

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. 2019-56, 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, 104-108, 113-115, 117-118 shall be Drainage, Sidewalk, and Utility Easements. Open space Lots 102-103, 109-111, 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

Perimeter:

Block 1 - 3,194 LF Block 7 - 1,236 LF Block 13 - 2,063 LF Block 19 - 464 LF
Block 2 - 1,582 LF Block 8 - 2,361 LF Block 14 - 2,085 LF Block 20 - 377 LF
Block 3 - 1,692 LF Block 9 - 1,182 LF Block 15 - 1,524 LF Block 21 - 375 LF
Block 4 - 1,316 LF Block 10 - 2,055 LF Block 16 - 1,925 LF Block 22 - 512 LF
Block 5 - 1,638 LF Block 11 - 1,672 LF Block 17 - 2,551 LF Block 23 - 3,969
Block 6 - 2,682 LF Block 12 - 2,402 LF Block 18 - 2,413 LF

Flood Statement:

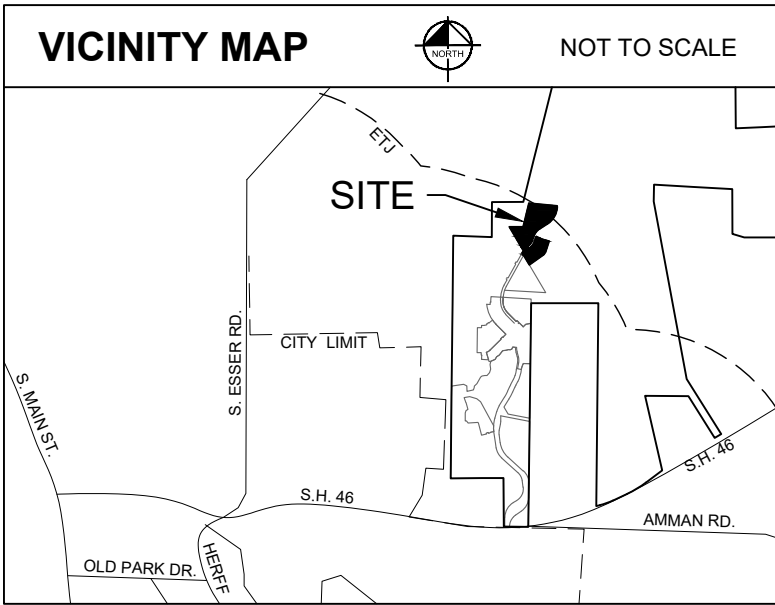
According to Map No. 48259C0415F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by 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 PHASE 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. #134180
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

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
255 RESIDENTIAL LOTS
17 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

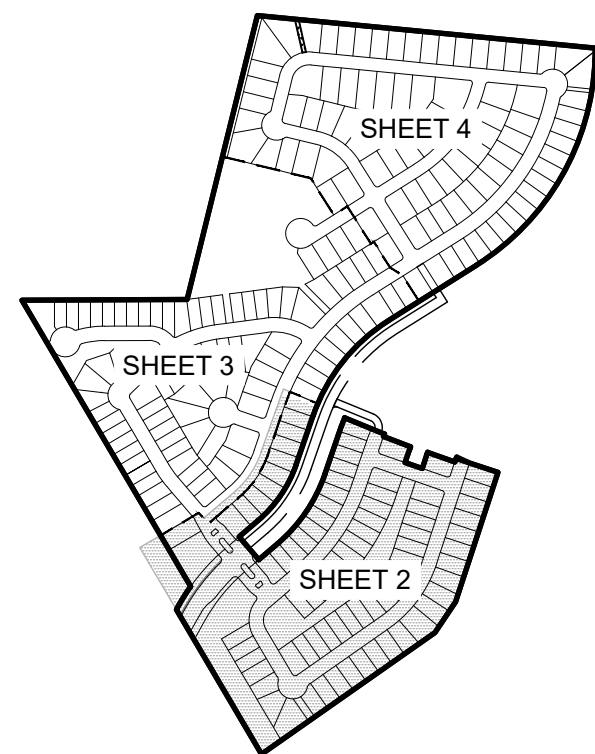
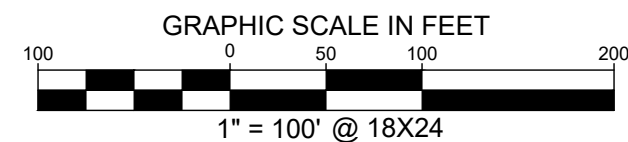
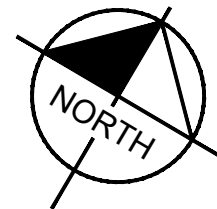
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	1 OF 7

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
XXX	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

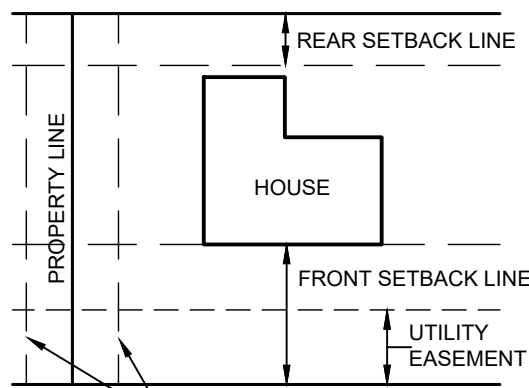
	DENOTES OPEN SPACE
	EXISTING GRADE SLOPES 15%-25%



INDEX MAP

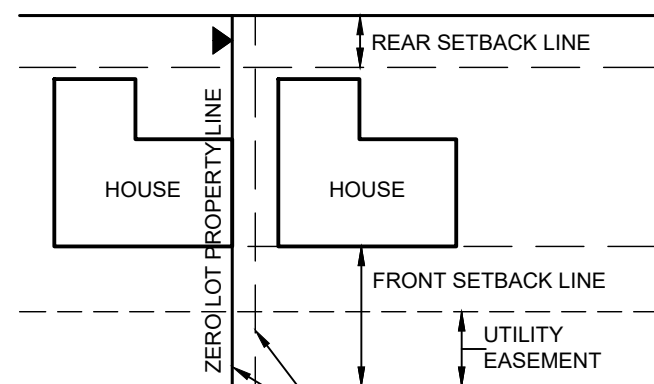
Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings, distances and areas shown hereon are Texas State Coordinate System, South Central Zone (FIPS 4204) (NAD'83). The unit of linear measurement is U.S. Survey Feet.



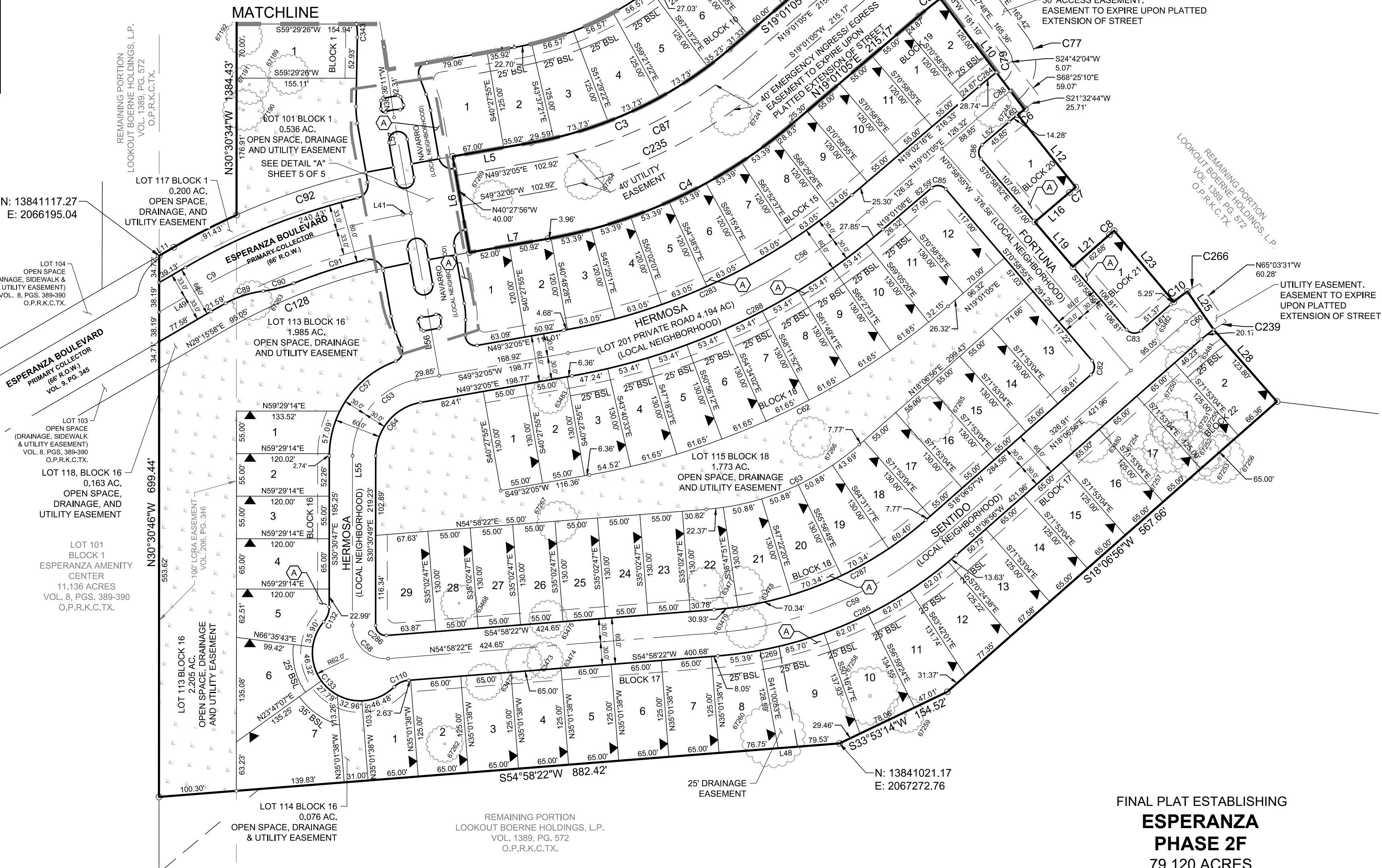
TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS

N.T.S.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS FOR ZERO LOT LINE LOTS

Copyright © 2019 N.T.S.
Kimley-Horn and Associates, Inc.
All rights reserved



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:
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

FINAL PLAT ESTABLISHING

ESPERANZA

PHASE 2F

79.120 ACRES

255 RESIDENTIAL LOTS

17 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

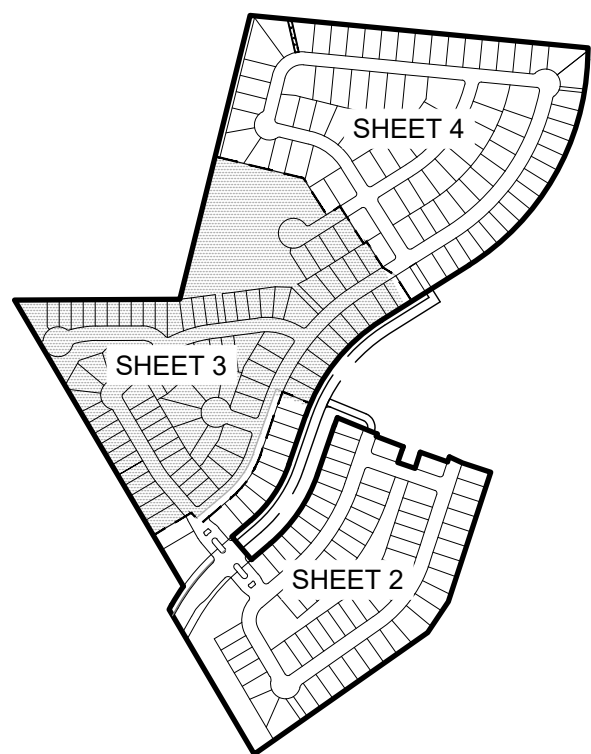
Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

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

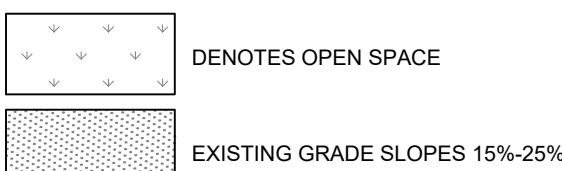
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	2 OF 7



INDEX MAP

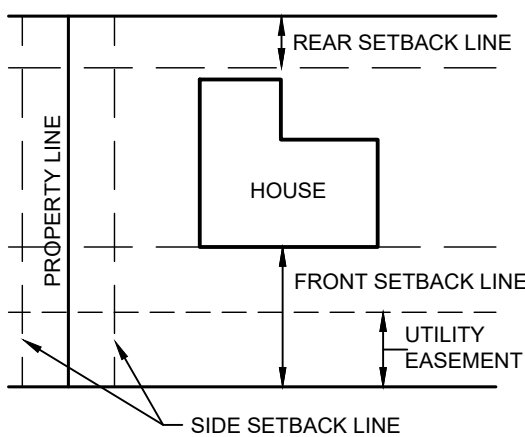
LEGEND

- 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
XXX 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



Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings, distances and areas shown hereon are Texas State Coordinate System, South Central Zone (FIPS 4204) (NAD'83). The unit of linear measurement is U.S. Survey Feet.



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

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.

Copyright © 2019
Kimley-Horn and Associates, Inc.
All rights reserved

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

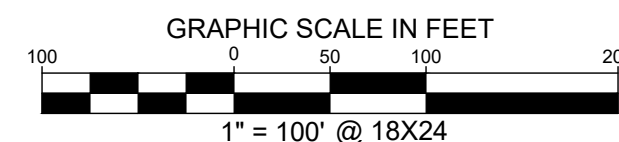
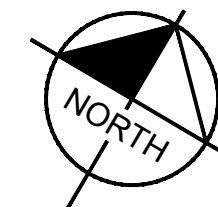
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	3 OF 7

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

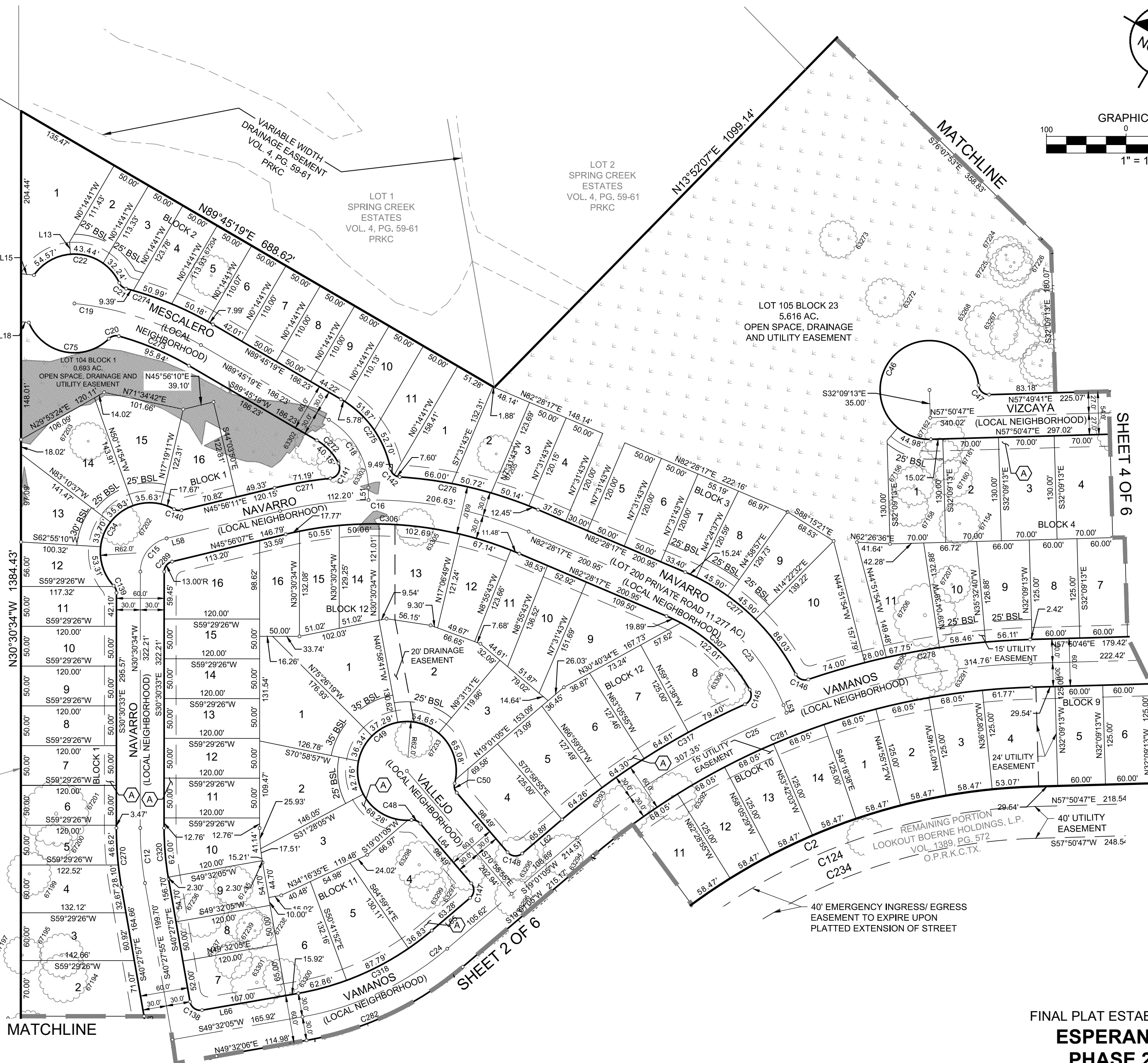
FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
255 RESIDENTIAL LOTS
17 OPEN SPACE LOTS

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



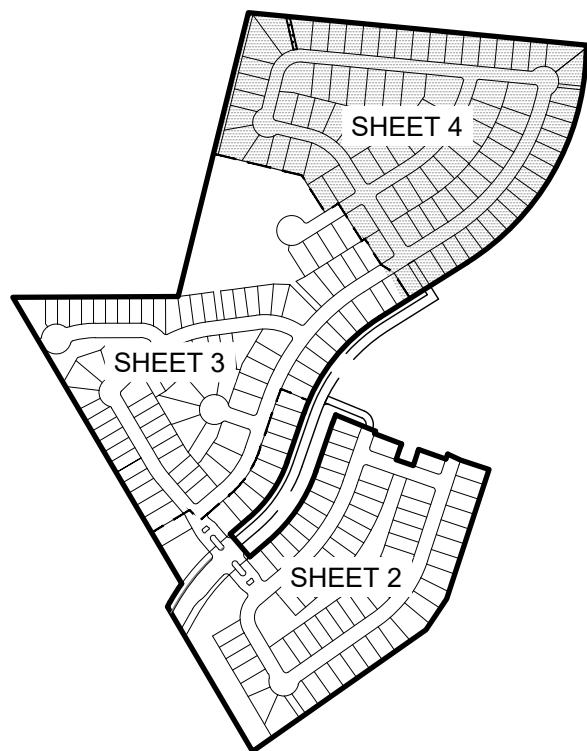
REMAINING PORTION
LOOKOUT BOERNE HOLDINGS, L.P.
VOL. 1389, PG. 572
O.P.R.K.C.T.X.

100' LCRA EASEMENT
VOL. 206, PG. 316



SHEET 4 OF 6

SHEET 2 OF 6

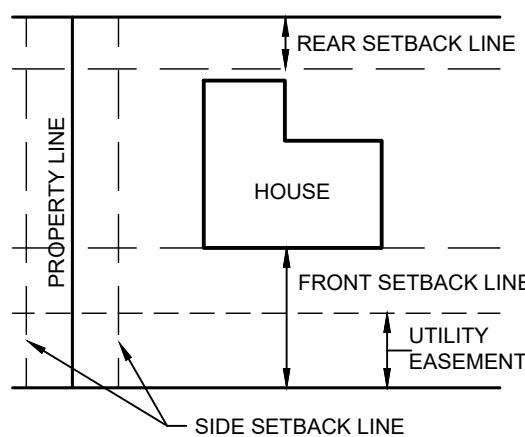


INDEX MAP

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
- XXX 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%



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS

N.T.S.

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.

Copyright © 2019
Kimley-Horn and Associates, Inc.
All rights reserved

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
- The bearings, distances and areas shown hereon are Texas State Coordinate System, South Central Zone (FIPS 4204) (NAD'83). The unit of linear measurement is U.S. Survey Feet.

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

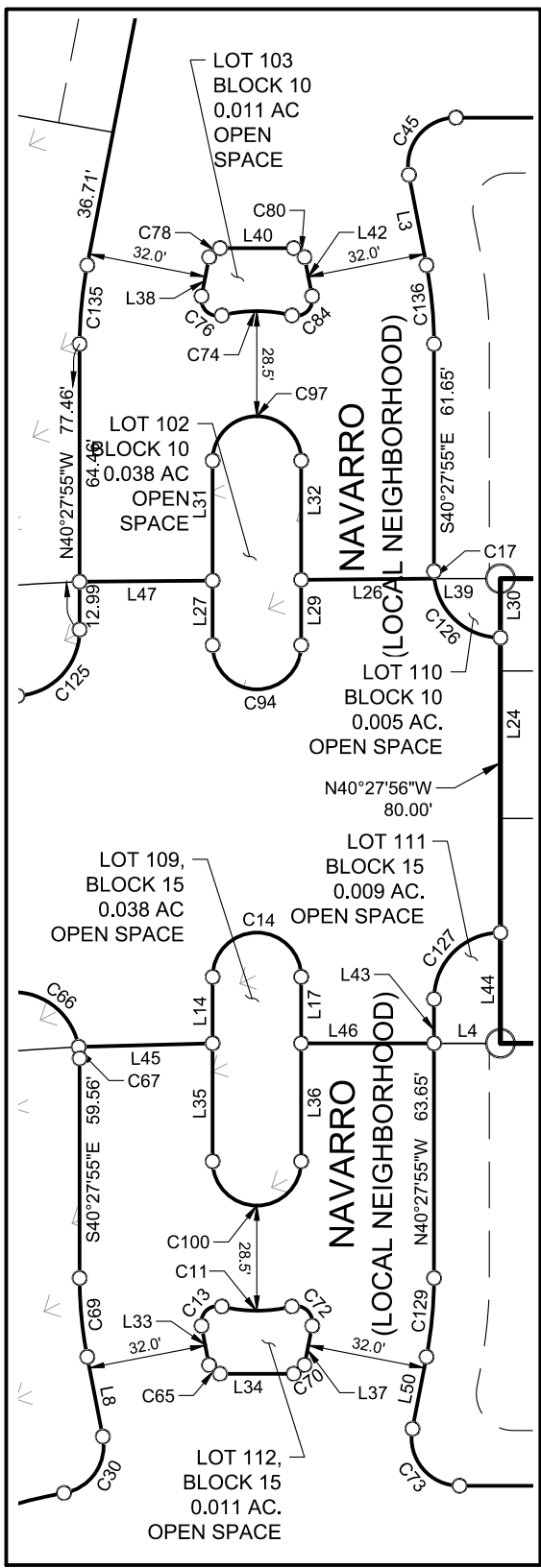
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
255 RESIDENTIAL LOTS
17 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

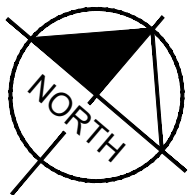
Kimley»Horn

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	8/26/2020	068686320	4 OF 7



DETAIL 'A'
SCALE: 1" = 50'



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S02°08'21"W	49.14'	L65	S19°01'09"W	63.28'
L3	N51°27'55"W	24.95'	L66	S49°32'05"W	122.92'
L4	N49°32'05"E	18.00'			
L5	S49°32'05"W	102.92'			
L6	S40°27'56"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'			
L23	S70°34'35"E	120.00'			
L24	N40°27'56"W	40.00'			
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'			
L30	N40°27'56"W	16.00'			
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'			
L44	N40°27'56"W	30.00'			
L45	N48°01'01"E	36.29'			
L46	N49°32'05"E	36.00'			
L47	S49°03'05"W	36.00'			
L48	N54°58'22"E	25.14'			
L49	N29°15'58"E	58.36'			
L50	N29°27'55"W	19.86'			
L51	N31°14'37"W	17.14'			
L52	S19°00'59"W	45.85'			
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'			
L60	N19°54'08"E	14.28'			
L61	N18°06'50"E	51.37'			
L62	S19°01'05"W	65.89'			
L63	S70°58'55"E	98.49'			
L64	S70°58'55"E	98.49'			

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'	C63	36°51'27"	340.00'	218.72'	N36°32'39"E	214.96'
C2	38°49'42"	763.00'	517.07'	S38°25'56"W	507.23'	C64	80°02'53"	70.00'	97.80'	S09°30'38"W	90.04'
C3	30°31°00"	537.00'	286.01'	S34°16'35"W	282.65'	C65	79°00°00"	3.00'	4.14'	S88°07'31"W	3.82'
C4	30°31°00"	663.00'	353.12'	N34°16'35"E	348.96'	C66	84°19'03"	18.00'	26.49'	N87°22°20"E	24.16'
C5	3°11°06"	637.00'	35.41'	N20°36'38"E	35.41'	C67	10°00°13"	18.00'	3.14'	S45°28°02"E	3.14'
C6	1°32'42"	412.63'	11.13'	S21°22°07"W	11.13'	C68	11°00°00"	112.00'	21.50'	S45°57'55"E	21.47'
C7	1°47'24"	337.00'	10.53'	S19°54'47"W	10.53'	C70	79°00°00"	3.00'	4.14'	S10°02°05"W	3.82'
C8	1°18'29"	350.00'	7.99'	N18°46°10"E	7.99'	C71	42°38'41"	13.00'	9.68'	N33°40°51"E	9.45'
C9	20°16°06"	800.00'	283.00'	N39°24°01"E	281.53'	C72	114°34'28"	4.50'	9.00'	S86°45°16"E	7.57'
C10	5°29'26"	230.00'	22.04'	N22°10°07"E	22.03'	C73	101°00°00"	13.00'	22.92'	S79°57'55"E	20.06'
C11	27°09°09"	40.50'	19.19'	N49°32°05"E	19.01'	C74	27°09°09"	40.50'	19.19'	N49°32°05"E	19.01'
C12	9°57'22"	400.00'	69.51'	S35°29°14"E	69.42'	C75	111°32°51"	62.00'	120.71'	N70°52°30"E	102.53'
C13	114°34'34"	4.50'	9.00'	N05°49°22"E	7.57'	C76	114°34'34"	4.50'	9.00'	S86°45°13"E	7.57'
C14	180°00°00"	12.00'	37.70'	N49°32°05"E	24.00'	C77	90°00°00"	60.00'	94.25'	N22°47°48"W	84.85'
C15	76°26°43"	43.00'	57.37'	S07°42°48"W	53.21'	C78	79°00°00"	3.00'	4.14'	S10°02°05"W	3.82'
C16	36°32°07"	500.00'	318.83'	S64°12°13"W	313.46'	C79	90°00°00"	30.00'	47.12'	N22°47°48"W	42.43'
C17	6°22'46"	18.00'	2.00'	N43°39°18"W	2.00'	C80	79°00°00"	3.00'	4.14'	S89°02°05"W	3.82'
C18	59°02°16"	100.00'	103.04'	N60°43°33"W	98.54'	C81	2°28°04"	698.00'	30.06'	S25°54°01"W	30.06'
C19	24°10°05"	400.00'	168.72'	S77°40°17"W	167.48'	C82	89°05°51"	13.00'	20.22'	N26°26°00"W	18.24'
C20	59°48°48"	13.00'	13.57'	S45°00°28"W	12.96'	C83	90°54°09"	13.00'	20.63'	N63°34°00"E	18.53'
C21	50°56°18"	13.00'	11.56'	S80°34°20"E	11.18'	C84	114°34'28"	4.50'	9.00'	N05°49°25"E	7.57'
C22	120°22°16"	62.00'	130.25'	S64°42°41"W	107.59'	C85	90°00°00"	13.00'	20.42'	S64°01°05"W	18.38'
C23	45°43'47"	250.00'	199.53'	N74°39°50"W	194.28'	C86	90°00°00"	13.00'	20.42'	S25°58°55"E	18.38'
C24	30°31°00"	382.00'	203.46'	N34°16'35"E	201.06'	C87	30°31°00"	562.00'	299.33'	N34°16'35"E	295.80'
C25	38°49'42"	918.00'	622.11'	S38°25'56"W	610.28'	C88	3°11°06"	487.00'	27.07'	S20°36°38"W	27.07'
C26	49°25°36"	902.00'	778.12'	N33°07°59"E	754.21'	C89	21°18°55"	138.00'	51.34'	N41°32°11"E	51.04'
C27	46°44'42"	747.00'	609.44'	N34°28°26"E	592.68'	C90	14°28°13"	162.00'	40.91'	N44°57°32"E	40.81'
C28	47°53°12"	590.00'	493.11'	N33°54°11"E	478.88'	C91	7°29°24"	753.00'	98.44'	N41°28°07"E	98.37'
C29	43°58°40"	250.00'	191.89'	N54°08°33"W	187.21'	C92	11°42°58"	863.00'	176.47'	S41°11°39"W	176.16'
C30	91°04°25"	13.00'	20.66'	S05°55°43"E	18.56'	C94	179°59°52"	12.00'	37.70'	N49°32°05"E	24.00'
C31	95°43°46"	13.00'	21.72'	N36°37°23"W	19.28'	C97	180°00°08"	12.00'	37.70'	S49°32°05"W	24.00'
C32	81°38°37"	100.00'	142.50'	S54°41°25"W	130.74'	C100	180°00°00"	12.00'	37.70'	N49°32°10"E	24.00'
C33	81°38°37"	127.00'	180.97'	N54°41°25"E	166.04'	C110	40°17°07"	30.00'	21.09'	N34°49°49"E	20.66'
C34	162°35°46"	62.00'	175.95'	S07°42°48"W	122.57'	C124	38°49°42"	738.00'	500.13'	S38°25°56"W	490.61'
C35	81°38°37"	73.00'	104.02'	N54°41°25"E	95.44'	C125	87°32°29"	17.79'	27.18'	S02°40°09"W	24.61'
C36	47°46°55"	13.00'	10.84'	S37°45°34"W	10.53'	C126	83°37°14"	18.00'	26.27'	N88°39°18"W	24.00'
C37	185°08°00"	62.00'	200.33'	S30°54°58"E	123.88'	C127	90°00°00"	18.00'	28.27'	N04°32°05"E	25.46'
C38	47°21°05"	13.00'	10.74'	N80°11°34"E	10.44'	C128	17°20°24"	737.00'	223.05'	N37°56°10"E	222.20'
C39	90°00°00"	38.00'	59.69'	S31°07°53"E	53.74'	C129	11°00°00"	112.00'	21.50'	N34°57°55"W	21.47'
C40	90°00°00"	13.00'	20.42'	N31°07°53"W	18.38'	C132	40°17°07"	30.00'	21.09'	S10°22°15"E	20.66'
C41	90°00°00"	13.00'	20.42'	S12°50°47"W	18.38'	C133	175°05°03"	62.00'	189.46'	S77°46°13"E	123.89'
C42	90°00°00"	13.00'	20.42'	N77°09°13"W	18.38'	C135	11°00°00"	112.00'	21.50'	S34°57°55"E	21.47'
C43	90°00°00"	13.00'	20.42'	S12°50°47"W	18.38'	C136	11°00°00"	112.00'	21.50'	N45°57°55"W	21.47'
C44	90°00°00"	13.00'	20.42'	S77°09°13"E	18.38'	C138	90°00°00"	13.00'	20.42'	S85°27°55"E	18.38'
C45	101°00°00"	13.00'	22.92'	S00°57°55"E	20.06'	C139	43°04°31"	13.00'	9.77'	N52°02°49"W	9.54'
C46	266°10°39"	62.00'	288.03'	S10°56°07"W	90.56'	C140	43°04°31"	13.00'	9.77'	S67°28°25"W	9.54'
C47	86°10°39"	13.00'	19.55'	N79°03°53"W	17.76'	C141	111°00°40"	13.00'	25.19'	S01°52°24"E	21.43'
C48	55°01°01"	13.00'	12.48'	S81°30°34"W	12.01'	C142	75°18°18"	13.00'	17.09'	S79°15°40"E	15.88'
C49	290°02°02"	62.00'	313.85'	N19°01°05"E	71.09'	C145	96°03°49"	13.00'	21.80'	N12°32°23"W	19.33'
C50	55°01°01"	13.00'	12.48'	S43°28°24"E	12.01'	C146	81°18°58"	13.00'	18.45'	S81°19°15"W	16.94'
C51	90°00°00"	13.00'	20.42'	S12°50°47"W	18.38'	C147	90°00°00"	13.00'	20.42'	N25°58°55"W	18.38'
C52	90°00°00"	13.00'	20.42'	S77°09°13"E	18.38'	C148	90°00°00"	13.00'	20.42'	N64°01°05"E	18.38'
C53	78°26°46"	101.70'	139.25'	S09°30°38"W	128.62'	C151	81°43°57"	13.06'	18.63'	S54°25°26"W	17.09'
C54	187°48°46"	62.00'	203.23'	N38°54°12"W	123.71'	C234	38°49°42"	698.00'	473.02'	S38°25°56"W	464.02'
C55	48°19°18"	13.00'	10.96'	S71°21°05"W	10.64'	C235	30°31°00"	602.00'	320.63'	N34°16'35"E	316.86'
C56	30°31°00"	813.00'	433.02'	N34°16'35"E	427.92'	C239	6°25°16"	170.00'	19.05'	N28°07°28"E	19.04'
C57	70°07°18"	130.00'	159.10'	S04°32°50"W	149.36'	C266	4°44°55"	230.00'	19.06'	S27°17°18"W	19.06'
C58	94°30°49"	43.00'	70.93'	S77°46°13"E	63.16'	C267	53°03°30"	25.00'	23.15'	S85°40°27"W	22.33'
C59	36°51°27"	500.00'	321.64'	N36°32°39"E	316.12'	C268	1°38°31"	698.00'	20.00'	S23°01°27"W	20.00'
C60	6°47°54"	200.00'	23.73'	S21°30°53"W	23.72'	C269	2°42°13"	530.00'	25.01'	N47°38°00"E	25.01'
C61	99°57°39"	12.91'	22.51'	S35°00°10"E	19.77'	C270	9°57°22"	430.00'	74.72'	S35°29°14"E	74.63'
C62	30°31°00"	973.00'	518.23'	N34°16'35"E	512.13'	C271	7°41°46"	530.00'	71.19'	N49°47°03"E	71.14'

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

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
255 RESIDENTIAL LOTS
17 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

LOT TABLE					LOT TABLE					LOT TABLE					LOT TABLE				
LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET
BLOCK 1 LOT 1	0.250	10894	206	NAVARRO	BLOCK 6 LOT 106	0.049	2123	120	SONRISA	BLOCK 12 LOT 11	0.148	6450	311	NAVARRO	BLOCK 17 LOT 8	0.203	8827	131	SENTIDO
BLOCK 1 LOT 2	0.239	10416	210	NAVARRO	BLOCK 7 LOT 1	0.209	9100	202	SONRISA	BLOCK 12 LOT 12	0.165	7180	307	NAVARRO	BLOCK 17 LOT 9	0.301	13122	135	SENTIDO
BLOCK 1 LOT 3	0.189	8243	214	NAVARRO	BLOCK 7 LOT 2	0.209	9100	206	SONRISA	BLOCK 12 LOT 13	0.245	10653	303	NAVARRO	BLOCK 17 LOT 10	0.218	9484	139	SENTIDO
BLOCK 1 LOT 4	0.175	7620	218	NAVARRO	BLOCK 7 LOT 3	0.209	9100	210	SONRISA	BLOCK 12 LOT 14	0.144	6279	279	NAVARRO	BLOCK 17 LOT 11	0.217	9444	143	SENTIDO
BLOCK 1 LOT 5	0.139	6039	222	NAVARRO	BLOCK 7 LOT 4	0.188	8207	477	VAMANOS	BLOCK 12 LOT 15	0.151	6556	275	NAVARRO	BLOCK 17 LOT 12	0.204	8883	147	SENTIDO
BLOCK 1 LOT 6	0.138	6000	226	NAVARRO	BLOCK 7 LOT 5	0.297	12947	473	VAMANOS	BLOCK 12 LOT 16	0.145	6318	271	NAVARRO	BLOCK 17 LOT 13	0.189	8247	151	SENTIDO
BLOCK 1 LOT 7	0.138	6000	230	NAVARRO	BLOCK 7 LOT 6	0.279	12154	469	VAMANOS	BLOCK 13 LOT 1	0.253	11014	203	VIZCAYA	BLOCK 17 LOT 14	0.187	8125	155	SENTIDO
BLOCK 1 LOT 8	0.138	6000	234	NAVARRO	BLOCK 8 LOT 1	0.224	9750	405	VAMANOS	BLOCK 13 LOT 2	0.209	9100	207	VIZCAYA	BLOCK 17 LOT 15	0.187	8125	159	SENTIDO
BLOCK 1 LOT 9	0.138	6000	238	NAVARRO	BLOCK 8 LOT 2	0.172	7500	409	VAMANOS	BLOCK 13 LOT 3	0.217	9468	211	VIZCAYA	BLOCK 17 LOT 16	0.187	8125	163	SENTIDO
BLOCK 1 LOT 10	0.138	6000	242	NAVARRO	BLOCK 8 LOT 3	0.174	7570	413	VAMANOS	BLOCK 13 LOT 4	0.239	10426	215	VIZCAYA	BLOCK 17 LOT 17	0.187	8125	167	SENTIDO
BLOCK 1 LOT 11	0.138	5993	246	NAVARRO	BLOCK 8 LOT 4	0.179	7794	417	VAMANOS	BLOCK 13 LOT 5	0.239	10426	219	VIZCAYA	BLOCK 18 LOT 1	0.164	7150	203	HERMOSA
BLOCK 1 LOT 12	0.127	5529	250	NAVARRO	BLOCK 8 LOT 5	0.179	7794	421	VAMANOS	BLOCK 13 LOT 6	0.239	10426	223	VIZCAYA	BLOCK 18 LOT 2	0.164	7150	207	HERMOSA
BLOCK 1 LOT 13	0.178	7761	254	NAVARRO	BLOCK 8 LOT 6	0.179	7794	425	VAMANOS	BLOCK 13 LOT 7	0.239	10426	227	VIZCAYA	BLOCK 18 LOT 3	0.171	7441	211	HERMOSA
BLOCK 1 LOT 14	0.255	11114	258	NAVARRO	BLOCK 8 LOT 7	0.179	7794	429	VAMANOS	BLOCK 13 LOT 8	0.239	10426	231	VIZCAYA	BLOCK 18 LOT 4	0.172	7479	215	HERMOSA
BLOCK 1 LOT 15	0.222	9685	262	NAVARRO	BLOCK 8 LOT 8	0.179	7794	433	VAMANOS	BLOCK 13 LOT 9	0.300	13083	235	VIZCAYA	BLOCK 18 LOT 5	0.172	7479	219	HERMOSA
BLOCK 1 LOT 16	0.193	8416	266	NAVARRO	BLOCK 8 LOT 9	0.179	7794	437	VAMANOS	BLOCK 13 LOT 10	0.343	14946	462	VAMANOS	BLOCK 18 LOT 6	0.172	7479	223	HERMOSA
BLOCK 1 LOT 101	0.536	23359	202	NAVARRO	BLOCK 8 LOT 10	0.179	7794	441	VAMANOS	BLOCK 13 LOT 11	0.221	9624	456	VAMANOS	BLOCK 18 LOT 7	0.172	7479	227	HERMOSA
BLOCK 1 LOT 104	0.693	30178	104	MESCALERO	BLOCK 8 LOT 11	0.179	7794	445	VAMANOS	BLOCK 13 LOT 12	0.215	9384	450	VAMANOS	BLOCK 18 LOT 8	0.172	7479	231	HERMOSA
BLOCK 1 LOT 117	0.200	8730	200	NAVARRO	BLOCK 8 LOT 12	0.179	7794	449	VAMANOS	BLOCK 13 LOT 13	0.215	9384	444	VAMANOS	BLOCK 18 LOT 9	0.172	7479	235	HERMOSA
BLOCK 2 LOT 1	0.328	14304	141	MESCALERO	BLOCK 8 LOT 13	0.179	7794	453	VAMANOS	BLOCK 13 LOT 14	0.215	9384	438	VAMANOS	BLOCK 18 LOT 10	0.172	7479	239	HERMOSA
BLOCK 2 LOT 2	0.134	5821	137	MESCALERO	BLOCK 8 LOT 14	0.179	7794	457	VAMANOS	BLOCK 13 LOT 15	0.215	9384	432	VAMANOS	BLOCK 18 LOT 11	0.168	7322	243	HERMOSA
BLOCK 2 LOT 3	0.139	6034	133	MESCALERO	BLOCK 8 LOT 15	0.179	7794	461	VAMANOS	BLOCK 13 LOT 16	0.215	9384	426	VAMANOS	BLOCK 18 LOT 12	0.208	9064	247	HERMOSA
BLOCK 2 LOT 4	0.136	5917	129	MESCALERO	BLOCK 8 LOT 16	0.193	8388	465	VAMANOS	BLOCK 13 LOT 17	0.215	9384	420	VAMANOS	BLOCK 18 LOT 13	0.210	9147	168	SENTIDO
BLOCK 2 LOT 5	0.128	5576	125	MESCALERO	BLOCK 8 LOT 107	0.036	1567	467	VAMANOS	BLOCK 13 LOT 18	0.183	7982	414	VAMANOS	BLOCK 18 LOT 14	0.164	7150	164	SENTIDO
BLOCK 2 LOT 6	0.126	5500	121	MESCALERO	BLOCK 8 LOT 108	0.086	3750	401	VAMANOS	BLOCK 13 LOT 19	0.172	7500	408	VAMANOS	BLOCK 18 LOT 15	0.164	7150	160	SENTIDO
BLOCK 2 LOT 7	0.126	5500	117	MESCALERO	BLOCK 9 LOT 1	0.182	7907	301	VAMANOS	BLOCK 13 LOT 20	0.214	9339	402	VAMANOS	BLOCK 18 LOT 16	0.164	7150	156	SENTIDO
BLOCK 2 LOT 8	0.126	5500	113	MESCALERO	BLOCK 9 LOT 2	0.182	7907	305	VAMANOS	BLOCK 14 LOT 1	0.556	24198	205	CORAZON	BLOCK 18 LOT 17	0.164	7150	152	SENTIDO
BLOCK 2 LOT 9	0.126	5500	109	MESCALERO	BLOCK 9 LOT 3	0.182	7907	309	VAMANOS	BLOCK 14 LOT 2	0.306	13331	209	CORAZON	BLOCK 18 LOT 18	0.179	7776	148	SENTIDO
BLOCK 2 LOT 10	0.132	5729	105	MESCALERO	BLOCK 9 LOT 4	0.250	10870	313	VAMANOS	BLOCK 14 LOT 3	0.234	10192	213	CORAZON	BLOCK 18 LOT 19	0.181	7879	144	SENTIDO
BLOCK 2 LOT 11	0.160	6976	101	MESCALERO	BLOCK 9 LOT 5	0.172	7500	317	VAMANOS	BLOCK 14 LOT 4	0.212	9230	217	CORAZON	BLOCK 18 LOT 20	0.181	7879	140	SENTIDO
BLOCK 3 LOT 1	0.201	8768	302	NAVARRO	BLOCK 9 LOT 6	0.172	7500	321	VAMANOS	BLOCK 14 LOT 5	0.232	10099	221	CORAZON	BLOCK 18 LOT 21	0.181	7879	136	SENTIDO
BLOCK 3 LOT 2	0.146	6374	306	NAVARRO	BLOCK 9 LOT 7	0.198	8625	325	VAMANOS	BLOCK 14 LOT 6	0.360	15690	123	SONRISA	BLOCK 18 LOT 22	0.172	7468	132	SENTIDO
BLOCK 3 LOT 3	0.140	6076	310	NAVARRO	BLOCK 10 LOT 1	0.248	10821	101	VAMANOS	BLOCK 14 LOT 7	0.252	10965	127	SONRISA	BLOCK 18 LOT 23	0.164	7150	128	SENTIDO
BLOCK 3 LOT 4	0.138	6001	314	NAVARRO	BLOCK 10 LOT 2	0.178	7758	105	VAMANOS	BLOCK 14 LOT 8	0.271	11792	131	SONRISA	BLOCK 18 LOT 24	0.164	7150	124	SENTIDO
BLOCK 3 LOT 5	0.138	6000	318	NAVARRO	BLOCK 10 LOT 3	0.187	8144	109	VAMANOS	BLOCK 14 LOT 9	0.290	12632	135	SONRISA	BLOCK 18 LOT 25	0.164	7150	120	SENTIDO
BLOCK 3 LOT 6	0.138	6000	322	NAVARRO	BLOCK 10 LOT 4	0.187	8144	113	VAMANOS	BLOCK 14 LOT 10	0.334	14560	139	SONRISA	BLOCK 18 LOT 26	0.164	7150	116	SENTIDO
BLOCK 3 LOT 7	0.143	6233	326	NAVARRO	BLOCK 10 LOT 5	0.187	8144	117	VAMANOS	BLOCK 14 LOT 11	0.392	17088	143	SONRISA	BLOCK 18 LOT 27	0.164	7150	112	SENTIDO
BLOCK 3 LOT 8	0.160	6967	330	NAVARRO	BLOCK 10 LOT 6	0.179	7808	121	VAMANOS	BLOCK 14 LOT 12	0.368	16011	147	SONRISA	BLOCK 18 LOT 28	0.164	7150	108	SENTIDO
BLOCK 3 LOT 9	0.174	7590	334	NAVARRO	BLOCK 10 LOT 7	0.172	7500	125	VAMANOS	BLOCK 14 LOT 13	0.439	19116	232	VIZCAYA	BLOCK 18 LOT 29	0.216	9419	104	SENTIDO
BLOCK 3 LOT 10	0.299	13007	302	VAMANOS	BLOCK 10 LOT 8	0.172	7500	129	VAMANOS	BLOCK 14 LOT 14	0.297	12943	226	VIZCAYA	BLOCK 18 LOT 115	1.773	77210	121	HERMOSA
BLOCK 4 LOT 1	0.216	9410	101	VIZCAYA	BLOCK 10 LOT 9	0.172	7500	201	VAMANOS	BLOCK 14 LOT 15	0.297	12943	220	VIZCAYA	BLOCK 19 LOT 1	0.152	6600	302	HERMOSA
BLOCK 4 LOT 2	0.209	9100	105	VIZCAYA	BLOCK 10 LOT 10	0.181	7881	205	VAMANOS	BLOCK 14 LOT 16	0.231	10057	214	VIZCAYA	BLOCK 19 LOT 2	0.157	6833	306	HERMOSA
BLOCK 4 LOT 3	0.209	9100	109	VIZCAYA	BLOCK 10 LOT 11	0.182	7907	209	VAMANOS	BLOCK 14 LOT 17	0.211	9170	208	VIZCAYA	BLOCK 20 LOT 1	0.196	8514	305	HERMOSA
BLOCK 4 LOT 4	0.209	9100	113	VIZCAYA	BLOCK 10 LOT 12	0.182	7907	213	VAMANOS	BLOCK 14 LOT 18	0.255	11099	202	VIZCAYA	BLOCK 21 LOT 1	0.193	8392	204	SENTIDO
BLOCK 4 LOT 5	0.253	11014	117	VIZCAYA	BLOCK 10 LOT 13	0.182	7907	217	VAMANOS	BLOCK 15 LOT 1	0.196	8549	206	HERMOSA	BLOCK 22 LOT 1	0.187	8125	201	SENTIDO
BLOCK 4 LOT 6	0.200	8714	326	VAMANOS	BLOCK 10 LOT 14	0.182	7907	221	VAMANOS	BLOCK 15 LOT 2	0.152	6629	210	HERMOSA	BLOCK 22 LOT 2	0.190	8287	205	SENTIDO
BLOCK 4 LOT 7	0.172	7500	322	VAMANOS	BLOCK 10 LOT 102	0.038	1652	201	NAVARRO	BLOCK 15 LOT 3	0.160	6986	214	HERMOSA	BLOCK 23 LOT 105	5.616	244643	100	VIZCAYA
BLOCK 4 LOT 8	0.172	7500	318	VAMANOS	BLOCK 10 LOT 103	0.011	490	205	NAVARRO	BLOCK 15 LOT 4	0.160	6986	218	HERMOSA					
BLOCK 4 LOT 9	0.180	7818	314	VAMANOS	BLOCK 10 LOT 110	0.005	219	203	NAVARRO	BLOCK 15 LOT 5	0.160	6986	222	HERMOSA					
BLOCK 4 LOT 10	0.186	8090	310	VAMANOS	BLOCK 11 LOT 1	0.285	12417	112	VALLEJO	BLOCK 15 LOT 6	0.160	6986	226	HERMOSA					
BLOCK 4 LOT 11	0.240	10453	306	VAMANOS	BLOCK 11 LOT 2	0.258	11249	108	VALLEJO	BLOCK 15 LOT 7	0.160	6986	230	HERMOSA					
BLOCK 5 LOT 1	0.216	9423	112	VIZCAYA	BLOCK 11 LOT 3	0.254	11078	104	VALLEJO	BLOCK 15 LOT 8	0.160	6986	234	HERMOSA					
BLOCK 5 LOT 2	0.262	11406	116	VIZCAYA	BLOCK 11 LOT 4	0.306	13311	120	VAMANOS	BLOCK 15 LOT 9	0.156	6808	238	HERMOSA					
BLOCK 5 LOT 3	0.316	13775	210	CORAZON	BLOCK 11 LOT 5	0.217	9431	116	VAMANOS	BLOCK 15 LOT 10	0.152	6600	242	HERMOSA					
BLOCK 5 LOT 4	0.295	12845	214	CORAZON	BLOCK 11 LOT 6	0.198	8621	112	VAMANOS	BLOCK 15 LOT 11	0.152	6600	246	HERMOSA					
BLOCK 5 LOT 5	0.228	9912	218	CORAZON	BLOCK 11 LOT 7	0.178	7764	209	NAVARRO	BLOCK 15 LOT 109	0.038	1652	102	NAVARRO					
BLOCK 5 LOT 6	0.229	9976	222	CORAZON	BLOCK 11 LOT 8	0.138	6000	213	NAVARRO	BLOCK 15 LOT 111	0.011	470	103	NAVARRO					
BLOCK 5 LOT 7	0.380	16542	226	CORAZON	BLOCK 11 LOT 9	0.157	6840	217	NAVARRO	BLOCK 15 LOT 112	0.011	491	100	NAVARRO					
BLOCK 5 LOT 8	0.207	8998	230	CORAZON	BLOCK 11 LOT 10	0.177	7719	221	NAVARRO	BLOCK 16 LOT 1	0.157	6854	126	HERMOSA					
BLOCK 6 LOT 1	0.206	8967	102	SONRISA	BLOCK 11 LOT 11	0.138	6000	227	NAVARRO	BLOCK 16 LOT 2	0.152	6600	122	HERMOSA					
BLOCK 6 LOT 2	0.209	9118	106	SONRISA	BLOCK 11 LOT 12	0.138	6000	231	NAVARRO	BLOCK 16 LOT 3	0.152	6600	118	HERMOSA					
BLOCK 6 LOT 3	0.211	9184	110	SONRISA	BLOCK 11 LOT 13	0.138	6000	235	NAVARRO	BLOCK 16 LOT 4	0.179	7800	114	HERMOSA					
BLOCK 6 LOT 4	0.393	17117	114	SONRISA	BLOCK 11 LOT 14	0.138	6000	239	NAVARRO	BLOCK 16 LOT 5	0.179	7804	110	HERMOSA					
BLOCK 6 LOT 5	0.350	15236	118	SONRISA	BLOCK 11 LOT 15	0.138	6000	243	NAVARRO	BLOCK 16 LOT 6	0.215	9383	106	HERMOSA					
BLOCK 6 LOT 6	0.234	10196	122	SONRISA	BLOCK 11 LOT 16	0.231	10078	247	NAVARRO	BLOCK 16 LOT 7	0.318	13833	102	HERMOSA					
BLOCK 6 LOT 7	0.209	9100	126	SONR															

TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)
63263	82" LIVE OAK	63475	79" LIVE OAK	67225	85" LIVE OAK
63264	75" LIVE OAK	63477	75" LIVE OAK	67226	75" LIVE OAK
63267	101" LIVE OAK	63478	91" LIVE OAK	67227	79" LIVE OAK MULTI TRUNK
63268	107" LIVE OAK	63479	85" LIVE OAK	67228	85" LIVE OAK
63269	75" LIVE OAK	63480	85" LIVE OAK	67229	79" LIVE OAK
63270	94" LIVE OAK	63481	75" LIVE OAK	67230	85" LIVE OAK
63271	79" LIVE OAK	63482	91" LIVE OAK	67231	110" LIVE OAK
63272	79" LIVE OAK	63483	75" LIVE OAK	67232	85" LIVE OAK
63273	75" LIVE OAK	67154	82" LIVE OAK	67233	75" LIVE OAK
63274	88" LIVE OAK	67156	79" LIVE OAK	67235	79" LIVE OAK MULTI TRUNK
63275	113" LIVE OAK	67158	79" LIVE OAK	67236	94" LIVE OAK MULTI TRUNK
63276	132" LIVE OAK	67160	75" LIVE OAK	67237	75" LIVE OAK MULTI TRUNK
63277	75" LIVE OAK	67161	85" LIVE OAK	67238	75" LIVE OAK
63278	75" LIVE OAK	67162	82" LIVE OAK	67239	75" LIVE OAK
63279	88" LIVE OAK DOUBLE	67189	82" LIVE OAK	67241	85" LIVE OAK
63280	75" LIVE OAK	67190	85" LIVE OAK	67242	85" LIVE OAK
63281	79" LIVE OAK	67191	82" LIVE OAK	67243	75" LIVE OAK
63282	88" LIVE OAK	67192	75" LIVE OAK	67246	75" LIVE OAK
63283	88" LIVE OAK	67194	97" LIVE OAK	67247	91" LIVE OAK
63284	79" LIVE OAK	67195	88" LIVE OAK	67248	79" LIVE OAK
63285	75" SPANISH OAK DOUBLE	67197	75" LIVE OAK	67250	97" LIVE OAK
63286	79" LIVE OAK	67199	88" LIVE OAK	67251	82" LIVE OAK
63287	79" LIVE OAK	67200	75" LIVE OAK	67252	85" LIVE OAK
63288	82" LIVE OAK	67201	129" LIVE OAK MULTI TRUNK	67253	101" LIVE OAK
63289	85" LIVE OAK	67202	82" LIVE OAK	67254	97" LIVE OAK
63290	88" LIVE OAK	67203	75" SPANISH OAK MULTI TRUNK	67255	85" LIVE OAK
63291	88" LIVE OAK	67204	82" LIVE OAK	67256	101" LIVE OAK
63292	94" LIVE OAK	67205	75" LIVE OAK	67257	75" LIVE OAK
63293	97" LIVE OAK	67206	126" LIVE OAK	67258	119" LIVE OAK
63294	82" LIVE OAK	67207	75" LIVE OAK	67259	75" LIVE OAK
63295	88" LIVE OAK	67209	79" LIVE OAK	67260	132" LIVE OAK
63296	75" LIVE OAK	67210	94" LIVE OAK	67262	75" LIVE OAK
63297	75" LIVE OAK	67211	132" LIVE OAK MULTI TRUNK	67263	82" LIVE OAK
63298	94" LIVE OAK	67212	79" LIVE OAK	67264	82" LIVE OAK
63299	75" LIVE OAK	67213	75" LIVE OAK	67265	94" LIVE OAK
63300	75" LIVE OAK	67215	82" LIVE OAK	67266	85" LIVE OAK
63301	104" LIVE OAK	67216	91" LIVE OAK	67267	85" LIVE OAK
63302	79" LIVE OAK	67217	88" LIVE OAK MULTI TRUNK	67269	82" LIVE OAK
63303	88" LIVE OAK	67218	85" LIVE OAK		
63305	75" LIVE OAK	67219	79" LIVE OAK		
63306	75" LIVE OAK	67220	82" LIVE OAK		
63468	75" LIVE OAK	67221	85" LIVE OAK		
63472	75" LIVE OAK	67222	85" LIVE OAK		
63473	75" LIVE OAK	67223	79" LIVE OAK		
63474	75" LIVE OAK	67224	75" LIVE OAK		

FINAL PLAT ESTABLISHING
ESPERANZA
PHASE 2F
79.120 ACRES
255 RESIDENTIAL LOTS
17 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					
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
AS SHOWN	APS	JGM	8/26/2020	0688686320	7 OF 7