

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 NO 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 8 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 16.950 TOTAL ACRES WITH 44 RESIDENTIAL LOTS FOR A DENSITY OF 2.596 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 RED PLASTIC CAP STAMPED "CUDE".
5. THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 5.915 ACRES.
6. THE AREA OF OPEN SPACE REQUIRED IS 3.390 ACRES (20.00%). THIS SUBDIVISION CONTAINS 0.545 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 0.160 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.

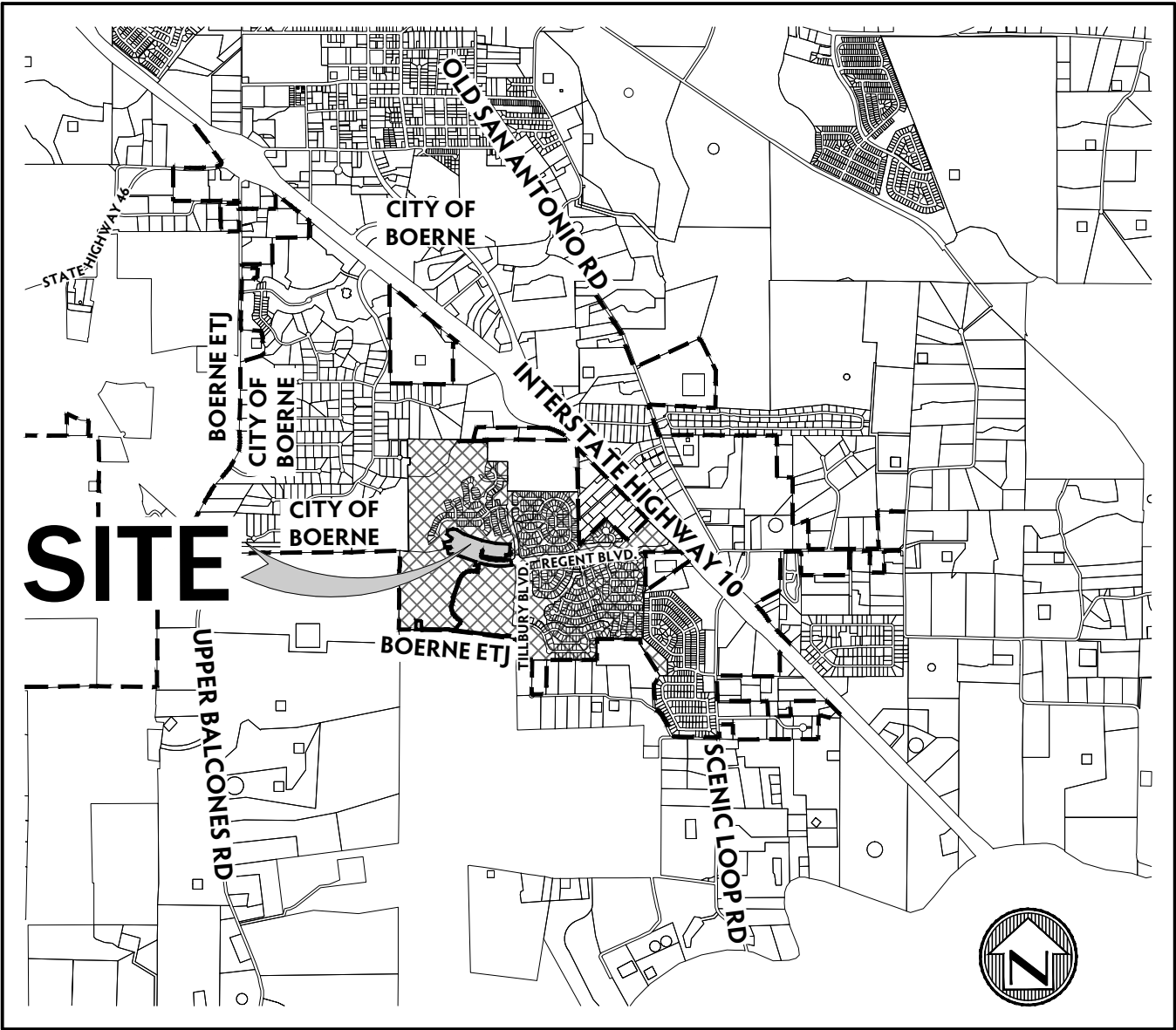
BANDERA ELECTRIC COOPERATIVE NOTES:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF 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 8

BEING 16.950 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, BEING 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, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

44 NEW RESIDENTIAL LOTS AND 1 OPEN SPACE LOT
3,194 L.F. OF NEW STREET, 5.915 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 8 _____ 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

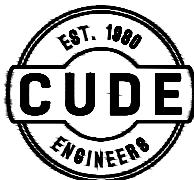
STATE OF TEXAS
COUNTY OF BEXAR

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 # 02133.210

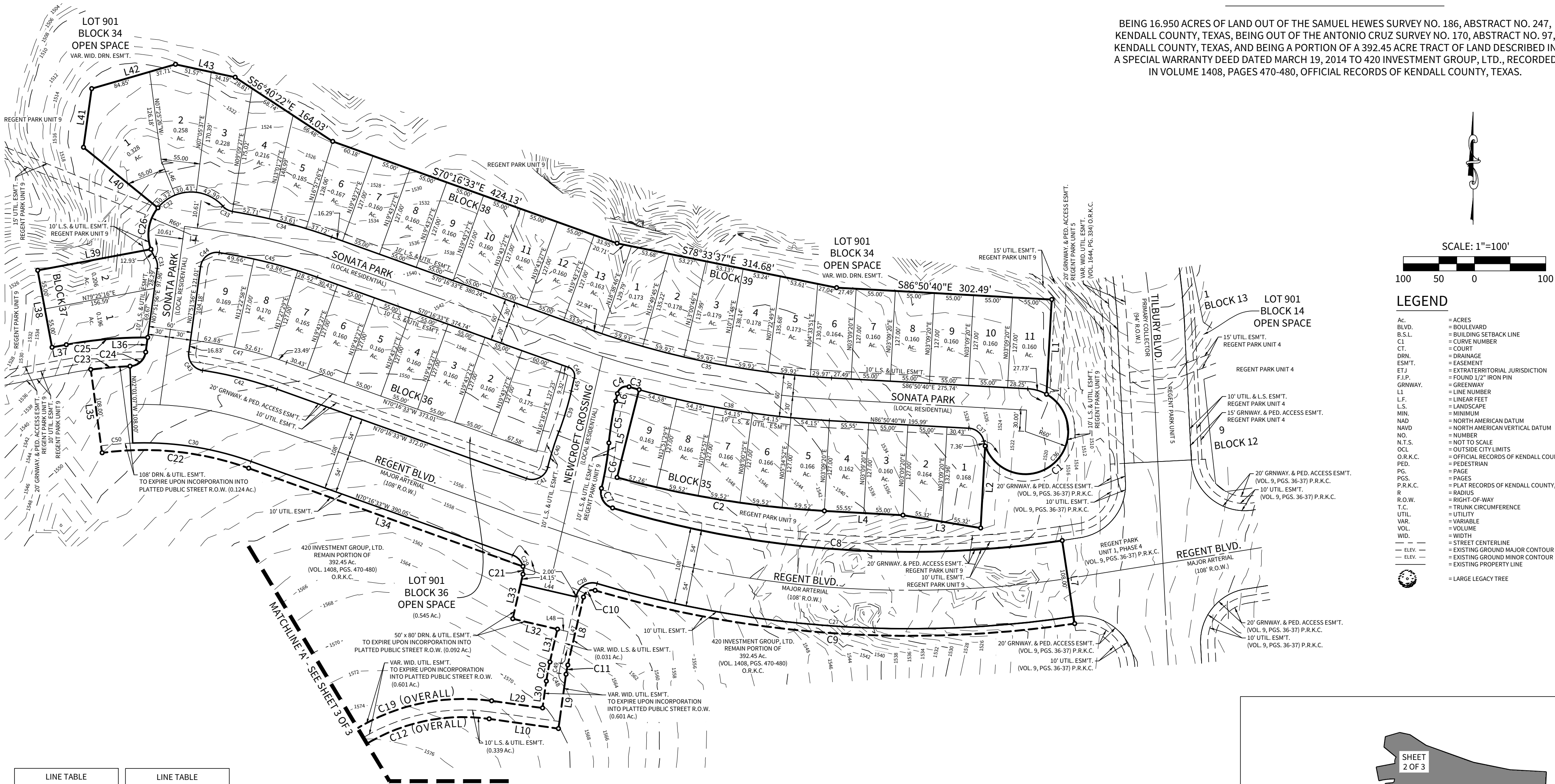


CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPELS REGISTERED
TBPE #455 - TBPELS #10048500

DATE: NOVEMBER 2020

REGENT PARK UNIT 8

BEING 16.950 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, BEING 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, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



- LEGEND**
- Ac. = ACRES
 - B.L.V.D. = BOULEVARD
 - B.S.L. = BUILDING SETBACK LINE
 - C1 = CURVE NUMBER
 - CT. = COURT
 - DRN. = DRAINAGE
 - ESMT. = EASEMENT
 - ET J = EXTRATERRITORIAL JURISDICTION
 - F.I.P. = FOUND 1/2" IRON PIN
 - GRNWAY. = GREENWAY
 - L1 = LINE NUMBER
 - L.F. = LINEAR FEET
 - L.S. = LANDSCAPE
 - MIN. = MINIMUM
 - 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
 - R. = RADIUS
 - R.O.W. = RIGHT-OF-WAY
 - T.C. = TRUNK CIRCUMFERENCE
 - UTIL. = UTILITY
 - VAR. = VARIABLE
 - VOL. = VOLUME
 - WID. = WIDTH
 - = STREET CENTERLINE
 - - - = EXISTING GROUND MAJOR CONTOUR
 - - - = EXISTING GROUND MINOR CONTOUR
 - - - = EXISTING PROPERTY LINE
 - = LARGE LEGACY TREE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°09'20"W	133.30'
L2	S03°09'20"W	115.37'
L3	N80°39'27"W	110.64'
L4	N86°50'40"W	110.55'
L5	N14°04'15"E	127.03'
L6	S13°02'05"W	10.86'
L7	S08°29'56"E	118.00'
L8	S13°02'05"W	97.73'
L9	N07°56'58"E	77.00'
L10	S82°03'06"E	98.43'
L11	S27°38'19"W	16.45'
L12	S23°35'05"W	65.82'
L13	S40°06'24"W	131.38'
L14	N17°36'24"E	25.48'
L15	N07°13'27"E	19.02'
L16	N82°01'06"E	106.75'
L17	S76°41'27"E	51.36'
L18	N13°18'33"E	15.00'
L19	N76°41'27"W	48.54'
L20	S82°01'06"W	105.94'
L21	N88°40'49"E	30.33'
L22	S82°46'33"E	136.70'
L23	N07°13'27"E	20.38'
L24	N17°36'24"E	29.83'
L25	S40°06'24"W	132.18'
L26	S23°37'56"W	38.16'

LINE TABLE		
LINE	BEARING	LENGTH
L27	S20°11'05"W	118.21'
L28	S00°23'20"E	75.64'
L29	S82°03'06"E	72.27'
L30	N07°56'54"E	38.18'
L31	S13°02'05"W	47.35'
L32	N76°57'55"W	64.50'
L33	N13°02'05"E	64.15'
L34	N70°16'33"W	409.02'
L35	S07°44'53"E	118.00'
L36	N07°51'56"E	20.68'
L37	S79°25'16"W	20.29'
L38	N10°34'44"W	110.00'
L39	N79°25'16"E	161.70'
L40	N50°53'47"W	134.66'
L41	N07°51'56"E	83.38'
L42	N73°48'21"E	122.56'
L43	S77°45'57"E	85.76'
L44	N76°57'55"W	80.00'
L45	S13°02'05"W	18.62'
L46	S21°56'29"E	52.03'
L47	S13°02'05"W	97.73'
L48	S76°57'55"E	15.50'
L49	S66°21'40"E	15.11'

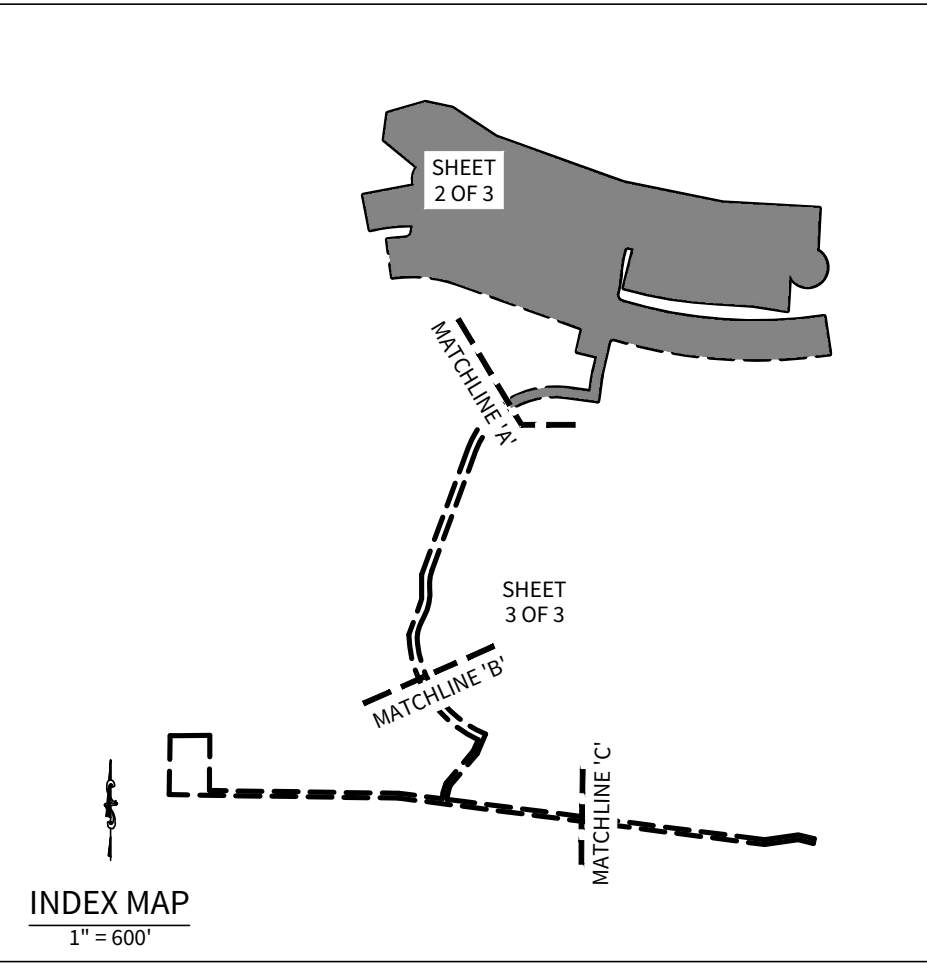
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	60.00'	22°02'41"	163.06'	230.81'	112.62'	S49°50'18"W
C2	1406.00'	12°02'10"	148.23'	295.36'	294.82'	N80°49'35"W
C3	1279.00'	0°39'30"	7.35'	14.69'	14.69'	N74°22'04"W
C4	13.00'	92°55'36"	13.68'	21.08'	18.85'	N59°29'53"E
C5	448.00'	7°36'11"	29.77'	59.45'	59.40'	N09°14'00"E
C6	462.00'	8°02'13"	32.46'	64.81'	64.75'	S09°27'01"W
C7	23.00'	86°40'31"	21.70'	34.79'	31.57'	N29°52'08"W
C8	1445.83'	25°17'43"	324.45'	638.32'	633.14'	S85°51'10"E
C9	1564.00'	24°55'28"	345.65'	680.36'	675.01'	N86°02'12"W
C10	13.00'	93°23'27"	13.79'	21.19'	18.92'	N59°43'48"E
C11	150.00'	5°05'07"	6.66'	13.31'	13.31'	N10°29'32"E
C12	263.00'	77°45'49"	212.08'	356.95'	330.18'	N59°04'00"E
C13	118.00'	25°59'41"	27.24'	53.54'	53.08'	S07°11'15"W
C14	162.00'	33°26'55"	48.68'	94.57'	93.24'	N10°54'52"E
C15	118.00'	33°45'51"	35.81'	69.54'	68.53'	S10°45'24"W
C16	348.00'	61°28'09"	206.91'	373.35'	355.70'	N36°51'36"W
C17	2963.00'	1°49'16"	47.09'	94.17'	94.17'	S89°35'27"W
C18	373.50'	63°39'19"	231.83'	414.96'	393.94'	N33°23'22"W
C19	288.50'	77°45'49"	232.64'	391.56'	362.19'	N59°04'00"E
C20	307.50'	5°05'11"	13.66'	27.30'	27.29'	N10°29'29"E
C21	23.00'	27°43'41"	5.68'	11.13'	11.02'	S00°49'45"E
C22	436.00'	27°28'20"	106.58'	209.05'	207.06'	S84°00'43"E
C23	554.00'	5°43'46"	27.72'	55.40'	55.38'	N85°07'00"E
C24	23.00'	80°06'57"	19.34'	32.16'	29.60'	S47°55'25"W
C25	594.00'	11°05'22"	57.66'	114.97'	114.79'	N84°57'56"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C26	60.00'	58°51'45"	33.85'	61.64'	58.97'	N09°40'21"E
C27	1554.00'	24°55'28"	343.44'	676.01'	670.69'	S86°02'12"E
C28	23.00'	93°23'27"	24.40'	37.49'	33.48'	S59°43'48"W
C29	23.00'	83°18'38"	20.46'	33.44'	30.57'	N28°37'14"W
C30	448.00'	21°44'33"	85.65'	169.25'	168.23'	N81°08'50"W
C31	23.00'	39°58'24"	8.37'	16.05'	15.72'	N12°07'15"W
C32	60.00'	170°09'56"	697.40'	178.20'	119.56'	S52°58'31"W
C33	23.00'	38°54'02"	8.12'	15.62'	15.32'	S61°23'32"E
C34	781.00'	10°34'00"	72.22'	144.03'	143.83'	N75°33'33"W
C35	1219.00'	16°34'07"	177.49'	352.51'	351.28'	S78°33'37"E
C36	60.00'	253°54'46"	79.75'	265.90'	95.89'	N40°06'41"E
C37	23.00'	73°54'44"	17.30'	29.67'	27.66'	N49°53'18"W
C38	1279.00'	12°48'21"	143.53'	285.86'	285.26'	S80°26'30"E
C39	448.00'	7°36'11"	29.77'	59.45'	59.40'	S16°50'10"W
C40	462.00'	6°30'50"	26.29'	52.52'	52.50'	N17°22'50"E
C41	23.00'	95°36'02"	25.37'	38.38'	34.08'	S61°55'26"W
C42	554.00'	11°10'05"	54.16'	107.98'	107.81'	S75°51'35"E
C43	23.00'	89°18'34"	22.72'	35.85'	32.33'	N36°47'21"W
C44	23.00'	90°34'15"	23.23'	36.36'	32.69'	N53°09'04"E
C45	721.00'	11°17'15"	71.25'	142.04'	141.81'	S75°59'11"E
C46	13.00'	83°18'38"	11.56'	18.90'	17.28'	S28°37'14"E
C47	594.00'	13°24'23"	69.81'	138.99'	138.67'	N76°58'45"W
C48	13.00'	76°39'28"	10.28'	17.39'	16.12'	S30°22'46"E
C49	160.00'	5°05'07"	7.11'	14.20'	14.20'	S10°29'32"W
C50	446.00'	5°43'46"	22.32'	44.60'	44.58'	S85°07'00"W

BLOCK SIZE NOTES:

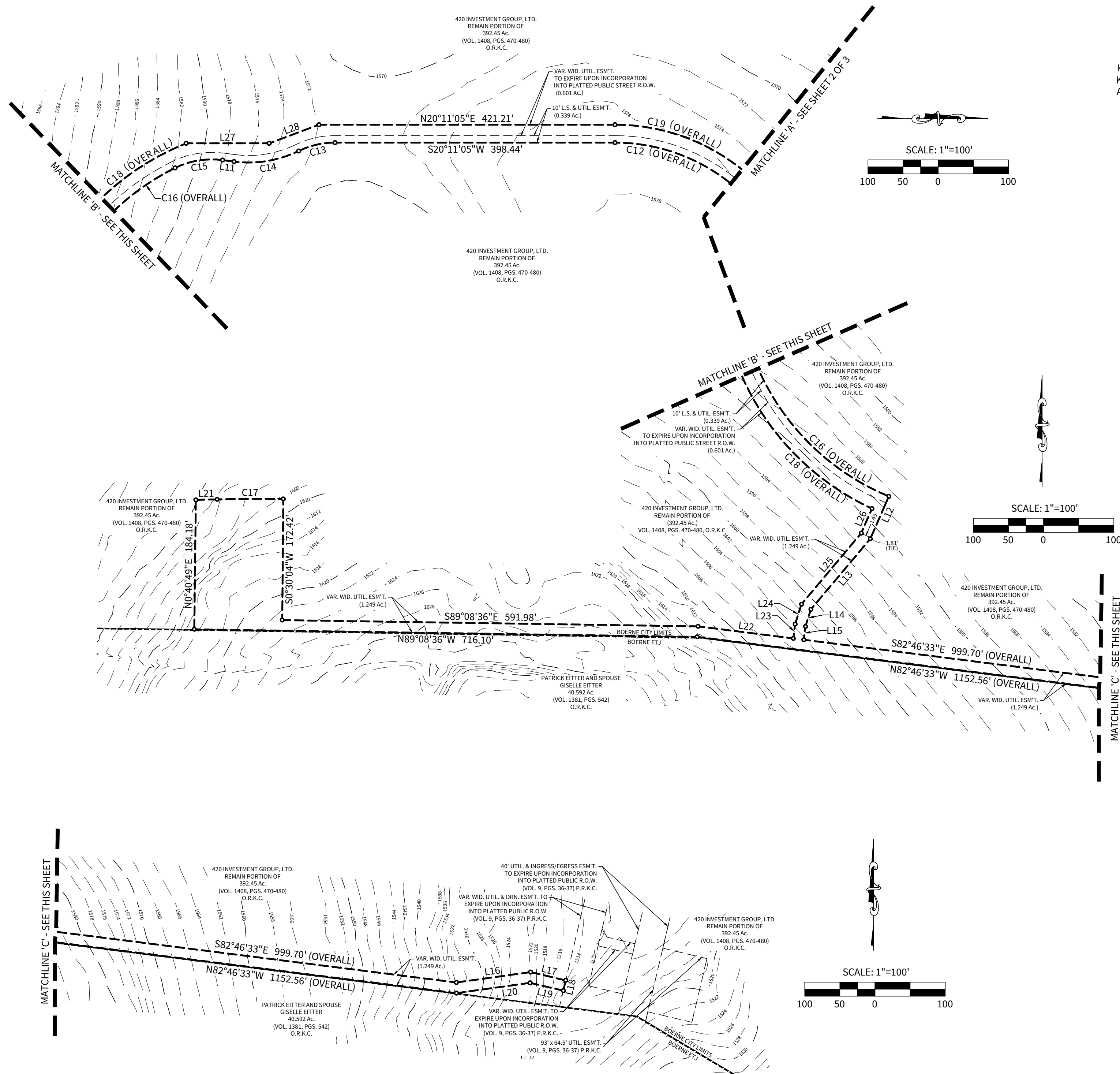
THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

- BLOCK 35 1,263 L.F.
- BLOCK 36 1,287 L.F.
- BLOCK 37 534 L.F.
- BLOCK 38 1,831 L.F.
- BLOCK 39 1,493 L.F.



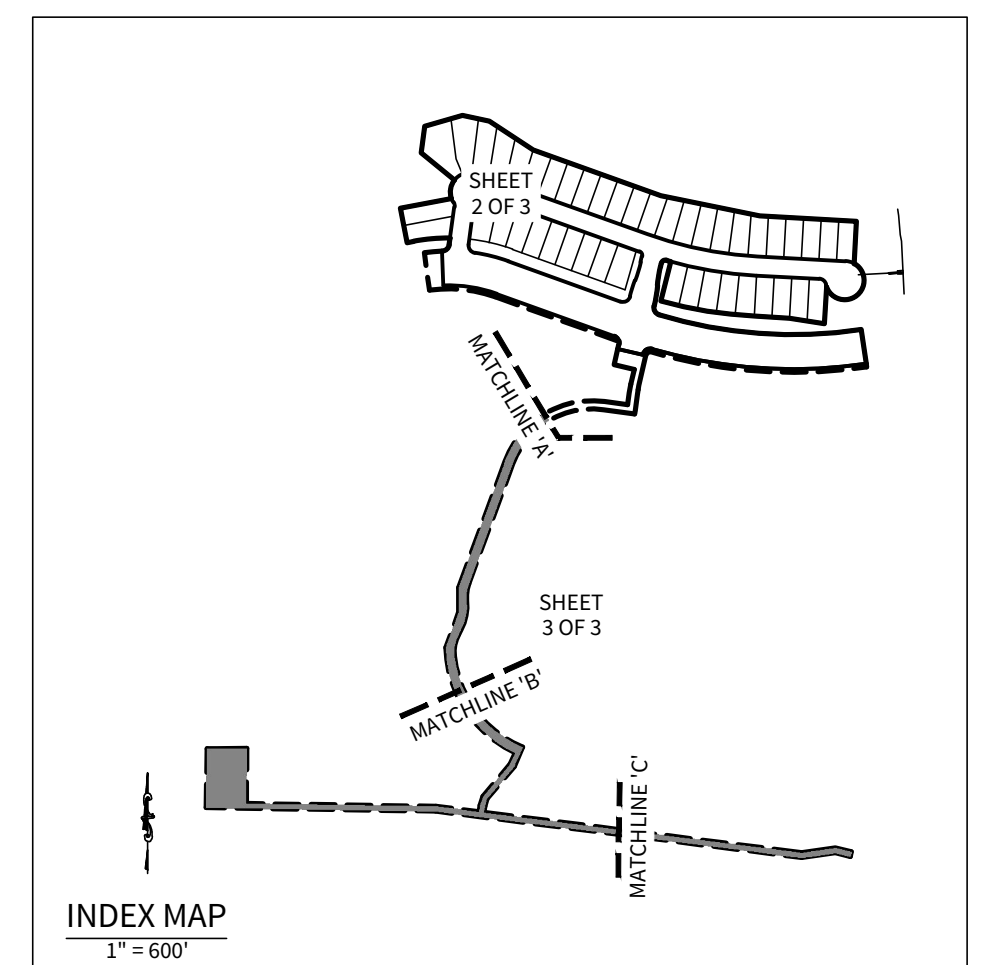
REGENT PARK UNIT 8

BEING 16.950 ACRES OF LAND OUT OF THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, KENDALL COUNTY, TEXAS, BEING 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, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



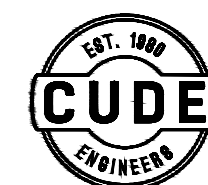
LEGEND

Ac.	= ACRES
BLVD.	= BOULEVARD
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CT.	= COURT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
F.I.P.	= FOUND 1/2" IRON PIN
GRNWAY.	= GREENWAY
L1	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
MIN.	= MINIMUM
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
R.	= RADIUS
R.O.W.	= RIGHT-OF-WAY
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
---	= STREET CENTERLINE
- - - -	= EXISTING GROUND MAJOR CONTOUR
- . - . -	= EXISTING GROUND MINOR CONTOUR
- - - -	= ELEV.
- - - -	= EXISTING PROPERTY LINE
⊙	= LARGE LEGACY TREE



CONTACT: W. PATRICK MURPHY, P.E.

PROJECT # 02133.210



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TBPE #455 - TBPES #10048500

DATE: NOVEMBER 2020