

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, 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., 20\_\_

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.

\_\_\_\_\_  
ADRIAN H. ROSAS, P.E. DATE  
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:

- THIS PLAT IS LOCATED ENTIRELY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF DRIPPING SPRINGS.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.
- THIS PROJECT IS LOCATED WITHIN THE BOUNDARY OF THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- WATER SERVICE WILL BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION (D.S.W.S.C.) , NO INDIVIDUAL WATER WELLS WILL BE PROVIDED.
- EACH RESIDENTIAL LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE PEDERNALES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON OR AT&T.
- ORGANIZED GAS UTILITY SERVICE WILL BE PROVIDED BY TXGAS.
- MINIMUM FRONT SETBACK SHALL BE 25 FEET.
- MINIMUM REAR SETBACK SHALL BE 25 FEET.
- MINIMUM SIDE AND INTERIOR SETBACKS SHALL BE 15 FEET.
- MINIMUM SIDE STREET SETBACK SHALL BE 15 FEET.
- PUBLIC UTILITY EASEMENTS OF 10 FEET SHALL BE LOCATED ON BOTH SIDES OF DEDICATED RIGHTS-OF-WAYS.
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS REQUIREMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS.
- 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'
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- AREA WITHIN THE RIGHT-OF-WAY = 6.008 ACRES
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF DRIPPING SPRINGS REQUIREMENTS OR AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
- ALL LOT AND ROADWAY CORNERS HAVE BEEN MARKED WITH 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET.
- 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.
- 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.
- THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION, WATER QUALITY STRUCTURES AND TRAILS WITHIN THIS SUBDIVISION. D.S.W.S.C. AGENCY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WATER SYSTEM LOCATED WITHIN THE SUBDIVISION.
- 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.
- PARKLAND DEDICATION REQUIREMENTS FOR PHASE I AND II HAVE BEEN SATISFIED AS PART OF THE PHASE I FINAL PLAT.
- MINIMUM REAR SETBACKS FOR LOTS 17-21, BLOCK 2 SHALL BE 35 FEET.
- 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.
- 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.
- SEPTIC FIELDS, TANKS OR FACILITIES ARE PROHIBITED WITHIN THE WATER QUALITY EASEMENTS.
- PARKING OF ANY VEHICLES, TRAILERS OR BOATS IS PROHIBITED WITHIN WATER QUALITY EASEMENTS.
- ALL WATER QUALITY EASEMENTS ARE TO REMAIN UNDISTURBED WITH NO IMPERVIOUS COVER OR ABOVE GROUND STRUCTURES EXCEPT FOR THE FOLLOWING:
  - ONE 25' WIDE DRIVEWAY CROSSING PER LOT.
  - FENCES THAT DO NOT OBSTRUCT FLOW.
  - 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.
  - WATER METERS, ELECTRIC BOXES AND ANY OTHER UTILITY DESIGNED TO SERVICE RESIDENTIAL LOTS.
  - TERRACING TO REDUCE SLOPE WHEN APPROVED BY THE CITY ENGINEER.
  - LANDSCAPING IMPROVEMENTS SHALL BE LIMITED TO PERVIOUS, VEGETATIVE IMPROVEMENTS WITH NO HARDSCAPE AND NO INCREASE IN SLOPES.
  - WATER QUALITY AND STORMWATER SYSTEM IMPROVEMENTS WHEN APPROVED BY THE CITY ENGINEER.
- ALL TRAILS WILL BE MAINTAINED BY THE HOA.

ENGINEERING AND PUBLIC WORKS 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 ENGINEERING AND PUBLIC WORKS 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

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PLAT, ESPERANZA SUBDIVISION PHASE TWO, HAS BEEN SUBMITTED TO BE CONSIDERED BY THE CITY COUNCIL OF DRIPPING SPRINGS AND IS HERE BY APPROVED APPROVED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.,

\_\_\_\_\_  
PLANNING AND ZONING CHAIR OR VICE CHAIR

ATTEST: \_\_\_\_\_  
ANDREA CUNNINGHAM  
CITY SECRETARY

STATE OF TEXAS  
COUNTY OF HAYS

I, ELAINE H. CARDENAS, 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.

\_\_\_\_\_  
ELAINE H. CARDENAS  
COUNTY CLERK  
HAYS COUNTY, TEXAS



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBBELS FIRM NO. 10001800  
512-238-7901

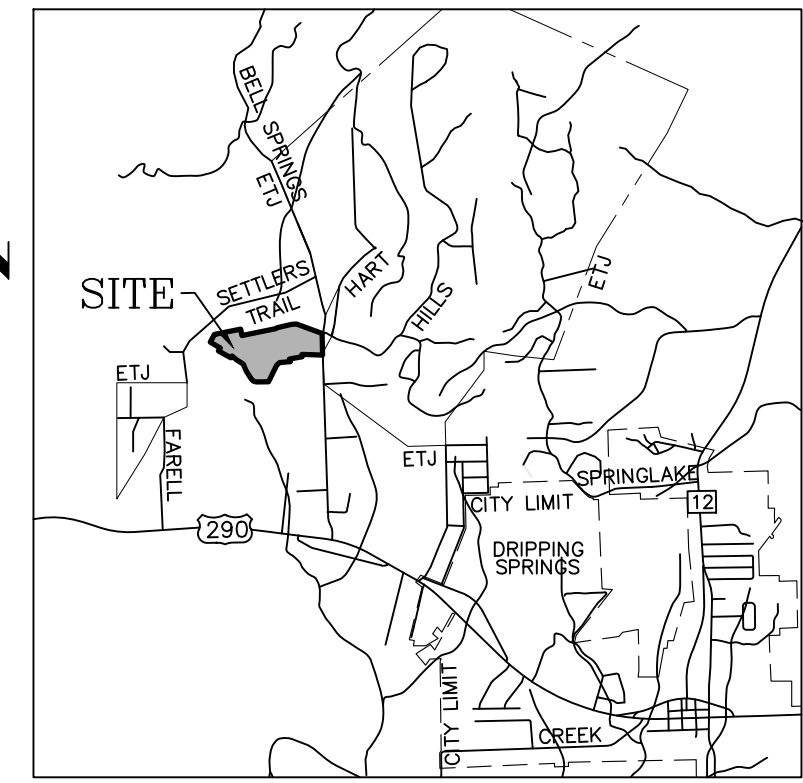
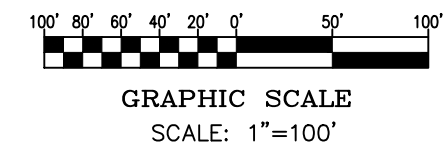
ESPERANZA SUBDIVISION  
PHASE TWO  
FINAL PLAT

|                            |   |
|----------------------------|---|
| PROJECT NAME: BELL SPRINGS | SCALE: 1" = 100'  |
| JOB NUMBER: 376-15-1       | DRAWING FILE PATH: L:\BELL SPRINGS\DWGS\ESPERANZA SUBD PH 2.DWG |
| DATE: 04/29/2020           | FIELDNOTE FILE PATH: L:\BELL SPRINGS\Metes and Bounds           |
| RPLS: TST                  | TECH: HAS   |
| CHECKED BY: TST            | FIELDBOOK: N/A  |

DRAWING NAME:  
ESPERANZA SUBD  
PH 2.DWG



REPLAT OF LOT 1A, INDIAN POINT  
ESTATES AND LOTS 24 AND 25,  
SETTLERS POINT, PHASE I  
VOL. 13, PG. 390 P.R.H.C.T.



VICINITY MAP  
(NOT TO SCALE)

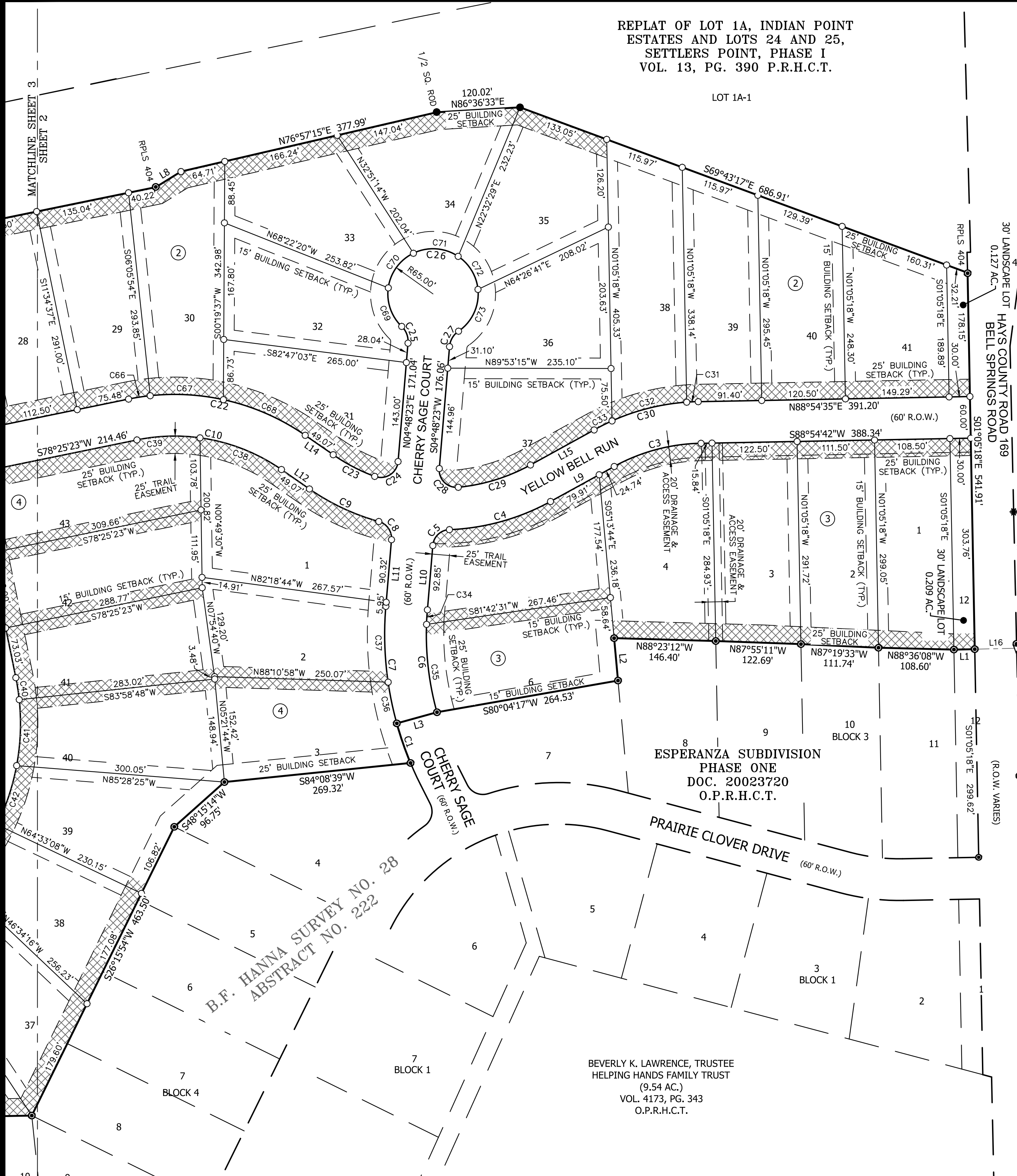
LEGEND

- IRON REBAR FOUND (1/2", OR AS NOTED)
- NAIL FOUND (60D, OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP SET STAMPED "LSI SURVEY" SET (OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" FOUND (OR AS NOTED)
- ⊙ COTTON SPINDLE SET
- ⊙ CALCULATED POINT NOT SET
- O.P.H.C.T. OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- P.R.H.C.T. PLAT RECORDS OF HAYS COUNTY, TEXAS
- ▨ WATER QUALITY EASEMENTS

ESPERANZA SUBDIVISION  
PHASE TWO  
FINAL PLAT

DRAWING PATH: L:\BELL SPRINGS\DWG\ESPERANZA SUBD PH 2.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 3/9/2021 11:51 AM PLOT DATE: 3/9/2021 1:38 PM

**LSI** LANDESIGN SERVICES, INC.  
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TIBBELS FIRM NO. 10001800  
512-238-7901



LOT H-37E

LOT H-37C  
REDIVISION OF LOT H-36 &  
LOT H-37  
HARMON HILLS, SECTION ONE  
VOL. 10, PG. 277  
P.R.H.C.T.

LOT H-37B

LOT H-37A

OWNER/DEVELOPER:  
JAMES DORNEY  
MANAGER, TBJ DEVELOPMENT, LLC  
8601 RANCH ROAD 2222  
BUILDING 1, 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

BYRON JAMES FOSTER &  
ALEXANDRA ELIZABETH FOSTER  
INST. NO. 16028442  
P.R.H.C.T.

|                      |   |             |
|----------------------|---|-------------|
| 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 AN ORIGIN POINT OF GRID COORDINATES: N=13,991,210.22, E=2,245,286.24

B.F. HANNA SURVEY NO. 28  
ABSTRACT NO. 222

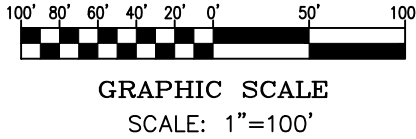
BEVERLY K. LAWRENCE, TRUSTEE  
HELPING HANDS FAMILY TRUST  
(9.54 AC.)  
VOL. 4173, PG. 343  
O.P.R.H.C.T.

|                      |   |
|----------------------|---|
| PROJECT NAME:        | BELL SPRINGS                                |
| JOB NUMBER:          | 376-15-1                                    |
| DATE:                | 04/29/2020                                  |
| DRAWING FILE PATH:   | L:\BELL SPRINGS\DWG\ESPERANZA SUBD PH 2.DWG |
| FIELDNOTE FILE PATH: | L:\BELL SPRINGS\Metas and Bounds            |
| RPLS:                | TST   |
| TECH:                | HAS   |
| PARTYCHIEF:          | N/A   |
| CHECKED BY:          | TST   |
| FIELDBOOK:           | N/A   |

DRAWING NAME:  
ESPERANZA SUBD  
PH 2.DWG

SHEET  
02 of 04



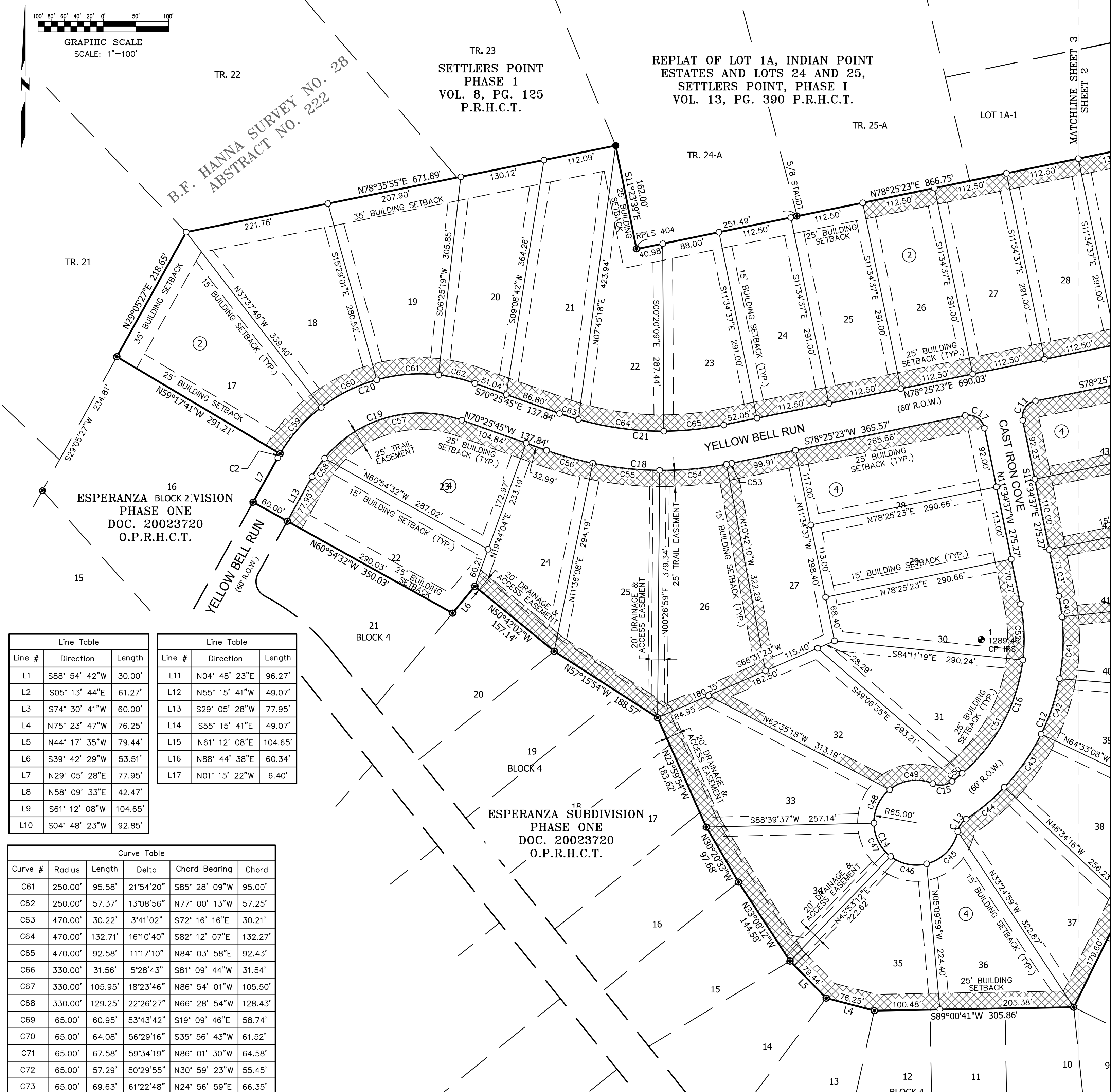


| Curve Table |         |         |            |               |         |
|-------------|---------|---------|------------|---------------|---------|
| Curve #     | Radius  | Length  | Delta      | Chord Bearing | Chord   |
| C1          | 480.00' | 60.37'  | 7°12'20"   | S19° 05' 40"E | 60.33'  |
| 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'  |





OVERALL SHEET LAYOUT

REPLAT OF LOT 1A, INDIAN POINT  
ESTATES AND LOTS 24 AND 25,  
SETTLERS POINT, PHASE I  
VOL. 13, PG. 390 P.R.H.C.T.

REPLAT OF LOT 1A, INDIAN POINT  
ESTATES AND LOTS 24 AND 25,  
SETTLERS POINT, PHASE I  
VOL. 13, PG. 390 P.R.H.C.T.

SETTLERS POINT  
PHASE 1  
VOL. 8, PG. 125  
P.R.H.C.T.

TR. 22

TR. 23

TR. 24-A

TR. 25-A

MATCHLINE SHEET 3  
SHEET 2

TR. 21

TR. 20

ESPERANZA SUBDIVISION  
PHASE ONE  
DOC. 20023720  
O.P.R.H.C.T.

ESPERANZA SUBDIVISION  
PHASE ONE  
DOC. 20023720  
O.P.R.H.C.T.

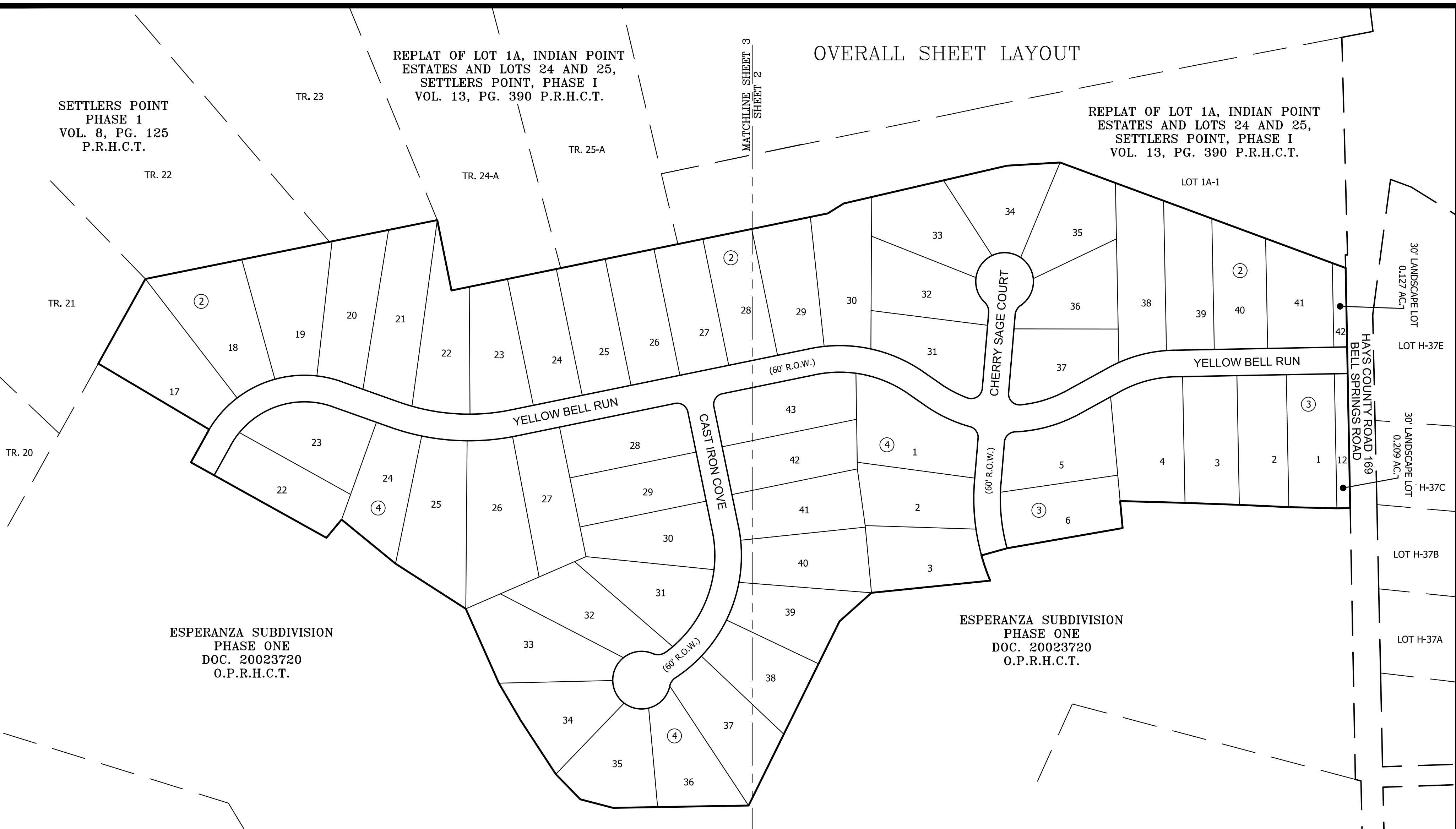
LOT C  
SETTLERS POINT  
PHASE 2  
VOL. 9, PG. 105  
P.R.H.C.T.

| LOT TABLE |       |               |            |
|-----------|-------|---------------|------------|
| LOT       | BLOCK | Area (Sq Ft.) | Area (Ac.) |
| 17        | 2     | 47376         | 1.09       |
| 18        | 2     | 46554         | 1.07       |
| 19        | 2     | 43061         | 0.99       |
| 20        | 2     | 38258         | 0.88       |
| 21        | 2     | 43480         | 1.00       |
| 22        | 2     | 35372         | 0.81       |
| 23        | 2     | 33738         | 0.77       |
| 24        | 2     | 32738         | 0.75       |
| 25        | 2     | 32737         | 0.75       |
| 26        | 2     | 32737         | 0.75       |
| 27        | 2     | 32738         | 0.75       |
| 28        | 2     | 32737         | 0.75       |
| 29        | 2     | 35253         | 0.81       |
| 30        | 2     | 38826         | 0.89       |

| LOT TABLE |       |               |            |
|-----------|-------|---------------|------------|
| LOT       | BLOCK | Area (Sq Ft.) | Area (Ac.) |
| 31        | 2     | 33150         | 0.76       |
| 32        | 2     | 33786         | 0.78       |
| 33        | 2     | 35086         | 0.81       |
| 34        | 2     | 32744         | 0.75       |
| 35        | 2     | 34638         | 0.80       |
| 36        | 2     | 33362         | 0.77       |
| 37        | 2     | 32694         | 0.75       |
| 38        | 2     | 39788         | 0.91       |
| 39        | 2     | 34193         | 0.78       |
| 40        | 2     | 32761         | 0.75       |
| 41        | 2     | 32710         | 0.75       |
| 42        | 2     | 5521          | 0.13       |

| LOT TABLE |       |               |            |
|-----------|-------|---------------|------------|
| LOT       | BLOCK | Area (Sq Ft.) | Area (Ac.) |
| 1         | 3     | 32702         | 0.75       |
| 2         | 3     | 32935         | 0.76       |
| 3         | 3     | 35320         | 0.81       |
| 4         | 3     | 41828         | 0.96       |
| 5         | 3     | 36257         | 0.83       |
| 6         | 3     | 33241         | 0.76       |
| 12        | 3     | 9113          | 0.21       |
| 1         | 4     | 42944         | 0.99       |
| 2         | 4     | 32840         | 0.75       |
| 3         | 4     | 34629         | 0.79       |
| 22        | 4     | 33002         | 0.76       |
| 23        | 4     | 36195         | 0.83       |
| 24        | 4     | 32730         | 0.75       |
| 25        | 4     | 45143         | 1.04       |
| 26        | 4     | 47615         | 1.09       |
| 27        | 4     | 34246         | 0.79       |

| LOT TABLE |       |               |            |
|-----------|-------|---------------|------------|
| LOT       | BLOCK | Area (Sq Ft.) | Area (Ac.) |
| 28        | 4     | 33873         | 0.78       |
| 29        | 4     | 32845         | 0.75       |
| 30        | 4     | 32697         | 0.75       |
| 31        | 4     | 32671         | 0.75       |
| 32        | 4     | 35722         | 0.82       |
| 33        | 4     | 42339         | 0.97       |
| 34        | 4     | 32860         | 0.75       |
| 35        | 4     | 35477         | 0.81       |
| 36        | 4     | 33362         | 0.77       |
| 37        | 4     | 37757         | 0.87       |
| 38        | 4     | 32700         | 0.75       |
| 39        | 4     | 33483         | 0.77       |
| 40        | 4     | 35098         | 0.81       |
| 41        | 4     | 33869         | 0.78       |
| 42        | 4     | 32914         | 0.76       |
| 43        | 4     | 37001         | 0.85       |



ESPERANZA SUBDIVISION  
PHASE TWO  
FINAL PLAT

|                            |  |
|----------------------------|--|
| PROJECT NAME: BELL SPRINGS | SCALE: 1" = 100'   |
| JOB NUMBER: 376-15-1       | DRAWING FILE PATH: L:\BELL SPRINGS\DWG\ESPERANZA SUBD PH 2.DWG |
| DATE: 04/29/2020           | FIELDNOTE FILE PATH: L:\BELL SPRINGS\Metes and Bounds          |
| RPLS: TST                  | TECH: HAS  |
| CHECKED BY: TST            | PARTYCHIEF: N/A  |
|                            | FIELDBOOK: N/A   |

DRAWING NAME:  
ESPERANZA SUBD  
PH 2.DWG

DRAWING PATH: L:\BELL SPRINGS\DWG\ESPERANZA SUBD PH 2.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 3/9/2021 11:51 AM PLOT DATE: 3/9/2021 1:38 PM