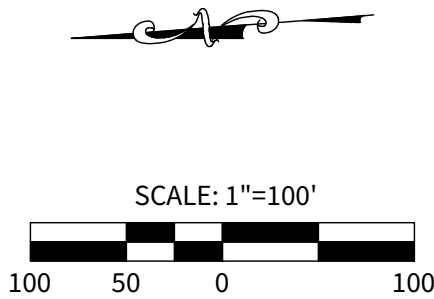


A FINAL PLAT ESTABLISHING
REGENT PARK UNIT 1, PHASE 4

BEING 9.233 ACRES OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, ALSO BEING OUT OF A 124.374 ACRE TRACT 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, ALSO BEING OUT OF A 392.45 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED MARCH 19, 2014 TO 420 INVESTMENT GROUP, LTD., RECORDED IN VOLUME 1408, PAGES 470-480, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LEGEND

- AC. = ACRES
- BLVD. = BOULEVARD
- C1 = CURVE NUMBER
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- GRNWAY. = GREENWAY
- L1 = LINE NUMBER
- 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
- R.O.W. = RIGHT-OF-WAY
- T.C. = TRUNK CIRCUMFERENCE
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- () = RECORD INFORMATION
- ELEV. --- = STREET CENTERLINE
- - - ELEV. - - - = EXISTING GROUND MAJOR CONTOUR
- - - ELEV. - - - = EXISTING GROUND MINOR CONTOUR
- - - ELEV. - - - = EXISTING PROPERTY LINE
- = LARGE LEGACY TREE
- = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED



LINE TABLE		
LINE	LENGTH	BEARING
L1	108.00'	S12°26'55"E
L2	54.88'	S77°33'05"W
L3	20.00'	S12°26'55"E
L4	20.00'	N87°50'10"W
L5	2.00'	S85°29'26"E
L6	54.00'	S04°30'34"W
L7	20.00'	S04°30'34"W
L8	2.79'	N85°29'26"W
L9	13.69'	N59°08'50"W
L10	59.09'	S13°18'33"W
L11	111.58'	N82°46'33"W
L12	58.41'	S13°18'33"W
L13	20.00'	N04°14'58"E
L14	80.00'	N04°14'58"E
L15	20.00'	N04°14'58"E
L16	20.00'	N08°29'56"W
L17	108.00'	N08°29'56"W
L18	20.00'	N08°29'56"W
L19	10.70'	N80°53'29"E
L20	26.53'	N02°54'16"W
L21	20.00'	N87°05'44"E
L22	94.00'	N87°05'44"E
L23	20.00'	N87°05'44"E
L24	20.00'	S12°26'55"E
L25	2.79'	N85°29'26"W
L26	10.70'	N80°53'29"E
L27	26.53'	N02°54'16"W
L28	56.09'	S13°18'33"W
L29	64.50'	S76°41'27"E
L30	93.00'	S13°18'33"W
L31	64.50'	N76°41'27"W
L32	13.48'	S13°18'33"W
L33	94.00'	N82°59'47"W
L34	10.00'	N82°59'47"W
L35	20.00'	N82°59'47"W
L36	2.01'	N87°12'11"E
L37	15.00'	S02°47'49"E
L38	2.03'	S87°12'11"W
L39	50.50'	N76°41'27"W
L40	58.41'	N13°18'33"E
L41	50.50'	S76°41'27"E
L42	40.76'	N76°41'27"W
L43	13.77'	N31°41'27"W
L44	49.35'	N13°18'33"E
L45	10.00'	N82°59'47"W
L46	15.00'	S13°18'33"W
L47	28.81'	S13°18'33"W
L48	24.74'	S13°18'33"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	874.00'	11°36'43"	88.87'	177.13'	176.83'	S83°21'27"W
C2	718.00'	08°16'20"	51.92'	103.66'	103.57'	S85°01'38"W
C3	55.00'	83°47'45"	49.34'	80.44'	73.46'	S38°59'36"W
C4	1077.00'	04°33'42"	42.90'	85.75'	85.72'	S00°07'01"E
C5	1057.00'	02°05'08"	19.24'	38.48'	38.47'	S03°12'24"W
C6	23.00'	89°44'24"	22.90'	36.02'	32.45'	S40°37'14"E
C7	3.00'	87°30'21"	2.87'	4.58'	4.15'	S50°45'24"W
C8	1067.00'	06°18'20"	58.77'	117.43'	117.37'	S10°09'23"W
C9	943.00'	09°03'35"	74.71'	149.11'	148.95'	N08°46'46"E
C10	3.00'	90°00'00"	3.00'	4.71'	4.24'	N40°45'02"W
C11	3.00'	90°00'00"	3.00'	4.71'	4.24'	N49°14'58"E
C12	943.00'	07°09'14"	58.95'	117.74'	117.67'	N00°40'21"E
C13	55.00'	95°35'40"	60.65'	91.76'	81.48'	N50°42'06"W
C14	55.00'	83°47'45"	49.34'	80.44'	73.46'	N38°59'36"E
C15	55.00'	96°12'15"	61.30'	92.35'	81.88'	S51°00'24"E
C16	866.00'	08°16'20"	62.62'	125.03'	124.92'	N85°01'38"E
C17	726.00'	11°36'43"	73.82'	147.14'	146.89'	N83°21'27"E
C18	854.00'	11°36'43"	86.84'	173.08'	172.78'	S83°21'27"W
C19	738.00'	08°16'20"	53.37'	106.55'	106.46'	S85°01'38"W
C20	75.00'	83°47'45"	67.29'	109.69'	100.17'	S38°59'36"W
C21	1057.00'	07°09'14"	66.07'	131.98'	131.89'	S00°40'21"W
C22	23.00'	87°30'21"	22.02'	35.13'	31.81'	S50°45'24"W
C23	1027.00'	06°18'20"	56.57'	113.02'	112.97'	S10°09'23"W
C24	963.00'	02°45'15"	23.15'	46.29'	46.29'	N05°37'36"E
C25	23.00'	90°00'00"	23.00'	36.13'	32.53'	N40°45'02"W
C26	23.00'	90°00'00"	23.00'	36.13'	32.53'	N49°14'58"E
C27	963.00'	07°09'14"	60.20'	120.24'	120.16'	N00°40'21"E
C28	75.00'	95°35'40"	82.71'	125.13'	111.12'	N50°42'06"W
C29	75.00'	83°47'45"	67.29'	109.69'	100.17'	N38°59'36"E
C30	75.00'	96°12'15"	83.60'	125.93'	111.65'	S51°00'24"E
C31	846.00'	08°16'20"	61.18'	122.14'	122.04'	N85°01'38"E
C32	746.00'	11°36'43"	75.86'	151.19'	150.93'	N83°21'27"E
C33	976.50'	06°18'20"	53.79'	107.47'	107.41'	N10°09'23"E
C34	1426.00'	00°36'35"	7.59'	15.18'	15.18'	N81°11'46"E
C35	1446.00'	00°36'35"	7.70'	15.39'	15.39'	N81°11'46"E

