

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 #2019-56, SECTION 1.10(5).

HERITAGE LEGACY TREE:  
THERE ARE THIRTEEN (13) HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

SETBACKS NOTES:  
LOT SETBACKS ARE DETERMINED BY THE ESPERANZA DEVELOPMENT AGREEMENT, AS AMENDED. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

- GENERAL NOTES:
- THIS SUBDIVISION CONTAINS 35.939 TOTAL ACRES WITH 58 RESIDENTIAL LOTS FOR A DENSITY OF 1.614 RESIDENTIAL LOTS PER ACRE.
  - NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
  - THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2011).
  - 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
  - THE AREA OF PRIVATE STREETS IN THIS SUBDIVISION IS 4.467 ACRES. THE AREA OF PUBLIC STREETS IN THIS SUBDIVISION IS 0.533 OF AN ACRE.
  - THE AREA OF OPEN SPACE REQUIRED IS 7.188 ACRES (20.00%). THIS SUBDIVISION CONTAINS 14.373 ACRES OF OPEN SPACE OF WHICH 14.153 ACRES COUNT TOWARDS MEETING OPEN SPACE REQUIREMENTS.
  - GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
  - TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT # \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.
  - LOT 200 IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER (DOMESTIC & RECLAIM) AND DRAINAGE EASEMENTS. THEREFORE, SUCH EASEMENTS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
  - THE SUBJECT AREA IS WITHIN THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B AND IS SUBJECT TO TAXES BY THE DISTRICT.
  - THE AREA OF THE SMALLEST LOT IS 0.206 ACRES.
  - THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED ON THE APPROVED DEVELOPMENT AGREEMENT AND/OR THE PROPOSED TRANSPORTATION NETWORK PLAN.
  - ALL STREETS SHOWN WITHIN THE LIMITS OF THIS PLAT (DULCE VISTA, BANDALERO, CARINO COVE, HERMOSA, AND ESTRELLA LANE) ARE DESIGNATED AS LOT 200 AND ARE PRIVATE STREETS, EXCEPT SPLENDIDO, A PUBLIC STREET RIGHT-OF-WAY.
  - OPEN SPACE LOT 101, BLOCK 124, SHALL BE A DRAINAGE, SIDEWALK, AND UTILITY EASEMENT.
  - A VARIANCE FOR ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS (SECTION 5.11.010 A) WAS APPROVED BY THE CITY OF BOERNE PLANNING AND ZONING COMMISSION ON OCTOBER 4TH, 2021.
  - NO VEGETATION SHALL BE DISTURBED WITHIN THE OPEN SPACE NATURAL AREA OUTSIDE OF THE DRAINAGE AND TRAIL EASEMENTS WITHOUT AUTHORIZATION FROM THE CITY MANAGER OR THEIR DESIGNEE.

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 3C, 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 DISTRICTS 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, SOLE USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICT'S USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT TO USE SAID EASEMENT SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF AN BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROUNTS 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.

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 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 (DOMESTIC & RECLAIM), 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 THE ADJACENT LAND TO OR FROM 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 THEREOF; 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.

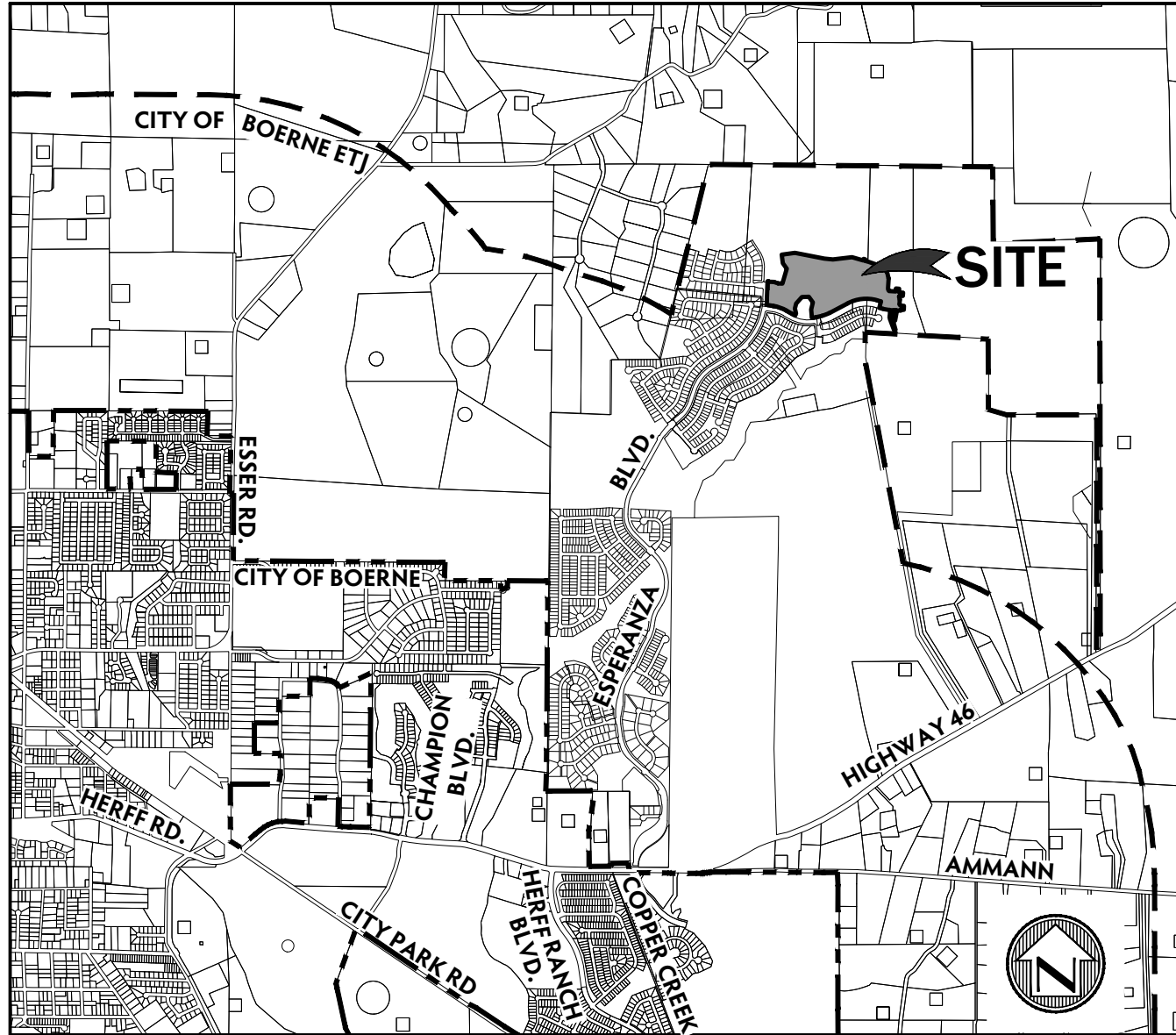
- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY (AND/OR DISTRICT) SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND, THE CITY (AND/OR DISTRICT) WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE 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 CITY'S (AND/OR DISTRICT) USUAL AND CUSTOMARY PRACTICES.
- THE CITY (AND/OR DISTRICT) SHALL MAKE THE 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.

PEDERNALES 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 AND 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 FINAL PLAT ESTABLISHING ESPERANZA PHASE 3C

BEING 35.939 ACRES SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGE 572, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

## 58 NEW RESIDENTIAL LOTS AND 10 OPEN SPACE LOTS 352 L.F. OF NEW PUBLIC STREET, 0.533 OF AN ACRE OF R.O.W. 3163 L.F. OF NEW PRIVATE STREET, 4.467 ACRES



### LOCATION MAP

N.T.S.

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 2023 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, THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, A.D. 2023.

\_\_\_\_\_  
COUNTY CLERK  
KENDALL COUNTY, TEXAS

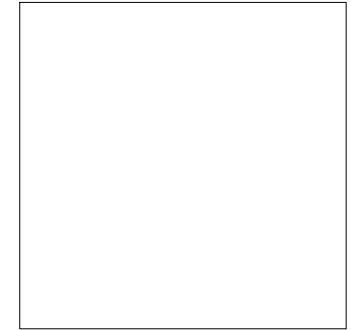
BY: \_\_\_\_\_ DEPUTY

THIS SUBDIVISION PLAT OF ESPERANZA PHASE 3C 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., 2023.	
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 AND ZONING COMMISSION OF THE CITY OF BOERNE.

M.W. CUDE ENGINEERS, L.L.C.  
W. PATRICK MURPHY, P.E.



REGISTERED PROFESSIONAL ENGINEER NO. 111597

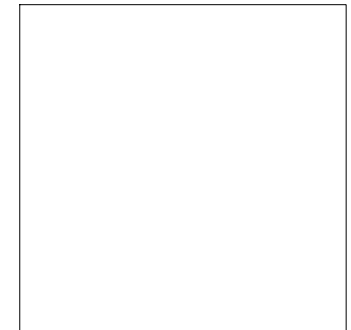
SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

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



REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER  
LOOKOUT DEVELOPMENT GROUP, L.P.  
A TEXAS LIMITED PARTNERSHIP  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TX 78641  
PH: (512) 690-4322  
FAX: (512) 260-9043  
CONTACT: MICHAEL SIEFERT, P.E.

BY: MICHAEL SIEFERT, PRESIDENT,  
LOOKOUT DEVELOPMENT GROUP, L.P.  
THE LOOKOUT GROUP INC., ITS GENERAL PARTNER

DULY AUTHORIZED AGENT

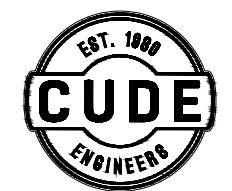
STATE OF TEXAS  
COUNTY OF KENDALL

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CONTACT: W. PATRICK MURPHY, P.E.	PROJECT # 03154.005	DATE: AUGUST 2023
		
CUDE ENGINEERS 4122 POND HILL RD. • SUITE 101 SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 • FAX 210.523.7112 WWW.CUDEENGINEERS.COM REGISTERED ENGINEERING FIRM TBPE #455 - TBPELS #10048500		1 OF 3

# A FINAL PLAT ESTABLISHING ESPERANZA PHASE 3C

BEING 35.939 ACRES SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGE 572, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

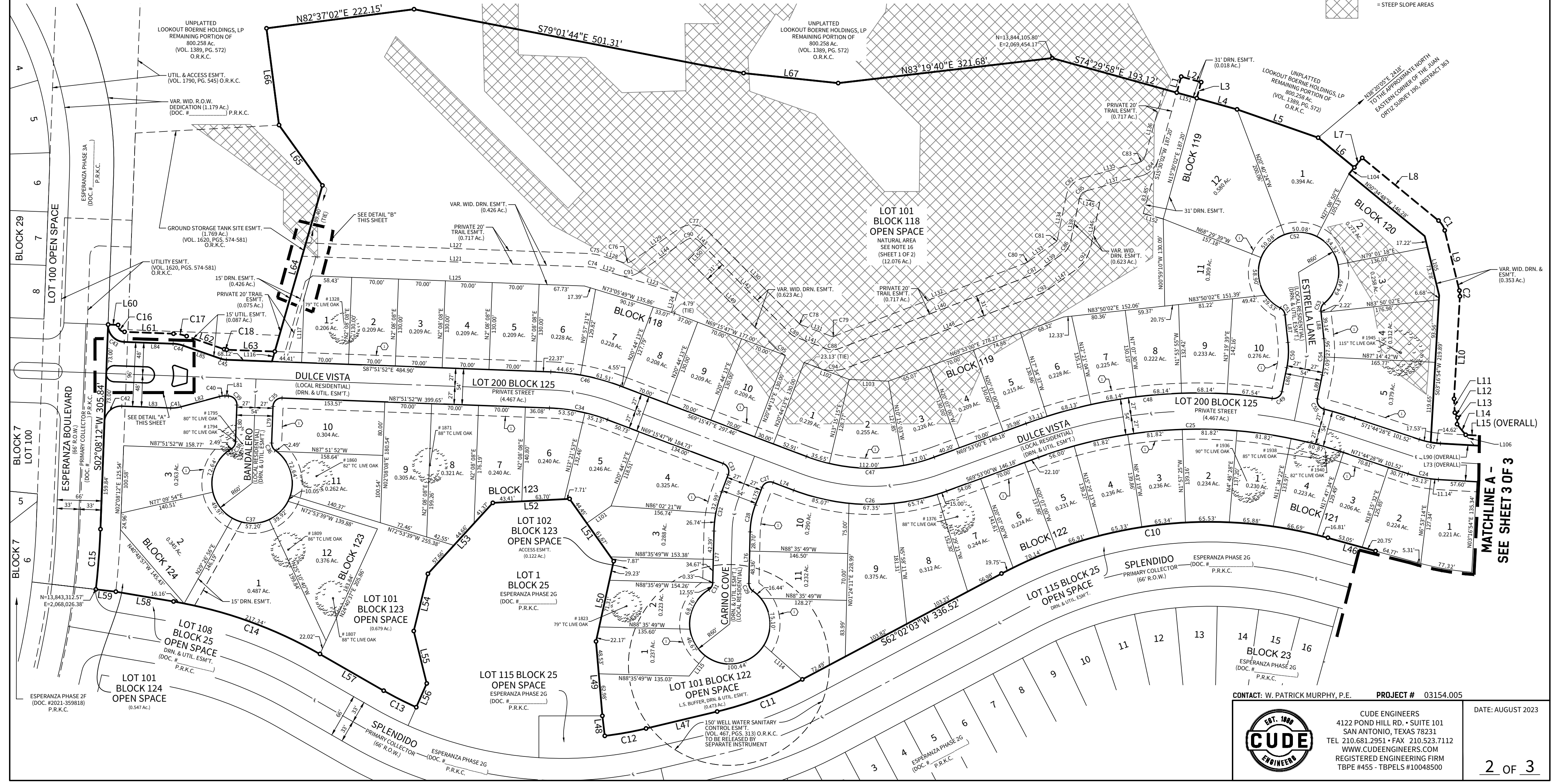
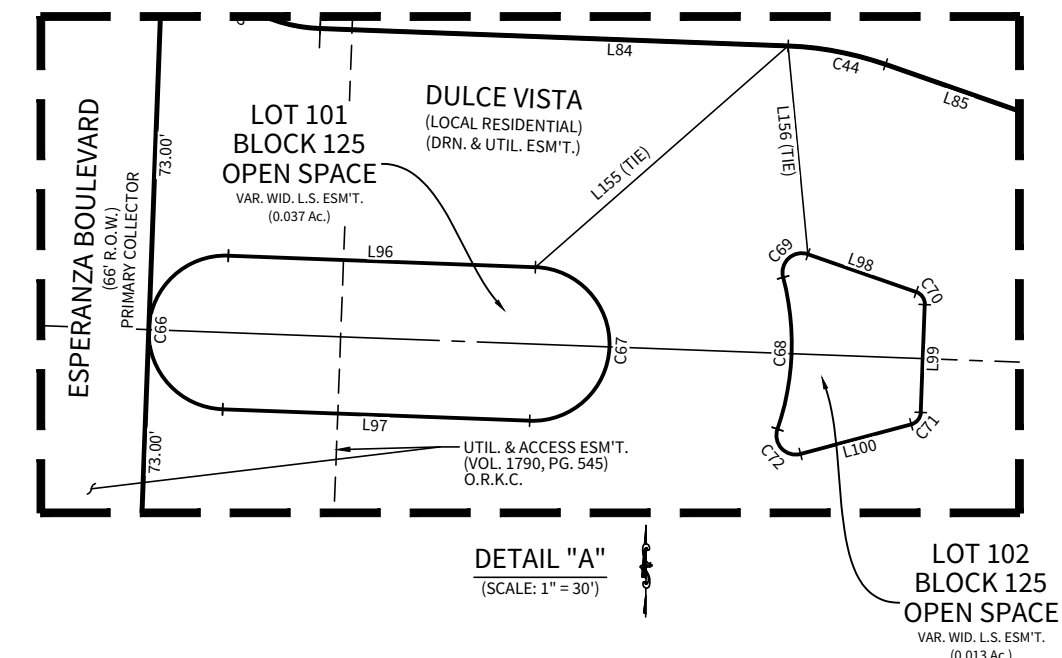
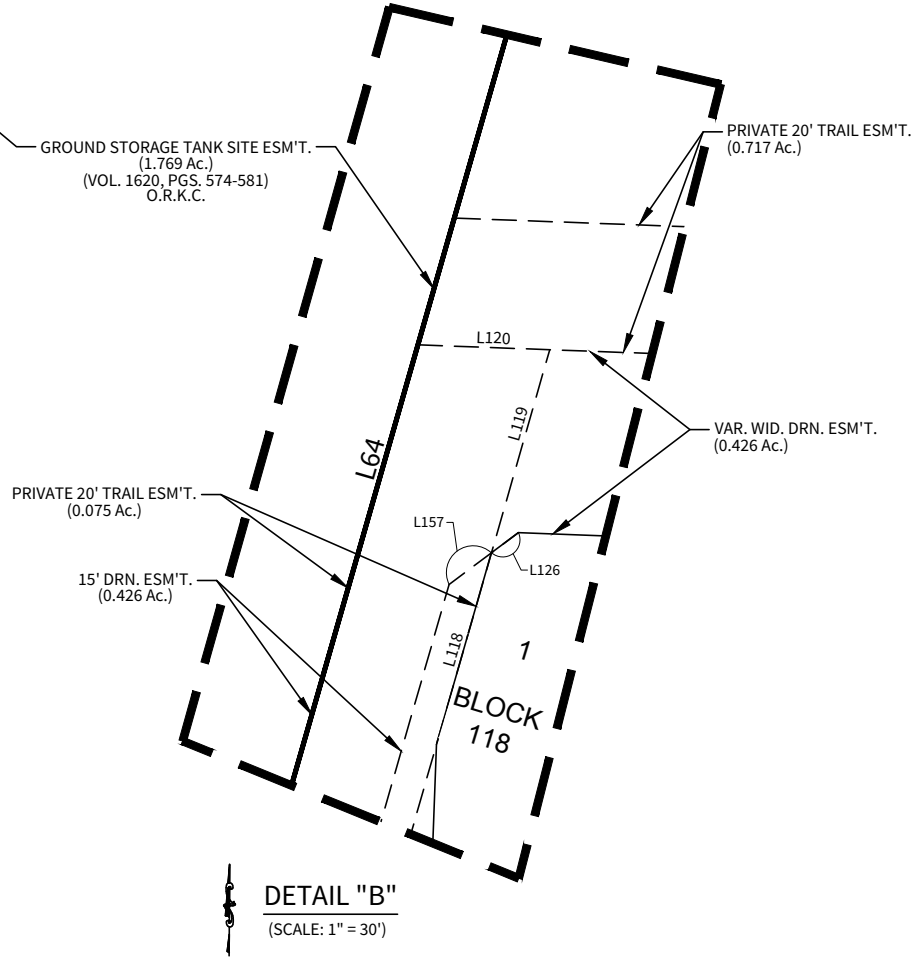
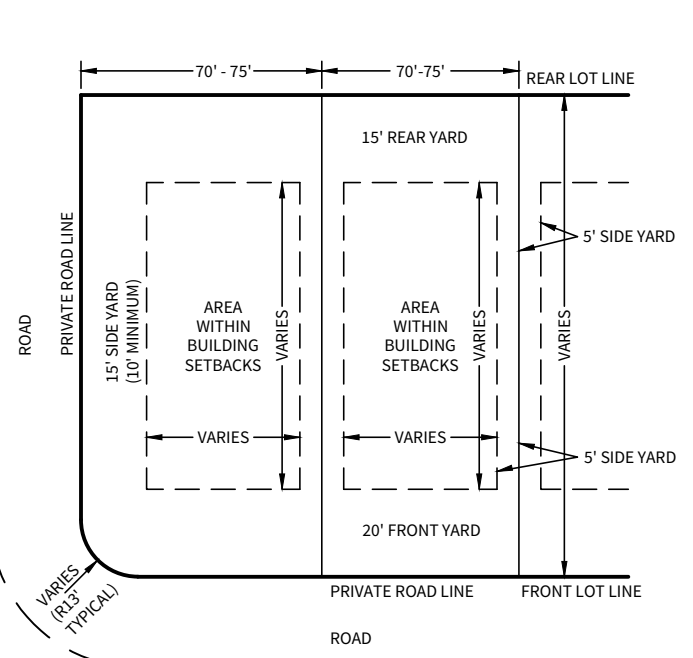
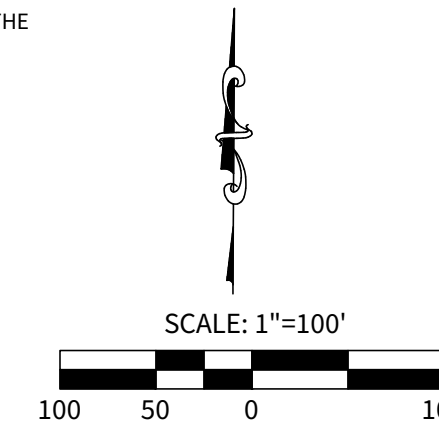
## BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

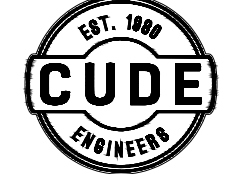
BLOCK 118	1680 L.F.
BLOCK 119	2325 L.F.
BLOCK 120	1369 L.F.
BLOCK 121	860 L.F.
BLOCK 122	2032 L.F.
BLOCK 123	2348 L.F.
BLOCK 124	1049 L.F.

## LEGEND

Ac.	= ACRES
CL	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
ESMT.	= EASEMENT
ETJ	= EXTRATERRITORIAL JURISDICTION
L#	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
PES.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
TC	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
- - -	= BOUNDARY NODE
- - -	= STREET CENTERLINE
- - -	= EXISTING PROPERTY LINE
- - -	= 15' UTIL. ESMT.
(Symbol)	= HERITAGE TREE GREATER THAN 75" TC
(Symbol)	= STEEP SLOPE AREAS



CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 03154.005 DATE: AUGUST 2023



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