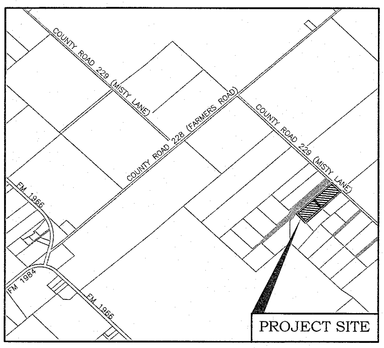
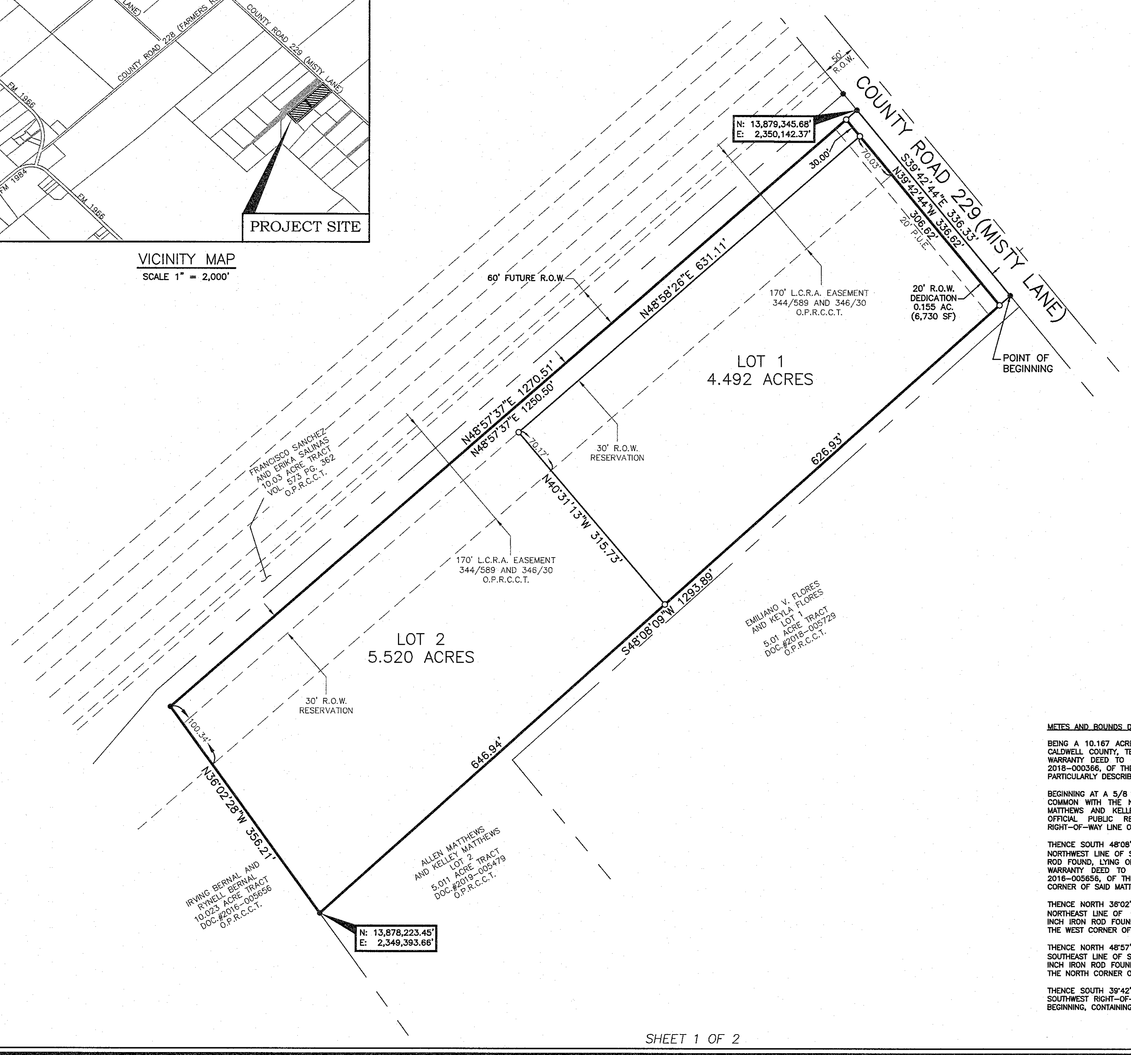
D. REYES SUBDIVISION
10.167 ACRES
OUT OF THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188
CALDWELL COUNTY, TEXAS



VICINITY MAP
SCALE 1" = 2,000'



LEGEND

○	DENOTES 1/2" IRON ROD SET
●	DENOTES 5/8" IRON ROD FOUND
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
[A]	BLOCK NAME
———	PROPERTY LINE
— — —	LOT LINE
— — —	EASEMENT LINE
———	PROPOSED RIGHT-OF-WAY
— ■ — ■ —	CITY LIMIT LINE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS

DATUM-NVGD 1988	
BEARING BASIS:	TEXAS LAMBERT GRID, SOUTH CENTRAL ZONE, NAD 83
GRID SCALE FACTOR= 0.999999995	

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 8/20/2020

METES AND BOUNDS DESCRIPTION:

BEING A 10.167 ACRE TRACT OF LAND OUT OF THE THOMAS MAXWELL SURVEY, ABSTRACT 188, CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 10.167 ACRE TRACT CONVEYED BY ASSUMPTION WARRANTY DEED TO GABRIEL REYES AND CRISTAL J. REYES, AS RECORDED IN DOCUMENT NO. 2018-000366, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REYES TRACT, COMMON WITH THE NORTH CORNER OF A 5.011 ACRE TRACT OF LAND CONVEYED TO ALLEN MATTHEWS AND KELLEY MATTHEWS, AS RECORDED IN DOCUMENT NO. 2019-005479, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF CALDWELL COUNTY ROAD 229, KNOWN AS MISTY LANE, A PUBLIC STREET;

THENCE SOUTH 48°08'09" WEST, ALONG THE SOUTHEAST LINE OF THIS TRACT, COMMON WITH THE NORTHWEST LINE OF SAID MATTHEWS TRACT, A DISTANCE OF 1293.89 FEET, TO A 5/8 INCH IRON ROD FOUND, LYING ON THE NORTHEAST LINE OF A 10.023 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO IRVING BERNAL AND RYNELL BERNAL, AS RECORDED IN DOCUMENT NO. 2016-005656, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, FOR THE WEST CORNER OF SAID MATTHEWS TRACT, MARKING THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 35°02'28" WEST, ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH THE NORTHEAST LINE OF SAID 10.023 ACRE BERNAL TRACT, A DISTANCE OF 356.21 FEET, TO A 5/8 INCH IRON ROD FOUND, AT AN INTERIOR CORNER OF SAID 10.023 ACRE BERNAL TRACT, MARKING THE WEST CORNER OF THIS TRACT;

THENCE NORTH 48°57'37" EAST, ALONG THE NORTHWEST LINE OF THIS TRACT, COMMON WITH THE SOUTHEAST LINE OF SAID 10.023 ACRE BERNAL TRACT, A DISTANCE OF 1,270.51 FEET, TO A 5/8 INCH IRON ROD FOUND, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF MISTY LANE, MARKING THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 39°42'44" EAST, ALONG THE NORTHEAST LINE OF THIS TRACT, COMMON WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF MISTY LANE, A DISTANCE OF 336.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.167 ACRES OF LAND, MORE OR LESS.

D. REYES SUBDIVISION
10.167 ACRES
OUT OF THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188
CALDWELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CALDWELL

KNOW ALL MEN BY THESE PRESENTS, THAT GABRIEL REYES, OWNER OF THAT CERTAIN CALLED 10.167 ACRE TRACT OF LAND, OUT OF THE THOMAS MAXWELL SURVEY ABSTRACT NO. 188, CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 10.167 ACRE TRACT CONVEYED BY ASSUMPTION WARRANTY DEED TO GABRIEL REYES AND CRISTAL J. REYES, AS RECORDED IN DOCUMENT NO. 2018-000366, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 10.167 ACRES TO BE KNOWN AS "D. REYES SUBDIVISION", IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20_____.

GABRIEL REYES
OWNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GABRIEL REYES KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

(SEAL)

NOTARY PUBLIC'S SIGNATURE

WITNESS MY HAND THIS _____ DAY OF _____, 20_____.

CRISTAL J. REYES
OWNER

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CRISTAL J. REYES KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

(SEAL)

NOTARY PUBLIC'S SIGNATURE

SURVEYOR:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN HEREIN.

GEORGE E. LUCAS, R.P.L.S. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
CELCO SURVEYING, FIRM REGISTRATION NO.10193975
2205 STONECREST PATH
NEW BRAUNSFELS, TEXAS 78130
OFFICE (512) 635-4857

ENGINEER:

STATE OF TEXAS
COUNTY OF HAYS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

HUGO ELIZONDO, JR., P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD. FIRM REGISTRATION No. F-3524
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640
OFFICE; (512) 312-5040

PLAT NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS, TEXAS.
2. THIS SUBDIVISION IS LOCATED IN THE LOCKHART ISD.
3. THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
4. BEARING BASIS: BEARING DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) AND PROJECTED TO TEXAS STATE PLANE COORDINATES (SOUTH CENTRAL ZONE) AND NAD83.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) NO. 48055C 0100E, DATED JUNE 19, 2012; THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN THE DESIGNATED 100-YEAR FLOOD PLAIN.
6. UTILITY PROVIDERS

WATER:	MAXWELL WATER SUPPLY CORPORATION
WASTEWATER:	ON-SITE SEWAGE FACILITY
ELECTRIC:	BLUEBONNET ELECTRIC COOPERATIVE
TELECOM:	FRONTIER COMMUNICATIONS

7. A CITY OF SAN MARCOS ALTERNATIVE COMPLIANCE REQUEST HAS BEEN APPROVED FOR THIS SUBDIVISION – AC-20-09.
8. THE 30' RIGHT-OF-WAY RESERVATION SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS OF LOTS 1 AND 2 UNTIL SUCH TIME THAT A PUBLIC STREET IS CONSTRUCTED AND ACCEPTED BY THE COUNTY OR CITY.

CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM NOTES:

1. STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON SITE SEWAGE DISPOSAL SYSTEM APPROVED BY THE CALDWELL COUNTY COUNTY ON-SITE WASTEWATER PROGRAM.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC WATER SYSTEM.
3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE INSTALLED WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
5. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS.

KASI MILES, R.S. — DATE
DIRECTOR OF SANITATION

CITY OF SAN MARCOS
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 2020 BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF SAN MARCOS.

SHANNON MATTINGLY — DATE
DIRECTOR OF DEVELOPMENT SERVICES

RECORDING SECRETARY — DATE

APPROVED:

ENGINEERING AND — DATE
CAPITAL IMPROVEMENTS

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ CLERK OF CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE.

ON THE _____ DAY OF _____, A.D., 20___, AT _____ O'CLOCK _____M., IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN INSTRUMENT NO. _____. WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____A.D. 20___.

TERESA RODRIGUEZ — DATE
COUNTY CLERK
CALDWELL COUNTY, TEXAS