

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 #2023-18, 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 7 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 41.479 TOTAL ACRES WITH 84 RESIDENTIAL LOTS FOR A DENSITY OF 2.025 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 7.639 ACRES.
 - THE AREA OF OPEN SPACE REQUIRED IS 8.29% ACRES (20.00%). THIS SUBDIVISION CONTAINS 14.033 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 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.

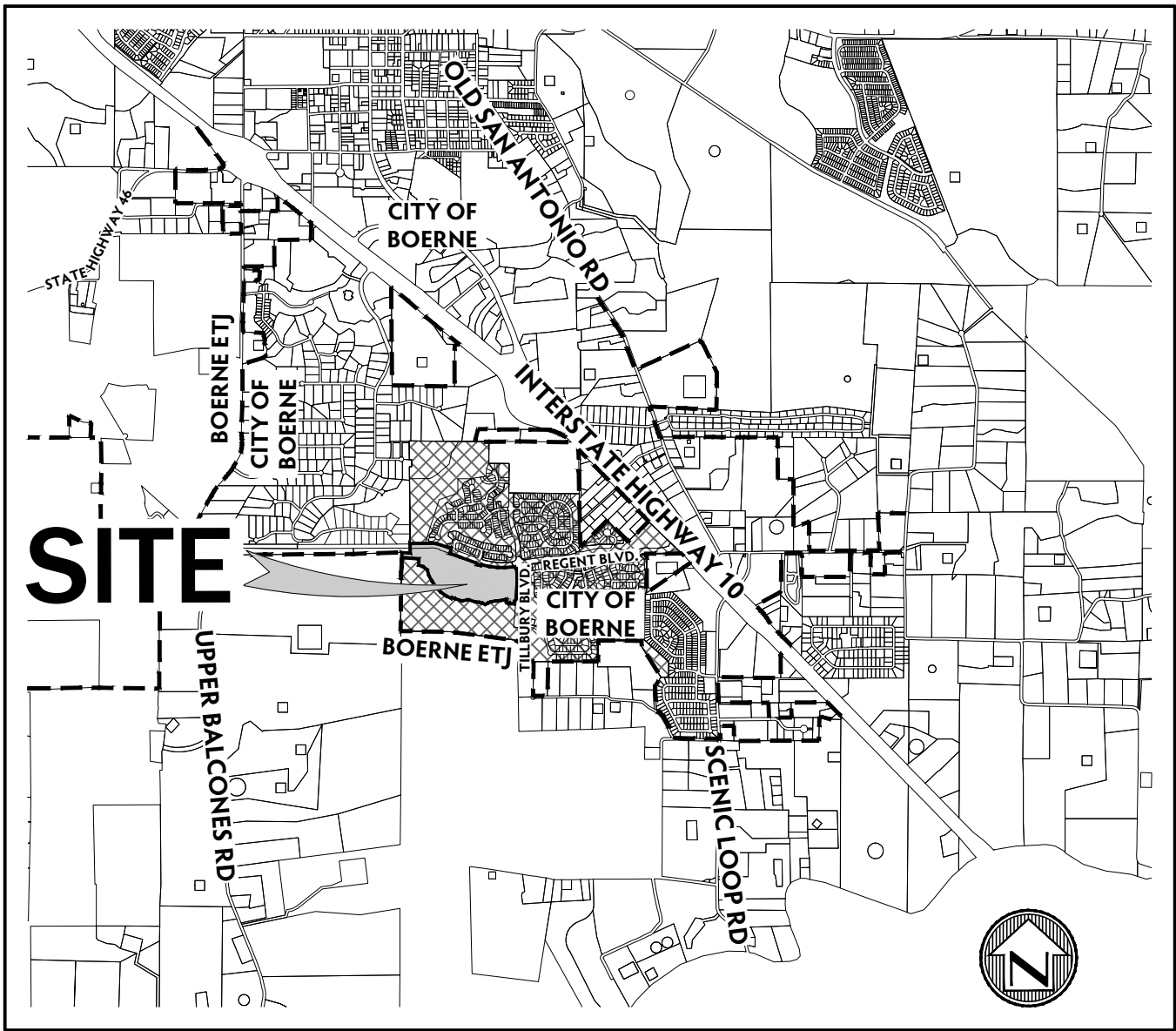
THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT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

BEING 41.479 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 192.157 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED SEPTEMBER 5, 2025 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN DOCUMENT NUMBER 2025-401830, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

84 NEW RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS
3,875 L.F. OF NEW STREET, 7.639 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. 2025 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. 2025.

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., 2025.

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.

RECEIVED

11/21/2025

PLANNING

REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., 2025.

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.
CHRIS WALTERSHEIDT, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., 2025.

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

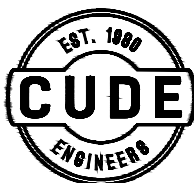
STATE OF TEXAS
COUNTY OF BEXAR

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., 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

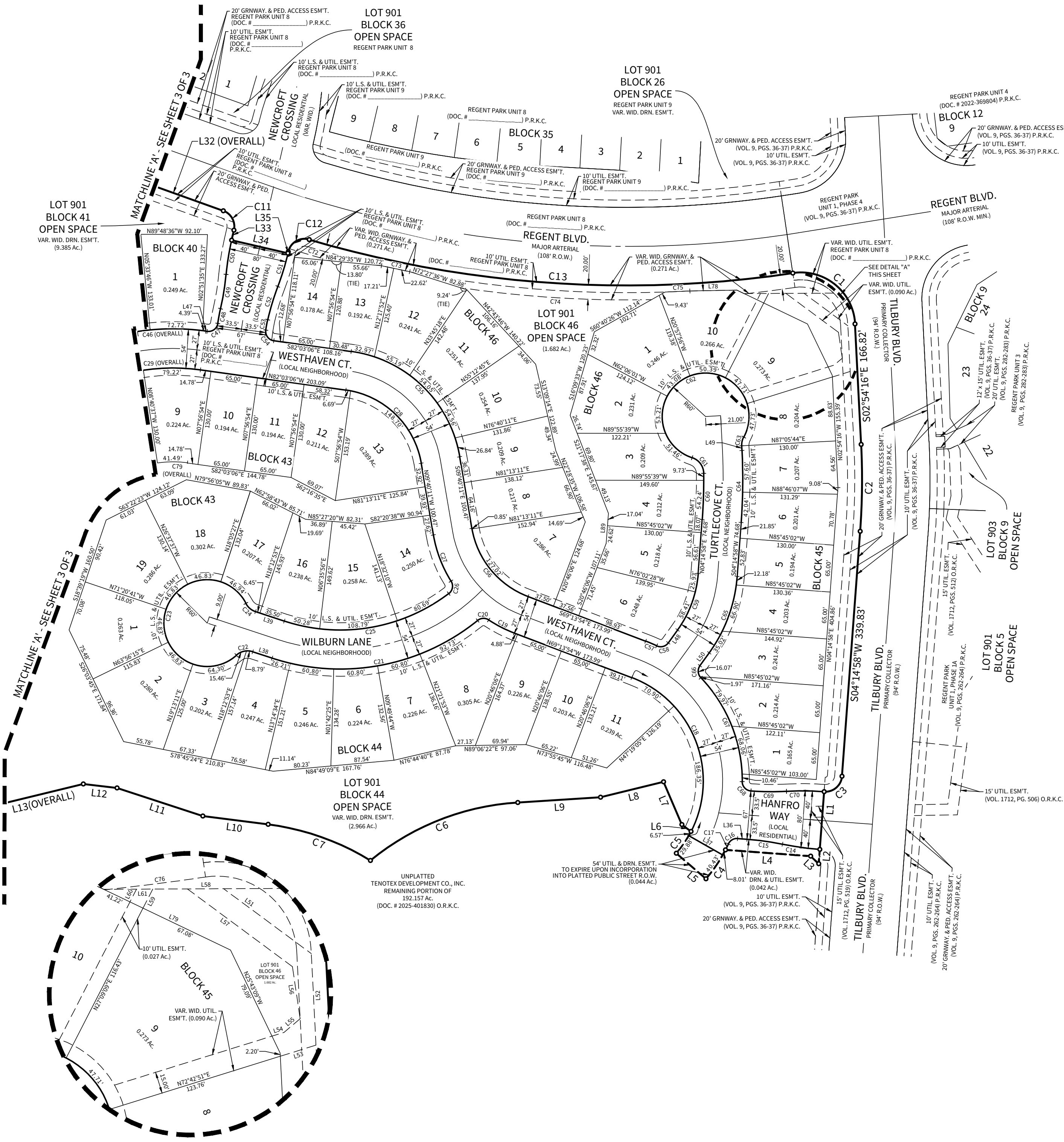


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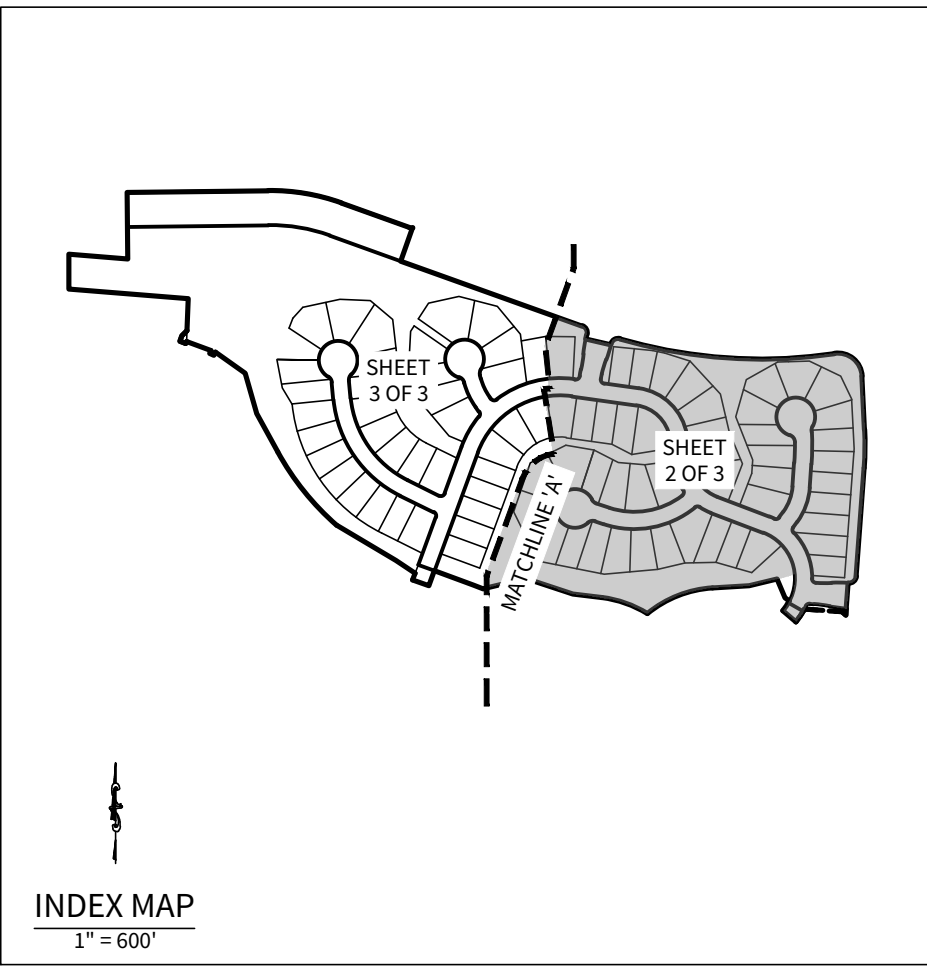
DATE: NOVEMBER 2025

REGENT PARK UNIT 7

BEING 41.479 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 192.157 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED SEPTEMBER 5, 2025 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN DOCUMENT NUMBER 2025-401830, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

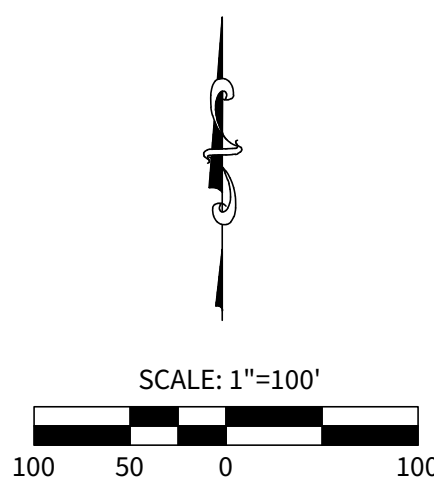


LEGEND	
Ac.	= ACRES
BLVD.	= BOULEVARD
CT.	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESMT.	= EASEMENT
F.I.R.	= FOUND 1/2" IRON ROD
GRNWAY.	= GREENWAY
L1	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL 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



REGENT PARK UNIT 7

BEING 41.479 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 192.157 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED SEPTEMBER 5, 2025 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN DOCUMENT NUMBER 2025-401830, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L1	S04°14'58"W	80.00'
L2	S04°14'58"W	20.00'
L3	N46°53'53"W	15.41'
L4	N85°45'02"W	118.06'
L5	N49°14'45"W	54.00'
L6	N53°06'50"W	15.98'
L7	N23°06'51"W	64.36'
L8	S76°12'33"W	89.70'
L9	S86°10'28"W	114.79'
L10	N82°42'10"W	91.02'
L11	N71°52'15"W	124.77'
L12	N83°23'28"W	47.09'
L13	S76°20'28"W	118.15'
L14	N69°48'55"W	162.46'
L15	S20°11'05"E	50.00'
L16	N69°48'55"W	54.05'
L17	N20°11'05"E	22.17'
L18	N56°04'40"W	72.33'
L19	N15°55'55"W	131.05'
L20	N54°33'44"W	114.01'
L21	S23°44'04"W	11.39'
L22	N66°15'56"W	15.00'
L23	N23°44'04"E	10.43'
L24	N69°57'00"W	81.14'
L25	S21°39'38"W	6.47'
L26	N68°20'22"W	20.00'
L27	N21°39'38"E	18.30'
L28	N44°25'06"E	22.32'
L29	N02°20'17"E	100.05'
L30	N00°23'06"E	108.41'
L31	S19°43'25"W	110.71'
L32	S70°16'33"E	390.05'
L33	S13°02'05"W	14.15'
L34	S76°57'55"E	80.00'
L35	N13°02'05"E	2.00'
L36	N85°45'02"W	13.00'
L37	N60°26'11"W	53.07'
L38	N71°47'07"W	28.16'
L39	S71°47'07"E	41.94'
L40	N69°48'55"W	54.05'
L41	N05°49'21"W	54.31'
L42	S05°49'21"E	54.31'
L43	N35°33'31"W	17.72'
L44	N19°39'38"W	1.32'

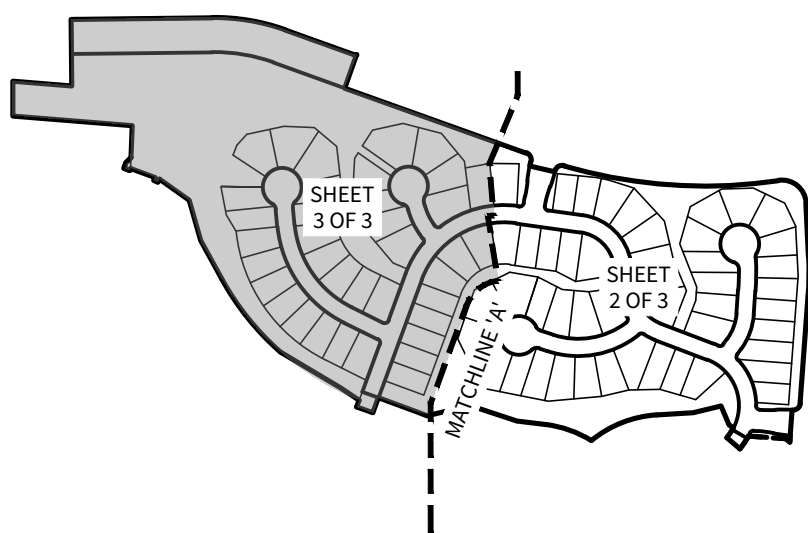
LINE TABLE		
LINE	BEARING	LENGTH
L45	S14°39'38"E	11.98'
L46	S34°53'31"E	6.37'
L47	S82°03'06"E	1.93'
L48	N35°49'05"E	21.98'
L49	S02°54'16"E	6.55'
L50	S35°49'50"W	21.98'
L51	N53°29'56"W	75.47'
L52	S02°54'16"E	63.33'
L53	S72°42'21"E	25.81'
L54	N72°42'51"E	8.64'
L55	N49°48'09"E	14.67'
L56	N08°27'55"E	36.38'
L57	N53°29'56"W	90.36'
L58	S83°22'22"W	25.05'
L59	N27°09'09"E	14.82'
L60	S27°09'09"W	116.78'
L61	S80°43'22"W	11.27'
L62	S29°11'05"W	27.83'
L63	S66°15'56"E	62.75'
L64	N68°44'04"E	10.76'
L65	S69°57'00"W	15.03'
L66	S23°44'04"W	7.18'
L67	N68°44'04"W	23.18'
L68	S66°15'56"W	65.93'
L69	S24°51'54"E	96.69'
L70	N21°39'38"E	2.55'
L71	S02°20'17"W	34.35'
L72	N89°55'37"E	28.04'
L73	S73°40'10"E	15.00'
L74	S54°59'03"E	199.25'
L75	N75°50'58"W	48.92'
L76	N75°50'58"W	43.69'
L77	S54°59'03"E	207.64'
L78	S89°01'47"E	64.87'
L79	N64°26'28"W	108.29'
L80	S30°48'21"E	58.75'
L81	S10°37'42"E	90.06'
L82	S20°19'11"W	33.21'
L83	S42°26'40"W	45.62'
L84	N49°47'13"W	91.34'
L85	S32°39'09"W	20.66'
L86	S32°39'09"W	58.48'
L87	S79°33'48"W	76.69'
L88	S66°55'29"E	49.16'

LINE TABLE		
LINE	BEARING	LENGTH
L89	S04°14'58"W	41.66'


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

$$1'' = 600'$$


EST. 1980
CUDE
ENGINEERS

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

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DATE: NOVEMBER 2025

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	75.00'	95°35'40"	125.13'	S50°42'06"E	111.12'
C2	963.00'	7°09'14"	120.24'	S00°40'21"W	120.16'
C3	23.00'	90°00'00"	36.13'	S49°14'58"W	32.53'
C4	20.00'	13°24'31"	48.44'	S34°02'59"W	48.33'
C5	153.00'	13°39'07"	36.46'	N33°55'41"E	36.37'
C6	357.00'	35°43'17"	222.57'	S68°31'20"W	218.99'
C7	357.00'	24°16'43"	151.28'	N70°33'48"W	150.15'
C8	843.00'	20°04'18"	295.32'	N38°46'32"W	293.81'
C9	654.00'	20°24'45"	233.00'	S80°28'56"E	231.77'
C10	23.00'	28°06'10"	11.28'	N49°18'38"E	11.17'
C11	23.00'	83°18'38"	33.44'	S28°37'14"E	30.57'
C12	23.00'	93°23'27"	37.49'	N59°43'48"E	33.48'
C13	1554.00'	24°55'28"	676.01'	S86°02'12"E	670.69'
C14	407.00'	7°19'54"	52.08'	N82°05'05"W	52.05'
C15	388.00'	7°19'54"	49.65'	N82°05'05"W	49.62'
C16	13.00'	69°24'39"	15.75'	S29°32'39"W	14.80'
C17	207.00'	2°30'24"	9.06'	S65°05'31"W	9.06'
C18	153.00'	98°47'43"	263.82'	N19°50'02"W	232.33'
C19	177.00'	12°50'27"	39.67'	N62°48'40"W	39.59'
C20	13.00'	72°34'03"	16.47'	N87°19'31"W	15.39'
C21	302.00'	57°10'23"	301.35'	S79°37'41"W	289.01'
C22	23.00'	60°23'52"	24.25'	S78°00'57"W	23.14'
C23	60.00'	285°05'39"	298.55'	N10°21'51"E	72.97'
C24	23.00'	44°41'47"	17.94'	S49°26'13"E	17.49'
C25	248.00'	55°23'30"	239.76'	N80°31'08"E	230.53'
C26	13.00'	84°46'12"	19.23'	N10°26'17"E	17.53'
C27	177.00'	22°16'38"	68.82'	N20°48'30"W	68.39'
C28	123.00'	72°22'55"	155.39'	N45°51'39"W	145.26'
C29	273.00'	77°45'49"	370.52'	S59°04'00"W	342.73'
C30	128.00'	1°40'42"	3.75'	S19°20'44"W	3.75'
C31	13.00'	83°51'19"	19.03'	N21°44'34"W	17.37'
C32	377.00'	57°50'52"	380.63'	N34°44'04"W	364.67'
C33	23.00'	52°57'26"	21.66'	N32°18'47"W	20.51'
C34	60.00'	285°54'53"	299.41'	N84°10'39"E	72.29'
C35	23.00'	52°57'26"	21.26'	S20°39'22"W	20.51'
C36	323.00'	57°50'52"	326.11'	S34°44'47"E	312.44'
C37	13.00'	96°08'41"	21.81'	N68°15'26"E	19.34'
C38	132.00'	19°01'22"	108.57'	N29°41'46"E	108.07'
C39	13.00'	75°05'58"	17.04'	N09°31'28"E	15.85'
C40	227.00'	21°13'54"	84.12'	N25°16'34"W	83.64'
C41	23.00'	58°47'49"	23.60'	N44°03'32"W	22.58'
C42	60.00'	285°25'26"	298.90'	N69°15'16"E	72.70'
C43	23.00'	46°37'37"	18.72'	N29°39'11"W	18.20'
C44	173.00'	21°13'54"	64.11'	S25°16'34"E	63.74'
C45	13.00'	91°15'06"	20.70'	S81°31'04"E	18.58'
C46	327.00'	45°05'31"	257.35'	N75°24'08"E	250.76'
C47	13.00'	89°59'58"	20.42'	N52°56'55"E	18.38'
C48	233.50'	5°05'09"	20.73'	N10°29'30"E	20.72'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C49	354.07'	7°46'09"	48.01'	N09°09'00"E	47.97'
C50	354.07'	7°46'09"	48.01'	N09°09'00"E	47.97'
C51	354.07'	7°46'09"	48.01'	S16°55'09"W	47.97'
C52	354.07'	7°46'09"	48.01'	S16°55'09"W	47.97'
C53	166.50'	5°05'07"	14.78'	S10°29'31"W	14.77'
C54	13.00'	90°00'04"	20.42'	S37°03'04"E	18.38'
C55	173.00'	72°22'55"	223.60'	S45°51'39"E	209.03'
C56	123.00'	59°33'43"	127.86'	S39°27'02"E	122.18'
C57	207.00'	4°35'12"	16.57'	S66°56'18"E	16.57'
C58	13.00'	79°31'28"	18.04'	N75°35'34"E	16.63'
C59	153.00'	31°34'52"	84.33'	N20°02'24"E	83.27'
C60	744.00'	4°55'36"	63.97'	N01°47'10"E	63.95'
C61	23.00'	71°22'30"	28.65'	N36°21'53"W	26.83'
C62	60.00'	280°20'29"	293.57'	N68°07'07"E	76.86'
C63	23.00'	31°11'37"	12.52'	S12°41'32"W	12.37'
C64	798.00'	7°09'14"	99.64'	S00°40'21"W	99.57'
C65	207.00'	31°34'52"	114.10'	S20°02'24"W	112.66'
C66	13.00'	79°31'28"	18.04'	S03°55'54"E	16.63'
C67	207.00'	43°52'05"	158.49'	S21°45'35"E	154.65'
C68	138.00'	85°59'27"	19.51'	S42°49'15"E	17.73'
C69	388.00'	7°15'57"	49.20'	S89°26'58"E	49.17'
C70	407.00'	7°19'54"	52.08'	S89°24'59"E	52.05'
C71	546.00'	20°24'45"	194.52'	N80°28'56"W	193.49'
C72	1574.00'	2°12'59"	60.89'	S73°51'12"E	60.88'
C73	1564.00'	1°27'33"	39.83'	N78°12'04"W	39.83'
C74	1574.00'	9°38'57"	265.07'	S86°25'11"E	264.76'
C75	1564.00'	1°15'46"	34.47'	N87°25'48"W	34.47'
C76	1564.00'	2°33'37"	70.34'	N82°46'53"E	70.33'
C77	193.00'	57°13'28"	192.76'	N35°03'30"W	184.85'
C78	507.00'	57°50'52"	511.89'	S34°44'47"E	490.42'
C79	143.00'	77°45'49"	194.08'	N59°04'00"E	179.53'
C80	8.00'	61°58'26"	8.65'	N73°09'09"E	8.24'

