

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 #2017-13, SECTION 1.10(5).

HERITAGE LEGACY TREE:  
THERE ARE SIXTY-TWO (62) HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

SETBACKS NOTE:  
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 53.078 TOTAL ACRES WITH 146 RESIDENTIAL LOTS FOR A DENSITY OF 2.751 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 (93).
  4. UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".
  5. THE AREA OF PRIVATE STREETS IN THIS SUBDIVISION IS 7.708 ACRES.
  6. THE AREA OF PUBLIC STREETS IN THIS SUBDIVISION IS 3.070 ACRES.
  7. THE AREA OF OPEN SPACE REQUIRED IS 10.616 ACRES (20.00%). THIS SUBDIVISION CONTAINS 5.703 ACRES OF COMMUNITY OPEN SPACE.
  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 DOC. # \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.
  10. ALL PRIVATE STREETS ARE ALSO 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. 2 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. FANDANGO, VERDAD WAY, LA JARA, AMADO, AND SASPARILLA ARE DESIGNATED AS LOT 200 AND ARE PRIVATE STREETS. GALISTEO IS DESIGNATED AS A PUBLIC STREET.
  15. OPEN SPACE LOT 901, BLOCK 105, & LOT 901, BLOCK 107 SHALL BE A DRAINAGE, SIDEWALK, AND UTILITY EASEMENT.
  16. 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. 2 (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, SOLD 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 PLATING 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 APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') 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.

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.
4. OPEN SPACE LOT 901 BLOCK 101, LOT 901 BLOCK 104, LOT 901 BLOCK 105, & LOT 901 BLOCK 107 SHALL BE A DRAINAGE AND UTILITY EASEMENTS.

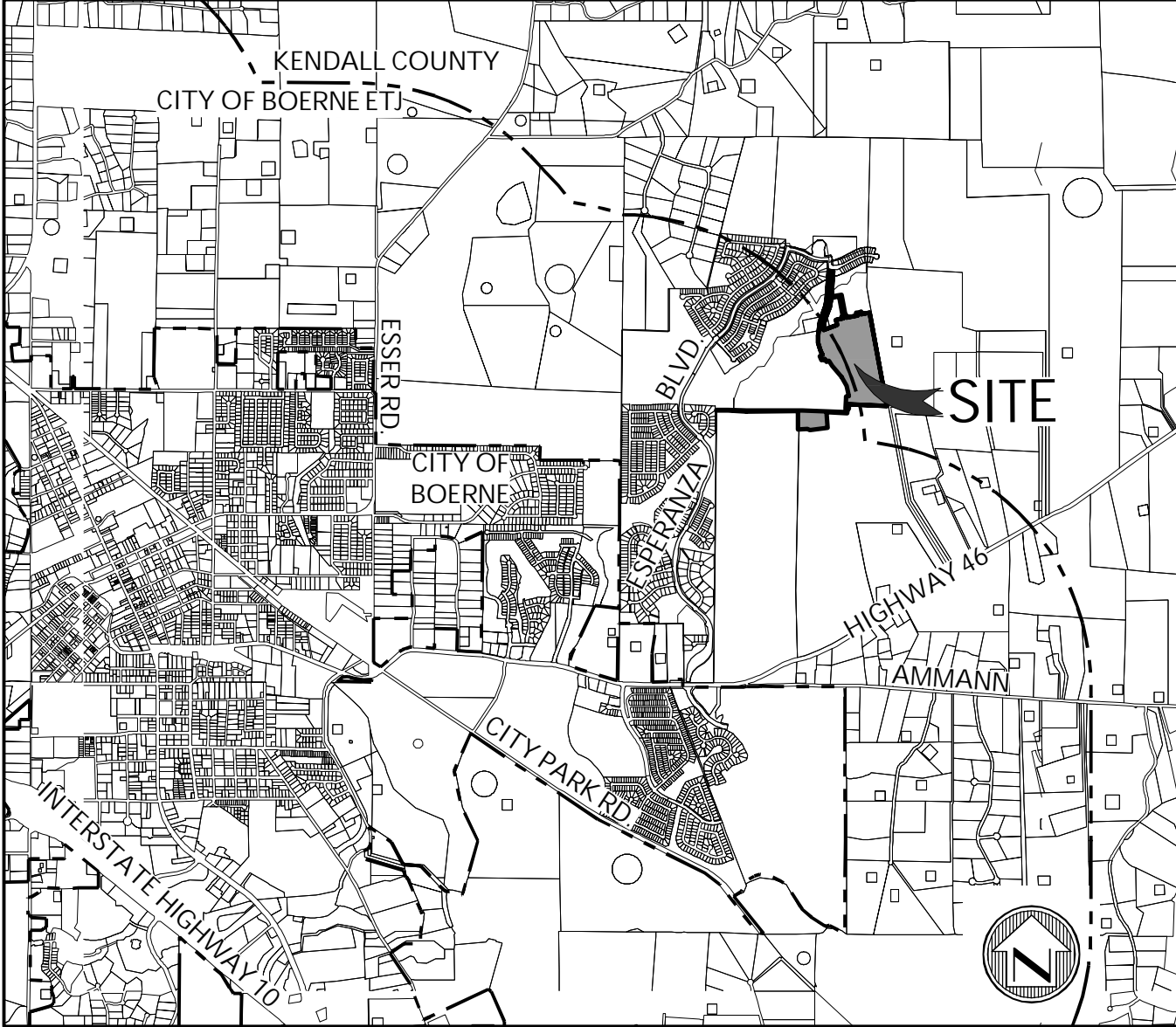
PEDERNALES ELECTRIC COOPERATIVE NOTES:  
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') 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.

## A PRELIMINARY PLAT ESTABLISHING

# ESPERANZA PHASE 3D

BEING 53.078 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 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 6 OPEN SPACE LOTS  
5,292.58 L.F. OF NEW PRIVATE STREET, 7.708 ACRES  
1,953.67 L.F. OF NEW PUBLIC STREET, 3.070 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 THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, A.D., 2021 AT \_\_\_\_\_, M. IN THE PLAT RECORDS OF

SAID COUNTY IN \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN \_\_\_\_\_.

KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

\_\_\_\_\_  
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., 2021.

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. T11597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
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  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TX 78641  
PH: (512) 260-2066  
FAX: (512) 260-9043  
CONTACT: MIKE SIEFERT, P.E.

\_\_\_\_\_  
BY: WILLIAM R. HINCKLEY, OPERATING MANAGER,  
LOOKOUT DEVELOPMENT GROUP, L.P.  
THE LOOKOUT GROUP INC., ITS GENERAL PARTNER

\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF WILLIAMSON

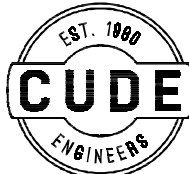
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: W. PATRICK MURPHY

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: SEPT 2021

1 OF 4

A PRELIMINARY PLAT ESTABLISHING  
**ESPERANZA PHASE 3D**

BEING 53.078 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 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
DRN.	= DRAINAGE
ESMT.	= EASEMENT
EX.	= EXISTING
L1	= LINE NUMBER
LO	= LIVE OAK
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
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
	= 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
---	= STREET CENTERLINE
- - -	= EXISTING GROUND MAJOR CONTOUR
- - -	= EXISTING GROUND MINOR CONTOUR
- - -	= EXISTING PROPERTY LINE
- - -	= 15' UTIL. ESMT.
○	= HERITAGE LEGACY TREE GREATER THAN 75" T.C.

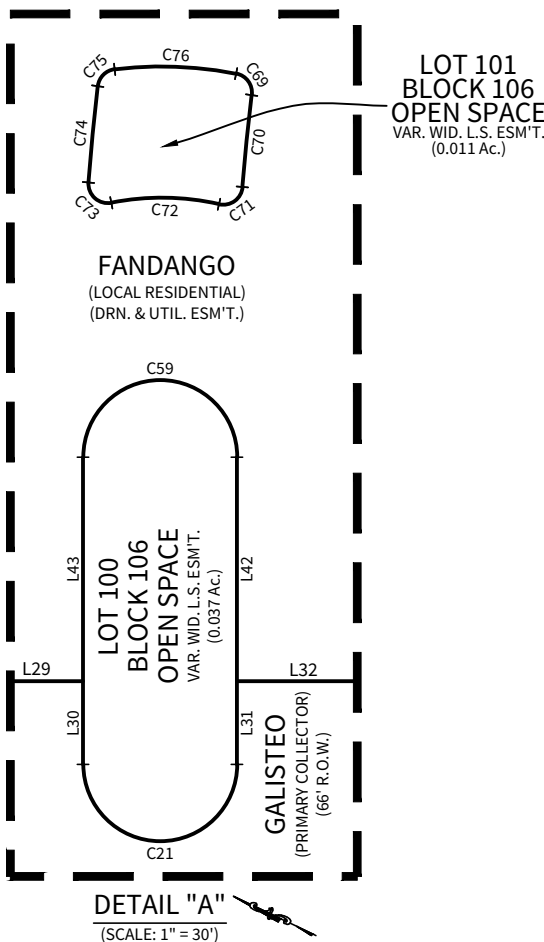
SCALE: 1"=100'



**BLOCK SIZE NOTES:**

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

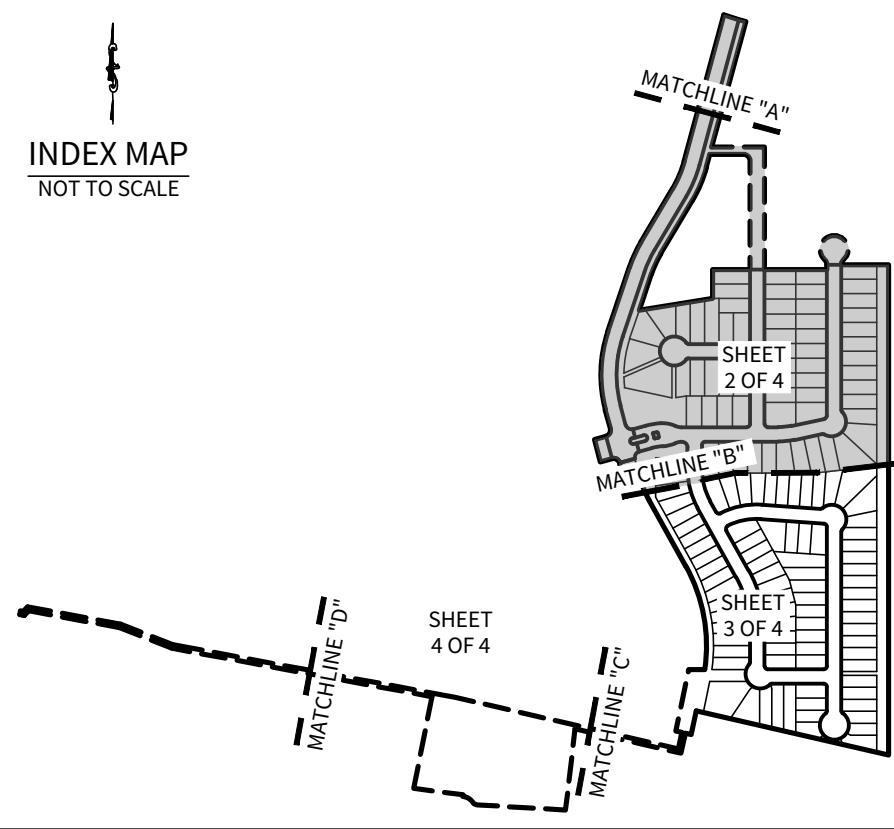
BLOCK 101	2,642 L.F.
BLOCK 102	1,036 L.F.
BLOCK 103	2,621 L.F.
BLOCK 104	926 L.F.
BLOCK 105	1,376 L.F.
BLOCK 106	1,504 L.F.
BLOCK 107	915 L.F.
BLOCK 108	1,710 L.F.
BLOCK 109	1,553 L.F.
BLOCK 110	1,791 L.F.
BLOCK 111	1,905 L.F.



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

NOTE: ROOF OVERHANG MAY ENCROA A MAXIMUM OF 24" INTO THE SETBACK LINE.

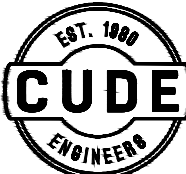
**INDEX MAP**  
NOT TO SCALE



CONTACT: W. PATRICK MURPHY

PROJECT # 03154.006

DATE: SEPT 2021



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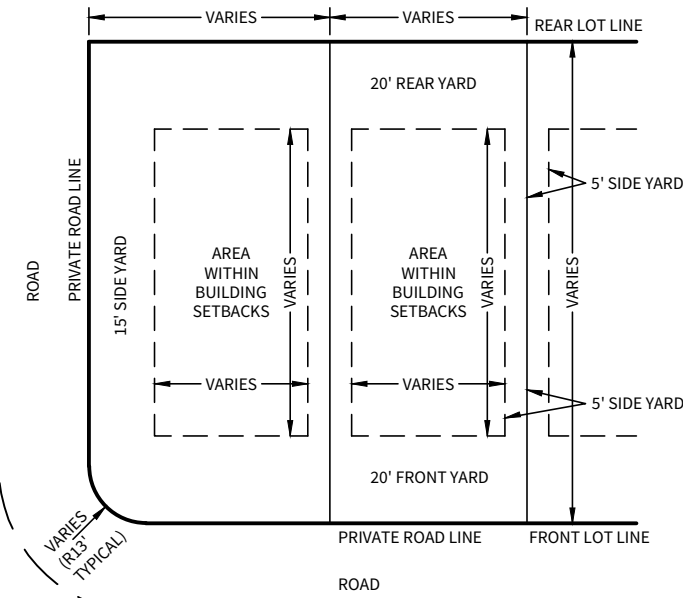
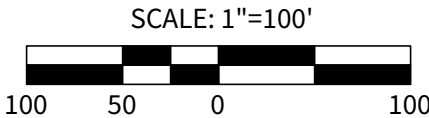
A PRELIMINARY PLAT ESTABLISHING

# ESPERANZA PHASE 3D

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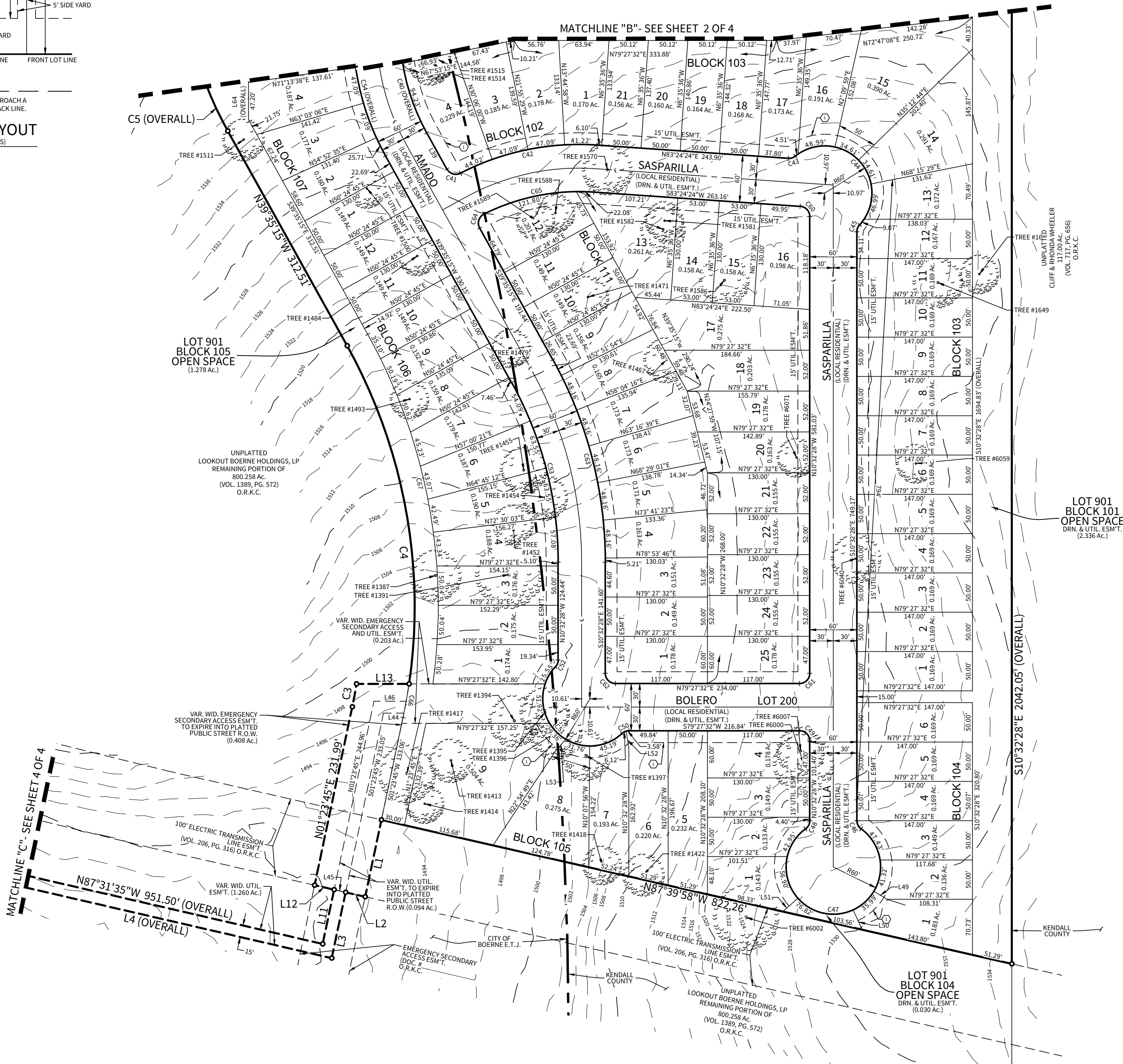
## LEGEND

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- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
- R = RADIUS
- T.C. = TRUNK CIRCUMFERENCE
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
- STREET CENTERLINE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- EXISTING PROPERTY LINE
- 15' UTIL. ESMT.
- HERITAGE LEGACY TREE GREATER THAN 75" T.C.



NOTE: ROOF OVERHANG MAY ENCRoACH A MAXIMUM OF 24" INTO THE SETBACK LINE.

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



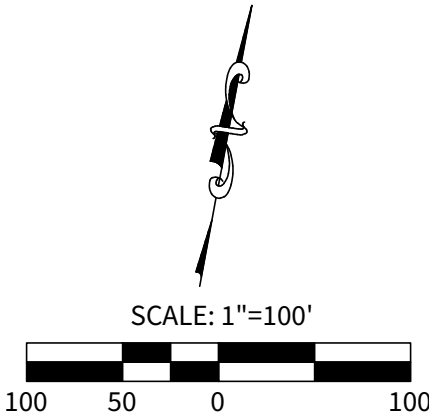
A PRELIMINARY PLAT ESTABLISHING

ESPERANZA PHASE 3D

BEING 53.078 ACRES OF LAND SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 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

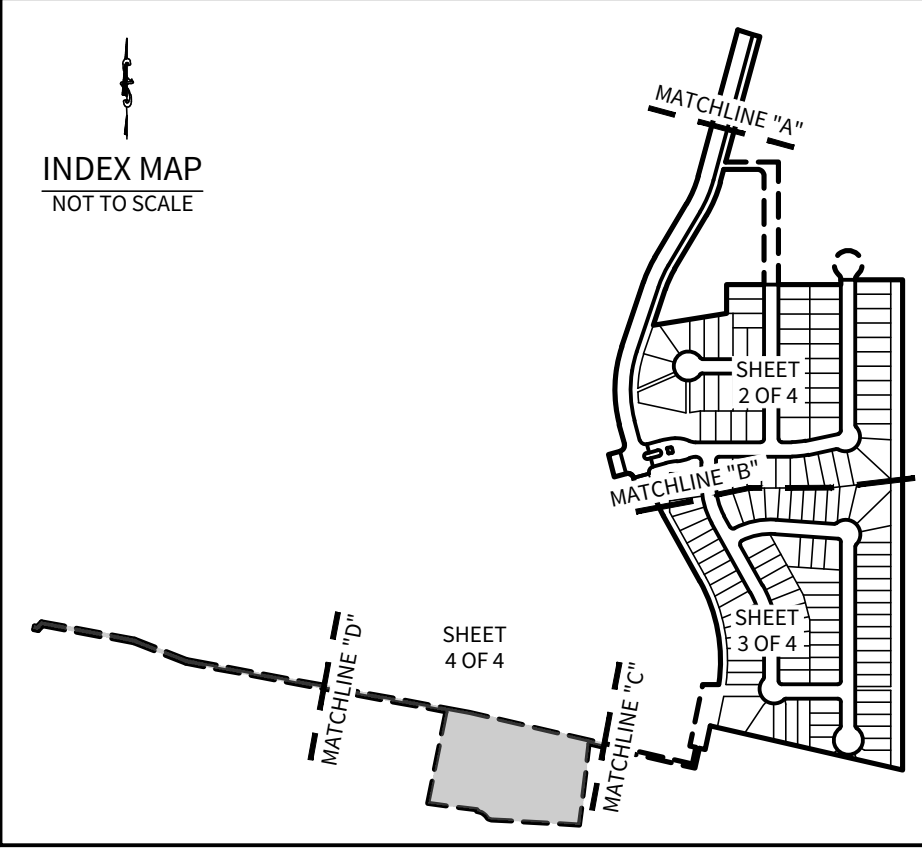
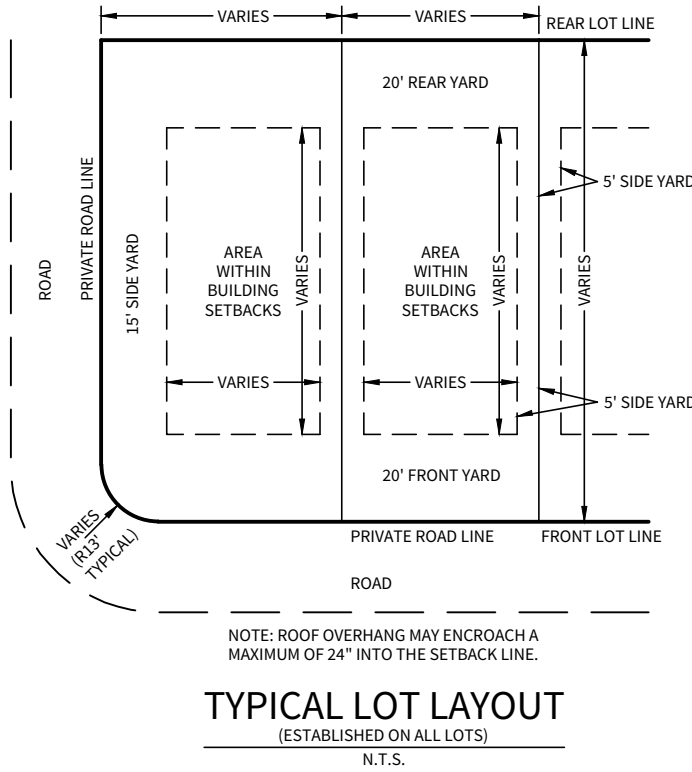
- AC. = ACRES  
C3 = CURVE NUMBER  
DRN. = DRAINAGE  
ESMT. = EASEMENT  
EX. = EXISTING  
L1 = LINE NUMBER  
LO = LIVE OAK  
NAD = NORTH AMERICAN DATUM  
NO. = NUMBER  
N.T.S. = NOT TO SCALE  
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS  
PG. = PAGE  
PGS. = PAGES  
P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS  
R = RADIUS  
T.C. = TRUNK CIRCUMFERENCE  
UTIL. = UTILITY  
VAR. = VARIABLE  
VOL. = VOLUME  
WID. = WIDTH  
= 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED  
= STREET CENTERLINE  
= EXISTING GROUND MAJOR CONTOUR  
= EXISTING GROUND MINOR CONTOUR  
= EXISTING PROPERTY LINE  
= 15' UTIL. ESMT.  
= HERITAGE LEGACY TREE GREATER THAN 75" T.C.



TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
TREE #	DESCRIPTION	TREE #	DESCRIPTION	TREE #	DESCRIPTION	TREE #	DESCRIPTION
1387	104" TC LIVE OAK	1511	85" TC LIVE OAK	5241	79" TC LIVE OAK	6059	79" TC LIVE OAK
1391	135" TC LIVE OAK	1514	88" TC LIVE OAK	5263	79" TC LIVE OAK	6071	79" TC LIVE OAK
1394	104" TC LIVE OAK	1515	79" TC LIVE OAK	5276	79" TC LIVE OAK		
1395	101" TC LIVE OAK	1550	85" TC LIVE OAK	5277	79" TC LIVE OAK		
1396	113" TC LIVE OAK	1570	101" TC LIVE OAK	5285	94" TC LIVE OAK		
1397	101" TC LIVE OAK	1581	79" TC LIVE OAK	5288	97" TC LIVE OAK		
1413	88" TC LIVE OAK	1582	91" TC LIVE OAK	5333	85" TC LIVE OAK		
1414	79" TC LIVE OAK	1586	101" TC LIVE OAK	5342	91" TC LIVE OAK		
1417	116" TC LIVE OAK	1588	79" TC LIVE OAK	5345	85" TC LIVE OAK		
1418	79" TC LIVE OAK	1589	79" TC LIVE OAK	5347	82" TC LIVE OAK		
1422	85" TC LIVE OAK	1649	101" TC LIVE OAK	5500	97" TC LIVE OAK		
1452	82" TC LIVE OAK	1650	79" TC LIVE OAK	5501	88" TC LIVE OAK		
1454	91" TC LIVE OAK	1680	126" TC LIVE OAK	5502	97" TC LIVE OAK		
1455	94" TC LIVE OAK	1702	79" TC LIVE OAK	5507	123" TC LIVE OAK		
1467	91" TC LIVE OAK	1706	79" TC LIVE OAK	5511	85" TC LIVE OAK		
1471	85" TC LIVE OAK	1789	88" TC LIVE OAK	5513	101" TC LIVE OAK		
1479	79" TC LIVE OAK	1790	79" TC LIVE OAK	6000	123" TC LIVE OAK		
1484	79" TC LIVE OAK	5128	85" T.C. LIVE OAK	6002	132" TC LIVE OAK		
1493	79" TC LIVE OAK	5174	85" TC LIVE OAK	6007	97" TC LIVE OAK		
1500	79" TC LIVE OAK	5240	85" TC LIVE OAK	6040	101" TC LIVE OAK		

CURVE TABLE							CURVE TABLE							CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING	CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	25.00'	50°47'19"	11.87'	22.16'	21.44'	S71°48'39"E	C36	60.00'	161°03'40"	359.73'	168.66'	118.36'	S28°28'05"W	C69	470.00'	17°42'41"	73.23'	145.29'	144.71'	S00°54'16"E
C2	62.00'	47°12'30"	27.09'	51.08'	49.65'	N70°01'14"W	C37	13.00'	41°31'17"	4.93'	9.42'	9.22'	S88°14'16"W	C70	288.00'	2°52'15"	7.22'	14.43'	14.43'	S70°22'21"W
C3	617.00'	2°44'24"	14.76'	29.51'	29.50'	N00°01'32"E	C38	330.00'	11°58'54"	34.63'	69.01'	68.88'	S73°28'05"W	C71	3.00'	98°21'12"	3.47'	5.15'	4.54'	N61°53'11"W
C4	683.00'	37°20'52"	230.84'	445.21'	437.37'	N20°54'49"W	C39	13.00'	90°00'00"	13.00'	20.42'	18.38'	S34°27'32"W	C72	40.50'	23°55'35"	8.58'	16.91'	16.79'	N24°40'22"W
C5	467.00'	14°08'40"	57.94'	115.29'	114.99'	N32°30'55"W	C40	270.00'	29°02'46"	69.94'	136.88'	135.42'	S25°03'52"E	C73	3.00'	105°21'45"	3.94'	5.52'	4.77'	N16°02'43"E
C6	25.00'	90°00'00"	25.00'	39.27'	35.36'	N70°26'35"W	C41	13.00'	88°09'19"	12.59'	20.00'	18.09'	S83°39'54"E	C74	312.00'	2°46'37"	7.56'	15.12'	15.12'	N70°06'54"E
C7	25.00'	90°00'00"	25.00'	39.27'	35.36'	N19°33'25"E	C42	330.00'	31°08'58"	91.98'	179.41'	177.21'	N67°49'55"E	C75	3.00'	76°07'40"	2.35'	3.99'	3.70'	S70°25'57"E
C8	566.00'	33°23'39"	169.78'	329.89'	325.24'	N08°44'45"W	C43	13.00'	42°19'55"	5.03'	9.60'	9.39'	N62°14'27"E	C76	61.00'	17°55'26"	9.62'	19.08'	19.01'	S23°24'24"E
C9	533.00'	12°12'20"	56.99'	113.54'	113.33'	N14°03'14"E	C44	60.00'	170°42'57"	738.95'	178.77'	119.61'	S53°34'02"E							
C10	467.00'	15°30'54"	63.62'	126.46'	126.07'	N12°23'57"E	C45	13.00'	42°19'55"	5.03'	9.60'	9.39'	S10°37'29"W							
C11	28.00'	47°35'28"	12.35'	23.26'	22.59'	N34°20'12"W	C46	13.00'	53°54'40"	6.61'	12.23'	11.79'	S37°29'48"E							
C12	58.00'	27°51'05"	52.98'	278.56'	78.23'	S79°27'32"W	C47	60.00'	287°49'19"	43.74'	301.41'	70.68'	N79°27'32"E							
C13	28.00'	47°35'28"	12.35'	23.26'	22.59'	S13°15'15"W	C48	13.00'	53°54'40"	6.61'	12.23'	11.79'	N16°24'51"E							
C14	28.00'	90°00'00"	28.00'	43.98'	39.60'	N55°32'28"W	C49	13.00'	90°00'00"	13.00'	20.42'	18.38'	N55°32'28"W							
C15	437.00'	12°12'20"	46.72'	93.09'	92.92'	S14°03'14"W	C50	13.00'	42°44'56"	5.09'	9.70'	9.48'	S58°05'04"W							
C16	557.17'	15°40'42"	76.71'	152.46'	151.99'	S12°23'57"W	C51	60.00'	175°29'51"	1526.27'	183.78'	119.91'	N55°32'28"W							
C17	533.04'	15°30'54"	72.61'	144.33'	143.89'	S12°23'57"W	C52	13.00'	42°44'56"	5.09'	9.70'	9.48'	N10°49'59"E							
C18	467.00'	12°12'20"	49.93'	99.48'	99.30'	S14°03'14"W	C53	470.00'	29°02'46"	121.75'	238.27'	235.72'	N25°03'52"W							
C19	500.00'	33°23'39"	149.98'	291.42'	287.31'	S08°44'45"E	C54	330.00'	29°02'46"	85.49'	167.29'	165.51'	N25°03'52"W							
C20	25.00'	90°00'00"	25.00'	39.27'	35.36'	S70°26'35"W	C55	25.00'	92°42'26"	26.21'	40.45'	36.18'	N56°53'42"W							
C21	12.00'	180°00'00"	INFINITY	37.70'	24.00'	N25°26'35"W	C56	70.00'	22°01'56"	13.63'	26.92'	26.75'	S65°44'07"W							
C22	25.00'	90°00'00"	25.00'	39.27'	35.36'	S19°33'25"W	C57	180.00'	16°43'41"	26.46'	52.55'	52.37'	S65°50'51"W							
C23	348.00'	10°34'53"	32.23'	64.27'	64.18'	N69°50'51"E	C58	252.00'	10°34'53"	23.34'	46.54'	46.47'	S69°50'51"W							
C24	125.00'	27°20'37"	30.41'	59.65'	59.09'	N89°48'41"E	C59	12.00'	180°00'00"	INFINITY	37.70'	24.00'	S25°26'35"E							
C25	70.00'	22°59'59"	14.24'	28.10'	27.91'	S87°18'05"E	C60	13.00'	86°03'07"	12.13'	19.52'	17.74'	N53°34'02"W							
C26	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E	C61	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E							
C27	13.00'	90°00'00"	13.00'	20.42'	18.38'	N55°32'28"W	C62	13.00'	90°00'00"	13.00'	20.42'	18.38'	S55°32'28"E							
C28	13.00'	53°54'40"	6.61'	12.23'	11.79'	S52°30'12"W	C63	530.00'	29°02'46"	137.30'	268.68'	265.82'	S25°03'52"E							
C29	60.00'	287°49'19"	43.74'	301.41'	70.68'	N10°32'28"W	C64	13.00'	92°27'44"	13.57'	20.98'	18.78'	S06°38'37"W							
C30	13.00'	53°54'40"	6.61'	12.23'	11.79'	S73°35'09"E	C65	270.00'	30°31'55"	73.69'	143.88'	142.18'	S68°08'27"W							
C31	13.00'	90°00'00"	13.00'	20.42'	18.38'	N34°27'32"E	C66	683.00'	3°38'07"	21.68'	43.34'	43.33'	N00°25'19"W							
C32	13.00'	90°00'00"	13.00'	20.42'	18.38'	S55°32'28"E	C67	713.00'	36°59'46"	238.54'	460.39'	452.43'	N21°05'22"W							
C33	270.00'	11°58'54"	28.33'	56.46'	56.36'	N73°28'05"E	C68	60.00'	30°22'33"	16.29'	31.81'	31.44'	N06°51'23"E							
C34	13.00'	78°01'06"	10.53'	17.70'	16.37'	N28°28'05"E	C68	470.00'	5°15'50"	21.61'	43.18'	43.16'	S14°23'04"E							
C35	13.00'	41°31'17"	4.93'	9.42'	9.22'	S31°18'07"E	C69	3.00'	86°15'09"	2.81'	4.52'	4.10'	S28°40'54"W							

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N01°23'45"E	100.01'	L40	N10°33'28"W	91.47'
L2	N87°39'58"W	25.50'	L41	S64°33'25"W	55.19'
L3	N01°23'45"E	85.64'	L42	S64°33'25"W	35.00'
L4	N87°31'35"W	453.34'	L43	N64°33'25"E	35.00'
L5	N03°37'29"W	6.90'	L44	S79°27'32"W	26.04'
L6	N00°01'12"W	15.00'	L45	S10°32'59"E	164.15'
L7	N01°23'45"E	70.60'	L46	S87°39'58"E	15.00'
L8	N87°39'58"W	25.50'	L47	N25°26'35"W	50.00'
L9	N79°27'32"E	66.78'	L48	N64°33'25"E	66.00'
L10	N25°26'35"W	19.65'	L49	S69°42'13"E	20.00'
L11	S64°33'25"W	66.00'	L50	S35°20'05"E	27.78'
L12	N25°26'35"W	50.00'	L51	N38°01'33"E	25.56'
L13	N64°33'25"E	96.00'	L52	N19°20'34"W	22.09'
L14	N25°26'35"W	90.00'	L53	N30°59'11"E	20.27'
L15	S64°33'25"W	83.10'	L54	S72°11'38"W	45.36'
L16	N25°26'35"W	66.04'	L55	S79°30'37"W	26.40'
L17	S85°21'30"E	30.00'	L56	N04°38'30"E	31.09'
L18	S10°32'28"E	20.52'			
L19	N79°27'32"E	156.42'			
L20	N10°32'59"W	119.98'			
L21	S04°38'30"W	54.88'			
L22	S79°27'32"W	139.97'			
L23	S25°26'35"E	83.10'			
L24	S25°26'35"E	36.00'			
L25	N64°33'25"E	55.19'			
L26	N79°39'59"E	60.00'			
L27	N79°27'32"E	43.08'			
L28	S67°28'38"W	117.63'			
L29	S10°32'28"E	103.49'			
L30	S39°35'15"E	52.65'			



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PROJECT # 03154.006

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TBPE #455 - TBPELS #10048500

DATE: SEPT 2021

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