

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.

Maintenance Easement:

A 5-ft maintenance easement is hereby granted for perpetual private access easements in favor of the lots on which a home built on a zero-lot at the boundaries to which these easements are adjacent.

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. 2017-13, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Volume _____, Page _____, Kendall County Official Records.

Building Setback Note:

With the exception of Lots 13-15, Block 1, Lots 2-3, 18-20, 23-24, 27, 32, Block 2, Lots 25-28, Block 3, Lots 6-8, 12-14, 29, Block 4, Lots 2-6, 25-36, 38, Block 5, Lot 3, Block 6, Lots 2-3, 5, Block 7, Lots 6-7, 15-20, 26, Block 8, Lots 3-11, Block 9, Lot 13, Block 10, 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.

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, 104-107, 110, 111, 113-118 shall be Drainage, Sidewalk, and Utility Easements. Open space Lots 102-103, 109, 112 shall be for greenbelt/monument purposes only and shall not be drainage or 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:

Total Right-of-way - 16.279 acres
Total Open Space - 11.663 acres
Total Residential - 51.178 acres
Density of Residential Lots - 4.904 Lots per acre
Smallest Lot size - 0.126 acres

Flood Statement:

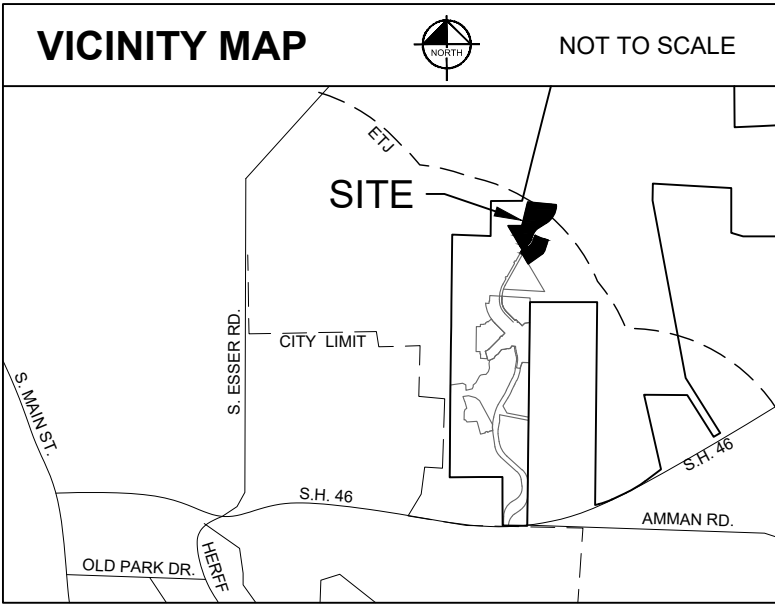
According to Map No. 48259C0415F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by 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 128 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.

Variance Note:

A left turn lane and right turn lane will be provided as agreed by Planning and Zoning Commission per variance request as approved on November 5, 2019.



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 2F, 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 Boerne Holdings, L.P.
2730 Rice Boulevard, Suite 200
Houston, Texas 77005

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

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA 2F 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

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
MORNINGSIDE LAND & CATTLE CO., LLC
1789 S. BAGDAD ROAD, SUITE 104
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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.

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.

K. Javier Alonzo, P.E. #134190
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 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 ____ M 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

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
251 RESIDENTIAL LOTS
18 OPEN SPACE LOTS
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF
KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

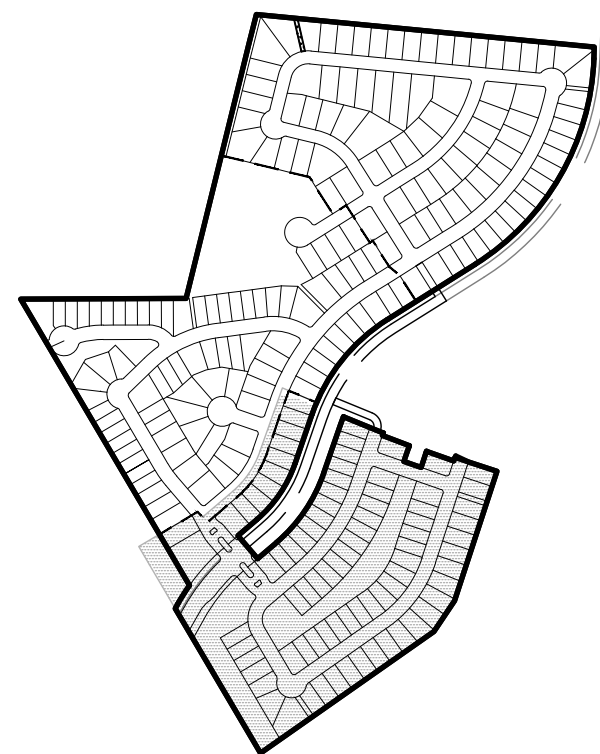
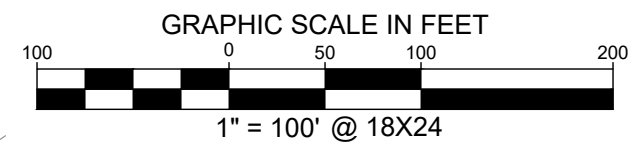
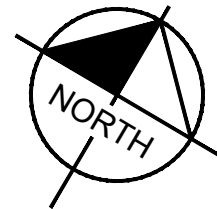
Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale AS SHOWN	Drawn by APS	Checked by JGM	Date 11/22/2019	Project No. 068686320	Sheet No. 1 OF 6

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
U.E.	UTILITY EASEMENT
XXXX	ADDRESS
OPRKC	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
PRKC	PLAT RECORDS OF KENDALL COUNTY, TEXAS
▼	ZERO LOT LINE INDICATOR
⑨	BLOCK IDENTIFICATION
A	15' UTILITY EASEMENT

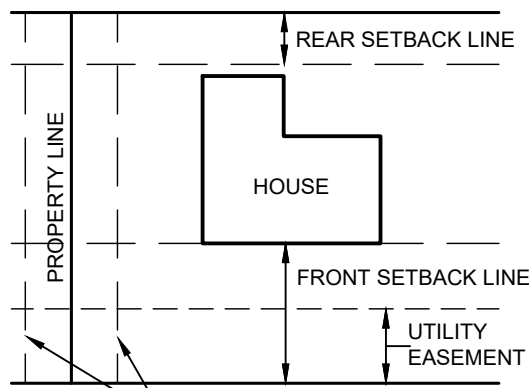
	DENOTES OPEN SPACE
	EXISTING GRADE SLOPES 15%-25%



INDEX MAP

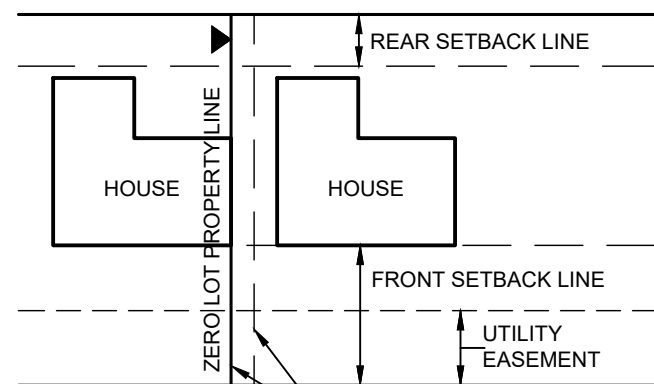
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TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS

N.T.S.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS FOR ZERO LOT LINE LOTS

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BUILDING SETBACKS						
TYPE	TYP. LOT WIDTH	1 SIDE	SIDE ADJACENT TO STREET	TYP. TOTAL SIDE	TYP. FRONT (UNLESS OTHERWISE STATED)	TYP. REAR
SINGLE FAMILY	50'	5'	10'	10'	25'	20'
SINGLE FAMILY	60'	5'	10'	10'	25'	20'
SINGLE FAMILY	70'	5'	10'	10'	25'	20'

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE

N.T.S.

OWNER:
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MORNINGSIDE LAND & CATTLE CO., LLC
1789 S. BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
PH. (512) 260-2066
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:
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601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPE #928

SURVEYOR:
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PRELIMINARY PLAT ESTABLISHING

ESPERANZA

PHASE 2F

79.120 ACRES

251 RESIDENTIAL LOTS

18 OPEN SPACE LOTS

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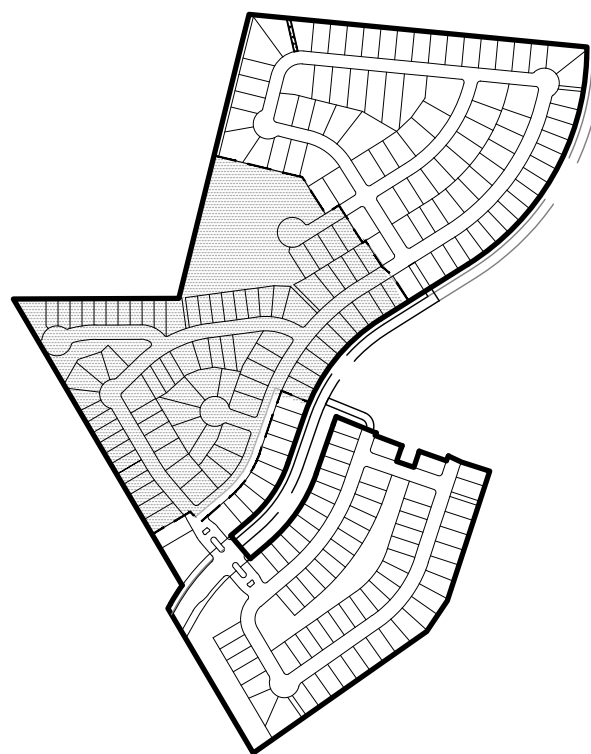
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AS SHOWN	APS	JGM	11/22/2019	068686320	2 OF 6



INDEX MAP

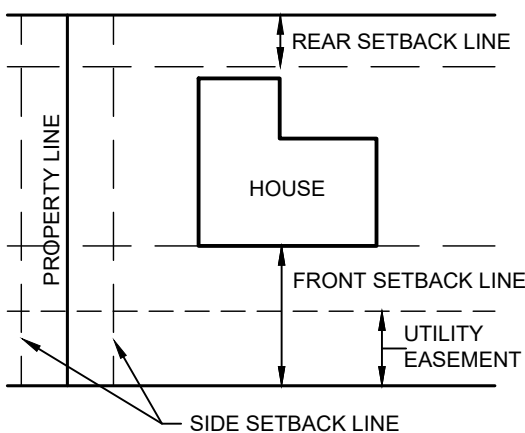
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OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS
ZERO LOT LINE INDICATOR
9 BLOCK IDENTIFICATION
A 15' UTILITY EASEMENT

- Denotes Open Space
Existing Grade Slopes 15%-25%

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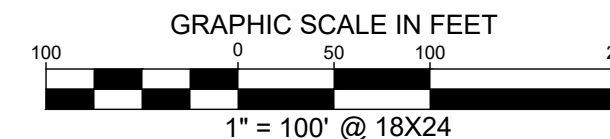
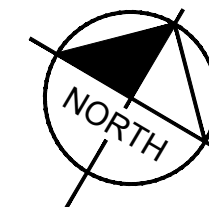


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FIRM # 10193973

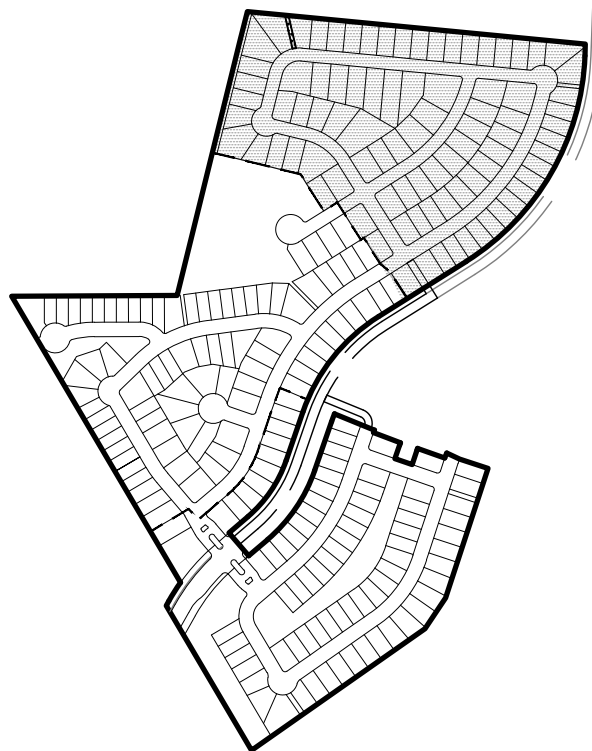
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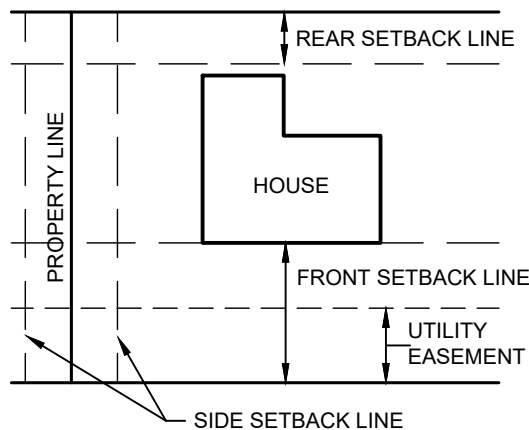


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AND EASEMENT LOCATIONS
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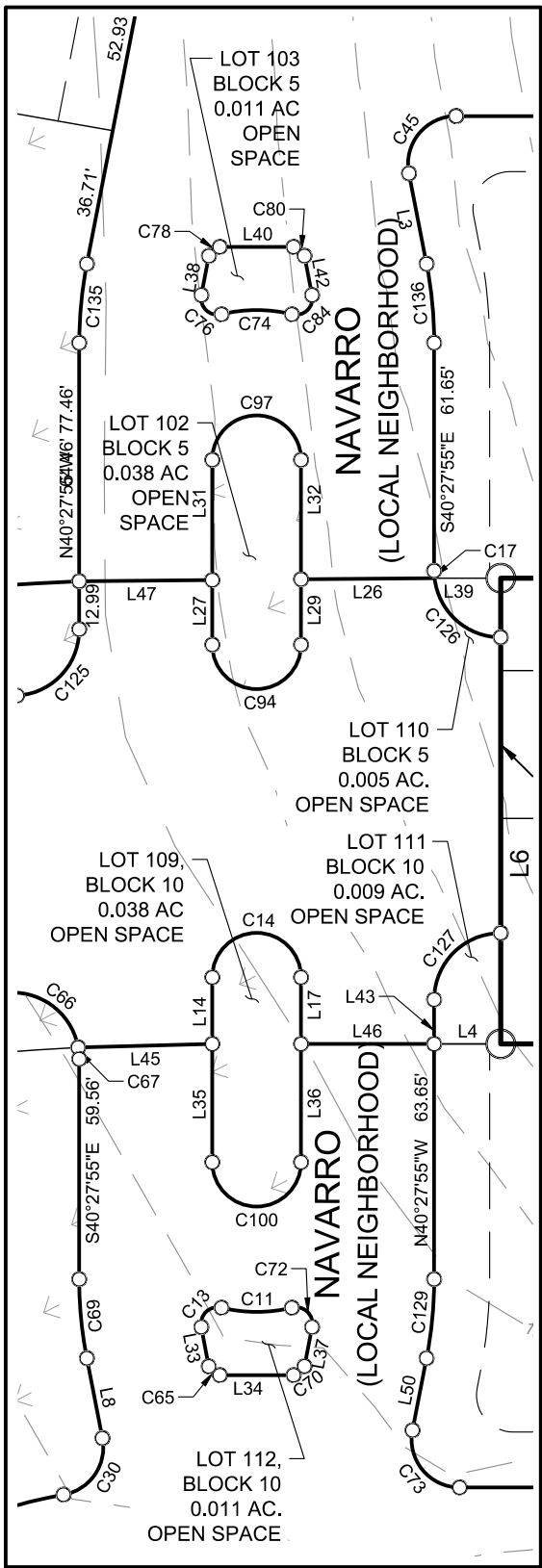
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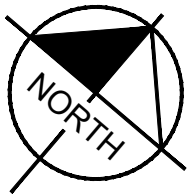
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DETAIL 'A'
SCALE: 1" = 50'



LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°08'21"W	49.14'
L3	N51°27'55"W	24.95'
L4	N49°32'05"E	18.00'
L5	S49°32'05"W	102.92'
L6	S40°27'58"E	126.00'
L7	N49°32'05"E	102.92'
L8	S51°27'55"E	22.04'
L10	S67°47'48"E	179.97'
L11	N29°15'58"E	21.66'
L12	S69°11'31"E	120.00'
L13	N35°02'45"W	15.49'
L14	N40°27'55"W	18.00'
L15	N65°35'14"E	16.30'
L16	S19°01'05"W	58.85'
L17	S40°27'55"E	18.00'
L18	N65°35'14"E	9.89'
L19	S70°58'55"E	76.09'
L20	N32°09'13"W	161.61'
L21	N18°06'56"E	62.68'
L22	N65°35'14"E	67.36'
L23	S70°34'35"E	120.00'
L25	S65°05'10"E	60.00'
L26	S49°03'10"W	36.11'
L27	S40°27'55"E	17.49'
L28	S71°53'04"E	123.80'
L29	N40°27'55"W	17.70'
L31	S40°27'55"E	32.51'
L32	N40°27'55"W	32.30'
L33	N51°13'11"W	10.82'
L34	S49°32'05"W	19.96'
L35	S40°27'55"E	31.43'
L36	N40°27'55"W	32.00'
L37	S29°27'55"E	10.79'
L38	S29°27'55"E	10.78'
L39	S49°32'05"W	17.89'
L40	S49°32'05"W	19.96'
L41	N49°32'05"E	10.62'
L42	N51°27'55"W	10.79'
L43	N40°27'55"W	12.00'
L45	N48°01'01"E	36.29'
L46	N49°32'05"E	36.00'
L47	S49°03'05"W	36.00'
L49	N29°15'58"E	58.36'
L50	N29°27'55"W	19.86'
L51	N31°14'37"W	17.14'
L53	S51°47'56"E	10.36'
L55	S30°30'49"E	219.23'
L56	N40°27'56"W	213.00'
L57	N40°27'54"W	125.73'
L58	N45°56'10"E	146.79'
L59	N13°52'07"E	178.52'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	55°42'26"	1057.00'	1027.69'	S29°59'34"W	987.69'	C60	6°47'54"	200.00'	23.73'	S21°30'53"W	23.72'
C2	38°49'42"	763.00'	517.07'	S38°25'56"W	507.23'	C61	99°57'39"	12.91'	22.51'	S35°00'10"E	19.77'
C3	30°31'00"	537.00'	286.01'	S34°16'35"W	282.65'	C62	30°31'00"	963.00'	512.91'	N34°16'35"E	506.87'
C4	30°31'00"	663.00'	353.12'	N34°16'35"E	348.96'	C63	36°51'27"	350.00'	225.15'	N36°32'39"E	221.29'
C5	3°11'06"	637.00'	35.41'	N20°36'38"E	35.41'	C64	80°02'53"	70.00'	97.80'	S09°30'38"W	90.04'
C6	1°32'42"	412.63'	11.13'	S21°22'07"W	11.13'	C65	79°00'00"	3.00'	4.14'	S88°07'31"W	3.82'
C7	1°47'24"	337.00'	10.53'	S19°54'47"W	10.53'	C66	84°19'03"	18.00'	26.49'	N87°22'20"E	24.16'
C8	1°18'29"	350.00'	7.99'	N18°46'10"E	7.99'	C67	10°00'13"	18.00'	3.14'	S45°28'02"E	3.14'
C9	20°16'06"	800.00'	283.00'	N39°24'01"E	281.53'	C69	11°00'00"	112.00'	21.50'	S45°57'55"E	21.47'
C10	5°29'26"	230.00'	22.04'	N22°10'07"E	22.03'	C70	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C11	27°09'09"	40.50'	19.19'	N49°32'05"E	19.01'	C71	42°38'41"	13.00'	9.68'	N33°40'51"E	9.45'
C12	9°57'22"	400.00'	69.51'	S35°29'14"E	69.42'	C72	114°34'28"	4.50'	9.00'	S86°45'16"E	7.57'
C13	114°34'34"	4.50'	9.00'	N05°49'22"E	7.57'	C73	101°00'00"	13.00'	22.92'	S79°57'55"E	20.06'
C14	180°00'00"	12.00'	37.70'	N49°32'05"E	24.00'	C74	27°09'09"	40.50'	19.19'	N49°32'05"E	19.01'
C15	76°26'43"	43.00'	57.37'	S07°42'48"W	53.21'	C75	111°32'51"	62.00'	120.71'	N70°52'30"E	102.53'
C16	36°32'07"	500.00'	318.83'	S64°12'13"W	313.46'	C76	114°34'34"	4.50'	9.00'	S86°45'13"E	7.57'
C17	6°22'46"	18.00'	2.00'	N43°39'18"W	2.00'	C77	90°00'00"	60.00'	94.25'	N22°47'48"W	84.85'
C18	59°02'16"	100.00'	103.04'	N60°43'33"W	98.54'	C78	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C19	24°10'05"	400.00'	168.72'	S77°40'17"W	167.48'	C79	90°00'00"	30.00'	47.12'	N22°47'48"W	42.43'
C20	59°48'48"	13.00'	13.57'	S45°00'28"W	12.96'	C80	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'
C21	50°56'18"	13.00'	11.56'	S80°34'20"E	11.18'	C81	2°28'04"	698.00'	30.06'	S25°54'01"W	30.06'
C22	120°22'16"	62.00'	130.25'	S64°42'41"W	107.59'	C82	89°05'51"	13.00'	20.22'	N26°26'00"W	18.24'
C23	45°43'47"	250.00'	199.53'	N74°39'50"W	194.28'	C83	90°54'09"	13.00'	20.63'	N63°34'00"E	18.53'
C24	30°31'00"	382.00'	203.46'	N34°16'35"E	201.06'	C84	114°34'28"	4.50'	9.00'	N05°49'25"E	7.57'
C25	38°49'42"	918.00'	622.11'	S38°25'56"W	610.28'	C85	90°00'00"	13.00'	20.42'	S64°01'05"W	18.38'
C26	49°25'36"	902.00'	778.12'	N33°07'59"E	754.21'	C86	90°00'00"	13.00'	20.42'	S25°58'55"E	18.38'
C27	46°44'42"	747.00'	609.44'	N34°28'26"E	592.68'	C87	30°31'00"	562.00'	299.33'	N34°16'35"E	295.80'
C28	47°53'12"	590.00'	493.11'	N33°54'11"E	478.88'	C88	3°11'06"	487.00'	27.07'	S20°36'38"W	27.07'
C29	43°58'40"	250.00'	191.89'	N54°08'33"W	187.21'	C89	21°18'55"	138.00'	51.34'	N41°32'11"E	51.04'
C30	91°04'25"	13.00'	20.66'	S05°55'43"E	18.56'	C90	14°28'13"	162.00'	40.91'	N44°57'32"E	40.81'
C31	95°43'46"	13.00'	21.72'	N36°37'23"W	19.28'	C91	7°29'24"	753.00'	98.44'	N41°28'07"E	98.37'
C32	81°38'37"	100.00'	142.50'	S54°41'25"W	130.74'	C92	11°42'58"	863.00'	176.47'	S41°11'39"W	176.16'
C33	81°38'37"	127.00'	180.97'	N54°41'25"E	166.04'	C94	179°59'52"	12.00'	37.70'	N49°32'05"E	24.00'
C34	162°35'46"	62.00'	175.95'	S07°42'48"W	122.57'	C97	180°00'08"	12.00'	37.70'	S49°32'05"W	24.00'
C35	81°38'37"	73.00'	104.02'	N54°41'25"E	95.44'	C100	180°00'00"	12.00'	37.70'	N49°32'10"E	24.00'
C36	47°46'55"	13.00'	10.84'	S37°45'34"W	10.53'	C110	40°17'07"	30.00'	21.09'	N34°49'49"E	20.66'
C37	185°08'00"	62.00'	200.33'	S30°54'58"E	123.88'	C124	38°49'42"	738.00'	500.13'	S38°25'56"W	490.61'
C38	47°21'05"	13.00'	10.74'	N80°11'34"E	10.44'	C125	87°32'29"	17.79'	27.18'	S02°40'09"W	24.61'
C39	90°00'00"	38.00'	59.69'	S31°07'53"E	53.74'	C126	83°37'14"	18.00'	26.27'	N88°39'18"W	24.00'
C40	90°00'00"	13.00'	20.42'	N31°07'53"W	18.38'	C127	90°00'00"	18.00'	28.27'	N04°32'05"E	25.46'
C41	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C128	17°20'24"	737.00'	223.05'	N37°56'10"E	222.20'
C42	90°00'00"	13.00'	20.42'	N77°09'13"W	18.38'	C129	11°00'00"	112.00'	21.50'	N34°57'55"W	21.47'
C43	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C132	40°17'07"	30.00'	21.09'	S10°22'15"E	20.66'
C44	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C133	175°05'03"	62.00'	189.46'	S77°46'13"E	123.89'
C45	101°00'00"	13.00'	22.92'	S00°57'55"E	20.06'	C135	11°00'00"	112.00'	21.50'	S34°57'55"E	21.47'
C46	266°10'39"	62.00'	288.03'	S10°56'07"W	90.56'	C136	11°00'00"	112.00'	21.50'	N45°57'55"W	21.47'
C47	86°10'39"	13.00'	19.55'	N79°03'53"W	17.76'	C137	9°49'09"	100.00'	17.14'	S34°18'13"E	17.12'
C48	55°01'01"	13.00'	12.48'	S81°30'34"W	12.01'	C138	90°00'00"	13.00'	20.42'	S85°27'55"E	18.38'
C49	290°02'02"	62.00'	313.85'	N19°01'05"E	71.09'	C139	43°04'31"	13.00'	9.77'	N52°02'49"W	9.54'
C50	55°01'01"	13.00'	12.48'	S43°28'24"E	12.01'	C140	43°04'31"	13.00'	9.77'	S67°28'25"W	9.54'
C51	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C141	111°00'40"	13.00'	25.19'	S01°52'24"E	21.43'
C52	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C142	75°18'18"	13.00'	17.09'	S79°15'40"E	15.88'
C53	78°26'46"	101.70'	139.25'	S09°30'38"W	128.62'	C145	96°03'49"	13.00'	21.80'	N12°32'23"W	19.33'
C54	187°48'46"	62.00'	203.23'	N38°54'12"W	123.71'	C146	81°18'58"	13.00'	18.45'	S81°19'15"W	16.94'
C55	48°19'18"	13.00'	10.96'	S71°21'05"W	10.64'	C147	90°00'00"	13.00'	20.42'	N25°58'55"W	18.38'
C56	30°31'00"	813.00'	433.02'	N34°16'35"E	427.92'	C148	90°00'00"	13.00'	20.42'	N64°01'05"E	18.38'
C57	70°07'18"	130.00'	159.10'	S04°32'50"W	149.36'	C151	81°43'57"	13.06'	18.63'	S54°25'28"W	17.09'
C58	94°30'49"	43.00'	70.93'	S77°46'13"E	63.16'	C234	38°49'42"	698.00'	473.02'	S38°25'56"W	464.02'
C59	36°51'27"	500.00'	321.64'	N36°32'39"E	316.12'	C235	30°31'00"	602.00'	320.63'	N34°16'35"E	316.86'

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
MORNINGSIDE LAND & CATTLE CO., LLC
1789 S. BAGDAD ROAD, SUITE 104
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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
251 RESIDENTIAL LOTS
18 OPEN SPACE LOTS
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF
KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
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	APS	JGM	11/22/2019	068686320	5 OF 6

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 1 LOT 1	0.250	10,894
BLOCK 1 LOT 2	0.239	10,416
BLOCK 1 LOT 3	0.189	8,243
BLOCK 1 LOT 4	0.175	7,620
BLOCK 1 LOT 5	0.139	6,039
BLOCK 1 LOT 6	0.138	6,000
BLOCK 1 LOT 7	0.138	6,000
BLOCK 1 LOT 8	0.138	6,000
BLOCK 1 LOT 9	0.138	6,000
BLOCK 1 LOT 10	0.138	6,000
BLOCK 1 LOT 11	0.138	5,993
BLOCK 1 LOT 12	0.127	5,529
BLOCK 1 LOT 13	0.178	7,761
BLOCK 1 LOT 14	0.255	11,114
BLOCK 1 LOT 15	0.222	9,685
BLOCK 1 LOT 16	0.193	8,416
BLOCK 1 LOT 101	0.536	23,359
BLOCK 1 LOT 104	0.693	30,178
BLOCK 1 LOT 117	0.200	8,730
BLOCK 2 LOT 1	0.328	14,304
BLOCK 2 LOT 2	0.134	5,821
BLOCK 2 LOT 3	0.139	6,034
BLOCK 2 LOT 4	0.136	5,917
BLOCK 2 LOT 5	0.128	5,576
BLOCK 2 LOT 6	0.126	5,500
BLOCK 2 LOT 7	0.126	5,500
BLOCK 2 LOT 8	0.126	5,500
BLOCK 2 LOT 9	0.126	5,500
BLOCK 2 LOT 10	0.132	5,729
BLOCK 2 LOT 11	0.160	6,976
BLOCK 2 LOT 12	0.246	10,726
BLOCK 2 LOT 13	0.142	6,166
BLOCK 2 LOT 14	0.138	6,011
BLOCK 2 LOT 15	0.138	6,000
BLOCK 2 LOT 16	0.138	6,000
BLOCK 2 LOT 17	0.138	6,000
BLOCK 2 LOT 18	0.143	6,233
BLOCK 2 LOT 19	0.160	6,967
BLOCK 2 LOT 20	0.174	7,590
BLOCK 2 LOT 21	0.299	13,007

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 2 LOT 22	0.285	12,421
BLOCK 2 LOT 23	0.186	8,090
BLOCK 2 LOT 24	0.179	7,818
BLOCK 2 LOT 25	0.172	7,500
BLOCK 2 LOT 26	0.172	7,500
BLOCK 2 LOT 27	0.200	8,714
BLOCK 2 LOT 28	0.253	11,014
BLOCK 2 LOT 29	0.209	9,100
BLOCK 2 LOT 30	0.209	9,100
BLOCK 2 LOT 31	0.209	9,100
BLOCK 2 LOT 32	0.216	9,410
BLOCK 3 LOT 1	0.306	13,311
BLOCK 3 LOT 2	0.216	9,431
BLOCK 3 LOT 3	0.198	8,621
BLOCK 3 LOT 4	0.275	11,964
BLOCK 3 LOT 5	0.256	11,163
BLOCK 3 LOT 6	0.231	10,073
BLOCK 3 LOT 7	0.220	9,600
BLOCK 3 LOT 8	0.152	6,600
BLOCK 3 LOT 9	0.152	6,600
BLOCK 3 LOT 10	0.285	12,401
BLOCK 3 LOT 11	0.145	6,318
BLOCK 3 LOT 12	0.151	6,556
BLOCK 3 LOT 13	0.144	6,279
BLOCK 3 LOT 14	0.245	10,653
BLOCK 3 LOT 15	0.165	7,180
BLOCK 3 LOT 16	0.148	6,450
BLOCK 3 LOT 17	0.169	7,372
BLOCK 3 LOT 18	0.247	10,755
BLOCK 3 LOT 19	0.239	10,392
BLOCK 3 LOT 20	0.199	8,668
BLOCK 3 LOT 21	0.203	8,854
BLOCK 3 LOT 22	0.198	8,638
BLOCK 3 LOT 23	0.225	9,786
BLOCK 3 LOT 24	0.203	8,837
BLOCK 3 LOT 25	0.308	13,414
BLOCK 3 LOT 26	0.265	11,523
BLOCK 3 LOT 27	0.285	12,417
BLOCK 3 LOT 28	0.258	11,249
BLOCK 3 LOT 29	0.254	11,078

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 4 LOT 1	0.216	9,423
BLOCK 4 LOT 2	0.262	11,406
BLOCK 4 LOT 3	0.382	16,645
BLOCK 4 LOT 4	0.229	9,975
BLOCK 4 LOT 5	0.228	9,912
BLOCK 4 LOT 6	0.229	9,976
BLOCK 4 LOT 7	0.380	16,542
BLOCK 4 LOT 8	0.207	8,998
BLOCK 4 LOT 9	0.206	8,967
BLOCK 4 LOT 10	0.209	9,118
BLOCK 4 LOT 11	0.211	9,184
BLOCK 4 LOT 12	0.393	17,117
BLOCK 4 LOT 13	0.350	15,236
BLOCK 4 LOT 14	0.234	10,196
BLOCK 4 LOT 15	0.209	9,100
BLOCK 4 LOT 16	0.209	9,100
BLOCK 4 LOT 17	0.209	9,100
BLOCK 4 LOT 18	0.209	9,100
BLOCK 4 LOT 19	0.209	9,100
BLOCK 4 LOT 20	0.209	9,100
BLOCK 4 LOT 21	0.209	9,100
BLOCK 4 LOT 22	0.209	9,100
BLOCK 4 LOT 23	0.209	9,100
BLOCK 4 LOT 24	0.209	9,100
BLOCK 4 LOT 25	0.209	9,100
BLOCK 4 LOT 26	0.209	9,100
BLOCK 4 LOT 27	0.209	9,100
BLOCK 4 LOT 28	0.188	8,207
BLOCK 4 LOT 29	0.297	12,947
BLOCK 4 LOT 105	5.532	240,990
BLOCK 4 LOT 106	0.049	2,123
BLOCK 5 LOT 1	0.248	10,821
BLOCK 5 LOT 2	0.178	7,758
BLOCK 5 LOT 3	0.187	8,144
BLOCK 5 LOT 4	0.187	8,144
BLOCK 5 LOT 5	0.187	8,144
BLOCK 5 LOT 6	0.179	7,808
BLOCK 5 LOT 7	0.172	7,500
BLOCK 5 LOT 8	0.172	7,500
BLOCK 5 LOT 9	0.172	7,500

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 5 LOT 10	0.181	7,881
BLOCK 5 LOT 11	0.182	7,907
BLOCK 5 LOT 12	0.182	7,907
BLOCK 5 LOT 13	0.182	7,907
BLOCK 5 LOT 14	0.182	7,907
BLOCK 5 LOT 15	0.182	7,907
BLOCK 5 LOT 16	0.182	7,907
BLOCK 5 LOT 17	0.182	7,907
BLOCK 5 LOT 18	0.224	9,745
BLOCK 5 LOT 19	0.172	7,500
BLOCK 5 LOT 20	0.172	7,500
BLOCK 5 LOT 21	0.224	9,750
BLOCK 5 LOT 22	0.224	9,750
BLOCK 5 LOT 23	0.172	7,500
BLOCK 5 LOT 24	0.174	7,570
BLOCK 5 LOT 25	0.179	7,794
BLOCK 5 LOT 26	0.179	7,794
BLOCK 5 LOT 27	0.179	7,794
BLOCK 5 LOT 28	0.179	7,794
BLOCK 5 LOT 29	0.179	7,794
BLOCK 5 LOT 30	0.179	7,794
BLOCK 5 LOT 31	0.179	7,794
BLOCK 5 LOT 32	0.179	7,794
BLOCK 5 LOT 33	0.179	7,794
BLOCK 5 LOT 34	0.179	7,794
BLOCK 5 LOT 35	0.179	7,794
BLOCK 5 LOT 36	0.179	7,794
BLOCK 5 LOT 37	0.193	8,388
BLOCK 5 LOT 38	0.279	12,154
BLOCK 5 LOT 102	0.038	1,652
BLOCK 5 LOT 103	0.011	490
BLOCK 5 LOT 107	0.036	1,567
BLOCK 5 LOT 108	0.086	3,750
BLOCK 5 LOT 110	0.005	219
BLOCK 6 LOT 1	0.253	11,014
BLOCK 6 LOT 2	0.209	9,100
BLOCK 6 LOT 3	0.217	9,468
BLOCK 6 LOT 4	0.239	10,426
BLOCK 6 LOT 5	0.239	10,426
BLOCK 6 LOT 6	0.239	10,426

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 6 LOT 7	0.239	10,426
BLOCK 6 LOT 8	0.239	10,426
BLOCK 6 LOT 9	0.300	13,083
BLOCK 6 LOT 10	0.343	14,946
BLOCK 6 LOT 11	0.221	9,624
BLOCK 6 LOT 12	0.215	9,384
BLOCK 6 LOT 13	0.215	9,384
BLOCK 6 LOT 14	0.215	9,384
BLOCK 6 LOT 15	0.215	9,384
BLOCK 6 LOT 16	0.215	9,384
BLOCK 6 LOT 17	0.215	9,384
BLOCK 6 LOT 18	0.183	7,982
BLOCK 6 LOT 19	0.172	7,500
BLOCK 6 LOT 20	0.214	9,339
BLOCK 7 LOT 1	0.556	24,198
BLOCK 7 LOT 2	0.306	13,331
BLOCK 7 LOT 3	0.234	10,192
BLOCK 7 LOT 4	0.212	9,230
BLOCK 7 LOT 5	0.232	10,099
BLOCK 7 LOT 6	0.360	15,690
BLOCK 7 LOT 7	0.252	10,965
BLOCK 7 LOT 8	0.271	11,792
BLOCK 7 LOT 9	0.290	12,632
BLOCK 7 LOT 10	0.334	14,560
BLOCK 7 LOT 11	0.392	17,088
BLOCK 7 LOT 12	0.368	16,011
BLOCK 7 LOT 13	0.439	19,116
BLOCK 7 LOT 14	0.297	12,943
BLOCK 7 LOT 15	0.297	12,943
BLOCK 7 LOT 16	0.231	10,057
BLOCK 7 LOT 17	0.211	9,170
BLOCK 7 LOT 18	0.255	11,099
BLOCK 8 LOT 1	0.157	6,854
BLOCK 8 LOT 2	0.152	6,600
BLOCK 8 LOT 3	0.152	6,600
BLOCK 8 LOT 4	0.179	7,800
BLOCK 8 LOT 5	0.179	7,804
BLOCK 8 LOT 6	0.215	9,383
BLOCK 8 LOT 7	0.345	15,045
BLOCK 8 LOT 8	0.168	7,330

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 8 LOT 9	0.187	8,125
BLOCK 8 LOT 10	0.187	8,125
BLOCK 8 LOT 11	0.187	8,125
BLOCK 8 LOT 12	0.187	8,125
BLOCK 8 LOT 13	0.187	8,125
BLOCK 8 LOT 14	0.187	8,125
BLOCK 8 LOT 15	0.203	8,827
BLOCK 8 LOT 16	0.232	10,112
BLOCK 8 LOT 17	0.220	9,599
BLOCK 8 LOT 18	0.217	9,466
BLOCK 8 LOT 19	0.208	9,072
BLOCK 8 LOT 20	0.194	8,431
BLOCK 8 LOT 21	0.187	8,125
BLOCK 8 LOT 22	0.187	8,125
BLOCK 8 LOT 23	0.187	8,125
BLOCK 8 LOT 24	0.187	8,125
BLOCK 8 LOT 25	0.187	8,125
BLOCK 8 LOT 26	0.190	8,287
BLOCK 8 LOT 113	1.985	86,482
BLOCK 8 LOT 114	0.048	2,096
BLOCK 8 LOT 116	0.057	2,500
BLOCK 8 LOT 118	0.163	7,082
BLOCK 9 LOT 1	0.152	6,600
BLOCK 9 LOT 2	0.152	6,600
BLOCK 9 LOT 3	0.157	6,835
BLOCK 9 LOT 4	0.158	6,866
BLOCK 9 LOT 5	0.158	6,866
BLOCK 9 LOT 6	0.158	6,866
BLOCK 9 LOT 7	0.158	6,866
BLOCK 9 LOT 8	0.158	6,866
BLOCK 9 LOT 9	0.158	6,866
BLOCK 9 LOT 10	0.158	6,866
BLOCK 9 LOT 11	0.155	6,739
BLOCK 9 LOT 12	0.192	8,364
BLOCK 9 LOT 13	0.204	8,875
BLOCK 9 LOT 14	0.152	6,600
BLOCK 9 LOT 15	0.152	6,600
BLOCK 9 LOT 16	0.152	6,600
BLOCK 9 LOT 17	0.152	6,600
BLOCK 9 LOT 18	0.176	7,648

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 9 LOT 19	0.161	7,028
BLOCK 9 LOT 20	0.161	7,028
BLOCK 9 LOT 21	0.161	7,028
BLOCK 9 LOT 22	0.163	7,098
BLOCK 9 LOT 23	0.152	6,600
BLOCK 9 LOT 24	0.152	6,600
BLOCK 9 LOT 25	0.152	6,600
BLOCK 9 LOT 26	0.152	6,600
BLOCK 9 LOT 27	0.152	6,600
BLOCK 9 LOT 28	0.152	6,600
BLOCK 9 LOT 29	0.201	8,741
BLOCK 9 LOT 115	2.158	93,994
BLOCK 10 LOT 1	0.196	8,549
BLOCK 10 LOT 2	0.152	6,629
BLOCK 10 LOT 3	0.160	6,986
BLOCK 10 LOT 4	0.160	6,986
BLOCK 10 LOT 5	0.160	6,986
BLOCK 10 LOT 6	0.160	6,986
BLOCK 10 LOT 7	0.160	6,986
BLOCK 10 LOT 8	0.160	6,986
BLOCK 10 LOT 9	0.156	6,808
BLOCK 10 LOT 10	0.152	6,600
BLOCK 10 LOT 11	0.152	6,600
BLOCK 10 LOT 12	0.152	6,600
BLOCK 10 LOT 13	0.157	6,833
BLOCK 10 LOT 109	0.038	1,652
BLOCK 10 LOT 111	0.011	470
BLOCK 10 LOT 112	0.011	491
BLOCK 11 LOT 1	0.193	8,392
BLOCK 12 LOT 1	0.195	8,514
Site	79.120	3,446,471

PRELIMINARY PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
251 RESIDENTIAL LOTS
18 OPEN SPACE LOTS
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF
KENDALL COUNTY, TEXAS
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
MORNINGSIDE LAND & CATTLE CO., LLC
1789 S. BAGDAD ROAD, SUITE 104
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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

Kimley»Horn

601 NW Loop 410, Suite 350
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	APS	JGM	11/22/2019	068686320	6 OF 6