

VACATE AND REPLAT OF LOTS 54 AND 59,
EAGLES PEAK RANCH, UNIT NO. 1
 WITH THE ADDITION OF 3.00 ACRES OUT OF
 THE MARIA AMPARA SURVEY NO. 3, ABSTRACT NO. 5,
ESTABLISHING LOTS 54R AND 59R

STATE OF TEXAS
 COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED
 HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY
 DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS,
 WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN
 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

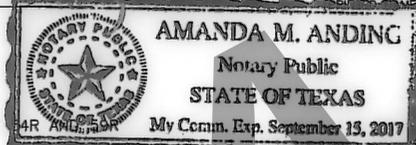
MR. JOHN P. JONES, OWNER OF LOT 54 AND A CALLED 1.00 - ACRE TRACT
 (DOCUMENT # 201306030829, O.P.R.C.C.T.)
 988 SUNDOWN TRAIL
 FISCHER, TX 78623

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
 APPEARED MR. JOHN P. JONES, KNOWN TO ME TO BE THE PERSON
 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF
 WRITING, AND 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 23rd DAY OF
February
 A.D. 2015

Amanda M. Anding
 AMANDA M. ANDING
 (PRINTED NAME)



REPLAT
 ESTABLISHING LOTS

STATE OF TEXAS
 COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS
 SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED
 AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL
 STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES
 THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN
 EXPRESSED.

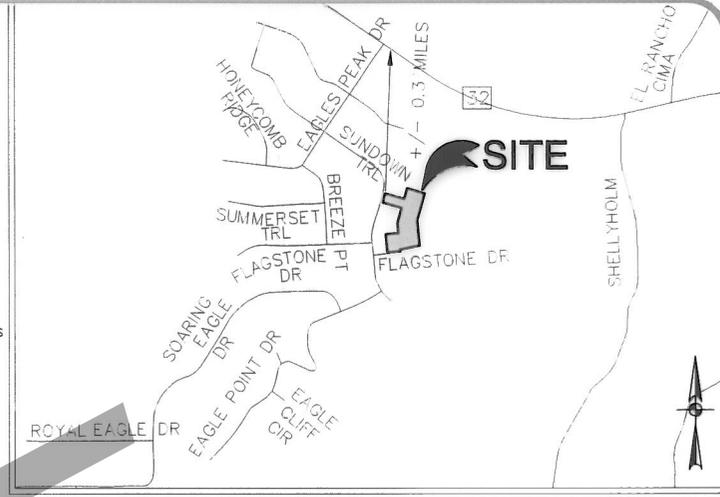
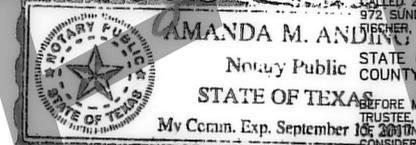
MRS. AMELIA ESTHER JONES, OWNER OF LOT 54 AND A CALLED 1.00 -
 ACRE TRACT (DOCUMENT # 201306030829, O.P.R.C.C.T.)
 988 SUNDOWN TRAIL
 FISCHER, TX 78623

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
 APPEARED MRS. AMELIA ESTHER JONES, KNOWN TO ME TO BE THE
 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
 OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE 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 23rd DAY OF
February
 A.D. 2015

Amelia Esther Jones
 AMELIA ESTHER JONES
 (PRINTED NAME)



LOCATION MAP
 NOT TO SCALE

STATE OF TEXAS
 COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN
 PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE
 PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC
 PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MS. MACHELLE HAUS, TRUSTEE, MACHELLE H. HAUS LIVING TRUST, OWNER OF LOT 59, AND A
 CALLED 2.00 - ACRE TRACT (DOCUMENT #201306030830, O.P.R.C.C.T.)
 972 SUNDOWN TRAIL
 FISCHER, TX 78623

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MS. MACHELLE HAUS,
 TRUSTEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
 OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE 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 23rd DAY OF
February
 A.D. 2015

Machelle Haus
 MACHELLE HAUS
 (PRINTED NAME)



KNOW ALL MEN BY THESE PRESENTS:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE
 PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MARK F. CONLAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342



SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF
February 2015

Amanda M. Anding
 AMANDA M. ANDING
 (PRINTED NAME)

THIS VACATE AND REPLAT OF LOTS 54 AND 59, EAGLES PEAK RANCH, UNIT NO. 1, WITH THE ADDITION
 OF 3.00 ACRES OUT OF THE MARIA AMPARA SURVEY NO. 3, ABSTRACT NO. 5, ESTABLISHING LOTS 54R
 AND 59R, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL
 COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____ 20____

DATED THIS _____ DAY OF _____, 20____

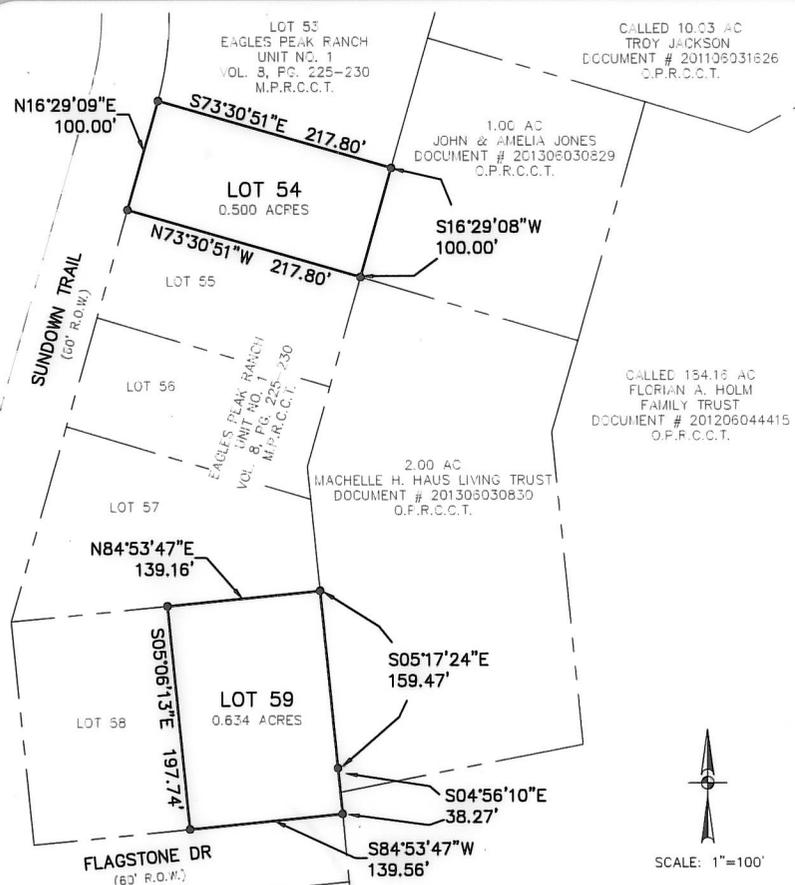
BY: _____
 COMAL COUNTY JUDGE
 ATTEST: _____
 COMAL COUNTY CLERK - DEPUTY

STATE OF TEXAS
 COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT
 WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D.,
 20____ AT _____ M, AND DULY RECORDED THE _____ DAY OF
 A.D. 20____ AT _____ M, IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID
 COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND
 AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____
 DEPUTY



SCALE: 1"=100'

VACATE
 LOTS 54 & 59, EAGLES PEAK RANCH, UNIT NO. 1, RECORDED IN VOLUME 8,
 PAGES 225-230, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS

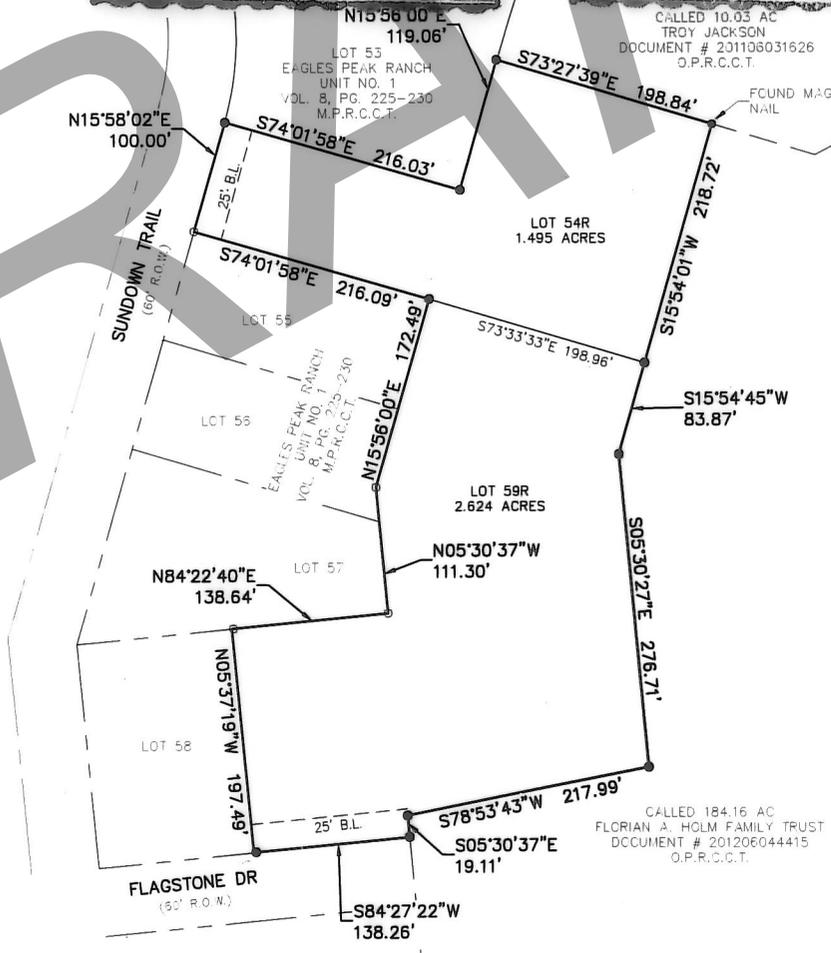
- PLAT NOTES:
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION.
 - THIS PROPERTY DOES NOT LIE IN THE CITY LIMITS OR EXTRATERRITORIAL JURISDICTION OF ANY CITY.
 - THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "AE" (100-YR. FLOOD), AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NUMBER 48091C0115F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THIS PROPERTY IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
 - LOTS WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
 - THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 - COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
 - THIS PROPERTY IS SUBJECT TO A 5' UTILITY EASEMENT ALONG ALL LOT LINES.
 - PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - 2 LOTS BEING 4.12 ACRES.
 - A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
 - PENTAGON FEDERAL CREDIT UNION, LIENHOLDER FOR LOT 54 & 1.00 ACRES 14603 HUEBNER RD #1, SAN ANTONIO, TX 78230 DEED OF TRUST DOCUMENT NO. 201506032747, O.P.R.C.C.T. LIENHOLDER ACKNOWLEDGEMENT DOCUMENT NO. _____ O.P.R.C.C.T.

PLAT PREPARED OCTOBER 5TH, 2015



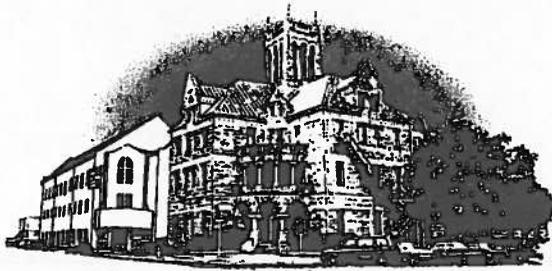
410 N. SEGUIN AVE.
 NEW BRAUNFELS,
 TEXAS, 78130
 WWW.HMTNB.COM
 PH: (830)625-8555
 TBPLS FIRM 10153600
 TBPE FIRM F-10961

- SCALE: 1"=100'
- LEGEND:
- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



SCALE: 1"=100'

Drawing Name: N:\Projects\Subdivision\Platting\PL1079 - Eagles Peak Ranch Unit 1 Lot 54R & 59R\102 - Platting\PL1079 Eagles Peak Ranch Unit 1 Lot 54R & 59R.dwg
 User: codye
 Feb 23, 2016 - 7:48am



Comal County

OFFICE OF COMAL COUNTY ENGINEER

February 24, 2016

TO: Commissioner Jen Crossover, Precinct 4
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Vacate and Replat of Lots 54 and 59, *Eagles Peak Ranch, Unit No. 1*, with the addition of 3.00 acres out of the Maria Ampara Survey No. 3, Abstract No. 5, establishing Lots 54R and 59R, within Comal County, Texas
OWNER(S): Mabelle Haus, and John and Amelia Esther Jones

We request placement of this subdivision plat on the March 3, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to vacate Lots 54 and 59, *Eagles Peak Ranch, Unit No. 1*, and replat the lots with an additional 3.00 acres out of the Maria Ampara Survey No. 3, Abstract No. 5, to create Lots 54R and 59R.

The lots will be served by a State-certified public water supply system and individual on-site sewage facilities. Letters from the utilities have been received.

Other pertinent information is on file in our office. This plat meets the requirements for final approval.

RECEIVED

NOV 10 2015

COUNTY ENGINEER

APPLICATION FORM

CANCELLATION OR REVISION OF ALL OR PART OF A RECORDED SUBDIVISION

I/WE THE UNDERSIGNED, Mr. John Jones & Mrs. Amelia Jones
(print name and address)
988 Sundown Trail, Fischer TX 78623

BEING OWNER(S) of Eagles Peak Ranch Lot 54
(lot(s) and subdivision name, including unit number)

SUBDIVISION DO OFFICIALLY REQUEST THAT THE FOLLOWING ACTION BE PERMITTED:

(DESCRIBE)

To vacate the existing configuration of Lot 54, and reconfigure the lot to add 1 acre of property adjoining the tract.

FURTHER I/WE STATE THAT:

- () I/WE the above mentioned owners of said tract(s) have clear title to same; or,
- (X) The following persons/institutions hold mortgages on said tracts. All will submit statement of non-objection to proposed resubdivision before application will be processed.

Pentagon Federal Credit Union

SIGNED: John P. Jones (owner) Amelia Jones (owner)
 DATE: 10/16/2015 10/14/2015

On this _____ day of _____, 19 __, in a duly convened meeting of Commissioners' Court of Comal County, the request to cancel or revise the above mentioned Subdivision was officially granted/denied because of the following reasons:

County Judge

FROM :MACHELLE HAUS

FAX NO. :8309354895

Oct. 23 2015 12:41PM P1

CANCELLATION OR REVISION OF ALL OR PART OF A RECORDED SUBDIVISION

I/WE THE UNDERSIGNED, Machelle Haus
(print name and address)
972 Sundown Trail, Fischer TX 78623.

BEING OWNER(S) of Eagles Peak Ranch Lot 59
(lot(s) and subdivision name, including unit number)

SUBDIVISION DO OFFICIALLY REQUEST THAT THE FOLLOWING ACTION BE PERMITTED:

(DESCRIBE)

To vacate the existing configuration of Lot 59, and reconfigure the lot to ad 2 acres of property adjoining the tract.

RECEIVED
NOV 10 2015
COUNTY ENGINEER

FURTHER I/WE STATE THAT:

- I/WE the above mentioned owners of said tract(s) have clear title to same; or,
- The following persons/institutions hold mortgages on said tracts. All will submit statement of non-objection to proposed resubdivision before application will be processed.

SIGNED: Machelle Haus _____
(owner) (owner)

DATE: 10/23/15

On this _____ day of _____, 19 __, in a duly convened meeting of Commissioners' Court of Comal County, the request to cancel or revise the above mentioned Subdivision was officially granted/denied because of the following reasons:

County Judge

RECEIVED
NOV 10 2015
COUNTY ENGINEER

LIENHOLDER ACKNOWLEDGEMENT

Eagle's Peak

I/We, (Name of Mortgagee or names of Mortgagees) Pentagon Federal Credit Union
owner(s) and holder(s) of a lien(s) against the property described in the plat known as (Name of Plat)
Ranch Unit No. 1 + called 1 acre out of Maria Emp's said lien(s) being evidenced by instrument of
record in Document/Volume 201506032747 page _____, of the Real Property 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.

The Lienholder acknowledges that a foreclosure of said lien will require the preparation of a subdivision
plat if the foreclosure results in a division of a tract of land, pursuant to applicable State, county, and
municipal regulations. The Lienholder also acknowledges that the foreclosed tract may not comply with
applicable subdivision regulations without a significant modification, additional access, or other
requirements.

RECEIVED
JAN 29 2016
COUNTY ENGINEER

By: [Signature]
(Signature of lienholder(s))
William D. Silvey, VP
(Name (s) and title printed)

STATE OF Oregon §
COUNTY OF Lane §

Sworn to and Subscribed before me by William D. Silvey
On the 20th day of August, 2015.

[Signature]
Katherine L. O'Dell





RECEIVED

NOV 10 2015

COUNTY ENGINEER

October 16, 2015

Amanda M. Anding
Director of Operations
HMT Engineering and Surveying
410 N, Seguin Ave
New Braunfels, Tx 78130

Re: Required Utility Easements – Eagles Peak Ranch Subdivision, Unit 1 – Replat, Lots 54 and 59, (54R and 59R) Comal County, Texas

Ms. Anding:

Upon review of the preliminary plat of Eagles Peak Ranch Subdivision, Unit 1, Guadalupe Valley Telephone Cooperative, Inc. has no objections or revisions to the proposed typical utility easements as detailed on the plat. Proposed easements, as shown, will allow for proper placement of our facilities.

This letter may serve as approval for our easement requirements concerning this development, if finalized as shown on the preliminary plat.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,

A handwritten signature in blue ink, appearing to read 'D. Cook', is written over a large, light gray 'DRAFT' watermark.

David K. Cook, RWA
Right-of-Way Agent
Guadalupe Valley Telephone Cooperative, Inc.



P.O. Box 2226 Canyon Lake, Texas 78133-0009
(830) 964-3346 • 1-888-554-4732
www.pec.coop

Se habla español.

October 22, 2015

COPY

RECEIVED
NOV 10 2015
COUNTY ENGINEER

Mr. John P. Jones
Mrs. Amelia Esther Jones
988 Sundown Trail
Fischer, Texas 78623

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. and Mrs. Jones:

Pedernales Electric Cooperative has reviewed your proposed vacate and replat of Lots 54 and 59 of Eagles Peak Ranch Unit One (1) Subdivision and three acres for establishing Lots 54R and 59R in Comal County and finds it acceptable. We foresee no conflicts with serving your property that's within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions regarding this review, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,


David S. Nelson, SR/WA
District Planning Supervisor
Pedernales Electric Cooperative, Inc.

DSN:GC:eh

Y99

cc: Comal County
Ms. Mabelle Haus
Mr. Mark F. Colan, R.P.L.S.