

## Comal County

OFFICE OF COMAL COUNTY ENGINEER

March 4, 2016

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Betty Lien, Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Mountain Springs Ranch, Unit Three*, combining Lots 402 and 403, establishing Lot 402R, within Comal County, Texas  
**OWNER(S):** Ms. Brenda C. Crabb

We request placement of this Amendment to Plat on the March 17, 2016 Commissioners Court agenda for final approval.

**REMARKS:**

The property owner has applied to amend the subdivision plat of *Mountain Springs Ranch, Unit Three*, recorded in Volume 15, Pages 335-347 of the Comal County Map and Plat Records, by combining Lots 402 and 403 to create Lot 402R.

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(S) (as shown on deed(s)): Brenda C. Crabb

MAILING ADDRESS: 30620 Smithson Valley Rd  
Bulverde, TX 78163

**LEGAL DESCRIPTION OF PROPERTY:**

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Mountain Springs Ranch 3

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGE 335347 (or) DOC# \_\_\_\_\_

LOTS OR TRACTS TO BE COMBINED: 402 & 403 RESULTING LOT #: 402R

RECEIVED  
MAR 03 2016  
COUNTY ENGINEER

The signatures affixed below will certify that the owner of the described property hereby amends 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 may not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property, and that obtaining release or permission from any owner or beneficiary of easement(s) or other property interest(s) 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 Acknowledgment(s), if applicable.

Brenda C. Crabb  
OWNER SIGNATURE

\_\_\_\_\_  
OWNER SIGNATURE

Brenda C. Crabb  
NAME PRINTED (& title, if applicable)

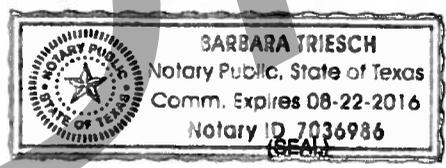
\_\_\_\_\_  
NAME PRINTED (& title, if applicable)

STATE OF Texas

COUNTY OF Hays

SWORN TO AND SUBSCRIBED before me by Brenda C Crabb

on the 3rd day of March, 2016.



Barbara Triesch  
NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE

ATTEST:  
\_\_\_\_\_  
COUNTY CLERK

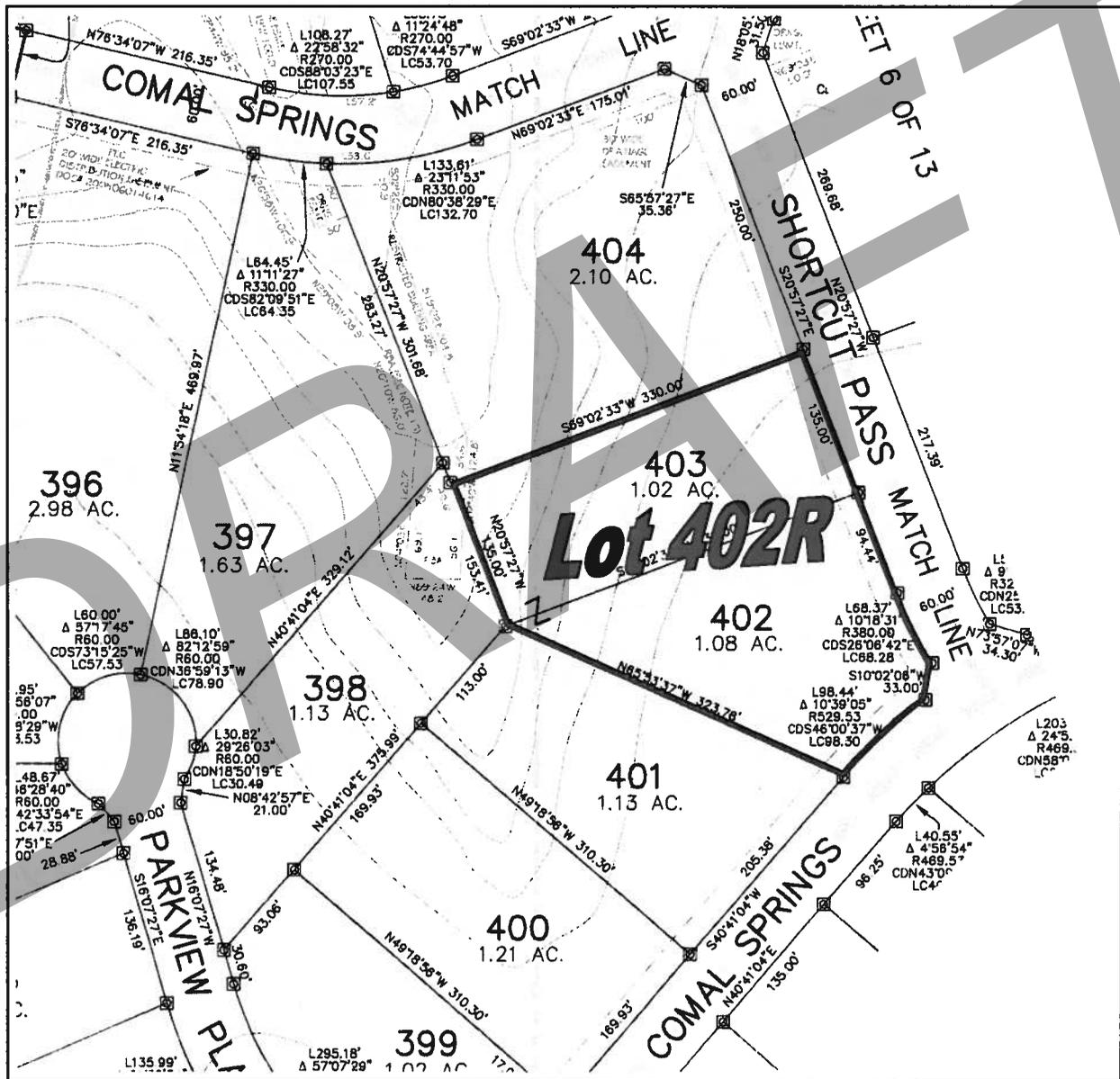
FOR RECORDING PURPOSES ONLY

# Amendment to Plat

## MOUNTAIN SPRINGS RANCH, UNIT THREE

(Volume 15, Pages 335-347, Map and Plat Records, Comal County, Texas)

### Combining Lots 402 and 403 Establishing Lot 402R



Please refer to the recorded subdivision plat, *Mountain Springs Ranch, Unit Three* (Volume 15, Pages 335-347, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

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, Ozona Bank (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lot 402 and 403, Mountain Springs Ranch Unit three, Comal County said lien(s) being evidenced by instrument(s) of record in Document No. 201506042328 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.

The lienholder acknowledges that a foreclosure of said lien(s) 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 significant modification, additional access, or other requirements.

RECEIVED  
MAR 03 2016

COUNTY ENGINEER

By: [Signature]  
(Signature(s) of Lienholder(s))

Shane Barbee, SUP  
(Name(s) and Title(s), printed)

STATE OF Texas §

COUNTY OF Hays §

Sworn to and Subscribed before me by Shane Barbee

on the 3rd day of March, 20 16.

Barbara Triesch  
(Notary)

Barbara Triesch  
(Printed name)

