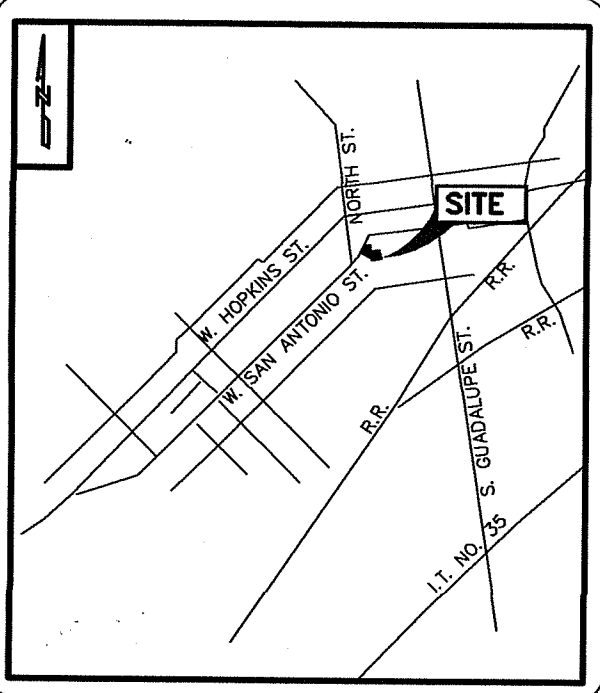
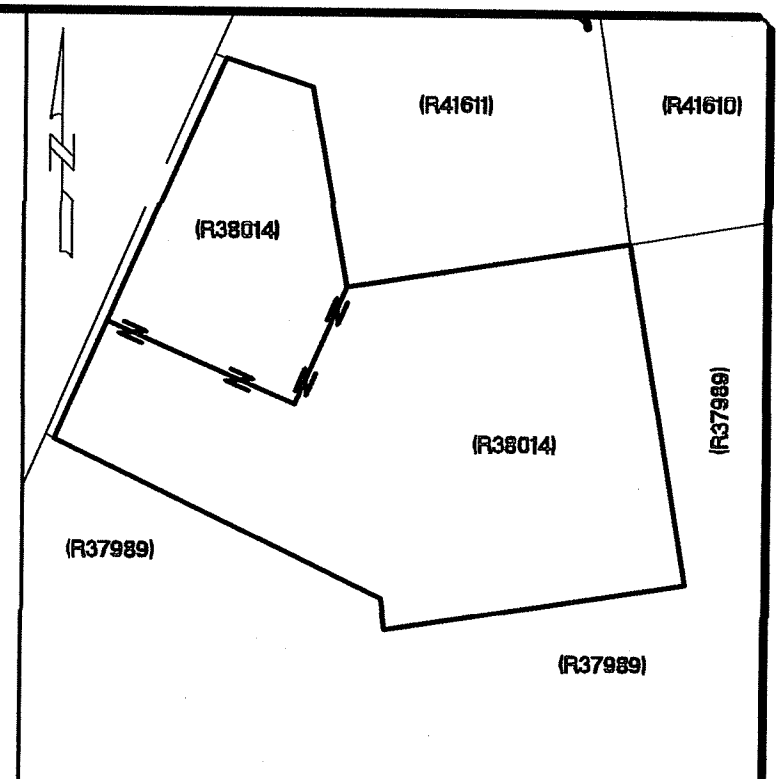


# AMENDING PLAT OF PECAN CREEK ADDITION - UNIT 2 LOT 3 & LOT 4



VICINITY MAP  
N.T.S.



ORIGINAL LOT  
CONFIGURATION  
1" = 60'

**SAN ANTONIO  
STREET**  
(PUBLIC R.O.W. VARIES)  
(N24°30'00"E 174.15')  
(N23°46'04"E 174.14')  
5' PUBLIC UTILITY EASEMENT (BY THIS PLAT)5' R.O.W. DEDICATION (1/280 PLAT)120.20'

J.M. VERAMENDI SURVEY  
ABSTRACT # 17

ORIGINAL TOWN OF  
SAN MARCOS  
(46 / 448)

PART OF LOTS 2 & 3  
BLOCK 19  
ORIGINAL TOWN OF SAN MARCOS  
(46/448)  
(0.4761 AC.)  
JRSW I LTD  
(2740/827)  
(2756/675)

PART OF LOTS 1 & 2  
BLOCK 19  
ORIGINAL TOWN OF SAN MARCOS  
(46/448)  
(0.0281 AC.)  
ROTHER INVESTMENTS LLC  
(4686/767)

(N81°15'00"E 119.43')  
(N80°45'53"E 119.07')

(S08°53'38"E 16.51')  
(S08°37'00"E 16.91')

CONDOMINIUM UNIT 3  
PECAN CREEK CONDOMINIUMS  
(1/69)  
MARK OLSON & JOLIE SULLIVAN  
(DOC. # 21017351)

PECAN CREEK ADDITION  
UNIT 2  
(4 / 280)  
LOT 3A  
0.801 AC.  
± 34,870 SQ.FT.

SITE BENCHMARK  
DESC: SQUARE IN CURB  
ELEV: 609.43' NAVD88

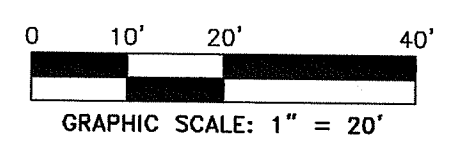
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CONDOMINIUM UNIT 3  
PECAN CREEK CONDOMINIUMS  
(1/69)  
MARK OLSON & JOLIE SULLIVAN  
(DOC. # 21017351)

PECAN CREEK CONDOMINIUM  
(1 / 69)  
PECAN CREEK SECTION 2

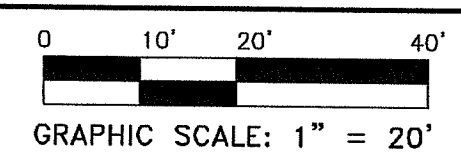
CONDOMINIUM UNIT 3  
PECAN CREEK CONDOMINIUMS  
(1/69)  
MARK OLSON & JOLIE SULLIVAN  
(DOC. # 21017351)

- GENERAL NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209C0389F, DATED 09/02/2005, THIS LOT IS LOCATED IN ZONE "X" (UNSHADED), WHICH IS AN AREA OUTSIDE THE FEMA DESIGNATED 100-YEAR FLOODPLAIN.
  - 2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83 (HORIZONTAL) & NAVD88 (VERTICAL). SCALE FACTOR = 1.
  - 3) REFERENCE BENCHMARK: SAN MARCOS GPS NO. 1  
DESCRIPTION: ALUMINUM DISK SET IN CONCRETE  
ELEVATION: 607.64' NAVD88 (VERTICAL).



- LEGEND
- IRON ROD FOUND
  - IRON ROD SET
  - CAPPED "RPLS 5687"
  - (BRG.-DIST.) RECORD CALL
  - SITE BENCHMARK

## AMENDING PLAT OF PECAN CREEK ADDITION - UNIT 2 LOT 3 & LOT 4



OWNER: SA STREET LLC.  
23165 HANGING OAK  
SAN ANTONIO, TX. 78266

**ASH & ASSOCIATES**

SURVEYING - PLANNING - MAPPING  
"SERVING THE COMMUNITY OF TEXAS"

142 JACKSON LANE  
SAN MARCOS, TEXAS 78666  
(512) 392-1719  
Surveying: 100847-00  
ashandassociates.net

DRAWN: MAM SCALE: 1" = 20'  
REVIEWED: RHT DATE: 08/21/2022

REV.  
10/09/23  
10/16/23  
11/29/23

PROJECT No.  
16-6149-C

LAND SURVEYOR: ASH AND ASSOCIATES  
142 JACKSON LANE  
SAN MARCOS, TX. 78666

OWNER: SA STREET LLC.  
23165 HANGING OAK  
SAN ANTONIO, TX. 78266

