

Comal County

OFFICE OF COMAL COUNTY ENGINEER

June 6, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Cordova Bend at Canyon Lake, Unit One-R*, combining Lots 166 and 167, establishing Lot 166R, within Comal County, Texas
OWNER(S): Antonio and Maria Guadalupe Zayas

We request placement of this Amendment to Plat on the June 16, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the subdivision plat of *Cordova Bend at Canyon Lake, Unit One-R*, recorded in Document #200906001170 of the Comal County Map and Plat Records, by combining Lots 166 and 167 to create Lot 166R.

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)): ANTONIO ZAYAS & MARIA GUADALUPE ZAYAS
MAILING ADDRESS: 213 Lantana Valley
Spring Branch, TX 78070

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Cordova Bend at
Canyon Lake, Unit One-R

COMAL COUNTY MAP & PLAT RECORDS VOLUME _____ PAGE _____ (or) DOC# 200906001170

LOTS OR TRACTS TO BE COMBINED: 166 & 167 RESULTING LOT #: 166R

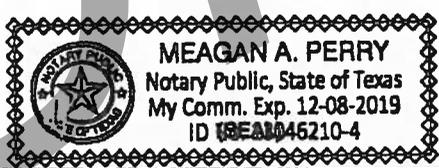
The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements 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.

[Signature]
OWNER SIGNATURE
Antonio Zayas
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE
Maria G. Zayas
NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Antonio Zayas, Maria G. Zayas
on the 28 day of May, 2016.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

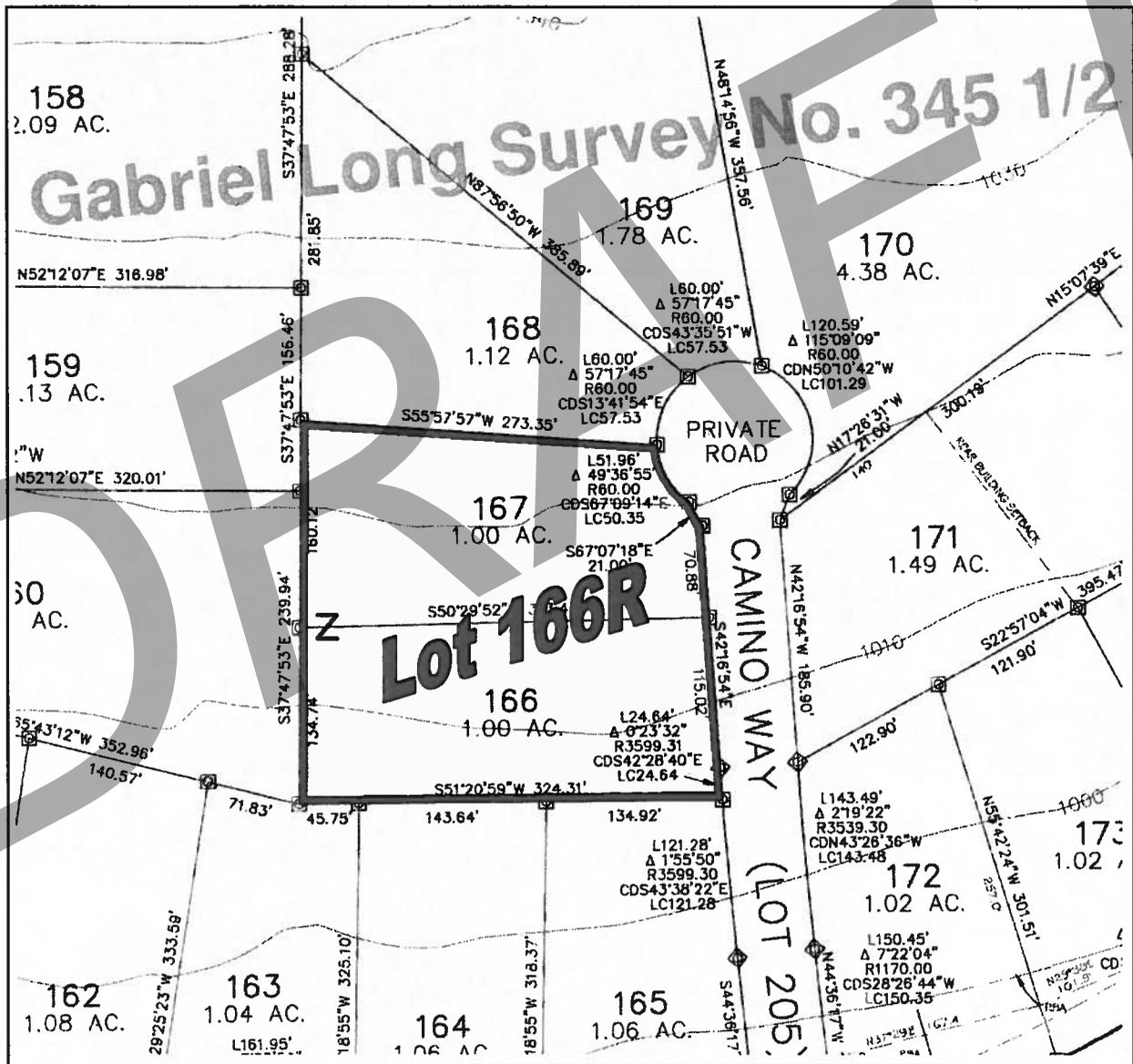
FOR RECORDING PURPOSES ONLY

Amendment to Plat

CORDOVA BEND AT CANYON LAKE UNIT ONE-R

(Document #200906001170, Map and Plat Records, Comal County, Texas)

Combining Lots 166 and 167 Establishing Lot 166R



Please refer to the recorded subdivision plat, *Cordova Bend at Canyon Lake, Unit One-R* (Document #200906001170, 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, Randolph-Brooks Federal Credit Union (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 116 & 117, Cordova Bend at Canyon Lake, Comal County, TX said lien(s) being evidenced by instrument(s) of record in Document No. 201606012409 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: Laurie Deck
(Signature(s) of Lienholder(s))

Laurie Deck VP Mortgage Servicing
(Name(s) and Title(s), printed)

STATE OF Texas §

COUNTY OF Bexar §

Sworn to and Subscribed before me by Laurie Deck

on the 23rd day of May, 2016.

M. Guerra
(Notary)

M. GUERRA
(Printed name)

seal

