

Comal County

OFFICE OF COMAL COUNTY ENGINEER

April 13, 2016

TO: Commissioner Jen Crownover, Precinct 4
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *The Summit North, Phase 4*, combining Lots 159, 160, and 161, establishing Lot 159R, within Comal County, Texas
OWNER(S): Ms. Jeanette Shropshire

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

REMARKS:

The property owner has applied to amend the subdivision plat of *The Summit North, Phase 4*, recorded in Volume 13, Pages 150-153 of the Comal County Map and Plat Records, by combining Lots 159, 160, and 161 to create Lot 159R.

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)): Jeanette Shropshire
MAILING ADDRESS: P.O. Box 67, Fischer TX 78623

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Summit North
Phase 4

COMAL COUNTY MAP & PLAT RECORDS VOLUME 13 PAGE 150-153 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: Lot 159, 160, 161 RESULTING LOT #: Lot 159 R

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.

Jeanette Shropshire
OWNER SIGNATURE
JEANETTE SHROPSHIRE
NAME PRINTED (& title, if applicable)

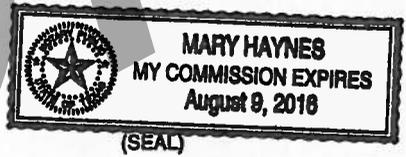
OWNER SIGNATURE

NAME PRINTED (& title, if applicable)

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STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Jeanette Shropshire
on the 16th day of March, 2016.



Mary Haynes
NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the _____ day
of _____, 20_____.

COUNTY JUDGE
ATTEST:

COUNTY CLERK

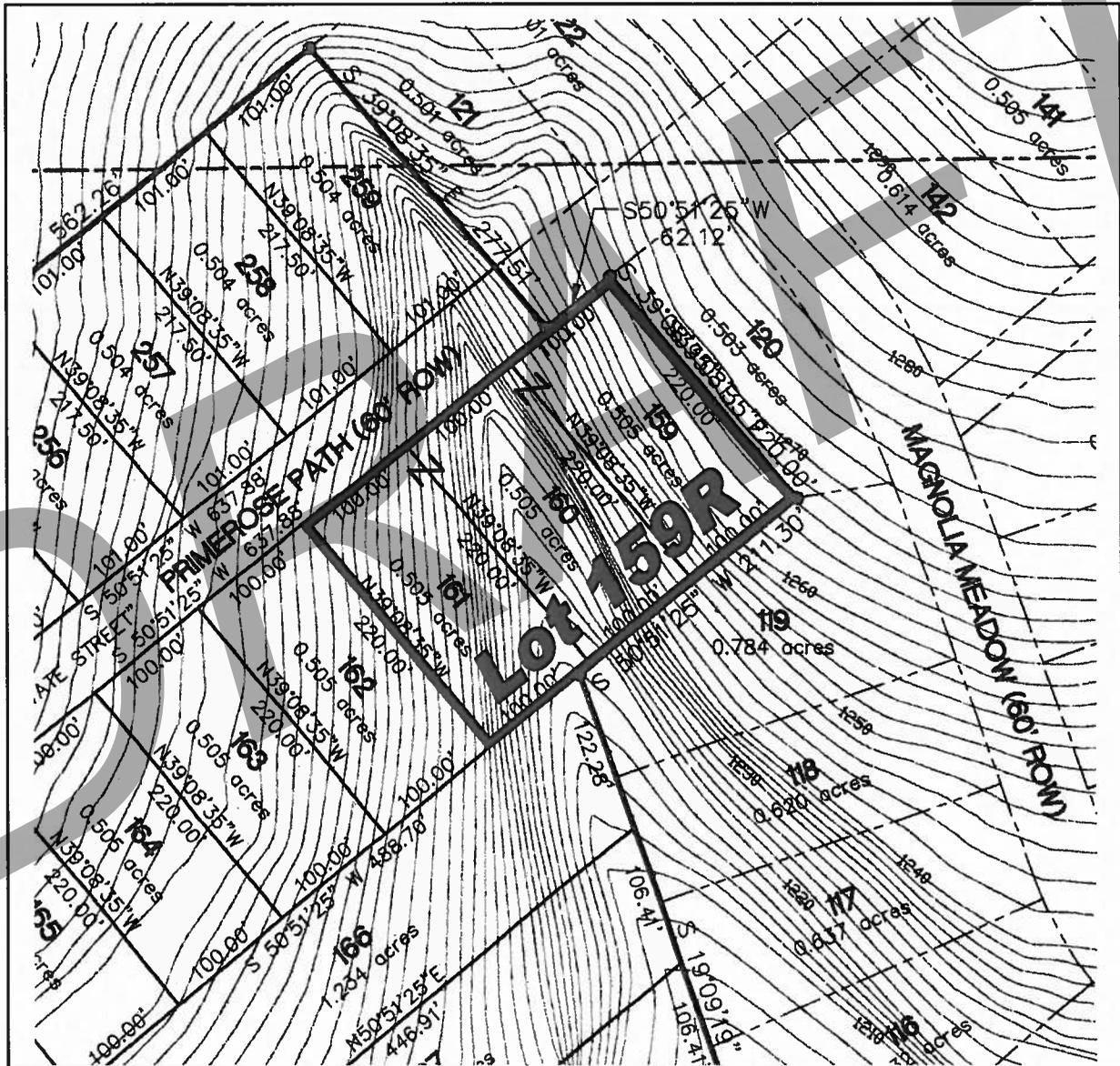
FOR RECORDING PURPOSES ONLY

Amendment to Plat

THE SUMMIT NORTH, PHASE 4

(Volume 13, Pages 150-153, Map and Plat Records, Comal County, Texas)

Combining Lots 159, 160, and 161 Establishing Lot 159R



Please refer to the recorded subdivision plat, *The Summit North, Phase 4* (Volume 13, Pages 150-153, 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, Summit Resort Developments, Inc. (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 159, 160 & 161 Summit North Phase 4, said lien(s) being evidenced by instrument(s) of record in Document No. 20060603058 3 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.

By: Lee R. Roger
(Signature(s) of Lienholder(s))

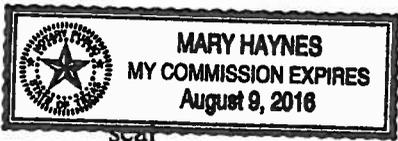
Lee R. Roger, President
(Name(s) and Title(s), printed)

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APR 13 2016
COUNTY ENGINEER

STATE OF Texas §

COUNTY OF Comal §

Sworn to and Subscribed before me by Lee R. Roger
on the 16th day of March, 2016.



Mary Haynes
(Notary)

(Printed name)