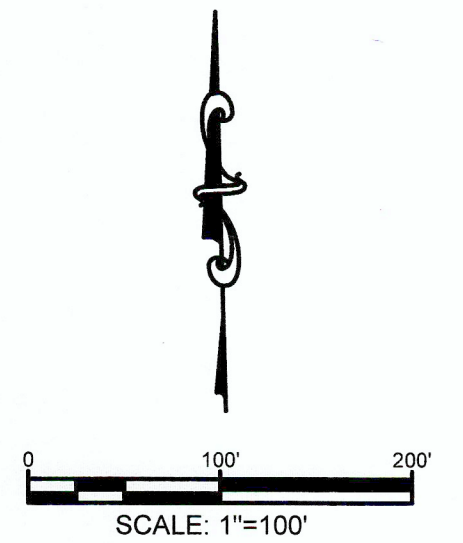


SITE LOCATION MAP
NOT TO SCALE

BOGLE SUBDIVISION PRELIMINARY PLAT

10.003 ACRES OF LAND OUT OF THE F. BRADLEY SURVEY ABSTRACT NO. 76
AND THE M. WILBARGER SURVEY ABSTRACT NO. 663 IN WILLIAMSON COUNTY,
TEXAS, AND BEING A PORTION OF THAT CERTAIN 731.01 ACRE TRACT OF
LAND AS CONVEYED TO NELSON PUETT BY DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS, RECORDED IN VOLUME 546, PAGE 497 OF THE DEED
RECORDS OF WILLIAMSON COUNTY TEXAS
10.003 ACRES



LEGEND	
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET WITH RED PLASTIC CAP STAMPED "2PCONSULT RPLS 6500"
△	CALCULATED POINT
●	BENCHMARK LOCATION
SV	IRRIGATION VALVE
CO	CLEANOUT
MB	MAIL BOX
R.O.W. RIGHT-OF-WAY	
O.P.R.W.C.T. OFFICIAL PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS	
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS	
O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS	
(RECORD) RECORD BEARING AND DISTANCE FROM THE DEED TO JERRY B. BOGLE AND SHERRY MOORE-BOGLE (10.00 AC) TRACT RECORDED IN DOCUMENT NUMBER 1997055729 O.P.R.W.C.T.	

OWNER/SUBDIVIDER: JERRY AND SHERRY BOGLE
1636 COUNTY ROAD 139,
HUTTO, TEXAS 78634

ENGINEER: 2P CONSULTANTS, LLC
203 E. MAIN STREET, STE. 204
ROUND ROCK, TX 78664
DAVID URBAN
EMAIL: DURBAN@2PCONSULTANTS.COM
PHONE: 512-344-9664

SURVEYOR: 2P CONSULTANTS
203 E. MAIN STREET, STE. 204
ROUND ROCK, TX 78664
CORY BLAKE SILVA
EMAIL: CSILVA@2PCONSULTANTS.COM
PHONE: 512-344-9664

LEGAL DESCRIPTION: 10.003 ACRES OF LAND OUT OF THE F. BRADLEY SURVEY ABSTRACT NO. 76 AND THE M. WILBARGER SURVEY ABSTRACT NO. 663 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 731.01 ACRE TRACT OF LAND AS CONVEYED TO NELSON PUETT BY DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, RECORDED IN VOLUME 546, PAGE 497 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS
10.003 ACRES

BENCHMARKS: BM A- COTTON SPINDLE SET ON POWER POLE NEAR ROAD RIGHT-OF-WAY
N: 10152158.1750'
E: 3177017.7190'
ELEV: 620.32'

BM B- COTTON SPINDLE SET ON POWER POLE NEAR ROAD RIGHT-OF-WAY
N: 10152002.6130'
E: 3176995.2510'
ELEV: 617.64'

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2
LOT 1 (5.80 ACRES)
LOT 2 (4.06 ACRES)

ROW Dedication (0.15 ACRES)

TOTAL ACREAGE: 10.003

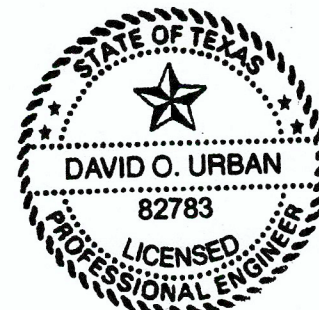
THAT I, CORY BLAKE SILVA, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

CORY BLAKE SILVA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6500
2P CONSULTANTS
FIRM REGISTRATION NO. 10194377



A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0675E, DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY TEXAS.

DAVID URBAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 82783
2P CONSULTANTS



203 E. MAIN STREET, STE. 204
ROUND ROCK, TEXAS 78664
P: 512-344-9664
TBPE FIRM #F-19351

PLAT PREPARED 07/09/2019