

**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.

- 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 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.

- 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 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:**

- 1. 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.
2. 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:**

- 1. 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.
2. Open space Lot 100 - Block 30 shall be a Drainage, Utility, and Pedestrian Access Easement.

**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.

**Acreage and Density:**

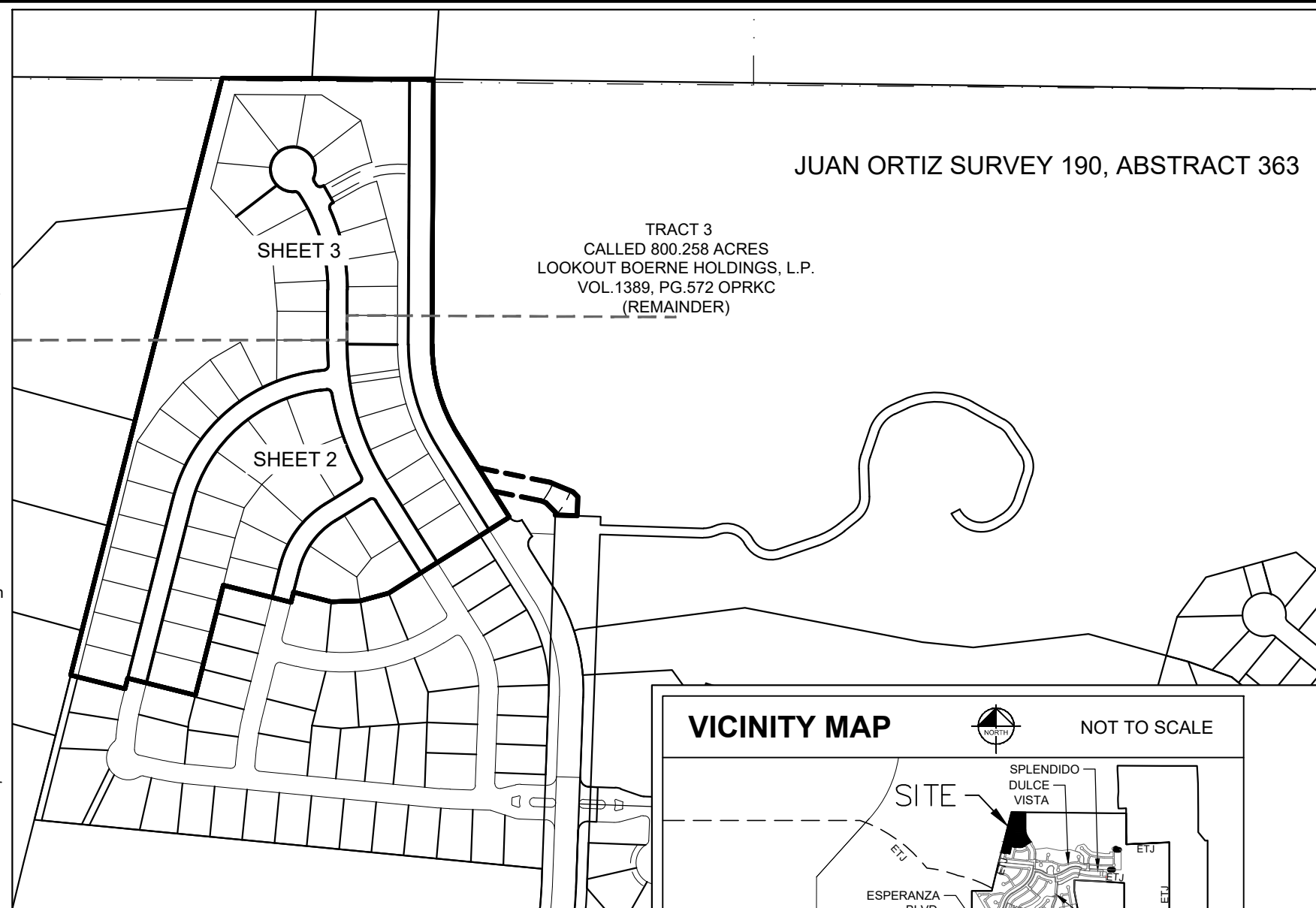
- 1. This subdivision contains 28.700 total acres with 53 residential lots for a density of 1.85 residential lots per acre.
2. This subdivision contains 6.075 acres of open space.
3. The area of the smallest lot is 0.257 acres.

**Flood Statement:**

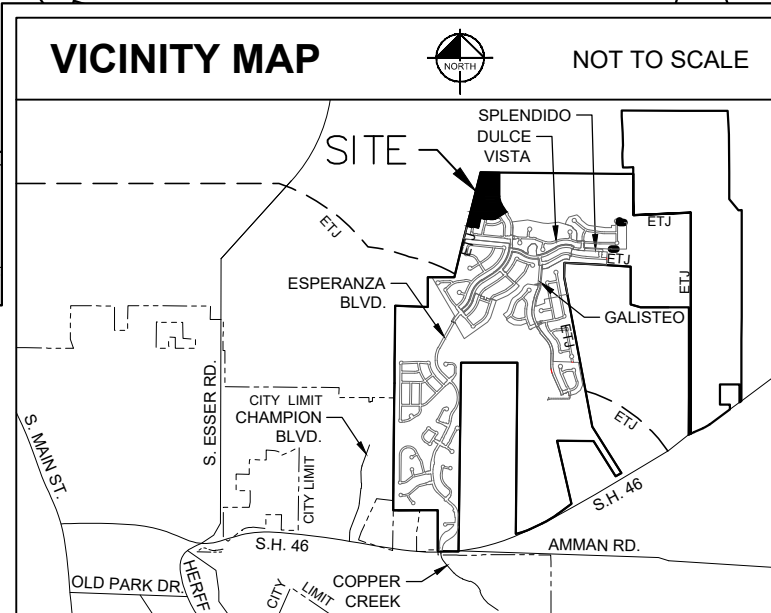
According to Map No. 48259C0425F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by 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 16 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



SHEET INDEX MAP 1" = 400'



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 3F, 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 3F 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

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 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

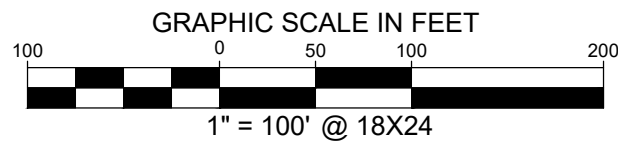
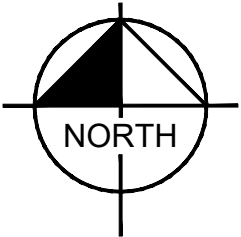
By: \_\_\_\_\_
Deputy

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 3F
28.700 ACRES

3.560 ACRES PRIVATE R.O.W.
53 RESIDENTIAL LOTS
1 OPEN SPACE LOT

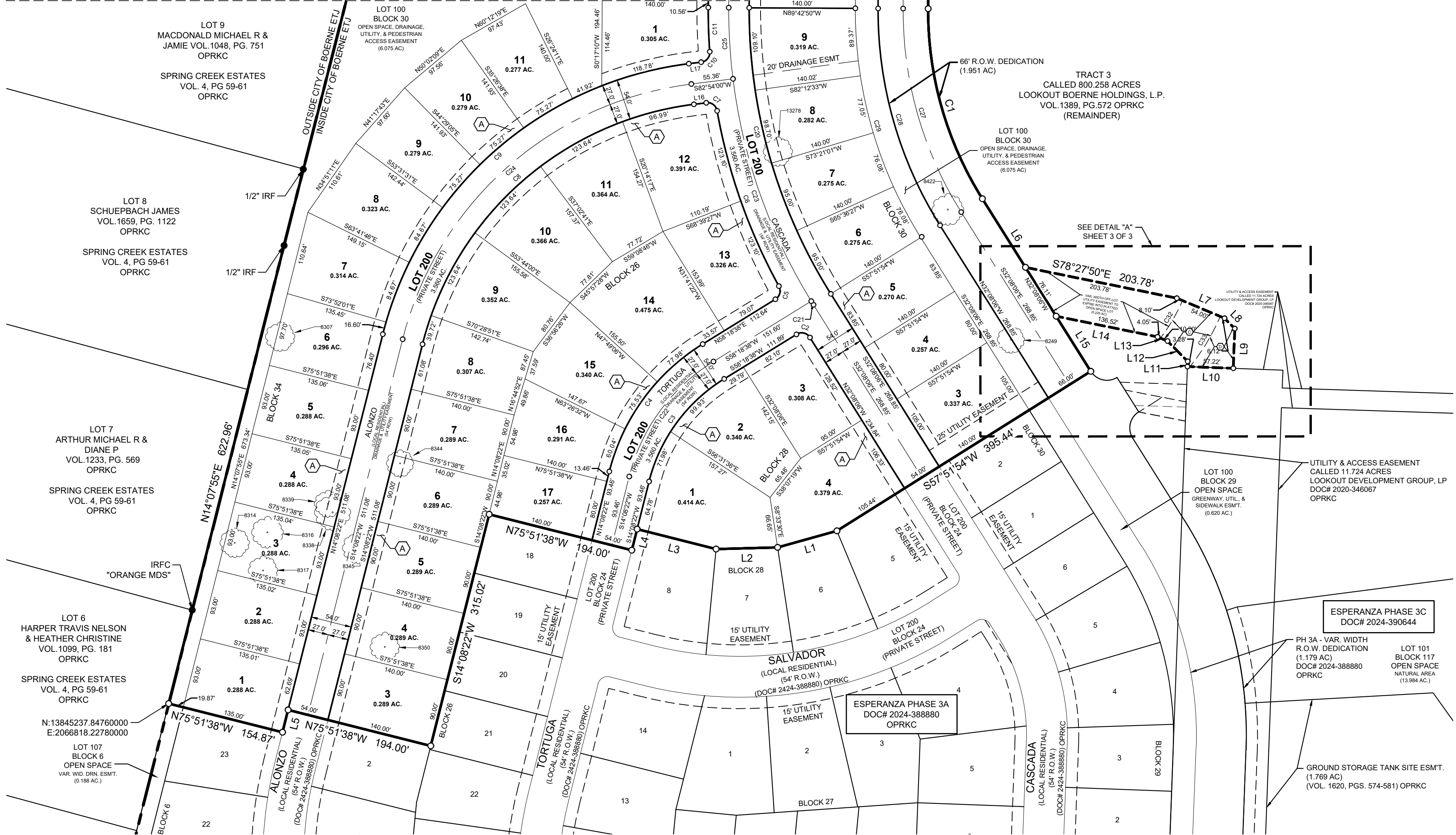
BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT
RECORDED IN VOLUME 1389, PAGE 572, IN THE OFFICIAL PUBLIC RECORDS
OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley-Horn logo and contact information: 10101 Reunion Place, Suite 400, San Antonio, Texas 78216. Tel. No. (210) 541-9166. www.kimley-horn.com. Scale AS SHOWN, Drawn by JMP, Checked by JGM, Date 10/28/2024, Project No. 068686337, Sheet No. 1 OF 3.



MATCHLINE "A" SHEET 3 OF 3

MATCHLINE "A" SHEET 3 OF 3



**BUILDING SETBACKS**

PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL

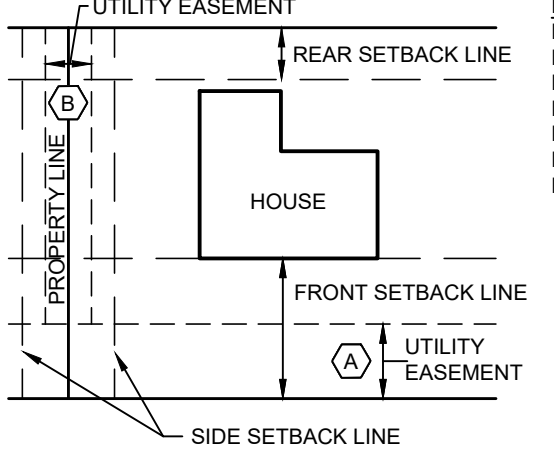
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
SINGLE FAMILY	80'	10,800	10'	10'	25'	30'	25'
SINGLE FAMILY	90'	12,500	10'	15'	25'	30'	25'

**TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE**  
N.T.S.

- (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**

- 1/2" IRON ROD W/"KHA" CAP SET FOUND MONUMENT
- B.S.L. BUILDING SETBACK LINE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK 24 BLOCK IDENTIFICATION
- Ⓐ 15' UTILITY EASEMENT
- Ⓑ 5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
- Ⓒ VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED PRIVATE STREET (0.081 AC)
- Ⓓ VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED OPEN SPACE LOT (0.054 AC)
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - CITY OF BOERNE ETJ BOUNDARY



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

- Perimeter:
- Block 26 - 2,335 LF
  - Block 28 - 979 LF
  - Block 30 - 1,534 LF
  - Block 31 - 1,140 LF
  - Block 32 - 1,468 LF
  - Block 33 - 1,353 LF
  - Block 34 - 2,305 LF

**Surveyors Notes:**

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- 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. All coordinates shown hereon are Surface Coordinates based on application of the Scale Factor applied from the origin of 0.0.

**OWNER:**  
LOOKOUT DEVELOPMENT GROUP, L.P.  
10101 CRYSTAL FALLS PARKWAY  
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CONTACT: MIKE SIEFERT, P.E.

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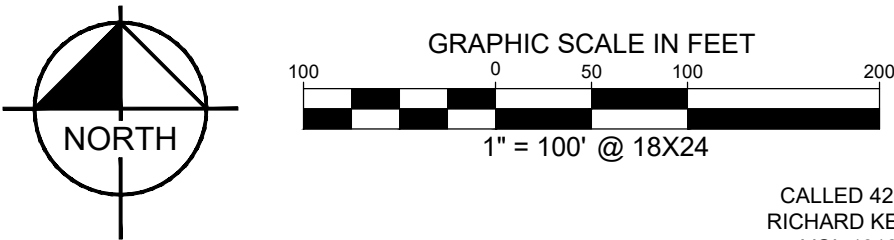
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ESPERANZA  
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28.700 ACRES  
3,560 ACRES PRIVATE R.O.W.  
53 RESIDENTIAL LOTS  
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JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
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**Kimley»Horn**

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	JMP	JGM	10/28/2024	068686337	2 OF 3



CALLED 42.31 ACRES  
RICHARD KEVIN ASHER  
VOL. 1312, PG. 328  
OPRKC

CALLED 5.008 ACRES  
ALICE ASHER ANDERSON  
(NO DEED INFORMATION  
AVAILABLE AT TIME OF  
SURVEY)

CALLED 45.5 ACRES  
ALICE ASHER ANDERSON  
VOL. 1312, PG. 334  
OPRKC

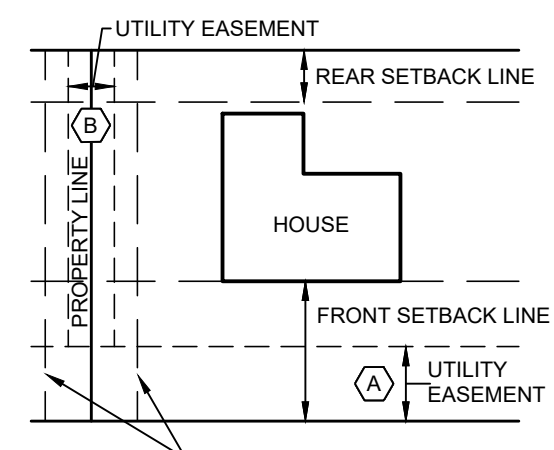
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BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK
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LINE TABLE		
NO.	BEARING	LENGTH
L1	S74°24'36"W	81.20'
L2	S88°26'44"W	81.21'
L3	N75°51'38"W	107.46'
L4	S14°08'22"W	28.68'
L5	S14°08'22"W	30.31'
L6	S32°08'06"E	106.79'
L7	S67°12'50"E	68.21'
L8	S44°42'50"E	19.22'
L9	S02°08'05"W	52.41'
L10	N87°51'48"W	60.50'
L11	N02°08'12"E	6.88'
L12	N44°42'50"W	37.72'
L13	N67°12'50"W	14.25'
L14	N78°27'50"W	136.52'
L15	S32°08'06"E	85.96'
L16	S82°54'00"W	16.40'
L17	N82°54'00"E	16.40'
L18	N61°02'17"E	5.00'
L19	S28°57'43"E	54.00'
L20	S61°02'17"W	5.00'
L21	N37°43'06"W	32.12'

**TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE**  
N.T.S.

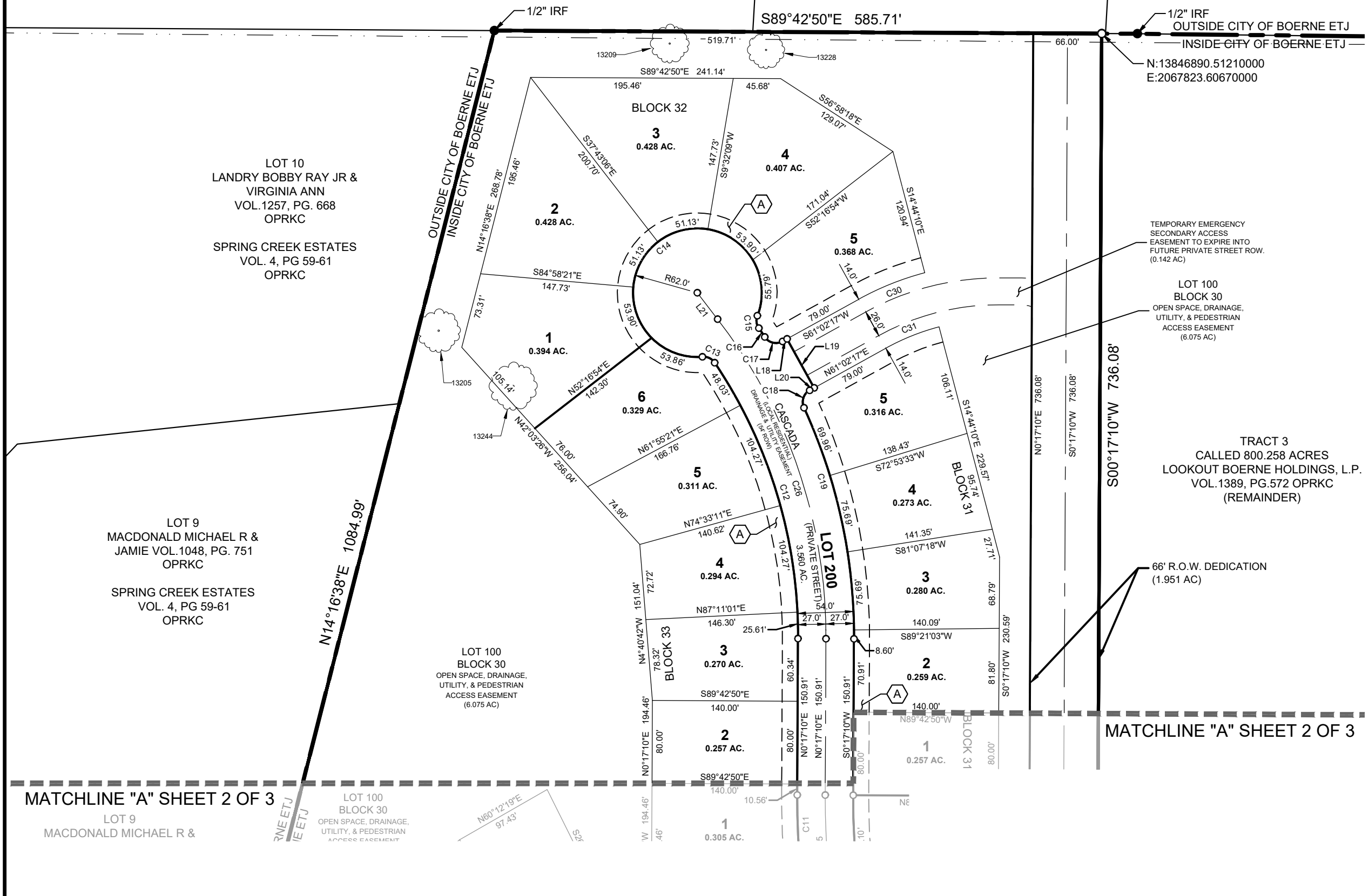
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**TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS**  
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CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°25'17"	467.00'	264.26'	S15°55'28"E	260.74'	C18	85°45'07"	13.00'	19.46'	N18°09'44"E	17.69'
C2	89°33'16"	13.00'	20.32'	N76°54'44"W	18.31'	C19	25°00'00"	527.00'	229.95'	S12°12'50"E	228.13'
C3	44°10'16"	223.00'	171.92'	S36°13'30"W	167.69'	C20	32°25'17"	703.00'	397.80'	N15°55'28"W	392.51'
C4	44°10'16"	277.00'	213.55'	N36°13'30"E	208.30'	C21	0°26'44"	730.00'	5.68'	N31°54'44"W	5.68'
C5	87°01'20"	13.00'	19.74'	N14°47'58"E	17.90'	C22	44°10'16"	250.00'	192.73'	S36°13'30"W	188.00'
C6	18°38'02"	757.00'	246.19'	N19°23'41"W	245.11'	C23	24°35'21"	730.00'	313.29'	N19°23'41"W	310.89'
C7	87°01'20"	13.00'	19.74'	N53°35'20"W	17.90'	C24	68°45'37"	450.00'	540.04'	S48°31'11"W	508.21'
C8	68°45'37"	423.00'	507.64'	S48°31'11"W	477.72'	C25	7°23'11"	730.00'	94.11'	N03°24'25"W	94.04'
C9	68°45'37"	477.00'	572.44'	N48°31'11"E	538.71'	C26	38°00'16"	500.00'	331.65'	N18°42'58"W	325.61'
C10	87°01'20"	13.00'	19.74'	N39°23'20"E	17.90'	C27	32°25'17"	500.00'	282.93'	S15°55'28"E	279.17'
C11	4°24'31"	757.00'	58.25'	N01°55'05"W	58.23'	C28	32°25'17"	533.00'	301.60'	N15°55'28"W	297.59'
C12	34°10'57"	473.00'	282.19'	N16°48'18"W	278.02'	C29	32°25'17"	563.00'	318.58'	S15°55'28"E	314.34'
C13	60°39'45"	13.00'	13.76'	N64°13'39"W	13.13'	C30	14°13'33"	277.00'	68.78'	S68°09'03"W	68.60'
C14	295°27'26"	62.00'	319.72'	N53°10'12"E	66.21'	C31	14°13'33"	223.00'	55.37'	N68°09'03"E	55.23'
C15	55°13'47"	13.00'	12.53'	S06°42'58"E	12.05'	C32	14°47'05"	223.00'	57.54'	S30°31'36"W	57.38'
C16	1°07'16"	526.99'	10.31'	S33°46'14"E	10.31'	C33	16°03'37"	277.00'	77.64'	S31°05'48"W	77.39'
C17	85°45'07"	13.00'	19.46'	S76°05'09"E	17.69'						

**LEGEND**

- 1/2" IRON ROD W/"KHA" CAP SET FOUND MONUMENT
- B.S.L. BUILDING SETBACK LINE
- OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK 24 BLOCK IDENTIFICATION
- (A) 15' UTILITY EASEMENT
- (B) 5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
- (C) VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED PRIVATE STREET (0.081 AC)
- (D) VAR. WIDTH OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PLATTED OPEN SPACE LOT (0.054 AC)
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - - - CITY OF BOERNE ETJ BOUNDARY

TREE TAG	DESCRIPTION (CIRCUMFERENCE)
8249	24" LIVE OAK (TC 75")
8307	26" LIVE OAK (TC 82")
8314	26" LIVE OAK (TC 82")
8316	28" LIVE OAK (TC 88")
8317	26" LIVE OAK (TC 82")
8338	32" LIVE OAK (TC 101")
8339	24" LIVE OAK (TC 75")
8344	24" LIVE OAK (TC 75")

TREE TAG	DESCRIPTION (CIRCUMFERENCE)
8345	28" LIVE OAK (TC 88")
8350	26" LIVE OAK (TC 82")
8422	28" LIVE OAK (TC 88")
13205	28" LIVE OAK (TC 88")
13209	25" LIVE OAK (TC 79")
13228	24" LIVE OAK (TC 75")
13244	31" LIVE OAK (TC 97")
13278	26" LIVE OAK (TC 82")

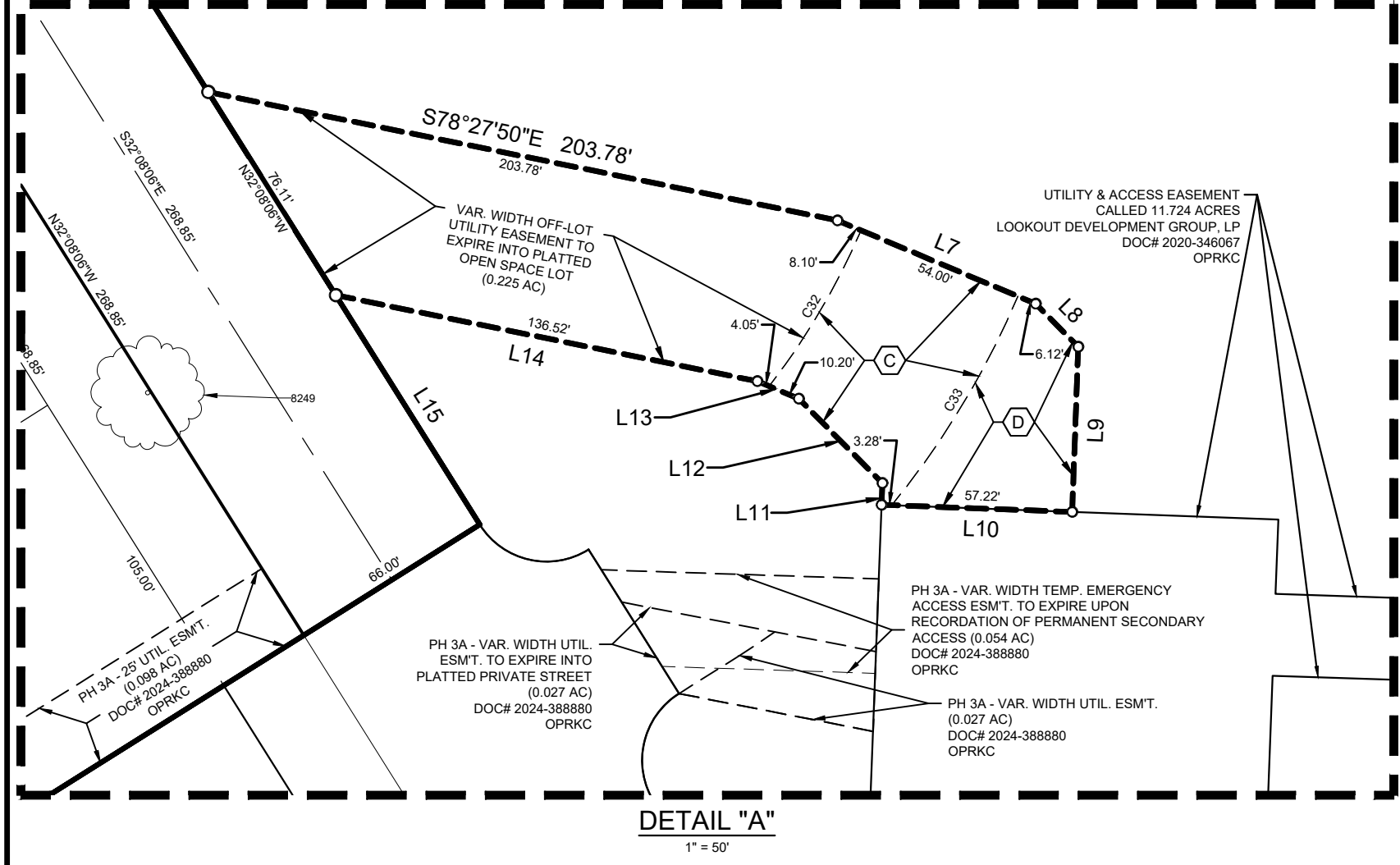
**FINAL PLAT ESTABLISHING  
ESPERANZA  
PHASE 3F**  
28.700 ACRES  
3.560 ACRES PRIVATE R.O.W.  
53 RESIDENTIAL LOTS  
1 OPEN SPACE LOT

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT  
RECORDED IN VOLUME 1389, PAGE 572, 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	JMP	JGM	10/28/2024	068686337	3 OF 3



**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