

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.

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.

SIDEWALK NOTE:
FIVE-FOOT WIDE (OR LARGER) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2019-56, SECTION 1.10(5).

HERITAGE LEGACY TREE:
THERE ARE SEVENTY-TWO (72) HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

SETBACKS NOTES:
LOT SETBACKS ARE DETERMINED BY THE ESPERANZA DEVELOPMENT AGREEMENT, AS AMENDED. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

- GENERAL NOTES:
1. THIS SUBDIVISION CONTAINS 57.511 TOTAL ACRES WITH 146 RESIDENTIAL LOTS FOR A DENSITY OF 2.539 RESIDENTIAL LOTS PER ACRE.
 2. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
 3. THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (2011).
 4. 1/2" IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
 5. THE AREA OF PRIVATE STREETS IN THIS SUBDIVISION IS 7.718 ACRES.
 6. THE AREA OF PUBLIC STREETS IN THIS SUBDIVISION IS 2.959 ACRES.
 7. THE AREA OF OPEN SPACE REQUIRED IS 11.502 ACRES (20.00%). THIS SUBDIVISION CONTAINS 5.878 ACRES OF COMMUNITY OPEN SPACE OF WHICH 4.482 ACRES COUNT TOWARD MEETING OPEN SPACE REQUIREMENTS.
 8. GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
 9. TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT # _____, KENDALL COUNTY OFFICIAL RECORDS.
 10. LOT 200 IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER (DOMESTIC & RECLAIM) AND DRAINAGE EASEMENTS. THEREFORE, SUCH EASEMENTS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
 11. THE SUBJECT AREA IS WITHIN THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2B AND IS SUBJECT TO TAXES BY THE DISTRICT.
 12. THE AREA OF THE SMALLEST LOT IS 0.133 ACRES.
 13. THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED ON THE APPROVED DEVELOPMENT AGREEMENT AND/ OR THE PROPOSED TRANSPORTATION NETWORK PLAN.
 14. ALL STREETS SHOWN WITHIN THE LIMITS OF THIS PLAT (FANDANGO, VERDAD WAY, LA JARA, HIDALGO, VALOR, AND SASPARILA) ARE DESIGNATED AS LOT 200 AND ARE PRIVATE STREETS, EXCEPT GALISTEO, A PUBLIC STREET RIGHT-OF-WAY.
 15. A VARIANCE FOR ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS (SECTION 5.11.010 A) WAS APPROVED BY THE CITY OF BOERNE PLANNING AND ZONING COMMISSION ON OCTOBER 4TH, 2021.

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 3D, 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 DISTRICTS EXCLUSIVE USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS OF SAID PLAT. AT THE SOLE AND EXCLUSIVE DISCRETION OF THE DISTRICT AND SUBJECT TO ITS WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SOLE USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE DISTRICTS USE THEREOF. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF AN BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS. ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHTS OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS FOREVER TO WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE DISTRICT AGAINST EVERY PERSON WHOMSOEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BOERNE. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF THE CITY OF BOERNE.

EASEMENT NOTES:
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

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 COMMERCIALY 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 (DOMESTIC & RECLAIM), GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES"). TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY (AND/OR DISTRICT) SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND, THE CITY (AND/OR DISTRICT) WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S (AND/OR DISTRICT) USUAL AND CUSTOMARY PRACTICES.
3. THE CITY (AND/OR DISTRICT) SHALL MAKE THE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

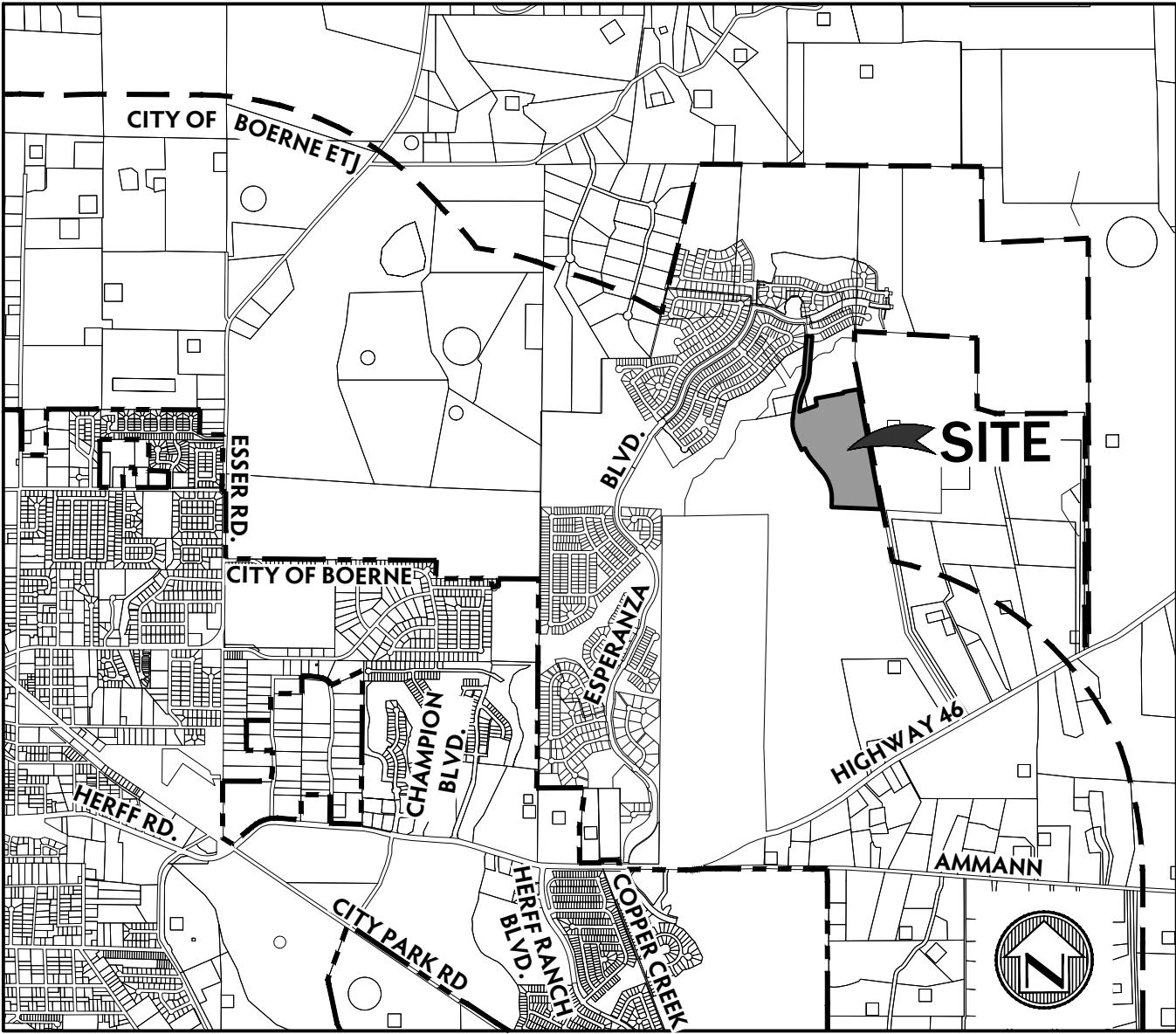
PEDERNALES ELECTRIC COOPERATIVE NOTES:
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN FIFTEEN FEET (15') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND FIFTEEN FEET (15') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

A FINAL PLAT ESTABLISHING

ESPERANZA PHASE 3D

BEING 57.511 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF AN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGES 572-588, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

146 NEW RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS
5,318 L.F. OF NEW PRIVATE STREET, 7.718 ACRES
1,953 L.F. OF NEW PUBLIC STREET, 2.959 ACRES R.O.W.



LOCATION MAP

N.T.S.

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 THE _____ DAY

OF _____ A.D. 2023 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 OFFICIAL SEAL OF OFFICE, THE _____ DAY OF

_____, A.D. 2023.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION PLAT OF ESPERANZA PHASE 3D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2023.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

M.W. CUDE ENGINEERS, L.L.C.
W. PATRICK MURPHY, P.E.

REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
LOOKOUT DEVELOPMENT GROUP, L.P.
A TEXAS LIMITED PARTNERSHIP
1001 CRYSTAL FALLS PARKWAY
LEANDER, TX 78641
PH: (512) 690-4322
FAX: (512) 260-9043
CONTACT: MICHAEL SIEFERT, P.E.

BY: MICHAEL SIEFERT, PRESIDENT,
LOOKOUT DEVELOPMENT GROUP, L.P.
THE LOOKOUT GROUP INC., ITS GENERAL PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

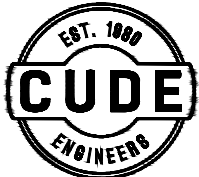
PLANNING

AUG 28 2023

RECEIVED

CONTACT: W. PATRICK MURPHY, P.E.

PROJECT # 03154.006



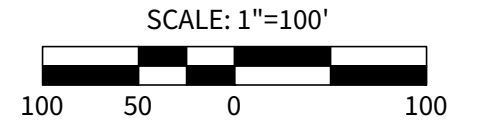
CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
REGISTERED ENGINEERING FIRM
TBPE #455 - TBPELS #10048500

DATE: AUGUST 2023

1 OF 5

A FINAL PLAT ESTABLISHING ESPERANZA PHASE 3D

BEING 57.511 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF AN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGES 572-588, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



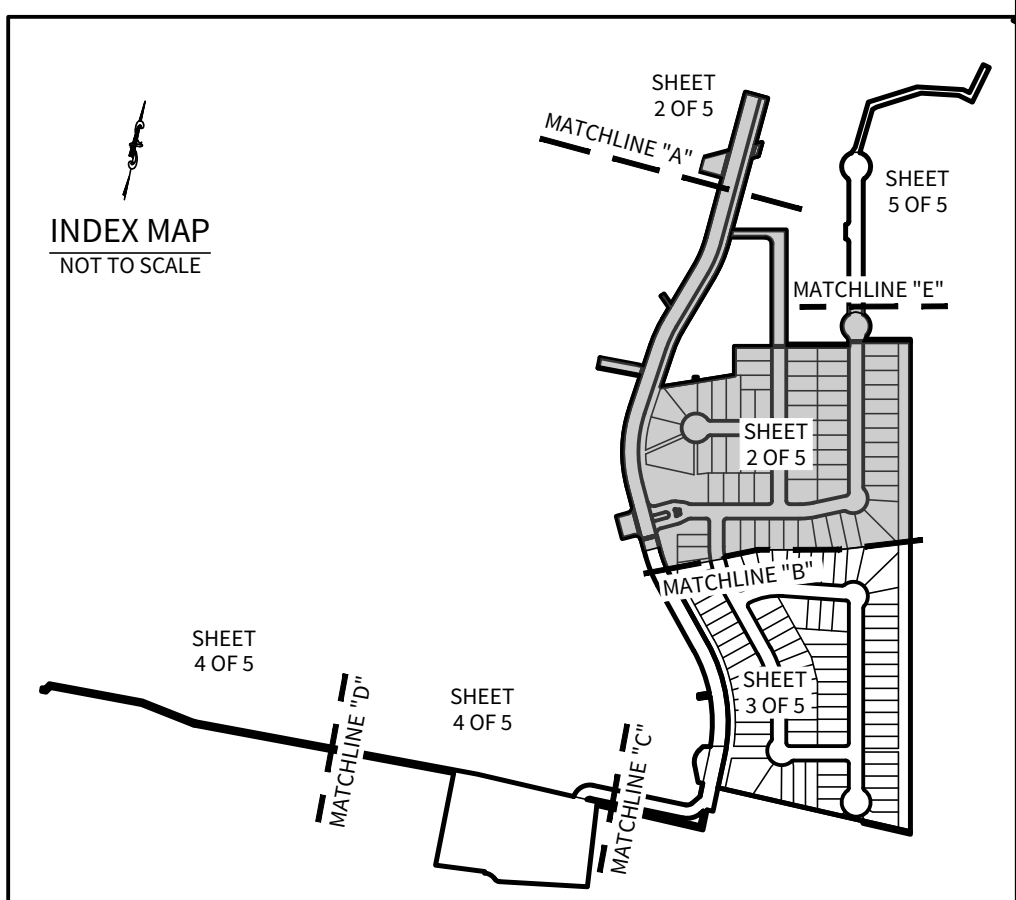
LEGEND

AC.	= ACRES
C1.	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
E.T.C.A.	= ELECTRIC, TELEPHONE, & CABLE TELEVISION
ETJ	= EXTRA-TERRITORIAL JURISDICTION
L1	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R	= RADIUS
TC	= TRUNK CIRCUMFERENCE
UTL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
BN.	= BOUNDARY NODE
CL.	= STREET CENTERLINE
15' UTL. ESM.T.	= 15' UTIL. ESM.T.
HERITAGE LEGACY TREE GREATER THAN 75" T.C.	
ETJ BOUNDARY	
LOCATION OF BUILDING SETBACK FOR PIE-SHAPED OR IRREGULAR LOTS	

BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

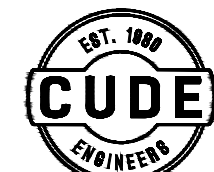
BLOCK 101	2,642 L.F.
BLOCK 102	1,139 L.F.
BLOCK 103	2,525 L.F.
BLOCK 104	926 L.F.
BLOCK 105	1,376 L.F.
BLOCK 106	1,504 L.F.
BLOCK 107	915 L.F.
BLOCK 108	1,703 L.F.
BLOCK 109	1,560 L.F.
BLOCK 110	1,791 L.F.
BLOCK 111	1,905 L.F.



CONTACT: W. PATRICK MURPHY, P.E.

PROJECT # 03154.006

DATE: AUGUST 2023



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

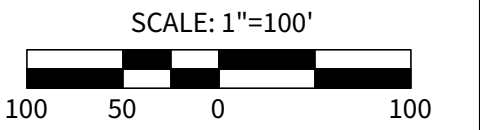
DATE: AUGUST 2023

A FINAL PLAT ESTABLISHING
ESPERANZA PHASE 3D

BEING 57.511 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF AN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGES 572-588, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LEGEND

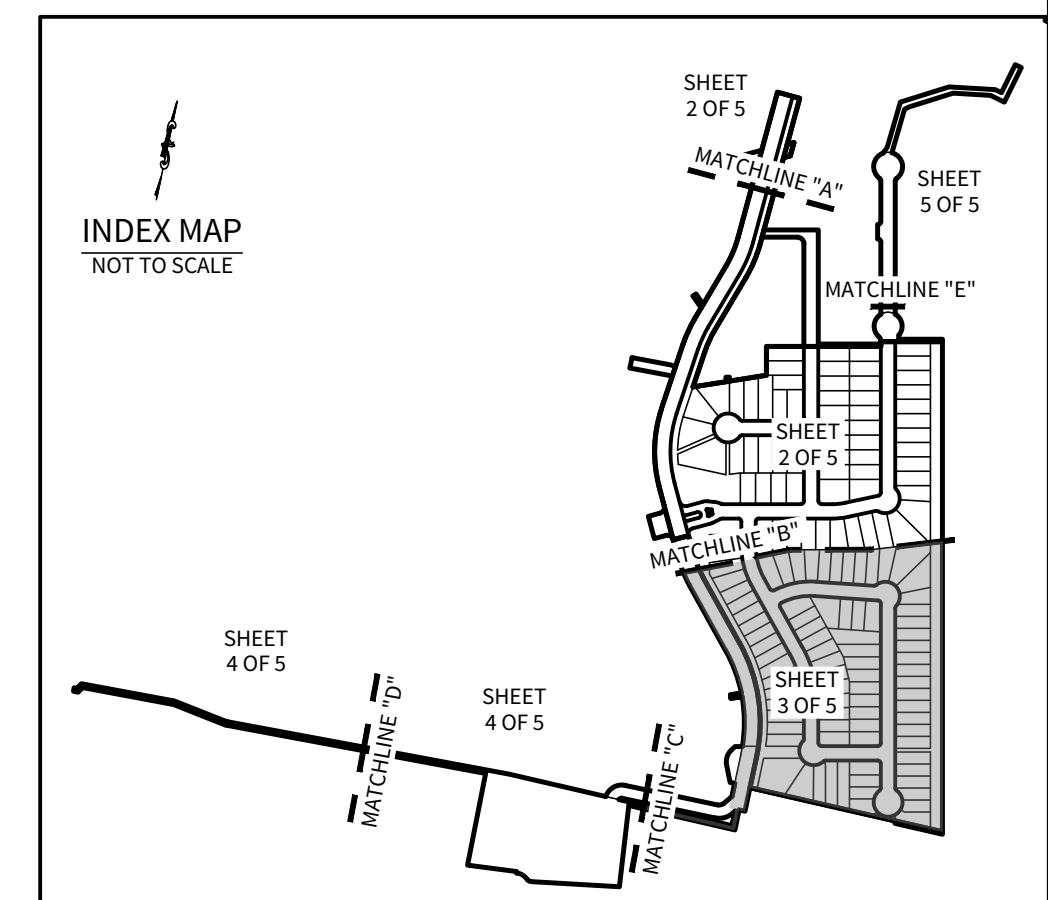
- AC. = ACRES
- C1 = CURVE NUMBER
- DOC. = DOCUMENT
- DRN. = DRAINAGE
- E.T. CA. = ELECTRIC, TELEPHONE, & CABLE TELEVISION
- ESMT. = EASEMENT
- ETJ = EXTRA-TERRITORIAL JURISDICTION
- L1 = LINE NUMBER
- LF. = LINEAR FEET
- L.S. = LANDSCAPE
- NAD = NORTH AMERICAN DATUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
- R. = RADIUS
- TC = TRUNK CIRCUMFERENCE
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- = BOUNDARY NODE
- = STREET CENTERLINE
- - - = EXISTING PROPERTY LINE
- - - = 15' UTIL. ESM'T.
- = HERITAGE LEGACY TREE GREATER THAN 75" T.C.
- - - = ETJ BOUNDARY
- = LOCATION OF BUILDING SETBACK FOR PIE-SHAPED OR IRREGULAR LOTS



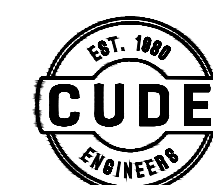
BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

BLOCK 101	2,642 L.F.
BLOCK 102	1,139 L.F.
BLOCK 103	2,525 L.F.
BLOCK 104	926 L.F.
BLOCK 105	1,376 L.F.
BLOCK 106	1,504 L.F.
BLOCK 107	915 L.F.
BLOCK 108	1,703 L.F.
BLOCK 109	1,560 L.F.
BLOCK 110	1,791 L.F.
BLOCK 111	1,905 L.F.

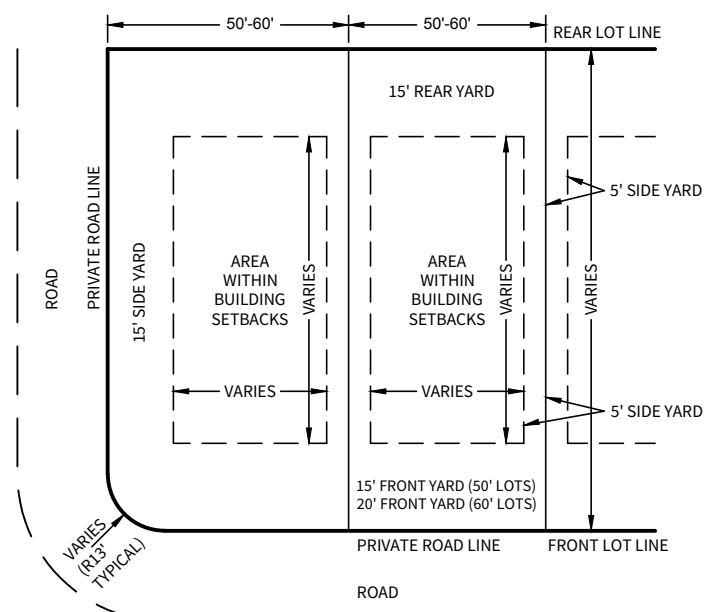


CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 03154.006



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

DATE: AUGUST 2023



- NOTES:
- 1) ROOF OVERHANG MAY ENCRoACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
 - 2) GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE

TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.



A FINAL PLAT ESTABLISHING
ESPERANZA PHASE 3D

BEING 57.511 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF AN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGES 572-588, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LEGEND

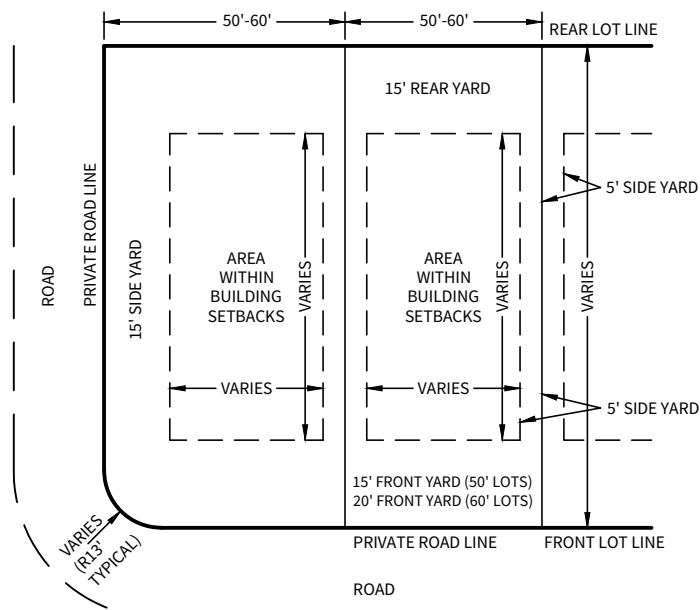
AC.	= ACRES
C1	= CURVE NUMBER
DOC.	= DOCUMENT
DRN.	= DRAINAGE
E.T.CA.	= ELECTRIC, TELEPHONE, & CABLE TELEVISION
ESMT.	= EASEMENT
ETJ	= EXTRA-TERRITORIAL JURISDICTION
L1	= LINE NUMBER
L.F.	= LINEAR FEET
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R	= RADIUS
TC	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
	= BOUNDARY NODE
	= STREET CENTERLINE
	= EXISTING PROPERTY LINE
	= 15' UTIL. ESMT.
	= HERITAGE LEGACY TREE GREATER THAN 75" T.C.
	= ETJ BOUNDARY
	= LOCATION OF BUILDING SETBACK FOR PIE-SHAPED OR IRREGULAR LOTS



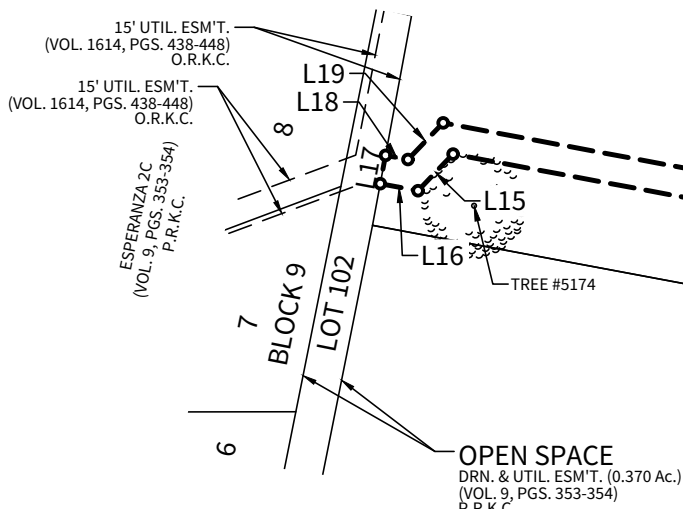
BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

BLOCK 101	2,642 L.F.
BLOCK 102	1,139 L.F.
BLOCK 103	2,525 L.F.
BLOCK 104	926 L.F.
BLOCK 105	1,376 L.F.
BLOCK 106	1,504 L.F.
BLOCK 107	915 L.F.
BLOCK 108	1,703 L.F.
BLOCK 109	1,560 L.F.
BLOCK 110	1,791 L.F.
BLOCK 111	1,905 L.F.



NOTES:
1) ROOF OVERHANG MAY ENCRoACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
2) GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.



CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	60.00'	127°57'35"	122.91'	134.00'	107.84'	N20°36'36"W
C2	13.00'	53°54'40"	6.61'	12.23'	11.79'	S16°24'51"W
C3	58.00'	97°58'10"	66.69'	99.17'	87.53'	N20°24'33"W
C4	25.00'	50°47'19"	11.87'	22.16'	21.44'	S71°48'39"E
C5	62.00'	47°12'30"	27.09'	51.08'	49.68'	N70°01'14"W
C6	71.00'	82°02'16"	61.76'	101.66'	93.20'	S50°22'37"W
C7	29.00'	52°13'31"	14.21'	26.43'	25.53'	N65°16'59"E
C8	66.00'	56°19'15"	35.33'	64.88'	62.30'	N06°11'54"E
C9	617.00'	19°22'38"	105.34'	208.67'	207.67'	N10°54'27"W
C10	617.00'	17°35'48"	95.50'	189.49'	188.75'	N30°47'21"W
C11	533.00'	14°08'40"	66.13'	131.58'	131.25'	S32°30'55"E
C12	25.00'	90°00'00"	25.00'	39.27'	35.36'	N70°26'35"W
C13	25.00'	90°00'00"	25.00'	39.27'	35.36'	N19°33'25"E
C14	566.00'	33°23'39"	169.78'	329.89'	325.24'	N08°44'45"W
C15	533.00'	12°12'20"	56.99'	113.54'	113.33'	S14°03'14"W
C16	467.00'	15°30'50"	63.61'	126.45'	126.06'	N12°23'59"E
C17	28.00'	47°35'28"	12.35'	23.26'	22.59'	N34°20'12"W
C18	58.00'	106°36'37"	77.59'	107.75'	92.91'	S04°54'37"E
C19	13.00'	90°00'00"	13.00'	20.42'	18.38'	N53°32'28"W
C20	13.00'	90°00'00"	13.00'	20.42'	18.38'	N47°32'32"E
C21	13.00'	53°54'40"	6.61'	12.23'	11.79'	N37°29'48"W
C22	60.00'	125°01'20"	115.31'	130.92'	106.45'	S01°56'28"E
C23	28.00'	90°00'00"	28.00'	43.98'	39.60'	N53°32'28"W
C24	437.00'	12°12'20"	46.72'	93.09'	92.92'	S14°03'14"W
C25	557.17'	15°40'42"	76.71'	152.46'	151.99'	S12°23'57"W
C26	16.00'	59°38'54"	9.17'	16.67'	15.91'	S61°34'17"W
C27	84.00'	52°13'31"	41.17'	76.57'	73.94'	N65°16'59"E
C28	533.04'	15°30'50"	72.61'	144.33'	143.89'	N12°23'57"E
C29	467.00'	12°12'20"	49.93'	99.48'	99.30'	S14°03'14"W
C30	500.00'	33°23'39"	149.98'	291.42'	287.31'	S08°44'45"E
C31	25.00'	90°00'00"	25.00'	39.27'	35.36'	S70°26'35"E
C32	52.00'	21°30'03"	9.87'	19.51'	19.40'	S75°18'03"W
C33	112.00'	14°54'41"	14.66'	29.15'	29.07'	S86°29'11"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C34	28.00'	21°30'38"	5.32'	10.51'	10.45'	S89°47'10"E
C35	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E
C36	13.00'	90°00'00"	13.00'	20.42'	18.38'	N55°32'28"W
C37	13.00'	53°54'40"	6.61'	12.23'	11.79'	S52°30'12"W
C38	60.00'	287°49'19"	43.74'	301.41'	70.68'	N10°32'28"W
C39	13.00'	53°54'40"	6.61'	12.23'	11.79'	S73°35'09"E
C40	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E
C41	13.00'	90°00'00"	13.00'	20.42'	18.38'	S55°32'28"E
C42	270.00'	11°58'54"	28.33'	56.46'	56.36'	N73°28'05"E
C43	13.00'	78°01'06"	10.53'	17.70'	16.37'	N28°28'05"E
C44	13.00'	41°31'17"	4.93'	9.42'	9.22'	S31°18'07"E
C45	60.00'	161°03'40"	359.73'	168.66'	118.36'	S28°28'05"W
C46	13.00'	41°31'17"	4.93'	9.42'	9.22'	S88°14'16"W
C47	330.00'	11°58'54"	28.33'	56.46'	56.36'	S73°28'05"W
C48	13.00'	90°00'00"	13.00'	20.42'	18.38'	S34°27'32"W
C49	270.00'	29°02'46"	69.94'	136.88'	135.42'	S25°03'52"E
C50	13.00'	88°09'19"	12.59'	20.00'	18.09'	S83°39'54"E
C51	330.00'	31°08'58"	91.98'	179.41'	177.21'	N67°49'55"E
C52	13.00'	42°19'55"	5.03'	9.60'	9.39'	N62°14'27"E
C53	60.00'	170°42'57"	738.95'	178.77'	119.61'	S53°34'02"E
C54	13.00'	42°19'55"	5.03'	9.60'	9.39'	S10°37'29"W
C55	13.00'	53°54'40"	6.61'	12.23'	11.79'	S37°29'48"E
C56	60.00'	287°49'19"	43.74'	301.41'	70.68'	N79°27'32"E
C57	13.00'	53°54'40"	6.61'	12.23'	11.79'	N16°24'51"E
C58	13.00'	90°00'00"	13.00'	20.42'	18.38'	N55°32'28"W
C59	13.00'	42°44'56"	5.09'	9.70'	9.48'	S58°05'04"W
C60	60.00'	175°29'51"	1526.27'	183.78'	119.91'	N53°32'28"W
C61	13.00'	42°44'56"	5.09'	9.70'	9.48'	N10°49'59"E
C62	470.00'	29°02'46"	121.75'	238.27'	235.72'	N25°03'52"W
C63	330.00'	29°02'46"	85.49'	167.29'	165.51'	N25°03'52"W
C64	13.00'	90°00'00"	13.00'	20.42'	18.38'	N55°32'28"W
C65	28.00'	25°54'31"	6.44'	12.65'	12.55'	N66°30'16"E
C66	54.08'	10°34'53"	5.01'	9.99'	9.97'	N59°03'13"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C67	25.00'	90°00'00"	25.00'	39.27'	35.36'	S19°33'25"W
C68	12.00'	90°00'00"	12.00'	18.85'	16.97'	N70°26'35"E
C69	12.00'	180°00'00"	INFINITY	37.70'	24.00'	S25°26'35"E
C70	20.00'	6°20'03"	1.11'	2.21'	2.21'	S82°53'27"W
C71	2.00'	73°48'36"	1.50'	2.58'	2.40'	N57°02'14"W
C72	2.00'	73°40'56"	1.50'	2.57'	2.40'	N16°42'32"E
C73	20.00'	11°32'56"	2.02'	4.03'	4.02'	N59°19'28"E
C74	2.00'	107°42'43"	2.74'	3.76'	3.23'	S61°02'43"E
C75	40.50'	35°06'06"	12.81'	24.81'	24.43'	N24°44'24"W
C76	3.00'	122°00'52"	5.41'	6.39'	5.25'	S18°42'59"W
C77	2.00'	76°17'34"	1.57'	2.66'	2.47'	N55°47'45"W
C78	2.00'	71°11'58"	1.43'	2.49'	2.33'	N17°57'01"E
C79	2.00'	107°39'17"	2.74'	3.76'	3.23'	S72°37'21"E
C80	2.00'	104°51'11"	2.60'	3.66'	3.17'	S33°37'53"W
C81	270.00'	30°31'55"	73.69'	143.88'	142.18'	S68°08'27"W
C82	13.00'	86°03'07"	12.13'	19.52'	17.74'	N53°34'02"W
C83	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E
C84	13.00'	90°00'00"	13.00'	20.42'	18.38'	S55°32'28"E
C85	530.00'	29°02'46"	137.30'	268.68'	265.82'	S25°03'52"E
C86	13.00'	92°37'44"	13.57'	20.98'	18.78'	S06°38'37"W
C87	713.00'	36°59'46"	238.54'	460.39'	452.43'	N21°05'22"W
C88	470.00'	5°15'50"	21.61'	43.18'	43.16'	S14°23'04"E
C89	470.00'	17°42'41"	73.23'	145.29'	144.71'	S00°54'16"E
C90	467.00'	14°08'40"	57.94'	115.29'	114.99'	S32°30'55"E
C91	683.00'	40°58'59"	255.25'	488.54'	478.19'	N19°05'45"W
C92	683.00'	3°38'07"	21.68'	43.34'	43.13'	N00°25'19"W
C93	617.00'	2°36'52"	14.08'	28.16'	28.15'	N00°05'18"E
C94	617.00'	1°23'41"	7.51'	15.02'	15.02'	N21°17'36"W
C95	60.00'	29°13'04"	15.64'	30.60'	30.27'	N18°08'57"W
C96	60.00'	34°50'25"	16.83'	36.48'	35.93'	N19°29'24"E
C97	58.00'	62°17'41"	35.05'	63.06'	60.00'	N79°27'32"E
C98	58.00'	8°28'27"	4.30'	8.58'	8.57'	S32°48'45"W
C99	28.00'	47°35'28"	12.35'	23.26'	22.59'	S13°15'15"W

LINE	BEARING	LENGTH
L1	S74°33'04"E	28.00'
L2	S15°26'35"W	83.10'
L3	N74°33'04"W	63.97'
L4	S50°47'03"W	19.82'
L5	S10°32'38"E	16.91'
L6	S10°32'31"E	10.00'
L7	N10°32'31"W	10.26'
L8	S87°39'58"E	202.33'
L9	S35°20'05"E	12.63'
L10	N01°23'45"E	100.01'
L11	N87°39'58"W	25.50'
L12	N01°23'45"E	85.64'
L13	N87°31'35"W	453.34'
L14	N03°37'29"W	6.90'
L15	S33°10'12"W	26.44'
L16	N89°59'19"W	19.95'
L17	N00°01'12"W	15.00'
L18	N89°59'19"W	11.84'
L19	S33°10'12"W	26.44'
L20	N09°21'29"E	0.69'
L21	N39°10'14"E	45.46'
L22	N88°36'15"W	19.90'
L23	N21°51'43"W	74.63'
L24	N34°27'32"E	23.51'
L25	N79°27'32"E	31.25'
L26	N71°38'40"E	46.72'
L27	S18°21'20"E	15.00'
L28	S71°38'40"W	45.95'
L29	N64°33'25"E	50.00'
L30	N25°26'35"W	96.00'

LINE	BEARING	LENGTH
L31	S64°33'25"W	50.00'
L32	N25°26'35"W	83.10'
L33	S89°45'17"E	179.76'
L34	S50°47'03"W	44.00'
L35	N89°45'17"W	165.80'
L36	N82°02'56"W	19.74'
L37	N07°57'04"E	99.77'
L38	N20°09'24"E	54.52'
L39	N44°58'02"W	59.95'
L40	N45°24'09"E	15.00'
L41	N44°58'02"W	52.90'
L42	S85°21'26"E	98.67'
L43	S04°38'34"W	60.00'
L44	S64°38'34"W	113.93'
L45	S85°21'26"E	96.00'
L46	S04°38'34"W	198.66'
L47	N64°38'34"E	28.87'
L48	S04°38'34"W	57.74'
L49	S64°38'34"W	28.87'
L50	S10°32'28"E	24.56'
L51	N10°32'28"W	60.00'
L52	S23°42'46"W	29.67'
L53	S74°33'04"E	28.88'
L54	N15°26'35"E	130.00'
L55	S79°27'32"E	146.84'
L56	N79°27'32"E	156.42'
L57	N10°32'28"E	119.98'
L58	S04°27'56"W	28.95'
L59	S01°23'45"W	62.30'
L60	N87°31'35"W	483.73'

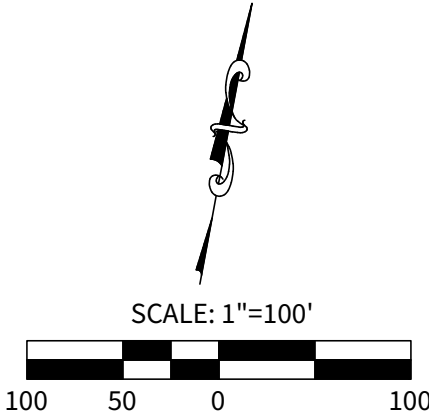
LINE TABLE		
LINE	BEARING	LENGTH
L61	S88°36'15"	393.57'
L62	N39°10'14"	16.11'
L63	S25°26'35"	73.00'
L64	S25°26'35"	73.00'
L65	N64°33'25"	70.93'
L66	N86°03'28"	23.84'
L67	N79°35'59"	60.00'
L68	N79°27'32"	43.08'
L69	N79°27'32"	60.00'
L70	S67°28'38"	117.63'
L71	S10°32'28"	103.49'
L72	S39°35'15"	52.65'
L73	N10°32'28"	103.49'
L74	S79°27'32"	63.84'
L75	N53°30'07"	34.23'
L76	S64°33'25"	75.52'
L77	N64°33'25"	78.00'
L78	S64°33'25"	78.00'
L79	S86°03'28"	3.57'
L80	N20°07'56"	24.85'
L81	N52°07'05"	0.86'
L82	S86°03'28"	2.24'
L83	N17°38'58"	17.00'
L84	N53°30'07"	1.92'
L85	S18°47'40"	18.15'
L86	S69°42'33"	20.00'
L87	S35°20'05"	27.78'
L88	N36°01'33"	25.56'
L89	N19°34'34"	22.09'
L90	N30°59'11"	20.27'

A FINAL PLAT ESTABLISHING
ESPERANZA PHASE 3D

BEING 57.511 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY 190, ABSTRACT 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF AN 800.258 ACRE TRACT (DESIGNATED AS TRACT 3) CONVEYED TO LOOKOUT BOERNE HOLDINGS, L.P., AS DESCRIBED IN VOLUME 1389, PAGES 572-588, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

LEGEND

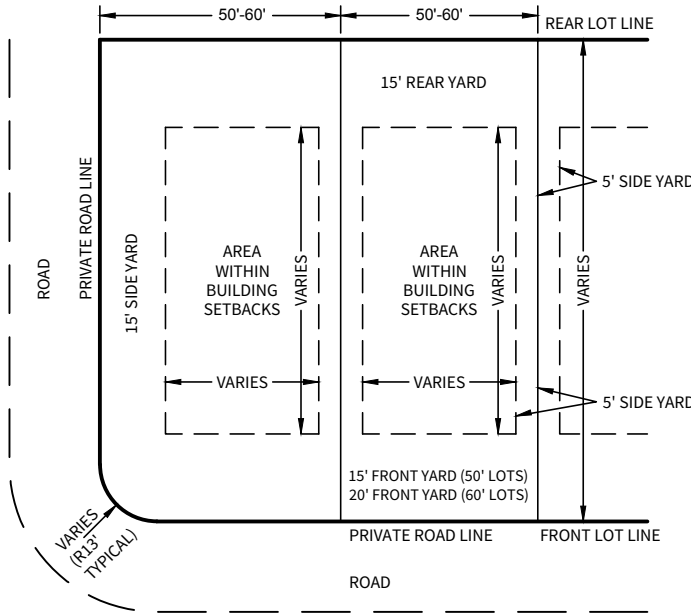
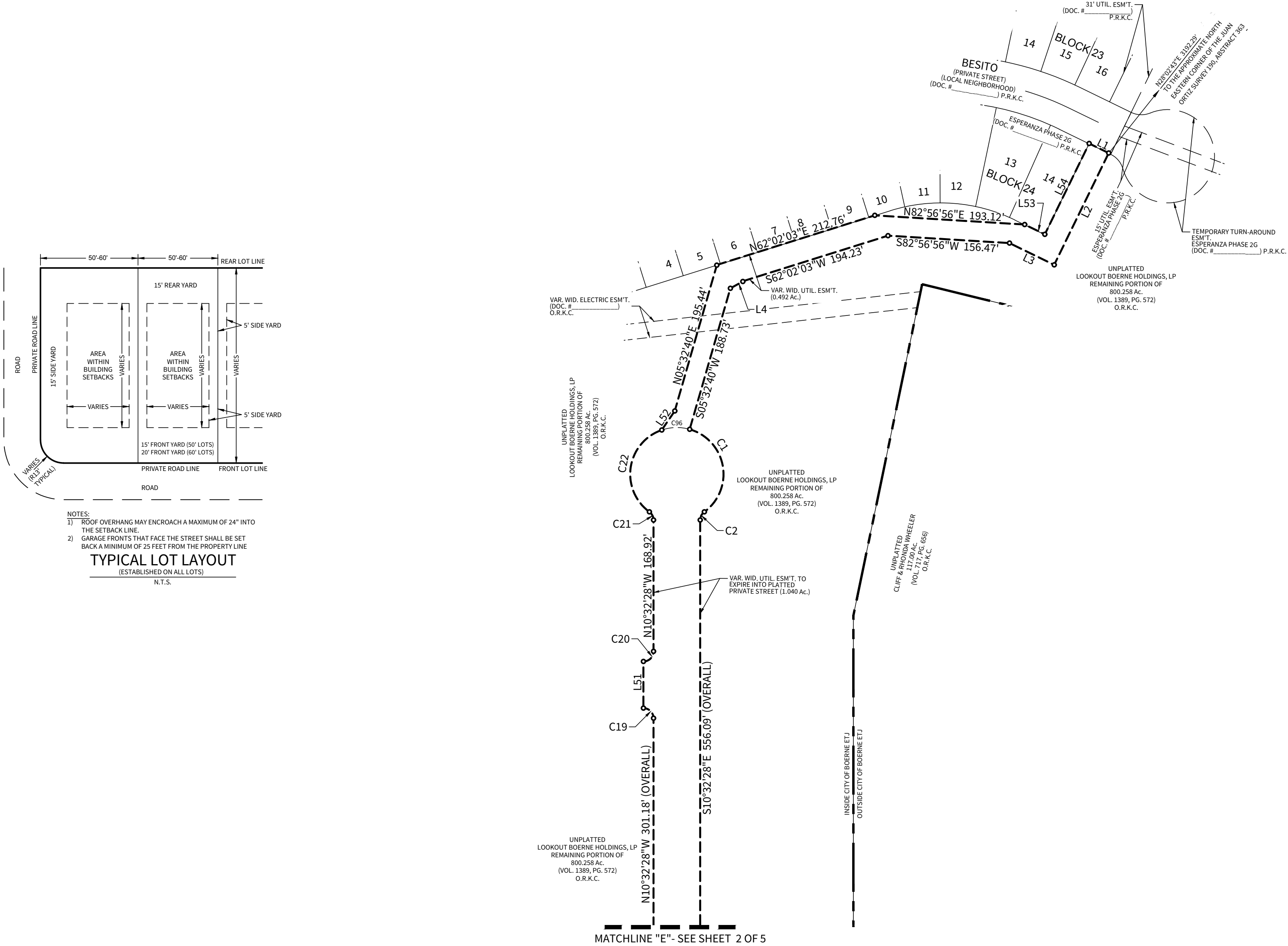
- Ac. = ACRES
C1 = CURVE NUMBER
DOC. = DOCUMENT
DRN. = DRAINAGE
E.T. CA. = ELECTRIC, TELEPHONE, & CABLE TELEVISION
ESMT. = EASEMENT
ETJ = EXTRA-TERRITORIAL JURISDICTION
LI = LINE NUMBER
L.F. = LINEAR FEET
L.S. = LANDSCAPE
NAD = NORTH AMERICAN DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG. = PAGE
PGS. = PAGES
P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
R = RADIUS
TC = TRUNK CIRCUMFERENCE
UTIL. = UTILITY
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
= BOUNDARY NODE
= STREET CENTERLINE
= EXISTING PROPERTY LINE
= 15' UTIL. ESM'T.
- = HERITAGE LEGACY TREE GREATER THAN 75" T.C.
- = ETJ BOUNDARY
- = LOCATION OF BUILDING SETBACK FOR PIE-SHAPED OR IRREGULAR LOTS



BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

BLOCK 101	2,642 L.F.
BLOCK 102	1,139 L.F.
BLOCK 103	2,525 L.F.
BLOCK 104	926 L.F.
BLOCK 105	1,376 L.F.
BLOCK 106	1,504 L.F.
BLOCK 107	915 L.F.
BLOCK 108	1,703 L.F.
BLOCK 109	1,560 L.F.
BLOCK 110	1,791 L.F.
BLOCK 111	1,905 L.F.



NOTES:
1) ROOF OVERHANG MAY ENCROACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
2) GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE

TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.

