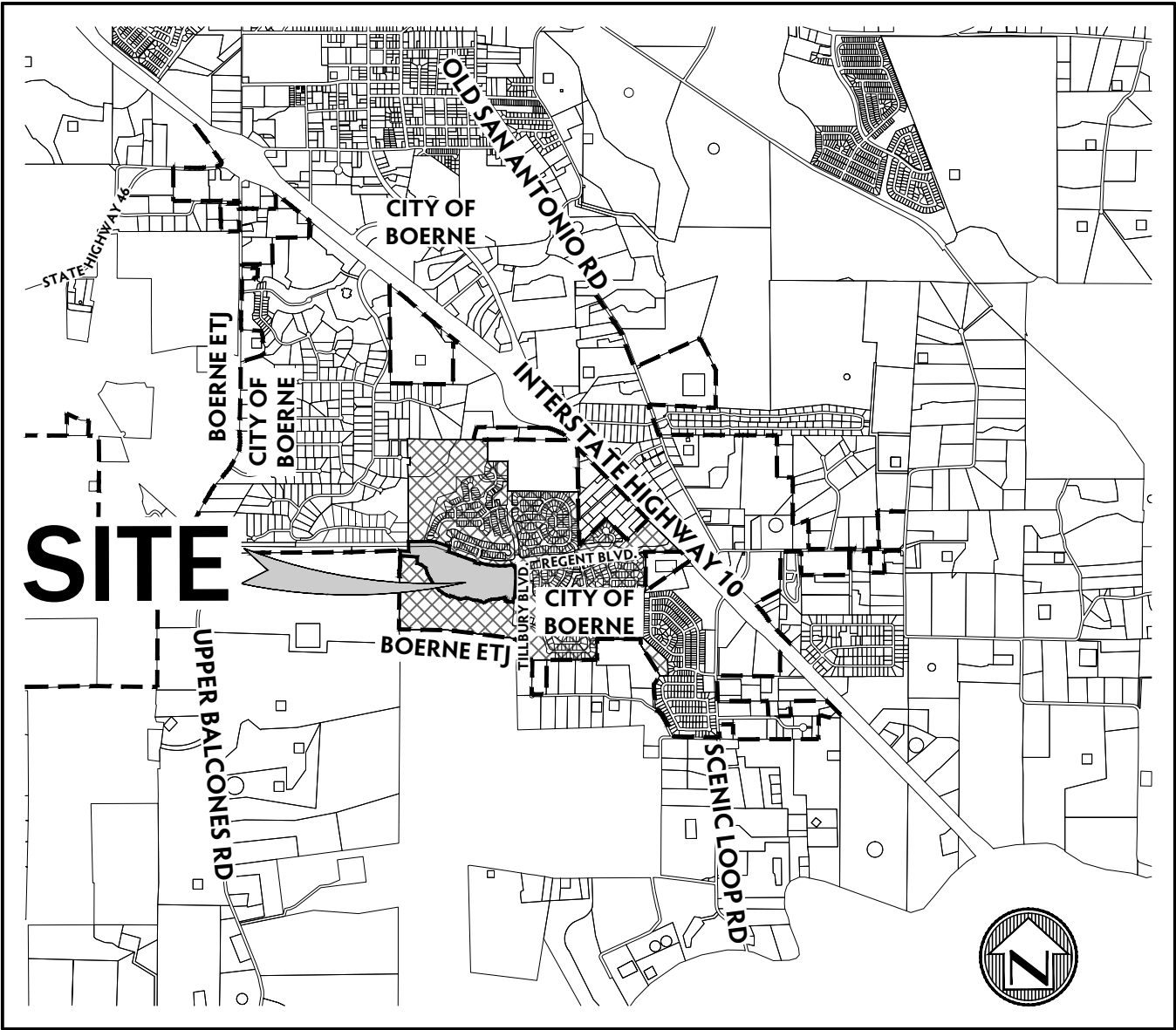
THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT 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 (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 PRELIMINARY PLAT ESTABLISHING REGENT PARK UNIT 7

BEING 41.431 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS AND 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, BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

### 84 NEW RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS 4,757 L.F. OF NEW STREET, 7.652 ACRES OF RIGHT-OF-WAY



## LOCATION MAP

STATE OF TEXAS  
COUNTY OF KENDALL

N.T.S.

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. 2022 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. 2022.

COUNTY CLERK  
KENDALL COUNTY, TEXAS

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

DEPUTY

THIS SUBDIVISION PLAT OF \_\_\_\_\_ REGENT PARK UNIT 7 \_\_\_\_\_ 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., 2022.

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., 2022.

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., 2022.

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

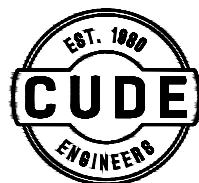
STATE OF TEXAS  
COUNTY OF BEXAR

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., 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.230



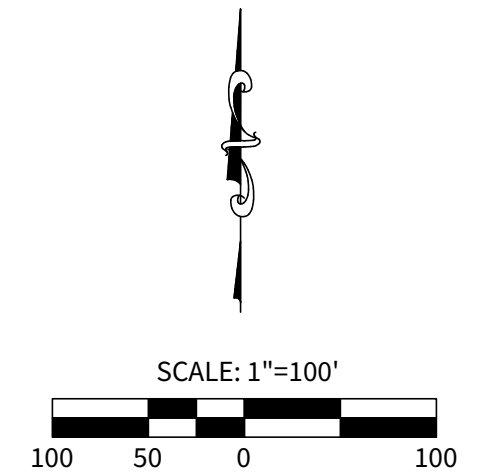
CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
TEL 210.681.2951 • FAX 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPELS REGISTERED  
TBP# 455 - TBPELS #10048500

DATE: APRIL 2022

1 OF 3

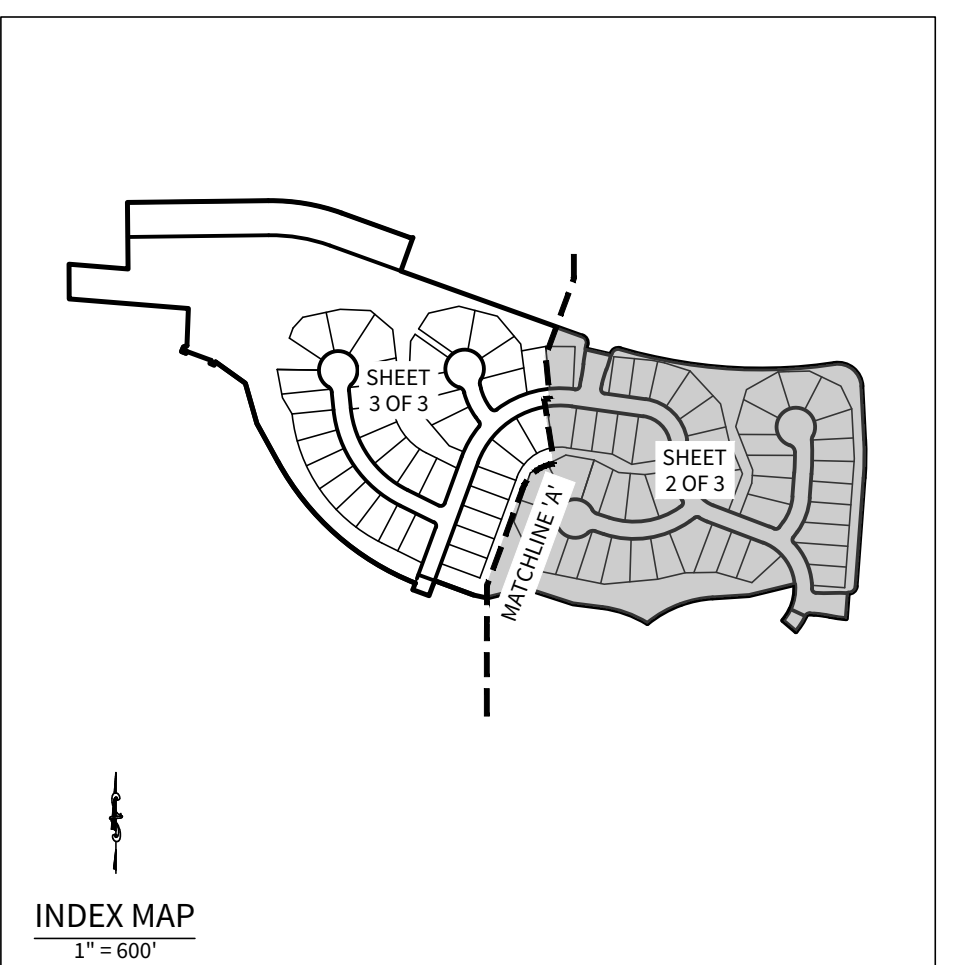
# REGENT PARK UNIT 7

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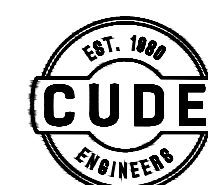
## LEGEND

Ac.	= ACRES
BLVD.	= BOULEVARD
C1	= CURVE NUMBER
CT.	= COURT
DRN.	= DRAINAGE
ESMT.	= EASEMENT
F.I.P.	= FOUND 1/2" IRON PIN
GRNWAY.	= GREENWAY
L1	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
OCL	= OUTSIDE CITY LIMITS
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
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R.O.W.	= RIGHT-OF-WAY
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
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WID.	= WIDTH
	= STREET CENTERLINE
	= EXISTING GROUND MAJOR CONTOUR
	= LARGE LEGACY TREE



INDEX MAP  
1" = 600'

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.230



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DATE: APRIL 2022



REGENT PARK UNIT 9

BEING 41.431 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS AND 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, BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L277	66.30'	S20°11'05"W
L1	80.00'	N04°14'58"E
L2	13.07'	S85°45'02"E
L3	54.00'	S49°14'45"E
L4	145.66'	N76°10'33"E
L5	114.79'	N86°22'58"E
L6	91.02'	S82°42'10"E
L7	124.77'	S71°52'25"E
L8	47.09'	S83°23'38"E
L9	107.37'	N76°20'28"E
L10	41.90'	S78°03'05"E
L11	130.00'	S69°48'55"E
L12	50.00'	N20°11'05"E
L13	54.00'	S69°48'55"E
L14	22.17'	N20°11'05"E
L15	131.05'	S15°55'55"E
L16	114.01'	S54°33'44"E
L17	11.39'	N23°44'04"E
L18	15.00'	S66°15'56"E
L19	10.43'	S23°44'04"W
L20	81.14'	S69°57'00"E
L21	6.47'	N21°39'38"E
L22	15.00'	S68°20'22"E
L23	15.98'	S21°39'38"W
L24	11.78'	S71°27'51"W
L25	116.27'	S02°20'17"W
L26	108.41'	S00°23'06"E
L27	110.71'	N19°43'27"E
L28	390.05'	N70°16'33"W
L29	14.18'	N13°02'05"E
L30	80.00'	N76°57'55"W
L31	2.00'	S13°02'05"W
L32	54.00'	N65°09'41"W
L33	19.07'	S54°52'51"W
L34	28.16'	N71°47'07"W
L35	41.94'	S71°47'07"E
L36	5.62'	N54°52'51"E
L37	224.55'	N82°03'06"W
L38	54.00'	N69°48'55"W
L39	54.31'	N05°49'21"W
L40	54.31'	S05°49'21"E
L41	17.72'	N35°53'31"W
L42	11.98'	S14°39'38"E
L43	6.37'	S35°53'31"E

LINE TABLE

LINE	LENGTH	BEARING
L44	1.93'	S82°03'06"E
L45	21.98'	N35°49'50"E
L46	6.55'	S02°54'16"E
L47	21.98'	S35°49'50"W
L48	79.09'	N25°43'09"W
L49	108.29'	N64°26'28"W
L50	64.87'	S89°01'47"W
L51	112.14'	S60°40'26"W
L52	41.66'	S04°14'58"W
L53	120.72'	N84°29'35"W
L54	69.07'	S62°16'35"E
L55	89.83'	N79°56'05"W
L56	87.78'	N76°44'40"E
L57	92.10'	N89°48'36"W
L58	76.69'	S79°37'48"W
L59	97.11'	S77°14'20"W
L60	58.48'	S32°39'09"W
L61	25.66'	S32°39'09"W
L62	49.16'	S66°55'29"E
L63	45.62'	S42°26'40"W
L64	33.21'	S20°19'11"W
L65	90.06'	S10°37'42"E
L66	58.75'	S30°48'21"E
L68	75.47'	N53°29'56"W
L69	30.28'	N49°05'15"E
L70	331.76'	N04°14'58"E
L71	153.72'	N02°54'16"W
L72	94.92'	N53°29'56"W
L73	58.31'	N12°00'11"E
L74	207.64'	S54°59'03"E
L75	207.30'	N54°59'03"W
L76	15.00'	S73°40'10"E
L77	2.55'	S21°39'38"W
L78	18.14'	N02°20'17"E
L79	7.18'	S23°44'04"W
L80	23.18'	S68°44'04"W
L81	65.93'	N66°15'56"W
L82	62.75'	S66°15'56"E
L83	10.76'	N68°44'04"E
L84	15.03'	S69°57'00"E
L85	96.69'	N24°51'54"W



SCALE: 1"=100'



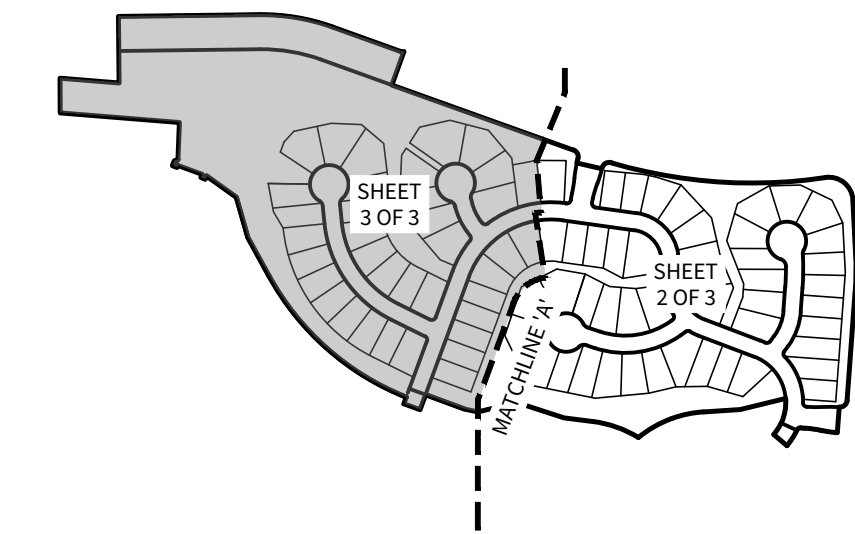
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--- = LARGE LEGACY TREE

BLOCK SIZE NOTES:

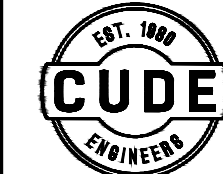
THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

- BLOCK 40 2,090 L.F.  
BLOCK 41 1,765 L.F.  
BLOCK 42 2,043 L.F.  
BLOCK 43 2,178 L.F.  
BLOCK 44 1,478 L.F.  
BLOCK 45 1,706 L.F.  
BLOCK 46 2,020 L.F.



INDEX MAP

1" = 600'



CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.230

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  
TBPE #455 - TBPELS #10048500

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