

Easement notes

All properties designated as easements shall or may be utilized for the following purposes:

Drainage Easement:

Drainage, water diversion and sanitary control, including without limitation, walls, bed, embankments, spillways, appurtenances and other engineered devices (the "drainage system").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the drainage system; the right to change the size of the drainage system within the easement; the right to relocate along the same general direction of the drainage system; the right to create and/or dredge a stream courses, refill, or dig out such stream course, establish or change stream embankments within the easement, install storm sewer systems, culverts, water gaps, and protecting rails; the right to remove from the easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the drainage system; and the right to place temporary structures for use in constructing or repairing the drainage system.

With respect to the drainage system, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the property for the benefit of the property, adjacent property and the community, but the city does not guarantee or warrant that such control work will be effective, nor does the city assume any additional liability whatsoever for the effects of flood, standing water or drainage on or to the property or any other property or persons that might be affected by said stream, wash or gully in its natural state or as changed by the city.

- The grantor specifically reserves the right to use all or any part of the easement for any purpose, which does not damage, destroy, injure, and/or unreasonably interfere with the grantee's use of the easement.
- The grantee shall make commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
- The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
- The city (and/or district) shall make commercially reasonable efforts to ensure that damage to the property is minimized and the city will at all times, after doing any work in connection with the utilities, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the city's usual and customary practices.

Plat Notes

Fence Notes:

- Gates across easement: double swing gates with a minimum clear opening of 12 feet wide shall be installed wherever fences cross utility and drainage easements.
- Obstructions of drainage: adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross drainage easements.

Sidewalk Note:

Five-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage property lines of each lot fronting a street at such time as that lot is developed.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2019-56, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

Building Setback Note:

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. Open space Lot 114 shall be designated for an amenity center as well as for a sidewalk easement.

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 - 16.141 acres
Total Open Space - 14.992 acres
Total Residential - 47.988 acres
Density of Residential Lots - 3.033 Lots per acre
Smallest Lot size - 0.124 acres

Perimeter:

Block 1 - 3,194 LF
Block 2 - 1,582 LF
Block 3 - 1,692 LF
Block 4 - 1,316 LF
Block 5 - 1,638 LF
Block 6 - 2,682 LF
Block 7 - 1,236 LF
Block 8 - 2,361 LF
Block 9 - 1,182 LF
Block 10 - 2,079 LF
Block 11 - 1,665 LF
Block 12 - 1,644 LF
Block 13 - 2,063 LF
Block 14 - 2,085 LF
Block 15 - 1,833 LF
Block 16 - 2,216 LF
Block 17 - 2,150 LF
Block 18 - 2,153 LF
Block 19 - 474 LF
Block 21 - 752 LF
Block 22 - 471 LF
Block 23 - 3,969 LF

Flood Statement:

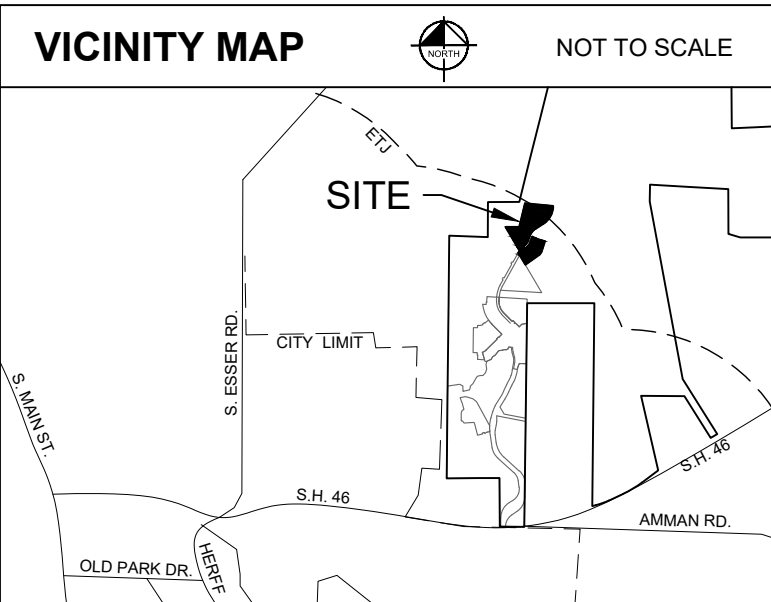
According to Map No. 48259C0415F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by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

State of Texas §
County of _____ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Development Group, L.P.
1789 S. Bagdad Road, Suite 104
Leander, Texas 78641

By: _____

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__.

Notary Public, State of Texas

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

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 the foregoing instrument of writing with this certificate of authentication was filed for record in my office the ____ day of _____ A.D. 202__ at ____ m. in the plat records of said county, in Document No. _____.

Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records. In testimony, whereof, witness my hand and seal of office, this ____ day of _____, A.D. 202__.

County Clerk
Kendall County, Texas

By: _____
Deputy

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

BEING A CALLED 79.120 ACRE TRACT AND A
CUMULATIVE 1.558 ACRES OF EASEMENTS
CONVEYED TO
LOOKOUT DEVELOPMENT GROUP L.P.
RECORDED IN DOC #00346068 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	7/8/2021	068686320	1 OF 6

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1789 S. BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
PH. (512) 690-4322
CONTACT: MIKE SIEFERT

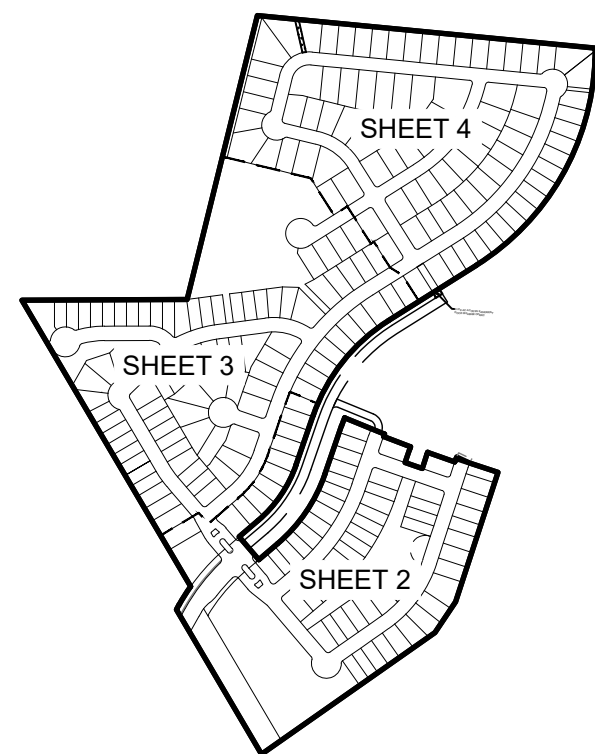
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
TBPE #928

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

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
(9) BLOCK IDENTIFICATION
(A) 15' UTILITY EASEMENT

□ DENOTES OPEN SPACE
▨ EXISTING GRADE SLOPES 15%-25%



INDEX MAP

BUILDING SETBACKS							
TYPE	TYP. LOT WIDTH	TYP. LOT SQ. FEET	SIDE YARD SETBACK - 1 SIDE	TOTAL SIDE YARD SETBACK	TYP. GARAGE FRONT SETBACK	TYP. FRONT YARD (UNLESS OTHERWISE STATED)	TYP. BACK YARD SETBACK
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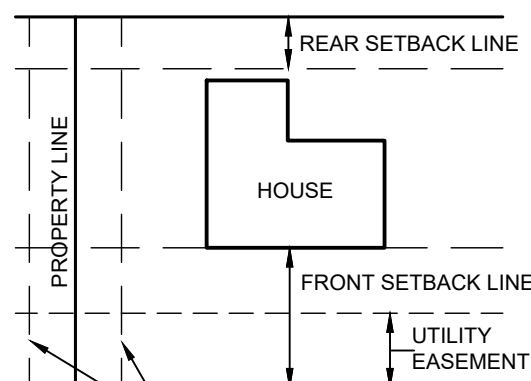
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TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE

N.T.S.

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TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS

N.T.S.

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LOOKOUT DEVELOPMENT GROUP, L.P.
1789 S. BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
PH. (512) 690-4322
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:
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601 NW LOOP 410, SUITE 350
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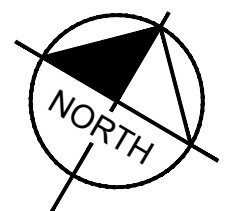
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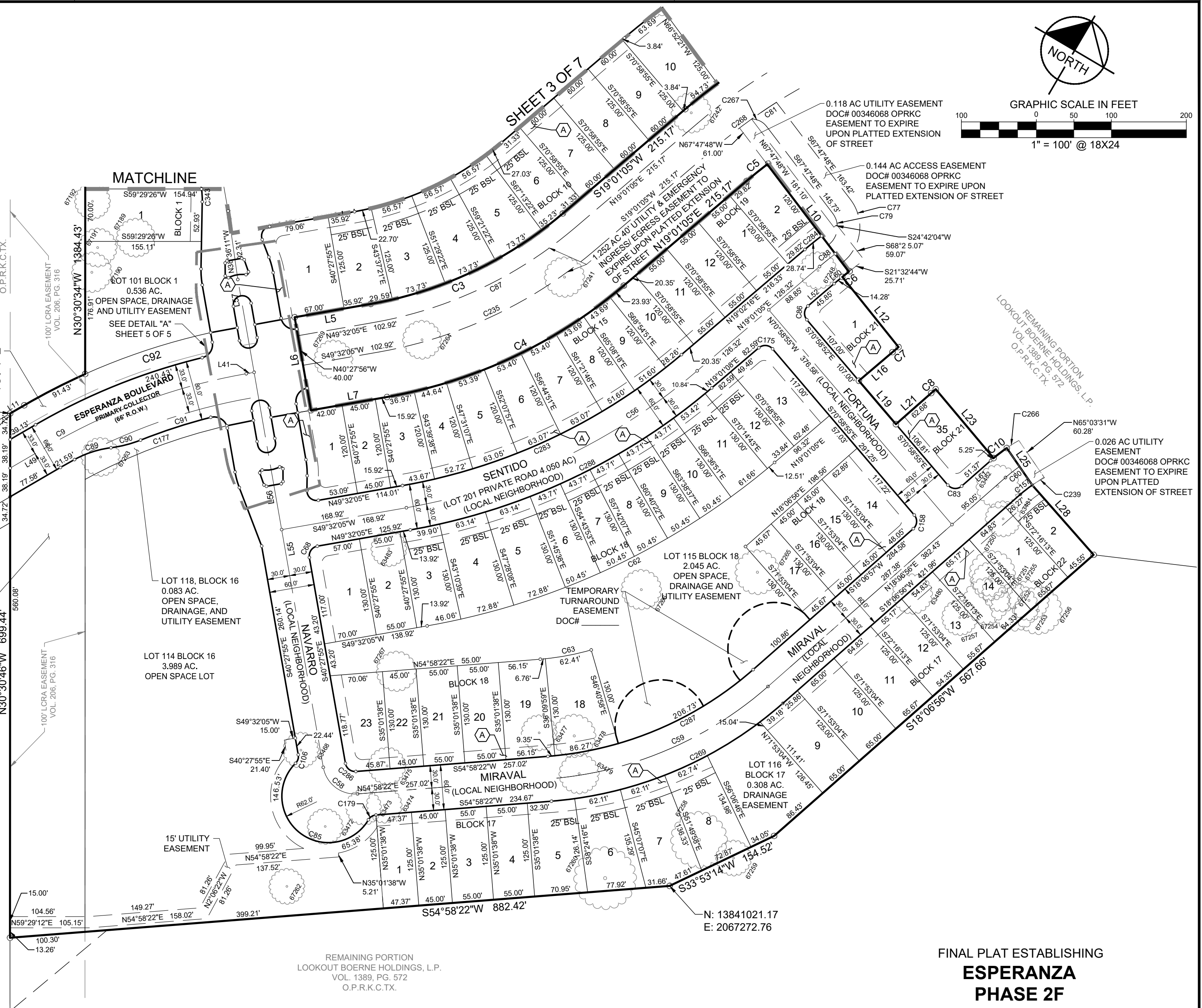
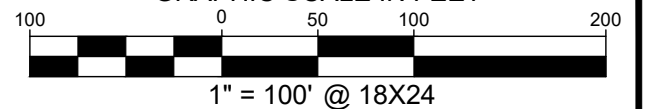
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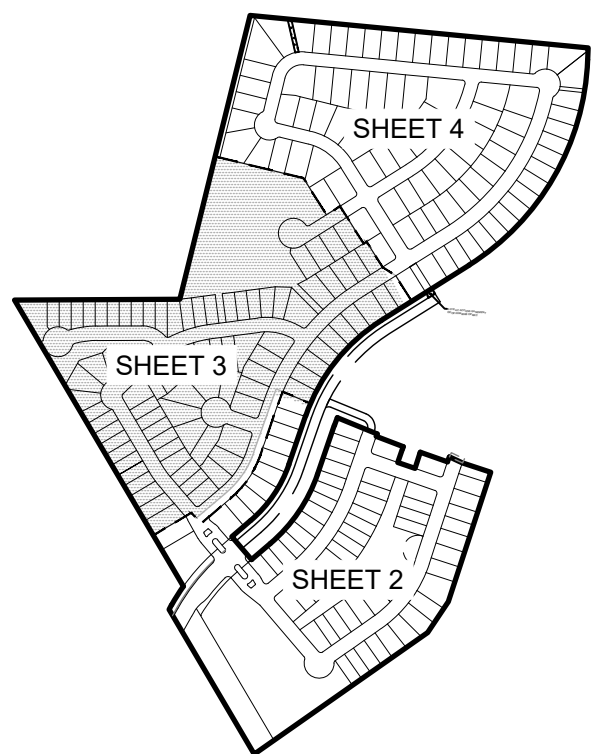


GRAPHIC SCALE IN FEET



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

BEING A CALLED 79.120 ACRE TRACT AND A CUMULATIVE 1.558 ACRES OF EASEMENTS CONVEYED TO LOOKOUT DEVELOPMENT GROUP L.P. RECORDED IN DOC #00346068 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363 KENDALL COUNTY, TEXAS



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
9 BLOCK IDENTIFICATION
A 15' UTILITY EASEMENT

DENOTES OPEN SPACE

EXISTING GRADE SLOPES 15%-25%

BUILDING SETBACKS

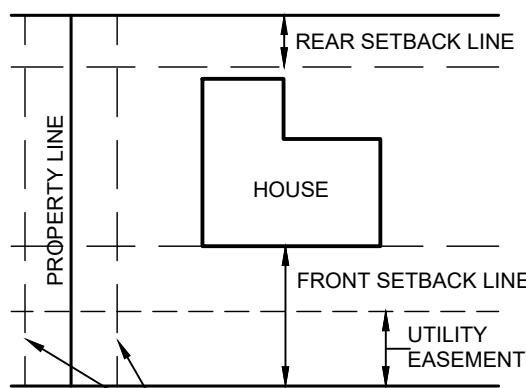
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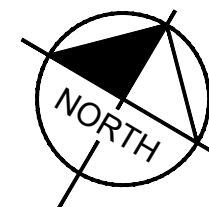
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GRAPHIC SCALE IN FEET

1" = 100' @ 18X24

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

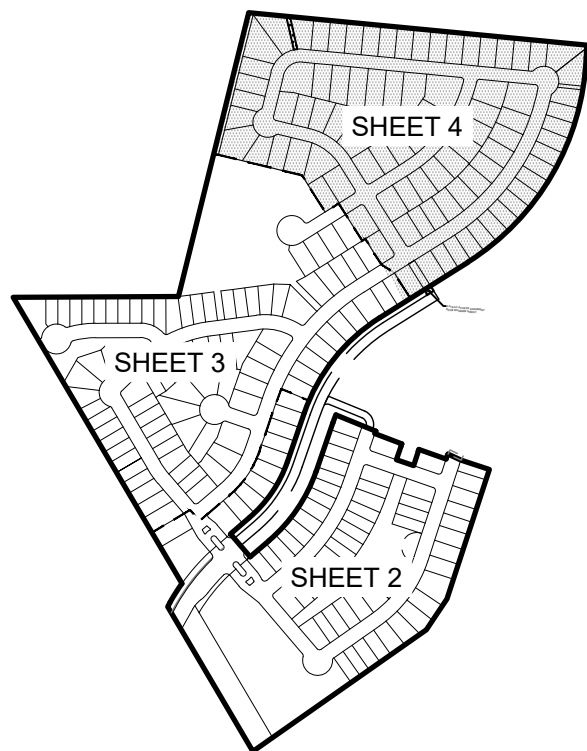
100' LCRA EASEMENT
VOL. 206, PG. 316

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

1.252 AC 40' UTILITY & EMERGENCY
INGRESS/ EGRESS EASEMENT TO EXPIRE
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FINAL PLAT ESTABLISHING
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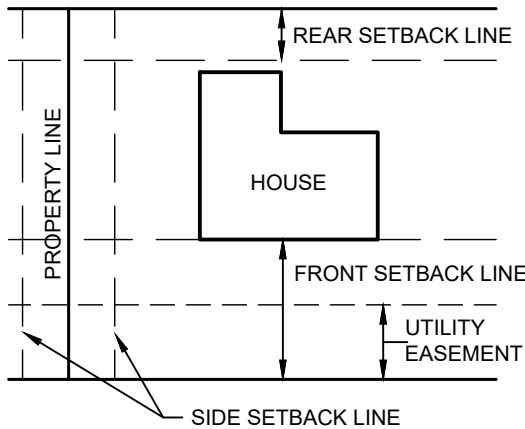
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601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216

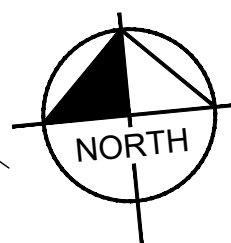
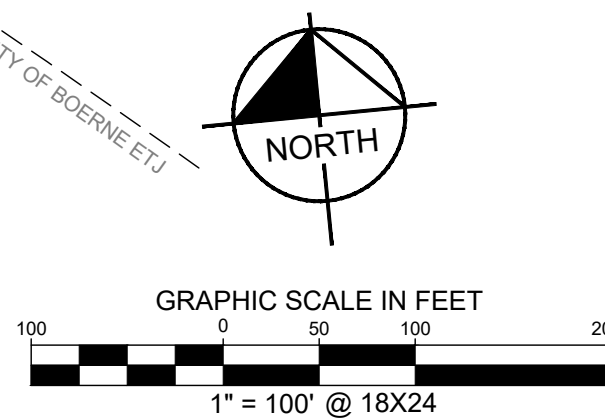
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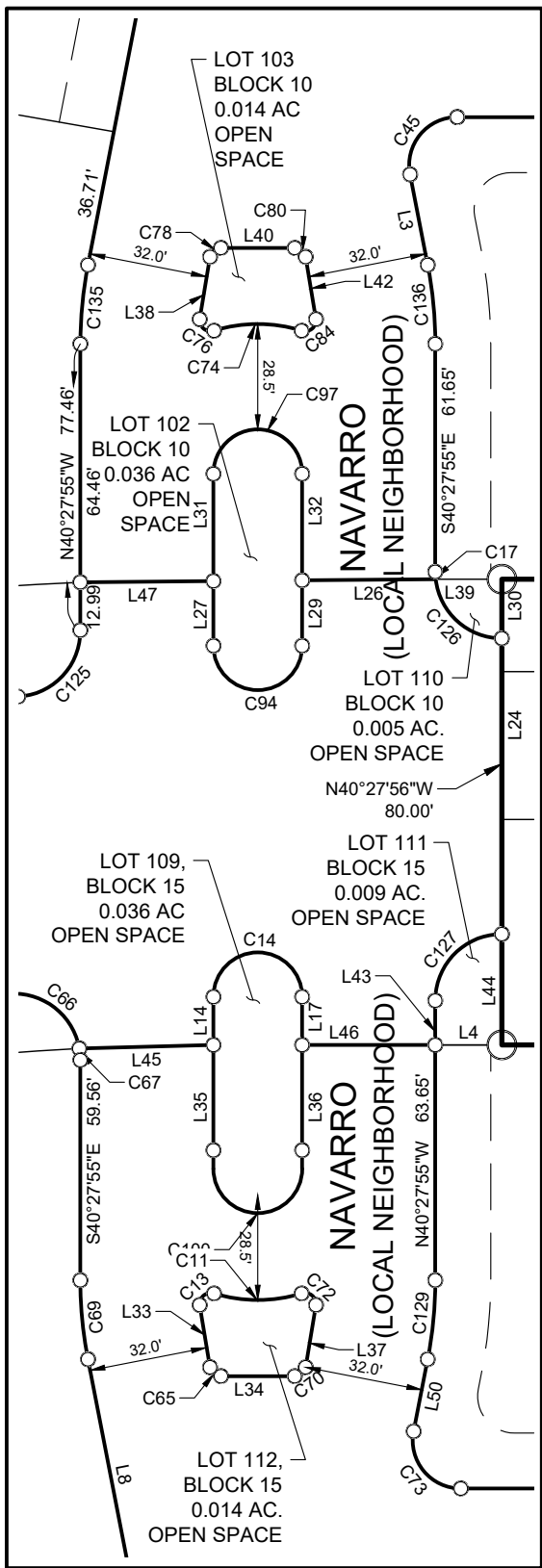
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	7/8/2021	068686320	4 OF 6

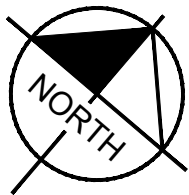
FINAL PLAT ESTABLISHING ESPERANZA PHASE 2F 79.120 ACRES 240 RESIDENTIAL LOTS 17 OPEN SPACE LOTS

BEING A CALLED 79.120 ACRE TRACT AND A CUMULATIVE 1.558 ACRES OF EASEMENTS CONVEYED TO LOOKOUT DEVELOPMENT GROUP L.P. RECORDED IN DOC #00346068 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363 KENDALL COUNTY, TEXAS





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°27'56"E	126.00'
L7	N49°32'05"E	102.92'
L8	S51°27'55"E	83.55'
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	13.00'
L15	N65°35'14"E	16.30'
L16	S19°01'05"W	58.85'
L17	S40°27'55"E	13.00'
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	29.01'
L32	N40°27'55"W	28.80'
L33	N49°53'40"W	17.07'
L34	S49°32'05"W	19.96'
L35	S40°27'55"E	33.50'
L36	N40°27'55"W	33.50'
L37	S31°02'11"E	17.07'
L38	S31°02'11"E	17.07'
L39	S49°32'05"W	17.89'
L40	S49°32'05"W	19.96'
L41	N49°32'05"E	10.62'
L42	N49°53'40"W	17.07'
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'
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	S40°27'55"E	321.97'
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'
L65	S19°01'09"W	63.28'
L66	S49°32'05"W	122.92'

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'	C67	10°00'13"	18.00'	3.14'	S45°28'02"E	3.14'
C2	38°49'42"	763.00'	517.07'	S38°25'56"W	507.23'	C68	90°00'00"	13.00'	20.42'	S04°32'05"W	18.38'
C3	30°31'00"	537.00'	286.01'	S34°16'35"W	282.65'	C69	11°00'00"	112.00'	21.50'	S45°57'55"E	21.47'
C4	30°31'00"	663.00'	353.12'	N34°16'35"E	348.96'	C70	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C5	3°11'06"	637.00'	35.41'	N20°36'38"E	35.41'	C71	42°38'41"	13.00'	9.68'	N33°40'51"E	9.45'
C6	1°32'42"	412.63'	11.13'	S21°22'07"W	11.13'	C72	111°48'56"	3.00'	5.85'	N88°25'33"E	4.97'
C7	1°47'24"	337.00'	10.53'	S19°54'47"W	10.53'	C73	101°00'00"	13.00'	22.92'	S79°57'55"E	20.06'
C8	1°18'29"	350.00'	7.99'	N18°46'10"E	7.99'	C74	34°01'58"	40.50'	24.06'	N49°32'05"E	23.70'
C9	20°16'06"	800.00'	283.00'	N39°24'01"E	281.53'	C75	111°32'51"	62.00'	120.71'	N70°52'30"E	102.53'
C10	5°29'26"	230.00'	22.04'	N22°10'07"E	22.03'	C76	111°48'56"	3.00'	5.85'	N88°25'33"E	4.97'
C11	34°01'58"	40.50'	24.06'	N49°32'05"E	23.70'	C77	90°00'00"	60.00'	94.25'	N22°47'48"W	84.85'
C12	9°57'22"	400.00'	69.51'	S35°29'14"E	69.42'	C78	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C13	111°48'56"	3.00'	5.85'	N10°38'36"E	4.97'	C79	90°00'00"	30.00'	47.12'	N22°47'48"W	42.43'
C14	180°00'00"	12.00'	37.70'	N49°32'06"E	24.00'	C80	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'
C15	76°26'43"	43.00'	57.37'	S07°42'48"W	53.21'	C81	2°28'04"	698.00'	30.06'	S25°54'01"W	30.06'
C16	36°32'07"	500.00'	318.83'	S64°12'13"W	313.46'	C83	90°54'09"	13.00'	20.63'	N63°34'00"E	18.53'
C17	6°22'46"	18.00'	2.00'	N43°39'18"W	2.00'	C84	111°48'56"	3.00'	5.85'	N10°38'36"E	4.97'
C18	59°02'16"	100.00'	103.04'	N60°43'33"W	98.54'	C85	194°35'44"	62.00'	210.57'	S82°44'46"E	123.00'
C19	24°10'05"	400.00'	168.72'	S77°40'17"W	167.48'	C86	90°00'00"	13.00'	20.42'	S25°58'55"E	18.38'
C20	59°48'48"	13.00'	13.57'	S45°00'28"W	12.96'	C87	30°31'00"	562.00'	299.33'	N34°16'35"E	295.80'
C21	50°56'18"	13.00'	11.56'	S80°34'20"E	11.18'	C88	3°11'06"	487.00'	27.07'	S20°36'38"W	27.07'
C22	120°22'16"	62.00'	130.25'	S64°42'41"W	107.59'	C89	14°48'27"	138.00'	35.66'	N44°47'25"E	35.57'
C23	45°43'47"	250.00'	199.53'	N74°39'50"W	194.28'	C90	14°28'13"	162.00'	40.91'	N44°57'32"E	40.81'
C24	30°31'00"	382.00'	203.46'	N34°16'35"E	201.06'	C91	7°29'24"	753.00'	98.44'	N41°28'07"E	98.37'
C25	38°49'42"	918.00'	622.11'	S38°25'56"W	610.28'	C92	11°42'58"	863.00'	176.47'	S41°11'39"W	176.16'
C26	49°25'36"	902.00'	778.12'	N33°07'59"E	754.21'	C94	179°59'52"	12.00'	37.70'	N49°32'05"E	24.00'
C27	46°44'42"	747.00'	609.44'	N34°28'26"E	592.68'	C97	180°00'08"	12.00'	37.70'	S49°32'05"W	24.00'
C28	47°53'12"	590.00'	493.11'	N33°54'11"E	478.88'	C100	180°00'00"	12.00'	37.70'	N49°32'05"E	24.00'
C29	43°58'40"	250.00'	191.89'	N54°08'33"W	187.21'	C106	55°01'01"	13.00'	12.48'	S12°57'25"E	12.01'
C31	95°43'46"	13.00'	21.72'	N36°37'23"W	19.28'	C124	38°49'42"	738.00'	500.13'	S38°25'56"W	490.61'
C32	81°38'37"	100.00'	142.50'	S54°41'25"W	130.74'	C125	87°32'29"	17.79'	27.18'	S02°40'09"W	24.61'
C33	81°38'37"	127.00'	180.97'	N54°41'25"E	166.04'	C126	83°37'14"	18.00'	26.27'	N88°39'18"W	24.00'
C34	162°35'46"	62.00'	175.95'	S07°42'48"W	122.57'	C127	90°00'00"	18.00'	28.27'	N04°32'05"E	25.46'
C35	81°38'37"	73.00'	104.02'	N54°41'25"E	95.44'	C129	11°00'00"	112.00'	21.50'	N34°57'55"W	21.47'
C36	47°46'55"	13.00'	10.84'	S37°45'34"W	10.53'	C135	11°00'00"	112.00'	21.50'	S34°57'55"E	21.47'
C37	185°08'00"	62.00'	200.33'	S30°54'58"E	123.88'	C136	11°00'00"	112.00'	21.50'	N45°57'55"W	21.47'
C38	47°21'05"	13.00'	10.74'	N80°11'34"E	10.44'	C138	90°00'00"	13.00'	20.42'	S85°27'55"E	18.38'
C39	90°00'00"	38.00'	59.69'	S31°07'53"E	53.74'	C139	43°04'31"	13.00'	9.77'	N52°02'49"W	9.54'
C40	90°00'00"	13.00'	20.42'	N31°07'53"W	18.38'	C140	43°04'31"	13.00'	9.77'	S67°28'25"W	9.54'
C41	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'
C42	90°00'00"	13.00'	20.42'	N77°09'13"W	18.38'	C142	75°18'18"	13.00'	17.09'	S79°15'40"E	15.88'
C43	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C145	96°03'49"	13.00'	21.80'	N12°32'23"W	19.33'
C44	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C146	81°18'58"	13.00'	18.45'	S81°19'15"W	16.94'
C45	101°00'00"	13.00'	22.92'	S00°57'55"E	20.06'	C147	90°00'00"	13.00'	20.42'	N25°58'55"W	18.38'
C46	266°10'39"	62.00'	288.03'	S10°56'07"W	90.56'	C148	90°00'00"	13.00'	20.42'	N64°01'05"E	18.38'
C47	86°10'39"	13.00'	19.55'	N79°03'53"W	17.76'	C151	81°43'57"	13.06'	18.63'	S54°25'55"W	17.09'
C48	55°01'01"	13.00'	12.48'	S81°30'34"W	12.01'	C157	6°47'54"	170.00'	20.17'	N21°30'53"E	20.16'
C49	290°02'02"	62.00'	313.85'	N19°01'05"E	71.09'	C158	89°05'51"	13.00'	20.22'	N26°26'00"W	18.24'
C50	55°01'01"	13.00'	12.48'	S43°28'24"E	12.01'	C175	90°00'00"	13.00'	20.42'	S64°01'05"W	18.38'
C51	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C177	15°44'45"	737.00'	202.54'	N38°44'00"E	201.90'
C52	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C179	55°01'01"	13.00'	12.48'	N27°27'52"E	12.01'
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'
C58	84°33'42"	43.00'	63.46'	S82°44'46"E	57.86'	C266	4°44'55"	230.00'	19.06'	S27°17'18"W	19.06'
C59	36°51'27"	500.00'	321.64'	N36°32'39"E	316.12'	C267	53°03'30"	25.00'	23.15'	S85°40'27"W	22.33'
C60	6°47'54"	200.00'	23.73'	S21°30'53"W	23.72'	C268	1°38'31"	698.00'	20.00'	S23°01'27"W	20.00'
C61	99°57'39"	12.91'	22.51'	S35°00'10"E	19.77'	C269	36°51'27"	530.00'	340.94'	N36°32'39"E	335.09'
C62	30°31'00"	973.00'	518.23'	N34°16'35"E	512.13'	C270	9°57'22"	430.00'	74.72'	S35°29'14"E	74.63'
C63	11°39'21"	340.00'	69.17'	N49°08'42"E	69.05'	C271	7°41'46"	530.00'	71.19'	N49°47'03"E	71.14'
C65	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'	C272	32°52'02"	70.00'	40.15'	S73°48'45"E	39.61'
C66	84°19'03"	18.00'	26.49'	N87°22'20"E	24.16'	C273	14°50'27"	370.00'	95.84'	S82°20'06"W	95.57'

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		

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
1789 S. BAGDAD ROAD, SUITE 104
LEANDER, TEXAS 78641
PH. (512) 690-4322
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:
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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

AS SHOWN

Drawn by

APS

Checked by

JGM

Date

7/8/2021

Project No.

068686320

Sheet No.

6 OF 6

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

FIRM # 10193973

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FINAL PLAT ESTABLISHING

ESPERANZA

PHASE 2F

79.120 ACRES

240 RESIDENTIAL LOTS

17 OPEN SPACE LOTS

BEING A CALLED 79.120 ACRE TRACT AND A
CUMULATIVE 1.558 ACRES OF EASEMENTS
CONVEYED TO
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JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363
KENDALL COUNTY, TEXAS

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FIRM # 10193973

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DWG NAME: K:\SNA_SURVEY\ESPERANZA DEVELOPEMENT\068686320-ESPERANZA PH 2F\DWG\KIMLEY-HORN-PLAT\068686320-ESPERANZA 2F.FINAL PLAT.DWG PLOTTED BY FLORES-KELLY, JENNY 7/8/2021 3:46 PM LAST SAVED 7/8/2021 3:46 PM