

Bank Owned/REO

Bank/REO Sales

Expired

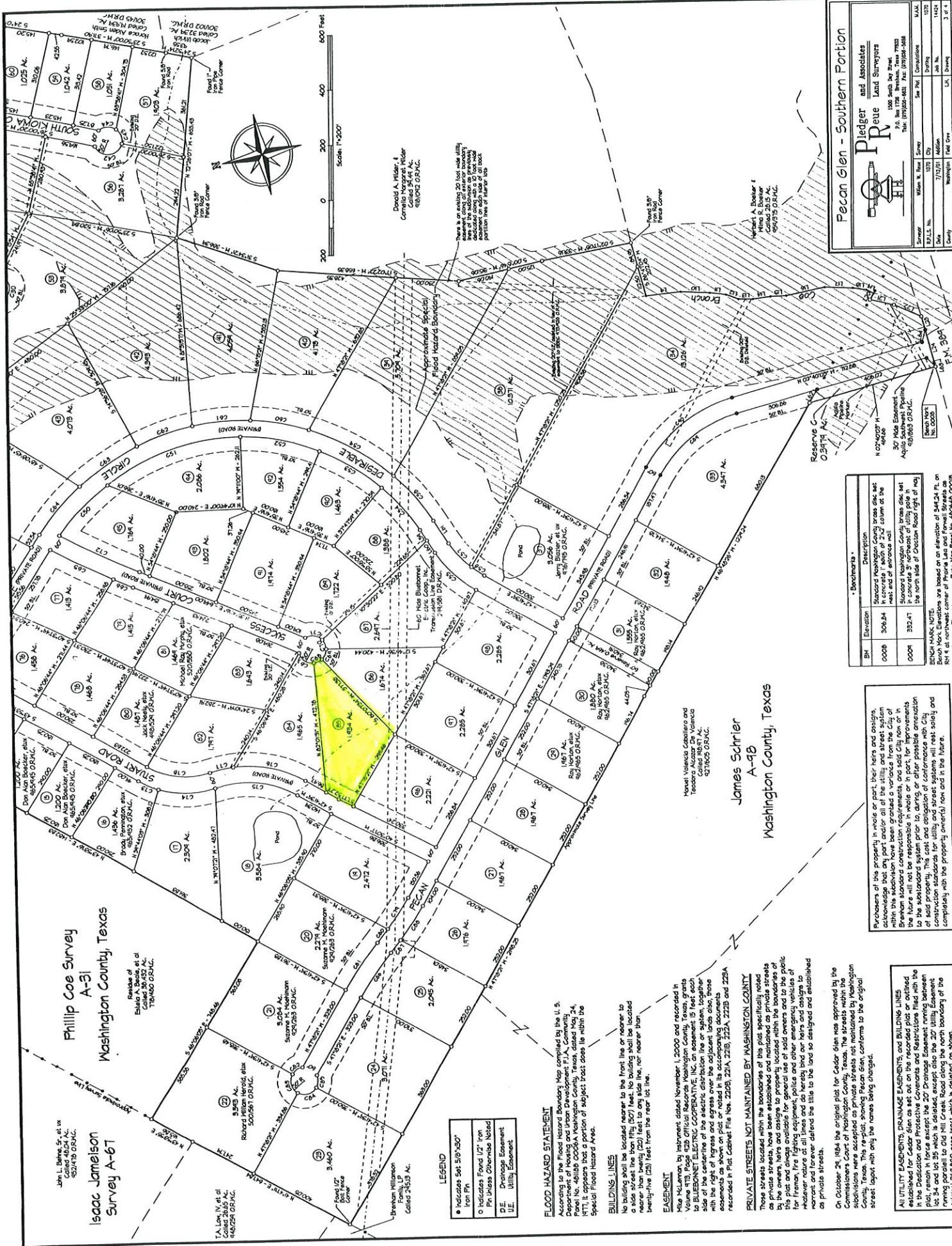
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Terms of Use

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Pecan Glen - Southern Portion

Pedger and Associates
Land Surveyors

1001 West 1st Street
P.O. Box 1001
Ackerly, TX 75701-1001
Tel: (936) 281-1001 Fax: (936) 281-1008

Surveyor	William W. Hines	Survey	See Plat	Commission	1033
EXPIRE DATE	7/15/2010	Scale	As Shown	Book No.	1482A
Block	Resubmittal	Map No.	1482A	Page No.	3 of 4

BN	Elevation	Description
0000	306.84	Standard Washington County brass disk set in concrete 1' south of 2nd column at the east end of entrance wall
0001	332.47	Standard Washington County brass disk set in concrete 3' north of entrance wall at the north end of Division Road right of way.

ENCH MARKS NOTE:
Elevations are based on an elevation of 344.24 ft. on the southwest corner of Prairie Lane and Farnell Streets as shown on Flood Insurance Rate Map Panel No. 48064R 0001B described on Flood Insurance Rate Map Panel No. 48064R 0001B

Proprietors of this property, in whole or part, their heirs and assigns, acknowledge and on part and/or all of the utility and street system within this subdivision have been granted a variance from the City of Brenham standard construction requirements, and said City now, in the future will not be responsible in whole or in part for any damage to the infrastructure of this subdivision. The grant and obligation of conformance with City construction standards for utility and street systems will rest solely and completely with the property owner(s) now and in the future.

James Schrier
A-9B
Washington County, Texas

Marvel Valencia Caballero and
Teresa Caballero
4216 S. GLEN
471605 ORNLG.

PRIVATE STREETS NOT MAINTAINED BY WASHINGTON COUNTY
These streets located within the boundaries of this plat specifically noted as private streets have been established and maintained as private streets by the owners, heirs and assigns to property located within the boundaries of this plat and always available for general use of said property. The plat for Ironman, Inc. (1/2" scale) and 2nd hereby bind our heirs and assigns to maintain and forever defend the title to the land so designed and established as private streets.

On October 24, 1964 the original plat by Cedar Glen was approved by the Commissioners Court of Washington County, Texas. The streets within the boundaries of Cedar Glen as set out on this plat were established as private streets in Washington County, Texas. This re-plat, showing Pecan Glen, conforms to the original street layout with only the names being changed.

FLOOD HAZARD STATEMENT
According to the Flood Insurance Study Map compiled by the U.S. Army Corps of Engineers, District No. 10, dated August 24, 1977, it appears that a portion of subject tract does lie within the Special Flood Hazard Area.

BUILDING LINES
No building shall be located nearer to the front line of or nearer to a side street line than the following: (1) 10' from the front line of the lot being surveyed; (2) 10' from the rear lot line.

EASEMENTS
Mike McLammon by instrument dated November 1, 2000 and recorded in Volume 478, Page 428 Official Records Washington County, Texas, grants to BLUEBONNET ELECTRIC COOPERATIVE, INC. an easement to "Redesign" the side of the centerline of 2nd street east of the adjacent lots also, those lots and the easement shall be subject to the easement of the plat recorded as shown on plat or noted in its accompanying documents recorded in Plat Cabinet File Nos. 2205, 221A, 221B, 222A, 222B and 223A

LEGEND

●	Indicates 5th 3/8"x30"
○	Iron Pin
○	Indicates Found 1/2" Iron
○	Pin unless Otherwise Noted
—	Drainage Easement
—	Utility Easement

Phillip Coe Survey
A-31
Washington County, Texas

Revised at
Elevated at
Called 39'432 AL.
TRMAD ORNLG.

Isaac Jameison
Survey A-67
Washington County, Texas

John L. Barnes, Sr. et al.
Called 39'432 AL.
52478 ORNLG.

T.A. Low, IV et al.
Called 39'432 AL.
440254 ORNLG.

Breckton Williamson
Family, LP
Called 39'432 AL.

Suzanne M. Williamson
Called 39'432 AL.

Richard Nelson et al.
Called 39'432 AL.
300281 ORNLG.

3'460 AL.

3'460 AL.

3'460 AL.

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