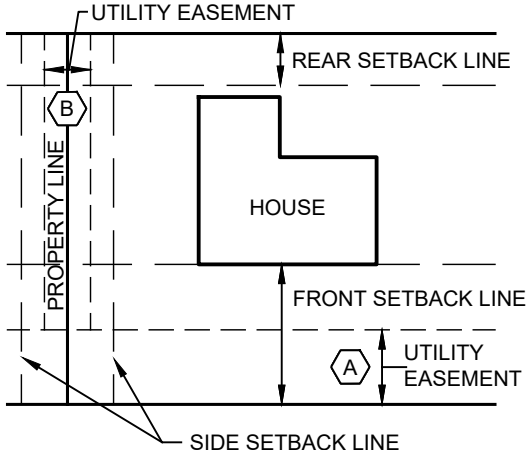


BUILDING SETBACKS							
PER DA AMENDED 2/16/2023 & PER CITY COUNCIL 2/14/2023 APPROVAL							
RESIDENTIAL TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - PER SIDE(c)	MINIMUM SIDE YARD SETBACK ON STREET FACING CORNER LOT	MINIMUM FRONT FACING GARAGE FRONT SETBACK	MINIMUM FRONT 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	65'/70'	8,000	5'	10'	25'	20'	15'

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

Perimeter:
Block 101 - 1,469 LF
Block 102 - 1,291 LF
Block 103 - 2,067 LF
Block 104 - 1,012 LF
Block 105 - 2,140 LF
Block 106 - 3,289 LF
Block 107 - 308 LF
Block 108 - 1,646 LF

(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.



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.

LEGEND

- 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 24 BLOCK IDENTIFICATION
- 15' UTILITY EASEMENT
- 5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING SLOPES 15%-25%
- EXISTING SLOPES >25%

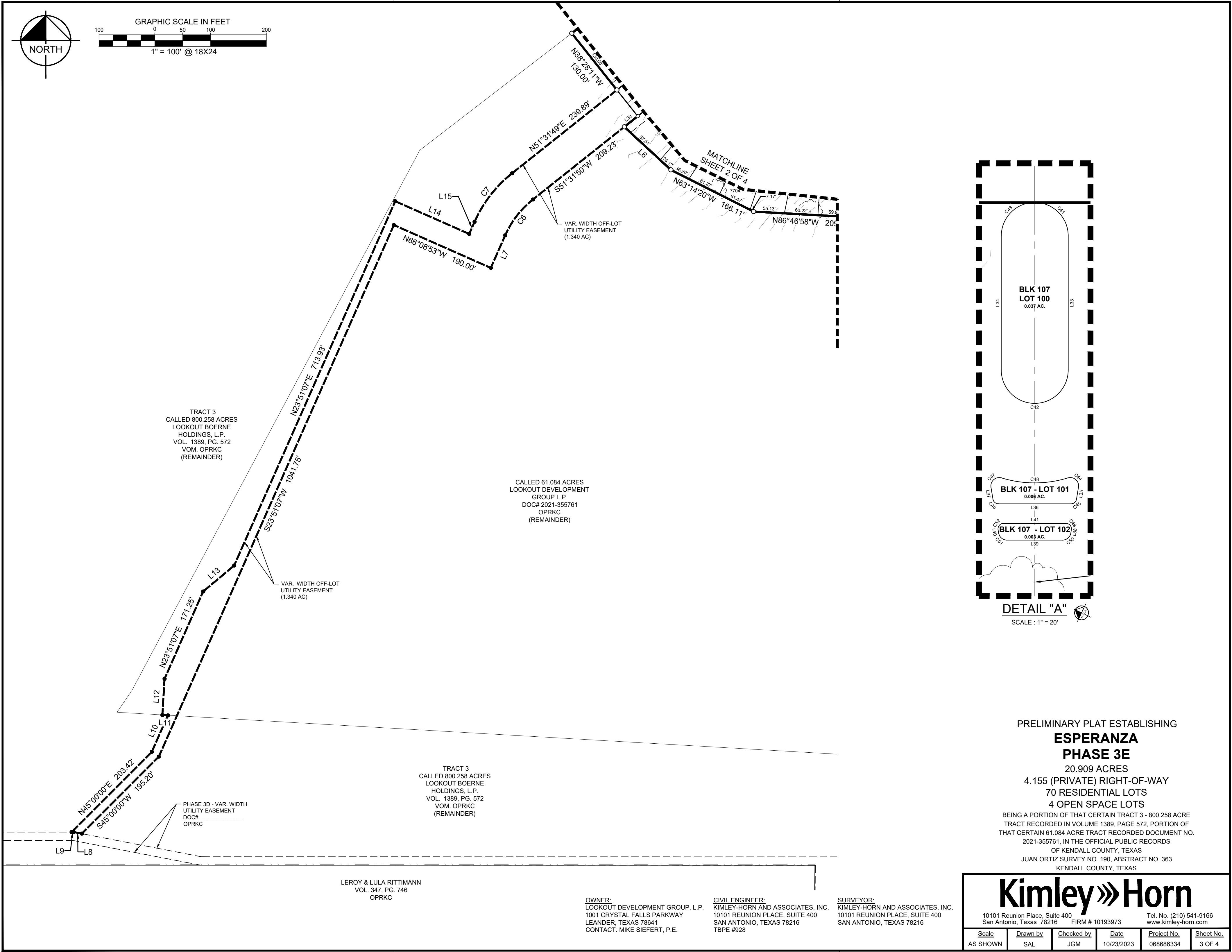
PRELIMINARY PLAT ESTABLISHING
**ESPERANZA
PHASE 3E**
20.909 ACRES
4.155 (PRIVATE) RIGHT-OF-WAY
70 RESIDENTIAL LOTS
4 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN TRACT 3 - 800.258 ACRE TRACT RECORDED IN VOLUME 1389, PAGE 572, PORTION OF THAT CERTAIN 61.084 ACRE TRACT RECORDED 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	SAL	JGM	10/23/2023	068686334	2 OF 4



PRELIMINARY PLAT ESTABLISHING
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	SAL	JGM	10/23/2023	068686334	3 OF 4

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N70°26'35"W	35.36'	C21	53°54'40"	13.00'	12.23'	S69°44'57"W	11.79'	C41	90°00'00"	12.00'	18.85'	S19°33'25"W	16.97'
C2	90°00'00"	13.00'	20.42'	S19°33'25"W	18.38'	C22	84°23'16"	13.00'	19.15'	S00°36'00"W	17.46'	C42	180°00'00"	12.00'	37.70'	N25°26'35"W	24.00'
C3	90°00'00"	13.00'	20.42'	N70°26'35"W	18.38'	C23	49°32'42"	230.00'	198.89'	S16°49'17"E	192.75'	C43	90°00'00"	12.00'	18.85'	S70°26'35"E	16.97'
C4	90°00'00"	13.00'	20.42'	N19°33'25"E	18.38'	C24	33°23'39"	726.00'	423.14'	S08°44'45"E	417.18'	C44	116°30'23"	3.00'	6.10'	S15°48'14"W	5.10'
C5	0°52'36"	786.00'	12.03'	N25°00'17"W	12.03'	C25	90°00'00"	13.00'	20.42'	S70°26'35"E	18.38'	C45	80°30'06"	2.00'	2.81'	N65°41'35"W	2.58'
C6	27°40'42"	170.00'	82.12'	S37°41'28"W	81.33'	C26	90°00'00"	25.00'	39.27'	N19°33'25"E	35.36'	C46	80°30'00"	2.00'	2.81'	N14°48'25"E	2.58'
C7	27°40'42"	230.00'	111.11'	N37°41'28"E	110.03'	C27	86°54'54"	13.00'	19.72'	N33°31'15"E	17.88'	C47	116°30'23"	3.00'	6.10'	S66°41'24"E	5.10'
C8	0°35'09"	467.00'	4.77'	S04°56'08"W	4.77'	C28	57°56'52"	270.00'	273.07'	S74°02'52"E	261.58'	C48	34°00'46"	40.50'	24.04'	S25°26'35"E	23.69'
C9	14°55'42"	467.00'	121.68'	S12°41'33"W	121.33'	C29	81°33'39"	13.00'	18.51'	S04°17'37"E	16.98'	C49	99°30'00"	2.00'	3.47'	S24°18'25"W	3.05'
C10	12°12'20"	533.00'	113.54'	S14°03'14"W	113.33'	C30	16°47'00"	280.00'	82.02'	S28°05'43"W	81.73'	C50	80°30'00"	3.00'	4.21'	N65°41'35"W	3.88'
C11	33°23'39"	566.00'	329.89'	S08°44'45"E	325.24'	C31	33°55'51"	270.00'	159.90'	S36°40'08"W	157.57'	C51	80°30'00"	3.00'	4.21'	N14°48'25"E	3.88'
C12	8°27'35"	786.00'	116.05'	N20°20'11"W	115.95'	C32	84°46'18"	13.00'	19.23'	N83°58'47"W	17.53'	C52	99°30'00"	2.00'	3.47'	S75°11'35"E	3.05'
C13	86°54'54"	13.00'	19.72'	N59°33'51"W	17.88'	C33	49°32'42"	170.00'	147.00'	N16°49'17"W	142.47'	C53	12°49'34"	437.00'	97.83'	N13°44'37"E	97.62'
C14	57°56'52"	330.00'	333.75'	N74°02'52"W	319.71'	C34	17°53'16"	786.00'	245.39'	N00°59'34"W	244.40'	C54	2°10'44"	563.00'	21.41'	N09°02'26"E	21.41'
C15	83°23'45"	13.00'	18.92'	N86°46'19"W	17.30'	C35	57°56'52"	300.00'	303.41'	N74°02'52"W	290.65'	C55	33°23'39"	596.00'	347.37'	N08°44'45"W	342.48'
C16	31°49'36"	220.00'	122.21'	N35°37'01"E	120.64'	C36	31°49'36"	250.00'	138.87'	N35°37'01"E	137.09'						
C17	33°55'51"	330.00'	195.43'	N36°40'08"E	192.58'	C37	33°55'51"	300.00'	177.66'	N36°40'08"E	175.08'						
C18	10°50'26"	270.00'	51.08'	N48°12'51"E	51.01'	C38	10°50'26"	300.00'	56.76'	N48°12'51"E	56.68'						
C19	53°54'40"	13.00'	12.23'	N15°50'18"E	11.79'	C39	49°32'42"	200.00'	172.95'	N16°49'17"W	167.61'						
C20	287°49'19"	60.00'	301.41'	S47°12'22"E	70.68'	C40	33°23'39"	756.00'	440.63'	N08°44'45"W	434.42'						

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S64°33'25"W	122.00'	L16	N51°31'49"E	96.79'	L31	S41°35'38"E	75.14'
L2	S64°33'25"W	60.00'	L17	N50°38'06"E	42.57'	L32	S45°04'26"E	19.99'
L3	N25°26'35"W	18.00'	L18	N25°37'19"E	80.86'	L33	S64°33'25"W	48.00'
L4	N25°26'35"W	60.00'	L19	N35°24'40"E	88.99'	L34	N64°33'25"E	48.00'
L5	N25°26'35"W	113.10'	L20	N53°43'31"E	152.02'	L35	S74°03'25"W	4.30'
L6	N47°17'05"W	113.63'	L21	N53°38'04"E	72.89'	L36	N25°26'35"W	26.00'
L7	S23°51'07"W	63.71'	L22	N42°47'38"E	133.39'	L37	N55°03'25"E	4.30'
L8	N79°03'12"W	14.84'	L23	N27°15'33"E	114.17'	L38	S74°03'25"W	1.18'
L9	N89°59'19"W	3.83'	L24	N40°45'45"E	71.60'	L39	N25°26'35"W	19.96'
L10	N23°51'07"E	71.34'	L25	N59°22'36"E	99.36'	L40	N55°03'25"E	1.18'
L11	N86°40'43"W	9.92'	L26	N04°38'30"E	55.00'	L41	S25°26'35"E	22.32'
L12	N03°23'54"E	65.00'	L27	S85°21'26"E	52.28'	L42	N79°19'13"W	52.55'
L13	N50°03'48"E	72.45'	L28	S04°38'34"W	55.75'	L43	S14°13'21"W	65.30'
L14	S66°08'53"E	145.00'	L29	N45°04'26"W	19.84'	L44	S17°44'30"W	46.25'
L15	N23°51'07"E	23.71'	L30	N51°31'49"E	30.66'			

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7249	26" LIVE OAK (TC 82")	(3683)
7254	27" LIVE OAK (TC 85")	(3688)
7255	25" LIVE OAK (TC 79")	(3689)
7256	26" LIVE OAK (TC 82")	(3690)
7259	27" LIVE OAK (TC 85")	(3693)
7267	31" LIVE OAK (TC 97")	(3701)
7268	26" LIVE OAK (TC 82")	(3702)
7271	30" LIVE OAK (TC 94")	(3705)
7272	29" LIVE OAK (TC 91")	(3706)
7524	24" LIVE OAK (TC 75")	(3741)
7590	27" LIVE OAK (TC 85")	(3806)
7602	25" LIVE OAK (TC 79")	(3818)
7603	24" LIVE OAK (TC 75")	(3819)
7627	24" LIVE OAK (TC 75")	(3843)
7642	25" LIVE OAK (TC 79")	(3858)
7651	27" LIVE OAK (TC 85")	(3867)
7666	24" LIVE OAK (TC 75")	(3882)
7704	28" LIVE OAK (TC 88")	(3920)
7708	30" LIVE OAK (TC 94")	(3924)
7714	27" LIVE OAK (TC 85")	(3930)

TREE TABLE		
NO.	DESCRIPTION	TREE TAG
7715	36" LIVE OAK (TC 113")	(3931)
7746	26" LIVE OAK (TC 82")	(3959)
7750	27" LIVE OAK (TC 85")	(3963)
7763	24" LIVE OAK (TC 75")	(3976)
7798	27" LIVE OAK (TC 85")	(5974)
7803	30" LIVE OAK (TC 94")	(5979)
7902	25" LIVE OAK (TC 79")	(3463)
7928	33" LIVE OAK (TC 104")	(3489)
7942	29" LIVE OAK (TC 91")	(2303)
7944	37" LIVE OAK (TC 116")	(2305)
7965	24" LIVE OAK (TC 75")	(2326)
7967	24" LIVE OAK (TC 75")	(2328)

PRELIMINARY PLAT ESTABLISHING

ESPERANZA

PHASE 3E

20.909 ACRES

4.155 (PRIVATE) RIGHT-OF-WAY

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4 OPEN SPACE LOTS

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AS SHOWN	SAL	JGM	10/23/2023	068686334	4 OF 4

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