

**Comal County**  
OFFICE OF COMAL COUNTY ENGINEER

May 26, 2016

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Betty Lien, Subdivision Coordinator  
**RE:** Approval of the Amendment to Plats combining Lots 528 and 529R of *Cypress Cove, Section Three*, establishing Lot 528R, within Comal County, Texas  
**OWNER(S):** Randal Strey and Casandra L. Shipman

We request placement of this Amendment to Plats on the June 2, 2016 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to create Lot 528R of *Cypress Cove, Section Three*, by combining:

- Lot 528 of *Cypress Cove, Section Three*, recorded in Volume 1, Page 67 of the Comal County Map and Plat Records  
and
- Lot 529R of the Amendment to Plat of *Cypress Cove, Section Three*, recorded in Document #200206006194 of the Comal County Map and Plat Records

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

AMENDMENT TO PLAT

OWNER NAME(S) As Shown On Deed: RANDAL STREY & CASANDRA L. SHIPMAN

MAILING ADDRESS: 117 SYCAMORE CIRCLE, SPRING BRANCH, TX 78070

LEGAL DESCRIPTION OF PROPERTIES

PROPERTY #1 PLAT Document #: OR Page(s): 67 Vol.: 1

Plat Title: CYPRESS COVE,

Unit: SECTION THREE Lot(s): 528 Block(s):

PROPERTY #2 PLAT Document #: 200206006194 OR Page(s): Vol.:

Plat Title: Amendment to Plat of Cypress Cove, Section Three, Combining Lots 529 & 530

Unit: Section Three Lot(s): 529R Block(s):

ESTABLISHING

LOT(S): 528R BLOCK:

SUBDIVISION: Cypress Cove UNIT: Section Three

The signature(a) affixed below will certify that the owner(a) of the described property 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(a) acknowledge that this Amendment to Plat may not dissolve or alter any existing easement(a) or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner(a) or beneficiary of easement(a) or other property interest(a) affected by this process shall be the responsibility of the property owner(s). The owner(s) also certify that any and all Lien-Holders have acknowledged this Amendment to Plat as per the attached Lien-Holder Acknowledgement(a), if applicable.

RANDAL STREY

Printed Name of Owner

Signature of Owner (above)

Casandra Shipman

Printed Name of Owner

Signature of Owner (above)

STATE OF TEXAS

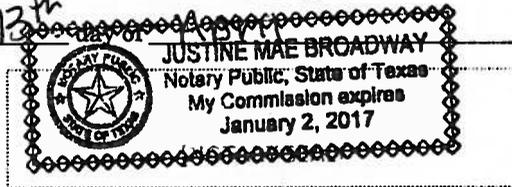
COUNTY OF COMAL

SWORN AND SUBSCRIBED before me by RANDAL STREY and CASANDRA SHIPMAN

Casandra Shipman on the 13th day of May, 2016

Printed Name of Owner

JUSTINE MAE BROADWAY NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of , 20

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

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

*Mortgage Electronic Registration Systems, Inc. as nominee for*  
I/We, Abbottinbed Mortgage Company (mortgagee(s)),  
owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as  
Lots 528 and 529 II, Cypress Cove, Section three, subdivision in Comal County, Texas,  
said lien(s) being evidenced by instrument(s) of record in Document No. 201506011810  
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: Mark F. Kelbaugh  
(Signature(s) of Lienholder(s))

Mark F. Kelbaugh - Vice President  
(Name(s) and Title(s), printed)

RECEIVED  
MAY 19 2016  
COUNTY ENGINEER

STATE OF New Jersey §

COUNTY OF Mercer §

Sworn to and Subscribed before me by Mark F. Kelbaugh, VP of MERCS  
on the 12<sup>th</sup> day of May, 2016.

ROBERT J. CASTIGLIA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires August 17, 2020  
ID# 2453287

[Signature]  
(Notary)

Robert J. Castiglia  
(Printed name)

seal