GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER

RESIDENTIAL LOTS IN EXCESS OF 12.500 SOUARE 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

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.

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.
- 10. 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 13. 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.
- 14. OPEN SPACE LOT 101, BLOCK 124, SHALL BE A DRAINAGE, SIDEWALK, AND UTILITY EASEMENT 15. A VARIANCE FOR ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS (SECTION 5.11.010 A) WAS APPROVED BY THE CITY OF BOERNE PLANNING AND ZONING
- 16. 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:

COMMISSION ON OCTOBER 4TH, 2021.

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 FASEMENTS 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 DISTRICTS 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 AN 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

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 FASEMENT: 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 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 NAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICE
- 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.

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.

- 1. 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.
- 2. THE CITY (AND/OR DISTRICT) SHALL MAKE COMMERCIALLY 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)
- 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:

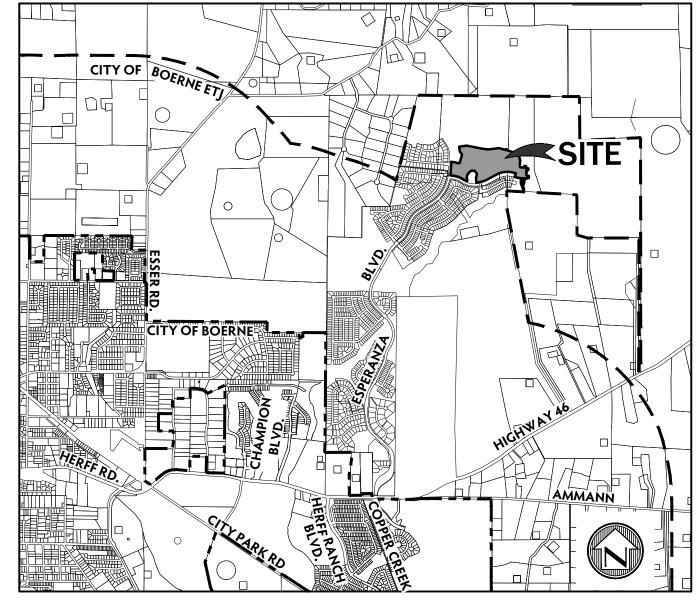
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN FIFTEEN FEET (15') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN 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 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 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

SECRETARY

TATE OF TEXAS OUNTY OF KENDALL	
, COUNTY CLERK OF SAII	D COUNTY, DO HEREBY CERTIFY
HAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CEI	RTIFICATE OF AUTHENTICATION
WAS FILED FOR RECORD IN MY OFFICE THE DAY	
PF A.D. 2023 AT	_ M. IN THE PLAT RECORDS OF
AID COUNTY IN DOCUMENT NO	·-·-·-·-·-·-·-·-··-··············
AX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO	
, KENDALL COU	NTY OFFICIAL RECORDS. IN
ESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL O	F OFFICE, THE DAY OF
, A.D. 2023.	
OUNTY CLERK ENDALL COUNTY, TEXAS	
Y: DEPUTY	
THIS SUBDIVISION PLAT OF ESPERANZA PHASE 30 BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUC	ZONING COMMISSION OF THE
DATED THIS DAY OF, A	A.D., 2023.
BY:	
	CHAIRMAN

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.F. REGISTERED PROFESSIONAL ENGINEER NO. 111597 SWORN TO AND SUBSCRIBED BEFORE ME, THIS 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 WHEELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, 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 KENDALI

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THE DAY OF

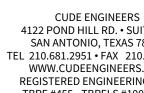
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CONTACT: W. PATRICK MURPHY, P.E.

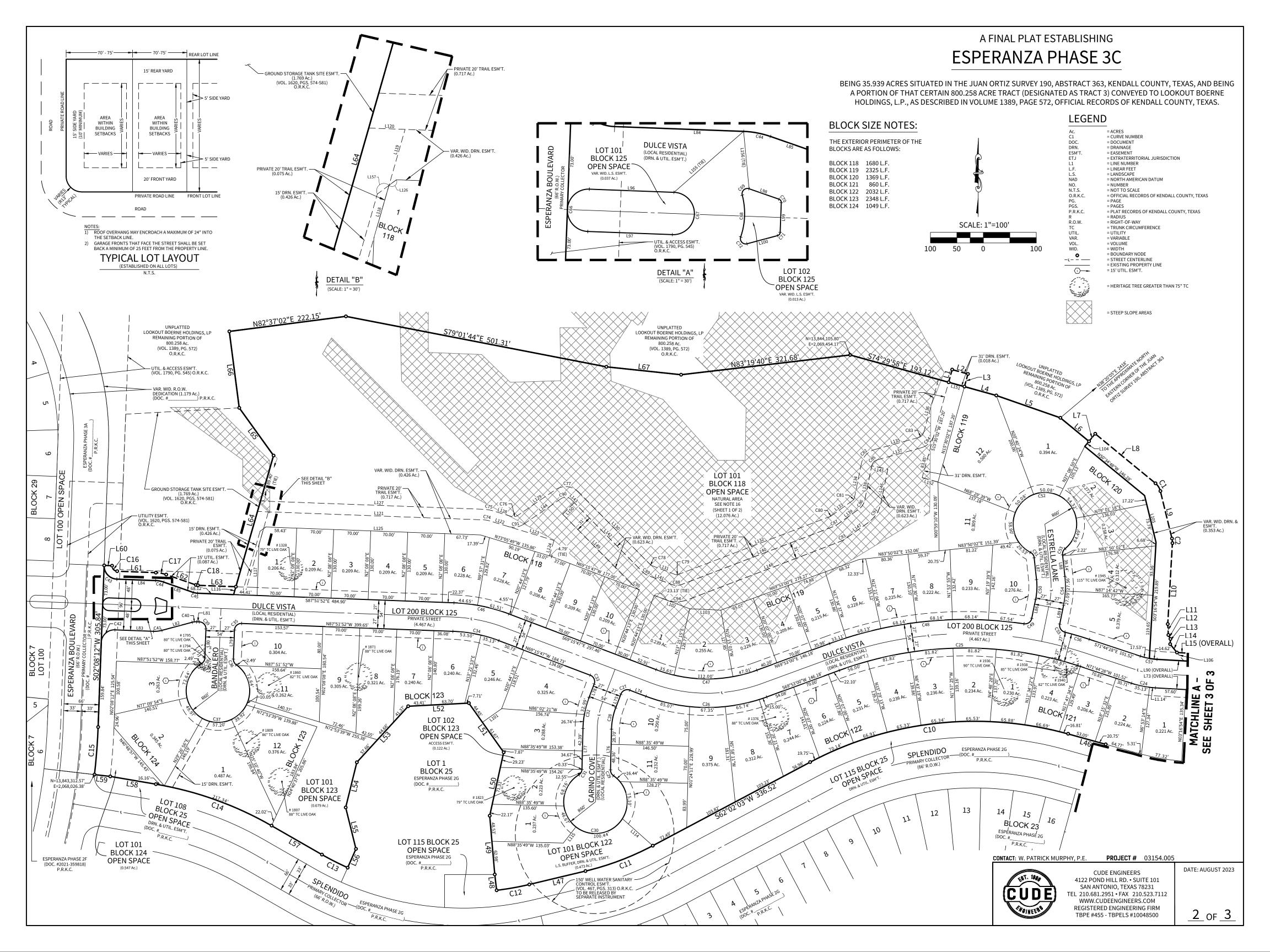
PROJECT # 03154.005

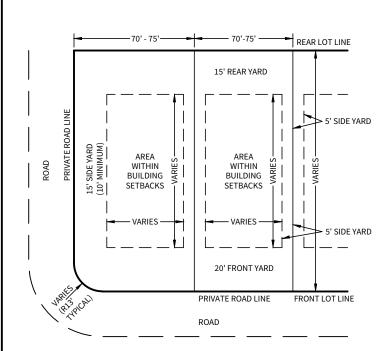


4122 POND HILL RD. • SUITE 101 SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 • FAX 210.523.7112 WWW.CUDEENGINEERS.COM REGISTERED ENGINEERING FIRM TBPE #455 - TBPELS #10048500

DATE: AUGUST 2023

1 of 3





NOTES:

1) ROOF OVERHANG MAY ENCROACH A MAXIMUM OF 24" INTO

THE SETBACK LINE.

2) GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LIN

TYPICAL LOT LAYOUT (ESTABLISHED ON ALL LOTS)

N.T.S.

C2

C3

C5

C8

C10

C11

C12

C13

C14

C15

C16

C18

C19

C20

C21

C22

C23

C24

C29

537.00'

537.00'

1153.00' 4°28'41"

CURVE TABLE CURVE RADIUS DELTA LENGTH CHORD CHORD BEARING

29.50' 17°01'51" 8.77'

13.00' 108°26'06" 24.60'

52.00' 18°26'06" 16.73' 16.66'

25.00' 89°57'30" 39.25' 35.34'

537.00' | 14°32'59" | 136.37' | 136.00' |

6°41'13" 62.67'

25.00' 89°57'30" 39.25' 35.34'

52.00' 18°26'06" 16.73' 16.66'

27.50' 36°49'51" 17.68' 17.37' \$32°09'52"E

13.00' 90°00'00" 20.42' 18.38' \$41°43'06"E

86.50' 20°42'05" 31.25' 31.08' S07°04'08"E

126.50' 20°42'05" 45.71' 45.46' N07°04'08"W 548.00' | 12°10'01" | 116.37' | 116.15' | N80°38'05"W

663.00' 43°24'53" 502.37' 490.44' \$83°44'29"W

663.00' 20°10'44" 233.50' 232.30' N70°14'35"W

10.00' 90°00'01" 15.71' 14.14' N42°51'49"W 67.00' | 17°06'10" | 20.00' | 19.93' | N79°18'47"W

13.00' | 17°06'10" | 3.88' | 3.87' | N79°18'47"W

533.00' | 12°10'01" | 113.19' | 112.97' | N80°38'05"W

13.00' | 108°26'06" | 24.60' | 21.09' | N32°30'03"W

177.00' | 14°58'38" | 46.27' | 46.14' | N79°13'47"W

693.00' 38°22'33" 464.16' 455.53' S89°04'16"W

| 13.00' | 90°00'00" | 20.42' | 18.38' | \$65°44'13"W 123.00' 19°20'01" 41.50' 41.31' \$11°04'12"W

13.00' 56°46'26" 12.88' 12.36' \$26°59'02"E

60.00' 293°32'52" 307.40' 65.75' N88°35'49"W 13.00' 56°46'26" 12.88' 12.36' N29°47'24"E C32 | 177.00' | 19°20'01" | 59.73' | 59.44' | N11°04'12"E

C26 327.00' 40°51'13" 233.16' 228.25' N89°41'24"W

90.12'

8.74'

21.09'

62.64'

98.98'

5°50'06" 54.69' 54.67' \$63°04'17"E

S05°14'01"E

S39°03'52"W

S05°56'08"E

N69°18'33"E

N79°55'39"E

S80°38'05"E

N48°15'39"E

N12°29'57"E

90.09' N04°22'32"E

	LINE TABL	
INE	BEARING	LENGTH
L1	N15°30'02"E	24.82'
L2	S74°29'58"E	31.00'
L3	S15°30'02"W	24.82'
L4	S74°29'58"E	62.49'
L5	S70°44'42"E	128.22'
L6	S50°34'48"E	70.00'
L7	S39°25'12"W	18.50'
L8	S50°34'48"E	147.41'
L9	S13°44'57"E	92.39'
L10	S03°16'54"W	153.23'
L11	N03°09'17"W	20.66'
L12	S27°11'31"E	8.54'
L13	S03°16'54"W	9.81'
L14	S39°11'14"E	20.42'
L15	S86°43'06"E	111.57'
L16	N03°16'54"E	48.00'
L17	S86°43'06"E	54.00'
L18	S03°16'54"W	50.00'
L19	N86°43'06"W	5.33'
L20	S86°43'06"E	50.00'
L21	S03°16'54"W	54.00'
L22	N86°43'06"W	50.00'
L23	S15°09'11"E	38.99'
L24	S03°16'54"W	69.45'
L25	S86°43'06"E	50.00'
L26	S03°16'54"W	66.00'
L27	N86°43'06"W	50.00'
L28	S03°16'54"W	15.00'
L29	N86°43'06"W	65.45'
L30	N03°16'28"E	27.38'
L31	N10°10'57"E	144.13'
L32	S79°49'03"E	15.00'
L33	S10°10'57"W	143.23'
134	510 10 37 W	26.40

	L30	N03°1	6'28"E	27.38'		L64	S16	°00'09"W	258.07'	
	L31	N10°1	0'57"E	144.13'		L65	S35	5°43'40"E	110.98'	
	L32	S79°49	9'03"E	15.00'		L66	S07	7°22'58"E	145.72'	
	L33	S10°10)'57"W	143.23'		L67	S83	3°57'01"E	142.04'	
	L34	S03°16	5'28"W	26.48'		L68	S86	5°43'06"E	54.00'	
_	¬									
	4				CUF	RVE T	ABL	E .		
10	3		CURVE	RADIUS	DELTA	LEN	STH	CHORD	CHORD BE	ARING
			C33	13.00'	90°00'00"	20.	42'	18.38'	N24°15'4	17"W
			C34	273.00'	18°36'05"	88.	63'	88.24'	N78°33'5	50"W
	_		C35	13.00'	90°00'00"	20.	42'	18.38'	S47°08'0	08"W
1			C36	13.00'	56°46'26"	12.	88'	12.36'	S26°15'	05"E
			C37	60.00'	293°32'52"	307	.40'	65.75'	N87°51'5	52"W
			C38	13.00'	56°46'26"	12.	88'	12.36'	N30°31'	21"E
			C39	13.00'	90°00'00"	20.	42'	18.38'	N42°51'5	52"W
ı			C40	28.00'	17°06'10"	8.3	6'	8.33'	S83°35'0)3"W
ı			C41	52.00'	17°06'10"	15.	52'	15.46'	S83°35'0)3"W
1			C42	25.00'	89°59'56"	39.	27'	35.35'	S47°08'1	LO"W
			C43	25.00'	90°00'00"	39.	27'	35.36'	S42°51'	50"E
			C44	52.00'	17°06'10"	15.	52'	15.46'	S79°18'-	47"E
			C45	28.00'	17°06'10"	8.3	6'	8.33'	S79°18'	47"E
1	1		C46	327.00'	18°36'05"	106	16'	105.70'	S78°33'	50"E
	1		C47	273.00'	40°51'13"	194	66'	190.56'	S89°41'	24"E
ı			C48	747.00'	28°37'30"	373	.20'	369.33'	N84°11'	45"E
1	1		C49	13.00'	86°58'59"	19.	74'	17.89'	N55°01'	00"E
ı	1		C50	123.00'	17°41'29"	37.	98'	37.83'	N02°40'-	46"E
ı			C51	13.00'	56°46'26"	12.	88'	12.36'	N34°33'1	11"W
	1		C52	60.00'	293°32'52"	307	.40'	65.75'	N83°50'	02"E
	1		C53	13.00'	56°46'26"	12.	88'	12.36'	S22°13'1	L4"W
	1		C54	177.00'	17°41'29"	54.	65'	54.44'	S02°40'4	16"W
ı			C55	13.00'	86°58'59"	19.	74'	17.89'	S31°57'	59"E
1			C56	747.00'	3°43'01"	48.	46'	48.45'	S73°35'	58"E
ı			C57	123.00'	14°58'38"	32.	15'	32.06'	S79°13'4	47"E
1	1		C58	13.00'	90°00'00"	20.	42'	18.38'	N48°16'	54"E
1	1		C59	2.00'	71°33'54"	2.5	0'	2.34'	S50°56'	08"E
1			C60	3.00'	123°33'01"	6.4	7'	5.29'	S46°37'1	L9"W
	1		C61	40.50'	30°25'01"	21.	50'	21.25'	N86°48'4	11"W
ı			C62	3.00'	123°44'11"	6.4	8'	5.29'	N40°09'0)5"W
			C63	2.00'	71°33'54"	2.5	60'	2.34'	N57°29'	57"E
_	1		C64	12.00'	180°00'00"	37.	70'	24.00'	S86°43'	06"E
-						Ь——				

	1		VE TABL		1
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARIN
C65	12.00'	180°00'00"	37.70'	24.00'	N86°43'06"W
C66	12.00'	180°00'00"	37.70'	24.00'	N02°08'08"E
C67	12.00'	180°00'00"	37.70'	24.00'	S02°08'08"W
C68	40.50'	34°02'35"	24.06'	23.71'	N02°08'08"E
C69	3.00'	124°07'27"	6.50'	5.30'	N47°10'34"E
C70	2.00'	72°53'50"	2.54'	2.38'	S34°18'47"E
C71	2.00'	72°53'50"	2.54'	2.38'	S38°35'03"W
C72	3.00'	124°07'27"	6.50'	5.30'	N42°54'18"W
C73	437.00'	10°50'01"	82.63'	82.51'	S79°58'05"E
C74	50.00'	14°46'03"	12.89'	12.85'	S80°28'50"E
C75	70.00'	14°46'03"	18.04'	17.99'	S80°28'50"E
C76	15.00'	51°14'48"	13.42'	12.97'	N81°16'48"E
C77	35.00'	79°45'26"	48.72'	44.88'	S84°27'54"E
C78	8.00'	24°40'37"	3.45'	3.42'	S56°55'29"E
C79	8.00'	41°39'28"	5.82'	5.69'	N89°54'28"E
C80	8.00'	14°38'04"	2.04'	2.04'	N61°45'42"E
C81	8.00'	42°55'55"	5.99'	5.86'	N32°58'42"E
C82	35.00'	63°10'21"	38.59'	36.66'	N43°05'55"E
C83	15.00'	59°11'03"	15.49'	14.81'	N45°05'34"E
C84	35.00'	59°11'00"	36.15'	34.57'	S45°05'35"W
C85	15.00'	63°10'21"	16.54'	15.71'	S43°05'55"W
C86	28.00'	42°55'55"	20.98'	20.49'	S32°58'42"W
C87	28.00'	14°38'04"	7.15'	7.13'	S61°45'42"W
C88	28.00'	41°39'28"	20.36'	19.91'	S89°54'28"W
C89	28.00'	24°40'37"	12.06'	11.97'	N56°55'29"W
C90	15.00'	79°45'26"	20.88'	19.23'	N84°27'54"W
C91	35.00'	51°14'48"	31.30'	30.27'	S81°16'48"W
C92	59.00'	42°55'55"	44.21'	43.18'	S32°58'42"W
C93	59.00'	14°38'04"	15.07'	15.03'	S61°45'42"W
C94	59.00'	41°39'28"	42.90'	41.96'	S89°54'28"W
C95	70.84'	15°57'49"	19.74'	19.67'	N53°22'07"W

LINE TABLE

LINE BEARING LENGTH

L70 S03°16'54"W 66.00'

L73 N86°43'06"W 130.08'

L74 N69°15'47"W 32.73'

L78 N20°44'13"E 27.47'

L79 S02°08'08"W 54.72'

L80 N02°08'08"E 54.72'

L83 N87°51'52"W 73.17'

L85 S70°45'42"E 59.38'

L85 S70°45'42"E 59.38'

L86 N11°31'31"E 36.34'

L86 N11°31'31"E 36.34'

L87 N06°09'58"W 41.35'

L89 | S11°31'31"W | 36.34'

L90 S86°43'06"E 135.41'

L91 S86°43'06"E 13.58'

L92 S15°09'11"E 17.59'

L92 S15°09'11"E 17.59'

L93 N21°43'00"E 17.63'

L94 S03°16'54"W 48.00'

L95 N03°16'54"E 48.00'

L96 S87°51'52"E 48.00'

L93 N21°43'00"E

L88 S06°09'58"E

L91 S86°43'06"E

54.00'

38.99'

27.47'

77.06'

59.38'

73.17'

41.35'

13.58'

L69 S03°16'54"W

L71 N03°16'54"E

L72 N21°43'00"E

L75 S20°44'13"W

L76 S01°24'11"W

L77 N01°24'11"E

L79 S02°08'08"W

L81 N87°51'52"W

L82 S75°01'58"W

L84 S87°51'52"E

LINE TABLE

LINE BEARING LENGTH

L96 S87°51'52"E 48.00'

L97 N87°51'52"W 48.00'

L98 | S70°45'42"E | 17.90'

L99 S02°08'08"W 16.85'

L100 S75°01'58"W 17.90'

L100 S75°01'58"W 17.90'

L101 N54°43'18"E 44.46'

L101 N54°43'18"E 44.46'

L102 S69°15'47"E 48.56'

L102 S69°15'47"E 48.56'

L103 S87°37'28"E 58.95'

L104 N39°33'55"E 12.50'

L105 S13°44'57"E 91.00'

L106 S39°11'14"E 20.34'

L106 S39°11'14"E 20.34'

L107 S03°16'54"W 2.00'

L108 N86°43'06"W 15.00'

L109 S03°16'54"W 15.00'

L110 N86°43'06"W 40.00'

L111 S03°16'54"W 15.00'

L112 N15°26'56"E 15.00'

L113 S74°33'04"E 64.77'

L114 S48°25'51"E 76.81'

L115 N37°57'10"E 38.67'

L116 S16°00'09"W 15.45'

L117 N02°08'08"E 96.45'

L118 S16°00'09"W 31.15'

L119 N16°00'09"E 33.02'

L120 S87°51'52"E 20.60'

L121 S87°51'52"E 406.47'

L122 S73°05'49"E 35.65'

L123 S73°05'49"E 90.82'

L124 S16°54'11"W 30.50'

L125 N87°51'52"W 406.17'

LINE TABLE

LINE BEARING LENGTH

L127 S87°51'52"E 422.13'

L130 S44°35'11"E 192.32'

L132 N69°04'44"E 307.44'

L133 N54°26'40"E 50.02'

L134 N11°30'44"E 65.95'

L135 N74°41'05"E 85.55'

L136 N15°30'02"E 103.35'

L137 | S74°41'05"W | 85.55'

L138 | S11°30'44"W | 65.95'

L139 S54°26'40"W 50.02'

L140 S69°04'44"W 307.44'

L141 N69°15'47"W 47.42'

L142 N44°35'11"W 184.18'

L143 N44°35'11"W 8.14'

L144 S55°39'24"W 85.22'

L145 S78°29'16"E 31.00'

L146 S11°30'44"W 65.95'

L147 | S54°26'40"W | 50.02'

L148 S69°04'44"W 307.44

L149 N44°35'11"W 184.18

31.00'

31.00'

49.83'

L150 N45°24'49"E

L151 S74°29'58"E

L152 N74°29'58"W

L153 S42°58'37"E

L154 N79°12'45"E

L155 S48°48'49"W 52.47'

L156 S05°25'51"E 32.68'

L157 S53°16'41"W 8.26'

14

SCALE: 1"=100'

0

LOT 101

BLOCK 121

OPEN SPACE

- 31' UTIL. ESM'T.

LOT 115 BLOCK 25

SPLENDIDO PRIMARY COLLECTOR

P.R.K.C.

16

(DOC. #

15 BLOCK 23

ESPERANZA PHASE 2G

P.R.K.C.

BESITO

14

(LOCAL RESIDENTIAL) (DRN. & UTIL. ESM'T.)

BLOCK 24

13

100

(0.055 Ac.)

DULCE VISTA (LOCAL RESIDENTIAL) — (DRN. & UTIL. ESM'T.) L73 (OVERALL)

1

1

SPLENDIDO

(66' R.O.W.)

15' UTIL. ESM'T.

A -0F

MATCHLINE ASEE SHEET 2 (3°16'54"E 135.34" | L

L43-

TEMPORARY TURN-AROUND ESM'T. ESPERANZA PHASE 2G (DOC. #_____) P.R.K.C

15' UTIL. ESM'T. ESPERANZA PHASE 2G (DOC. #_____) P.R.K.C

UNPLATTED

LOOKOUT BOERNE HOLDINGS LP

REMAINING PORTION OF

800.258 Ac. (VOL. 1389, PG. 572) O.R.K.C. -L15 (OVERALL)

(0.062 Ac.)

-C3

-L19

`_L28

- 15' UTIL. ESM'T.

UNPLATTED LOOKOUT BOERNE HOLDINGS, LP

REMAINING PORTION OF

(VOL. 1389, PG. 572)

SEE DETAIL "D" THIS SHEET

- 15' UTIL. ESM'T

– VAR. WID. DRN. ESM'T. (0.301 Ac.)

35.65'

85.22'

L126 S53°16'41"W

L128 S73°05'49"E

L129 N55°39'24"E

L131 S69°15'47"E

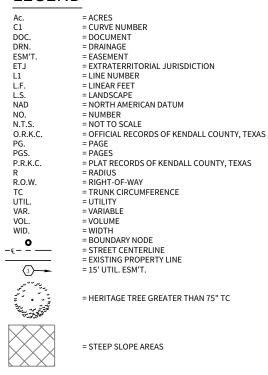
1328	79" TC LIVE OAK
1376	88" TC LIVE OAK
1794	80" TC LIVE OAK
1795	80" TC LIVE OAK
1807	88" TC LIVE OAK
1809	86" TC LIVE OAK
1823	79" TC LIVE OAK
1860	82" TC LIVE OAK
1871	88" TC LIVE OAK
1936	90" TC LIVE OAK
1938	85" TC LIVE OAK
1940	82" TC LIVE OAK
1945	115" TC LIVE OAK
6114	72" TC LIVE OAK
6130	72" TC LIVE OAK
6146	107" TC LIVE OAK
6150	88" TC LIVE OAK
6154	85" TC LIVE OAK
6155	236" TC LIVE OAK
6157	91" TC LIVE OAK
6159	72" TC LIVE OAK

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.

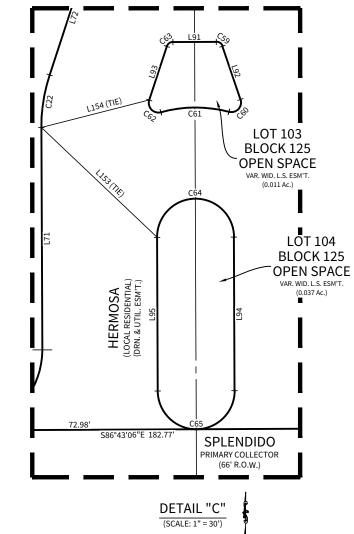
LEGEND



BLOCK SIZE NOTES:

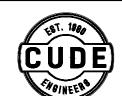
THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

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.



93	59.00'	14°38'04"	15.07'	15.03'	S61°45'42"W
)4	59.00'	41°39'28"	42.90'	41.96'	S89°54'28"W
)5	70.84'	15°57'49"	19.74'	19.67'	N53°22'07"W
		1			
	Tree #		scription		
	1328 1376	+	C LIVE OA C LIVE OA		
	1794		C LIVE OF		
	1795	<u> </u>	C LIVE OF		
	1807	+	C LIVE OA		
	1809	+	C LIVE OA		
	1823	79" T	C LIVE OA	λK	
	1860	82" T	C LIVE OA	λK	
	1871	88" T	C LIVE OA	ΑK	
	1936	90" T	C LIVE OA	ΑK	
	1938	85" T	C LIVE OA	λK	
	1940	82" T	C LIVE OA	λK	
	1945	115" 7	C LIVE O	AK	
	6114	72" T	C LIVE OA	AK	

CONTACT: W. PATRICK MURPHY, P.E. **PROJECT #** 03154.005



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

DATE: AUGUST 2023

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