

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' CAPITAL RECOVERY 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 15 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:
- THIS SUBDIVISION CONTAINS 23.119 TOTAL ACRES WITH 49 RESIDENTIAL LOTS FOR A DENSITY OF 2.119 RESIDENTIAL LOTS PER ACRE.
 - NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
 - THE BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).
 - UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".
 - THE AREA OF PRIVATE STREETS IN THIS SUBDIVISION IS 4.016 ACRES. THE AREA OF PUBLIC STREETS IN THIS SUBDIVISION IS 0.657 ACRES.
 - THE AREA OF OPEN SPACE REQUIRED IS 4.616 ACRES (20.00%). THIS SUBDIVISION CONTAINS 1.448 ACRES OF COMMUNITY OPEN SPACE OF WHICH 1.156 ACRES COUNT TOWARDS MEETING OPEN SPACE REQUIREMENTS.
 - GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
 - TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# _____, KENDALL COUNTY OFFICIAL RECORDS.
 - 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.
 - THE SUBJECT AREA IS WITHIN THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 AND IS SUBJECT TO TAXES BY THE DISTRICT.
 - THE AREA OF THE SMALLEST LOT IS 0.237 ACRES.
 - THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED ON THE APPROVED DEVELOPMENT AGREEMENT AND/ OR THE PROPOSED TRANSPORTATION NETWORK PLAN.
 - ALL STREETS SHOWN WITHIN THE LIMITS OF THIS PLAT (ALONZO, TORTUGA, SALVADOR, CASCADA) ARE DESIGNATED AS LOT 200 AND ARE PRIVATE STREETS, EXCEPT ESPERANZA BOULEVARD, A PUBLIC STREET RIGHT-OF-WAY.
 - OPEN SPACE LOT 100, BLOCK 7, LOT 100, BLOCK 25 & LOT 100, BLOCK 29 SHALL BE A DRAINAGE, SIDEWALK, AND UTILITY EASEMENT.
 - 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 3A, 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.

- 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 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.
- 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.

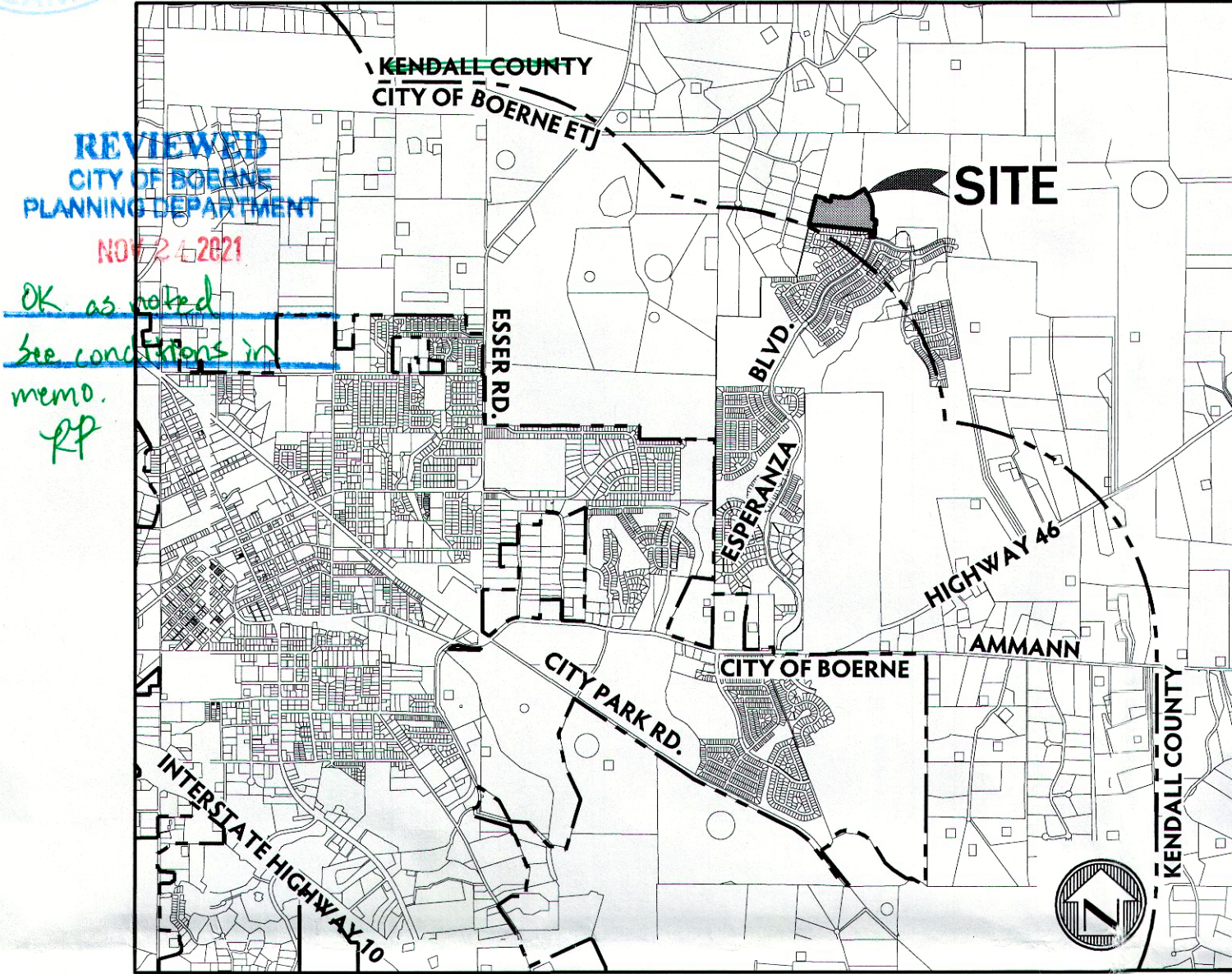
- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY (AND/OR DISTRICT) SHALL MAKE 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.
- 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 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 OR 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 3A

BEING 23.119 ACRES 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.

49 NEW RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS
509.08 L.F. OF NEW PUBLIC STREET, 0.657 ACRES OF R.O.W.
3,171.13 L.F. OF NEW PRIVATE STREET, 4.016 ACRES



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. 2022 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. 2022.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION PLAT OF _____ ESPERANZA PHASE 3A _____ 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., 2022.

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., 2022.

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 WHEELLOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2022.

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.

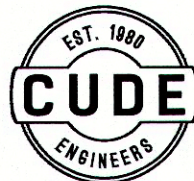
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: W. PATRICK MURPHY

PROJECT # 03154.003

DATE: AUGUST 2021



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

1 OF 2

TREE #	DESCRIPTION
1009	123" TC LIVE OAK
1016	116" TC LIVE OAK
1019	79" TC LIVE OAK
1025	126" TC LIVE OAK
1044	79" TC LIVE OAK
1127	79" TC LIVE OAK
1128	101" TC LIVE OAK
1134	79" TC LIVE OAK
1135	82" TC LIVE OAK
1231	79" TC LIVE OAK
1238	79" TC LIVE OAK
1244	101" TC LIVE OAK
1250	79" TC LIVE OAK
1290	88" TC LIVE OAK
1319	79" TC LIVE OAK

A PRELIMINARY PLAT ESTABLISHING ESPERANZA PHASE 3A

BEING 23.119 ACRES 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

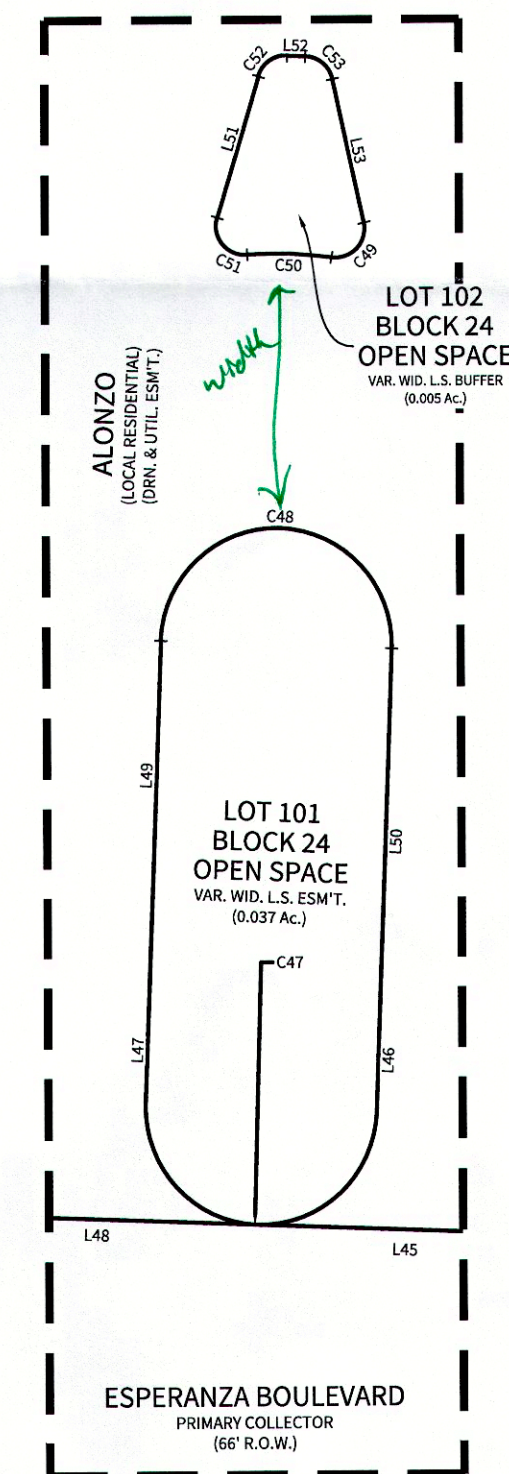
AC.	= ACRES
C1	= CURVE NUMBER
DRN.	= DRAINAGE
ESMT.	= EASEMENT
EX.	= EXISTING
L1	= LINE NUMBER
LO.	= LIVE OAK
L.S.	= LANDSCAPE
NAD.	= NORTH AMERICAN DATUM
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
P.C.S.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R.	= RADIUS
TC	= 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.



BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

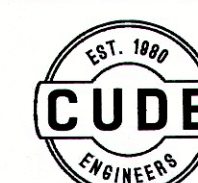
BLOCK 7	1732 L.F.
BLOCK 6	1876 L.F.
BLOCK 26	1556 L.F.
BLOCK 27	1892 L.F.
BLOCK 28	1142 L.F.
BLOCK 29	1308 L.F.
BLOCK 30	600 L.F.



DETAIL "A"
(SCALE: 1" = 20')

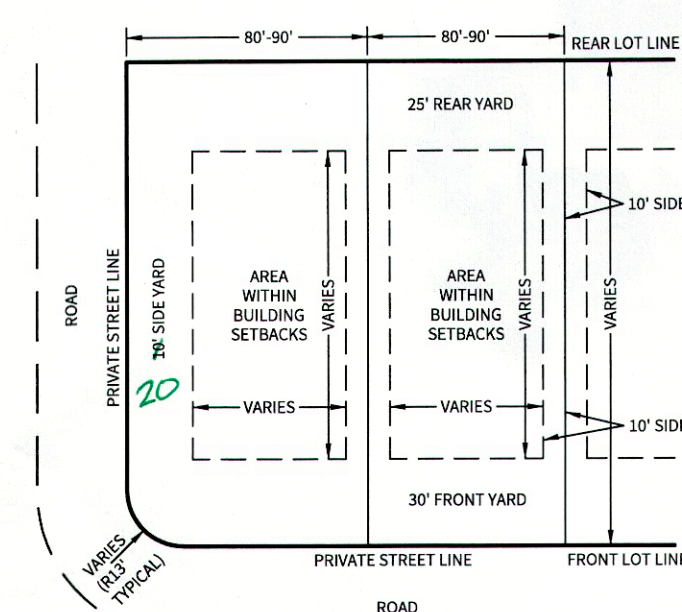
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DATE: NOVEMBER 2021



NOTE: ROOF OVERHANG MAY ENCRUCH A MAXIMUM OF 24" INTO THE SETBACK LINE.
TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	532.97'	34°17'06"	164.40'	318.92'	314.19'	N15°00'22"W
C2	25.00'	90°00'00"	25.00'	39.27'	35.36'	S42°51'52"E
C3	25.00'	90°00'00"	25.00'	39.27'	35.36'	S47°08'08"W
C4	1153.00'	4°28'41"	45.08'	90.12'	90.09'	N04°22'28"E
C5	1057.00'	4°28'41"	41.33'	82.61'	82.59'	N04°22'28"E
C6	28.00'	50°14'34"	13.13'	24.55'	23.77'	N10°58'55"W
C7	58.00'	280°29'09"	48.25'	283.93'	74.19'	N75°51'38"W
C8	28.00'	50°14'34"	13.13'	24.55'	23.77'	S39°15'40"W
C9	297.00'	34°16'14"	91.57'	177.65'	175.01'	N14°59'59"W
C10	13.00'	46°11'55"	5.54'	10.48'	10.20'	N20°57'49"W
C11	44.79'	92°23'50"	46.70'	72.23'	64.65'	N02°08'08"E
C12	13.00'	46°11'55"	5.54'	10.48'	10.20'	N25°14'05"E
C13	13.00'	104°20'25"	16.74'	23.67'	20.54'	S50°02'04"E
C14	150.00'	14°20'25"	18.87'	37.54'	37.44'	S84°57'36"W
C15	25.00'	90°00'00"	25.00'	39.27'	35.36'	N47°08'08"E
C16	1087.00'	4°28'41"	42.50'	84.96'	84.94'	N04°22'28"E
C17	13.00'	90°00'00"	25.00'	39.27'	35.36'	N42°51'52"W
C18	150.00'	14°20'33"	18.87'	37.55'	37.45'	S84°51'36"W
C19	50.00'	14°20'33"	6.29'	12.52'	12.48'	N80°41'36"W
C20	527.00'	3°22'23"	15.52'	31.02'	31.02'	S86°10'41"E
C21	527.00'	7°15'03"	33.39'	66.69'	66.65'	S80°51'57"E
C22	13.00'	45°19'31"	5.43'	10.28'	10.28'	S80°05'49"W
C23	60.00'	172°45'34"	948.32'	180.91'	119.76'	S36°11'10"E
C24	13.00'	46°47'57"	5.63'	10.62'	10.33'	N26°47'38"E
C25	527.00'	10°44'43"	49.56'	96.83'	96.69'	S08°46'01"W
C26	473.00'	9°25'43"	39.01'	77.84'	77.75'	S09°25'31"W
C27	13.00'	81°57'05"	11.29'	18.59'	17.05'	S36°15'53"E
C28	473.00'	7°15'03"	29.97'	59.96'	59.82'	S80°51'57"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C29	13.00'	90°00'00"	13.00'	20.42'	18.38'	N50°30'31"E
C30	527.00'	8°37'52"	39.77'	79.39'	79.31'	S09°49'27"W
C31	13.00'	90°00'00"	13.00'	20.42'	18.38'	S30°51'38"E
C32	473.00'	46°16'29"	202.12'	382.02'	371.72'	N81°00'08"E
C33	13.00'	90°00'00"	13.00'	20.42'	18.38'	N12°51'54"E
C34	13.00'	90°00'00"	13.00'	20.42'	18.38'	N77°08'06"W
C35	243.00'	34°16'14"	74.92'	145.38'	143.19'	N14°59'59"W
C36	13.00'	46°11'55"	5.54'	10.48'	10.20'	N25°14'05"E
C37	44.79'	92°23'50"	46.70'	72.23'	64.65'	N02°08'08"E
C38	13.00'	46°11'55"	5.54'	10.48'	10.20'	N20°57'49"W
C39	13.00'	90°00'00"	13.00'	20.42'	18.38'	N47°08'08"E
C40	473.00'	3°22'23"	13.93'	27.85'	27.84'	S86°10'41"E
C41	13.00'	90°00'00"	13.00'	20.42'	18.38'	S39°29'29"E
C42	473.00'	8°37'52"	35.69'	71.25'	71.19'	S09°49'27"W
C43	13.00'	90°00'00"	13.00'	20.42'	18.38'	S59°08'22"W
C44	527.00'	46°16'29"	225.19'	425.63'	414.15'	N81°00'08"E
C45	473.00'	34°16'14"	134.73'	261.38'	257.51'	N14°59'59"W
C46	467.00'	34°17'06"	144.05'	279.45'	275.30'	N15°00'25"W
C47	12.00'	90°00'00"	12.00'	18.85'	16.97'	N47°08'08"E
C48	12.00'	180°00'00"	INFINITY	37.70'	24.00'	S02°08'08"W
C49	30.00'	110°33'52"	4.33'	5.79'	4.93'	S46°55'21"E
C50	40.50'	12°25'43"	4.41'	8.79'	8.77'	S02°08'43"W
C51	3.00'	110°32'48"	4.33'	5.79'	4.93'	S51°12'16"W
C52	13.00'	75°39'27"	2.33'	3.96'	3.68'	N35°41'36"W
C53	3.00'	75°39'27"	2.33'	3.96'	3.68'	N39°57'56"E
C54	25.00'	90°00'00"	25.00'	39.27'	35.36'	S77°08'06"E
C55	25.00'	90°00'00"	25.00'	39.27'	35.36'	S12°51'54"W

LINE	BEARING	LENGTH
L1	N87°51'52"W	50.00'
L2	N02°08'08"E	96.00'
L3	N87°51'52"E	50.00'
L4	S83°23'11"E	66.00'
L5	S02°08'08"E	49.14'
L6	N75°51'38"W	155.00'
L7	N14°08'22"E	30.31'
L8	N75°51'38"W	140.00'
L9	N75°51'38"W	140.00'
L10	N14°08'22"E	50.00'
L11	S75°51'38"E	54.00'
L12	S14°08'22"W	21.32'
L13	N75°51'38"W	107.46'
L14	S88°26'44"W	81.21'
L15	S74°24'36"W	81.20'
L16	N57°51'54"E	105.44'
L17	N32°08'06"W	50.00'
L18	N57°51'54"E	54.00'
L19	S32°08'06"E	20.00'
L20	S57°51'54"W	54.00'

LINE	BEARING	LENGTH
L21	N02°08'08"E	40.99'
L22	S77°47'43"W	62.21'
L23	S87°51'52"E	31.36'
L24	N87°51'52"W	66.00'
L25	S87°51'52"E	31.33'
L26	S73°31'20"E	59.61'
L27	S77°14'26"E	44.91'
L28	N14°08'22"E	71.42'
L29	N75°51'38"W	54.00'
L30	N14°08'22"E	71.42'
L31	N04°42'40"E	39.55'
L32	N77°14'26"W	71.91'
L33	S05°30'31"W	53.20'
L34	N75°51'38"W	54.00'
L35	N75°51'38"W	44.14'
L36	N57°51'54"E	37.09'
L37	N32°08'06"W	20.36'
L38	N02°08'08"E	41.50'
L39	S87°51'52"E	52.91'
L40	S05°30'31"W	53.20'

LINE	BEARING	LENGTH
L41	N75°51'38"W	44.14'
L42	S57°51'54"W	37.09'
L43	S32°08'06"E	30.00'
L44	N57°51'54"E	66.00'
L45	N02°08'08"E	73.00'
L46	N87°51'52"E	13.00'
L47	N87°51'52"W	13.00'
L48	N02°08'08"E	73.00'
L49	N87°51'52"W	35.00'
L50	N87°51'52"E	35.00'
L51	N73°31'20"W	15.23'
L52	N02°08'08"E	1.87'
L53	N77°47'43"E	15.23'
L54	S32°08'06"E	30.00'
L55	S02°08'06"E	54.00'

LOT 107
BLOCK 8
OPEN SPACE

LOT 101
BLOCK 10
OPEN SPACE

ESPERANZA BOULEVARD
PRIMARY COLLECTOR
(66' R.O.W.)

LOT 108
BLOCK 25
OPEN SPACE

LOT 100
BLOCK 7
OPEN SPACE

LOT 106
BLOCK 6
OPEN SPACE

LOT 105
BLOCK 23
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LOT 104
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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' CAPITAL RECOVERY 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 15 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 23.119 TOTAL ACRES WITH 49 RESIDENTIAL LOTS FOR A DENSITY OF 2.119 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 4.016 ACRES. THE AREA OF PUBLIC STREETS IN THIS SUBDIVISION IS 0.657 ACRES.
6. THE AREA OF OPEN SPACE REQUIRED IS 4.616 ACRES (20.00%). THIS SUBDIVISION CONTAINS 1.448 ACRES OF COMMUNITY OPEN SPACE OF WHICH 1.156 ACRES COUNT TOWARDS MEETING OPEN SPACE REQUIREMENTS.
7. GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
8. TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCH _____, KENDALL COUNTY OFFICIAL RECORDS.
9. 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.
10. THE SUBJECT AREA IS WITHIN THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 AND IS SUBJECT TO TAXES BY THE DISTRICT.
11. THE AREA OF THE SMALLEST LOT IS 0.237 ACRES.
12. THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED ON THE APPROVED DEVELOPMENT AGREEMENT AND/OR THE PROPOSED TRANSPORTATION NETWORK PLAN.
13. ALL STREETS SHOWN WITHIN THE LIMITS OF THIS PLAT (ALONZO, TORTUGA, SALVADOR, CASCADA) ARE DESIGNATED AS LOT 200 AND ARE PRIVATE STREETS, EXCEPT ESPERANZA BOULEVARD, A PUBLIC STREET RIGHT-OF-WAY.
14. OPEN SPACE LOT 100, BLOCK 7, LOT 100, BLOCK 25 & LOT 100, BLOCK 29 SHALL BE A DRAINAGE, SIDEWALK, AND UTILITY EASEMENT.
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 3A, 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 AND 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 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 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.

- 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 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.
- 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 ROM 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.

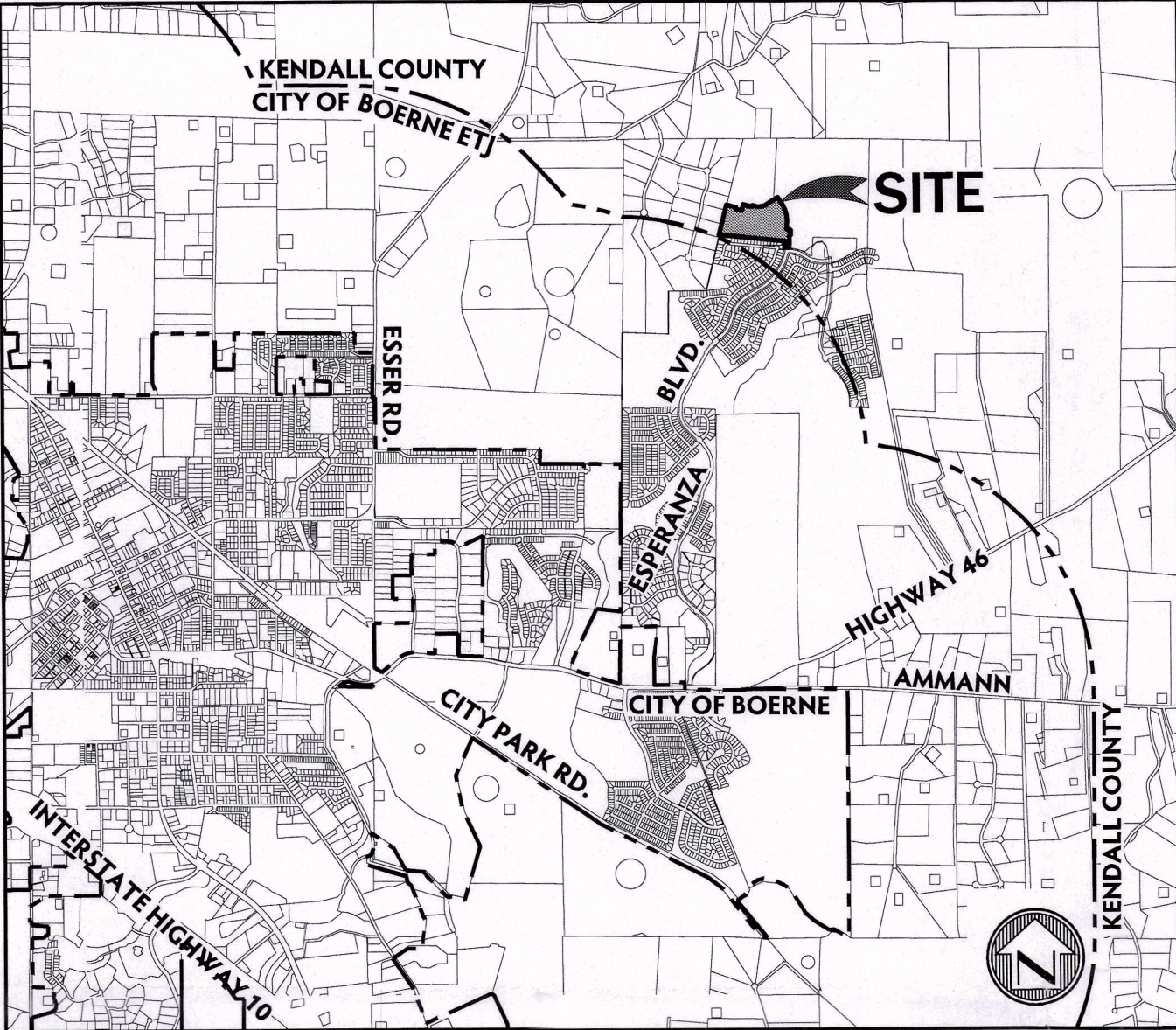
- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY (AND/OR DISTRICT) SHALL MAKE 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.
- 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 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 3A

BEING 23.119 ACRES 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.

49 NEW RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS
509.08 L.F. OF NEW PUBLIC STREET, 0.657 ACRES OF R.O.W.
3,171.13 L.F. OF NEW PRIVATE STREET, 4.016 ACRES



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. 2022 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. 2022.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION PLAT OF _____ ESPERANZA PHASE 3A _____ 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., 2022.

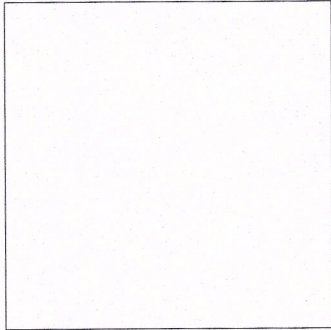
BY: _____ CHAIRMAN

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

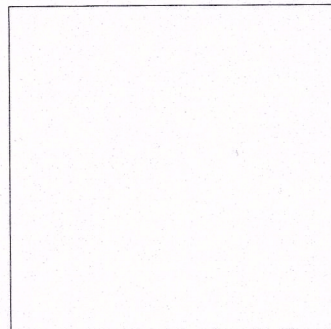
SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., 2022.

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. BALMACEDA WHEELLOCK, R.P.L.S.



REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2022.

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., 2022.

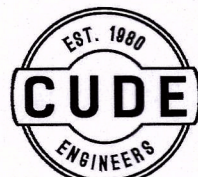
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVIEWED
CITY OF BOERNE
Development Services
Cheryl J. Pagan
12/3/2021

No objections

CONTACT: W. PATRICK MURPHY

PROJECT # 03154.003



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 2021

1 of 2

TREE #	DESCRIPTION
1000	123" TC LIVE OAK
1016	116" TC LIVE OAK
1019	79" TC LIVE OAK
1025	126" TC LIVE OAK
1044	79" TC LIVE OAK
1127	79" TC LIVE OAK
1128	101" TC LIVE OAK
1134	79" TC LIVE OAK
1135	82" TC LIVE OAK
1231	79" TC LIVE OAK
1238	79" TC LIVE OAK
1244	101" TC LIVE OAK
1250	79" TC LIVE OAK
1290	88" TC LIVE OAK
1319	79" TC LIVE OAK

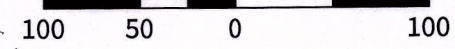
A PRELIMINARY PLAT ESTABLISHING ESPERANZA PHASE 3A

BEING 23.119 ACRES SITUATED IN THE JUAN ORTIZ TRACT 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
- LS = 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
- P.GS. = PAGES
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
- R = RADIUS
- TC = TRUNK CIRCUMFERENCE
- UTL. = 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.

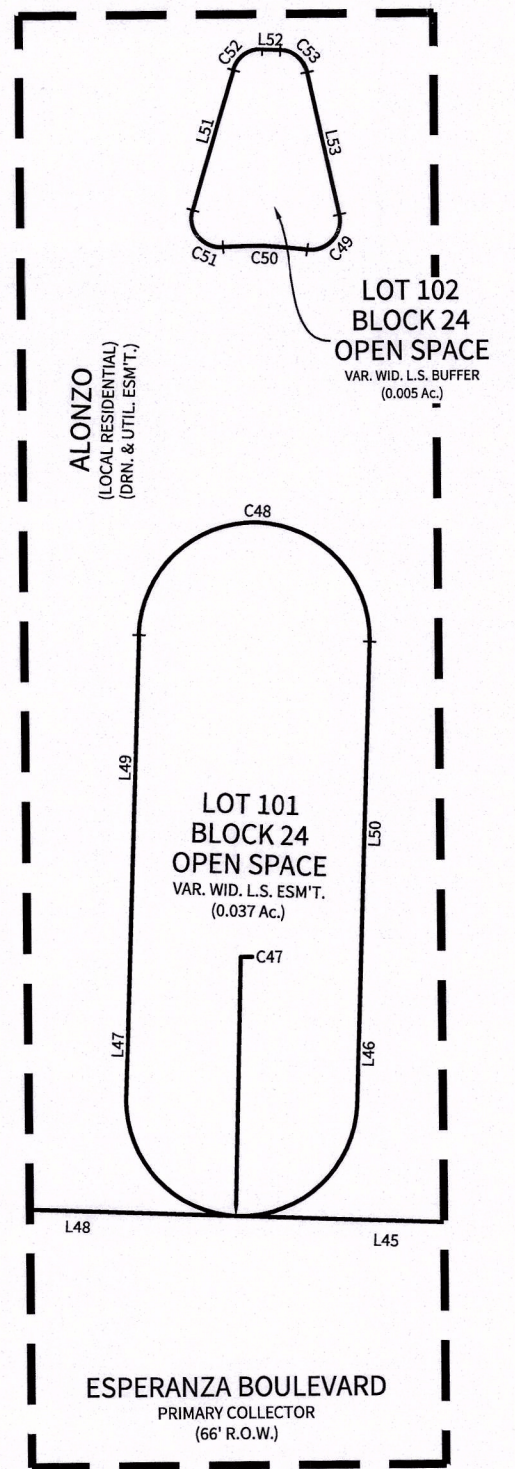
SCALE: 1"=100'



BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS ARE AS FOLLOWS:

BLOCK 7	1732 L.F.
BLOCK 6	1876 L.F.
BLOCK 26	1556 L.F.
BLOCK 27	1892 L.F.
BLOCK 28	1142 L.F.
BLOCK 29	1308 L.F.
BLOCK 30	600 L.F.



DETAIL "A"
(SCALE: 1"=20')

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	532.97'	34°17'06"	164.40'	318.92'	314.19'	N15°00'22"W
C2	25.00'	90°00'00"	25.00'	39.27'	35.36'	S42°51'52"E
C3	25.00'	90°00'00"	25.00'	39.27'	35.36'	S47°08'08"W
C4	1153.00'	4°28'41"	45.08'	90.12'	90.09'	N04°22'28"E
C5	1057.00'	4°28'41"	41.33'	82.61'	82.59'	N04°22'28"E
C6	28.00'	50°14'34"	13.13'	24.55'	23.77'	N10°58'55"W
C7	58.00'	28°29'09"	48.25'	283.93'	74.19'	N75°51'38"W
C8	28.00'	50°14'34"	13.13'	24.55'	23.77'	S39°15'40"W
C9	297.00'	34°16'14"	91.57'	177.65'	175.01'	N14°59'59"W
C10	13.00'	46°11'55"	5.54'	10.48'	10.20'	N20°57'49"W
C11	44.79'	92°23'50"	46.70'	72.23'	64.65'	N02°08'08"E
C12	13.00'	46°11'55"	5.54'	10.48'	10.20'	N25°14'05"E
C13	13.00'	104°20'25"	16.74'	23.67'	20.54'	S09°02'04"E
C14	150.00'	14°20'25"	18.87'	37.54'	37.44'	S84°57'56"W
C15	25.00'	90°00'00"	25.00'	39.27'	35.36'	N47°08'08"E
C16	1087.00'	4°28'41"	42.50'	84.96'	84.94'	N04°22'28"E
C17	25.00'	90°00'00"	25.00'	39.27'	35.36'	N42°51'52"W
C18	150.00'	14°20'25"	18.87'	37.55'	37.45'	S80°10'41"E
C19	50.00'	14°20'25"	6.29'	12.52'	12.48'	N80°41'36"W
C20	527.00'	3°22'23"	15.52'	31.02'	31.02'	S86°10'41"E
C21	527.00'	7°15'03"	33.39'	66.69'	66.65'	S80°51'57"E
C22	13.00'	45°19'31"	5.43'	10.28'	10.02'	S80°05'49"W
C23	60.00'	172°45'34"	948.32'	1380.31'	119.76'	S36°11'10"E
C24	13.00'	46°47'57"	5.63'	10.62'	10.33'	N26°47'38"E
C25	527.00'	10°44'43"	49.56'	98.83'	98.69'	S08°46'01"W
C26	473.00'	9°25'43"	39.01'	77.84'	77.75'	S09°25'31"W
C27	13.00'	81°57'05"	11.29'	18.59'	17.05'	S36°15'53"E
C28	473.00'	7°15'03"	29.97'	59.86'	59.82'	S80°51'57"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C29	13.00'	90°00'00"	13.00'	20.42'	20.42'	N50°30'31"E
C30	527.00'	8°37'52"	39.77'	79.39'	79.31'	S09°49'27"W
C31	13.00'	90°00'00"	13.00'	20.42'	20.42'	S30°51'38"E
C32	473.00'	46°16'29"	202.12'	382.02'	371.72'	N81°00'08"E
C33	13.00'	90°00'00"	13.00'	20.42'	20.42'	N12°51'54"E
C34	13.00'	90°00'00"	13.00'	20.42'	20.42'	N77°08'06"W
C35	243.00'	34°16'14"	74.92'	145.35'	143.19'	N14°59'59"W
C36	13.00'	46°11'55"	5.54'	10.48'	10.20'	N25°14'05"E
C37	44.79'	92°23'50"	46.70'	72.23'	64.65'	N02°08'08"E
C38	13.00'	46°11'55"	5.54'	10.48'	10.20'	N20°57'49"W
C39	13.00'	90°00'00"	13.00'	20.42'	20.42'	N47°08'08"E
C40	473.00'	3°22'23"	13.93'	27.85'	27.84'	S86°10'41"E
C41	13.00'	90°00'00"	13.00'	20.42'	20.42'	S39°29'29"E
C42	473.00'	8°37'52"	35.69'	71.25'	71.19'	S09°49'27"W
C43	13.00'	90°00'00"	13.00'	20.42'	20.42'	S59°08'22"W
C44	527.00'	46°16'29"	225.19'	425.63'	414.15'	N81°00'08"E
C45	437.00'	34°16'14"	134.73'	261.38'	257.51'	N14°59'59"W
C46	467.00'	34°17'06"	144.05'	279.45'	275.30'	N15°00'25"W
C47	12.00'	90°00'00"	12.00'	18.85'	16.97'	N47°08'08"E
C48	12.00'	180°00'00"	INFINITY	37.70'	24.00'	S02°08'08"W
C49	3.00'	110°33'52"	4.33'	5.79'	4.93'	S46°55'21"E
C50	40.50'	12°25'43"	4.41'	8.79'	8.77'	S02°08'43"W
C51	3.00'	110°33'49"	4.33'	5.79'	4.93'	S51°12'16"W
C52	3.00'	75°39'27"	2.33'	3.96'	3.68'	N35°41'36"W
C53	3.00'	75°39'35"	2.33'	3.96'	3.68'	N39°51'56"E
C54	25.00'	90°00'00"	25.00'	39.27'	35.36'	S77°08'06"E
C55	25.00'	90°00'00"	25.00'	39.27'	35.36'	S12°51'54"W

LINE	BEARING	LENGTH
L1	N02°08'08"E	40.99'
L2	S77°47'43"W	62.21'
L3	N87°51'52"E	31.36'
L4	S83°22'11"E	36.00'
L5	S02°08'08"E	49.14'
L6	N75°51'38"W	155.00'
L7	S77°14'26"E	44.91'
L8	N75°51'38"W	140.00'
L9	N75°51'38"W	140.00'
L10	N14°08'22"E	50.00'
L11	S75°51'38"E	54.00'
L12	S14°08'22"E	21.32'
L13	N75°51'38"W	107.46'
L14	S86°26'44"W	81.21'
L15	S74°24'36"W	81.20'
L16	N57°51'54"E	105.44'
L17	N32°08'06"W	50.00'
L18	N57°51'54"E	54.00'
L19	S32°08'06"E	20.00'
L20	S57°51'54"W	54.00'

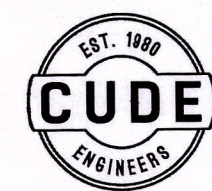
LINE	BEARING	LENGTH
L21	N02°08'08"E	40.99'
L22	S77°47'43"W	62.21'
L23	S87°51'52"E	31.36'
L24	N87°51'52"E	66.00'
L25	S87°51'52"E	31.33'
L26	S75°51'20"E	59.61'
L27	S77°14'26"E	44.91'
L28	N14°08'22"E	71.42'
L29	N75°51'38"W	54.00'
L30	N14°08'22"E	71.42'
L31	N04°42'40"E	39.55'
L32	N77°14'26"W	71.91'
L33	S05°30'31"W	53.20'
L34	N75°51'38"W	54.00'
L35	N75°51'38"W	44.14'
L36	N57°51'54"E	37.09'
L37	N32°08'06"W	20.36'
L38	N02°08'08"E	41.50'
L39	S87°51'52"E	53.91'
L40	S05°30'31"W	53.20'

LINE	BEARING	LENGTH
L41	N75°51'38"W	44.14'
L42	S57°51'54"W	37.09'
L43	S32°08'06"E	30.00'
L44	N57°51'54"E	66.00'
L45	N02°08'08"E	73.00'
L46	S87°51'52"E	13.00'
L47	N87°51'52"W	13.00'
L48	N02°08'08"E	73.00'
L49	N87°51'52"W	35.00'
L50	S87°51'52"E	35.00'
L51	N75°51'38"W	15.23'
L52	N02°08'08"E	1.87'
L53	N77°47'43"E	15.23'
L54	S32°08'06"E	30.00'
L55	S32°08'06"E	54.00'

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

CONTACT: W. PATRICK MURPHY

PROJECT # 03154.003



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: NOVEMBER 2021



M.W. CUDE ENGINEERS, L.L.C.
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JCH 1607
RIVER RD.
INVESTMENT
LLC

N.T.S.

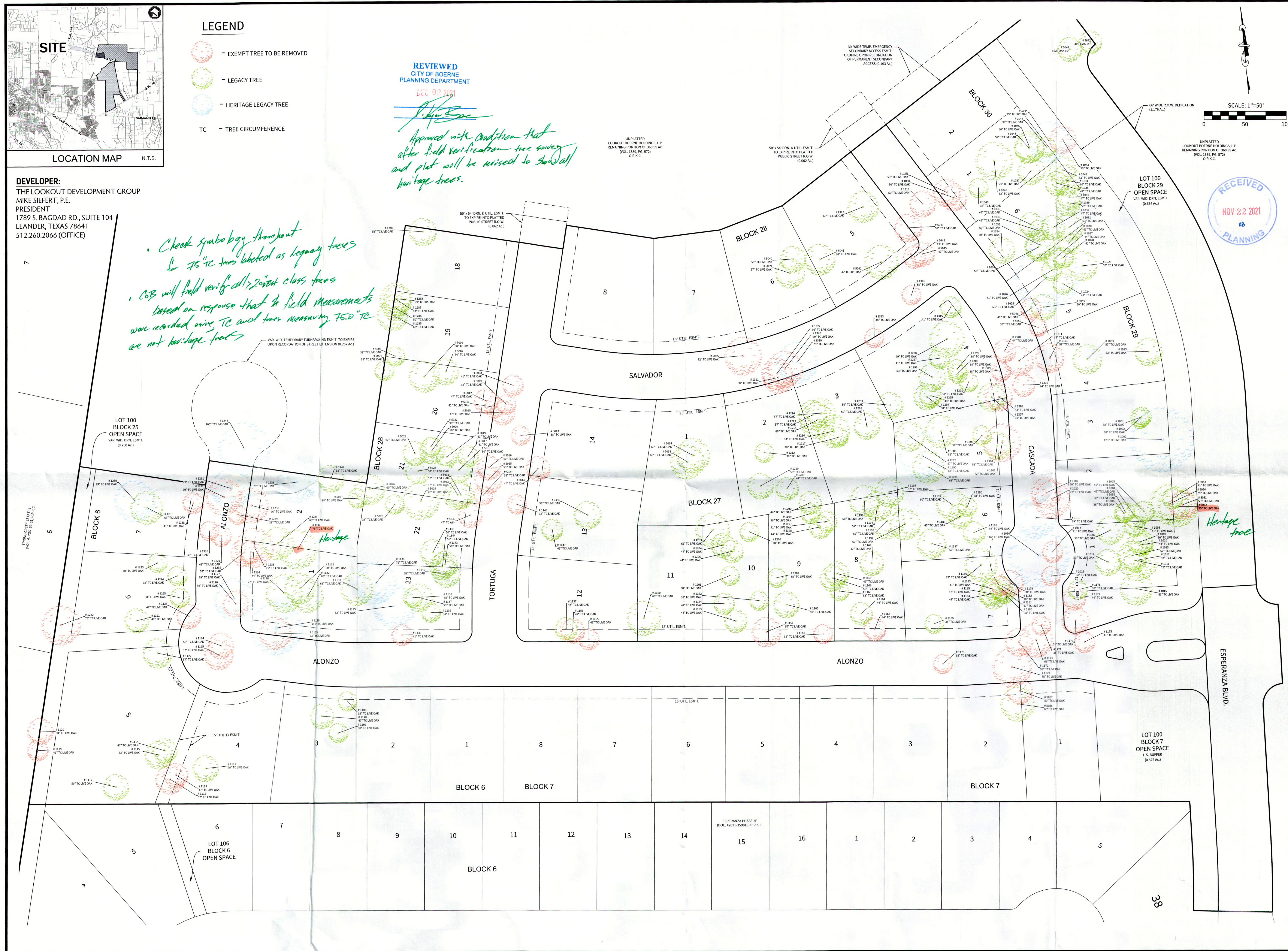
Key pad/gate
area is not
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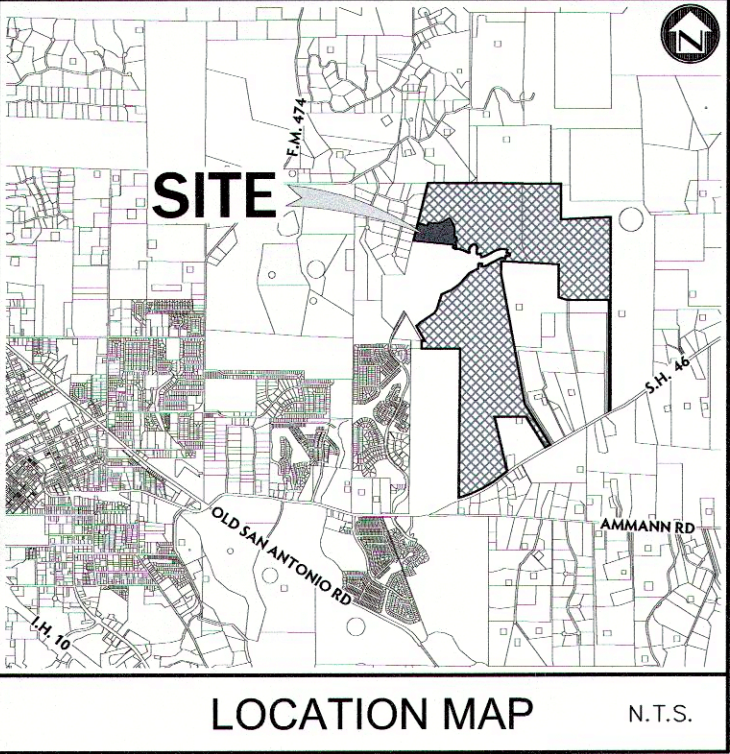
PER P&Z VARIANCE APPROVED 10/4/2021

LOCAL RESIDENTIAL STREET CROSS SECTION (60' R.O.W.)

1 OF 1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.





DEVELOPER:
THE LOOKOUT DEVELOPMENT GROUP
MIKE SIEFERT, P.E.
PRESIDENT
1789 S. BAGDAD RD., SUITE 104
LEANDER, TEXAS 78641
512.260.2066 (OFFICE)

22 trees ≥ 24" DBH
24" DBH = 75.3" TC

POINT	DIAMETER	CIRCUMFERENCE & TYPE
1001	29	125" TC LIVE OAK
1001	12	38" TC LIVE OAK
1002	12	38" TC LIVE OAK
1003	18	57" TC LIVE OAK
1004	15	47" TC LIVE OAK
1005	13	41" TC LIVE OAK
1006	12	38" TC LIVE OAK
1007	17	53" TC LIVE OAK
1008	13	41" TC LIVE OAK
1009	16	50" TC LIVE OAK
1010	14	44" TC LIVE OAK
1011	24	75" TC LIVE OAK
1012	14	44" TC LIVE OAK
1013	18	57" TC LIVE OAK
1014	16	50" TC LIVE OAK
1015	20	63" TC LIVE OAK
1016	37	115" TC LIVE OAK
1017	13	41" TC LIVE OAK
1018	12	38" TC LIVE OAK
1019	25	79" TC LIVE OAK
1020	23	72" TC LIVE OAK
1023	17	53" TC LIVE OAK
1024	13	41" TC LIVE OAK
1025	40	126" TC LIVE OAK
1026	13	41" TC LIVE OAK
1027	14	44" TC LIVE OAK
1028	13	41" TC LIVE OAK
1029	18	57" TC LIVE OAK
1030	13	41" TC LIVE OAK
1031	17	53" TC LIVE OAK
1032	15	47" TC LIVE OAK
1033	19	60" TC LIVE OAK
1034	17	53" TC LIVE OAK
1035	13	41" TC LIVE OAK
1036	15	47" TC LIVE OAK
1037	17	53" TC LIVE OAK
1038	15	47" TC LIVE OAK
1039	16	50" TC LIVE OAK
1040	15	47" TC LIVE OAK
1041	19	60" TC LIVE OAK
1042	17	53" TC LIVE OAK
1043	17	53" TC LIVE OAK
1044	25	79" TC LIVE OAK
1045	12	38" TC LIVE OAK
1046	19	60" TC LIVE OAK
1047	18	57" TC LIVE OAK
1048	23	72" TC LIVE OAK
1049	12	38" TC LIVE OAK
1050	16	50" TC LIVE OAK
1051	17	53" TC LIVE OAK
1108	12	38" TC LIVE OAK
1109	12	38" TC LIVE OAK
1110	15	47" TC LIVE OAK
1111	16	50" TC LIVE OAK
1112	18	57" TC LIVE OAK
1113	15	47" TC LIVE OAK
1114	15	47" TC LIVE OAK
1115	17	53" TC LIVE OAK
1117	16	50" TC LIVE OAK
1119	13	41" TC LIVE OAK
1120	16	50" TC LIVE OAK
1121	15	47" TC LIVE OAK
1122	18	57" TC LIVE OAK
1123	15	47" TC LIVE OAK

POINT	DIAMETER	CIRCUMFERENCE & TYPE
1124	16	50" TC LIVE OAK
1125	18	57" TC LIVE OAK
1126	16	50" TC LIVE OAK
1127	25	79" TC LIVE OAK
1128	32	101" TC LIVE OAK
1129	20	63" TC LIVE OAK
1130	23	72" TC LIVE OAK
1131	19	60" TC LIVE OAK
1132	20	63" TC LIVE OAK
1133	20	63" TC LIVE OAK
1134	25	79" TC LIVE OAK
1135	26	82" TC LIVE OAK
1136	13	41" TC LIVE OAK
1137	17	53" TC LIVE OAK
1138	12	38" TC LIVE OAK
1139	12	38" TC LIVE OAK
1140	17	53" TC LIVE OAK
1143	16	50" TC LIVE OAK
1144	16	50" TC LIVE OAK
1145	16	50" TC LIVE OAK
1147	13	41" TC LIVE OAK
1148	12	38" TC LIVE OAK
1149	17	53" TC LIVE OAK
1150	21	66" TC LIVE OAK
1151	18	57" TC LIVE OAK
1152	12	38" TC LIVE OAK
1153	14	44" TC LIVE OAK
1154	13	41" TC LIVE OAK
1155	13	41" TC LIVE OAK
1156	15	47" TC LIVE OAK
1157	14	44" TC LIVE OAK
1160	16	50" TC LIVE OAK
1161	12	38" TC LIVE OAK
1163	14	44" TC LIVE OAK
1164	14	44" TC LIVE OAK
1165	12	38" TC LIVE OAK
1166	16	50" TC LIVE OAK
1167	15	47" TC LIVE OAK
1168	15	47" TC LIVE OAK
1169	12	38" TC LIVE OAK
1170	12	38" TC LIVE OAK
1171	24	75" TC LIVE OAK
1172	17	53" TC LIVE OAK
1173	21	60" TC LIVE OAK
1174	12	38" TC LIVE OAK
1175	13	41" TC LIVE OAK
1176	17	53" TC LIVE OAK
1177	14	44" TC LIVE OAK
1178	12	38" TC LIVE OAK
1179	16	50" TC LIVE OAK
1180	12	38" TC LIVE OAK
1181	15	47" TC LIVE OAK
1182	12	38" TC LIVE OAK
1183	13	41" TC LIVE OAK
1184	14	44" TC LIVE OAK
1185	18	57" TC LIVE OAK
1186	20	63" TC LIVE OAK
1187	18	57" TC LIVE OAK
1188	14	44" TC LIVE OAK
1189	15	47" TC LIVE OAK
1190	12	38" TC LIVE OAK
1191	19	60" TC LIVE OAK
1192	19	60" TC LIVE OAK
1193	22	69" TC LIVE OAK

POINT	DIAMETER	CIRCUMFERENCE & TYPE
1194	18	57" TC LIVE OAK
1195	18	57" TC LIVE OAK
1196	19	60" TC LIVE OAK
1197	13	41" TC LIVE OAK
1198	14	44" TC LIVE OAK
1199	12	38" TC LIVE OAK
1200	14	44" TC LIVE OAK
1203	21	66" TC LIVE OAK
1204	15	47" TC LIVE OAK
1205	14	44" TC LIVE OAK
1206	12	38" TC LIVE OAK
1207	12	38" TC LIVE OAK
1208	12	38" TC LIVE OAK
1209	14	44" TC LIVE OAK
1210	16	50" TC LIVE OAK
1212	12	38" TC LIVE OAK
1213	18	57" TC LIVE OAK
1214	18	57" TC LIVE OAK
1215	22	69" TC LIVE OAK
1216	20	63" TC LIVE OAK
1217	12	38" TC LIVE OAK
1218	16	50" TC LIVE OAK
1222	24	75" TC LIVE OAK
1223	12	38" TC LIVE OAK
1224	12	38" TC LIVE OAK
1225	12	38" TC LIVE OAK
1226	12	38" TC LIVE OAK
1227	13	41" TC LIVE OAK
1228	13	41" TC LIVE OAK
1229	12	38" TC LIVE OAK
1230	21	66" TC LIVE OAK
1231	25	79" TC LIVE OAK
1232	22	69" TC LIVE OAK
1233	24	75" TC LIVE OAK
1234	14	44" TC LIVE OAK
1235	17	53" TC LIVE OAK
1236	20	63" TC LIVE OAK
1237	24	75" TC LIVE OAK
1238	25	79" TC LIVE OAK
1242	17	53" TC LIVE OAK
1244	32	100" TC LIVE OAK
1250	25	79" TC LIVE OAK
1251	20	63" TC LIVE OAK
1285	19	60" TC LIVE OAK
1286	16	50" TC LIVE OAK
1287	20	63" TC LIVE OAK
1288	17	53" TC LIVE OAK
1289	17	53" TC LIVE OAK
1290	28	88" TC LIVE OAK
1291	20	63" TC LIVE OAK
1292	18	57" TC LIVE OAK
1293	16	50" TC LIVE OAK
1294	16	50" TC LIVE OAK
1295	14	44" TC LIVE OAK
1296	17	53" TC LIVE OAK
1297	13	41" TC LIVE OAK
1298	22	69" TC LIVE OAK
1299	12	38" TC LIVE OAK
1300	12	38" TC LIVE OAK
1301	12	38" TC LIVE OAK
1302	19	60" TC LIVE OAK
1303	12	38" TC LIVE OAK
1304	17	53" TC LIVE OAK
1305	23	72" TC LIVE OAK

POINT	DIAMETER	CIRCUMFERENCE & TYPE
1306	20	63" TC LIVE OAK
1307	17	53" TC LIVE OAK
1308	17	53" TC LIVE OAK
1309	12	38" TC LIVE OAK
1310	14	44" TC LIVE OAK
1311	18	57" TC LIVE OAK
1312	14	44" TC LIVE OAK
1313	18	57" TC LIVE OAK
1314	16	50" TC LIVE OAK
1315	13	41" TC LIVE OAK
1316	12	38" TC LIVE OAK
1317	19	60" TC LIVE OAK
1318	16	50" TC LIVE OAK
1319	25	79" TC LIVE OAK
1320	22	69" TC LIVE OAK
1321	19	60" TC LIVE OAK
1322	19	60" TC LIVE OAK
1323	12	38" TC LIVE OAK
5004	12	38" TC LIVE OAK
5005	12	38" TC LIVE OAK
5006	19	60" TC LIVE OAK
5007	16	50" TC LIVE OAK
5008	13	41" TC LIVE OAK
5009	12	38" TC LIVE OAK
5010	15	47" TC LIVE OAK
5011	13	41" TC LIVE OAK
5012	15	47" TC LIVE OAK
5013	12	38" TC LIVE OAK
5014	15	47" TC LIVE OAK
5015	17	53" TC LIVE OAK
5016	15	47" TC LIVE OAK
5017	13	41" TC LIVE OAK
5018	16	50" TC LIVE OAK
5019	13	41" TC LIVE OAK
5020	16	50" TC LIVE OAK
5021	12	38" TC LIVE OAK
5022	15	47" TC LIVE OAK
5023	16	50" TC LIVE OAK
5024	23	72" TC LIVE OAK
5025	12	38" TC LIVE OAK
5026	19	60" TC LIVE OAK
5027	12	38" TC LIVE OAK
5029	12	38" TC LIVE OAK
5030	15	47" TC ASH
5031	16	50" TC LIVE OAK
5032	18	57" TC LIVE OAK
5033	21	66" TC LIVE OAK
5034	21	66" TC LIVE OAK
5035	23	72" TC LIVE OAK
5039	18	57" TC LIVE OAK
5040	16	50" TC LIVE OAK
5041	19	60" TC LIVE OAK
5042	21	66" TC LIVE OAK
5043	17	53" TC LIVE OAK
5045	15	47" TC LIVE OAK
5046	14	44" TC LIVE OAK
5048	13	41" TC LIVE OAK
5049	16	50" TC LIVE OAK
5050	11	35" TC LIVE OAK
5051	17	53" TC LIVE OAK
5052	24	105" TC LIVE OAK
5053	13	41" TC LIVE OAK
5054	24	79" TC LIVE OAK
5055	12	38" TC LIVE OAK

POINT	DIAMETER	CIRCUMFERENCE & TYPE
5642	14	44" TC LIVE OAK
5643	15	47" TC LIVE OAK

ESPERANZA PHASE 3A

TREE PRESERVATION PLAN

DATE
06/21/2021

PROJECT NO.
P03154.003

DRAWN BY
R.M./A.D./J.R.T.

CHECKED BY
W.P.M./J.R.T.

REVISIONS
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