



Comal County

OFFICE OF COMAL COUNTY ENGINEER

January 14, 2016

TO: Commissioner Jen Crownover, Precinct 4
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Horseshoe Falls Estates*, combining Lots 28 and 29 of Block 1, establishing Lot 28R, within Comal County, Texas
OWNER(S): David and Kitty Decareaux

We request placement of this Amendment to Plat on the January 21, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the subdivision plat of *Horseshoe Falls Estates*, recorded in Volume 113, Page 555 of the Comal County Deed Records, by combining Lots 28 and 29 of Block 1 to create Lot 28R.

Other pertinent information is on file in our office. All required documents have been submitted, and this Amendment to Plat meets the requirements for final approval.

AMENDMENT TO PLAT

OWNER: David and Kitty Decareaux
OWNER'S ADDRESS (Including County): 1563 Edgewater Falls
Canyon Lake, TX 78133

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LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any:
Horseshoe Falls Estates, Unit 1, B1K.1

COMAL COUNTY MAP AND PLAT RECORDS VOLUME 113, PAGE 555
LOTS OR TRACTS TO BE COMBINED: lots 28 and 29
RESULTING LOT NUMBER: lot 28R

The signatures affixed below will certify that the owner of the described property does hereby amend the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner or beneficiary of easements or other property interests affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder's Acknowledgment(s), if applicable.

David Decareaux
(OWNER'S SIGNATURE)
David Decareaux
(NAME PRINTED)

Kitty Decareaux
(OWNER'S SIGNATURE)
Kitty Decareaux
(NAME PRINTED)

STATE OF TEXAS
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by David and Kitty Decareaux
on the 6th day of August, 2015.



Betty Lien
NOTARY PUBLIC

APPROVED BY COMMISSIONERS' COURT ON
THE _____ DAY OF _____, _____.

COUNTY JUDGE
ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

MIN- 100063412220604333
SIS-1-888-679-6377
1901 E Voorhees St Ste C
Danville, IL 61834

Note: The recording information required in this acknowledgement is from the (Warranty) Deed with Vendor's Lien, or Deed of Trust, NOT the Map and Plat Records.

LIENHOLDER ACKNOWLEDGEMENT

I/We, Mortgage Electronic Registration Systems INC (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 28 and 29, Blk. 1, Horseshoe Falls Estates (Unit 1), said lien(s) being evidenced by instrument(s) of record in Document No. 201306036205 of the Official Public Records of Comal County, Texas, do hereby in all things subordinate to said plat said lien(s), and I/we hereby confirm that I am/we are the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

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By: *Priscilla Woods*
(Signature(s) of Lienholder(s))
Priscilla Woods Assistant Secretary
(Name(s) and Title(s), printed)

STATE OF Florida §
COUNTY OF Duval §

Sworn to and Subscribed before me by Priscilla Woods Assistant Secretary
on the 11 day of January, 2016.

NOTARY PUBLIC
A
107
STATE OF FLORIDA
ANDREA HENDRIX
MY COMMISSION #FF040790
EXPIRES October 11, 2017
107) 398-0153 FloridaNotaryService.com

Andrea Hendrix
(Notary)

Andrea Hendrix
(Printed name)

seal