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 #2015-03, SECTION 1.10(5).

LARGE LEGACY TREE:
THERE ARE THREE (3) LARGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:
ALL STREETS IN REGENT PARK, UNIT 4 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 35.917 TOTAL ACRES WITH 123 RESIDENTIAL LOTS FOR A DENSITY OF 3.42 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 7.043 ACRES.
6. THE AREA OF OPEN SPACE REQUIRED IS 7.183 ACRES (20.00%). THIS SUBDIVISION CONTAINS 5.339 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 0.138 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 COMMERCIALLY 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 COMMERCIALLY 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.

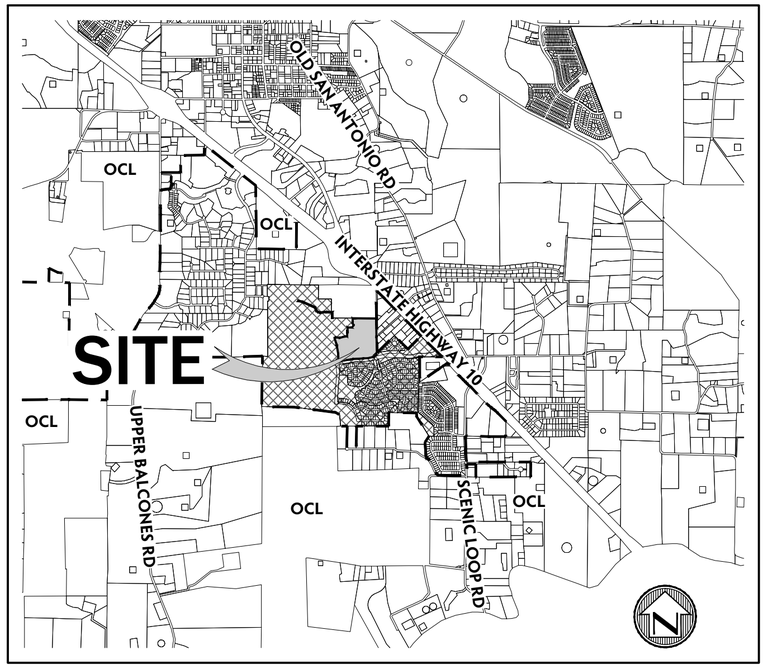
BANDERA ELECTRIC COOPERATIVE NOTES:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF 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 4

BEING 35.917 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.

123 NEW LOTS
4,650 L.F. OF NEW STREET, 7.04 ACRES



LOCATION MAP

N.T.S.

STATE OF TEXAS
COUNTY OF KENDALL

I, _____ , COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, THIS _____ DAY

OF _____ , A.D., 2019 AT _____ , ___ M., AND DULY RECORDED THIS

_____ DAY OF _____ , A.D., 2019, AT _____ , ___ M. IN THE

RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ , ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY

OF _____ , A.D., 2019.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____ PAGE _____ , KENDALL

COUNTY OFFICIAL RECORDS IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS _____ DAY OF _____ , A.D., 2019.

_____
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

THIS SUBDIVISION PLAT OF REGENT PARK UNIT 4 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., 2019.

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.
COY D. ARMSTRONG, P.E.

_____
REGISTERED PROFESSIONAL ENGINEER NO. 87617

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____ , A.D., 2019.

_____
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 RUSSEL., R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4230

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____ , A.D., 2019.

_____
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., 2019.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: COY ARMSTRONG **PROJECT #** 02133.150

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
TBPE REGISTERED
ENGINEERING FIRM #455

DATE: FEBRUARY 2019

A PRELIMINARY PLAT ESTABLISHING

REGENT PARK UNIT 4

BEING 35.917 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.

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DATE: FEBRUARY 2019

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REGENT PARK UNIT 4

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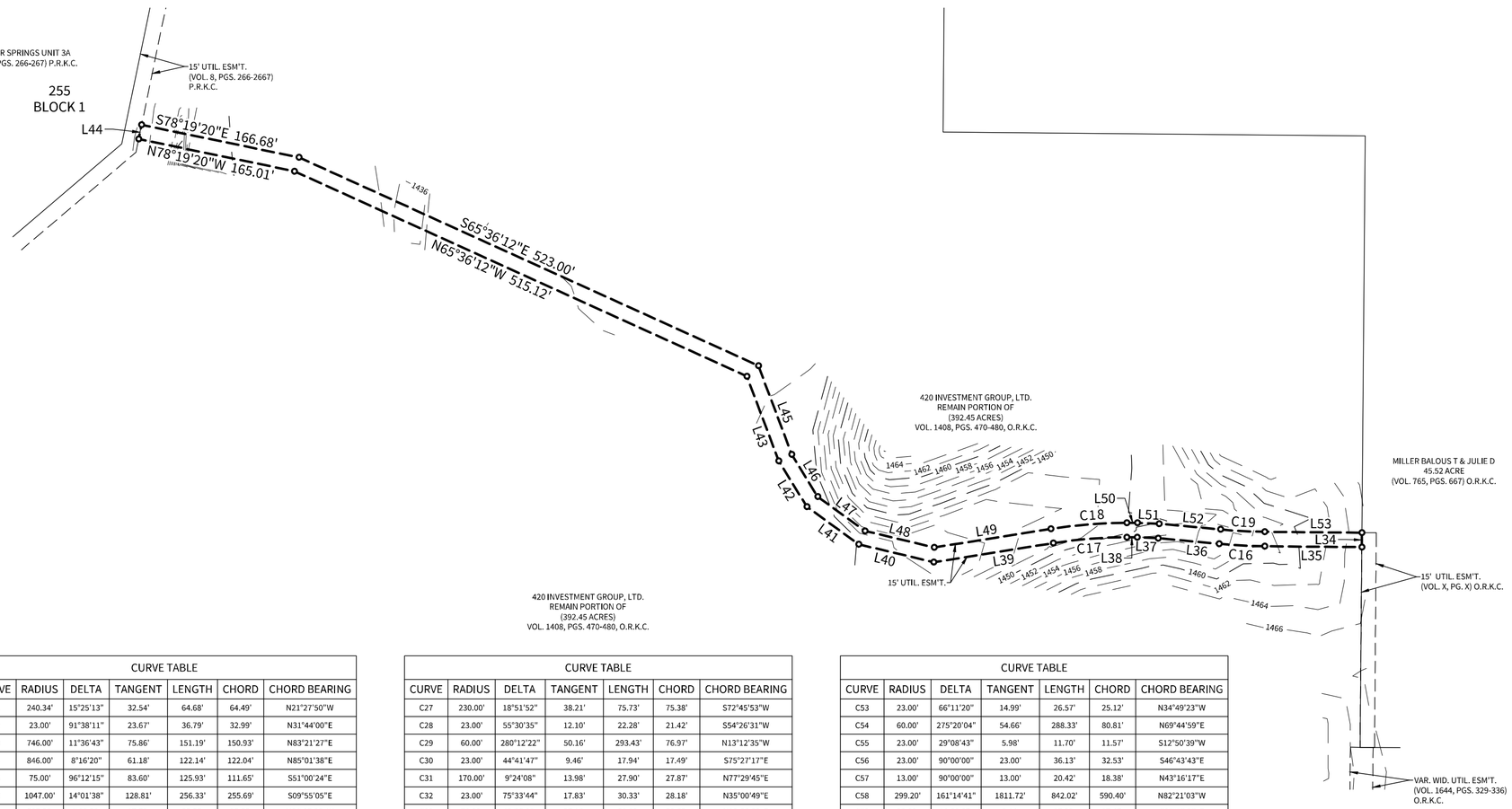
LINE TABLE		
LINE	LENGTH	BEARING
L1	110.90'	N00°55'21"E
L2	54.41'	S45°37'23"W
L3	80.00'	N75°54'54"E
L4	28.54'	N16°55'54"W
L5	27.01'	S74°36'38"W
L6	50.00'	S73°04'06"W
L7	11.00'	S73°04'06"W
L8	15.00'	N16°55'54"W
L9	11.00'	N73°04'06"E
L10	50.20'	N73°04'06"E
L11	26.81'	N74°36'38"E
L12	48.61'	S73°04'06"W
L13	78.38'	N89°30'01"W
L14	125.00'	S00°29'59"W
L15	50.00'	N89°30'01"W
L16	0.50'	N00°29'59"E
L17	41.79'	N89°30'01"W
L18	26.77'	N53°29'47"W
L19	65.35'	S82°07'25"W
L20	14.58'	N89°30'34"W
L21	15.00'	N00°29'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L22	13.48'	S89°30'34"E
L23	64.26'	N82°07'25"E
L24	13.98'	S53°29'47"E
L25	42.97'	S89°30'01"E
L26	44.50'	N00°29'59"E
L27	50.00'	S89°30'01"E
L28	13.00'	N89°30'01"W
L29	120.00'	S00°29'59"W
L30	35.51'	N89°30'01"W
L31	60.00'	N00°29'59"E
L32	35.51'	S89°30'01"E
L33	131.36'	S00°29'59"W
L34	15.00'	S00°29'26"W
L35	100.72'	N89°30'34"W
L36	63.44'	N84°39'21"W
L37	21.79'	N87°37'46"W
L38	10.84'	N89°31'36"W
L39	125.42'	S80°55'49"W
L40	79.86'	N76°34'11"W
L41	66.53'	N54°04'11"W
L42	55.75'	N31°34'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L43	93.68'	N20°36'12"W
L44	15.00'	N11°40'40"E
L45	98.45'	S20°36'12"E
L46	51.33'	S31°34'11"E
L47	60.56'	S54°04'11"E
L48	73.90'	S76°34'11"E
L49	122.44'	N80°55'49"E
L50	11.17'	N89°31'36"W
L51	22.43'	S87°37'46"E
L52	63.86'	S84°39'21"E
L53	115.72'	S89°30'37"E
L54	31.32'	N14°05'06"W
L55	46.66'	N56°06'53"W
L56	62.99'	N79°15'18"E
L57	80.57'	N89°30'01"W
L58	15.00'	N00°29'59"E
L59	60.00'	S00°29'59"W
L60	84.76'	S89°30'01"E
L61	60.00'	S08°48'06"W
L62	8.32'	S45°22'36"W
L63	70.06'	S56°06'53"E

LINE TABLE		
LINE	LENGTH	BEARING
L64	18.27'	N51°45'04"W
L65	47.97'	N69°21'54"E
L66	56.28'	N54°01'44"W
L67	26.35'	N19°59'12"W
L68	39.29'	N25°46'16"W
L69	46.80'	N43°09'49"W
L70	40.24'	N71°04'01"W
L71	30.23'	N01°43'43"W
L72	50.04'	N00°28'45"E
L73	10.00'	N33°35'42"E
L74	25.00'	N30°45'30"W
L75	24.66'	N36°21'10"E
L76	62.30'	N77°42'28"E
L77	20.00'	N61°26'28"W
L78	16.58'	N01°43'43"W
L79	28.10'	N11°15'17"W
L80	26.17'	N00°29'59"E
L81	31.37'	N77°42'28"E
L82	3.81'	N74°36'38"E

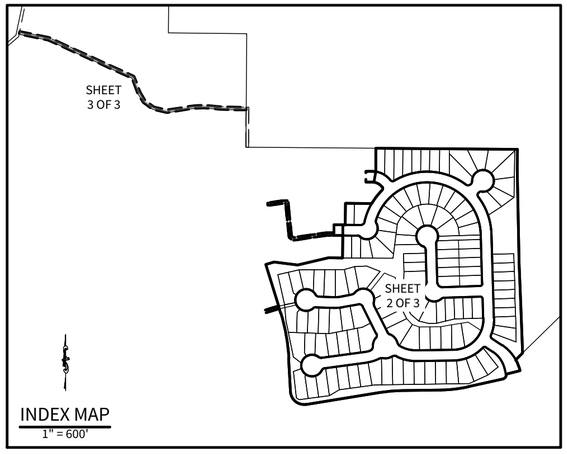


SCALE: 1"=100'

100 50 0 100

LEGEND

Ac.	= ACRES
BLVD.	= BOULEVARD
C1	= CURVE NUMBER
CT.	= COURT
DRN.	= DRAINAGE
ESM'T.	= 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
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
— — —	= STREET CENTERLINE
— ELEV. —	= EXISTING GROUND MAJOR CONTOUR
— ELEV. —	= EXISTING GROUND MINOR CONTOUR
———	= EXISTING PROPERTY LINE
	= LARGE LEGACY TREE



INDEX MAP
1" = 600'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	240.34'	15°25'13"	32.54'	64.68'	64.49'	N21°27'50"W
C2	23.00'	91°38'11"	23.67'	36.79'	32.99'	N31°44'00"E
C3	746.00'	11°36'43"	75.86'	151.19'	150.93'	N83°21'27"E
C4	846.00'	8°16'20"	61.18'	122.14'	122.04'	N85°01'38"E
C5	75.00'	96°12'15"	83.60'	125.93'	111.65'	S51°00'24"E
C6	1047.00'	14°01'38"	128.81'	256.33'	255.69'	S09°55'05"E
C7	507.50'	4°00'50"	17.78'	35.55'	35.55'	N04°07'23"W
C8	208.33'	5°53'05"	10.71'	21.40'	21.39'	S85°09'58"W
C9	223.33'	9°46'45"	19.11'	38.12'	38.07'	N87°06'35"E
C10	492.50'	5°41'33"	24.49'	48.93'	48.91'	S03°17'02"E
C11	350.11'	15°29'27"	47.62'	94.66'	94.37'	S37°43'40"W
C12	13.00'	81°52'57"	11.28'	18.58'	17.04'	S04°25'53"W
C13	70.00'	44°41'19"	28.77'	54.60'	53.22'	S58°51'15"E
C14	70.00'	8°18'07"	5.08'	10.14'	10.13'	N85°20'58"W
C15	130.00'	8°18'07"	9.43'	18.84'	18.82'	S85°20'58"E
C16	529.50'	5°07'08"	23.67'	47.31'	47.29'	N86°57'01"W
C17	492.50'	8°54'28"	38.36'	76.57'	76.49'	S85°23'03"W
C18	507.50'	8°55'02"	39.57'	78.99'	78.91'	N85°23'20"E
C19	514.50'	5°07'21"	23.02'	46.00'	45.98'	S86°56'54"E
C20	160.00'	42°01'47"	61.47'	117.37'	114.76'	N35°05'59"W
C21	13.00'	80°36'48"	11.03'	18.29'	16.82'	S83°34'43"W
C22	230.00'	45°53'29"	97.37'	184.22'	179.33'	S66°13'04"W
C23	233.00'	28°17'17"	58.72'	115.04'	113.87'	N76°41'33"W
C24	23.00'	61°01'28"	13.55'	24.50'	23.36'	S86°56'21"W
C25	70.00'	47°46'47"	31.00'	58.37'	56.70'	S80°19'01"W
C26	23.00'	40°52'27"	8.57'	16.41'	16.06'	S83°46'11"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C27	230.00'	18°51'52"	38.21'	75.73'	75.38'	S72°45'53"W
C28	23.00'	55°30'35"	12.10'	22.28'	21.42'	S54°26'31"W
C29	60.00'	280°12'22"	50.16'	293.43'	76.97'	N13°12'35"W
C30	23.00'	44°41'47"	9.46'	17.94'	17.49'	S75°27'17"E
C31	170.00'	9°24'08"	13.98'	27.90'	27.87'	N77°29'45"E
C32	23.00'	75°33'44"	17.83'	30.33'	28.18'	N35°00'49"E
C33	70.00'	42°25'09"	27.16'	51.82'	50.65'	N18°26'32"E
C34	23.00'	66°13'22"	15.00'	26.58'	25.13'	N06°32'25"E
C35	23.00'	74°10'26"	17.39'	29.78'	27.74'	N63°39'29"W
C36	233.00'	12°48'22"	26.15'	52.08'	51.97'	S85°39'29"W
C37	23.00'	42°41'52"	8.99'	17.14'	16.75'	S70°42'44"W
C38	60.00'	279°51'59"	50.47'	293.08'	77.24'	N09°17'48"E
C39	23.00'	57°10'07"	12.53'	22.95'	22.01'	S59°21'16"E
C40	173.00'	12°48'22"	19.41'	38.67'	38.59'	N85°39'29"E
C41	23.00'	42°27'54"	8.94'	17.05'	16.66'	N58°01'21"E
C42	61.00'	159°06'15"	330.81'	169.39'	119.98'	S63°39'29"E
C43	23.00'	42°27'54"	8.94'	17.05'	16.66'	S05°20'19"E
C44	23.00'	42°33'25"	8.96'	17.08'	16.69'	S47°50'58"E
C45	70.00'	55°16'21"	36.65'	67.53'	64.94'	S41°29'31"E
C46	23.00'	44°17'48"	9.36'	17.78'	17.34'	S36°00'14"E
C47	173.00'	32°41'04"	50.73'	98.69'	97.36'	S74°29'40"E
C48	170.00'	90°53'31"	172.67'	269.68'	242.28'	N43°43'03"E
C49	13.00'	90°00'00"	13.00'	20.42'	18.38'	N46°43'43"W
C50	23.00'	39°58'24"	8.37'	16.05'	15.72'	S68°17'05"W
C51	60.00'	169°56'47"	682.13'	177.97'	119.54'	N46°43'43"W
C52	23.00'	39°58'24"	8.37'	16.05'	15.72'	N18°15'29"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C53	23.00'	66°11'20"	14.99'	26.57'	25.12'	N34°49'23"W
C54	60.00'	275°20'04"	54.66'	288.33'	80.81'	N69°44'59"E
C55	23.00'	29°08'43"	5.98'	11.70'	11.57'	S12°50'39"W
C56	23.00'	90°00'00"	23.00'	36.13'	32.53'	S46°43'43"E
C57	13.00'	90°00'00"	13.00'	20.42'	18.38'	N43°16'17"E
C58	299.20'	161°14'41"	1811.72'	842.02'	590.40'	N82°21'03"W
C59	23.00'	44°38'27"	9.44'	17.92'	17.47'	S05°17'37"E
C60	60.00'	157°28'48"	301.37'	164.91'	117.69'	S51°07'33"W
C61	23.00'	39°21'59"	8.23'	15.80'	15.49'	N69°49'02"W
C62	23.00'	77°43'11"	18.53'	31.20'	28.86'	N51°38'23"E
C63	359.20'	32°35'35"	105.01'	204.33'	201.59'	N29°04'34"E
C64	130.00'	43°47'49"	52.26'	99.37'	96.97'	S59°18'00"E
C65	13.00'	83°57'21"	11.70'	19.05'	17.39'	S79°22'45"E
C66	359.20'	67°59'18"	242.23'	426.23'	401.66'	S87°21'47"E
C67	23.00'	126°48'57"	45.95'	50.91'	41.13'	N63°13'24"E
C68	60.00'	279°28'21"	50.82'	292.66'	77.56'	S40°26'55"E
C69	13.00'	53°54'40"	6.61'	12.23'	11.79'	S72°19'56"W
C70	13.00'	83°21'57"	11.58'	18.92'	17.29'	S03°41'38"W
C71	359.20'	36°15'38"	117.62'	227.33'	223.55'	S19°51'32"E
C72	230.00'	24°36'49"	50.18'	98.81'	98.05'	S10°34'42"W
C73	13.00'	78°59'59"	10.72'	17.92'	16.54'	S16°36'53"E
C74	240.00'	42°22'32"	93.03'	177.50'	173.48'	S34°55'37"E
C75	1062.00'	2°54'49"	27.01'	54.01'	54.00'	N12°20'26"W
C76	180.00'	142°34'35"	531.43'	447.92'	340.97'	N87°01'12"W

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