

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 deduced 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. 2025-20, 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 113, Lot 101 - Block 115, and Lot 102 - Block 116 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.

Private Street Note:

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

Drainage Basin Note:

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

Acres and Density:

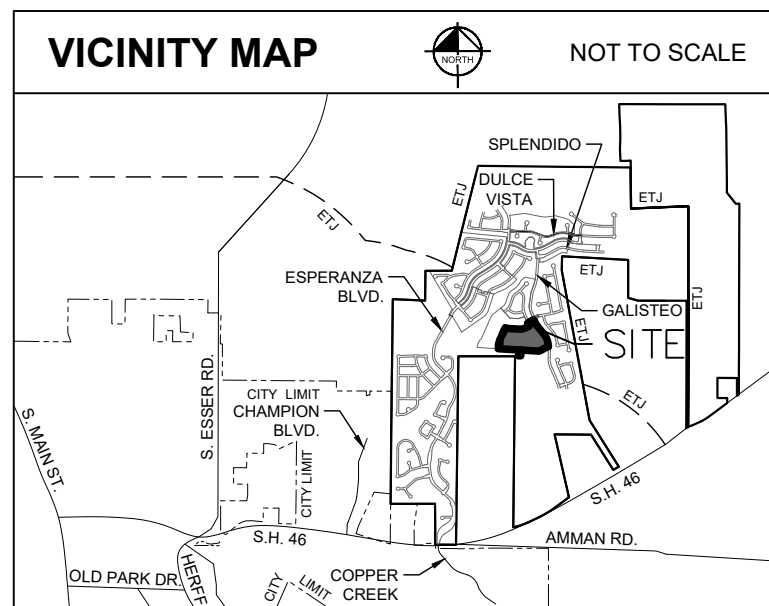
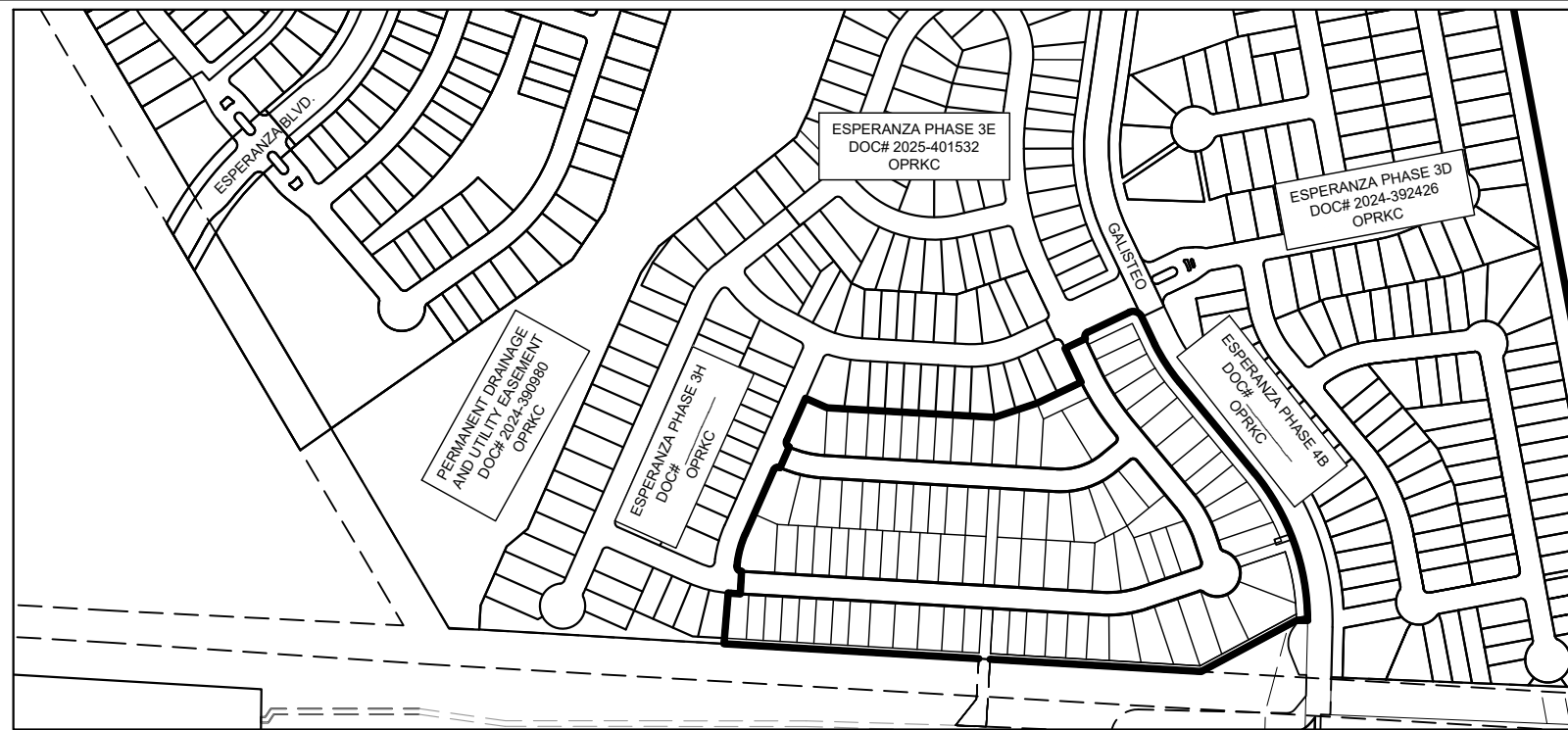
- 1. This subdivision contains 22.358 total acres with 94 residential lots for a density of 4.204 residential lots per acre.
2. This subdivision contains 1.632 acres of open space.
3. The area of the smallest lot is 0.124 acres.
4. The perimeter of the largest block is 3,383 LF. The perimeter of the smallest block is 1,984 LF.

Flood Statement:

According to Map No. 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 39 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 3J, 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 3I 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

PRELIMINARY PLAT ESTABLISHING

ESPERANZA PHASE 3I

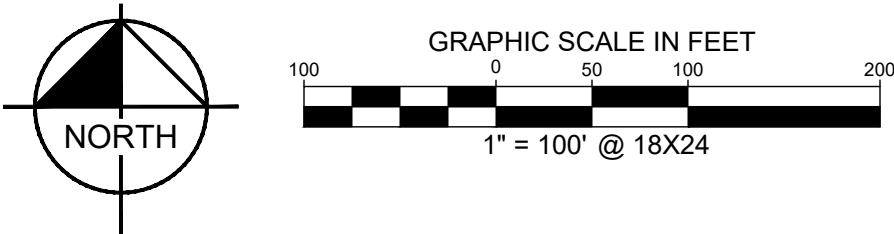
22.358 ACRES
4.161 ACRES PRIVATE R.O.W.
94 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

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

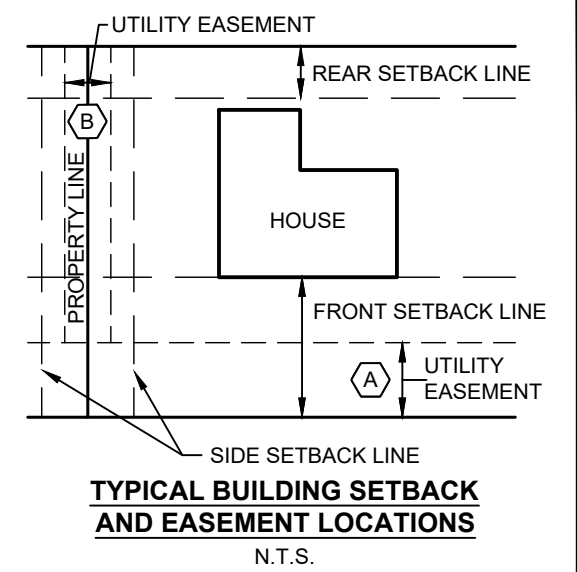
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: AS SHOWN, CRC, JGM, 4/9/2026, 068866342, 1 OF 3



RECEIVED
4/20/2026
PLANNING

Perimeter:
Block 109 - 1,984 LF
Block 113 - 3,383 LF
Block 114 - 1,988 LF
Block 115 - 2,206 LF
Block 116 - 2,861 LF



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
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

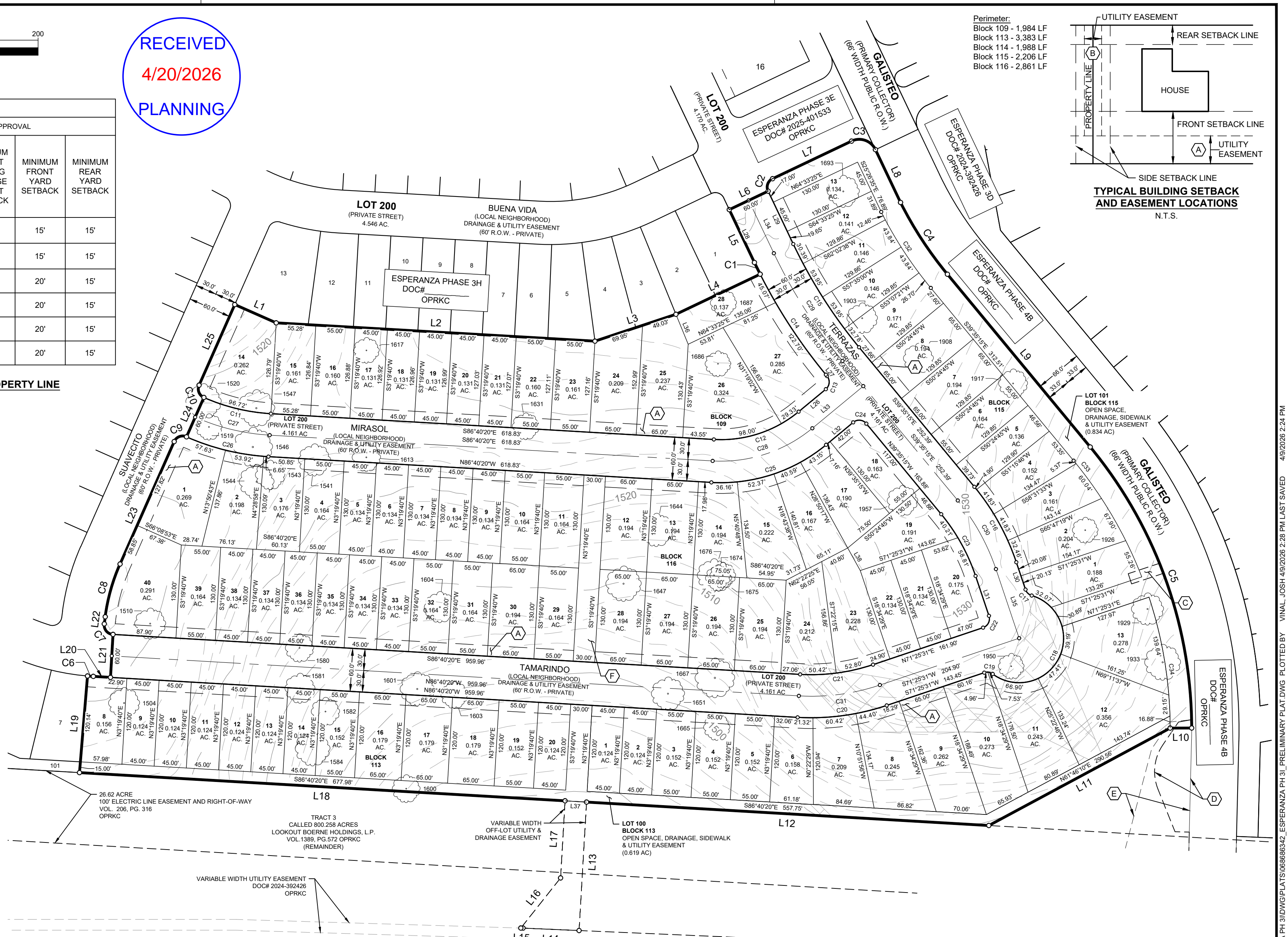
- GEOMETRIC BREAKS
- 1/2" IRF 1/2" IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC 1/2" IRON ROD FOUND W/ CAP
- B.S.L. BUILDING SETBACK LINE
- OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK 101 BLOCK IDENTIFICATION
- (A) 15' UTILITY EASEMENT
- (B) 5' UTILITY EASEMENT CENTERED ON PROPERTY LINE
- PROPOSED PLAT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- CITY OF BOERNE ETJ BOUNDARY
- ▨ EXISTING SLOPES 15%-25%
- ▨ EXISTING SLOPES >25%

ADDITIONAL KEYNOTES

- (C) 15' UTILITY EASEMENT DOC# 2024-392426 OPRKC (TO BE REPLATTED WITH FINAL PLAT)
- (D) VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT DOC# 2024-392426 OPRKC (TO BE REPLATTED WITH FINAL PLAT)
- (E) VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT ESPERANZA PHASE 4B DOC# OPRKC (TO BE REPLATTED WITH FINAL PLAT)
- (F) LOT 102 BLOCK 116 OPEN SPACE, DRAINAGE, SIDEWALK & UTILITY EASEMENT (0.179 AC)

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.



PRELIMINARY PLAT ESTABLISHING
ESPERANZA PHASE 3I
22.358 ACRES
4.161 ACRES PRIVATE R.O.W.
94 RESIDENTIAL LOTS
3 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
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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	CRC	JGM	4/9/2026	068686342	2 OF 3

DWG NAME: K:\S\A SURVEY\ESPERANZA DEVELOPMENT\068686342 - ESPERANZA PH 3I.DWG PLOTS 3I PRELIMINARY PLAT.DWG PLOTTED BY: VINAL, JOSH 4/9/2026 2:28 PM LAST SAVED 4/9/2026 2:24 PM

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 109	2.752	119,864
BLOCK 109 - LOT 14	0.262	11,420
BLOCK 109 - LOT 15	0.161	7,010
BLOCK 109 - LOT 16	0.160	6,977
BLOCK 109 - LOT 17	0.131	5,710
BLOCK 109 - LOT 18	0.131	5,712
BLOCK 109 - LOT 19	0.131	5,714
BLOCK 109 - LOT 20	0.131	5,715
BLOCK 109 - LOT 21	0.131	5,717
BLOCK 109 - LOT 22	0.160	6,990
BLOCK 109 - LOT 23	0.161	6,992
BLOCK 109 - LOT 24	0.209	9,105
BLOCK 109 - LOT 25	0.237	10,314
BLOCK 109 - LOT 26	0.324	14,127
BLOCK 109 - LOT 27	0.285	12,403
BLOCK 109 - LOT 28	0.137	5,956
BLOCK 113	2.482	108,133
BLOCK 113 - LOT 8	0.156	6,780
BLOCK 113 - LOT 9	0.124	5,400
BLOCK 113 - LOT 10	0.124	5,400
BLOCK 113 - LOT 11	0.124	5,400
BLOCK 113 - LOT 12	0.124	5,400
BLOCK 113 - LOT 13	0.124	5,400
BLOCK 113 - LOT 14	0.124	5,400
BLOCK 113 - LOT 15	0.152	6,600
BLOCK 113 - LOT 16	0.179	7,800
BLOCK 113 - LOT 17	0.179	7,800
BLOCK 113 - LOT 18	0.179	7,800
BLOCK 113 - LOT 19	0.152	6,600
BLOCK 113 - LOT 20	0.124	5,400
BLOCK 113 - LOT 100	0.619	26,953
BLOCK 114	2.726	118,752
BLOCK 114 - LOT 1	0.124	5,400
BLOCK 114 - LOT 2	0.124	5,400
BLOCK 114 - LOT 3	0.152	6,600

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 114 - LOT 4	0.152	6,600
BLOCK 114 - LOT 5	0.152	6,600
BLOCK 114 - LOT 6	0.158	6,881
BLOCK 114 - LOT 7	0.209	9,086
BLOCK 114 - LOT 8	0.245	10,675
BLOCK 114 - LOT 9	0.262	11,403
BLOCK 114 - LOT 10	0.273	11,891
BLOCK 114 - LOT 11	0.243	10,591
BLOCK 114 - LOT 12	0.356	15,521
BLOCK 114 - LOT 13	0.278	12,104
BLOCK 115	2.964	129,120
BLOCK 115 - LOT 1	0.188	8,200
BLOCK 115 - LOT 2	0.204	8,899
BLOCK 115 - LOT 3	0.161	7,020
BLOCK 115 - LOT 4	0.152	6,601
BLOCK 115 - LOT 5	0.136	5,920
BLOCK 115 - LOT 6	0.164	7,142
BLOCK 115 - LOT 7	0.194	8,440
BLOCK 115 - LOT 8	0.194	8,440
BLOCK 115 - LOT 9	0.171	7,449
BLOCK 115 - LOT 10	0.146	6,350
BLOCK 115 - LOT 11	0.146	6,350
BLOCK 115 - LOT 12	0.141	6,133
BLOCK 115 - LOT 13	0.134	5,850
BLOCK 115 - LOT 101	0.834	36,326
BLOCK 116	7.107	309,564
BLOCK 116 - LOT 1	0.269	11,697
BLOCK 116 - LOT 2	0.198	8,612
BLOCK 116 - LOT 3	0.176	7,646
BLOCK 116 - LOT 4	0.164	7,150
BLOCK 116 - LOT 5	0.134	5,850
BLOCK 116 - LOT 6	0.134	5,850
BLOCK 116 - LOT 7	0.134	5,850
BLOCK 116 - LOT 8	0.134	5,850
BLOCK 116 - LOT 9	0.134	5,850

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 116 - LOT 10	0.164	7,150
BLOCK 116 - LOT 11	0.164	7,150
BLOCK 116 - LOT 12	0.194	8,450
BLOCK 116 - LOT 13	0.194	8,450
BLOCK 116 - LOT 14	0.194	8,451
BLOCK 116 - LOT 15	0.222	9,682
BLOCK 116 - LOT 16	0.167	7,259
BLOCK 116 - LOT 17	0.190	8,270
BLOCK 116 - LOT 18	0.163	7,114
BLOCK 116 - LOT 19	0.191	8,308
BLOCK 116 - LOT 20	0.175	7,640
BLOCK 116 - LOT 21	0.134	5,850
BLOCK 116 - LOT 22	0.134	5,850
BLOCK 116 - LOT 23	0.228	9,922
BLOCK 116 - LOT 24	0.212	9,244
BLOCK 116 - LOT 25	0.194	8,450
BLOCK 116 - LOT 26	0.194	8,450
BLOCK 116 - LOT 27	0.194	8,450
BLOCK 116 - LOT 28	0.194	8,450
BLOCK 116 - LOT 29	0.164	7,150
BLOCK 116 - LOT 30	0.194	8,450
BLOCK 116 - LOT 31	0.164	7,150
BLOCK 116 - LOT 32	0.164	7,150
BLOCK 116 - LOT 33	0.134	5,850
BLOCK 116 - LOT 34	0.134	5,850
BLOCK 116 - LOT 35	0.134	5,850
BLOCK 116 - LOT 36	0.134	5,850
BLOCK 116 - LOT 37	0.134	5,850
BLOCK 116 - LOT 38	0.134	5,850
BLOCK 116 - LOT 39	0.164	7,150
BLOCK 116 - LOT 40	0.291	12,669
BLOCK 116 - LOT 102	0.179	7,800

LINE TABLE		
NO.	BEARING	LENGTH
L1	S66°08'53"E	63.21'
L2	S86°43'10"E	445.28'
L3	N71°39'13"E	118.98'
L4	N64°33'25"E	130.09'
L5	N25°26'35"W	81.65'
L6	N64°33'25"E	60.00'
L7	N64°33'25"E	122.00'
L8	S25°26'35"E	81.56'
L9	S39°35'15"E	312.51'
L10	S89°48'14"W	30.00'
L11	S61°46'10"W	287.07'
L12	N86°40'20"W	561.99'
L13	S03°19'40"W	179.35'
L14	N87°31'35"W	78.27'
L15	N88°16'11"W	3.04'
L16	N38°26'25"E	89.19'
L17	N03°19'40"E	107.64'
L18	N86°40'20"W	678.35'
L19	N04°44'33"E	135.14'
L20	S86°40'20"E	23.97'
L21	N03°19'40"E	60.00'
L22	N07°35'24"E	9.97'
L23	N23°51'07"E	186.67'
L24	N23°51'07"E	60.00'
L25	N23°51'07"E	122.88'
L26	N50°24'45"E	49.16'
L27	N39°35'15"W	2.52'
L28	N25°26'35"W	81.65'
L29	S25°26'35"E	81.65'
L30	S18°34'29"E	40.20'
L31	N18°34'29"W	58.65'
L32	S50°24'45"W	49.16'
L33	N50°24'45"E	92.16'
L34	S25°26'35"E	81.65'
L35	S18°34'29"E	101.65'
L36	S22°12'47"E	45.07'
L37	N86°40'20"W	30.00'
L38	S29°06'29"E	36.04'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°22'44"	753.00'	18.12'	N26°07'57"W	18.12'
C2	90°00'00"	13.00'	20.42'	N19°33'25"E	18.38'
C3	90°00'02"	25.00'	39.27'	S70°26'35"E	35.36'
C4	12°52'30"	533.00'	119.77'	S33°09'00"E	119.52'
C5	39°27'17"	617.00'	424.88'	S19°51'36"E	416.53'
C6	1°24'53"	330.00'	8.15'	S85°57'54"E	8.15'
C7	94°15'44"	13.00'	21.39'	N39°32'28"W	19.06'
C8	16°15'44"	270.00'	76.63'	N15°43'15"E	76.38'
C9	90°00'00"	13.00'	20.42'	N68°51'07"E	18.38'
C10	90°00'00"	13.00'	20.42'	N21°08'53"W	18.38'
C11	20°31'27"	270.00'	96.72'	S76°24'36"E	96.20'
C12	42°54'55"	170.00'	127.33'	N71°52'13"E	124.38'
C13	90°00'00"	13.00'	20.42'	N05°24'45"E	18.38'
C14	12°45'56"	753.00'	167.77'	N33°12'17"W	167.42'
C15	14°08'40"	693.00'	171.08'	S32°30'55"E	170.64'
C16	21°00'46"	330.00'	121.02'	S29°04'52"E	120.35'
C17	55°01'01"	13.00'	12.48'	S46°05'00"E	12.01'
C18	200°02'02"	62.00'	216.46'	S26°25'31"W	122.11'
C19	55°01'01"	13.00'	12.48'	N81°03'58"W	12.01'
C20	21°54'09"	330.00'	126.15'	S82°22'35"W	125.38'
C21	21°54'09"	270.00'	103.21'	N82°22'35"E	102.59'
C22	90°00'00"	13.00'	20.42'	N26°25'31"E	18.38'
C23	21°00'46"	270.00'	99.02'	N29°04'52"W	98.47'
C24	90°00'00"	13.00'	20.42'	N84°35'15"W	18.38'
C25	42°54'55"	230.00'	172.27'	S71°52'13"W	168.27'
C26	20°31'27"	330.00'	118.21'	N76°24'36"W	117.58'
C27	20°31'27"	300.00'	107.46'	S76°24'36"E	106.89'
C28	42°54'55"	200.00'	149.80'	N71°52'13"E	146.32'
C29	14°08'40"	723.00'	178.48'	S32°30'55"E	178.03'
C30	21°00'46"	300.00'	110.02'	S29°04'52"E	109.41'
C31	21°54'09"	300.00'	114.68'	S82°22'35"W	113.98'
C32	12°54'33"	563.00'	126.85'	S33°07'58"E	126.58'
C33	18°24'23"	587.00'	188.57'	N30°23'03"W	187.76'
C34	18°07'21"	587.00'	185.67'	N09°11'26"W	184.89'

TREE TABLE	
TREE TAG	DESCRIPTION (CIRCUMFERENCE)
1504	29" LIVE OAK (TC 91")
1510	29" LIVE OAK (TC 91")
1519	24.5" LIVE OAK (TC 77")
1520	33" LIVE OAK (TC 104")
1541	30" LIVE OAK (TC 94")
1543	27.5" LIVE OAK (TC 86")
1544	32.5" LIVE OAK (TC 102")
1546	36.8" LIVE OAK (TC 116")
1547	34.5" LIVE OAK (TC 108")
1580	26.5" LIVE OAK (TC 83")
1581	28" LIVE OAK (TC 88")
1582	26.5" LIVE OAK (TC 83")
1584	32.5" LIVE OAK (TC 102")
1600	26" LIVE OAK (TC 82")
1601	32" LIVE OAK (TC 101")
1603	25" LIVE OAK (TC 79")
1604	29" LIVE OAK (TC 91")
1613	26.5" LIVE OAK (TC 83")
1617	24" LIVE OAK (TC 75")
1631	25" LIVE OAK (TC 79")
1644	31" LIVE OAK (TC 97")
1647	33" LIVE OAK (TC 104")
1651	31" LIVE OAK (TC 97")
1665	24.5" LIVE OAK (TC 77")
1667	37" LIVE OAK (TC 116")
1674	24" LIVE OAK (TC 75")
1675	24.5" LIVE OAK (TC 77")
1676	31" LIVE OAK (TC 97")
1686	24" LIVE OAK (TC 75")
1687	24.5" LIVE OAK (TC 77")
1693	30" LIVE OAK (TC 94")
1903	28.5" LIVE OAK (TC 90")
1908	28" LIVE OAK (TC 88")
1917	27" LIVE OAK (TC 85")
1926	24" LIVE OAK (TC 75")
1929	30" LIVE OAK (TC 94")
1933	33.5" LIVE OAK (TC 105")
1950	24" LIVE OAK (TC 75")
1957	28.5" LIVE OAK (TC 90")

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 3I
 22.358 ACRES
 4.161 ACRES PRIVATE R.O.W.
 94 RESIDENTIAL LOTS
 3 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	CRC	JGM	4/9/2026	068686342	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