

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, bed, 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 courses, 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 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.
- 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 easement and to change the size of the utilities within the easement; the right to relocate along 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 (and/or district) 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.

FEDERNALES 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 fifteen feet (15') front lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes and roads of the subdivision, and fifteen feet (15') 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.

Plat Notes

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.

Sidewalk Note:

Five-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage property lines of each lot fronting a street at such time as that lot is developed.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2023-18, Section 1.10(5).

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

Building Setback Note:

Setbacks in the ETJ: lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development. The use that is being constructed and the lot size shall determine which setbacks shall apply.

Open Space Notes:

- Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process 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.
- Open space Lot 100 - Block 110 and Lot 101 - Block 113 shall be a Drainage, Sidewalk, & Utility 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. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

The subject area is not upstream from a City water supply lake.

Private Street Note:

Lot 200 shall be dedicated as Private Streets and shall also be dedicated as Drainage and Utility Easements.

Acreeage and Density:

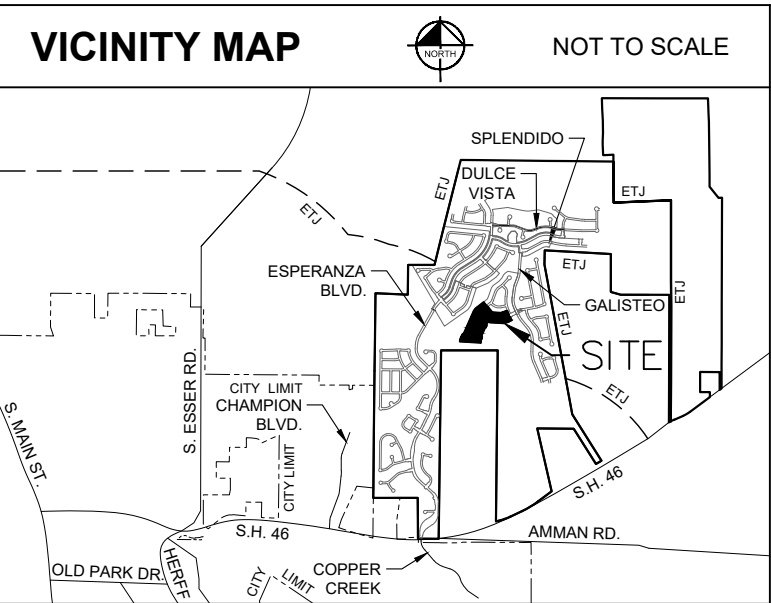
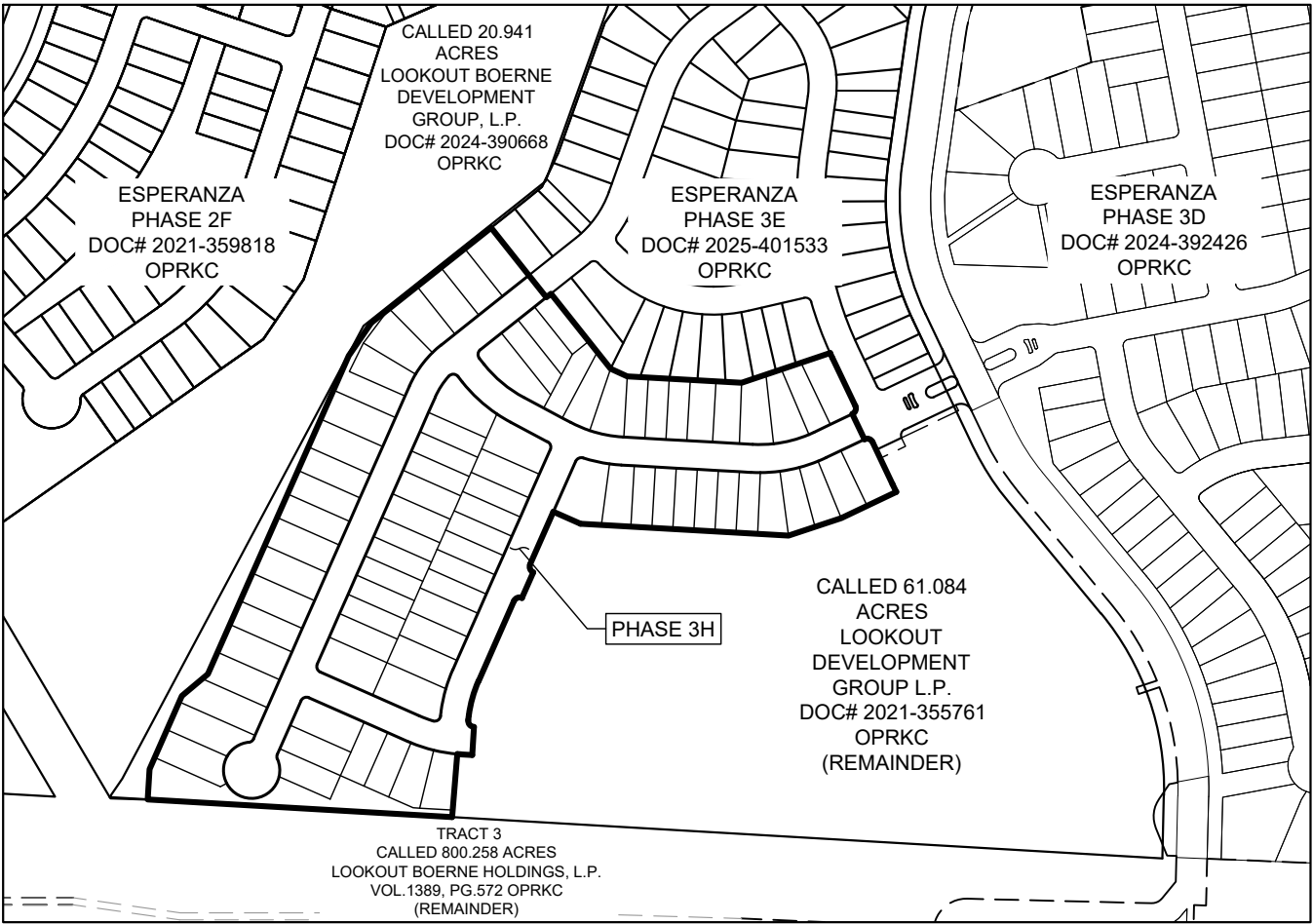
- This subdivision contains 19.740 total acres with 81 residential lots for a density of 4.103 residential lots per acre.
- This subdivision contains 0.837 acres of open space.
- The area of the smallest lot is 0.134 acres.
- The perimeter of the largest block is 2,075 LF. The perimeter of the smallest block is 1,192 LF.

Flood Statement:

According to Map No. 48259C0415F & 48259C0420F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 14 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



State of Texas §
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 3H, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2B (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

Owner's Acknowledgement:

State of Texas §
County of _____ §

The owner of 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.

Lookout Development Group, L.P.

1001 Crystal Falls Parkway
Leander, Texas 78641

By: _____

Before me, the undersigned 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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 3H has been submitted to and considered by the Planning and Zoning Commission of the City of Boerne, Texas, and is hereby approved by such commission.

Dated this ____ day of _____, 20__.

By: _____
Chair

By: _____
Secretary

OWNER:

LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

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.

John G. Mosier
Registered Professional Land Surveyor #6330

Notary Public, State of Texas

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 and Zoning Commission of the City of Boerne.

Michael A. Scholze, P.E. #131737
Licensed Professional Engineer

Before me, the undersigned 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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

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, on the ____ day of _____, A.D. 202__ 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 seal of office, this ____ day of _____, A.D. 202__.

County Clerk
Kendall County, Texas

By: _____
Deputy

FINAL PLAT ESTABLISHING

ESPERANZA
PHASE 3H

19.740 ACRES
4.546 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

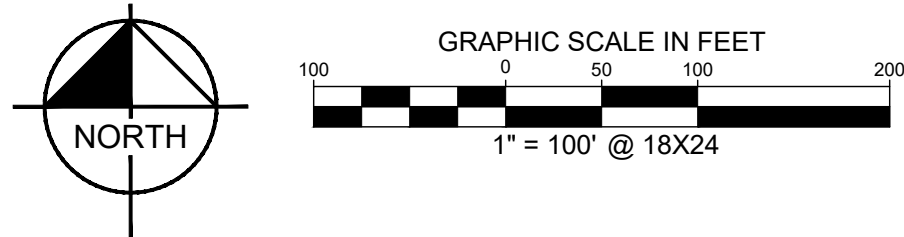
BEING A PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED IN
DOCUMENT NO. 2021-355761, IN THE OFFICIAL PUBLIC RECORDS
OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	9/4/2025	068686339	1 OF 3



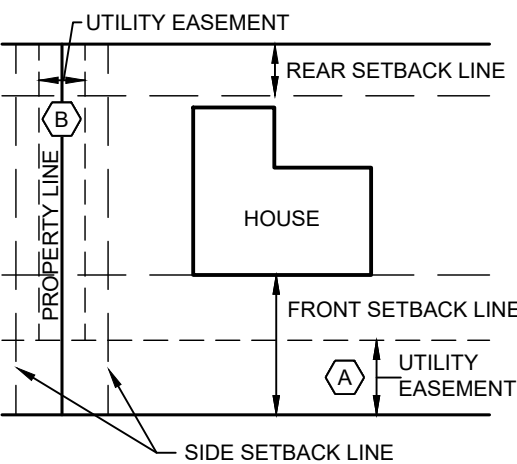
BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
GARDEN	45' (a)	4,500	0'-10' (b)	10'	25'	15'	15'
SINGLE FAMILY	50'	5,500	5'	10'	25'	15'	15'
GARDEN	55'	6,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	60'	6,500	5'	10'	25'	20'	15'
GARDEN	65'	7,000	0'-10' (b)	10'	25'	20'	15'
SINGLE FAMILY	70'	8,000	5'	10'	25'	20'	15'

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE

- (a) Add 5 additional feet of frontage for a corner lot.
(b) The total combined side yard setbacks must be a minimum of 10 feet.
(c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.

LEGEND

- GEOMETRIC BREAKS
1/2" IRF 1/2" IRON ROD FOUND
IRSC 1/2" IRON ROD W/ "KHA" CAP SET
IRFC 1/2" IRON ROD FOUND W/ CAP
B.S.L. BUILDING SETBACK LINE
OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
BLOCK 101 BLOCK IDENTIFICATION
- (A) 15' UTILITY EASEMENT
(B) 20' X 60' OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PRIVATE PLATTED STREET (0.028 AC)(DOC# 2025-401533)
- PROPOSED PLAT BOUNDARY
— ADJACENT PROPERTY BOUNDARY
- - - CITY OF BOERNE ETJ BOUNDARY



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS
N.T.S.

Surveyors Notes:

1. Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
2. The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD'83). All distances shown hereon are on the Surface. The Grid to Surface Scale Factor is 1.000090 feet. The unit of linear measurement is U.S. Survey Feet.

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

CALLLED 230.65 ACRES BEING THE EAST 1/2 OF 458 ACRES
LEROY & LULA BELL RITTMANN ET AL
VOL.347, PG. 746
VOL.328, PG. 615
(ORIGINALLY CALLED EAST 1/2 OF 458 ACRES VOL.77, PG.309)
(CALLED 460 ACRES - REMAINDER - VOL.63, PG. 300)
DRKC

CALLLED 20.941 ACRES
LOOKOUT BOERNE
DEVELOPMENT GROUP,
L.P.
DOC# 2024-390668
OPRKC

20.941 ACRE
PERMANENT DRAINAGE
AND UTILITY EASEMENT
DOC# 2024-390980
OPRKC

CALLLED 20.941 ACRES
LOOKOUT BOERNE
DEVELOPMENT GROUP,
L.P.
DOC# 2024-390668
OPRKC

20.941 ACRE
PERMANENT DRAINAGE
AND UTILITY EASEMENT
DOC# 2024-390980
OPRKC

CALLLED 61.084 ACRES
LOOKOUT DEVELOPMENT
GROUP L.P.
DOC# 2021-355761
OPRKC
(REMAINDER)

CALLLED 61.084 ACRES
LOOKOUT
DEVELOPMENT GROUP
L.P.
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OPRKC
(REMAINDER)

**FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 3H**

19.740 ACRES
4.546 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	9/4/2025	068686339	2 OF 3

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 101	2.709	117,997
BLOCK 101 - LOT 11	0.134	5,850
BLOCK 101 - LOT 12	0.144	6,290
BLOCK 101 - LOT 13	0.165	7,169
BLOCK 101 - LOT 14	0.240	10,446
BLOCK 101 - LOT 15	0.165	7,178
BLOCK 101 - LOT 16	0.180	7,853
BLOCK 101 - LOT 17	0.176	7,647
BLOCK 101 - LOT 18	0.134	5,849
BLOCK 101 - LOT 19	0.134	5,849
BLOCK 101 - LOT 20	0.134	5,850
BLOCK 101 - LOT 21	0.164	7,150
BLOCK 101 - LOT 22	0.167	7,271
BLOCK 101 - LOT 23	0.203	8,843
BLOCK 101 - LOT 24	0.195	8,515
BLOCK 101 - LOT 25	0.162	7,039
BLOCK 101 - LOT 26	0.211	9,198
BLOCK 109	2.105	91,704
BLOCK 109 - LOT 1	0.206	8,973
BLOCK 109 - LOT 2	0.172	7,496
BLOCK 109 - LOT 3	0.152	6,619
BLOCK 109 - LOT 4	0.157	6,833
BLOCK 109 - LOT 5	0.166	7,219
BLOCK 109 - LOT 6	0.137	5,951
BLOCK 109 - LOT 7	0.135	5,867
BLOCK 109 - LOT 8	0.135	5,864
BLOCK 109 - LOT 9	0.135	5,862
BLOCK 109 - LOT 10	0.135	5,860
BLOCK 109 - LOT 11	0.134	5,858
BLOCK 109 - LOT 12	0.174	7,576

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 109 - LOT 13	0.269	11,726
BLOCK 110	1.417	61,733
BLOCK 110 - LOT 1	0.215	9,347
BLOCK 110 - LOT 2	0.194	8,450
BLOCK 110 - LOT 3	0.194	8,450
BLOCK 110 - LOT 4	0.207	9,027
BLOCK 110 - LOT 5	0.222	9,689
BLOCK 110 - LOT 6	0.178	7,734
BLOCK 110 - LOT 100	0.207	9,036
BLOCK 111	2.964	129,105
BLOCK 111 - LOT 1	0.226	9,831
BLOCK 111 - LOT 2	0.216	9,425
BLOCK 111 - LOT 3	0.183	7,975
BLOCK 111 - LOT 4	0.183	7,975
BLOCK 111 - LOT 5	0.183	7,975
BLOCK 111 - LOT 6	0.216	9,425
BLOCK 111 - LOT 7	0.216	9,425
BLOCK 111 - LOT 8	0.216	9,425
BLOCK 111 - LOT 9	0.183	7,975
BLOCK 111 - LOT 10	0.216	9,425
BLOCK 111 - LOT 11	0.217	9,473
BLOCK 111 - LOT 12	0.249	10,864
BLOCK 111 - LOT 13	0.235	10,256
BLOCK 111 - LOT 14	0.222	9,655
BLOCK 112	4.128	179,802
BLOCK 112 - LOT 1	0.230	10,021
BLOCK 112 - LOT 2	0.170	7,425
BLOCK 112 - LOT 3	0.139	6,075
BLOCK 112 - LOT 4	0.139	6,075
BLOCK 112 - LOT 5	0.139	6,075

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 112 - LOT 6	0.139	6,075
BLOCK 112 - LOT 7	0.139	6,075
BLOCK 112 - LOT 8	0.139	6,075
BLOCK 112 - LOT 9	0.170	7,425
BLOCK 112 - LOT 10	0.170	7,425
BLOCK 112 - LOT 11	0.202	8,816
BLOCK 112 - LOT 12	0.252	10,967
BLOCK 112 - LOT 13	0.235	10,224
BLOCK 112 - LOT 14	0.170	7,425
BLOCK 112 - LOT 15	0.139	6,075
BLOCK 112 - LOT 16	0.139	6,075
BLOCK 112 - LOT 17	0.139	6,075
BLOCK 112 - LOT 18	0.139	6,075
BLOCK 112 - LOT 19	0.139	6,075
BLOCK 112 - LOT 20	0.170	7,425
BLOCK 112 - LOT 21	0.170	7,425
BLOCK 112 - LOT 22	0.139	6,075
BLOCK 112 - LOT 23	0.139	6,075
BLOCK 112 - LOT 24	0.139	6,075
BLOCK 112 - LOT 25	0.234	10,174
BLOCK 113	1.871	81,503
BLOCK 113 - LOT 1	0.167	7,291
BLOCK 113 - LOT 2	0.179	7,806
BLOCK 113 - LOT 3	0.227	9,899
BLOCK 113 - LOT 4	0.158	6,875
BLOCK 113 - LOT 5	0.160	6,986
BLOCK 113 - LOT 6	0.178	7,765
BLOCK 113 - LOT 7	0.171	7,448
BLOCK 113 - LOT 101	0.630	27,433

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°22'44"	753.00'	18.12'	S26°07'57"E	18.12'
C2	90°00'00"	13.00'	20.42'	S21°08'53"E	18.38'
C3	90°00'00"	13.00'	20.42'	S68°51'07"W	18.38'
C4	16°15'44"	270.00'	76.63'	S15°43'15"W	76.38'
C5	94°15'44"	13.00'	21.39'	S39°32'28"E	19.06'
C6	1°24'53"	330.00'	8.15'	N85°57'54"W	8.15'
C7	0°52'36"	786.00'	12.03'	S25°00'17"E	12.03'
C8	90°00'00"	13.00'	20.42'	S19°33'25"W	18.38'
C9	90°00'00"	13.00'	20.42'	S70°26'35"E	18.38'
C10	28°39'37"	330.00'	165.07'	S78°53'14"W	163.36'
C11	14°27'58"	330.00'	83.32'	N79°32'59"W	83.10'
C12	83°49'53"	13.00'	19.02'	S65°46'04"W	17.37'
C13	19°06'34"	330.00'	110.06'	N75°42'10"W	109.55'
C14	90°00'00"	13.00'	20.42'	S68°51'07"W	18.38'
C15	47°04'00"	13.00'	10.68'	S00°19'07"W	10.38'
C16	287°16'09"	60.00'	300.83'	N59°34'48"W	71.15'
C17	60°12'09"	13.00'	13.66'	N53°57'12"E	13.04'
C18	27°40'42"	230.00'	111.11'	N37°41'28"E	110.03'
C19	90°00'00"	13.00'	20.42'	S06°31'49"W	18.38'
C20	23°28'40"	270.00'	110.64'	S50°12'31"E	109.86'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	24°50'06"	270.00'	117.03'	S74°21'55"E	116.12'
C22	28°39'37"	270.00'	135.06'	N78°53'14"E	133.65'
C23	85°47'58"	13.00'	19.47'	N19°02'52"W	17.70'
C24	16°15'44"	330.00'	93.66'	N15°43'15"E	93.35'
C25	99°37'54"	13.00'	22.61'	N57°24'21"E	19.86'
C26	6°37'49"	270.00'	31.24'	S69°27'48"E	31.23'
C27	90°00'00"	13.00'	20.42'	S21°08'53"E	18.38'
C28	17°59'49"	170.00'	53.40'	S32°51'01"W	53.18'
C29	99°40'53"	13.00'	22.62'	N88°18'38"W	19.87'
C30	23°28'40"	330.00'	135.22'	N50°12'31"W	134.28'
C31	28°39'37"	300.00'	150.07'	S78°53'14"W	148.51'
C32	24°50'06"	300.00'	130.04'	S74°21'55"E	129.02'
C33	23°28'40"	300.00'	122.93'	S50°12'31"E	122.07'
C34	27°40'42"	200.00'	96.62'	S37°41'28"W	95.68'
C35	20°31'27"	300.00'	107.46'	S76°24'36"E	106.89'
C36	16°15'44"	300.00'	85.15'	N15°43'15"E	84.86'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S25°26'35"E	99.65'
L2	S64°33'25"W	130.09'
L3	S71°39'13"W	118.98'
L4	N66°08'53"W	63.21'
L5	S23°51'07"W	122.88'
L6	S23°51'07"W	60.00'
L7	S07°35'24"W	9.97'
L8	S03°19'40"W	60.00'
L9	N86°40'20"W	23.97'
L10	S04°44'33"W	135.14'
L11	N03°23'54"E	64.64'
L12	N50°03'48"E	72.45'
L13	N34°28'15"E	85.25'
L14	N51°31'49"E	12.49'
L15	S65°14'29"E	39.31'
L16	S25°26'35"E	113.10'
L17	S25°26'35"E	60.00'
L18	S64°33'25"W	90.87'
L19	S38°28'11"E	17.04'
L20	S61°56'51"E	113.33'

LINE TABLE		
NO.	BEARING	LENGTH
L21	N64°33'25"E	90.87'
L22	N07°35'24"E	8.84'
L23	N38°28'11"W	14.81'
L24	N61°56'51"W	89.25'
L25	N64°33'25"E	90.87'
L26	S61°56'51"E	113.33'
L27	S38°28'11"E	60.04'
L28	N07°35'24"E	55.46'
L29	S66°08'53"E	43.00'
L30	N66°08'53"W	6.72'
L31	S86°40'20"E	23.97'
L32	S62°15'06"W	15.00'
L33	N51°31'49"E	45.00'
L34	S86°40'20"E	84.62'

TREE TABLE	
TREE TAG	DESCRIPTION (CIRCUMFERENCE)
5971	36" LIVE OAK (TC 113")
5981	29" LIVE OAK (TC 91")
6706	36.5" LIVE OAK (TC 115")
6727	31" LIVE OAK (TC 97")
6728	28" LIVE OAK (TC 88")
6730	29.7" LIVE OAK (TC 93")
6739	25" LIVE OAK (TC 79")
6745	29.5" LIVE OAK (TC 93")
6751	28" LIVE OAK (TC 88")
6752	27" LIVE OAK (TC 85")
6753	25.5" LIVE OAK (TC 80")
6755	26" LIVE OAK (TC 82")
6779	26" LIVE OAK (TC 82")
6785	30.5" LIVE OAK (TC 96")

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

FINAL PLAT ESTABLISHING
**ESPERANZA
PHASE 3H**

19.740 ACRES
4.546 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED IN
DOCUMENT NO. 2021-355761, IN THE OFFICIAL PUBLIC RECORDS
OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	9/4/2025	068686339	3 OF 3