

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.

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. 2019-56, 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 28 and Lot 102, Block 26, shall be Drainage, Pedestrian Access, and Utility Easements.
- Open space Lot 101, Block 26, shall be Pedestrian Access Easement.

Landscape Note:

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

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

Acreage and Density:

Total Right-of-way - 2.68 acres

Total Open Space - 1.06 acres

Total Residential - 11.06 acres

Density of Residential Lots - 5.44 Lots per acre

Gross Density - 4.06 Lots per acre

Smallest Lot size - 0.134 acres

Perimeter:

Block 26 - 2,487 LF

Block 28 - 1,883 LF

Block 30 - 2,900 LF

Flood Statement:

According to Map No. 48259C0420F & 48259C0425F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 9 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.

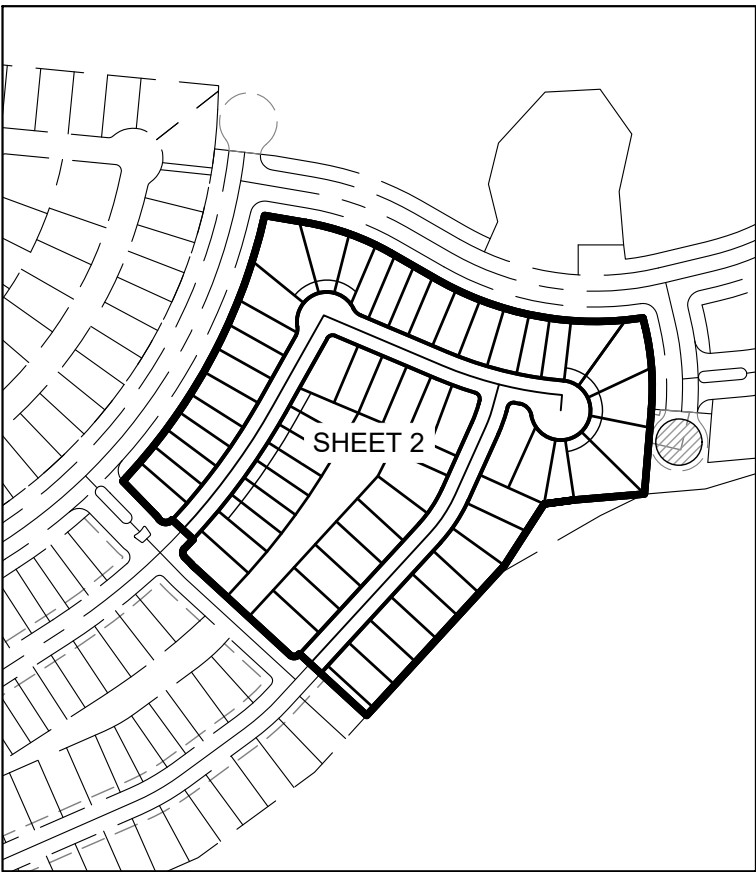
Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 2H 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



SHEET INDEX MAP

1" = 400'



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 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.

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 2H, 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. 2a (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

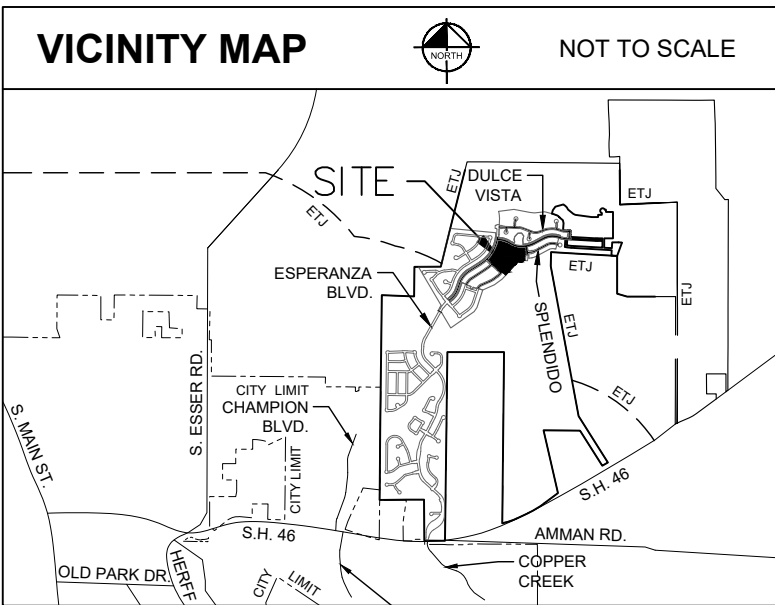
Leander, Texas 78641

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



State of Texas §

County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

John G. Mosier

Registered Professional Land Surveyor #6330

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §

County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

Michael A. Scholze, P.E. #131737

Licensed Professional Engineer

Before me, the undersigned authority on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §

County of Kendall §

I, \_\_\_\_\_ County Clerk of said county, do hereby certify that the foregoing instrument of writing with this certificate of authentication was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_ at \_\_\_\_ m.in the plat records of said county in Document No. \_\_\_\_\_.

Tax Certificate Affidavit filed this date in Document No. \_\_\_\_\_, Kendall County Official Records. In testimony whereof, witness my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.

County Clerk  
Kendall County, Texas

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

FINAL PLAT ESTABLISHING  
**ESPERANZA  
PHASE 2H**  
14.798 ACRES  
60 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS

BEING A PORTION OF THAT CERTAIN 31.564 ACRE TRACT RECORDED IN DOCUMENT NO. 2021-355761, AND A PORTION OF THAT CERTAIN 15.935 ACRE TRACT RECORDED IN DOCUMENT NO. 2023-376972, BOTH OF 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	JLFC	JGM	8/28/2023	068686326	1 OF 3

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

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





LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°12'10"E	11.25'
L2	S80°19'48"E	87.47'
L3	S60°09'04"E	109.67'
L4	S13°24'48"E	20.56'
L5	S04°38'43"W	177.77'
L6	S85°12'10"W	146.81'
L7	S82°39'48"W	63.38'
L8	S32°43'51"W	152.65'
L9	N47°26'16"W	130.00'
L10	N47°26'16"W	60.00'
L11	S42°33'44"W	2.00'
L12	N47°26'16"W	268.13'
L13	N44°11'48"W	21.67'
L14	N47°04'11"W	60.00'
L15	N34°49'55"W	1.35'
L16	N44°11'58"W	98.63'
L17	S15°31'26"W	9.19'
L18	N15°31'26"E	7.23'
L19	S04°50'04"W	32.00'
L20	N15°31'26"E	50.15'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1183.00'	623.70'	N27°49'35"E	616.50'	30°12'27"	319.28'
C2	537.00'	189.12'	S70°14'26"E	188.15'	20°10'44"	95.55'
C3	663.00'	445.38'	S79°23'45"E	437.05'	38°29'22"	231.46'
C4	542.68'	171.04'	S4°17'20"E	170.34'	18°03'32"	86.24'
C5	13.00'	20.42'	S87°33'44"W	18.38'	90°00'00"	13.00'
C6	170.00'	9.61'	N45°49'07"W	9.61'	3°14'17"	4.81'
C7	13.01'	20.01'	N0°05'35"W	18.10'	88°08'32"	12.59'
C8	1768.30'	26.18'	N43°28'35"E	26.18'	0°50'54"	13.09'
C9	18.02'	32.10'	N85°57'03"W	28.02'	102°04'26"	22.28'
C10	52.00'	8.50'	N39°30'55"W	8.49'	9°22'08"	4.26'
C11	1313.00'	312.40'	S36°06'51"E	311.66'	13°37'56"	156.94'
C12	30.00'	20.06'	N10°08'40"E	19.69'	38°18'20"	10.42'
C13	62.00'	175.69'	N72°10'14"E	122.53'	162°21'28"	399.52'
C14	30.00'	21.17'	S46°51'47"E	20.73'	40°25'32"	11.05'
C15	789.00'	249.11'	S76°07'15"E	248.07'	18°05'23"	125.60'
C16	62.00'	276.16'	S42°26'19"W	98.24'	255°12'31"	-80.50'
C17	30.00'	36.34'	N44°39'26"W	34.16'	69°24'02"	20.77'
C18	849.00'	10.62'	N78°59'56"W	10.62'	0°43'01"	5.31'
C19	13.00'	19.48'	S58°26'30"W	17.70'	85°50'08"	12.09'
C20	330.00'	50.12'	S19°52'29"W	50.07'	8°42'06"	25.11'
C21	330.00'	105.61'	S33°23'39"W	105.16'	18°20'12"	53.26'
C22	270.00'	86.41'	N33°23'39"E	86.04'	18°20'12"	43.58'
C23	270.00'	41.01'	N19°52'29"E	40.97'	8°42'06"	20.54'
C24	13.00'	20.07'	N28°41'54"W	18.13'	88°26'40"	12.65'
C25	849.00'	86.60'	N69°59'53"W	86.57'	5°50'40"	43.34'
C26	13.00'	18.97'	S71°06'39"W	17.33'	83°37'36"	11.63'
C27	1373.00'	326.67'	S36°06'51"W	325.90'	13°37'56"	164.11'
C28	1343.00'	319.54'	N36°06'51"E	318.78'	13°37'56"	160.53'
C29	819.00'	125.38'	S71°27'42"E	125.26'	8°46'17"	62.81'
C30	819.00'	133.20'	S80°30'23"E	133.05'	9°19'06"	66.75'
C31	300.00'	45.56'	N19°52'29"E	45.52'	8°42'06"	22.83'
C32	300.00'	96.01'	N33°23'39"E	95.60'	18°20'12"	48.42'
C33	1505.25'	348.49'	N35°55'47"E	347.71'	13°15'54"	175.03'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK 26	3.348	145,855
BLK 26 - LOT 1	0.194	8,450
BLK 26 - LOT 2	0.194	8,450
BLK 26 - LOT 3	0.194	8,450
BLK 26 - LOT 4	0.194	8,450
BLK 26 - LOT 5	0.194	8,450
BLK 26 - LOT 6	0.209	9,121
BLK 26 - LOT 7	0.222	9,692
BLK 26 - LOT 8	0.214	9,318
BLK 26 - LOT 9	0.245	10,667
BLK 26 - LOT 10	0.197	8,592
BLK 26 - LOT 11	0.287	12,513
BLK 26 - LOT 12	0.277	12,064
BLK 26 - LOT 13	0.243	10,593
BLK 26 - LOT 14	0.296	12,893
BLK 26 - LOT 101	0.064	2,791
BLK 26 - LOT 102	0.123	5,360
BLK 28	4.848	211,167
BLK 28 - LOT 1	0.200	8,699
BLK 28 - LOT 2	0.172	7,486
BLK 28 - LOT 3	0.141	6,124
BLK 28 - LOT 4	0.141	6,125
BLK 28 - LOT 5	0.141	6,125
BLK 28 - LOT 6	0.141	6,125
BLK 28 - LOT 7	0.141	6,125
BLK 28 - LOT 8	0.139	6,058
BLK 28 - LOT 9	0.151	6,561
BLK 28 - LOT 10	0.209	9,123
BLK 28 - LOT 11	0.163	7,105
BLK 28 - LOT 12	0.163	7,105
BLK 28 - LOT 13	0.163	7,109
BLK 28 - LOT 14	0.151	6,570
BLK 28 - LOT 15	0.197	8,596
BLK 28 - LOT 16	0.134	5,850
BLK 28 - LOT 17	0.225	9,787

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLK 28 - LOT 18	0.207	9,036
BLK 28 - LOT 19	0.194	8,455
BLK 28 - LOT 20	0.194	8,454
BLK 28 - LOT 21	0.194	8,453
BLK 28 - LOT 22	0.194	8,452
BLK 28 - LOT 23	0.223	9,714
BLK 28 - LOT 100	0.871	37,930
BLK 30	3.921	170,792
BLK 30 - LOT 1	0.174	7,598
BLK 30 - LOT 2	0.139	6,066
BLK 30 - LOT 3	0.139	6,066
BLK 30 - LOT 4	0.139	6,066
BLK 30 - LOT 5	0.139	6,066
BLK 30 - LOT 6	0.170	7,415
BLK 30 - LOT 7	0.169	7,378
BLK 30 - LOT 8	0.167	7,288
BLK 30 - LOT 9	0.173	7,549
BLK 30 - LOT 10	0.218	9,511
BLK 30 - LOT 11	0.342	14,900
BLK 30 - LOT 12	0.215	9,368
BLK 30 - LOT 13	0.149	6,481
BLK 30 - LOT 14	0.147	6,410
BLK 30 - LOT 15	0.145	6,308
BLK 30 - LOT 16	0.139	6,062
BLK 30 - LOT 17	0.163	7,100
BLK 30 - LOT 18	0.163	7,100
BLK 30 - LOT 19	0.169	7,356
BLK 30 - LOT 20	0.169	7,356
BLK 30 - LOT 21	0.138	6,018
BLK 30 - LOT 22	0.135	5,862
BLK 30 - LOT 23	0.217	9,466
OVERALL BNDY	14.798	644,594
ROW	2.681	116,780

TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)
100104	43" LIVE OAK (TC 135")
100159	25" LIVE OAK (TC 79")
102356	27" LIVE OAK (TC 85")
102368	29" LIVE OAK (TC 92")
102472	32" LIVE OAK (TC 102")
102473	25" LIVE OAK (TC 80")
102480	37" LIVE OAK (TC 117")
102493	29" LIVE OAK (TC 90")
102500	33" LIVE OAK (TC 105")

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3 OPEN SPACE LOTS

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JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
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FIRM # 10193973  
Tel. No. (210) 541-9166  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JLFK	JGM	8/28/2023	068686326	3 OF 3

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

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