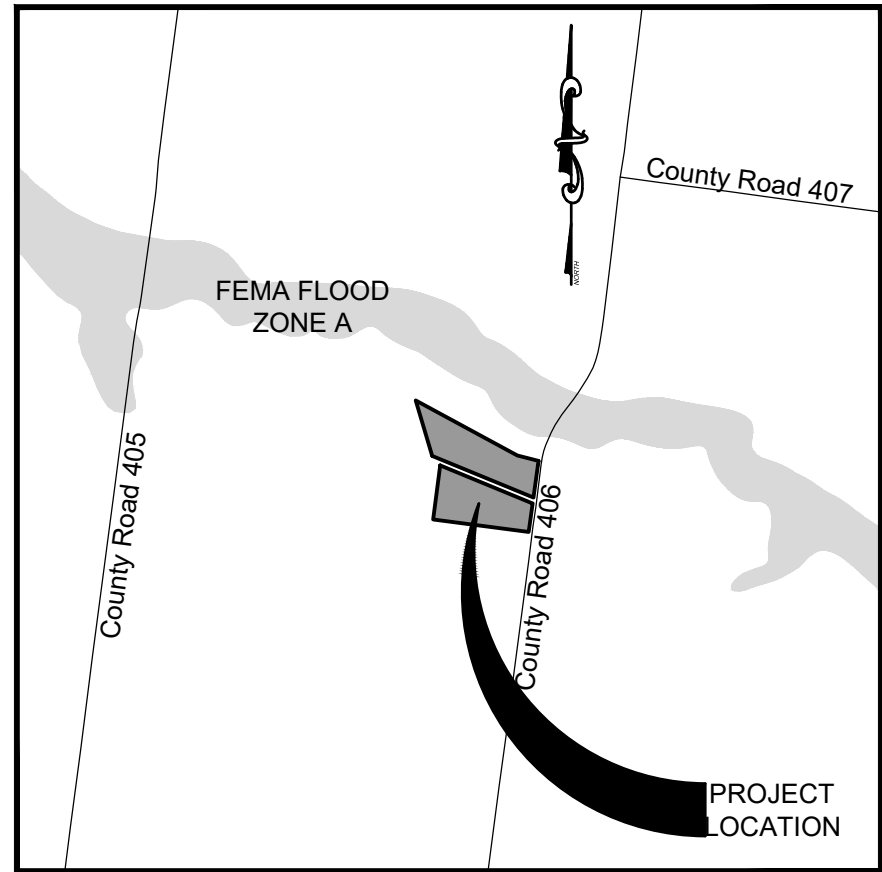


PRELIMINARY PLAT
OF
BOGGY CREEK ACRES



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

- IRON ROD SET, CAPPED "TLS"
- IRON ROD FOUND

NOTES:

- LOTS 2, 3, 4 BLOCK A AND LOTS 2, 3 BLOCK B MAY NOT BE FURTHER SUBDIVIDED.
- THE FOLLOWING EASEMENTS COULD NOT BE IDENTIFIED GRAPHICALLY, BUT MAY APPLY TO THESE PROPERTIES:
 - APRIL 1, 1946 TEXAS POWER AND LIGHT - VOL 337 PG 346
 - MARCH 23, 1951 TEXAS POWER AND LIGHT - VOL 371 PG 587
 - MARCH 9, 1955 TEXAS POWER AND LIGHT - VOL 404 PG 532
 - MARCH 31, 1981 SEMINOLE PIPELINE COMPANY - VOL 833 PG 638
 - SEPTEMBER 24, 1992 SEMINOLE PIPELINE COMPANY - VOL 2195 PG 725
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

OWNER: SCOTT SENTENEY
BOGGY CREEK ACRES, LLC.
100 E. WHITESTONE BLVD. STE 148, #218
CEDAR PARK, TEXAS 78613
PHONE 512.595.1976

SURVEYOR: KENNETH L. CRIDER, RPLS
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DR. 903
GEORGETOWN, TX 78628
PHONE 512.930.1600

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228

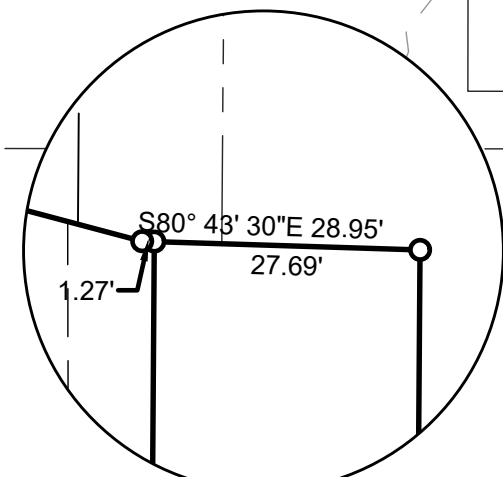
SUBMITTAL DATE: 11/24/2020

ORIGINAL SURVEY: BUFFALO BAYOU, BRAZOS, AND COLORADO RAILROAD
COMPANY SURVEY, ABSTRACT NO. 109

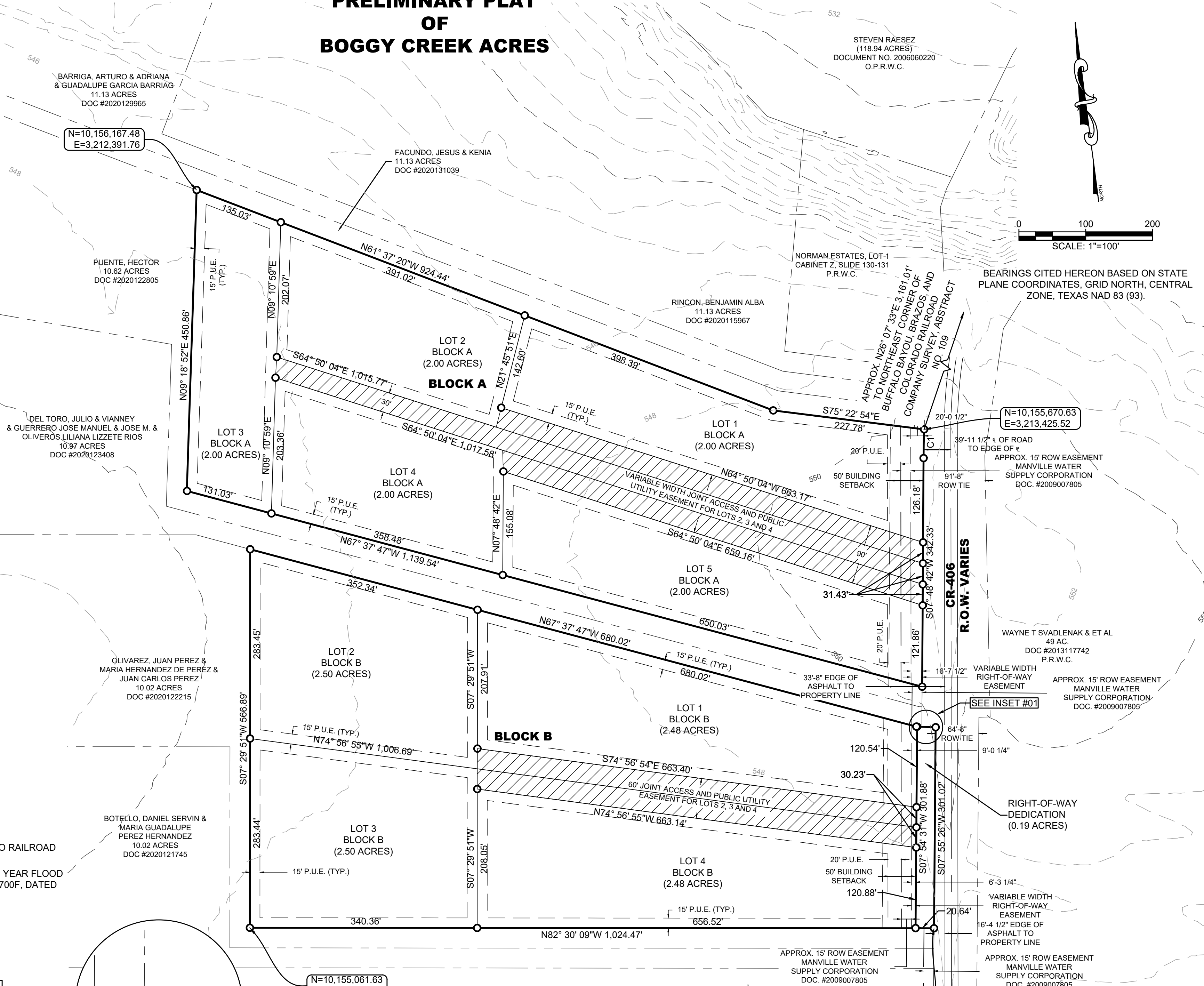
FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD
PLAIN AS SHOWN ON FIRM PANEL 48491C0700F, DATED
DECEMBER 12, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

PROPERTY CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	43.08'	1,144.17'	S08° 34' 10"W 43.08'



INSET #01
SCALE: 1"=20'



THE ROY AND MARY WYNETTE LESSNER TRUST
ROY LESSNER & MARY WYNETTE LESSNER, TRUSTEES
(113.66 ACRES, PROPERTY 8)
DOCUMENT NO. 2018049538
O.P.R.W.C.

N=10,154,927.95
E=3,213,343.17

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST
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