

STATE OF TEXAS {  
COUNTY OF HAYS }

KNOW ALL MEN BY THESE PRESENTS:

THAT, \_\_\_\_\_, 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 OUT OF THE B.F. HANNA SURVEY NO. 28, ABSTRACT NO. 222, IN HAYS COUNTY, TEXAS, AS CONVEYED TO IT BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3993, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE ALL OF SAID 55.36 ACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "ESPERANZA SUBDIVISION PHASE ONE", 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  
TBJ DEVELOPMENT, LLC  
8601 RANCH ROAD 2222  
BUILDING I, SUITE 150  
AUSTIN, TEXAS 78730

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  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
(512) 238-7901  
FIRM REGISTRATION NO. 10001800

**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 REQUIREMENTS AND APPROVED BY THE HAYS COUNTY TRANSPORTATION DEPARTMENT AND UPON ACCEPTANCE SHALL BE DEDICATED TO THE CITY OF DRIPPING SPRINGS.
- LINEAR FOOTAGE OF PRAIRIE CLOVER DRIVE (LOCAL STREET): 3503'  
LINEAR FOOTAGE OF CHERRY SAGE COURT (LOCAL STREET): 170'  
LINEAR FOOTAGE OF SEDUM PATH (LOCAL STREET): 320'  
LINEAR FOOTAGE OF YELLOW BELL RUN (LOCAL STREET): 465'
- 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 = 6.258
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HAYS COUNTY REQUIREMENTS OR AS APPROVED BY THE CITY OF DRIPPING SPRINGS.
- ALL LOT AND ROADWAY CORNERS HAVE BEEN MARKED WITH ORANGE PLASTIC CAPS MARKED "LANDESIGN".
- 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.
- IN APPROVING THIS PLAT BY THE CITY OF DRIPPING SPRINGS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND 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 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.
- 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.

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.

\_\_\_\_\_  
KYLE DANNHAUS DATE  
MANAGER OF CODE ENFORCEMENT

STATE OF TEXAS  
COUNTY OF HAYS  
CITY OF DRIPPING SPRINGS

THIS PLAT ESPERANZA SUBDIVISION PHASE ONE, 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  
CITY OF DRIPPING SPRINGS

THIS PLAT, ESPERANZA SUBDIVISION PHASE ONE, 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., BY THE CITY COUNCIL.

\_\_\_\_\_  
CITY SECRETARY MAYOR

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

LANDESIGN SERVICES, INC.  
512-238-7901  
1220 McNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800



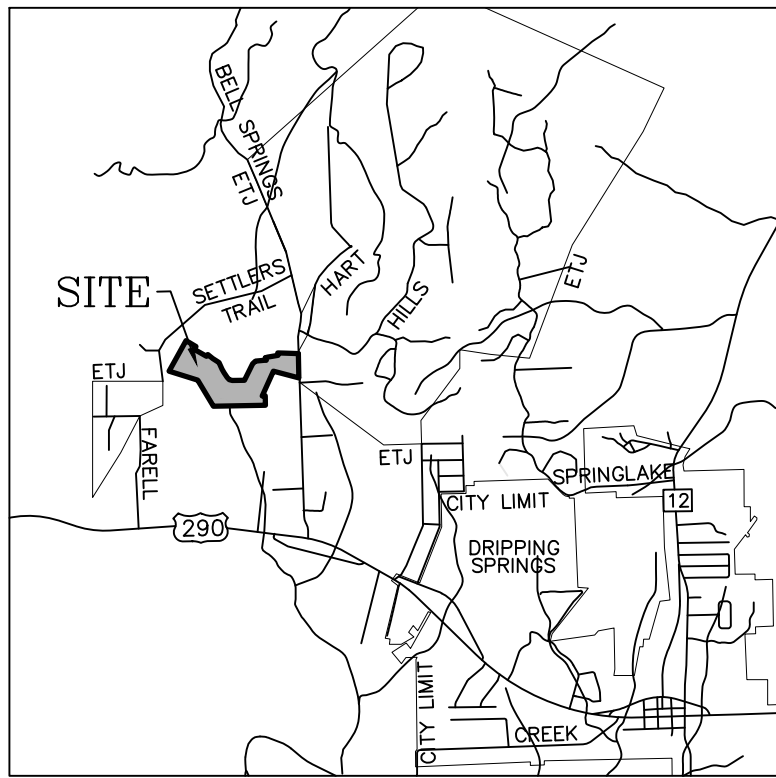
**ESPERANZA SUBDIVISION  
PHASE ONE**

PROJECT NAME: BELL SPRINGS
JOB NUMBER: 376-15-1
DATE: 05/04/2017 SCALE: 100'
DRAWING FILE PATH: L:\BELL SPRINGS\DWGS
FIELDNOTE FILE PATH: L:\BELL SPRINGS\Metes and Bounds
RPLS: TST TECH: HAS PARTYCHIEF: PO
CHECKED BY: TST FIELDBOOK: 264/53

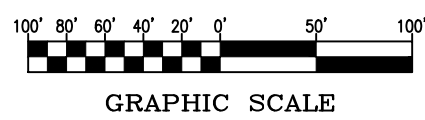
DRAWING NAME:  
ESPERANZA SUBD

SHEET  
01 of 03

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

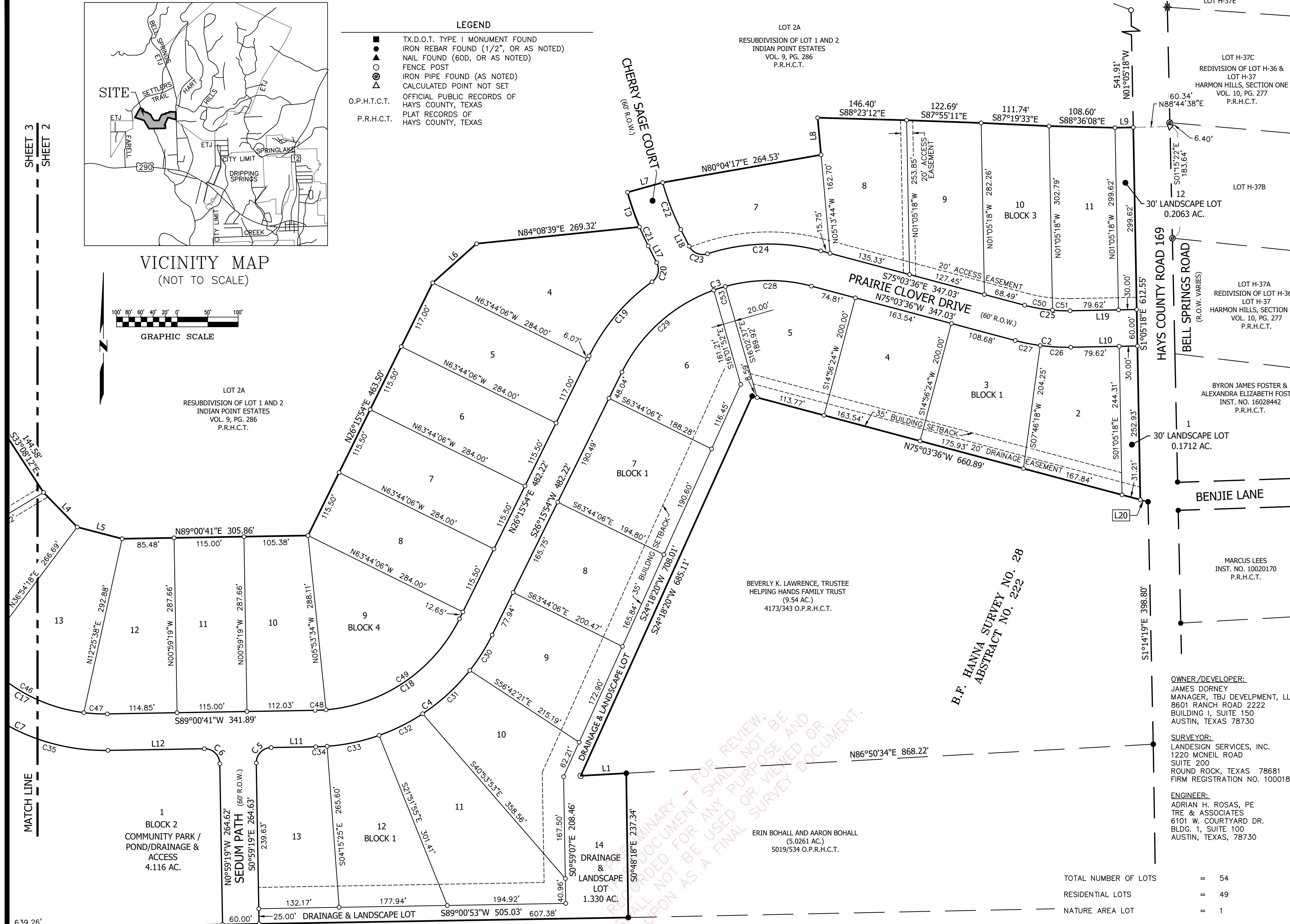


VICINITY MAP  
(NOT TO SCALE)



- LEGEND**
- TX.D.O.T. TYPE 1 MONUMENT FOUND
  - IRON REBAR FOUND (1/2", OR AS NOTED)
  - NAIL FOUND (60D, OR AS NOTED)
  - FENCE POST
  - IRON PIPE FOUND (AS NOTED)
  - CALCULATED POINT NOT SET
  - O.P.H.T.C.T.
  - P.R.H.C.T.
- O.P.H.T.C.T.  
OFFICIAL PUBLIC RECORDS OF  
HAYS COUNTY, TEXAS
- P.R.H.C.T.  
PLAT RECORDS OF  
HAYS COUNTY, TEXAS

LOT 2A  
RESUBDIVISION OF LOT 1 AND 2  
INDIAN POINT ESTATES  
VOL. 9, PG. 286  
P.R.H.C.T.



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

ERIN BOHALL AND AARON BOHALL  
(5.0261 AC.)  
5019/534 O.P.R.H.C.T.

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  
30' LANDSCAPE LOT  
0.2063 AC.

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

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

30' LANDSCAPE LOT  
0.1712 AC.

BENJIE LANE

MARCUS LEES  
INST. NO. 10020170  
P.R.H.C.T.

**OWNER/DEVELOPER:**  
JAMES DORNEY  
MANAGER, TBJ DEVELOPMENT, LLC  
8601 RANCH ROAD 2222  
BUILDING 1, SUITE 150  
AUSTIN, TEXAS 78730

**SURVEYOR:**  
LANDEIGN SERVICES, INC.  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
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	=	54
RESIDENTIAL LOTS	=	49
NATURE AREA LOT	=	1
COMMUNITY PARK/POND LOT	=	1
LANDSCAPE LOT	=	3
STREET AREA	=	6.258 ACRES
TOTAL AREA	=	55.36 ACRES
LINEAR FEET STREET	=	4,458 L.F.

ELISE M. WOOD  
(49.96 AC.)  
2730/16 O.P.R.H.C.T.

LANDEIGN SERVICES, INC.  
512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

# ESPERANZA SUBDIVISION PHASE ONE

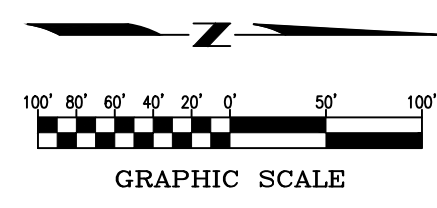
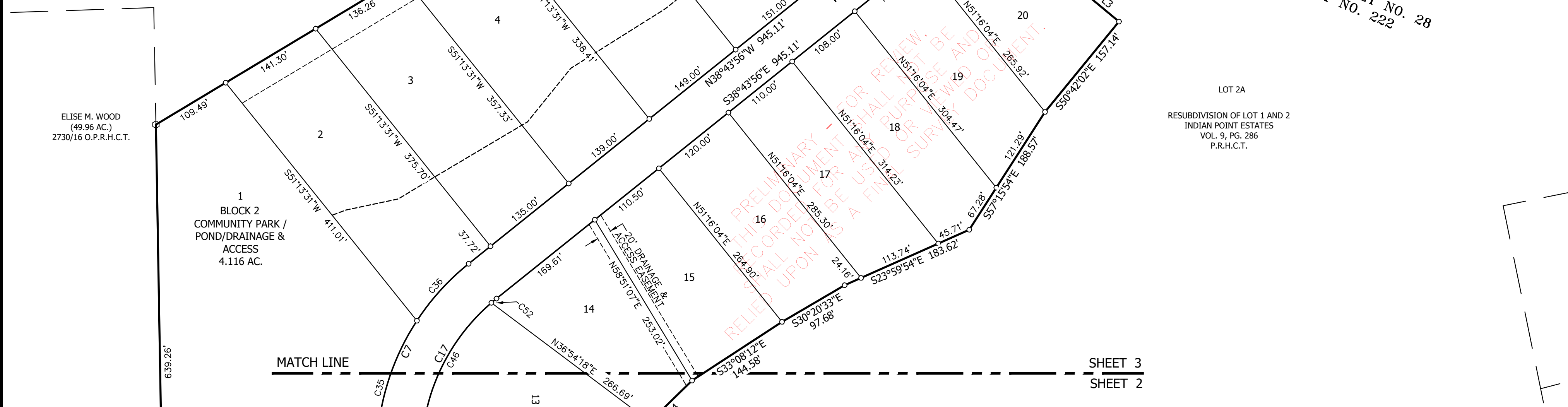
PROJECT NAME: BELL SPRINGS  
JOB NUMBER: 376-15-1  
DATE: 05/04/2017 SCALE: 100'  
DRAWING FILE PATH:  
L: BELL SPRINGS DWGS  
FIELDNOTE FILE PATH:  
L: BELL SPRINGS Metes and Bounds  
RPLS: TST TECH: HAS PARTYCHIEF: PO  
CHECKED BY: TST FIELDBOOK: 264/53

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	480.00'	60.37'	7°12'20"	N19° 05' 40"W	60.33'
C2	330.00'	92.32'	16°01'42"	S83° 04' 27"E	92.02'
C3	270.00'	370.75'	78°40'30"	S65° 36' 09"W	342.30'
C4	330.00'	361.39'	62°44'46"	N57° 38' 17"E	343.60'
C5	25.00'	39.27'	90°00'00"	S44° 00' 41"W	35.36'
C6	25.00'	39.27'	90°00'00"	N45° 59' 19"W	35.36'
C7	330.00'	300.98'	52°15'23"	S64° 51' 38"E	290.65'
C8	270.00'	104.51'	22°10'36"	N49° 49' 14"W	103.85'
C9	25.00'	39.27'	90°00'00"	S74° 05' 28"W	35.36'
C10	330.00'	114.29'	19°50'35"	N39° 00' 45"E	113.72'
C11	30.00'	23.53'	44°56'43"	S26° 27' 41"W	22.93'
C12	65.00'	318.79'	281°00'05"	S35° 30' 38"E	82.69'
C13	30.00'	30.81'	58°51'01"	N75° 33' 54"E	29.48'
C14	270.00'	80.34'	17°02'55"	N37° 36' 56"E	80.04'
C15	25.00'	39.27'	90°00'00"	S15° 54' 32"E	35.36'
C16	330.00'	127.73'	22°10'36"	N49° 49' 14"W	126.93'
C17	270.00'	246.25'	52°15'23"	S64° 51' 38"E	237.81'
C18	270.00'	295.68'	62°44'46"	N57° 38' 17"E	281.13'
C19	330.00'	161.37'	28°01'01"	S40° 16' 24"W	159.76'
C20	25.00'	35.38'	81°05'14"	N13° 44' 18"E	32.50'
C21	480.00'	34.42'	4°06'30"	S24° 45' 05"E	34.41'
C22	420.00'	82.93'	11°18'49"	S21° 08' 55"E	82.80'
C23	25.00'	35.38'	81°05'14"	S67° 20' 57"E	32.50'
C24	330.00'	189.10'	32°49'58"	S88° 31' 25"W	186.53'
C25	270.00'	75.53'	16°01'42"	S83° 04' 27"E	75.29'
C26	330.00'	50.43'	8°45'24"	S86° 42' 36"E	50.39'
C27	330.00'	41.88'	7°16'19"	S78° 41' 45"E	41.85'

Curve #	Radius	Length	Delta	Chord Bearing	Chord
C28	270.00'	143.38'	30°25'31"	S89° 43' 39"W	141.70'
C29	270.00'	207.39'	44°00'38"	S48° 16' 13"W	202.33'
C30	330.00'	69.02'	11°59'02"	N32° 15' 25"E	68.90'
C31	330.00'	105.82'	18°22'22"	N47° 26' 07"E	105.37'
C32	330.00'	80.24'	13°55'52"	N63° 35' 14"E	80.04'
C34	330.00'	18.82'	3°16'05"	N87° 22' 38"E	18.82'
C35	330.00'	197.00'	34°12'13"	S73° 53' 13"E	194.09'
C36	330.00'	103.98'	18°03'10"	S47° 45' 31"E	103.55'
C37	330.00'	92.15'	15°59'57"	N37° 05' 26"E	91.85'
C38	330.00'	22.14'	3°50'38"	N47° 00' 44"E	22.14'
C39	65.00'	58.04'	51°09'27"	N29° 34' 03"E	56.13'
C40	65.00'	59.68'	52°36'36"	N81° 27' 02"E	57.61'
C41	65.00'	55.96'	49°19'47"	S47° 34' 46"E	54.25'
C42	65.00'	55.45'	48°52'50"	S01° 31' 33"W	53.79'
C43	65.00'	89.65'	79°01'27"	S65° 28' 41"W	82.71'
C44	270.00'	35.49'	7°31'52"	N42° 22' 28"E	35.46'
C45	270.00'	44.85'	9°31'04"	N33° 51' 00"E	44.80'
C46	270.00'	198.54'	42°07'50"	S61° 42' 31"E	194.09'
C47	270.00'	38.71'	8°12'54"	S86° 52' 53"E	38.68'
C48	270.00'	17.99'	3°49'04"	N87° 06' 08"E	17.99'
C49	270.00'	277.69'	58°55'42"	N55° 43' 45"E	265.62'
C50	270.00'	46.59'	9°53'16"	S80° 00' 14"E	46.54'
C51	270.00'	28.94'	6°08'27"	S88° 01' 05"E	28.92'
C52	270.00'	9.01'	1°54'40"	S39° 41' 16"E	9.01'
C53	270.00'	19.98'	4°14'21"	S72° 23' 43"W	19.97'

Line #	Direction	Length
L1	N86° 51' 39"E	75.01'
L2	S29° 05' 28"W	84.99'
L3	N39° 42' 29"E	53.51'
L4	S44° 17' 35"E	79.44'
L5	S75° 23' 47"E	76.25'
L6	N48° 15' 14"E	96.75'
L7	N74° 30' 41"E	60.00'
L8	S05° 13' 44"E	61.27'
L9	N88° 54' 42"E	30.00'
L10	S88° 54' 42"W	109.62'

Line #	Direction	Length
L11	S89° 00' 41"W	73.22'
L12	S89° 00' 41"W	158.67'
L13	N60° 54' 32"W	8.28'
L14	S29° 05' 28"W	91.73'
L15	N29° 05' 28"E	92.07'
L16	N60° 54' 32"W	8.28'
L17	S26° 48' 19"E	30.72'
L18	S26° 48' 19"E	30.72'
L19	S88° 54' 42"W	109.62'
L20	S75° 03' 36"E	13.07'



LANDEIGN SERVICES, INC.  
 512-238-7901  
 1220 MCNEIL ROAD  
 SUITE 200  
 ROUND ROCK, TEXAS 78681  
 FIRM REGISTRATION NO. 10001800

**ESPERANZA SUBDIVISION  
 PHASE ONE**

PROJECT NAME: BELL SPRINGS	DATE: 05/04/2017	SCALE: 100'
JOB NUMBER: 376-15-1	DRAWING FILE PATH: L:\BELL SPRINGS\DWGS	FIELDNOTE FILE PATH: L:\BELL SPRINGS\Metes and Bounds
DRAWING NAME: ESPERANZA SUBD		
SHEET 03 of 03		

SHEET 3  
SHEET 2