



VICINITY MAP

LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND, UNLESS STATED OTHERWISE
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" FOUND IN CONCRETE
- () = SUBJECT TRACT DEED CALL
- ([]) = ADJONER DEED CALL
- M.C.C.D. = McLENNAN COUNTY CLERK'S DOCUMENT
- D.R.M.C.T. = DEED RECORDS OF McLENNAN COUNTY, TEXAS
- O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS
- () = BLOCK NUMBER

FOR McLENNAN COUNTY CLERK'S OFFICE USE

GRAPHIC SCALE (FEET)

LINE	BEARING	DISTANCE
L1	N 07°08'06" W	24.23'

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	273.64'	1000.00'	15°40'42"	N 14°58'27" W	272.78'
C2	155.23'	150.00'	59°17'43"	N 06°50'03" E	148.40'
C3	119.53'	400.00'	17°07'16"	N 27°51'17" E	119.06'
C4	465.37'	700.00'	38°05'27"	N 58°24'23" E	456.84'
C5	117.81'	75.00'	90°00'00"	N 12°27'06" E	106.07'
C6	259.51'	300.00'	49°33'45"	N 32°40'14" E	251.49'
C7	219.31'	400.00'	31°24'48"	N 23°35'45" E	216.57'
C8	376.89'	500.00'	43°11'18"	N 56°42'32" W	366.03'
C9	130.79'	500.00'	14°59'17"	N 42°36'31" E	130.42'
C10	96.71'	975.00'	5°40'59"	S 09°58'36" E	96.67'
C11	120.08'	975.00'	7°03'22"	S 16°20'47" E	120.00'
C12	50.01'	975.00'	2°56'20"	N 21°29'38" W	50.01'
C13	28.73'	175.00'	6°47'17"	S 19°25'10" E	28.72'
C14	101.68'	175.00'	33°17'28"	S 00°37'13" W	100.26'
C15	58.69'	175.00'	19°12'58"	N 26°52'26" E	58.42'
C16	114.29'	375.00'	17°27'47"	S 27°45'01" E	113.85'
C17	39.12'	25.00'	89°39'29"	S 25°48'36" E	35.25'
C18	73.82'	325.00'	13°00'48"	S 44°07'57" E	73.66'
C19	130.98'	275.00'	27°17'24"	S 56°59'39" E	129.75'
C20	39.45'	25.00'	90°24'33"	N 64°09'23" E	35.48'
C21	117.82'	725.00'	9°18'40"	N 23°36'26" E	117.69'
C22	115.56'	725.00'	9°07'36"	S 32°49'44" W	115.43'
C23	37.60'	25.00'	86°10'39"	S 53°54'44" E	34.16'
C24	47.51'	375.00'	7°15'33"	S 45°09'10" E	47.48'
C25	74.26'	325.00'	13°05'31"	S 42°14'11" E	74.10'
C26	37.60'	25.00'	86°10'39"	N 88°07'44" E	34.16'
C27	92.36'	725.00'	7°17'57"	N 48°41'24" E	92.30'
C28	136.05'	275.00'	28°23'43"	N 26°40'11" E	134.66'
C29	39.27'	25.00'	90°00'00"	S 12°27'06" E	35.36'
C30	62.83'	80.00'	45°00'00"	S 10°02'54" E	61.23'
C31	62.83'	80.00'	45°00'00"	S 34°57'06" W	61.23'
C32	79.69'	275.00'	16°36'13"	S 48°06'59" W	79.41'
C33	136.05'	275.00'	28°23'43"	N 26°40'11" E	134.66'
C34	39.62'	25.00'	90°48'21"	N 32°54'01" E	35.60'
C35	138.54'	525.00'	15°07'09"	N 70°44'37" E	138.14'
C36	130.98'	525.00'	14°17'41"	S 56°02'11" E	130.64'
C37	126.21'	525.00'	13°46'28"	S 42°00'07" E	125.91'
C38	103.28'	475.00'	12°23'26"	S 41°27'36" E	103.07'
C39	20.98'	475.00'	5°31'50"	N 48°50'14" W	20.98'
C40	82.31'	1025.00'	4°36'03"	N 09°26'08" E	82.29'
C41	104.27'	1025.00'	5°49'42"	S 14°39'00" E	104.22'
C42	93.90'	1025.00'	5°14'57"	S 20°11'20" E	93.87'
C43	129.39'	125.00'	69°11'43"	N 06°50'03" E	123.67'
C44	22.32'	425.00'	3°00'34"	N 34°58'38" E	22.32'
C45	104.68'	425.00'	14°06'42"	N 26°25'00" E	104.41'
C46	32.11'	675.00'	2°43'33"	S 20°43'25" W	32.11'
C47	124.00'	675.00'	10°31'32"	S 27°29'58" W	123.83'
C48	124.00'	675.00'	10°31'32"	N 37°52'29" E	123.83'
C49	124.00'	675.00'	10°31'32"	N 48°24'01" E	123.83'
C50	44.63'	675.00'	3°47'19"	N 55°32'26" E	44.63'
C51	39.27'	25.00'	90°00'00"	S 77°32'54" E	35.36'
C52	78.54'	50.00'	90°00'00"	N 12°27'06" E	70.71'
C53	20.37'	325.00'	3°35'30"	N 55°32'11" E	20.37'
C54	88.04'	325.00'	15°31'17"	N 46°05'51" E	87.77'
C55	96.22'	325.00'	16°57'46"	N 29°51'26" E	95.87'
C56	76.51'	313.90'	13°57'57"	S 14°37'57" W	76.32'
C57	23.40'	375.00'	3°34'30"	S 09°40'36" W	23.39'
C58	137.96'	375.00'	21°04'41"	N 22°02'12" E	137.18'
C59	44.25'	375.00'	6°45'37"	S 35°55'21" W	44.22'
C60	21.03'	25.00'	48°11'23"	S 63°23'51" W	20.41'
C61	46.12'	50.00'	52°50'43"	S 61°04'11" W	44.50'
C62	50.00'	49.99'	57°15'08"	N 06°59'54" E	47.94'
C63	103.02'	675.00'	11°02'59"	N 61°40'21" W	85.74'
C64	52.36'	50.00'	60°00'02"	N 09°18'10" E	50.00'
C65	21.03'	25.00'	48°11'23"	N 15°12'28" E	20.41'
C66	178.76'	425.00'	24°14'00"	N 27°11'09" E	178.42'
C67	36.49'	25.00'	83°37'14"	N 59°53'12" E	33.33'
C68	358.05'	475.00'	43°11'18"	S 56°42'32" E	349.63'
C69	137.33'	525.00'	14°59'17"	S 42°36'31" E	136.94'
C70	142.89'	300.00'	27°17'24"	S 56°59'39" E	141.54'
C71	81.35'	350.00'	13°19'00"	S 42°07'26" E	81.16'

SURVEYOR'S NOTES

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "SPECIAL FLOOD HAZARD AREAS" ZONE AE AND "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAPS 483090300, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL, OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

EXPLANATION OF FEMA ZONES:
 FEMA "SPECIAL FLOOD HAZARD AREAS" ZONE AE = BASE FLOOD ELEVATIONS DETERMINED (500.0' MSL).
 FEMA "OTHER AREAS" ZONE X = AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO CONTACT THE CITY OF WACO, McLENNAN COUNTY TEXAS FOR THE CITY'S INTERPRETATION OF THE ZONING ORDINANCES.

ELECTRIC SERVICE WILL BE PROVIDED BY HEART OF TEXAS ELECTRIC COOP.

WATER SERVICE (CCN 10039) AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF WACO, TEXAS.

THE BEARINGS AND GRID COORDINATE SYSTEM HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE CONDITIONS.

AT THE TIME OF FINAL PLATTING, SIDEWALK WILL BE REQUIRED ALONG BOTH SIDES OF SPOCWOOD SPRINGS ROAD.

ALL LOT CORNERS WILL BE MONUMENTED AFTER CONSTRUCTION.

LOT OWNERS SHALL CONTACT THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) TO COORDINATE ALL IMPROVEMENTS, CONSTRUCTION, OR EARTHWORK OCCURRING AT OR BELOW THE 503' ELEVATION.

47 LOTS IN TOTAL

BLOCK 1: LOTS 23-32
 BLOCK 4: LOTS 7-16
 BLOCK 6: LOTS 4-26
 BLOCK 7: LOTS 18-11
 BLOCK 8: LOTS 18-10

823 Washington Ave. Waco, Texas 76701
 Phone: 1-254-714-1400 or 1-254-714-1401
 T.B.P.L.S. Registration No. 100352500

FINAL PLAT

THE PRESERVE AT BOSQUE BEND ADDITION, PHASE 3

TO THE CITY OF WACO, McLENNAN COUNTY, TEXAS
 BEING A PORTION OF THE REMAINDER OF A CALLED 123.90 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LAKE BOSQUE DEVELOPMENT RECORDED UNDER McLENNAN COUNTY CLERK'S DOCUMENT 2017041642 OF THE OFFICIAL PUBLIC RECORDS OF McLENNAN COUNTY, TEXAS

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. SURVEYED ON THE 15TH DAY OF NOVEMBER, 2021.

DECEMBER 13TH, 2021
 RELEASE DATE

KEVIN R. HESSEL, R.P.L.S. 5344
 khessel@walkerpartners.com

PLAT NUMBER: C1-0560
 PROJECT NUMBER: 1-03546.00
 DRAWN BY/CHECKED BY: MJP/KRH
 FIELD NOTE NO.: N/A
 DRAWING NAME: 1-03546.FIN.DWG
 DRAFT DATE: 10/18/2021
 SHEET NUMBER: 1 OF 2