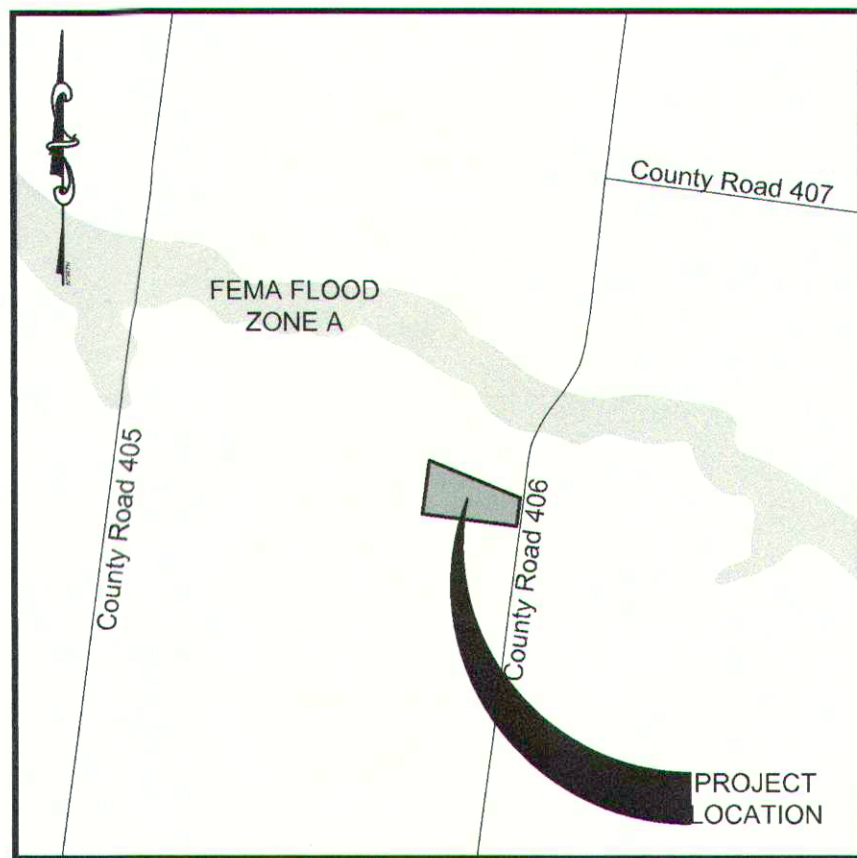


FINAL PLAT OF DOVE MEADOWS ESTATES ON 406



VICINITY MAP
SCALE: 1"=2,000'

LEGEND

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

P.R.W.C. PLAT RECORD WILLIAMSON COUNTY

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

SURVEYOR: KENNETH L. CRIDER, RPLS, 5624
TEXAS LAND SURVEYING, INC.
FIRM #10056200
3613 WILLIAMS DR. 903
GEORGETOWN, TX 78628
PHONE 512.930.1600
EMAIL: NICOLE@TEXAS-LS.COM

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
FIRM #F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78665
PHONE 512.350.6228
EMAIL: JEN@HENDERSONPE.COM

SUBMITTAL
DATE: 3/30/2021

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 20, 2019

NEW STREETS: NO NEW STREETS ARE PLANNED

TOTAL LOTS: 4

TOTAL
ACREAGE: 10.14

DRIVEWAY TABLE

LOT	DRAINAGE AREA (Ac.)	10-YR FLOW RATE (cfs)	Driveway Type
1	0.16	0.721	Dip Driveway
2	0.36	1.623	Dip Driveway
3	0.51	2.299	Dip Driveway
4	0.51	2.299	Dip Driveway

PUENTE, HECTOR
10.62 ACRES
DOC #2020122805

OLIVAREZ, JUAN PEREZ &
MARIA HERNANDEZ DE PEREZ &
JUAN CARLOS PEREZ
10.02 ACRES
DOC #2020122215

BOTELLO, DANIEL SERVIN &
MARIA GUADALUPE
PEREZ HERNANDEZ
10.02 ACRES
DOC #2020121745

N=10,155,061.63
E=3,212,327.46

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.

DEL TORO, JULIO & VIANNEY GUERRERO &
JOSE MANUEL & JOSE M. &
OLIVEROS LILIANA LIZZETE RIOS
10.97 ACRES
DOC #2020123408

RINCON, BENJAMIN ALBA
11.13 ACRES
DOC #2020115967

NORMAN ESTATES, LOT 1
CABINET Z, SLIDE 130-131
P.R.W.C.

APPROX. N23° 34' 48"E 3,581.72'
TO NORTHEAST CORNER OF
BUFFALO BAYOU, BRAZOS, AND
COLORADO RAILROAD
COMPANY SURVEY, ABSTRACT
NO. 109

CR-406
R.O.W. VARIES

WAYNE T. SVADLENIAK & ET AL
48 AC.
DOC #2013117742
P.R.W.C.

BEARINGS CITED HEREON BASED ON STATE
PLANE COORDINATES, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83 (93).

FIELD NOTES:

10.14 ACRES OF LAND SITUATED IN WILLIAMSON
COUNTY, TEXAS, OUT OF THE B.B.B. & C.R.R. CO.
SURVEY, ABSTRACT NO. 109 AND BEING A PORTION OF
THAT SAME PROPERTY CONVEYED TO BOGGY CREEK
ACRES, LLC RECORDED AS DOCUMENT NO. 2020132545
OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON
COUNTY, TEXAS.

BEGINNING: AT A 1/2" IRON ROD WITH PLASTIC CAP
STAMPED "TLS" SET IN THE WEST MARGIN OF COUNTY
ROAD 406, AND THE EAST LINE OF SAID BOGGY CREEK
ACRES TRACT, AND BEING THE SOUTHEAST CORNER OF
THIS TRACT, FROM WHICH A 1/2" IRON ROD WITH A
PLASTIC CAP STAMPED "FOREST 1847" FOUND IN THE
WEST MARGIN OF SAID COUNTY ROAD FOR THE
SOUTHEAST CORNER OF SAID BOGGY CREEK ACRES
TRACT BEARS: S 07°56'26" W 60.02 FEET;

THENCE: INTO AND ACROSS SAID BOGGY CREEK ACRES
TRACT THE FOLLOWING FOUR (4) COURSES:

1. N 82°30'09" W 1024.47 FEET FOR THE SOUTH LINE
OF THIS TRACT TO A 1/2" IRON ROD WITH PLASTIC
CAP STAMPED "TLS" SET FOR THE SOUTHWEST
CORNER OF THIS TRACT.
2. N 07°29'51" E 566.89 FEET FOR THE WEST LINE OF
THIS TRACT TO A 1/2" IRON ROD WITH PLASTIC CAP
STAMPED "TLS" SET FOR THE NORTHWEST
CORNER OF THIS TRACT.
3. S 67°37'47" E 1032.36 FEET FOR THE NORTH LINE
OF THIS TRACT TO A 1/2" IRON ROD WITH PLASTIC
CAP STAMPED "TLS" SET FOR AN ANGLE POINT.
4. S 80°43'09" E 28.95 FEET CONTINUING FOR THE
NORTH LINE OF THIS TRACT TO A 1/2" IRON ROD
WITH PLASTIC CAP STAMPED "TLS" SET IN THE
WEST MARGIN OF SAID COUNTY ROAD AND THE
EAST LINE OF SAID BOGGY CREEK ACRES TRACT
FOR THE NORTHEAST CORNER OF THIS TRACT,
FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP
STAMPED "FOREST 1847" FOUND FOR AN ANGLE
POINT IN THE EAST LINE OF SAID BOGGY CREEK
ACRES TRACT AND THE WEST MARGIN OF SAID
COUNTY ROAD BEARS: N 07°55'26" E 60.02 FEET;

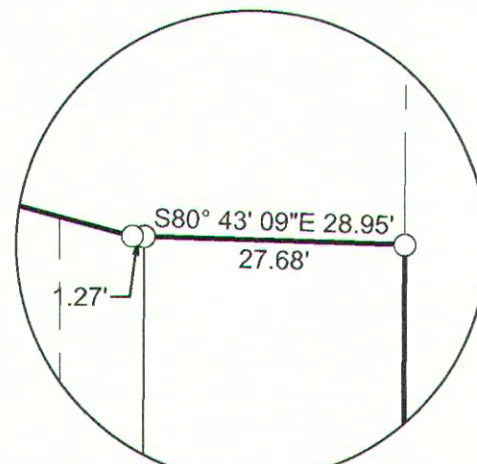
THENCE: S 07°55'26" W 301.02 FEET WITH THE WEST
MARGIN OF SAID COUNTY ROAD AND THE EAST LINE OF
SAID BOGGY CREEK ACRES TO THE POINT OF
BEGINNING.

BEARINGS CITED HEREIN BASED ON: TEXAS STATE
PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL
ZONE, TEXAS NAD 83.

SHEET
01 OF 02

Henderson Professional Engineers

HPE 2431 PEARSON WAY
ROUND ROCK, TX 78665
512.350.6228
PELS FIRM #F-22208
Civil Engineering www.hendersonpe.com



INSET #01
SCALE: 1"=20'

Date: May 10, 2021, 5:32pm User ID: Jeremy
File: H:\02 Projects\2021\10 05 Boggy Creek Acres\07 Sheet\8120PREL1.002 - PLAT B.dwg

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

WE, BOGGY CREEK ACRES, LLC. OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020132545 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS

DOVE MEADOWS ESTATES ON 406.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF May, 2021

Scott Senteney
SCOTT SENTENEY
MANAGER
BOGGY CREEK ACRES, LLC.
100 E. WHITESTONE BLVD. STE 148, #218
CEDAR PARK, TEXAS 78613

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

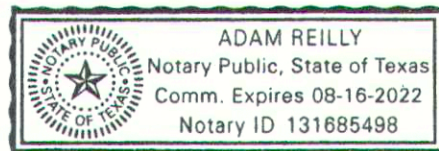
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT SENTENEY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF May, 2021.

Adam Reilly
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, KENNETH L. CRIDER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF TAYLOR REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2021.

Kenneth L. Crider
KENNETH L. CRIDER
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5624
STATE OF TEXAS



STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, JENNIFER L. HENDERSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C0700F, EFFECTIVE DATA DECEMBER 20, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2021.

Jennifer L. Henderson
JENNIFER L. HENDERSON
REGISTERED PROFESSIONAL ENGINEER, NO. 116883
STATE OF TEXAS

5/11/21
DATE



FINAL PLAT OF DOVE MEADOWS ESTATES ON 406

NOTES:

- LOTS 2 AND 3 MAY NOT BE FURTHER SUBDIVIDED.
- 39,333.57 SF VARIABLE WIDTH JOINT USE ACCESS EASEMENT FOR LOTS 2 AND 3.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNERS.
- WATER SERVICE IS PROVIDED BY: MANVILLE WSC.
WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE THE FFE, WHICHEVER IS HIGHER.
- NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0700F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- DRIVEWAY SPACING ON WILLIAMSON COUNTY ROADS SHALL BE NO CLOSER THAN 100 FT MEASURED FROM CENTER TO CENTER.
- THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.3, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF ALL LOTS ARE 2 ACRES OR MORE AND LESS THAN 20% OF IMPERVIOUS COVER PER LOT.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT OF WAY INCLUDING, BUT NO LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING A LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- A SHARED DRIVEWAY EASEMENT IS HEREBY DEDICATED FOR LOTS 2 AND 3. THIS SHARED DRIVE SHALL BE A PRIVATE ROAD CALLED "DOVE ESTATES LANE." SEE SHEET 01 FOR CALLOUTS.
- THE FOLLOWING EASEMENTS COULD NOT BE IDENTIFIED GRAPHICALLY, BUT MAY APPLY THE 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

OWNER'S RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

ROAD WIDENING EASEMENTS

RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTED TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

J. Terron Evertson
J. TERRON EVERTSON, P.E., D.R., C.F.M.
COUNTY ENGINEER

5/19/21
DATE

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12 DAY OF May, 2021 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravel Jr.
BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, 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., AND DULY RECORDED THIS THE ____ DAY OF _____, 20__

A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE LAST SHOWN ABOVE WRITTEN.

Nancy Rister
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY _____, DEPUTY

**SHEET
02 OF 02**

Henderson Professional Engineers

HPE

2431 PEARSON WAY
ROUND ROCK, TX 78665
512.350.6228
PELS FIRM #F-22208

Civil Engineering www.hendersonpe.com

WBE210166 | HUB 1853873845300