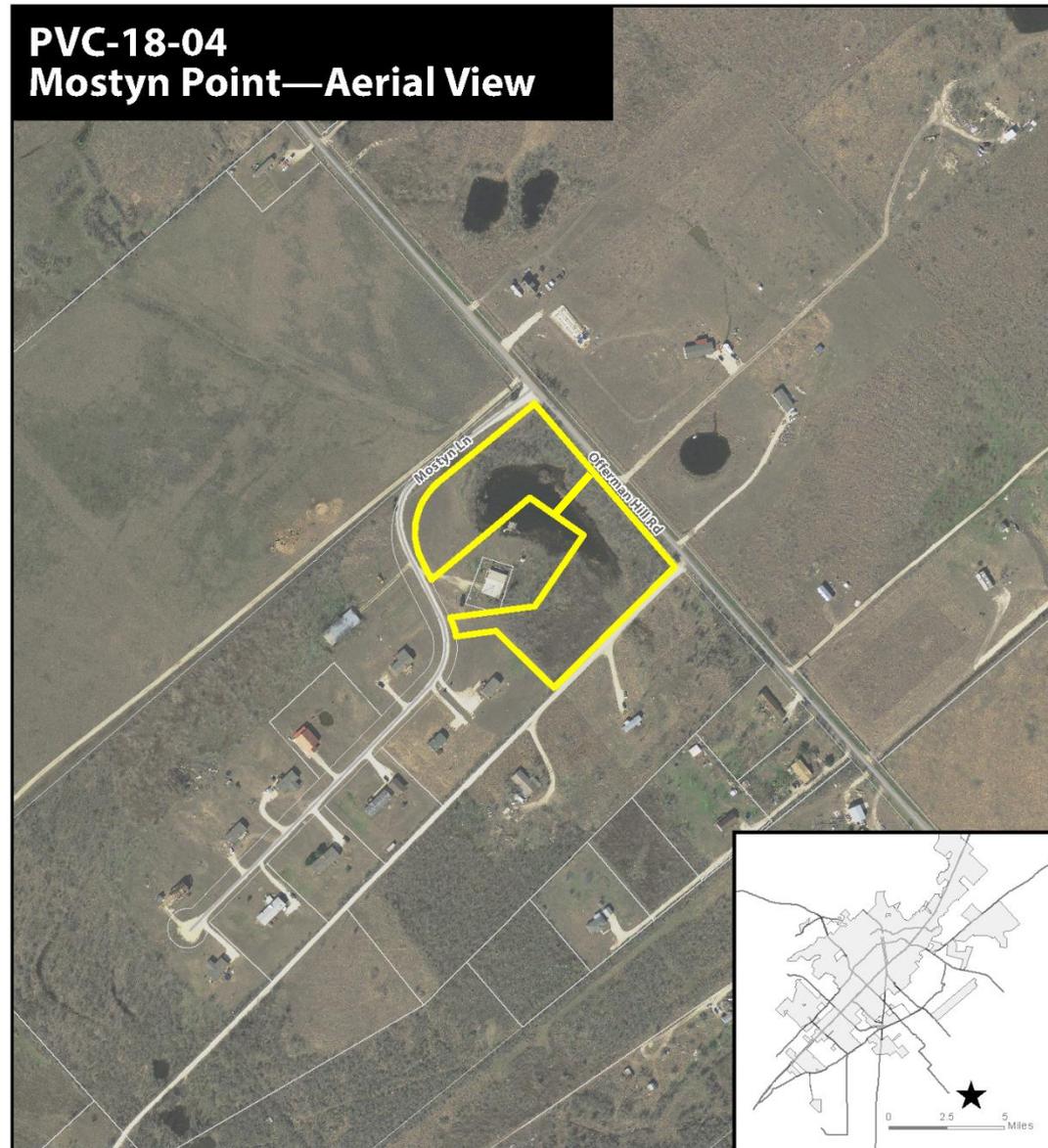


## **PVC-18-04 (Mostyn Point)**

Hold a public hearing and consider a request by Grover Mostyn on behalf of Nelly Altuve for a Plat Variance to Section 3.6.3.1(A) of the San Marcos Land Development Code which requires all lots have frontage on a public street.

**Location:**

- +/- 4.67 acres
- Located on Offermann Hill Road between FM 1979 and Lehmann Drive
- Two residential Lots
- Requires a Variance to section 3.6.3.1(A) of the San Marcos Land Development Code, which requires all lots have frontage on a public road.



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

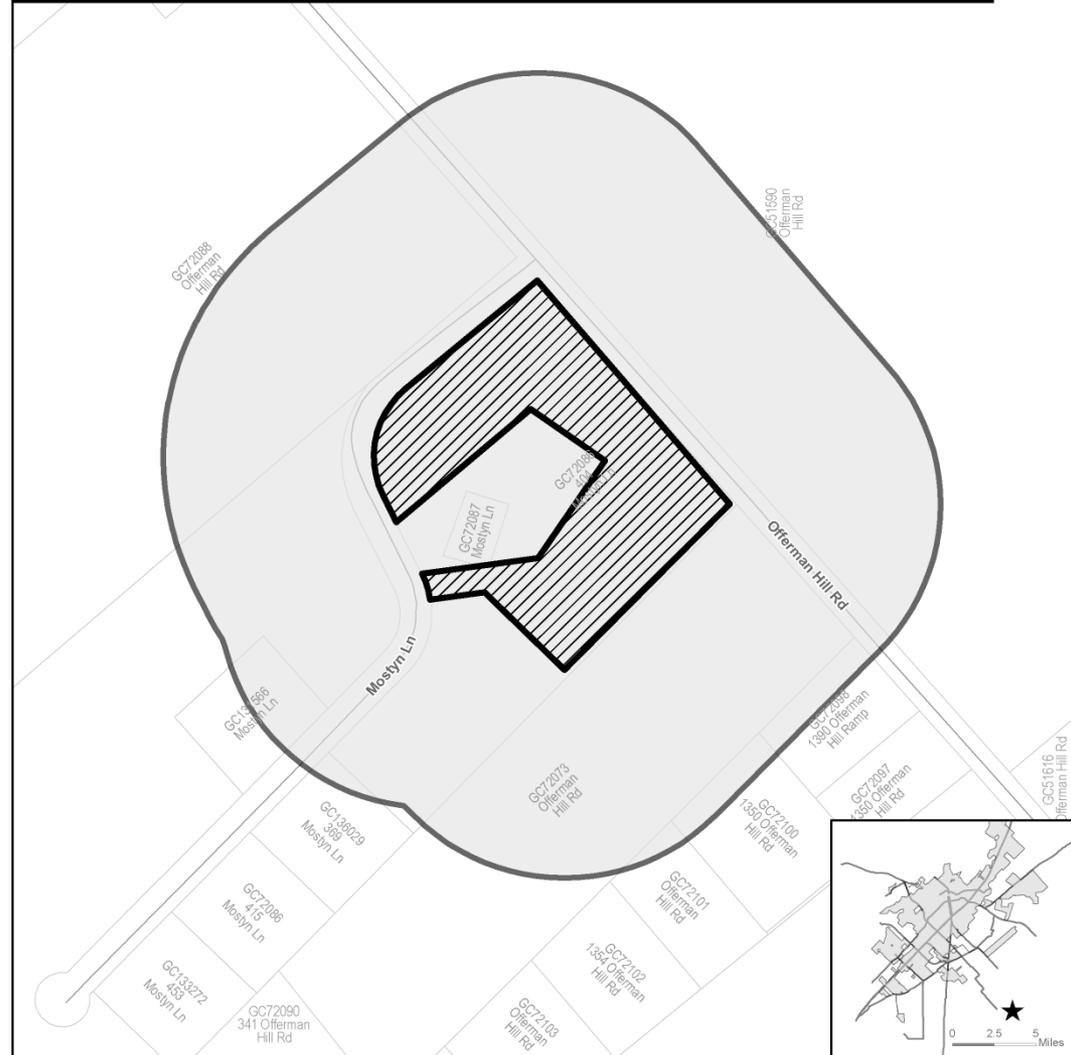


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 11/28/2018

## Context and History:

- Private road (Mostyn Lane) created over 30 years ago.
- Property at the rear of Mostyn Lane sold by meets and bounds prior to current City and County regulations.
- Last remaining portion of property sold as two lots, without knowledge of platting procedures.



★ Site Location	0 150 300 600 Feet
▨ Subject Property	
■ 400' Buffer	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p>
□ Parcel	
■ City Limit	

Map Date: 11/30/2018

# Context and History:

- Guadalupe County is not able to accept dedication of Mostyn Land at this time.
- Homes built, but no septic systems permitted until lots are legally platted.
- All properties will maintain access via existing private road.

VICINITY MAP - 1"=2000'

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, NELLY ALLIVE, THE OWNER OF 2.85 ACRES OF LAND SHOWN ON "46 PLAT, COMPLETED BY ME IN A DEED DATED APRIL 30, 2018 AND RECORDED IN GUADALUPE COUNTY DOCUMENT NUMBER 20180921414 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, SUBJECT TO BE KNOWN AS MOSTYN POINT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, INTERCOURSE DOWNS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

NELLY ALLIVE

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, THIS DAY PERSONALLY APPEARED NELLY ALLIVE, OWNER KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT IT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ERINIQUE VILLASANA, OWNER KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ERINIQUE VILLASANA, OWNER KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

APPROVED AND AUTHORIZED TO BE RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN MARCOS, TEXAS.

CHARLES D. SMALL, JR.  
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

FRANCIS STRAIN  
RECORDING SECRETARY

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, TERESA KIEL, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., IN ACCORDANCE WITH THE SUBSCRIBER'S REGISTRATION OF THE CITY OF SAN MARCOS.

TERESA KIEL  
COUNTY CLERK  
GUADALUPE COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

I, JAY L. DAVID WILLIAMSON, DO HEREBY CERTIFY THAT I HEREBY FILED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS IS CONSIDERED AS 20" METAL PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBSCRIBER'S REGISTRATION OF THE CITY OF SAN MARCOS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

REGISTERED PROFESSIONAL LAND SURVEYOR  
2003 WILLIAMSON, P.L.L.C. NO. 4759

DEED REFERENCES

- 4108 (114) BUDDY GROVER C. MOSTYN TO JUDITH SHULTZ 07/12/2013 (1.16 AC.)
- 4108 (165) BUDDY GROVER C. MOSTYN TO THE GROVER AND KAREN MOSTYN FAMILY LIMITED PARTNERSHIP 07/12/2013 (11.63 ACRES)
- 4118 (187) THE GROVER AND KAREN MOSTYN FAMILY LIMITED PARTNERSHIP TO ROBERT C. OWENS ET AL 7/22/2013 (83.940 ACRES EASTMENT)

SDEN 2018092106/1 THE GROVER & KAREN MOSTYN FAV. LTD. PARTNERSHIP TO ERINIQUE VILLASANA & CRYSTAL ELIZABETH VILLASANA 3/29/2018 (2.04 AC.)

SDEN 20180921414 THE GROVER & KAREN MOSTYN FAV. LTD. PARTNERSHIP TO NELLY ALLIVE 4/30/2018 (2.85 AC.)

LEGEND

- QUADRAUM COUNTY DEED OR OFFICIAL PUBLIC RECORDS
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "SAN SURVEY"
- 1/2" IRON ROD FOUND OR DIMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- FENCE POST
- CALCULATED POINT
- WIRE FENCE
- UTILITY LINE, POLE AND GUY
- PUE PUBLIC UTILITY EASEMENT

LINE READING	DISTANCE
L1 N 07°12'00" E	15.43
L2 N 74°3'07" E	16.83
L3 N 44°27'43" E	17.20

GENERAL NOTES

- BEARINGS, DISTANCES AND AREAS IN PARALLELS AND PERPENDICULARS.
- THIS SURVEY WAS DONE WITHOUT THE SURVEYOR ON THE GROUND. THE SURVEYOR HAS REVIEWED THE TITLE OR RECORD TO DETERMINE CONFLICTS IN TITLE OR EASEMENTS. INTERESTS OF OTHER PARTIES HAS BEEN REVIEWED WHICH ARE NOT REFLECTED HEREIN.

GENERAL NOTES

- ACCORDING TO RECORDS FROM THE CLERK'S OFFICE, 2.000 ACRES RATE MAP NO. 4818700046F, DATED 11/2/2007, THIS TRACT LIES WITHIN ZONE X, ZONAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGES (LOODPLAIN).
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SAN MARCOS EXTERMINATOR JURISDICTION.
- THIS SUBDIVISION IS LOCATED WITHIN THE SAN MARCOS CONSOLIDATED NON-PUBLIC SCHOOL DISTRICT.
- A 20" PUBLIC UTILITY EASEMENT CENTERED ON THE EXISTING OVERHEAD LIGHT LINE IS DEDICATED PER THIS PLAT.

CLIENT: MOSTYN, BUDDY  
DATE: AUGUST 9, 2018  
OFFICE: S. DOUTH  
CSP# : C. SMITH  
PLAT NO: 24157-18-c



P.L.A.T. OF  
**MOSTYN POINT**  
BEING 4.67 ACRES, MORE OR LESS, IN  
THE JOHN WILLIS SURVEY,  
GUADALUPE COUNTY, TEXAS

## Recommendation:

Staff has reviewed the request and determined that the proposed Plat Variance to section 3.6.3.1(A) and recommends **approval** of the request as submitted.