

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.

This plat includes amendments approved by the Planning Director:

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 Lots 101 - BLOCK 10, LOT 102 - BLOCK 28, LOT 106, 116 & 117 - BLOCK 21, LOT 118 - BLOCK 22, LOT 107 - BLOCK 26, LOT 108 - BLOCK 25, LOT 115 - BLOCK 25, LOT 109 & 110 - BLOCK 23, LOT 111 & 112 - BLOCK 24 shall be Drainage, Sidewalk, and Utility Easements.

Landscape Note:

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

Drainage Basin Note:

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

Acreage and Density:
Block 20 - 2,250 LF
Block 21 - 2,630 LF
Block 22 - 2,019 LF
Block 23 - 2,267 LF
Block 24 - 2,141 LF
Block 25 - 4,648 LF
Total Right-of-way - 12.29 acres
Total Open Space - 8.31 acres
Total Residential - 17.65 acres
Density of Residential Lots - 5.44 Lots per acre
Smallest Lot size - 0.134 acres

Flood Statement:

According to Map No. 48259C0415F & 48259C0420F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

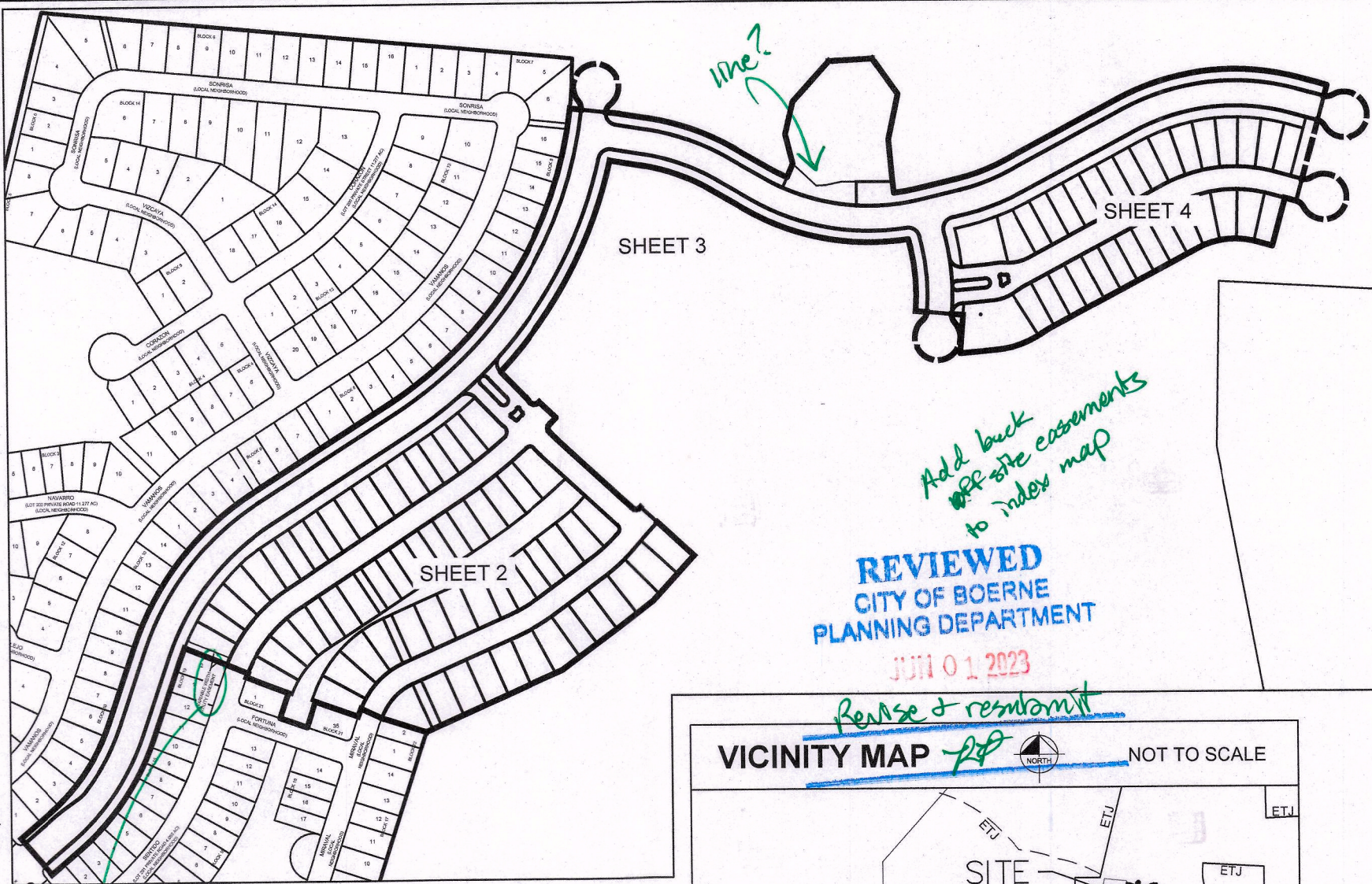
There are 71 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.
Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 2G 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'

why call out?
Easements should be dashed
Not need to be shown
in index map. Recommend delete

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 2G, 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

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.

Joshua T. Pulliam and Lulianne K. Pulliam
204 State HWY 46 E
Boerne, Texas 78006

By: _____ By: _____

OWNER:
JOSHUA T. PULLIAM
& JULIANNE K. PULLIAM
204 STATE HWY 46 E
BOERNE, TX 78006

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

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 2G

41.452 ACRES

96 RESIDENTIAL LOTS

13 OPEN SPACE LOTS

4 NON-RESIDENTIAL LOTS

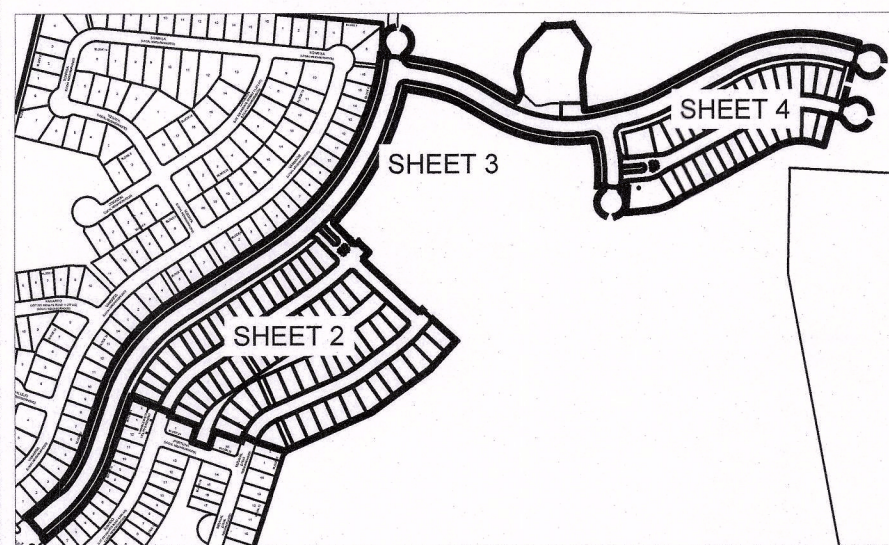
BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT RECORDED IN VOL. 1389, PG. 572, AND ALL OF THAT CERTAIN 1.787 ACRE TRACT RECORDED IN VOL. 1589, PG. 432, BOTH IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

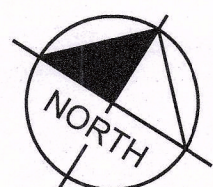
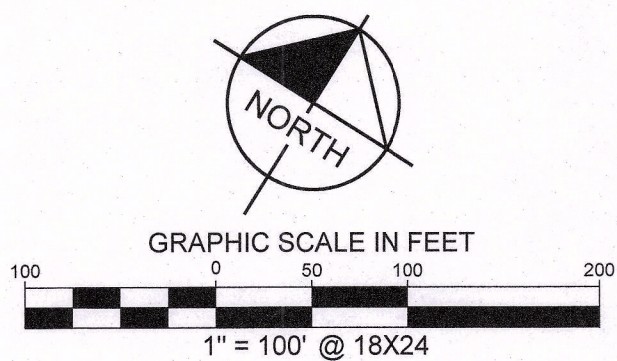
10101 Reunion Place, Suite 400
San Antonio, Texas 78216

Tel. No. (210) 541-9166
www.kimley-horn.com

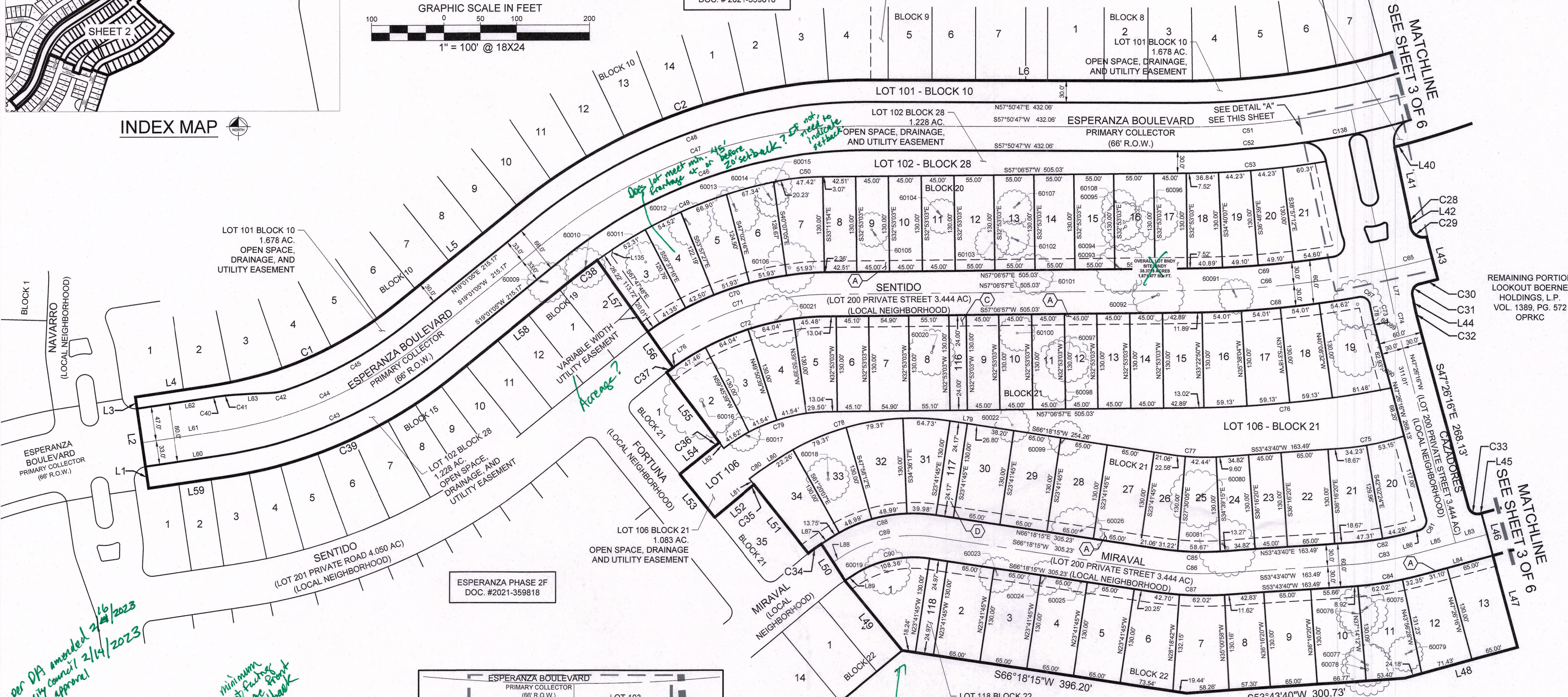
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JFK	JGM	5/10/2023	068686326	1 OF 6



INDEX MAP



ESPERANZA PHASE 2F
DOC. # 2021-359818



Surveyors Notes:

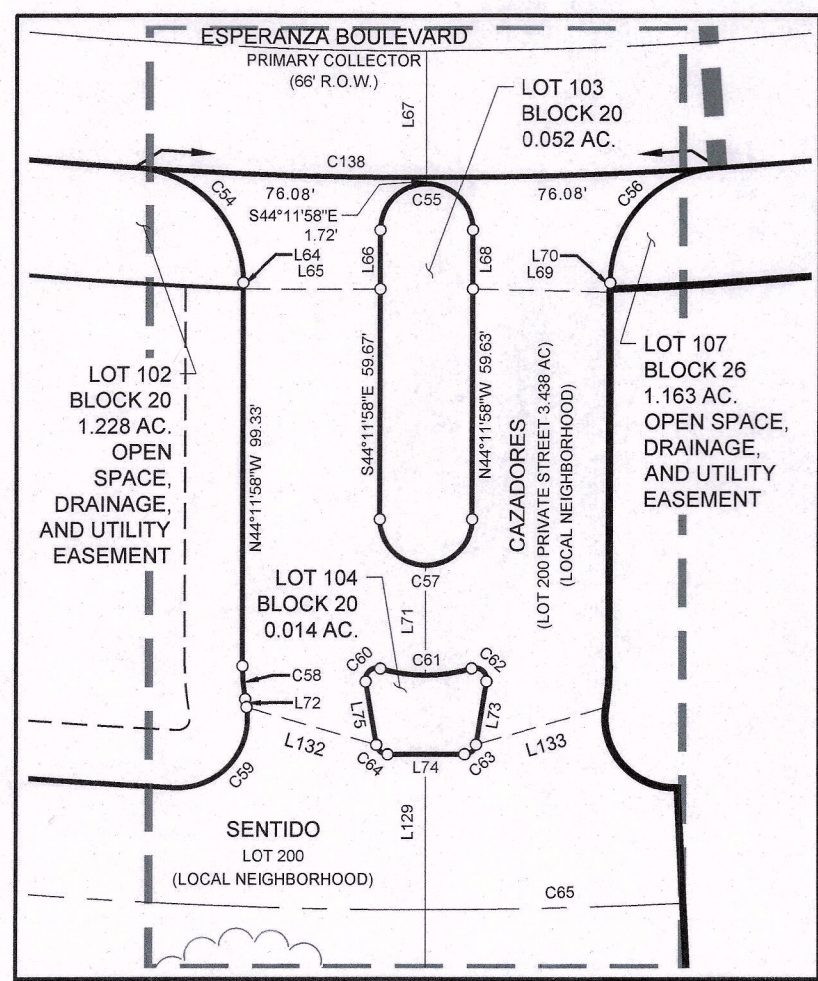
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BUILDING SETBACKS

TYPE	MINIMUM LOT WIDTH	MINIMUM LOT SQ. FEET	MINIMUM SIDE YARD SETBACK - SIDE (a)	MINIMUM SIDE YARD SETBACK - REAR (b)	MINIMUM TOTAL SIDE YARD SETBACK (c)	MINIMUM FRONT SETBACK	MINIMUM REAR SETBACK
GARDEN	45' (a)	4,500	0'-10' (b)(c)	10'	10'	20'	15'
SINGLE FAMILY	50' (a)	5,500	5' (b)(c)	10'	10'	20'	15'
GARDEN	55' (a)	6,000	0'-10' (b)(c)	10'	10'	20'	15'
SINGLE FAMILY	60' (a)	6,500	5' (b)(c)	10'	10'	20'	15'
GARDEN	65' (a)	7,000	0'-10' (b)(c)	10'	10'	20'	15'
SINGLE FAMILY	65'/70'	8,000	5'	10'	10'	20'	15'

- (a) Add 10' additional feet for a corner lot.
(b) Add 10' additional feet on the street side of a corner lot.
(c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded plat.

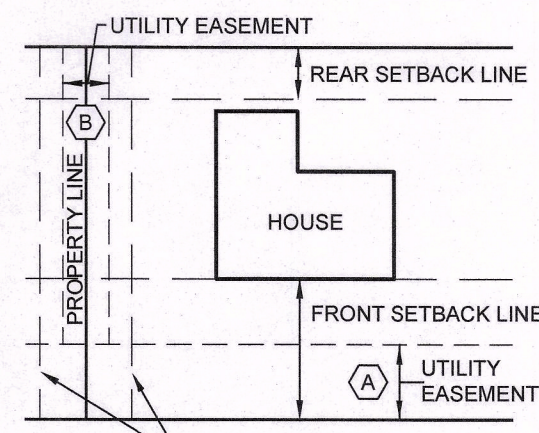
TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE
N.T.S.



DETAIL 'A'
SCALE: 1" = 50'

LEGEND

- 1/2" IRF 1/2" IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- IRFC 1/2" IRON ROD FOUND W/ CAP
- B.S.L. BUILDING SETBACK LINE
- OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS
- BLOCK 24 BLOCK IDENTIFICATION
- (A) 15' UTILITY EASEMENT
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- (C) LOT 116 BLOCK 21, 0.072 AC., OPEN SPACE, DRAINAGE AND UTILITY EASEMENT
- (D) LOT 117 BLOCK 21, 0.072 AC., OPEN SPACE, DRAINAGE AND UTILITY EASEMENT



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS
N.T.S.

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2G

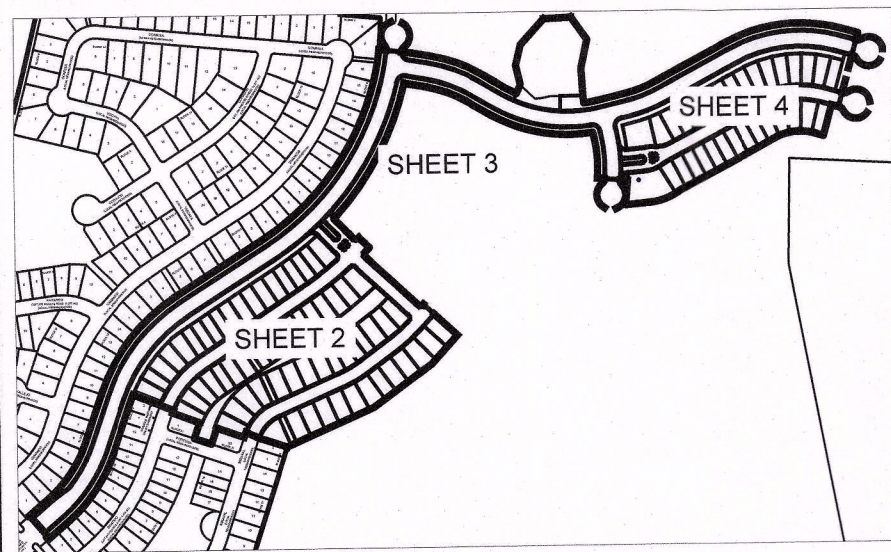
41.452 ACRES
96 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
4 NON-RESIDENTIAL LOTS

BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT RECORDED IN VOL. 1389, PG. 572, AND ALL OF THAT CERTAIN 1.787 ACRE TRACT RECORDED IN VOL. 1589, PG. 432, BOTH IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
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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	JFK	JGM	5/10/2023	068686326	2 OF 6



INDEX MAP

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Surveyors Notes:

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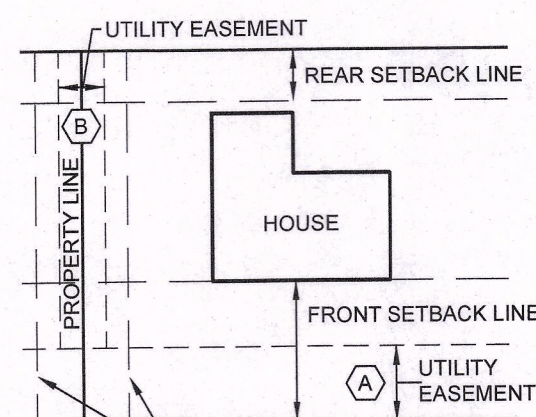
BUILDING SETBACKS

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TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE

N.T.S.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS

N.T.S.

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JOSHUA T PULLIAM
& JULIANNE K PULLIAM
204 STATE HWY 46 E
BOERNE, TX 78006

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

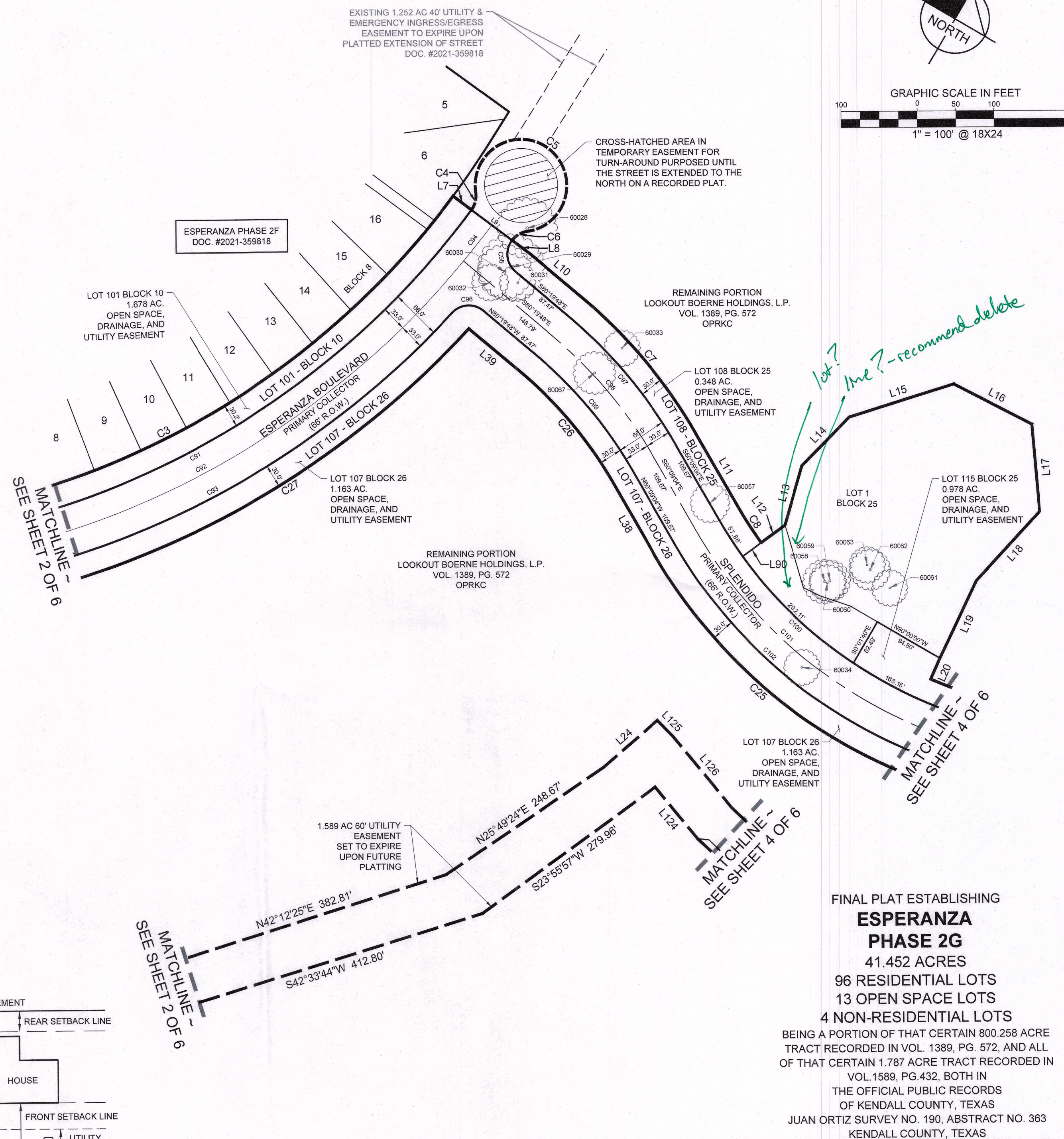
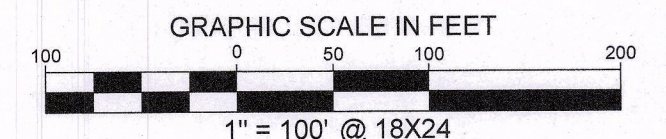
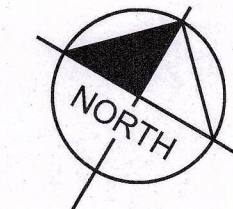
CIVIL ENGINEER:
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10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
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FINAL PLAT ESTABLISHING ESPERANZA PHASE 2G

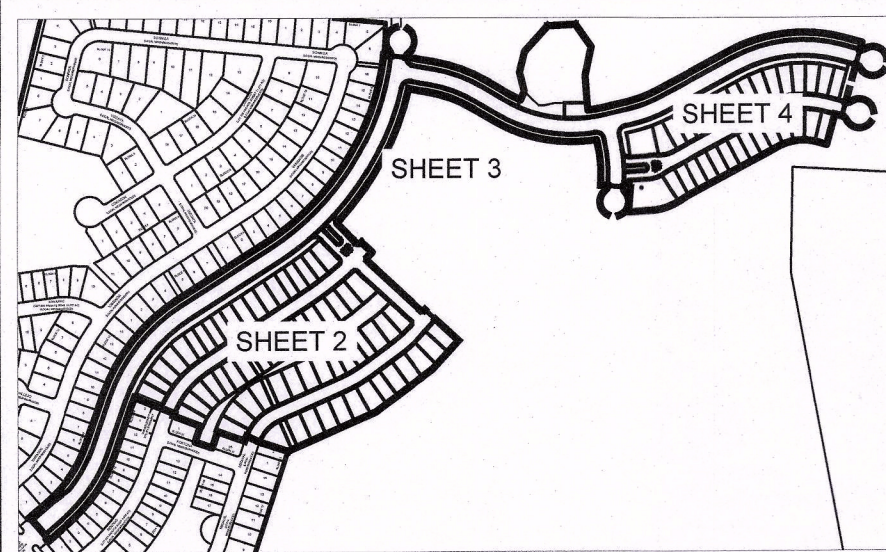
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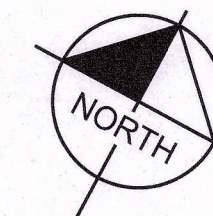
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JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS



INDEX MAP



GRAPHIC SCALE IN FEET
1" = 100' @ 18X24

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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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JFK	JGM	5/10/2023	068686326	4 OF 6

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

FINAL PLAT ESTABLISHING ESPERANZA PHASE 2G

41.452 ACRES
96 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
4 NON-RESIDENTIAL LOTS

BEING A PORTION OF THAT CERTAIN 800.258 ACRE TRACT RECORDED IN VOL. 1389, PG. 572, AND ALL OF THAT CERTAIN 1.787 ACRE TRACT RECORDED IN VOL. 1589, PG. 432, BOTH IN THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N40°27'55"W	30.00'	L51	N70°34'35"W	120.00'	L101	N13°24'48"W	81.26'
L2	N40°27'56"W	80.00'	L52	S18°06'56"W	62.68'	L102	S13°24'48"E	18.26'
L3	N40°27'55"W	16.00'	L53	N70°58'55"W	76.09'	L103	S04°19'48"E	36.00'
L4	N49°32'05"E	102.92'	L54	N19°01'05"E	58.85'	L104	S84°56'39"W	16.71'
L5	N19°01'05"E	215.17'	L55	N69°11'31"W	120.00'	L105	S84°56'39"W	33.05'
L6	N57°50'47"E	432.06'	L56	N67°47'48"W	59.97'	L106	N84°56'39"E	15.57'
L7	S83°22'58"E	30.00'	L57	N67°47'48"W	120.00'	L107	N02°20'57"W	36.04'
L8	S83°22'58"E	30.00'	L58	S19°01'05"W	215.17'	L108	S84°56'39"W	5.13'
L9	S83°22'58"E	66.00'	L59	S49°32'05"W	102.92'	L109	S88°19'04"E	12.69'
L10	S80°19'48"E	87.47'	L60	S49°32'05"W	102.92'	L110	S57°49'28"W	34.23'
L11	S60°09'04"E	109.67'	L61	S49°32'05"W	102.92'	L111	N88°19'04"W	16.74'
L12	N23°47'20"E	38.78'	L62	N49°32'05"E	102.92'	L112	N07°44'48"W	13.81'
L13	N13°54'57"W	80.65'	L63	N54°23'27"E	50.55'	L113	N57°49'28"E	17.64'
L14	N13°51'23"E	87.98'	L64	N44°11'58"W	99.33'	L114	S74°32'55"E	42.80'
L15	N42°26'53"E	143.69'	L65	N45°48'02"E	36.00'	L115	S74°32'55"E	31.00'
L16	N87°03'06"E	114.82'	L66	S44°11'58"E	15.33'	L116	N74°32'55"W	73.80'
L17	S35°16'29"E	113.99'	L67	N44°11'58"W	33.00'	L117	N74°32'55"W	42.80'
L18	S12°25'06"W	122.71'	L68	N44°11'58"W	15.37'	L118	S04°38'43"W	5.07'
L19	S04°53'28"E	111.51'	L69	S47°02'19"W	34.93'	L119	S01°11'48"W	21.04'
L20	S06°43'15"E	30.10'	L70	S44°11'58"E	1.60'	L120	S04°38'43"W	30.00'
L21	N76°35'12"E	109.19'	L71	N44°11'58"W	28.51'	L121	N85°21'17"W	30.00'
L22	S74°32'55"E	73.80'	L72	N53°41'22"W	2.11'	L122	N04°38'43"E	156.81'
L23	S15°27'05"W	30.00'	L73	N34°49'54"W	16.65'	L123	N76°49'40"W	282.43'
L24	N18°59'41"E	93.50'	L74	N45°48'02"E	19.99'	L124	N69°50'22"W	87.43'
L25	N15°27'05"E	160.00'	L75	S53°41'22"E	16.60'	L125	S74°28'34"E	29.45'
L26	S15°27'05"W	66.00'	L76	S22°53'23"W	4.43'	L126	S69°50'22"E	119.29'
L27	S15°27'05"W	60.00'	L77	N44°11'58"W	64.00'	L127	S76°49'40"E	218.77'
L28	N74°32'55"W	31.00'	L78	N44°11'58"W	21.67'	L128	N13°10'20"E	11.69'
L29	S15°27'05"W	130.00'	L79	S66°18'15"W	50.98'	L129	N44°11'58"W	40.30'
L30	N74°32'55"W	42.80'	L80	N24°54'50"E	15.12'	L130	S06°28'29"W	32.11'
L31	S57°49'28"W	33.56'	L81	N70°34'35"W	10.00'	L131	N19°45'57"W	32.77'
L32	S84°56'39"W	92.02'	L82	N69°11'30"W	10.04'	L132	N61°48'58"E	35.46'
L33	N04°38'43"E	101.45'	L83	S42°33'44"W	45.00'	L133	S29°49'28"W	35.41'
L34	N85°21'17"W	30.00'	L84	S42°33'44"W	96.10'	L134	N84°56'39"E	0.47'
L35	N85°21'17"W	66.00'	L85	S42°33'44"W	51.10'	L135	S22°47'49"E	8.78'
L36	N85°21'17"W	30.00'	L86	N42°33'44"E	8.10'			
L37	N13°24'48"W	20.56'	L87	N24°54'50"E	15.12'			
L38	N60°09'04"W	109.67'	L88	S24°54'50"W	15.12'			
L39	N80°19'48"W	87.47'	L89	S24°54'50"W	15.12'			
L40	S43°12'10"W	11.25'	L90	S23°47'20"W	30.00'			
L41	S44°11'58"E	98.63'	L91	N76°35'12"E	7.83'			
L42	S34°49'55"E	1.35'	L92	S76°35'12"W	38.35'			
L43	S47°04'11"E	60.00'	L93	N76°35'12"E	38.35'			
L44	S44°11'48"E	21.67'	L94	N13°24'48"W	18.26'			
L45	N42°33'44"E	2.00'	L95	S74°32'55"E	73.80'			
L46	S47°26'16"E	60.00'	L96	S74°32'55"E	73.80'			
L47	S47°26'16"E	130.00'	L97	N74°32'55"W	42.80'			
L48	S42°33'44"W	160.61'	L98	N74°32'55"W	31.00'			
L49	N71°53'04"W	123.80'	L99	N74°32'55"W	42.80'			
L50	N65°05'10"W	60.00'	L100	N13°24'48"W	20.56'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°31'00"	537.00'	286.01'	N34°16'35"E	282.65'	C51	12°02'45"	1120.00'	235.47'	S51°49'25"W	235.04'	C101	43°15'44"	600.00'	453.04'	S81°46'56"E	442.36'
C2	38°49'42"	763.00'	517.07'	N38°25'56"E	507.23'	C52	8°15'56"	1153.00'	166.33'	S53°42'49"W	166.19'	C102	38°29'22"	633.00'	425.23'	N79°23'45"W	417.28'
C3	51°13'45"	1057.00'	945.08'	N32°13'55"E	913.91'	C53	8°59'24"	1183.00'	185.62'	N52°37'15"E	185.43'	C103	14°32'59"	567.00'	143.99'	N69°18'42"E	143.60'
C4	45°34'23"	30.00'	23.86'	N16°10'09"W	23.24'	C54	86°13'10"	30.00'	45.14'	N87°18'33"W	41.00'	C104	14°32'59"	600.00'	152.37'	N69°18'42"E	151.96'
C5	271°08'46"	60.00'	283.94'	S83°22'58"E	84.00'	C55	180°00'00"	12.00'	37.70'	S45°48'02"W	24.00'	C105	14°32'59"	633.00'	160.75'	S69°18'42"W	160.31'
C6	45°34'23"	30.00'	23.86'	S29°24'14"W	23.24'	C56	86°13'10"	30.00'	45.14'	S01°05'23"E	41.00'	C106	14°32'59"	663.00'	168.36'	N69°18'42"E	167.91'
C7	20°10'44"	663.00'	233.50'	S70°14'26"E	232.30'	C57	180°00'00"	12.00'	37.70'	N45°48'02"E	24.00'	C107	43°24'53"	633.00'	479.64'	N83°44'39"E	468.25'
C8	5°50'06"	537.00'	54.69'	S63°04'07"E	54.67'	C58	9°29'24"	52.00'	8.61'	N48°56'40"W	8.60'	C108	43°24'53"	600.00'	454.64'	N83°44'39"E	443.84'
C9	6°41'13"	537.00'	62.67'	N79°55'48"E	62.64'	C59	102°11'20"	18.02'	32.14'	N02°30'46"W	28.05'	C109	43°24'53"	567.00'	429.63'	S83°44'39"W	419.43'
C10	14°32'59"	537.00'	136.37'	N69°18'42"E	136.00'	C60	116°22'56"	3.00'	6.09'	S04°30'06"W	5.10'	C110	43°24'53"	537.00'	406.90'	S83°44'39"W	397.24'
C11	43°24'53"	663.00'	502.37'	N83°44'39"E	490.44'	C61	34°00'01"	40.50'	24.03'	S45°41'34"W	23.68'	C111	85°13'37"	30.00'	44.62'	N56°01'38"W	40.62'
C12	45°34'23"	30.00'	23.86'	N82°39'59"E	23.24'	C62	116°28'33"	3.00'	6.10'	S86°55'50"W	5.10'	C112	90°00'00"	30.00'	47.12'	S31°35'12"W	42.43'
C13	271°08'46"	60.00'	283.94'	S15°27'09"W	84.00'	C63	80°37'56"	3.00'	4.22'	N05°29'04"E	3.88'	C113	4°40'56"	633.00'	51.73'	S11°04'20"E	51.71'
C14	45°34'23"	30.00'	23.86'	N51°45'43"W	23.24'	C64	80°30'36"	3.00'	4.22'	N86°03'20"E	3.88'	C114	7°16'38"	662.26'	84.12'	N08°55'43"W	84.06'
C15	48°11'23"	30.00'	25.23'	N81°21'24"E	24.49'	C65	2°52'13"	1343.00'	67.28'	N44°21'55"E	67.27'	C115	18°03'32"	572.68'	180.50'	N04°17'38"W	179.75'
C16	276°22'46"	60.00'	289.42'	S15°27'05"W	80.00'	C66	11°18'55"	1343.00'	265.23'	N51°27'29"E	264.80'	C116	86°19'28"	30.00'	45.20'	S51°53'37"E	41.04'
C17	48°11'23"	30.00'	25.23'	N50°27'14"W	24.49'	C67	88°13'20"	13.00'	20.02'	N88°18'38"W	18.10'	C117	179°59'59"	12.00'	37.70'	S05°03'21"E	24.00'
C18	43°24'53"	217.00'	164.43'	S83°44'39"W	160.52'	C68	9°32'15"	1373.00'	228.55'	S52°20'49"W	228.28'	C118	11°44'58"	600.00'	123.04'	N07°32'19"W	122.83'
C19	24°40'04"	242.00'	104.19'	S70°09'29"W	103.39'	C69	8°27'06"	1313.00'	193.68'	N52°53'24"E	193.51'	C119	6°28'53"	600.00'	67.87'	N01°34'37"E	67.84'
C20	2°27'08"	478.00'	20.46'	S83°43'05"W	20.46'	C70	34°54'48"	429.99'	262.02'	N39°39'34"E	257.98'	C120	81°01'53"	29.77'	42.11'	S44°47'32"W	38.68'
C21	45°34'23"	30.00'	23.86'	S18°08'28"E	23.24'	C71	34°54'46"	400.00'	243.74'	N39°39'34"E	239.98'	C121	5°01'10"	252.00'	22.08'	N82°26'04"E	22.07'
C22	271°08'46"	60.00'	283.94'	N85°21'17"W	84.00'	C72	34°13'34"	370.00'	221.02'	S40°00'10"W	217.75'	C122	11°45'27"	112.00'	22.98'	N85°48'12"E	22.94'
C23	45°34'23"	30.00'	23.86'	N27°25'55"E	23.24'	C73	3°14'17"	230.00'	13.00'	N45°49'07"W	13.00'	C123	29°38'44"	112.00'	57.95'	N76°51'34"E	57.31'
C24	18°03'32"	542.68'	171.04'	N04°17'20"W	170.34'	C74	3°14'17"	200.00'	11.30'	N45°49'07"W	11.30'	C124	4°12'45"	112.00'	8.23'	S59°55'50"W	8.23'
C25	38°29'22"	663.00'	445.38'	N79°23'45"W	437.05'	C75	13°31'15"	370.26'	87.38'	N46°47'46"E	87.17'	C125	24°40'04"	112.00'	48.22'	S70°09'29"W	47.85'
C26	20°10'44"	537.00'	189.12'	N70°14'26"W	188.15'	C76	10°21'51"	1503.00'	271.88'	N51°56'01"E	271.51'	C126	2°27'08"	348.00'	14.89'	S83°43'05"W	14.89'
C27	30°12'27"	1183.00'	623.70'	S27°49'35"W	616.50'	C77	12°34'35"	340.00'	74.63'	N60°00'58"E	74.48'	C127	179°59'58"	12.00'	37.70'	N05°03'17"W	24.00'
C28	9°22'08"	52.00'	8.50'	S39°30'55"E	8.49'	C78	41°23'25"	340.00'	245.61'	S45°36'33"W	240.31'	C128	5°27'35"	300.00'	28.59'	S81°13'35"W	28.58'
C29	102°04'26"	18.02'	32.10'	S85°57'03"E	28.02'	C79	36°48'49"	240.00'	154.20'	S38°42'33"W	151.56'	C129	116°23'47"	3.00'	6.09'	S33°29'02"W	5.10'
C30	0°50'54"	1768.30'	26.18'	S43°28'35"W	26.18'	C80	5°29'26"	360.00'	34.50'	N22°10'07"E	34.48'	C130	80°34'16"	3.00'	4.22'	N48°01'56"W	3.88'
C31	88°08'32"	13.01'	20.01'	S00°05'35"E	18.10'	C81	90°00'00"	13.00'	20.42'	N02°26'16"W	18.38'	C131	65°34'16"	3.00'	3.43'	N25°02'20"E	3.25'
C32	3°14'17"	170.00'	9.61'	S45°49'07"E	9.61'	C82	11°09'56"	470.00'	91.59'	N48°08'42"E	91.45'	C132	129°14'50"	3.00'	6.77'	S57°33'07"E	5.42'
C33	90°00'00"	13.00'	20.42'	N87°33'44"E	18.38'	C83	11°09'56"	500.00'	97.44'	S48°08'42"W	97.28'	C133	31°47'09"	40.56'	22.50'	S08°49'17"E	22.21'
C34	5°29'26"	230.00'	22.04'	S22°10'07"W	22.03'	C84	11°09'56"	530.00'	103.28'	S48°08'42"W	103.12'	C134	12°30'07"	300.00'	65.46'	S68°17'16"W	65.33'
C35	1°18'29"	350.00'	7.99'	S18°46'10"W	7.99'	C85	12°34'35"	470.00'	103.17'	N60°00'58"E	102.96'	C135	43°24'53"	407.00'	308.40'	N83°44'39"E	301.07'
C36	1°47'24"	337.00'	10.53'	N19°54'47"E	10.53'	C86	12°34'35"	500.00'	109.75'	S60°00'58"W	109.53'	C136	43°24'53"	377.00'	285.66'	S83°44'39"W	278.88'
C37	1°32'42"	412.63'	11.13'	N21°22'07"E	11.13'	C87	12°34'35"	530.00'	116.34'	S60°00'58"W	116.10'	C137	43°24'53"	347.00'	262.93'	S83°44'39"W	256.69'
C38	3°11'06"	637.00'	35.41'	S20°36'38"W	35.41'	C88	41°23'25"	210.00'	151.70'	N45°36'33"E	148.43'	C138	7°33'40"	1153.00'	152.15'	S45°48'02"W	152.04'
C39	30°31'00"	663.00'	353.12'	S34°16'35"W	348.96'	C89	41°23'25"	180.00'	130.03'	S45°36'33"W	127.22'	C139	13°32'23"	633.00'	149.59'	N01°57'41"W	149.24'
C40	0°42'04"	553.00'	6.77'	N49°11'03"E	6.77'	C90	41°23'25"	150.00'	108.36'	S45°36'33"W	106.02'	C140	117°45'56"	60.00'	123.32'	S59°50'20"E	102.73'
C41	5°33'26"	262.00'	25.41'	N51°36'44"E	25.40'	C91	51°13'45"	1087.00'	971.91'	N32°13'55"E	939.85'	<div>FINAL PLAT ESTABLISHED BY ESPERANZA PHASE 2 41.452 ACR 96 RESIDENTIAL 13 OPEN SPACE 4 NON-RESIDENTIAL BEING A PORTION OF THAT CERTAIN TRACT RECORDED IN VOL. 138</div>					
C42	15°40'56"	88.00'	24.09'	N46°32'59"E	24.01'	C92	36°07'50"	1120.00'	706.27'	S27°44'07"W	694.62'						
C43	30°31'00"	633.00'	337.14'	S34°16'35"W	333.17'	C93	29°17'50"	1153.00'	589.57'	S27°22'17"W	583.17'						
C44	30°31'00"	600.00'	319.57'	S34°16'35"W	315.80'	C94	3°03'10"	1120.00'	59.67'	S08°08'37"W	59.67'						
C45	19°41'26"	567.00'	194.86'	N28°51'48"E	193.90'	C95	89°56'31"	29.21'	45.85'	S36°51'23"E	41.28'						
C46	38°49'42"	667.00'	452.01'	S38°25'56"W	443.41'	C96	86°56'50"	30.00'	45.53'	S56°11'47"W	41.28'						
C47	38°49'42"	700.00'	474.38'	S38°25'56"W	463.35'	C97	20°10'44"	633.00'	222.93'	S70°14'26"E	221.78'						
C48	38°49'42"	733.00'	496.74'	N38°25'56"E	487.29'	C98	20°10'44"	600.00'	211.31'	S70°14'26"E	210.22'						
C49	25°51'40"	637.00'	287.52'	S35°08'01"W	285.08'	C99	20°10'44"	567.00'	199.69'	N70°14'26"W	198.66'						
C50	5°09'57"	560.00'	50.49'	S54°31'58"W	50.47'	C100	43°15'44"	567.00'	428.12'	S81°46'56"E	418.03'						

TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)
60009	28" LIVE OAK (88")	60036	34" LIVE OAK (107")	60081	40" LIVE OAK (126")
60010	28" LIVE OAK (88")	60037	36" LIVE OAK (113")	60089	34" LIVE OAK (107")
60011	28" LIVE OAK (88")	60038	26" LIVE OAK (82")	60090	35" LIVE OAK (110")
60012	30" LIVE OAK (94")	60039	28" LIVE OAK (88")	60091	24" LIVE OAK (75")
60013	33" LIVE OAK (104")	60040	24" LIVE OAK (75")	60092	36" LIVE OAK (113")
60014	24" LIVE OAK (75")	60041	24" LIVE OAK (75")	60093	34" LIVE OAK (107")
60015	26" ELM (82")	60042	24" LIVE OAK (75")	60094	34" LIVE OAK (107")
60016	53" LIVE OAK (167")	60043	32" LIVE OAK (101")	60095	26" LIVE OAK (82")
60017	24" LIVE OAK (75")	60047	24" LIVE OAK (75")	60096	30" LIVE OAK (94")
60018	30" LIVE OAK (94")	60057	26" LIVE OAK (82")	60097	32" LIVE OAK (101")
60019	32" ELM (101")	60058	29" LIVE OAK (91")	60098	42" LIVE OAK (132")
60020	32" LIVE OAK (101")	60059	27" LIVE OAK (85")	60099	24" LIVE OAK (75")
60021	36" LIVE OAK (113")	60060	24" LIVE OAK (75")	60100	25" LIVE OAK (79")
60022	24" LIVE OAK (75")	60061	24" LIVE OAK (75")	60101	28" LIVE OAK (88")
60023	25" LIVE OAK (79")	60062	27" LIVE OAK (85")	60102	24" LIVE OAK (75")
60024	24" LIVE OAK (75")	60063	24" LIVE OAK (75")	60103	24" LIVE OAK (75")
60025	26" LIVE OAK (82")	60065	30" LIVE OAK (94")	60104	24" LIVE OAK (75")
60026	36" LIVE OAK (113")	60066	42" LIVE OAK (132")	60105	24" LIVE OAK (75")
60028	40" LIVE OAK (126")	60067	28" LIVE OAK (88")	60106	35" LIVE OAK (110")
60029	44" LIVE OAK (138")	60075	36" LIVE OAK (113")	60107	24" LIVE OAK (75")
60030	36" LIVE OAK (113")	60076	27" LIVE OAK (85")	60108	24" LIVE OAK (75")
60031	24" LIVE OAK (75")	60077	30" LIVE OAK (94")		
60032	24" LIVE OAK (75")	60078	36" LIVE OAK (113")		
60033	24" LIVE OAK (75")	60079	24" LIVE OAK (75")		
60034	24" LIVE OAK (75")	60080	40" LIVE OAK (126")		

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
COMBO SITE ACRES	0.936	40,755
LOT 1 - BLOCK 22	0.205	8,908
LOT 1 - BLOCK 23	0.187	8,132
LOT 1 - BLOCK 24	0.159	6,934
LOT 1 - BLOCK 25	2.017	87,869
LOT 2	0.436	18,981
LOT 2 - BLOCK 21	0.156	6,802
LOT 2 - BLOCK 22	0.194	8,450
LOT 2 - BLOCK 23	0.150	6,520
LOT 2 - BLOCK 24	0.149	6,500
LOT 3 - BLOCK 20	0.193	8,411
LOT 3 - BLOCK 21	0.158	6,863
LOT 3 - BLOCK 22	0.194	8,450
LOT 3 - BLOCK 23	0.149	6,500
LOT 3 - BLOCK 24	0.149	6,500
LOT 4 - BLOCK 20	0.135	5,889
LOT 4 - BLOCK 21	0.158	6,863
LOT 4 - BLOCK 22	0.194	8,450
LOT 4 - BLOCK 23	0.149	6,500
LOT 4 - BLOCK 24	0.149	6,500
LOT 5 - BLOCK 20	0.168	7,332
LOT 5 - BLOCK 21	0.151	6,569
LOT 5 - BLOCK 22	0.194	8,450
LOT 5 - BLOCK 23	0.149	6,500
LOT 5 - BLOCK 24	0.149	6,500
LOT 6 - BLOCK 20	0.173	7,549
LOT 6 - BLOCK 21	0.135	5,863
LOT 6 - BLOCK 22	0.204	8,903
LOT 6 - BLOCK 23	0.149	6,500
LOT 6 - BLOCK 24	0.149	6,500
LOT 7 - BLOCK 20	0.178	7,758
LOT 7 - BLOCK 21	0.164	7,137
LOT 7 - BLOCK 22	0.211	9,205
LOT 7 - BLOCK 23	0.149	6,500
LOT 7 - BLOCK 24	0.149	6,500
LOT 8 - BLOCK 20	0.135	5,879
LOT 8 - BLOCK 21	0.164	7,163
LOT 8 - BLOCK 22	0.167	7,265
LOT 8 - BLOCK 23	0.149	6,500
LOT 8 - BLOCK 24	0.149	6,500

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 9 - BLOCK 20	0.134	5,850
LOT 9 - BLOCK 21	0.134	5,850
LOT 9 - BLOCK 22	0.194	8,450
LOT 9 - BLOCK 23	0.158	6,893
LOT 9 - BLOCK 24	0.149	6,500
LOT 10 - BLOCK 20	0.134	5,850
LOT 10 - BLOCK 21	0.134	5,850
LOT 10 - BLOCK 22	0.196	8,538
LOT 10 - BLOCK 23	0.163	7,106
LOT 10 - BLOCK 24	0.161	7,019
LOT 11 - BLOCK 20	0.134	5,850
LOT 11 - BLOCK 21	0.134	5,850
LOT 11 - BLOCK 22	0.210	9,169
LOT 11 - BLOCK 23	0.163	7,106
LOT 11 - BLOCK 24	0.178	7,749
LOT 12 - BLOCK 20	0.164	7,150
LOT 12 - BLOCK 21	0.134	5,850
LOT 12 - BLOCK 22	0.202	8,780
LOT 12 - BLOCK 23	0.163	7,106
LOT 12 - BLOCK 24	0.178	7,749
LOT 13	40.517	1,764,902
LOT 13 - BLOCK 20	0.164	7,150
LOT 13 - BLOCK 21	0.134	5,850
LOT 13 - BLOCK 22	0.194	8,450
LOT 13 - BLOCK 23	0.163	7,106
LOT 13 - BLOCK 24	0.178	7,749
LOT 14 - BLOCK 20	0.164	7,150
LOT 14 - BLOCK 21	0.134	5,850
LOT 14 - BLOCK 23	0.163	7,106
LOT 14 - BLOCK 24	0.157	6,860
LOT 15 - BLOCK 20	0.164	7,150
LOT 15 - BLOCK 21	0.165	7,195
LOT 15 - BLOCK 23	0.163	7,101
LOT 16 - BLOCK 20	0.164	7,150
LOT 16 - BLOCK 21	0.169	7,354
LOT 16 - BLOCK 23	0.151	6,592
LOT 17 - BLOCK 20	0.134	5,850
LOT 17 - BLOCK 21	0.169	7,354
LOT 18	3.343	145,629
LOT 18 - BLOCK 20	0.138	6,031

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 18 - BLOCK 21	0.169	7,354
LOT 19 - BLOCK 20	0.139	6,066
LOT 19 - BLOCK 21	0.219	9,529
LOT 20 - BLOCK 20	0.139	6,066
LOT 20 - BLOCK 21	0.176	7,655
LOT 21 - BLOCK 20	0.197	8,568
LOT 21 - BLOCK 21	0.177	7,728
LOT 22 - BLOCK 21	0.194	8,450
LOT 23 - BLOCK 21	0.134	5,850
LOT 24 - BLOCK 21	0.138	6,013
LOT 25 - BLOCK 21	0.151	6,573
LOT 26 - BLOCK 21	0.143	6,235
LOT 27 - BLOCK 21	0.194	8,450
LOT 28 - BLOCK 21	0.194	8,450
LOT 29 - BLOCK 21	0.194	8,450
LOT 30 - BLOCK 21	0.194	8,450
LOT 31 - BLOCK 21	0.156	6,807
LOT 32 - BLOCK 21	0.191	8,339
LOT 33 - BLOCK 21	0.191	8,339
LOT 34 - BLOCK 21	0.183	7,980
LOT 101 - BLOCK 10	1.676	72,991
LOT 102 - BLOCK 28	1.228	53,491
LOT 103 - BLOCK 20	0.052	2,252
LOT 104 - BLOCK 20	0.014	606
LOT 106 - BLOCK 21	1.083	47,186
LOT 107 - BLOCK 26	1.163	50,668
LOT 108 - BLOCK 25	0.348	15,141
LOT 109 - BLOCK 23	0.769	33,506
LOT 110 - BLOCK 23	0.305	13,301
LOT 111 - BLOCK 24	0.016	710
LOT 112 - BLOCK 24	0.522	22,722
LOT 113 - BLOCK 27	0.053	2,297
LOT 114 - BLOCK 27	0.012	526
LOT 116 - BLOCK 21	0.072	3,120
LOT 117 - BLOCK 21	0.072	3,142
LOT 118 - BLOCK 22	0.075	3,247

Lot 115, B1K 25 missing
Lot 200 + 201

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2G
41.452 ACRES
96 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
4 NON-RESIDENTIAL LOTS
BEING A PORTION OF THAT CERTAIN 800.258 ACRE
TRACT RECORDED IN VOL. 1389, PG. 572, AND ALL
OF THAT CERTAIN 1.787 ACRE TRACT RECORDED IN
VOL. 1589, PG.432, BOTH IN
THE OFFICIAL PUBLIC RECORDS
OF KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	JFK	JGM	5/10/2023	068686326	6 OF 6

OWNER:
JOSHUA T PULLIAM
& JULIANNE K PULLIAM
204 STATE HWY 46 E
BOERNE, TX 78006

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