

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 FIVE (5) 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 1, PHASE 5B 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:
1. THIS SUBDIVISION CONTAINS 10.883 TOTAL ACRES WITH 31 RESIDENTIAL LOTS FOR A DENSITY OF 2.848 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 0.945 ACRES.
6. THE AREA OF OPEN SPACE REQUIRED IS 2.177 ACRES (20.00%). THIS SUBDIVISION CONTAINS 2.036 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 0.200 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.

A PRELIMINARY PLAT ESTABLISHING

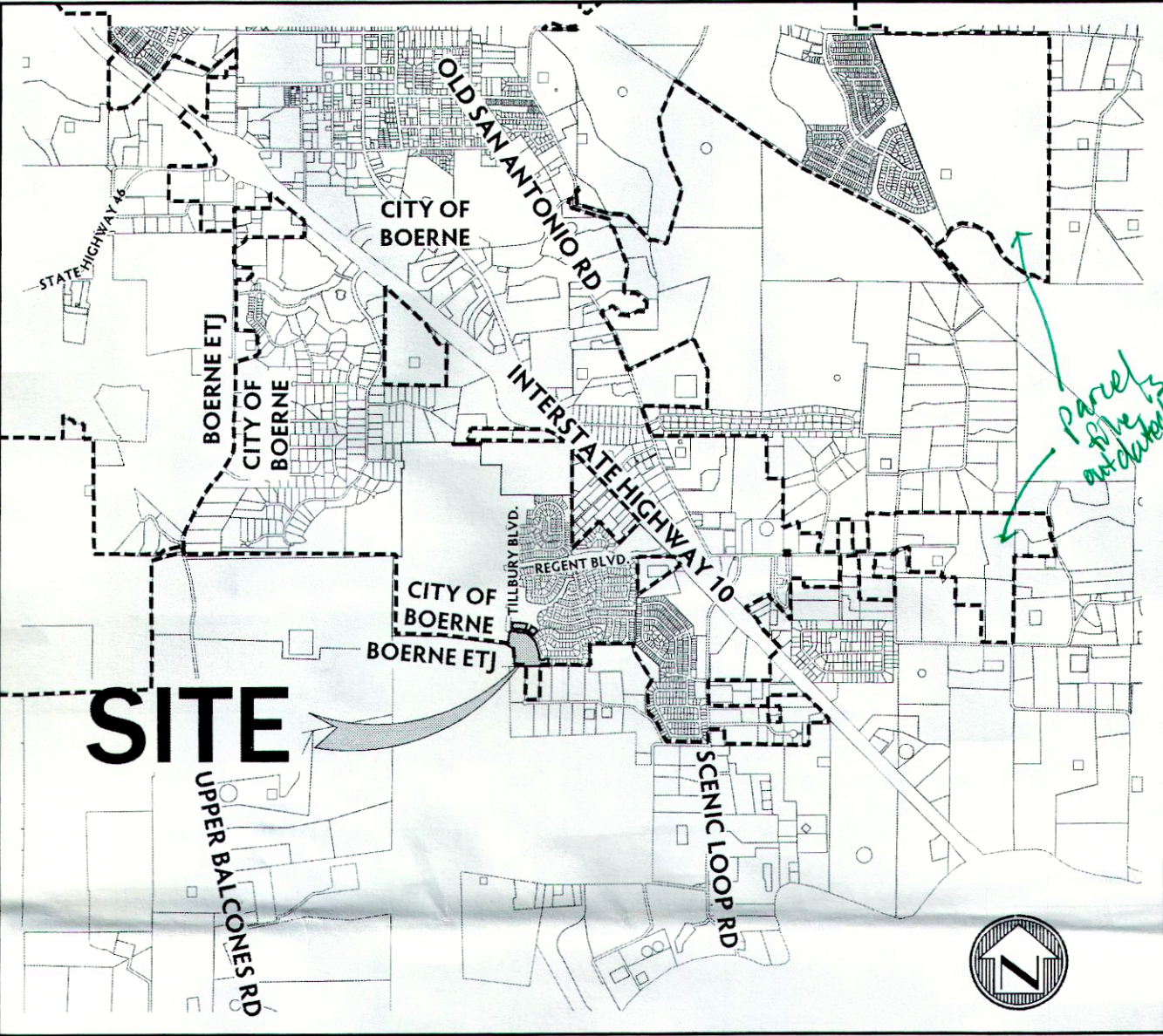
REGENT PARK UNIT 1, PHASE 5B

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

REVIEWED
CITY OF BOERNE
PLANNING DEPARTMENT

31 NEW RESIDENTIAL LOTS & 1 OPEN SPACE LOT
531 L.F. OF NEW STREET, 0.945 ACRES OF RIGHT-OF-WAY

Revised 2/28/2022 AP



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 1, PHASE 5B 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.

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.
YURI V. BALMACEDA WHELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., 2022.

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
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.

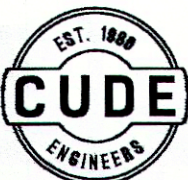
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVIEWED
CITY OF BOERNE
PLANNING DEPARTMENT
APR 01 2023

Signature: Patrick Murphy
No Comment

RECEIVED
APR 05 2023
AM
PLANNING

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240



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TBP# 455 - TBPELS #10048500

DATE: AUGUST 2022

1 OF 2

Clouded companion document
did not cloud all changes
- on future submittals
cloud all changes on
highlight/clouded companion

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°29'26" E	2.79
L2	N188°07'26" W	159.68
L3	N04°30'34" E	2.63
L4	S85°29'26" E	54.00
L5	N187°01'41" W	232.10
L6	S59°59'05" W	68.61
L7	N59°08'50" W	159.94
L8	N04°30'34" E	130.00
L9	S75°14'28" E	86.36
L10	N17°52'19" E	130.54
L11	S85°29'26" E	178.83
L12	N27°37'20" E	130.00
L13	S62°22'40" E	86.85
L14	S45°29'28" E	97.34
L15	N60°24'18" E	38.20
L16	N44°27'13" E	93.18
L17	S04°30'34" W	18.00
L18	S29°11'06" E	65.84
L19	S18°50'34" W	24.37
L20	S16°43'04" E	59.81
L21	N16°43'04" W	67.32
L22	N34°01'40" W	30.69
L23	N10°13'28" E	68.20
L24	N04°30'34" E	37.45

LINE TABLE		
LINE	BEARING	LENGTH
L25	N00°53'59"W	48.64'
L26	N53°53'20"E	14.72'
L27	N81°06'40"W	80.59'
L28	N58°36'40"W	69.71'
L29	N25°14'48"E	26.19'
L30	N25°14'48"E	23.93'
L31	S04°37'45"E	68.07'
L32	S07°16'01"W	48.51'
L33	S04°37'45"E	74.43'
L34	S12°59'14"E	62.83'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1057.00'	06°18'20"	58.22'	116.33'	116.27'	N10°09'23"E
C2	23.00'	07°30'21"	22.02'	35.13'	31.81'	N50°45'24"E
C3	13.00'	90°00'00"	13.00'	20.42'	18.38'	N40°29'26"W
C4	13.00'	96°39'22"	14.61'	21.93'	19.42'	S52°50'15"W
C5	403.00'	60°42'23"	236.00'	426.99'	407.30'	N48°28'52"E
C6	24.00'	44°14'22"	9.76'	18.53'	18.07'	N03°59'30"E
C7	61.00'	160°21'58"	352.53'	170.73'	120.21'	S54°04'18"W
C8	24.00'	44°14'22"	9.76'	18.53'	18.07'	S67°51'54"W
C9	457.00'	03°21'45"	53.53'	106.58'	106.34'	N78°48'33"W
C10	457.00'	16°49'53"	67.61'	134.25'	133.77'	N53°57'44"W
C11	16.00'	29°41'40"	4.24'	8.29'	8.20'	S10°20'16"E
C12	60.00'	24°37'29"	13.10'	25.79'	25.59'	S12°52'21"E
C13	60.00'	09°24'11"	10.26'	20.32'	20.22'	S09°08'28"W
C14	16.00'	35°33'38"	5.13'	9.93'	9.77'	S01°03'45"W
C15	177.00'	12°09'19"	18.74'	37.34'	37.28'	S10°40'24"E
C16	23.00'	57°46'09"	12.69'	23.19'	22.22'	S33°30'49"E
C17	52.00'	27°43'28"00"	47.95'	24.25'	20.50'	S74°55'17"W
C18	23.00'	36°52'12"	7.67'	14.80'	14.55'	N13°48'21"E
C19	123.00'	12°05'19"	13.02'	25.95'	25.90'	N10°40'24"W
C20	25.00'	17°18'37"	3.81'	7.55'	7.52'	N25°22'42"W
C21	46.79'	26°26'57"	11.00'	21.60'	21.41'	N20°48'12"W
C22	51.79'	17°48'11"	8.11'	16.09'	16.03'	N01°19'22"E
C23	25.00'	5°42'54"	1.25'	2.49'	2.49'	N07°22'01"E

POINT	DIAMETER	CIRCUMFERENCE & TYPE
6126	42"	132" TC OAK
7905	36"	113" TC CEDAR ELM
7940	38"	119" TC OAK
7991	36"	113" TC OAK
8507	38"	119" TC OAK

AC.	=	ACRES
BLVD.	=	BOULEVARD
CL	=	CURVE NUMBER
DRN.	=	DRAINAGE
ESMT.	=	EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
GRN.WY.	=	GREENWAY
LI	=	LINE NUMBER
L.F.	=	LINEAR FOOT
L.S.	=	LANDSCAPE
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NO.	=	NUMBER
N.W.	=	NOT TO SCALE
OCL	=	OUTSIDE CITY LIMITS
O.R.K.C.	=	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PE.D.	=	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

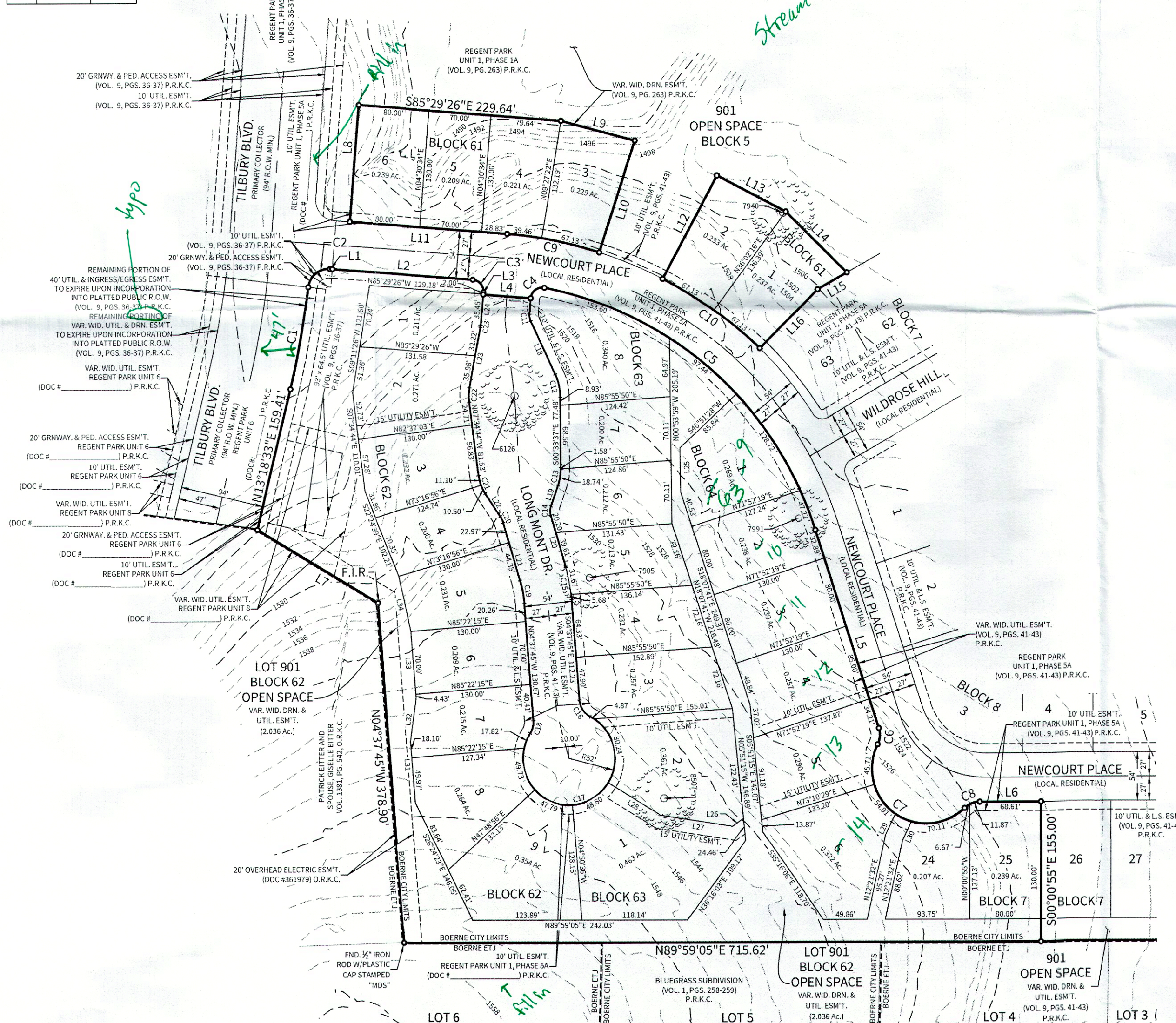
= STREET CENTERLINE		
--- ELEV. ---	=	EXISTING DRAIN MAJOR CONTOUR
--- ELEV. ---	=	EXISTING DRAIN MINOR CONTOUR

= BOERNE CITY LIMITS		
= LARGE LEGACY TREE		

SCALE: 1"=100'

A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings: 100, 50, 0, and 100. The bar is divided into segments of 25 feet each, with the 50-foot mark at the center.

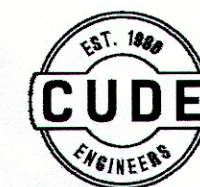
THE AVERAGE EXTERIOR PERIMETER OF THE
BLOCKS ARE 1,357 L.F.



CONTACT: W. PATRICK MURPHY, P.E.

PROJECT # 02133.240

DATE: AUGUST 2022



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2 OF 2

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ALL STREETS IN REGENT PARK UNIT 1, PHASE 5B 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 10.883 TOTAL ACRES WITH 31 RESIDENTIAL LOTS FOR A DENSITY OF 2.848 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 0.945 ACRES.
 - THE AREA OF OPEN SPACE REQUIRED IS 2.177 ACRES (20.00%). THIS SUBDIVISION CONTAINS 2.036 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 0.200 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.

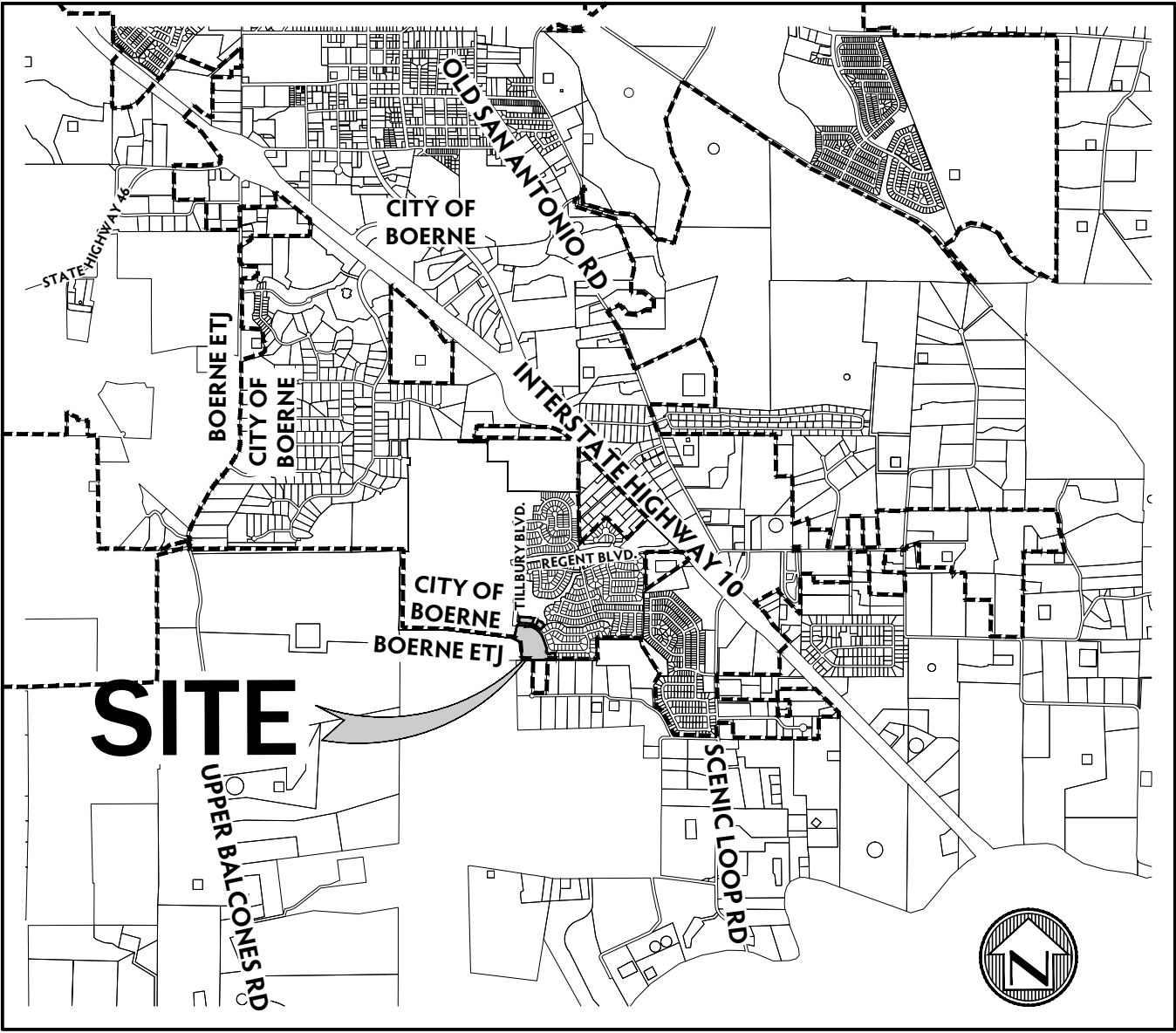
BANDERA ELECTRIC COOPERATIVE NOTES:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF 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 1, PHASE 5B

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

31 NEW RESIDENTIAL LOTS & 1 OPEN SPACE LOT 531 L.F. OF NEW STREET, 0.945 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 1, PHASE 5B _____ 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.

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.
YURI V. BALMACEA WHELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

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

REVIEWED
CITY OF BOERNE
Development Services

Melissa Eckert

04/25/2023

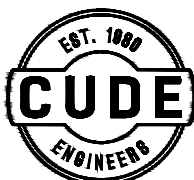
OK FOR PRELIMINARY PLAT
*address comments prior to submission of infrastructure plans

PLANNING

04/05/2023

RECEIVED

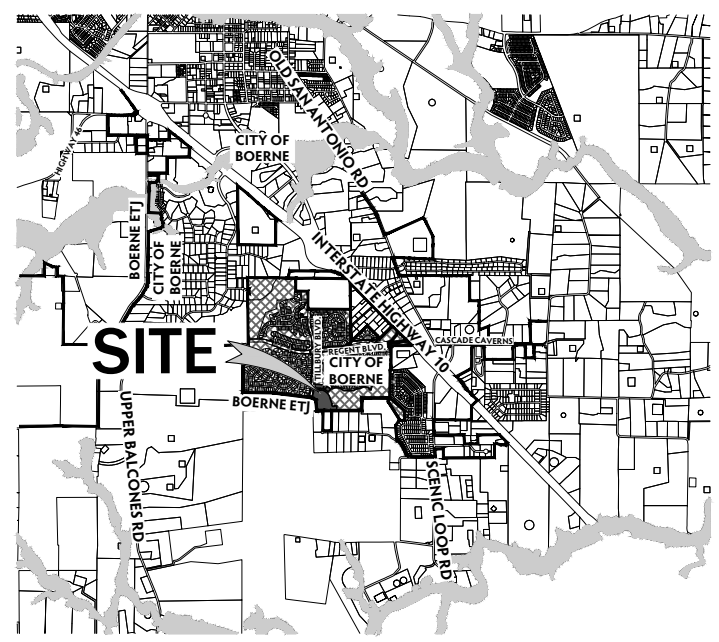
CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240



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

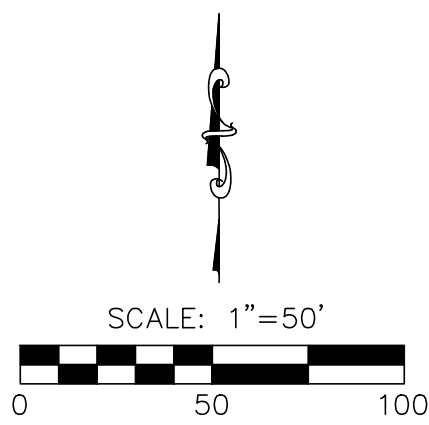
DATE: AUGUST 2022

1 OF 2



LOCATION MAP N.T.S.

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



FOR CHLORINATION INJECTION:
CONTRACTOR SHALL PROVIDE A 2" JUMPER
CONNECTION TO LEAD NEW MAIN.

AFTER RELEASED FOR SERVICE, CONTRACTOR TO
TIE NEW 8" WATER MAIN INTO EXISTING 8" PVC
WATER MAIN WITH ±5 L.F. OF 8" WATER MAIN,
CUT AS REQUIRED

8" GATE VALVE TO REMAIN CLOSED
UNTIL AFTER DISINFECTION &
ACCEPTANCE BY CITY OF BOERNE

1-8" SOLID SLEEVE

3" BLOWOFF ASSEMBLY (TEMP.)
8" x 3" THR. D.I. ECCENTRIC REDUCER, M.J. (TEMP.)

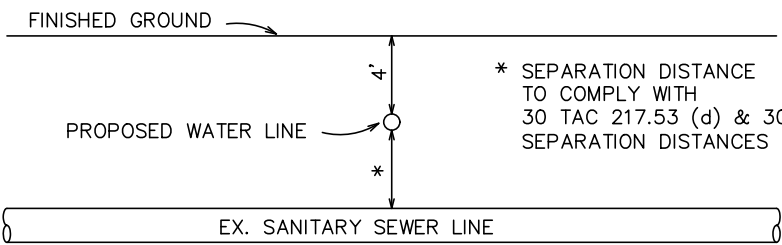
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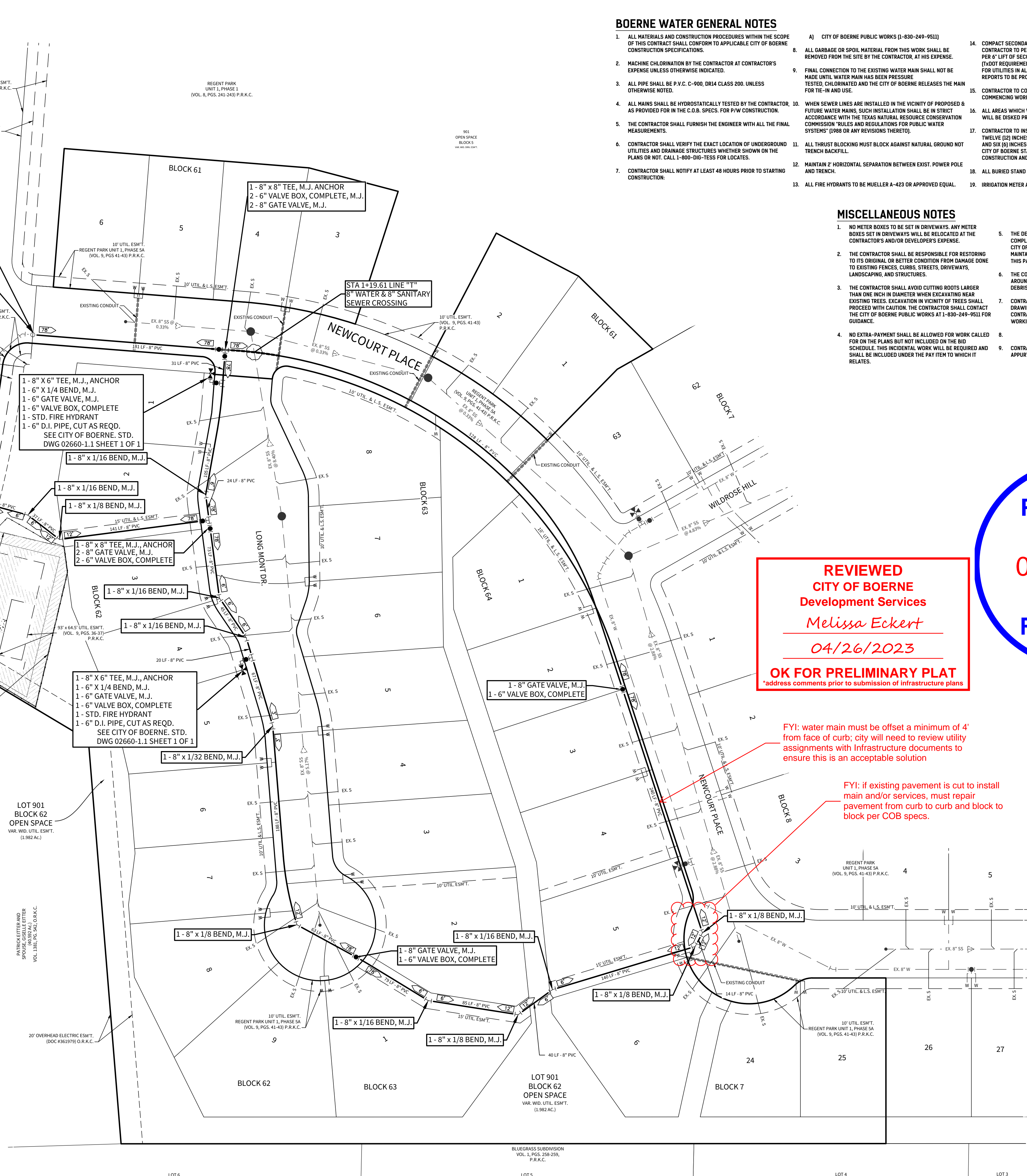
TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL N.T.S.

CAUTION!!
EXISTING UTILITIES ARE WITHIN THE LIMITS OF
CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA
CARE IN DIGGING ANY TRENCH FOR PROPOSED
UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO
COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY
AREA OF CONFLICTS WITH EXISTING UTILITIES AND
SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING
95% COMPACTION ON ALL TRENCH BACKFILL AND PAYING
FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY.
COMPACTION TEST WILL BE DONE AT ONE LOCATION
POINT RANDOMLY SELECTED OR AS INDICATED BY THE
CITY OF BOERNE INSPECTOR/TEST ADMINISTER, PER EACH
12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A
MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND
FINALIZED BY CITY OF BOERNE WITHOUT THIS
REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL
NECESSARY DOCUMENTED TEST RESULTS.

TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or Contractor's independently retained employee or
structural design/geotechnical/safety/equipment consultant, if any,
shall review these plans and available geotechnical information
and the anticipated installation site(s) within the project work
area in order to implement Contractor's trench excavation safety
protection systems, programs and/or procedures for the project
described in the contract documents. The Contractor's implementation
of these systems, programs and/or procedures shall provide for
adequate trench excavation safety protection that comply with as
a minimum, OSHA standards for trench excavations. Specifically,
Contractor and/or Contractor's independently retained employee
or safety consultant shall implement a trench safety program in
accordance with OSHA standards governing the presence and activities
of individuals working in and around trench excavation.

JOINT RESTRAINT NOTE:
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL
FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSSES
OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE
LENGTH SHOW. CONTRACTOR SHALL INSURE THAT ALL
TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT
OF PIPE WITH NO JOINTS ON EACH SIDE OF THE
FITTING, JOINT RESTRAINTS AND



REVIEWED
CITY OF BOERNE
Development Services
Melissa Eckert
04/26/2023
OK FOR PRELIMINARY PLAT
*address comments prior to submission of infrastructure plans

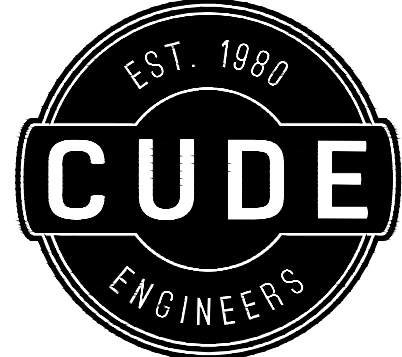
PLANNING
04/05/2023
RECEIVED

BOERNE WATER GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO APPLICABLE CITY OF BOERNE CONSTRUCTION SPECIFICATIONS.
 - MACHINE CHLORINATION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE INDICATED.
 - ALL PIPE SHALL BE P.V.C. C-900, DRI4 CLASS 200, UNLESS OTHERWISE NOTED.
 - ALL MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, AS PROVIDED FOR IN THE C.O.B. SPECS. FOR P/W CONSTRUCTION.
 - THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. CALL 1-800-DIG-TESS FOR LOCATES.
 - CONTRACTOR SHALL NOTIFY AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION:
- A) CITY OF BOERNE PUBLIC WORKS (1-800-249-9511)
- ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
 - FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED AND THE CITY OF BOERNE RELEASES THE MAIN FOR TIE-IN AND USE.
 - WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF PROPOSED & FUTURE WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS (1988 OR ANY REVISIONS THERETO).
 - ALL THRUST BLOCKING MUST BLOCK AGAINST NATURAL GROUND NOT TRENCH BACKFILL.
 - MAINTAIN 2' HORIZONTAL SEPARATION BETWEEN EXIST. POWER POLE AND TRENCH.
 - ALL FIRE HYDRANTS TO BE MUELLER A-423 OR APPROVED EQUAL.
- COMPACT SECONDARY BACKFILL TO 98% MAX DRY DENSITY. CONTRACTOR TO PERFORM DENSITY TESTING AT INTERVALS OF 500' PER 6" LIFT OF SECONDARY BACKFILL FOR UTILITIES IN TxDOT ROW (TxDOT REQUIREMENT), AND PER 6" LIFT OF SECONDARY BACKFILL FOR UTILITIES IN ALL OTHER AREAS (CITY OF BOERNE REQUIREMENT). REPORTS TO BE PROVIDED TO TxDOT FOR WORK WITHIN TxDOT ROW.
 - CONTRACTOR TO CONTACT 1-800-DIG-TESS 48 HOURS PRIOR TO COMMENCING WORK FOR MARKING UNDERGROUND CONDUITS.
 - ALL AREAS WHICH WERE TRAVERSED BY CONSTRUCTION EQUIPMENT WILL BE DISKED PRIOR TO COMMENCING REVEGETATION.
 - CONTRACTOR TO INSTALL UNDERGROUND HAZARD WARNING TAPE TWELVE (12) INCHES BELOW FINISHED GRADE IN UNPAVED AREAS AND SIX (6) INCHES BELOW SURGRADE IN PAVED AREAS. REFERENCE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND DETAILS.
 - ALL BURIED STAND PIPE SHALL BE C900 OR APPROVED EQUAL.
 - IRRIGATION METER AND PIPE SIZE TO BE ISSUED AT LATER DATE.

MISCELLANEOUS NOTES

- NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOXES SET IN DRIVEWAYS WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING, AND STRUCTURES.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY OF BOERNE PUBLIC WORKS AT 1-800-249-9511 FOR GUIDANCE.
- NO EXTRA-PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
- THE DEVELOPER DEDICATES THE WATER MAIN UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF BOERNE. THE CITY OF BOERNE WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION (AS APPLICABLE).
- THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
- CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" DRAWINGS TO THE ENGINEER AT TIME OF FINAL INSPECTION. CONTRACTOR SHALL GIVE ENGINEER AT LEAST TWO WORKING DAYS NOTICE OF FINAL INSPECTION.
- DENOTES JOIN RESTRAINT LENGTH AND DIRECTION
- CONTRACTOR SHALL SET ALL OFFSITE WATER MAIN APPURTENANCES TO FINAL PROPOSED GRADE.



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

REGENT PARK
UNIT 1, PHASE 5B
OVERALL WATER & SEWER DISTRIBUTION PLAN

DATE
2/17/2022
PROJECT NO.
02133.240
DRAWN BY
RR
CHECKED BY
WPM

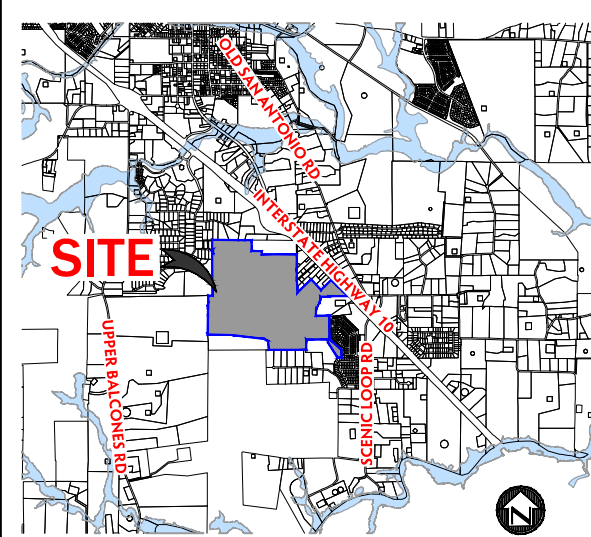
REVISIONS

-
-
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-
-
-
-
-
-

CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

E25



LEGEND:

	PROJECT BOUNDARY
	BOERNE CITY LIMITS
	PHASE LIMITS
	OPEN SPACE, PARK SPACE AND STREAM CORRIDOR AREAS
	STREAM CORRIDOR
	PROPOSED URBAN CORRIDOR TRAIL
	PROPOSED RURAL TRAIL
	PROPOSED PRIMITIVE TRAIL

OPEN SPACE DESIGNATION	AREA (ACRES)	TYPICAL SERVICE AREA
COMMUNITY PARK & STREAM CORRIDOR	36.07	1 MILE RADIUS (TOTAL PROJECT)
NEIGHBORHOOD PARK & STREAM CORRIDOR	12.94	1 MILE RADIUS (TOTAL PROJECT)
NEIGHBORHOOD PARK	4.73	1/2 MILE RADIUS
NATURAL AREA OPEN SPACE	75.12	N/A
TOTAL OPEN SPACE AREA	128.86	

NOTE 1: OPEN SPACES SHOWN ON THIS PLAN WITHOUT DENOTATIONS ARE INTENDED TO BE NATURAL AREA OPEN SPACES.

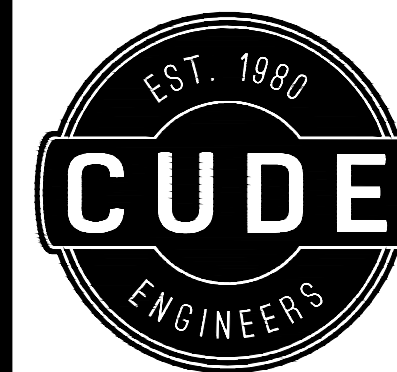
NOTE 2: MINIMUM REQUIRED OPEN SPACE = 83.20 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

DEVELOPER:

TENOTEX DEVELOPMENT CO.
10003 NW MILITARY DRIVE, 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: W. PATRICK MURPHY, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
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INFO@MWCUDE.COM



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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)**

TRANSPORTATION NETWORK PLAN
& OPEN SPACE SYSTEM PLAN

NOTES:

1. THE OVERALL TRAIL NETWORK SYSTEM PROPOSED PROVIDES THREE TYPES OF TRAILS:

URBAN CORRIDOR TRAIL:

- PROVIDED ALONG THE MAJOR ARTERIAL AND PRIMARY COLLECTOR.
- PROPOSED 12' WIDE CONCRETE PATH MEANDERING ALONG, IN AND OUT OF THE RIGHT OF WAY AND ADJACENT 20' GREENWAY EASEMENT.
- TRAIL IS INTENDED TO BE CONSTRUCTED ON ONE SIDE OF THE RIGHT OF WAY IN LIEU OF PROVIDING 5' TYPICAL SIDEWALKS ON BOTH SIDES OF THE ROAD.

RURAL TRAIL:

- PROVIDED BETWEEN LOTS TO ALLOW ACCESS TO OTHER TRAILS AND OPEN SPACES.
- TRAIL ROUTING WILL ACCOMMODATE TREES AND NATURAL VEGETATION WHERE POSSIBLE.
- PROPOSED 6' WIDE TRAIL WILL BE CONSTRUCTED WITH CRUSHED GRANITE AND/OR SIMILAR PRODUCT.

PRIMITIVE TRAIL:

- PROVIDED IN AREAS LOCATED WITHIN STREAM SETBACK ZONE 2.
- PROPOSED 5' WIDE TRAIL WILL BE BUILT TO A PRIMITIVE STANDARD WHERE EXISTING GRADE MATERIAL WILL BE SUPPLEMENTED WITH ADDITIONAL GRAVEL AND/OR BASE MATERIAL AS NEEDED TO PROVIDE A DEFINED TRAIL.

2. SECTION 3.03.004 OF THE BOERNE SUBDIVISION REGULATIONS WAS USED AS A GUIDE FOR TRAIL CLASSIFICATIONS, LOCATION, CONNECTIVITY AND DESIGN CRITERIA.

PLANNING

04/05/2023

RECEIVED

DATE
3/7/2022

PROJECT NO.
02133.080

DRAWN BY
MBS

CHECKED BY
WPM



SCALE: 1"=500'

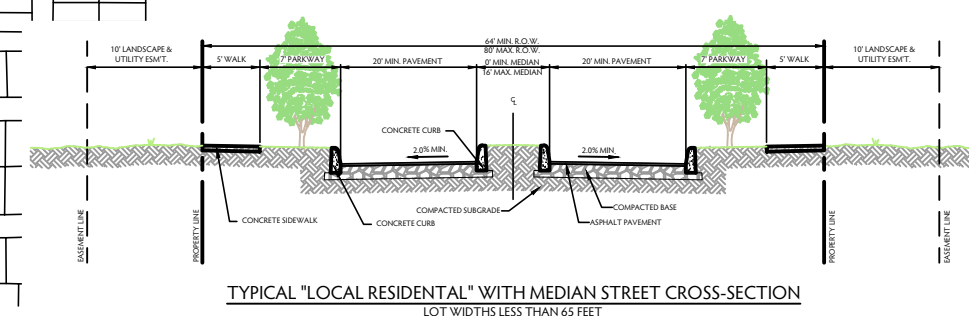
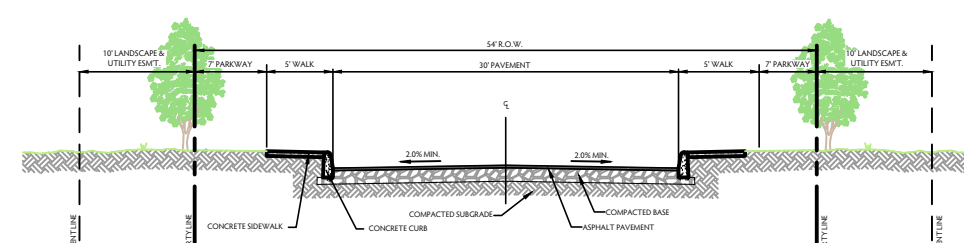
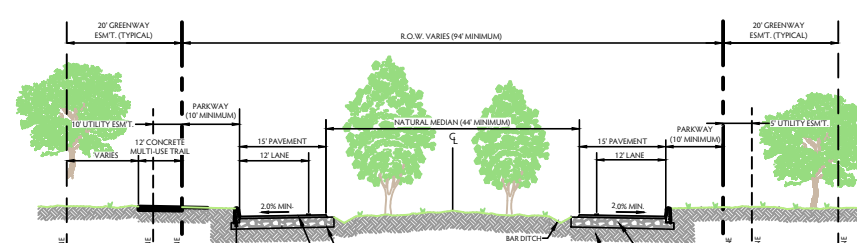
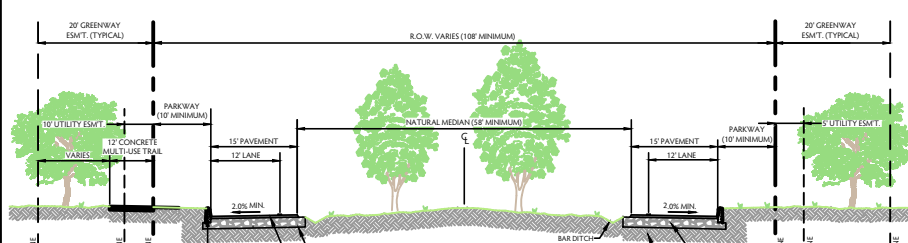
CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

M2

1 OF 1

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



REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.