

VICINITY MAP - 1"=2000'

DEED REFERENCES

- (4108/1047) BUDDY GROVER C. MOSTYN TO JORGE BAUTISTA 6/13/2013 (1.16 AC.)
- (4108/1045) BUDDY GROVER C. MOSTYN TO THE GROVER AND KAREN MOSTYN FAMILY LIMITED PARTNERSHIP 6/13/2013 (11.53 ACRES)
- (4118/386) THE GROVER AND KAREN MOSTYN FAMILY LIMITED PARTNERSHIP TO ROBERT C. OWENS ET AL 7/23/2013 (60 FOOT ACCESS EASEMENT)

GCDN 201899010871 THE GROVER & KAREN MOSTYN FAM. LTD. PARTNERSHIP TO ENRIQUE VILLASANA & CRYSTAL ELIZABETH VILLASANA 3/28/2018 (2.24 AC.)

GCDN 201899011414 THE GROVER & KAREN MOSTYN FAM. LTD. PARTNERSHIP TO NELLY ALTUVE 4/30/2018 (2.65 AC.)

STATE OF TEXAS*
COUNTY OF GUADALUPE*

I, NELLY ALTUVE, THE OWNER OF 2.65 ACRES OF LAND SHOWN ON THIS PLAT, CONVEYED TO ME IN A DEED DATED APRIL 30, 2018 AND RECORDED IN GUADALUPE COUNTY DOCUMENT NUMBER 201899011414 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, SUBDIVIDE THIS PROPERTY TO BE KNOWN AS MOSTYN POINT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

NELLY ALTUVE

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 NELLY ALTUVE, 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 PURPOSE 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: _____

LEGEND

- (VOL/PG) GUADALUPE COUNTY DEED OR OFFICIAL PUBLIC RECORDS
- ☒ 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "BYRN SURVEY"
- ▲ FENCE POST
- △ CALCULATED POINT
- X — WIRE FENCE
- ohu — UTILITY LINE, POLE AND GUY
- PUE PUBLIC UTILITY EASEMENT

STATE OF TEXAS*
COUNTY OF GUADALUPE*

WE, ENRIQUE VILLASANA AND CRYSTAL ELIZABETH VILLASANA, THE OWNERS OF 2.24 ACRES OF LAND SHOWN ON THIS PLAT, CONVEYED TO US IN A DEED DATED MARCH 28, 2018 AND RECORDED IN GUADALUPE COUNTY DOCUMENT NUMBER 201899010871 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, SUBDIVIDE THIS PROPERTY TO BE KNOWN AS MOSTYN POINT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

ENRIQUE VILLASANA

CRYSTAL ELIZABETH VILLASANA

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 ENRIQUE 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 PURPOSE 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 CRYSTAL ELIZABETH 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 PURPOSE 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. SWALLOW
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

FRANCIS SERNA
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., AND RECORDED ON THE ____ DAY OF _____, 20____ AT ____ O'CLOCK ____M., IN

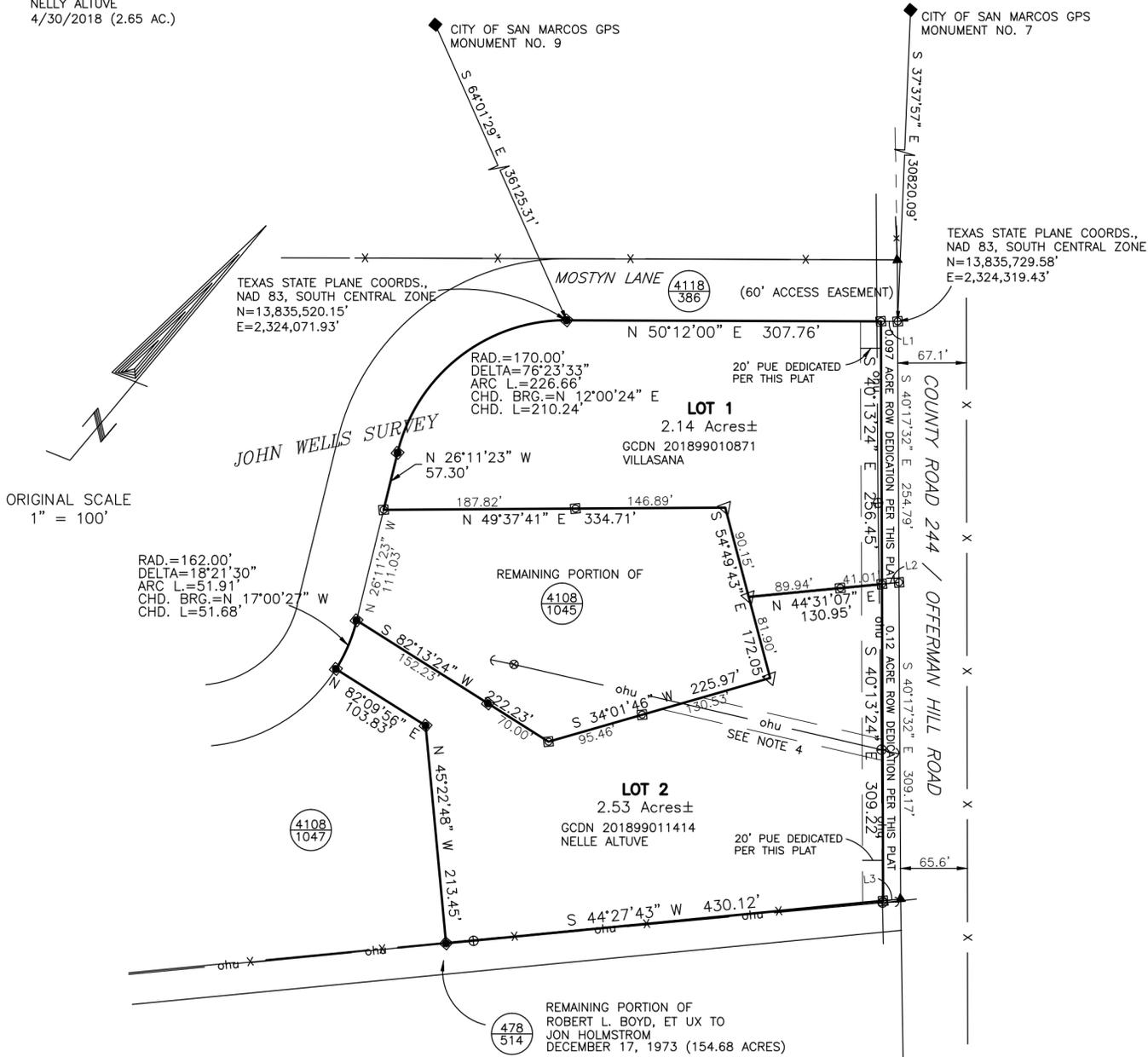
THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN BOOK _____ AT PAGE _____.

TERESA KIEL
COUNTY CLERK
GUADALUPE COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID WILLIAMSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID WILLIAMSON, R.P.L.S. NO. 4190



ORIGINAL SCALE
1" = 100'

RAD.=162.00'
DELTA=18°21'30"
ARC L=51.91'
CHD. BRG.=N 17°00'27" W
CHD. L=51.68'

(4108/1047)

(478/514)

SURVEYORS NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

CLIENT: MOSTYN, BUDDY
DATE: AUGUST 9, 2018
OFFICE: K. SMITH
CREW: C. SMITH
FB/PG: 739/54
PLAT NO. 24137-18-c

GENERAL NOTES

1. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48187C0045F, DATED 11/2/2007, THIS TRACT LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
2. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SAN MARCOS EXTRATERRITORIAL JURISDICTION.
3. THIS SUBDIVISION IS LOCATED WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
4. A 20' PUBLIC UTILITY EASEMENT CENTERED ON THE EXISTING OVERHEAD UTILITY LINE IS DEDICATED PER THIS PLAT.

LINE	BEARING	DISTANCE
L1	N 50°12'00" E	16.45'
L2	N 44°31'07" E	16.83'
L3	N 44°27'43" E	17.20'

BYRN & ASSOCIATES, INC.
SURVEYING
P.O. BOX 1433 SAN MARCOS, TEXAS 78667
PHONE 512-396-2270 FAX 512-392-2945
FIRM NO. 10070500

PLAT OF
MOSTYN POINT
BEING 4.67 ACRES, MORE OR LESS, IN
THE JOHN WELLS SURVEY,
GUADALUPE COUNTY, TEXAS