

MATCHLINE- SEE THIS SHEET

A PRELIMINARY PLAT ESTABLISHING

ESPERANZA SUBDIVISION, UNIT 2D

BEING 13.575 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 1504, PAGE 819, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S48°51'43"W	0.77'
L2	S03°31'08"W	60.00'
L3	S51°35'16"W	60.10'
L4	N89°17'21"W	20.64'
L5	N05°45'54"W	60.00'
L6	N89°17'21"W	28.39'
L7	S00°42'39"W	14.12'
L8	N06°25'22"E	50.25'
L9	N72°25'28"E	44.86'
L10	S72°25'28"W	44.86'
L11	N00°42'39"E	90.61'
L12	N05°45'54"W	5.79'
L13	S89°27'07"E	24.79'
L14	S89°27'07"E	24.77'

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	042°58'30"	9.75'	13.00'	S70°18'46"W	9.52'
C2	030°58'35"	447.11'	827.00'	S20°06'06"E	441.68'
C3	092°37'29"	21.02'	13.00'	N81°21'23"W	18.80'
C4	093°15'39"	21.11'	12.97'	S11°15'01"W	18.86'
C5	034°23'53"	54.73'	91.16'	S74°13'39"W	53.91'
C7	001°02'29"	26.72'	1470.00'	N87°10'24"W	26.72'
C8	096°46'47"	21.96'	13.00'	S43°54'59"W	19.44'
C9	030°36'45"	508.64'	952.00'	S19°46'47"E	502.61'
C10	015°06'22"	266.82'	1012.00'	S27°31'59"E	266.04'
C11	087°35'44"	19.87'	13.00'	N63°46'40"W	18.00'
C14	087°35'44"	19.87'	13.00'	N28°37'36"E	18.00'
C15	011°07'30"	196.50'	1012.00'	S09°36'31"E	196.19'
C16	087°02'33"	19.75'	13.00'	N47°34'02"W	17.90'
C17	001°15'21"	32.22'	1470.00'	S88°17'01"W	32.22'
C18	086°56'41"	19.73'	13.00'	S44°10'59"W	17.89'
C19	043°03'49"	9.77'	13.00'	N20°49'16"W	9.54'
C20	173°04'20"	187.28'	62.00'	S44°10'59"W	123.77'
C21	043°03'49"	9.77'	13.00'	S70°48'46"E	9.54'
C22	005°41'31"	151.99'	1530.00'	N89°29'55"W	151.93'

LEGEND

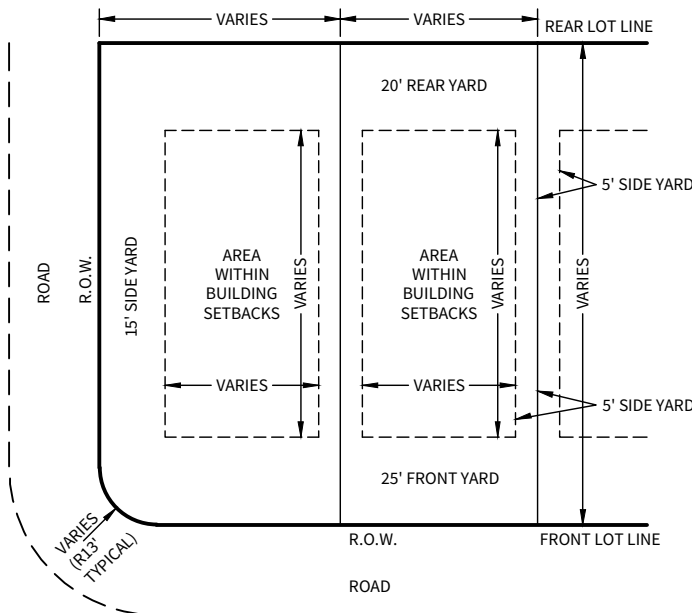
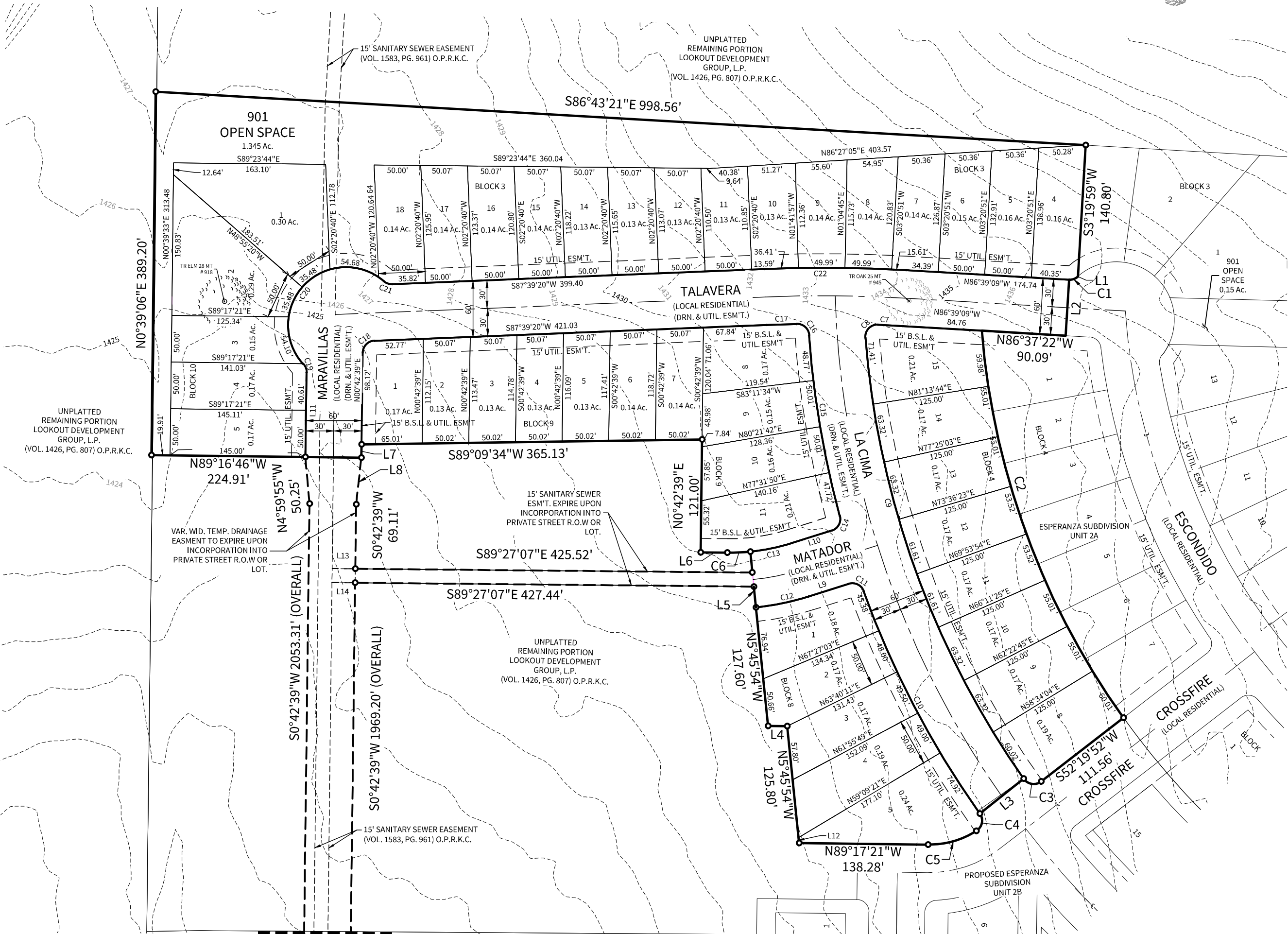
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- CI. = CURVE NUMBER
- C.B. = COUNTY BLOCK
- CPS. = CITY PUBLIC SERVICE
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DRN. = DRAINAGE
- E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
- ESMT. = EASEMENT
- EX. = EXISTING
- L1. = LINE NUMBER
- L.S. = LANDSCAPE
- NAD. = NORTH AMERICAN DATUM
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.P.R.K.C. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- SAN. SEW. = SANITARY SEWER
- T.C. = TRUNK CIRCUMFERENCE
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- ELEV. = PROPOSED CONTOUR
- ELEV. - = EXISTING GROUND MAJOR CONTOUR
- - ELEV. - - = EXISTING GROUND MINOR CONTOUR
- - - - = EXISTING PROPERTY LINE
- = LARGE LEGACY TREE
- = HERITAGE TREE

SCALE: 1"=100'



UNPLATTED
REMAINING PORTION
LOOKOUT DEVELOPMENT
GROUP, L.P.
(VOL. 1426, PG. 807) O.P.R.K.C.

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

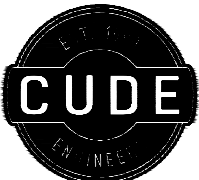
TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.

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SEE THIS SHEET

CONTACT: COY ARMSTRONG

PROJECT # 03154.000

DATE: JUNE 2017



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