

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 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 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 AND 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 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.

OPEN SPACE LOTS 131-133 SHALL BE DRAINAGE, SIDEWALK, AND UTILITY EASEMENTS. OPEN SPACE LOTS 134 & 135 SHALL BE FOR GREENBELT/MONUMENT PURPOSES ONLY AND SHALL NOT BE DRAINAGE OR UTILITY EASEMENTS.

LARGE LEGACY TREE NOTE:  
THERE ARE 0 LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

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.

CLEAR VISION NOTE:  
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT.

SIDEWALK NOTE:  
FIVE-FOOT WIDE (OR LARGER WHERE REQUIRED) REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED OR ADJACENT TO PROPERTY LINE WHERE NO SIDEWALK EASEMENT IS PROVIDED, 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. 2017-13, SECTION 1.10 (5).

DATUM NOTE  
ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).

TAX CERTIFICATE NOTE  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

PRELIMINARY PLAT  
ESTABLISHING  
**ESPERANZA**  
**PHASE 1C**

THIS PLAT OF ESPERANZA PHASE 1C 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

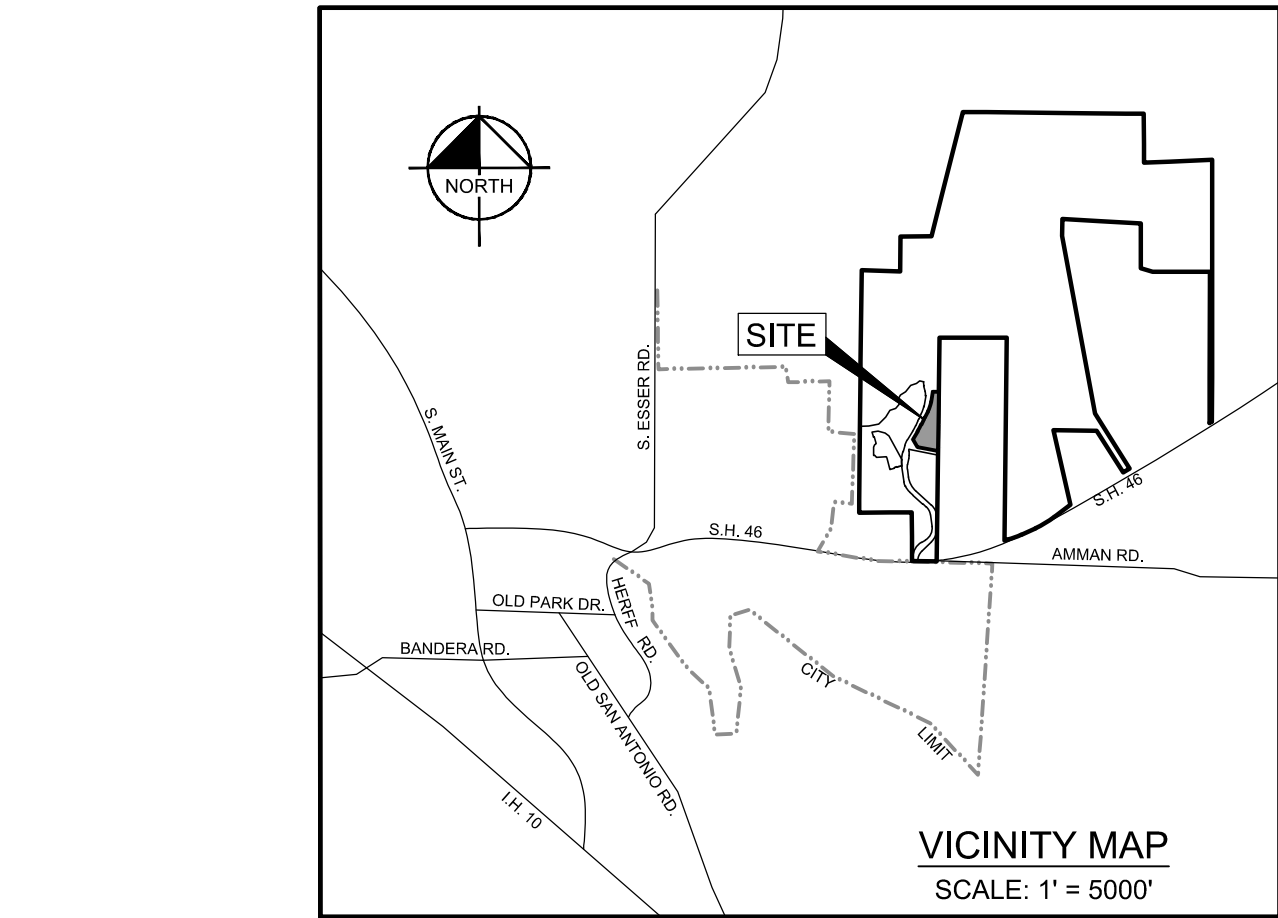
BY: \_\_\_\_\_  
SECRETARY

BEING 13.496 ACRES SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THE SAME TRACTS CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP DESCRIBED IN VOLUME 1488, PAGE 853, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.  
JULY 19, 2017

**OWNER:**  
LOOKOUT DEVELOPMENT GROUP, L.P.  
MORNINGSIDE LAND & CATTLE CO., LLC  
1001 CRYSTAL FALLS PKWY.  
LEANDER, TEXAS 78641  
PH. (512) 260-2066  
CONTACT: MIKE SIEFERT

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928  
PH: (210) 541-9166  
FAX: (210) 541-8699  
CONTACT: JEFFREY D. CARROLL, P.E.

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPLS #10193973  
PH: (210) 541-9166  
FAX: (210) 541-8699  
CONTACT: ROBERTO A. ARAUJO-CRUZ, R.P.L.S.



GENERAL NOTES:

NO PORTION OF THESE LOTS ARE IN FLOOD HAZARD AREA ZONE A AS SHOWN ON THE KENDALL COUNTY, TEXAS FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48259C 0415F, EFFECTIVE DATE: DECEMBER 17, 2010.

ALL PRIVATE RIGHT-OF-WAYS ARE ALSO DESIGNATED AS UTILITY AND DRAINAGE EASEMENTS. THEREFORE, SUCH EASEMENTS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

BUILDING SETBACKS ARE SHOWN. THE AREA OF THE SMALLEST LOT IS 11,553 SQUARE FEET.

TOTAL PLATTED ACREAGE = 13.496 ACRES  
TOTAL ROW = 1.625 ACRES  
TOTAL OPEN SPACE = 4.151 ACRES  
TOTAL LOTS = 26 (20 RESIDENTIAL; 1 CITY, 5 OPEN SPACE)  
GROSS DENSITY = 1.926 (LOTS/ACRE)

THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

THE SUBJECT AREA IS WITHIN THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO.2 AND IS SUBJECT TO TAXES BY THE DISTRICT

THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED THE APPROVED DEVELOPMENT AGREEMENT AND/OR THE THE PROPOSED TRANSPORTATION NETWORK PLAN.

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 1C, 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.

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.

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

STATE OF TEXAS  
COUNTY OF KENDALL

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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.

ROBERTO A. ARAUJO-CRUZ  
REGISTERED PROFESSIONAL LAND SURVEYOR #6653

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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.

JEFFREY D. CARROLL  
REGISTERED PROFESSIONAL ENGINEER #93625

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_ COUNTY CLERK  
OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR  
RECORD IN MY OFFICE, ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ M, AND DULY  
RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_  
IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN  
BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

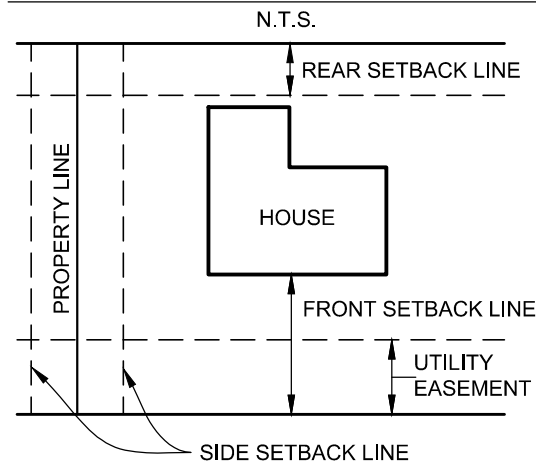
BY: \_\_\_\_\_ DEPUTY.

BUILDING SETBACKS

| TYPE | TYP. LOT WIDTH | 1 SIDE | SIDE ADJACENT TO STREET | TYP. TOTAL SIDE | FRONT YARD TO INCLUDE GARAGE | BACK YARD |
|------|----------------|--------|-------------------------|-----------------|------------------------------|-----------|
| S.F. | 90'            | 10'    | 15'                     | 20'             | 30'                          | 25'       |

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.

TYPICAL BUILDING SETBACK  
ON INTERIOR PROPERTY LINE



BLOCK SIZE NOTES:

THE EXTERIOR PERIMETER OF THE BLOCKS IS AS FOLLOWS:

BLOCK 9 - 3,253 L.F.  
BLOCK 10 - 2,899 L.F.

THE AVERAGE PERIMETER IS 3,076 L.F.

- DENOTES OPEN SPACE
- DENOTES SLOPES GREATER THAN 15%

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N58°28'17"W | 11.91' |
| L2         | N58°28'17"W | 11.91' |
| L3         | S47°28'17"E | 19.35' |
| L4         | N69°28'17"W | 19.35' |
| L5         | S58°28'17"E | 13.23' |
| L6         | S58°28'17"E | 22.79' |
| L7         | S58°28'17"E | 36.01' |
| L8         | S58°28'17"E | 35.70' |
| L9         | S09°29'45"W | 16.82' |
| L10        | S69°32'02"E | 15.00' |
| L11        | N20°20'06"E | 42.16' |
| L12        | N30°42'28"W | 15.00' |
| L13        | N73°46'25"W | 50.53' |

**Kimley»Horn**

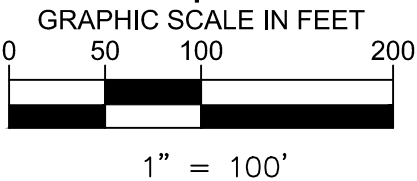
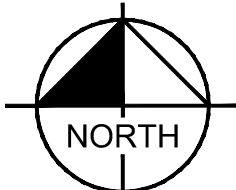
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TPBE FIRM #928  
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PRELIMINARY PLAT  
ESTABLISHING  
**ESPERANZA**  
**PHASE 1C**

BEING 13.496 ACRES SITUATED IN THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THE SAME TRACTS CONVEYED TO LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP DESCRIBED IN VOLUME 1488, PAGE 853, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

JULY 19, 2017

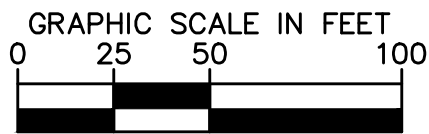
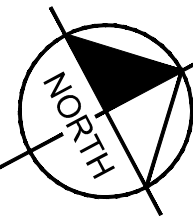
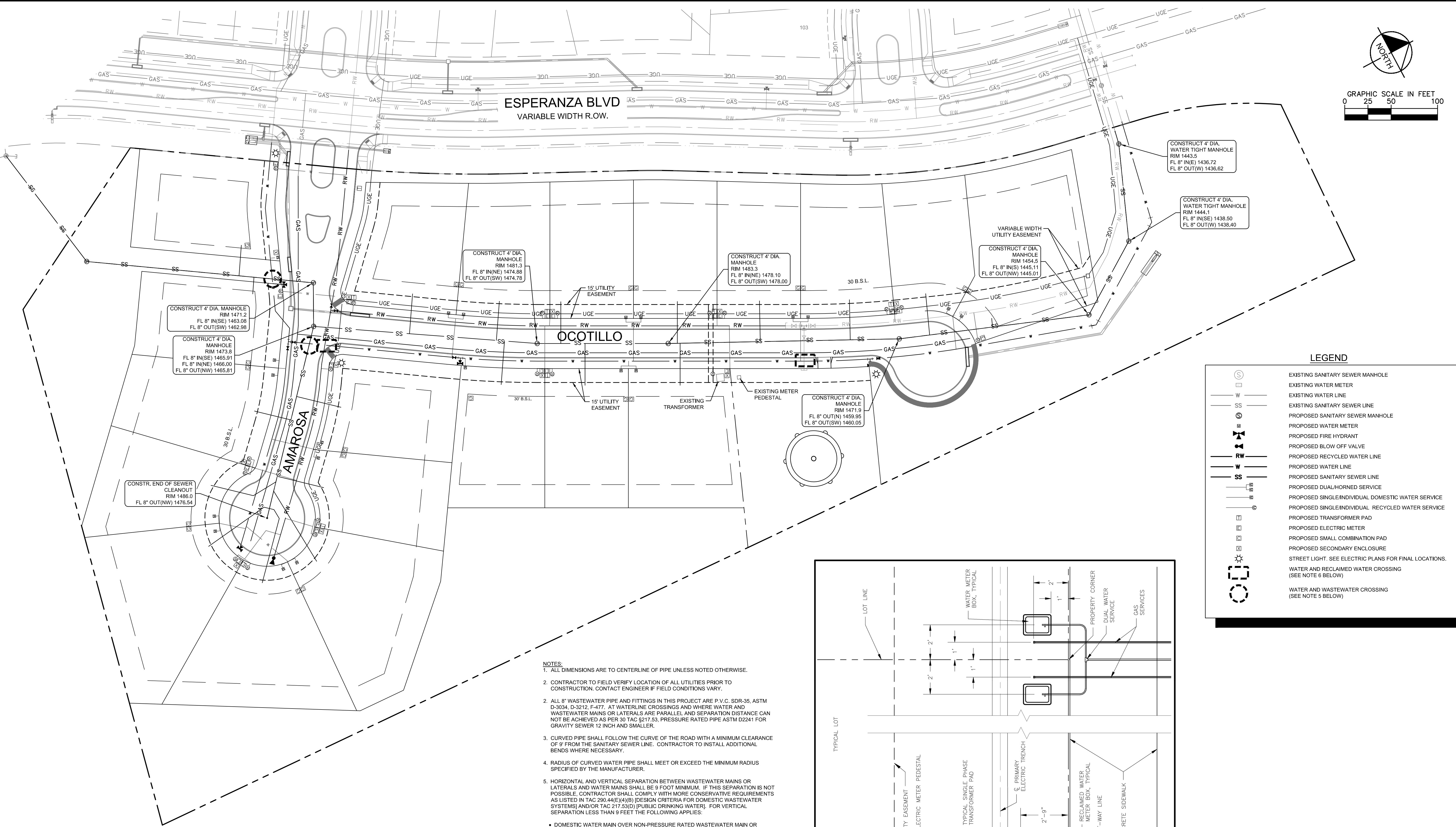


LEGEND

- 1440 EXISTING GROUND CONTOUR
- SET 1/2" IRON ROD WITH KHA CAP
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- UTILITY EASEMENT
- - - DRAINAGE & UTILITY EASEMENT
- 1998 SITE ADDRESS

| CURVE TABLE |            |          |         |               |
|-------------|------------|----------|---------|---------------|
| NO.         | DELTA      | RADIUS   | LENGTH  | CHORD BEARING |
| C1          | 180°00'00" | 12.00'   | 37.70'  | N31°31'43"E   |
| C2          | 27°09'09"  | 42.00'   | 19.90'  | N31°31'43"E   |
| C3          | 114°34'34" | 3.00'    | 6.00'   | N75°14'26"E   |
| C4          | 158°00'00" | 10.00'   | 27.58'  | S31°31'43"W   |
| C5          | 114°34'34" | 3.00'    | 6.00'   | N12°11'00"W   |
| C6          | 6°51'42"   | 1547.00' | 185.26' | N28°05'52"E   |
| C7          | 3°00'20"   | 953.00'  | 49.99'  | N26°10'11"E   |
| C8          | 18°10'36"  | 779.00'  | 247.13' | N18°35'03"E   |
| C9          | 21°32'27"  | 400.00'  | 150.38' | N20°15'58"E   |
| C10         | 11°00'00"  | 112.00'  | 21.50'  | N52°58'17"W   |
| C11         | 11°00'00"  | 112.00'  | 21.50'  | S63°58'17"E   |
| C12         | 11°00'00"  | 100.00'  | 19.20'  | N63°58'17"W   |
| C13         | 10°53'22"  | 273.00'  | 51.89'  | N53°01'36"W   |
| C14         | 51°10'51"  | 15.00'   | 13.40'  | N21°59'30"W   |
| C15         | 282°21'41" | 52.00'   | 256.26' | N42°25'05"E   |
| C16         | 51°10'51"  | 15.00'   | 13.40'  | S73°10'21"E   |
| C17         | 10°53'22"  | 327.00'  | 62.15'  | N53°01'36"W   |
| C18         | 90°00'00"  | 15.00'   | 23.56'  | S13°28'17"E   |
| C19         | 101°00'00" | 15.00'   | 26.44'  | N82°01'43"E   |
| C20         | 5°27'03"   | 973.00'  | 92.56'  | N28°48'11"E   |
| C21         | 5°27'03"   | 1027.00' | 97.70'  | N28°48'11"E   |
| C22         | 5°44'34"   | 973.00'  | 97.52'  | N23°12'23"E   |
| C23         | 3°51'24"   | 1027.00' | 69.13'  | N24°08'58"E   |
| C24         | 73°54'50"  | 15.00'   | 19.35'  | S59°10'41"W   |
| C25         | 255°48'00" | 52.00'   | 232.16' | N31°45'53"W   |
| C26         | 18°10'39"  | 789.00'  | 250.32' | N18°35'02"E   |
| C27         | 3°00'20"   | 943.00'  | 49.47'  | S26°10'11"W   |
| C28         | 2°01'58"   | 1557.00' | 55.24'  | N25°41'00"E   |
| C29         | 10°20'09"  | 914.00'  | 164.88' | N15°10'49"E   |
| C30         | 15°23'27"  | 175.67'  | 47.19'  | S83°52'55"W   |
| C31         | 13°37'49"  | 187.15'  | 44.52'  | N82°23'06"W   |
| C32         | 31°10'07"  | 179.63'  | 97.72'  | N59°59'08"W   |

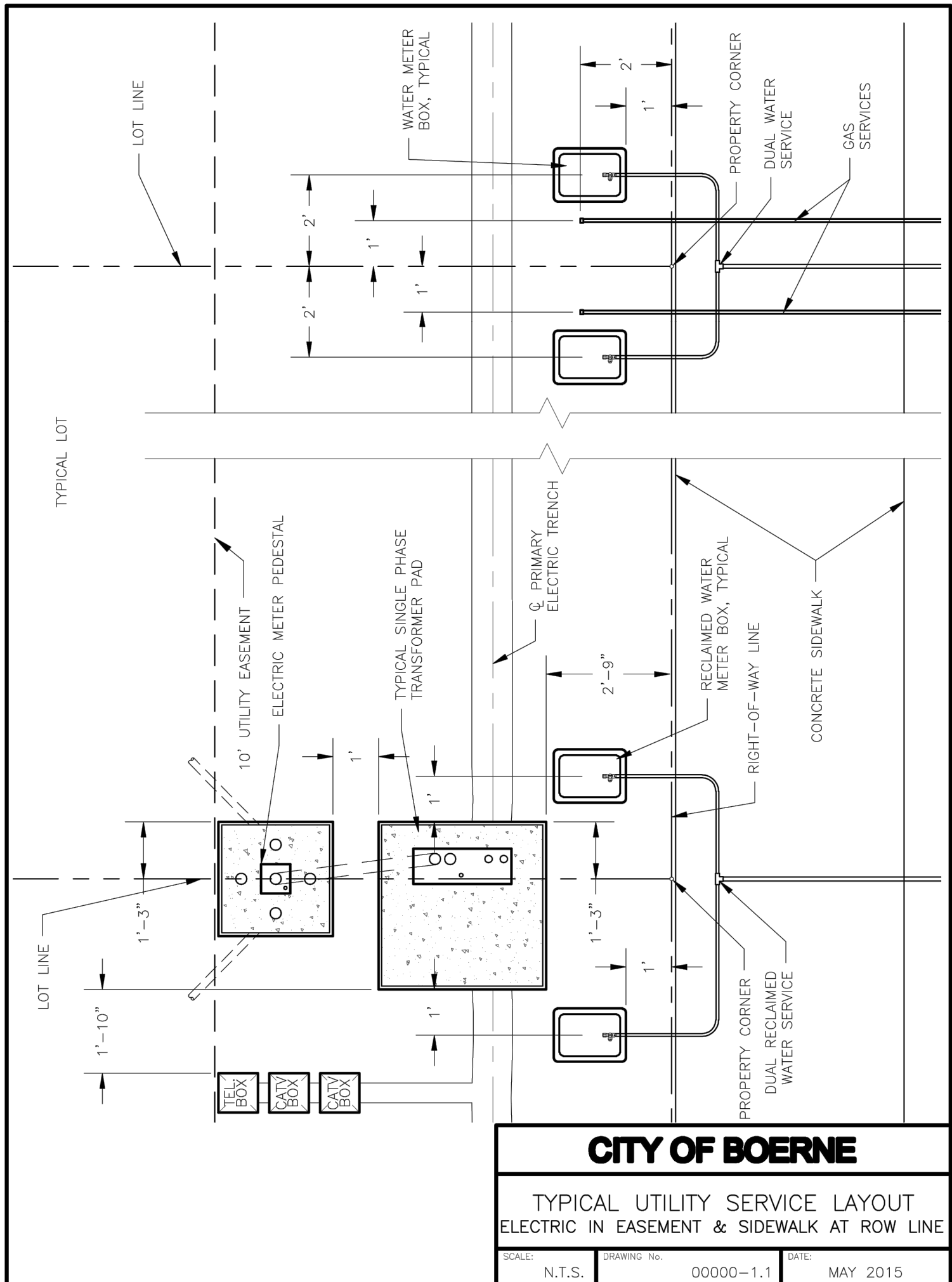
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#### LEGEND

|  |                                                       |
|--|-------------------------------------------------------|
|  | EXISTING SANITARY SEWER MANHOLE                       |
|  | EXISTING WATER METER                                  |
|  | EXISTING WATER LINE                                   |
|  | EXISTING SANITARY SEWER LINE                          |
|  | PROPOSED SANITARY SEWER MANHOLE                       |
|  | PROPOSED WATER METER                                  |
|  | PROPOSED FIRE HYDRANT                                 |
|  | PROPOSED BLOW OFF VALVE                               |
|  | PROPOSED RECYCLED WATER LINE                          |
|  | PROPOSED WATER LINE                                   |
|  | PROPOSED SANITARY SEWER LINE                          |
|  | PROPOSED DUAL/HORNED SERVICE                          |
|  | PROPOSED SINGLE/INDIVIDUAL DOMESTIC WATER SERVICE     |
|  | PROPOSED SINGLE/INDIVIDUAL RECYCLED WATER SERVICE     |
|  | PROPOSED TRANSFORMER PAD                              |
|  | PROPOSED ELECTRIC METER                               |
|  | PROPOSED SMALL COMBINATION PAD                        |
|  | PROPOSED SECONDARY ENCLOSURE                          |
|  | STREET LIGHT. SEE ELECTRIC PLANS FOR FINAL LOCATIONS. |
|  | WATER AND RECLAIMED WATER CROSSING (SEE NOTE 6 BELOW) |
|  | WATER AND WASTEWATER CROSSING (SEE NOTE 5 BELOW)      |

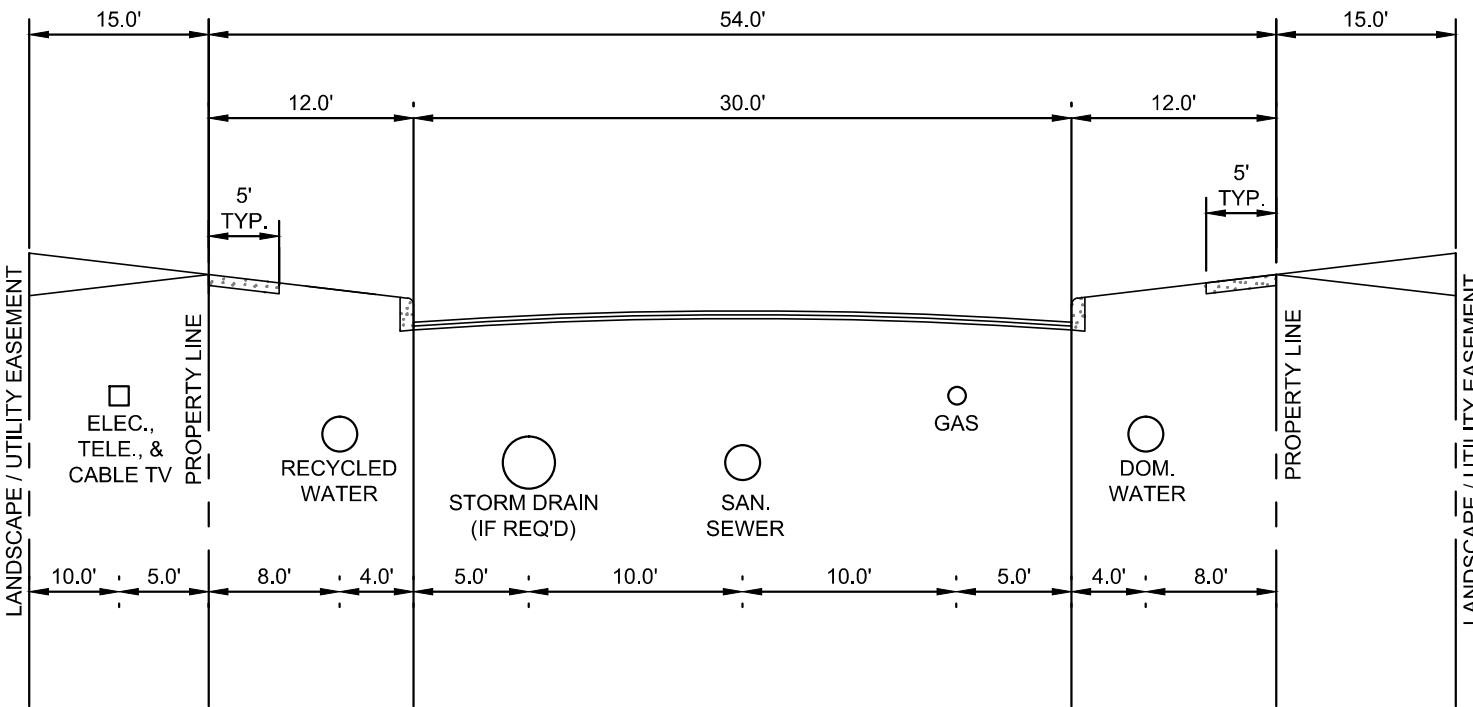
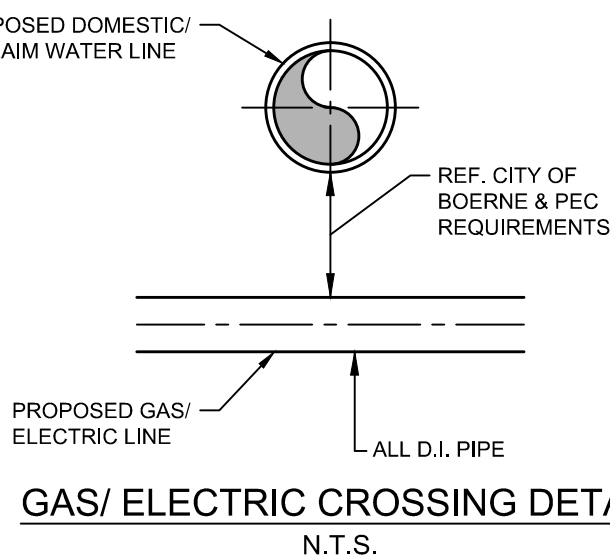
- NOTES:
1. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
  2. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
  3. ALL 8" WASTEWATER PIPE AND FITTINGS IN THIS PROJECT ARE P.V.C. SDR-35, ASTM D-3034, D-3212, P-477. AT WATERLINE CROSSINGS AND WHERE WATER AND WASTEWATER MAINS OR LATERALS ARE PARALLEL AND SEPARATION DISTANCE CAN NOT BE ACHIEVED AS PER 30 TAC §217.53, PRESSURE RATED PIPE ASTM D2241 FOR GRAVITY SEWER 12 INCH AND SMALLER.
  4. CURVED PIPE SHALL FOLLOW THE CURVE OF THE ROAD WITH A MINIMUM CLEARANCE OF 9' FROM THE SANITARY SEWER LINE. CONTRACTOR TO INSTALL ADDITIONAL BENDS WHERE NECESSARY.
  5. RADIUS OF CURVED WATER PIPE SHALL MEET OR EXCEED THE MINIMUM RADIUS SPECIFIED BY THE MANUFACTURER.
  6. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WASTEWATER MAINS OR LATERALS AND WATER MAINS SHALL BE 9 FOOT MINIMUM. IF THIS SEPARATION IS NOT POSSIBLE, CONTRACTOR SHALL COMPLY WITH MORE CONSERVATIVE REQUIREMENTS AS LISTED IN TAC 290.44(E)(4)(B) [DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS] AND/OR TAC 217.53(D) [PUBLIC DRINKING WATER]. FOR VERTICAL SEPARATION LESS THAN 9 FEET THE FOLLOWING APPLIES:
    - DOMESTIC WATER MAIN OVER NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL
      - 2 FOOT MINIMUM VERTICAL SEPARATION WITH WASTEWATER MAIN STABILIZED WITH CEMENT STABILIZED SAND OR WITH CASING PIPE
    - DOMESTIC WATER MAIN OVER PRESSURE RATED WASTEWATER MAIN OR LATERAL
      - 6 INCH MINIMUM VERTICAL SEPARATION WITH PRESSURE RATED WASTEWATER MAIN STABILIZED WITH CEMENT STABILIZED SAND.
    - NON PRESSURE RATED WASTEWATER MAIN OR LATERAL OVER DOMESTIC WATER MAIN
      - 1 FOOT MINIMAL VERTICAL WITH WASTEWATER PIPE ENCASED IN CASING PIPE AND DOMESTIC WATER LINE CONSTRUCTED OF DI OR STEEL PIPE
    - PRESSURE RATED WASTEWATER MAIN OR LATERAL OVER DOMESTIC WATER MAIN
      - 1 FOOT MINIMAL VERTICAL WITH PRESSURE RATED WASTEWATER PIPE AND DOMESTIC WATER LINE CONSTRUCTED OF DI OR STEEL PIPE
  7. DOMESTIC WATER TO CROSS AT MINIMUM ONE FOOT ABOVE RECLAIMED WATER AT ANY WATER AND RECLAIMED WATER CROSSING.
  8. SEE RESTRAINED LENGTH TABLES ON SHEET C8.9 FOR RESTRAINED LENGTH REQUIREMENTS AT BENDS AND VALVES/DEADENDS.
  9. ALL DOMESTIC AND RECYCLE SERVICES AT SINGLE FAMILY LOT WILL BE 3/4". REF. SHEET C8.9 FOR DUAL SERVICE CONNECTION.
  10. ALL ELECTRIC AND GAS LINES AND SERVICES SHOWN FOR COORDINATION PURPOSE ONLY. REFER TO SCHNEIDER PLANS FOR DESIGN INFORMATION.



#### CITY OF BOERNE

TYPICAL UTILITY SERVICE LAYOUT  
ELECTRIC IN EASEMENT & SIDEWALK AT ROW LINE

|        |             |          |
|--------|-------------|----------|
| SCALE  | DRAWING NO. | DATE     |
| N.T.S. | 00000-1.1   | MAY 2015 |



LOCAL SECTION (LOTS GREATER THAN 65' WIDE)  
N.T.S.

Kimley»Horn

601 NW Loop 410, Suite 350  
Frisco, Texas 75034  
Tel. No. (214) 544-9168  
Fax No. (214) 544-9899

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

Kimley»Horn

ENGINEERING PLANNING AND CONSTRUCTION CONSULTANTS  
Engineer: JEFFREY D. CARROLL  
P.E. No. 93625 Date: 05/21/2017

PHASE 1C

OVERALL UTILITY

PLAN

811

BOERNE • TEXAS

Esperanza

KENDALL COUNTY WATER  
CONTROL AND IMPROVEMENT  
DISTRICT NO. 2A

DATE  
06/21/2017

PROJECT NO.  
06866300

SHEET NUMBER  
C5.0

REVISIONS

1 REVISION 1 (CITY COMMENTS)

DATE 07/16/15

BY JDC