

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.

- 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 was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
- The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, 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.

- The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
- The city (and/or district) shall make 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 devoted 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:

- Gates across easement: double swing gates with a minimum clear opening of 12 feet wide shall be installed wherever fences cross utility and drainage easements.
- Obstructions of drainage: adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross drainage easements.

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:

- 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.
- Open space Lot 100 - Block 110 and Lot 101 - Block 113 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.

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.

Acreeage and Density:

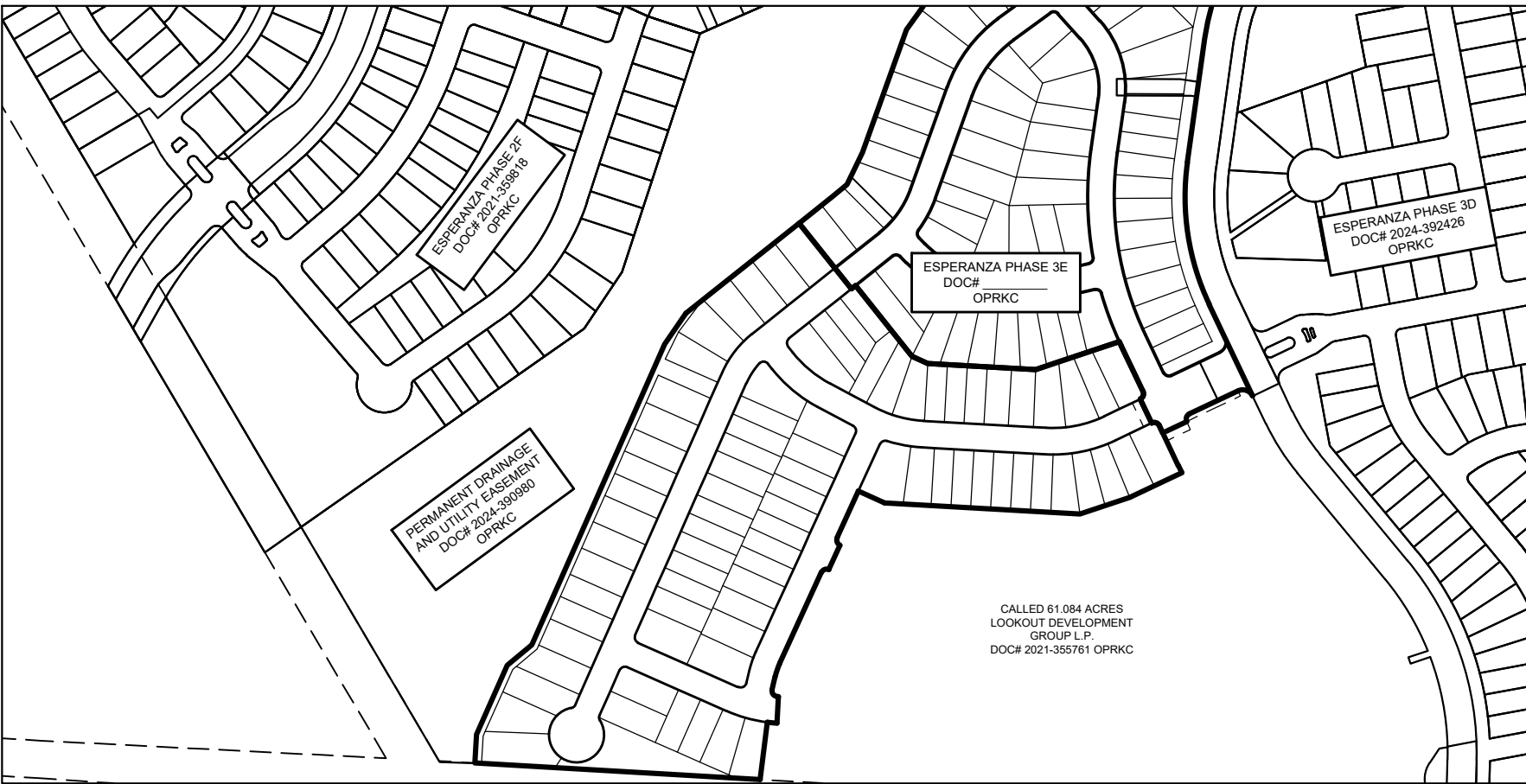
- This subdivision contains 19.681 total acres with 81 residential lots for a density of 4.115 residential lots per acre.
- This subdivision contains 0.972 acres of open space.
- The area of the smallest lot is 0.134 acres.
- The perimeter of the largest block is 3,131 LF. The perimeter of the smallest block is 1,276 LF.

Flood Statement:

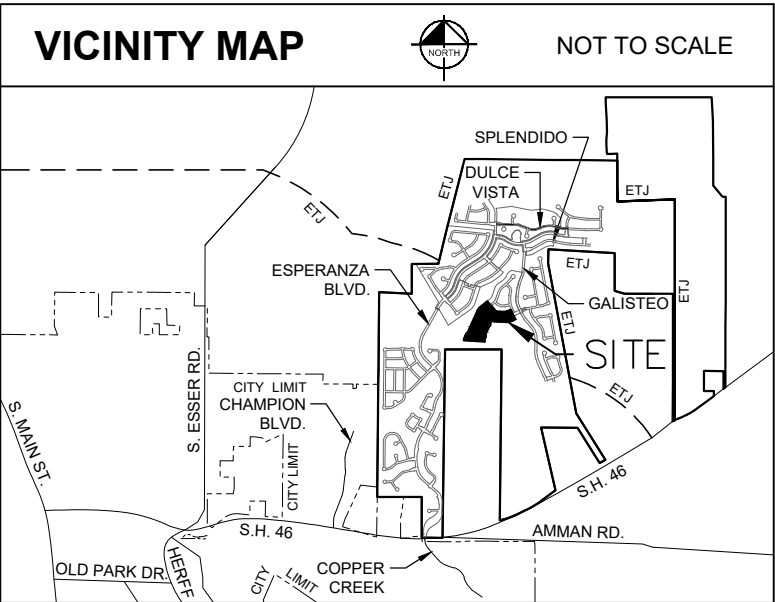
According to Map No. 48259C0415F & 48259C0420F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) 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 14 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.



VICINITY MAP



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 3H, 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 3H 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

SHEET INDEX MAP

1" = 600'

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.

RECEIVED
03/03/2025
Planning
Department

Boerne Utilities
03/07/2025 10:21:30 AM

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

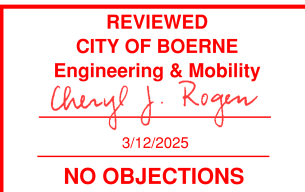
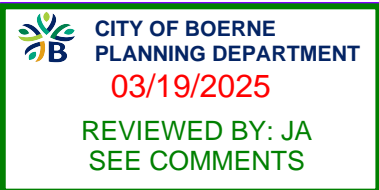
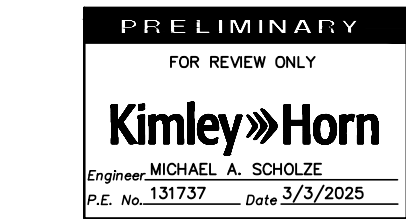
State of Texas §
County of Kendall §

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 3H

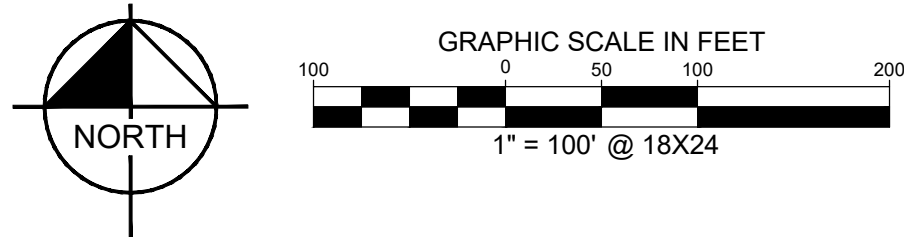
19.681 ACRES
4.549 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

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. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	3/3/2025	068686339	1 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
GRADEN	45' (a)	4,500	0'-10' (b)	10'	25'	15'	15'
SINGLE FAMILY	50'	5,500	5'	10'	25'	15'	15'
GRADEN	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

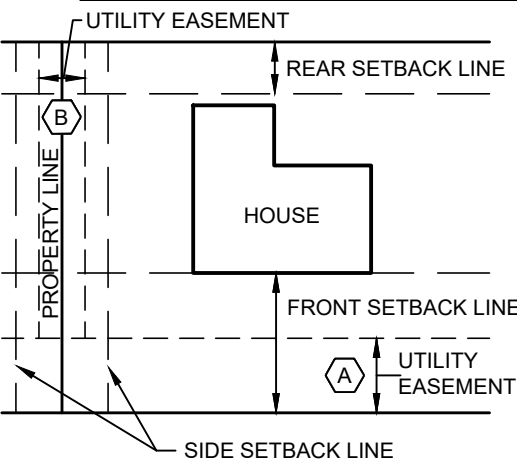
- (a) Add 5 additional feet of frontage for a corner lot.
(b) The total combined side yard setbacks must be a minimum of 10 feet.
(c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded final plat.

LEGEND

- 1/2" IRON ROD W/ "KHA" CAP SET
- FOUND MONUMENT
- B.S.L. BUILDING SETBACK LINE
- OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK XX BLOCK IDENTIFICATION
- 15' UTILITY EASEMENT
- 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) VARIABLE WIDTH OFF LOT TEMPORARY GRADING EASEMENT (3,750 AC) TO EXPIRE UPON DATE OF SUBSTANTIAL COMPLETION.
- (D) 20' X 60' OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PRIVATE PLATTED STREET (0.028 AC)
- (E) 20' X 60' OFF-LOT UTILITY EASEMENT TO EXPIRE INTO PRIVATE PLATTED STREET (0.028 AC)



N.T.S. Surveyors Notes:

1. Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
2. The bearings shown hereon are the Texas State Plane System, South Central Zone (FIPS 4204) (NAD83). 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.

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1001 CRYSTAL FALLS PARKWAY
LEANDER, TEXAS 78641
CONTACT: MIKE SIEFFERT, P.E.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
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TBPE #928

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

20.941 ACRE
PERMANENT DRAINAGE
AND UTILITY EASEMENT
DOC# 2024-390980
OPRKC

20.941 ACRE
PERMANENT DRAINAGE
AND UTILITY EASEMENT
DOC# 2024-390980
OPRKC

CALLLED 230.65 ACRES BEING THE EAST 1/2 OF 458 ACRES
LEROY & LULA BELL RITTMANN ET AL
VOL.347, PG. 746
VOL.328, PG. 615
(ORIGINALLY CALLED EAST 1/2 OF 458 ACRES VOL.77, PG.309)
(CALLED 460 ACRES - REMAINDER - VOL.63, PG. 300)
DRKC

CALLLED 61.084 ACRES
LOOKOUT DEVELOPMENT
GROUP L.P.
DOC# 2021-355761 OPRKC

PRELIMINARY PLAT ESTABLISHING
**ESPERANZA
PHASE 3H**
19.681 ACRES
4.549 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	3/3/2025	068686339	2 OF 3

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLK 101	2.709	117,997	BLK 109 - LOT 13	0.264	11,498	BLK 112 - LOT 5	0.134	5,850
BLK 101 - LOT 11	0.134	5,850	BLK 110	1.721	74,974	BLK 112 - LOT 6	0.134	5,850
BLK 101 - LOT 12	0.144	6,290	BLK 110 - LOT 1	0.215	9,347	BLK 112 - LOT 7	0.134	5,850
BLK 101 - LOT 13	0.165	7,169	BLK 110 - LOT 2	0.194	8,450	BLK 112 - LOT 8	0.134	5,850
BLK 101 - LOT 14	0.240	10,446	BLK 110 - LOT 3	0.194	8,450	BLK 112 - LOT 9	0.164	7,150
BLK 101 - LOT 15	0.165	7,178	BLK 110 - LOT 4	0.207	9,027	BLK 112 - LOT 10	0.164	7,150
BLK 101 - LOT 16	0.180	7,853	BLK 110 - LOT 5	0.222	9,689	BLK 112 - LOT 11	0.194	8,452
BLK 101 - LOT 17	0.176	7,647	BLK 110 - LOT 6	0.178	7,734	BLK 112 - LOT 12	0.234	10,202
BLK 101 - LOT 18	0.134	5,849	BLK 110 - LOT 100	0.511	22,277	BLK 112 - LOT 13	0.246	10,734
BLK 101 - LOT 19	0.134	5,849	BLK 111	2.926	127,450	BLK 112 - LOT 14	0.171	7,450
BLK 101 - LOT 20	0.134	5,850	BLK 111 - LOT 1	0.202	8,814	BLK 112 - LOT 15	0.141	6,124
BLK 101 - LOT 21	0.164	7,150	BLK 111 - LOT 2	0.194	8,450	BLK 112 - LOT 16	0.141	6,148
BLK 101 - LOT 22	0.167	7,271	BLK 111 - LOT 3	0.164	7,150	BLK 112 - LOT 17	0.144	6,280
BLK 101 - LOT 23	0.203	8,843	BLK 111 - LOT 4	0.164	7,150	BLK 112 - LOT 18	0.142	6,199
BLK 101 - LOT 24	0.195	8,515	BLK 111 - LOT 5	0.164	7,150	BLK 112 - LOT 19	0.143	6,224
BLK 101 - LOT 25	0.162	7,039	BLK 111 - LOT 6	0.194	8,450	BLK 112 - LOT 20	0.175	7,641
BLK 101 - LOT 26	0.211	9,198	BLK 111 - LOT 7	0.194	8,450	BLK 112 - LOT 21	0.176	7,678
BLK 109	2.100	91,475	BLK 111 - LOT 8	0.194	8,450	BLK 112 - LOT 22	0.145	6,310
BLK 109 - LOT 1	0.206	8,973	BLK 111 - LOT 9	0.164	7,150	BLK 112 - LOT 23	0.145	6,335
BLK 109 - LOT 2	0.172	7,496	BLK 111 - LOT 10	0.164	7,150	BLK 112 - LOT 24	0.146	6,360
BLK 109 - LOT 3	0.152	6,619	BLK 111 - LOT 11	0.194	8,450	BLK 112 - LOT 25	0.227	9,879
BLK 109 - LOT 4	0.157	6,833	BLK 111 - LOT 12	0.211	9,208	BLK 113	1.584	69,004
BLK 109 - LOT 5	0.166	7,219	BLK 111 - LOT 13	0.228	9,938	BLK 113 - LOT 1	0.209	9,099
BLK 109 - LOT 6	0.137	5,951	BLK 111 - LOT 14	0.217	9,460	BLK 113 - LOT 2	0.208	9,064
BLK 109 - LOT 7	0.135	5,867	BLK 111 - LOT 15	0.276	12,029	BLK 113 - LOT 3	0.164	7,150
BLK 109 - LOT 8	0.135	5,864	BLK 112	4.092	178,229	BLK 113 - LOT 4	0.164	7,150
BLK 109 - LOT 9	0.135	5,862	BLK 112 - LOT 1	0.222	9,664	BLK 113 - LOT 5	0.189	8,215
BLK 109 - LOT 10	0.135	5,860	BLK 112 - LOT 2	0.164	7,150	BLK 113 - LOT 6	0.189	8,250
BLK 109 - LOT 11	0.134	5,858	BLK 112 - LOT 3	0.134	5,850	BLK 113 - LOT 101	0.461	20,076
BLK 109 - LOT 12	0.174	7,576	BLK 112 - LOT 4	0.134	5,850			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°22'44"	753.00'	18.12'	S26°07'57"E	18.12'
C2	90°00'00"	13.00'	20.42'	S20°26'32"E	18.38'
C3	90°00'00"	13.00'	20.42'	S69°33'28"W	18.38'
C4	10°58'16"	170.00'	32.55'	S19°04'20"W	32.50'
C5	99°37'54"	13.00'	22.61'	S36°13'45"E	19.86'
C6	0°38'01"	270.00'	2.99'	S86°21'43"E	2.99'
C7	3°50'06"	330.00'	22.09'	N84°45'40"W	22.08'
C8	0°52'36"	786.00'	12.03'	S25°00'17"E	12.03'
C9	90°00'00"	13.00'	20.42'	S19°33'25"W	18.38'
C10	90°00'00"	13.00'	20.42'	S70°26'35"E	18.38'
C11	28°39'37"	330.00'	165.07'	S78°53'14"W	163.36'
C12	14°08'19"	330.00'	81.43'	N79°42'48"W	81.23'
C13	82°47'54"	13.00'	18.79'	S65°57'25"W	17.19'
C14	16°41'44"	330.00'	96.16'	N74°29'45"W	95.82'
C15	90°00'00"	13.00'	20.42'	S68°51'07"W	18.38'
C16	55°01'01"	13.00'	12.48'	S03°39'24"E	12.01'
C17	290°02'02"	62.00'	313.85'	N66°08'53"W	71.09'
C18	55°01'01"	13.00'	12.48'	N51°21'38"E	12.01'
C19	27°40'42"	230.00'	111.11'	N37°41'28"E	110.03'
C20	90°00'00"	13.00'	20.42'	S06°31'49"W	18.38'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C21	23°28'40"	270.00'	110.64'	S50°12'31"E	109.86'
C22	24°50'06"	270.00'	117.03'	S74°21'55"E	116.12'
C23	28°39'37"	270.00'	135.06'	N78°53'14"E	133.65'
C24	86°30'19"	13.00'	19.63'	N18°41'42"W	17.82'
C25	10°58'16"	230.00'	44.04'	N19°04'20"E	43.97'
C26	99°37'54"	13.00'	22.61'	N63°24'09"E	19.86'
C27	0°38'01"	270.00'	2.99'	S66°27'53"E	2.99'
C28	90°00'00"	13.00'	20.42'	S21°08'53"E	18.38'
C29	17°59'49"	170.00'	53.40'	S32°51'01"W	53.18'
C30	99°40'53"	13.00'	22.62'	N88°18'38"W	19.87'
C31	23°28'40"	330.00'	135.22'	N50°12'31"W	134.28'
C32	28°39'37"	300.00'	150.07'	S78°53'14"W	148.51'
C33	24°50'06"	300.00'	130.04'	S74°21'55"E	129.02'
C34	23°28'40"	300.00'	122.93'	S50°12'31"E	122.07'
C35	27°40'42"	200.00'	96.62'	S37°41'28"W	95.68'
C36	20°31'51"	300.00'	107.50'	S76°24'48"E	106.92'
C37	10°58'16"	200.00'	38.30'	N19°04'20"E	38.24'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S25°26'35"E	99.65'	L17	S64°33'25"W	90.87'
L2	S64°33'25"W	130.09'	L18	S38°28'11"E	17.04'
L3	S71°39'13"W	118.98'	L19	S61°56'51"E	113.33'
L4	N66°07'34"W	65.25'	L20	N64°33'25"E	90.87"
L5	S24°33'28"W	116.26'	L21	N13°35'12"E	29.89'
L6	S24°33'28"W	60.00'	L22	N38°28'11"W	14.81'
L7	S13°35'12"W	29.89'	L23	N61°56'51"W	91.20'
L8	S03°19'17"W	60.00'	L24	N64°33'25"E	90.87"
L9	S07°09'23"W	130.74'	L25	S61°56'51"E	113.33'
L10	N03°23'54"E	64.64'	L26	S38°28'11"E	60.04'
L11	N50°03'48"E	72.45'	L27	N13°35'12"E	76.51'
L12	N34°28'15"E	85.25'	L28	S65°26'32"E	43.00'
L13	N51°31'49"E	12.49'	L29	N51°31'49"E	45.00'
L14	S65°14'29"E	39.31'	L30	S33°25'54"W	26.43'
L15	S25°26'35"E	113.10'	L31	N03°23'54"E	61.91'
L16	S25°26'35"E	60.00'	L32	N50°03'48"E	72.45'

TREE TABLE	
TREE TAG	DESCRIPTION (CIRCUMFERENCE)
5971	36" LIVE OAK (TC 113")
5981	29" LIVE OAK (TC 91")
6706	36.5" LIVE OAK (TC 115")
6727	31" LIVE OAK (TC 97")
6728	28" LIVE OAK (TC 88")
6730	29.7" LIVE OAK (TC 93")
6739	25" LIVE OAK (TC 79")
6745	29.5" LIVE OAK (TC 93")
6751	28" LIVE OAK (TC 88")
6752	27" LIVE OAK (TC 85")
6753	25.5" LIVE OAK (TC 80")
6755	26" LIVE OAK (TC 82")
6779	26" LIVE OAK (TC 82")
6785	30.5" LIVE OAK (TC 96")

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

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 3H
19.681 ACRES
4.549 ACRES PRIVATE R.O.W.
81 RESIDENTIAL LOTS
2 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

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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	DJG	JGM	3/3/2025	068686339	3 OF 3