

SCALE: 1" = 20'

2740/827 2756/675 DRHC
PART OF LOTS 2 & 3
BLOCK 19
ORIGINAL TOWN OF SAN MARCOS
(46/488 DRHC)

DOC. NO. 23012909
SMTX COMMERCIAL
BENEFIT AID LLC
(0.281 ACRES)

0.801 AC+-
DOC. NO. 24008575
LOT 3A
AMENDING PLAT OF PECAN CREEK
ADDITION - UNIT 2 LOT 3 & LOT 4

DOC. NO. 17024010
UNIT A-4
PECAN CREEK CONDOMINIUM
(1/69)

Portion of covered
patio located
within PUE.

LINE	BEARING	DISTANCE
L1	S 08°04'53" E	16.43'
L2	S 08°02'54" E	13.20'

DOC. NO. 17024010
UNIT A-4
PECAN CREEK CONDOMINIUM
(1/69)

CONTROL/BEARING BASIS INFORMATION

THIS IS A GRID DRAWING; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF 1.000XXX

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83)(2011), EPOCH 2010, SOUTH CENTRAL ZONE, BASED ON GPS MEASUREMENTS

SURE SHOTT CONTROL POINT 500 (CP107).

MAG NAIL WITH WASHER STAMPED "SURE SHOTT CONTROL"

TEXAS STATE PLANE COORDINATES:
N 13869441.83
E 2302906.86

BENCHMARK INFORMATION:

BM #201: SQUARE CUT IN CURB +/-260' SOUTH OF HARVEY STREET AND +/-185' NORTH OF NORTH STREET, ON THE EASTERN SIDE OF SAN ANTONIO STREET.

ELEVATION = 609.43' PROVIDED ON PLANS
VERTICAL DATUM: NAVD 88, (GEOID 12B)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- △ CALCULATED POINT
- ⊙ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

OPRHCT OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PRHCT PLAT RECORDS OF HAYS COUNTY, TEXAS

NOTES

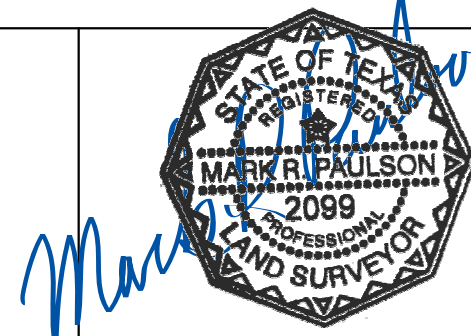
BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.

ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48209C0389G, DATED 01/17/2025, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.

411 SAN ANTONIO ST.

JOB NUMBER: 1226-001-CON
CLIENT: TEXAS UTILITIES
DATE: 06/03/25
FIELD CREW: D. JOHNSON
OFFICE: E. MARTINEZ
FB/PG: 4-31/40

A FORM SURVEY OF A 0.801 ACRE TRACT OF LAND, BEING ALL OF LOT 3A, AMENDING PLAT OF PECAN CREEK ADDITION-UNIT 2 LOT3 & LOT 4, DESCRIBED AND RECORDED IN DOCUMENT NO. 24008575 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS



HAYS COUNTY, TEXAS



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