STATE OF TEXAS }
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT, ESPERANZA 104, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNER OF THAT CERTAIN 107.76 ACRES AND BEING PART OF LOT 2A, RESUBDIVISION OF LOT 1 AND LOT 2, INDIAN POINT ESTATES, RECORDED IN VOL. 9, PAGE 286 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS SITUATED IN THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 19014537 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE ALL OF SAID 52.40 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "ESPERANZA SUBDIVISION PHASE TWO", FINAL PLAT, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE OWNERS OF THE PROPERTY THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE ____________DAY OF _______________, A.D., 201__

BY: ______________________________
JAMES DORNEY, MANAGER
ESPERANZA 104, LLC
7935 ESCALA DRIVE
AUSTIN, TEXAS 78735

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES DORNEY, MANAGER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ________________ DAY OF ______________________, 20___ A.D.

____
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF HAYS }

I, ADRIAN H. ROSAS, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48209C0085F, 48209C0105F AND 48209C0101F, EFFECTIVE DATE OF SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, STORM WATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS SHOWN ON THE ATTACHED PLAT.

______________________________ DATE
ADRIAN H. ROSAS, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 89450

STATE OF TEXAS }
COUNTY OF HAYS }

I, TRAVIS S. TABOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE UNIFIED DEVELOPMENT CODE PUBLISHED BY THE CITY OF DRIPPING SPRINGS, TEXAS, IS TRUE AND CORRECT TO THE BEST OF MY BELIEF, AND WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY, 2017.

______________________________ ____________
TRAVIS S. TABOR, R.P.L.S. DATE
STATE OF TEXAS NO. 6428

LANDESIGN SERVICES, INC
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
(512) 238-7901
FIRM REGISTRATION NO. 10001800

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT NOTES:

1. THIS PLAT IS LOCATED ENTIRELY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
2. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
4. THIS PROJECT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION (D.S.W.S.C.) , NO INDIVIDUAL WATER WELLS WILL BE PROVIDED.
6. EACH RESIDENTIAL LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY.
7. ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
8. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON OR AT&T.
9. ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
10. MINIMUM FRONT SETBACK SHALL BE 25 FEET.
11. MINIMUM REAR SETBACK SHALL BE 25 FEET.
12. MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 15 FEET.
13. MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
14. PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHTS-OF-WAYS.
15. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS.
16. LINEAR FOOTAGE OF CHERRY SAGE COURT (LOCAL STREET): 613'
    LINEAR FOOTAGE OF CAST IRON COVE (LOCAL STREET): 755'
    LINEAR FOOTAGE OF YELLOW BELL RUN (LOCAL STREET): 2,749'
17. THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
18. AREA WITHIN THE RIGHT-OF-WAY = 6.008 ACRES
19. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
20. ALL LOT AND ROADWAY CORNERS HAVE BEEN MARKED WITH 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAYS CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS.
22. THE CITY OF DRIPPING SPRINGS ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD OR OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE DEVELOPER OF THE TRACT OF LAND CONVEYED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY CITY OF DRIPPING SPRINGS AND ASSUMES NO OBLIGATION TO BUILD THE STREET, ROAD OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
23. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AND WATER QUALITY STRUCTURES WITHIN THIS SUBDIVISION. D.S.W.S.C. AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THE SUBDIVISION.
24. THIS PLAT SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY THE EMERGENCY SERVICE DISTRICT #6, OR ITS SUCCESSORS.
25. PARKLAND DEDICATION REQUIREMENTS FOR PHASE I AND II HAVE BEEN SATISFIED AS PART OF THE PHASE I FINAL PLAT.
26. AG FACILITY FEES FOR PHASE I HAVE BEEN SATISFIED AS PART OF THE PHASE I FINAL PLAT.
27. MINIMUM REAR SETBACKS FOR LOTS 17-21, BLOCK 2 SHALL BE 35 FEET.
28. WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE WITH CITY OF DRIPPING SPRINGS WATER QUALITY ORDINANCE AND THE APPROVED TCEQ CONTRIBUTING ZONE PLAN FOR THIS TRACT.
29. WATER QUALITY EASEMENTS SHALL BE MAINTAINED TO THE STANDARDS SET BY TCEQ RG-348 FOR VEGETATIVE FILTER STRIPS AND GRASSY SWALES. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF WATER QUALITY EASEMENTS.
30. SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
31. PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
32. ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
    a. ONE 25' WIDE DRIVEWAY CROSSING PER LOT.
    b. FENCES THAT DO NOT OBSTRUCT FLOW.
    c. LOW IMPACT PARKS AND OPEN SPACE LIMITED TO SIDEWALKS, TRAILS, PICNIC FACILITIES AND SIMILAR CONSTRUCTION THAT DOES NOT SIGNIFICANTLY ALTER THE EXISTING VEGETATION WHEN APPROVED BY THE CITY ENGINEER.
    d. WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
    e. TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
    f. LANDSCAPING IMPROVEMENTS SHALL BE LIMITED TO PERVIOUS, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES.
    g. WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.

ENVIRONMENTAL HEALTH DEPARTMENT

NO STRUCTURE WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRING DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

____
CHAD GILPIN, P.E. DATE
CITY ENGINEER
ENVIRONMENTAL HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS

THIS PLAT ESPERANZA SUBDIVISION PHASE TWO, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT FOR ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09 AND HAS BEEN FOUND TO COMPLY WITH THE CITY'S CODE OF ORDINANCES, AND IS HEREBY APPROVED ADMINISTRATIVELY.

____
MICHELLE FISCHER, CITY ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE __________ DAY OF ______________, 20__ A.D. AT ______________ O'CLOCK __M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NUMBER______________ WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ______________ DAY OF ______________, 20__ A.D.

____
LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-9093
Fax: (915) 629-8506
6101 West Courtyard Drive
Bldg. 1, Suite 100
Austin, Texas 78730
Office: (512) 358-4049

PROJECT NO. 1733-11395	DESIGNED BY: AHR
DWG FILE: PLAT	DRAWN BY: TRE
DATE: 08/24/2020	CHECKED BY: AHR
PROJECT ADDRESS: DRIPPING SPRINGS, TEXAS	

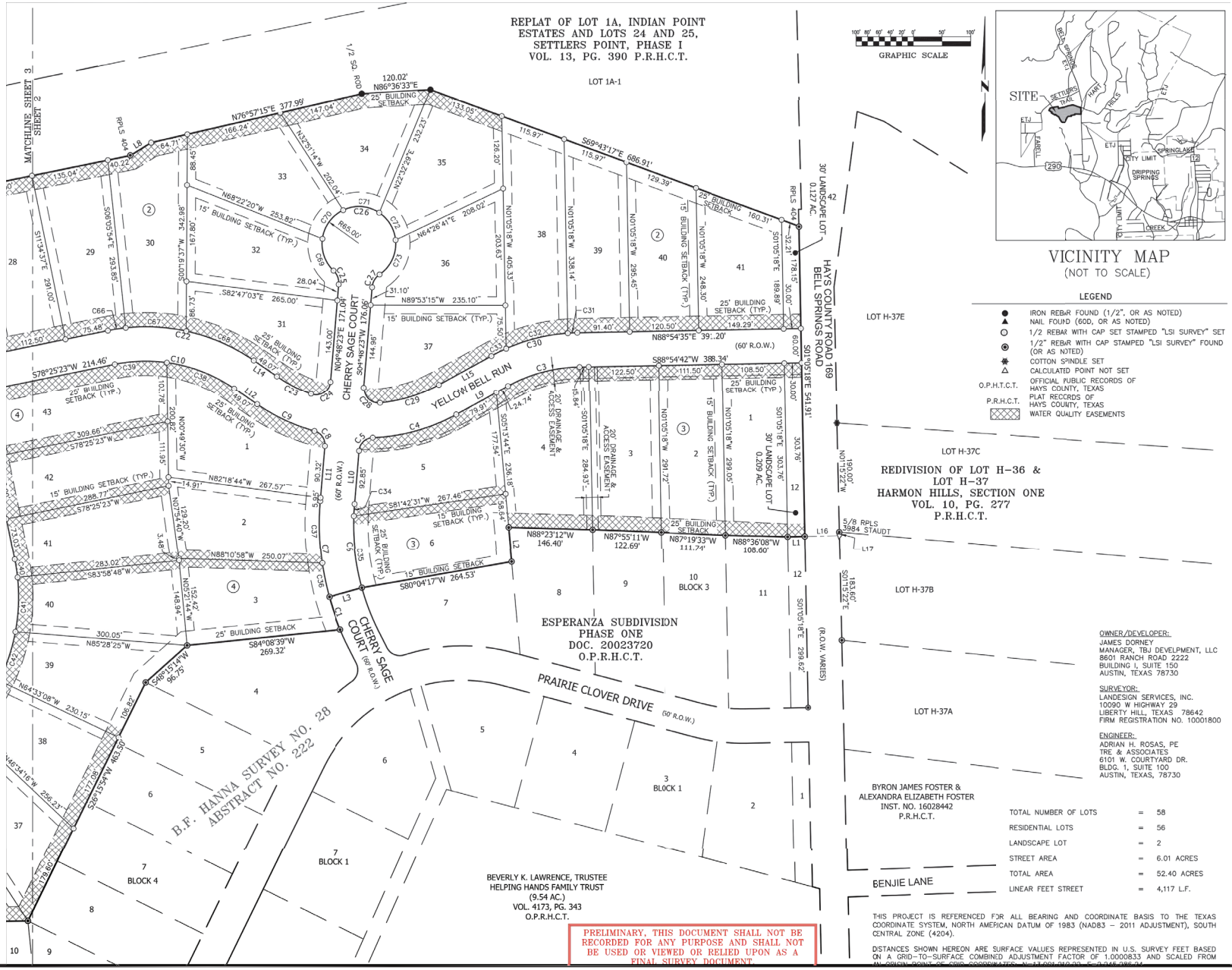
NO.	BY	DATE	REVISION DESCRIPTION
1	AR	08/17/2020	SUBDIVISION IMPROVEMENTS

ESPERANZA SUBDIVISION
PHASE TWO
SUBDIVISION IMPROVEMENT PLANS
DRIPPING SPRINGS, TEXAS

SUBDIVISION PLAT
SHEET 1 of 4

NOTICE:
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

FILE: P:\1733 BUFFINGTON\11395-BELL SPRINGS SUBDIVISION PHASE 2\CAD\SHEETS\PLAT.DWG LAYOUT: SUBDIVISION PLAT SHEET 1 OF 4 DATE: 11/12/2020 10:35 AM BY: DHOLLAND



OWNER/DEVELOPER:
JAMES DORNEY
MANAGER, TBJ DEVELPMENT, LLC
8601 RANCH ROAD 2222
BUILDING I, SUITE 150
AUSTIN, TEXAS 78730

SURVEYOR:
LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
FIRM REGISTRATION NO. 10001800

ENGINEER:
ADRIAN H. ROSAS, PE
TRE & ASSOCIATES
6101 W. COURTYARD DR.
BLDG. 1, SUITE 100
AUSTIN, TEXAS, 78730

TOTAL NUMBER OF LOTS	=	58
RESIDENTIAL LOTS	=	56
LANDSCAPE LOT	=	2
STREET AREA	=	6.01 ACRES
TOTAL AREA	=	52.40 ACRES
LINEAR FEET STREET	=	4,117 L.F.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000833 AND SCALED FROM

TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987
6101 West Courtyard Drive Bldg. 1, Suite 100 Austin, Texas 78730 Office: (512) 338-4349
1150 Mesa Park Drive, Suite 200 Austin, Texas 78746 Office: (915) 585-3993 Fax: (915) 625-6006

PROJECT NO. 1733-11395	DESIGNED BY: AHR
DWG FILE: PLAT	DRAWN BY: TRE
DATE: 08/24/2020	CHECKED BY: AHR

PROJECT ADDRESS: DRIPPING SPRINGS, TEXAS

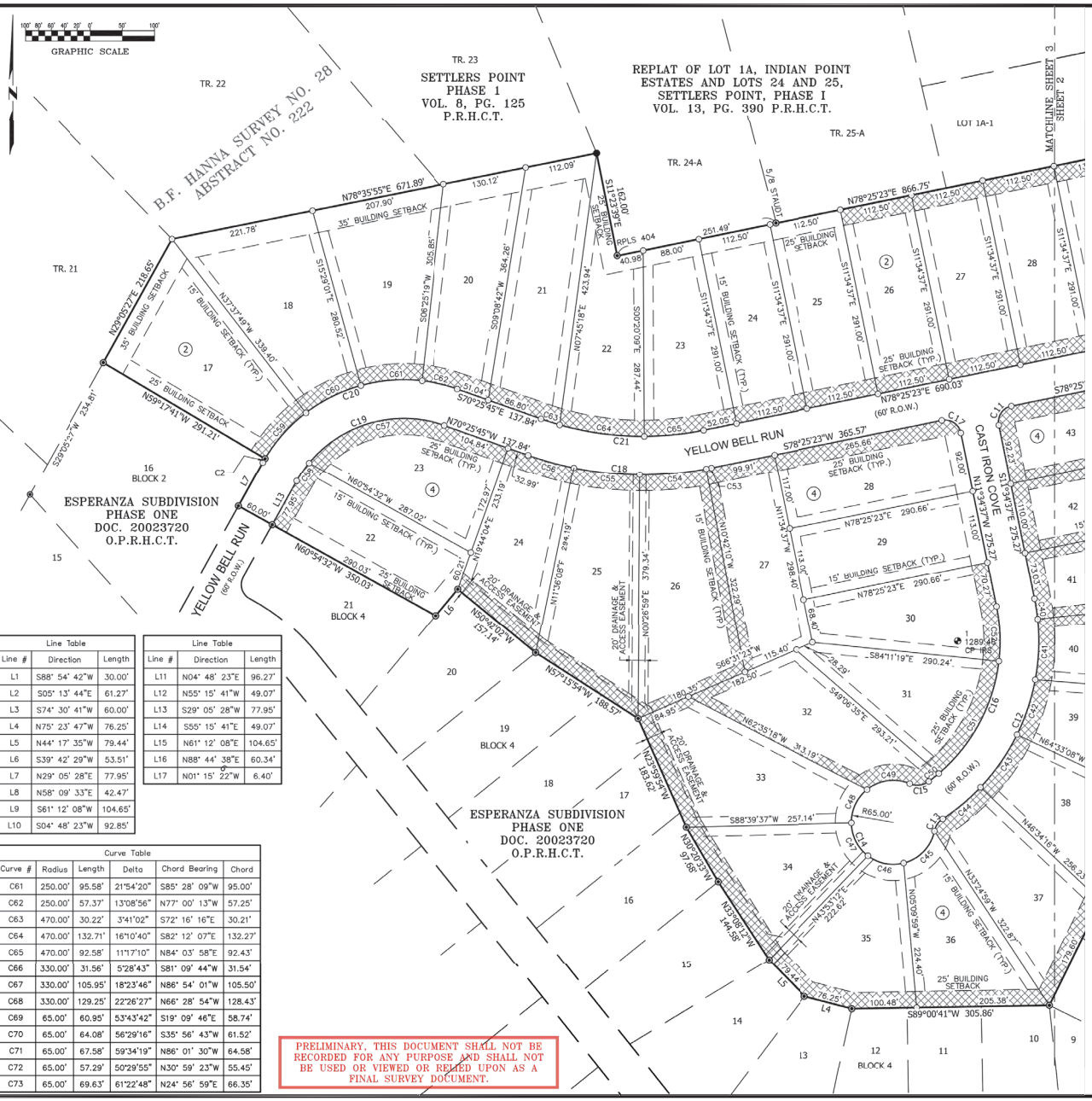
NO.	BY	DATE	REVISION DESCRIPTION
1	AR	09/17/2020	SUBDIVISION IMPROVEMENTS

ESPERANZA SUBDIVISION
PHASE TWO
SUBDIVISION IMPROVEMENT PLANS
DRIPPING SPRINGS, TEXAS

SUBDIVISION PLAT
SHEET 2 of 4

NOTICE
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

FILE: P:\1733 BUFFINGTON\11395-BELL SPRINGS SUBDIVISION PHASE 2\CAD\SHEETS\PLAT.DWG LAYOUT:SJ8X11(KX)N\RAT\SHEET 2 OF 4\DATE:11/12/2020 10:35:40\BY:DHOLLAND



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	480.00'	60.37'	7°12'20"	S19° 05' 40"E	60.33'
C2	250.00'	7.04'	1°36'51"	N29° 53' 54"E	7.04'
C3	270.00'	130.58'	27°42'34"	S75° 03' 25"W	129.31'
C4	330.00'	152.44'	26°28'01"	S74° 26' 09"W	151.09'
C5	25.00'	36.16'	82°51'47"	S46° 14' 16"W	33.09'
C6	420.00'	148.79'	20°17'54"	S05° 20' 34"E	148.02'
C7	480.00'	170.05'	20°17'52"	N05° 20' 33"W	169.16'
C8	25.00'	34.60'	79°18'11"	N34° 50' 42"W	31.91'
C9	330.00'	110.79'	19°14'07"	N64° 52' 44"W	110.27'
C10	270.00'	218.26'	46°18'56"	N78° 25' 09"W	212.36'
C11	25.00'	39.27'	90°00'00"	S33° 25' 23"W	35.36'
C12	330.00'	393.08'	68°14'55"	S22° 32' 50"W	370.25'
C13	30.00'	23.40'	44°41'33"	S34° 19' 32"W	22.81'
C14	65.00'	318.72'	280°56'45"	N27° 32' 52"W	82.74'
C15	30.00'	30.98'	59°09'44"	N83° 20' 38"E	29.62'
C16	270.00'	307.91'	65°20'24"	N21° 05' 35"E	291.49'
C17	25.00'	39.27'	90°00'00"	N56° 34' 37"W	35.36'
C18	530.00'	288.12'	31°08'52"	N86° 00' 11"W	284.59'
C19	190.00'	266.88'	80°28'47"	S69° 19' 51"W	245.48'
C20	250.00'	344.12'	78°51'55"	N70° 08' 17"E	317.59'
C21	470.00'	255.51'	31°08'52"	S86° 00' 11"E	252.37'
C22	330.00'	266.76'	46°18'56"	S78° 25' 09"E	259.56'
C23	270.00'	67.53'	14°19'49"	S62° 25' 35"E	67.35'
C24	25.00'	46.08'	105°36'07"	N57° 36' 26"E	39.83'
C25	30.00'	26.62'	50°50'00"	N20° 36' 37"W	25.75'
C26	65.00'	319.54'	281°40'00"	S85° 11' 37"E	82.11'
C27	30.00'	26.62'	50°50'00"	S30° 13' 23"W	25.75'
C28	25.00'	43.80'	100°22'16"	S45° 22' 45"E	38.41'
C29	270.00'	109.48'	23°13'58"	N72° 49' 07"E	108.73'
C30	318.68'	156.85'	28°11'59"	N74° 48' 32"E	155.27'
C31	318.68'	16.61'	2°59'09"	S87° 24' 57"W	16.60'
C32	318.68'	111.41'	20°01'49"	S75° 54' 28"W	110.84'
C33	318.68'	28.83'	5°11'01"	S63° 18' 03"W	28.82'
C34	420.00'	20.97'	2°51'37"	S03° 22' 35"W	20.96'
C35	420.00'	127.83'	17°26'17"	S06° 46' 22"E	127.34'
C36	480.00'	60.68'	7°14'34"	S11° 52' 14"E	60.64'
C37	480.00'	109.37'	13°03'20"	S01° 43' 17"E	109.14'
C38	270.00'	126.97'	26°56'35"	N68° 43' 58"W	125.80'
C39	270.00'	91.29'	19°22'21"	S88° 06' 33"W	90.86'
C40	330.00'	32.01'	5°33'25"	N08° 47' 55"W	31.99'
C41	330.00'	95.33'	16°33'05"	N02° 15' 20"E	95.00'
C42	330.00'	89.82'	15°35'43"	N18° 19' 44"E	89.55'
C43	330.00'	99.65'	17°18'08"	N34° 46' 40"E	99.28'
C44	330.00'	76.27'	13°14'34"	N50° 03' 01"E	76.10'
C45	65.00'	72.51'	63°55'04"	N43° 56' 17"E	68.81'
C46	65.00'	58.28'	51°22'20"	S78° 25' 01"E	56.35'
C47	65.00'	59.02'	52°01'43"	S26° 43' 00"E	57.02'
C48	65.00'	58.79'	51°49'04"	S25° 12' 24"W	56.80'
C49	65.00'	70.12'	61°48'35"	S82° 01' 13"W	66.77'
C50	270.00'	19.75'	4°11'26"	N51° 40' 04"E	19.74'
C51	270.00'	201.83'	42°49'44"	N28° 09' 29"E	197.16'
C52	270.00'	86.33'	18°19'14"	N02° 25' 00"W	85.97'
C53	530.00'	8.09'	0°52'27"	N78° 51' 36"E	8.09'
C54	530.00'	103.16'	11°09'09"	N84° 52' 25"E	103.00'
C55	530.00'	103.16'	11°09'09"	S83° 58' 26"E	103.00'
C56	530.00'	73.71'	7°58'07"	S74° 24' 49"E	73.65'
C57	190.00'	232.64'	70°09'20"	S74° 29' 35"W	218.38'
C58	190.00'	34.24'	10°19'27"	S34° 15' 11"W	34.19'
C59	250.00'	95.58'	21°54'20"	S41° 39' 29"W	95.00'
C60	250.00'	95.58'	21°54'20"	S63° 33' 49"W	95.00'

Line Table		
Line #	Direction	Length
L1	S88° 54' 42"W	30.00'
L2	S05° 13' 44"E	61.27'
L3	S74° 30' 41"W	60.00'
L4	N75° 23' 47"W	76.25'
L5	N44° 17' 35"W	79.44'
L6	S39° 42' 29"W	53.51'
L7	N29° 05' 28"E	77.95'
L8	N58° 09' 33"E	42.47'
L9	S61° 12' 08"W	104.65'
L10	S04° 48' 23"W	92.85'

Line Table		
Line #	Direction	Length
L11	N04° 48' 23"E	96.27'
L12	N55° 15' 41"W	49.07'
L13	S29° 05' 28"W	77.95'
L14	S55° 15' 41"E	49.07'
L15	N61° 12' 08"E	104.65'
L16	N88° 44' 38"E	60.34'
L17	N01° 15' 22"W	6.40'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C61	250.00'	95.58'	21°54'20"	S85° 28' 09"W	95.00'
C62	250.00'	57.37'	13°08'56"	N77° 00' 13"W	57.25'
C63	470.00'	30.22'	3°41'02"	S72° 16' 16"E	30.21'
C64	470.00'	132.71'	16°10'40"	S82° 12' 07"E	132.27'
C65	470.00'	92.58'	11°17'10"	N84° 03' 58"E	92.43'
C66	330.00'	31.56'	5°28'43"	S81° 09' 44"W	31.54'
C67	330.00'	105.95'	18°23'46"	N86° 54' 01"W	105.50'
C68	330.00'	129.25'	22°26'27"	N66° 28' 54"W	128.43'
C69	65.00'	60.95'	53°43'42"	S19° 09' 46"E	58.74'
C70	65.00'	64.08'	56°29'16"	S35° 56' 43"W	61.52'
C71	65.00'	67.58'	59°34'19"	N86° 01' 30"W	64.58'
C72	65.00'	57.29'	50°29'55"	N30° 59' 23"W	55.45'
C73	65.00'	69.63'	61°22'48"	N24° 56' 59"E	66.35'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987
1150 Mesa Park Drive, Suite 200
Cedar Park, Texas 78613
Office: (512) 583-2073
Fax: (512) 525-5026
6101 West Courtyard Drive
Bldg. 1, Suite 225
Austin, Texas 78730
Office: (512) 338-4249

PROJECT NO. 1733.11395
DWG FILE PLAT
DATE 08/24/2020
PROJECT ADDRESS: DRIPPING SPRINGS, TEXAS

DESIGNED BY: AHR
DRAWN BY: TRE
CHECKED BY: AHR

NO.	BY	DATE	REVISION DESCRIPTION
1	AR	09/17/2020	SUBDIVISION IMPROVEMENTS

ESPERANZA SUBDIVISION PHASE TWO SUBDIVISION IMPROVEMENT PLANS

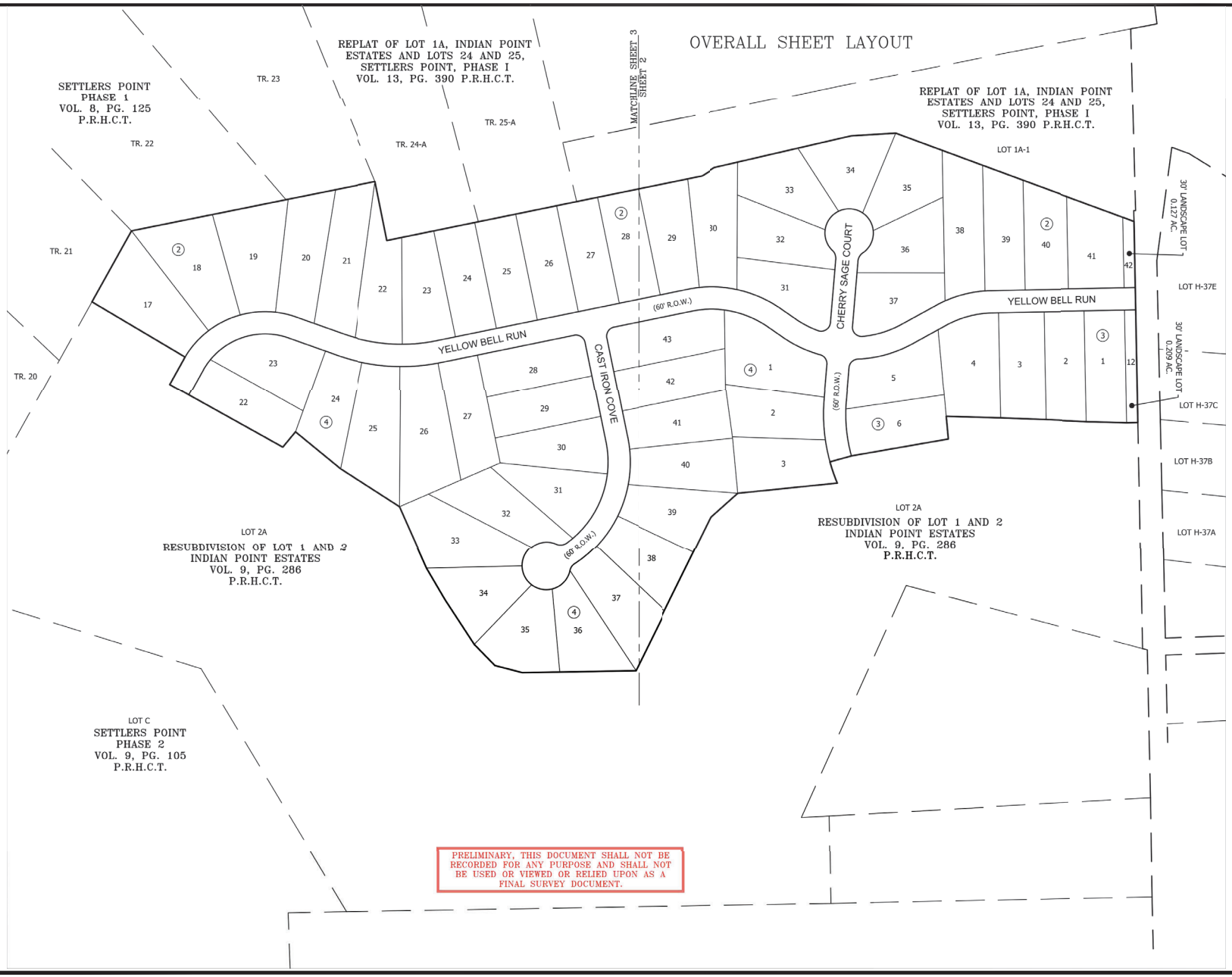
DRIPPING SPRINGS, TEXAS

SUBDIVISION PLAT SHEET 3 of 4

NOTICE
ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICE ACT.

FILE: P:\1733 BUFFINGTON\11395-BELL SPRINGS SUBDIVISION PHASE 2\CAD\SHEETS\PLAT.DWG LAYOUT:SUBDIVISION PLAT SHEET 3 OF 4 DATE: 11/12/2020 10:35 AM BY: DAVID LAND

OVERALL SHEET LAYOUT



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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PROJECT NO. 1733-11395
DWG FILE PLAT
DATE 08-24-2020
DESIGNED BY: AHR
DRAWN BY: TRE
CHECKED BY: AHR
PROJECT ADDRESS: DRIPPING SPRINGS, TEXAS

NO.	BY	DATE	REVISION DESCRIPTION
1	AR	09/17/2020	SUBDIVISION IMPROVEMENTS

ESPERANZA SUBDIVISION
PHASE TWO
SUBDIVISION IMPROVEMENT
PLANS
DRIPPING SPRINGS, TEXAS

SUBDIVISION PLAT
SHEET 4 of 4

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