

Comal County
OFFICE OF COMAL COUNTY ENGINEER

April 21, 2016

TO: Commissioner Jen Crownover, Precinct 4
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amending Plat of *Canyon Lake Shores, Unit No. 1*, amending Lots 71 and 72, establishing Lots 71AP and 72AP, within Comal County, Texas
OWNER(S): Fresh Start Builders, LLC
PREPARER: HMT Engineering and Surveying

We request placement of this amending plat on the April 28, 2016 Commissioners Court agenda for final approval.

REMARKS:

The owners have applied to amend the subdivision plat of *Canyon Lake Shores, Unit No. 1*, recorded in Volume 1, Page 19 of the Comal County Map and Plat Records, to relocate the lot line between adjacent Lots 71 and 72, creating Lots 71AP and 72AP, in accordance with Texas Local Government Code Chapter 232.0095.

A request for a variance from the minimum lot size requirement has been submitted.

All required documents have been submitted, and, upon approval of the variance, this Amending Plat meets the requirements for final approval.

RECEIVED
APR 18 2016
COUNTY ENGINEER

VARIANCE REQUEST

I/We the undersigned, Frederick C. Denfeld, being owner(s)
Print name(s)

of proposed Amending Plat of Canyon Lake Shores, Unit No. 1,
amending Lots 71 and 72, Establishing Lots 71AP and 72AP

Subdivision, do officially request that a variance from the 1-acre minimum lot size requirement,
Revisions to Comal County Subdivision Rules and Regulations,
approved by Commissioners Court 5-6-99 (j. 1) be granted by
(State Subdivision Regulation - Cite Section and Paragraph)

Commissioners Court of Comal County for the above Subdivision during this plat review

session for the following reasons:

we are adjusting interior lot lines evenly
so lots remain the same size as previous plat.

April 18, 2016
(Date)

(Signature)

410 N. Sequin Ave.
(Address)

(Signature)

New Braunfels, TX 78130
(Address)

[Signature]
(Surveyor)

GRANTING/DENIAL OF VARIANCE REQUEST

On this _____ day of _____, _____, in a duly convened meeting of
Commissioners Court of Comal County, the request for variance(s) for

_____ Subdivision was officially granted/denied

because of the following reasons:

County Judge

AMENDING PLAT OF
 CANYON LAKE SHORES, UNIT NO. 1,
 AMENDING LOTS 71 & 72
 ESTABLISHING LOTS 71AP & 72AP

THIS AMENDING PLAT CONTROLS OVER THE PRECEDING PLAT, CANYON LAKE SHORES, UNIT NO. 1, RECORDED IN VOLUME 1, PAGE 19, OF THE COMAL COUNTY MAP AND PLAT RECORDS, WITHOUT VACATION, REVISION, OR CANCELLATION OF THE PRECEDING PLAT.

PLAT NOTES:

1. PROPERTY OWNER: FRESH START BUILDERS LLC, LOTS 71 AND 72, LIENHOLDER: NONE
2. IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.011 OR CHAPTER 232.0095, THE PURPOSE OF THIS AMENDING PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 71 AND 72.
3. DATE OF PLAT PREPARATION: FEBRUARY 2ND, 2016

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 AMENDS THE PLAT AS SHOWN.

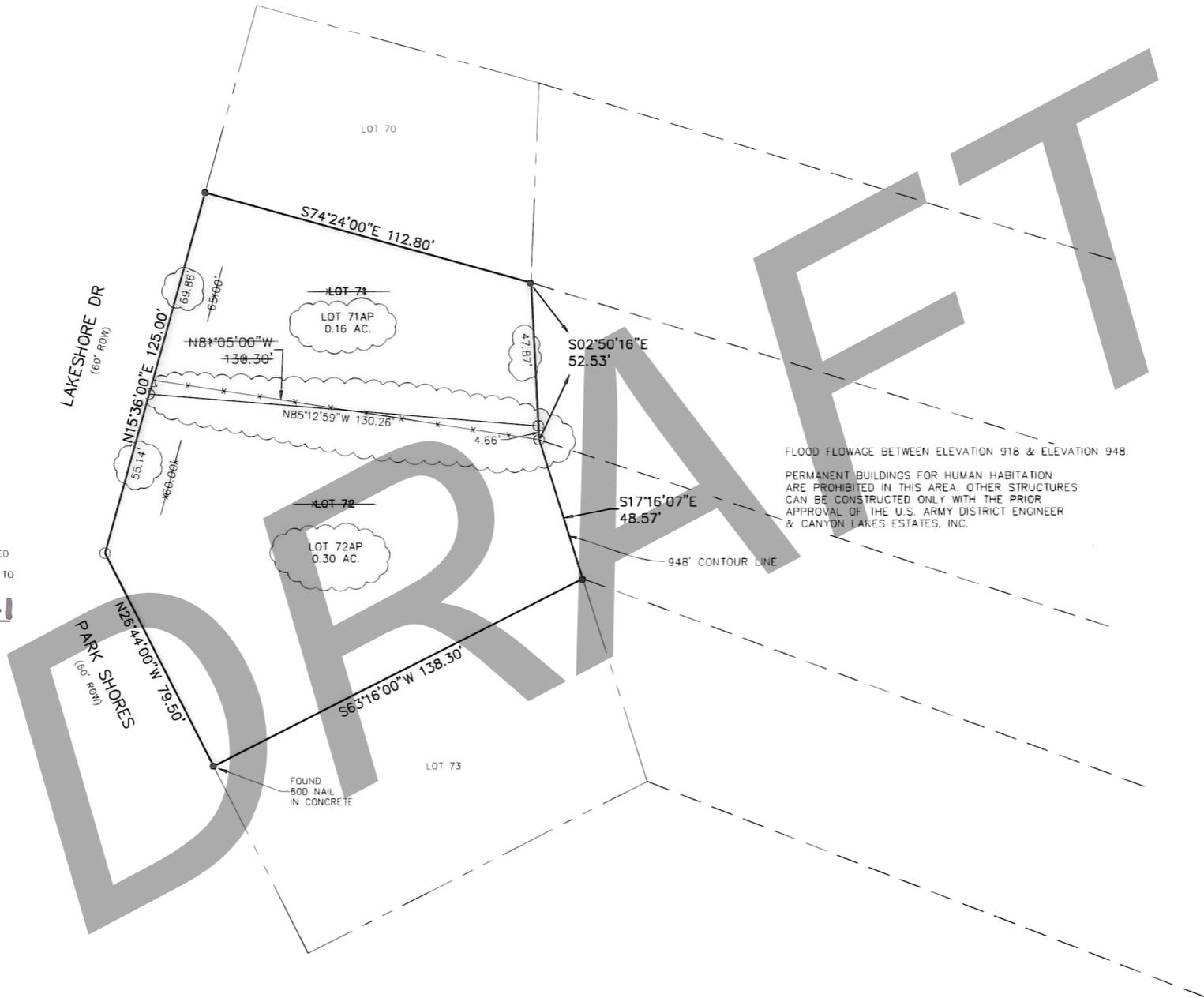
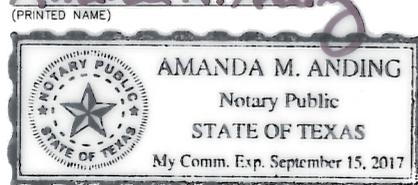
FRESH START BUILDERS LLC
 FREDERICK C. DENFELD, MANAGER
 1075 MERIDIAN DR.
 NEW BRAUNFELS, TX 78132

STATE OF TEXAS
 COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDERICK DENFELD, 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 22ND DAY OF April A.D. 2016

AMANDA M. ANDING
 NOTARY PUBLIC, STATE OF TEXAS



SCALE: 1"=30'

LEGEND:

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- R.O.W. = RIGHT-OF-WAY
- ☁ = ITEM AS AMENDED
- X = ITEM BEING AMENDED

KNOW ALL MEN BY THESE PRESENTS:

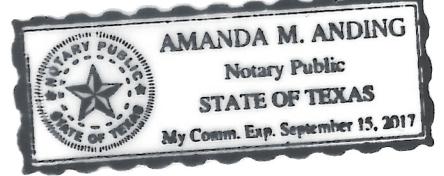
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MARK F. CONLAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342



SWORN TO AND SUBSCRIBED BEFORE ME THIS 22ND DAY OF April 2016

AMANDA M. ANDING
 NOTARY PUBLIC, STATE OF TEXAS
 PRINT NOTARY'S NAME:



STATE OF TEXAS
 COUNTY OF COMAL

THIS AMENDING PLAT OF CANYON LAKE SHORES UNIT NO. 1, AMENDING LOTS 71 & 72, ESTABLISHING LOTS 71AP & 72AP, 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

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



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