

Comal County
OFFICE OF COMAL COUNTY ENGINEER

July 5, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Canyon Lake Village, Unit 5*, combining Lots 32 and 33, establishing Lot 32R, within Comal County, Texas
OWNER(S): Antonio Rico, Jr. and Roxanne Rico

We request placement of this Amendment to Plat on the July 14, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the subdivision plat of *Canyon Lake Village, Unit 5*, recorded in Volume 2, Page 9 of the Comal County Map and Plat Records, by combining Lots 32 and 33 to create Lot 32R.

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)): Roxanne Marie Rico, fka Roxanne Flores, & Antonio Rico Jr.

MAILING ADDRESS: 1059 DEERWOOD Canyon LAKE TX 78133

LEGAL DESCRIPTION OF PROPERTY: NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Canyon LAKE Village Unit 5

COMAL COUNTY MAP & PLAT RECORDS VOLUME 2 PAGE 9 (or) DOC#

LOTS OR TRACTS TO BE COMBINED: 32 & 33 RESULTING LOT #: 32R

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 of Roxanne Marie Rico, OWNER SIGNATURE, NAME PRINTED (& title, if applicable)

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Signature of Antonio Rico Jr., OWNER SIGNATURE, NAME PRINTED (& title, if applicable)

STATE OF Texas COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Roxanne Marie Rico & Antonio Rico Jr. on the 29th day of June, 2010.

(SEAL) Signature of Ashley Hudson

ASHLEY HUDSON Notary Public, State of Texas Notary ID# 13014766-1 My Commission Expires MARCH 11, 2019 NOTARY PUBLIC

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

COUNTY JUDGE ATTEST: COUNTY CLERK

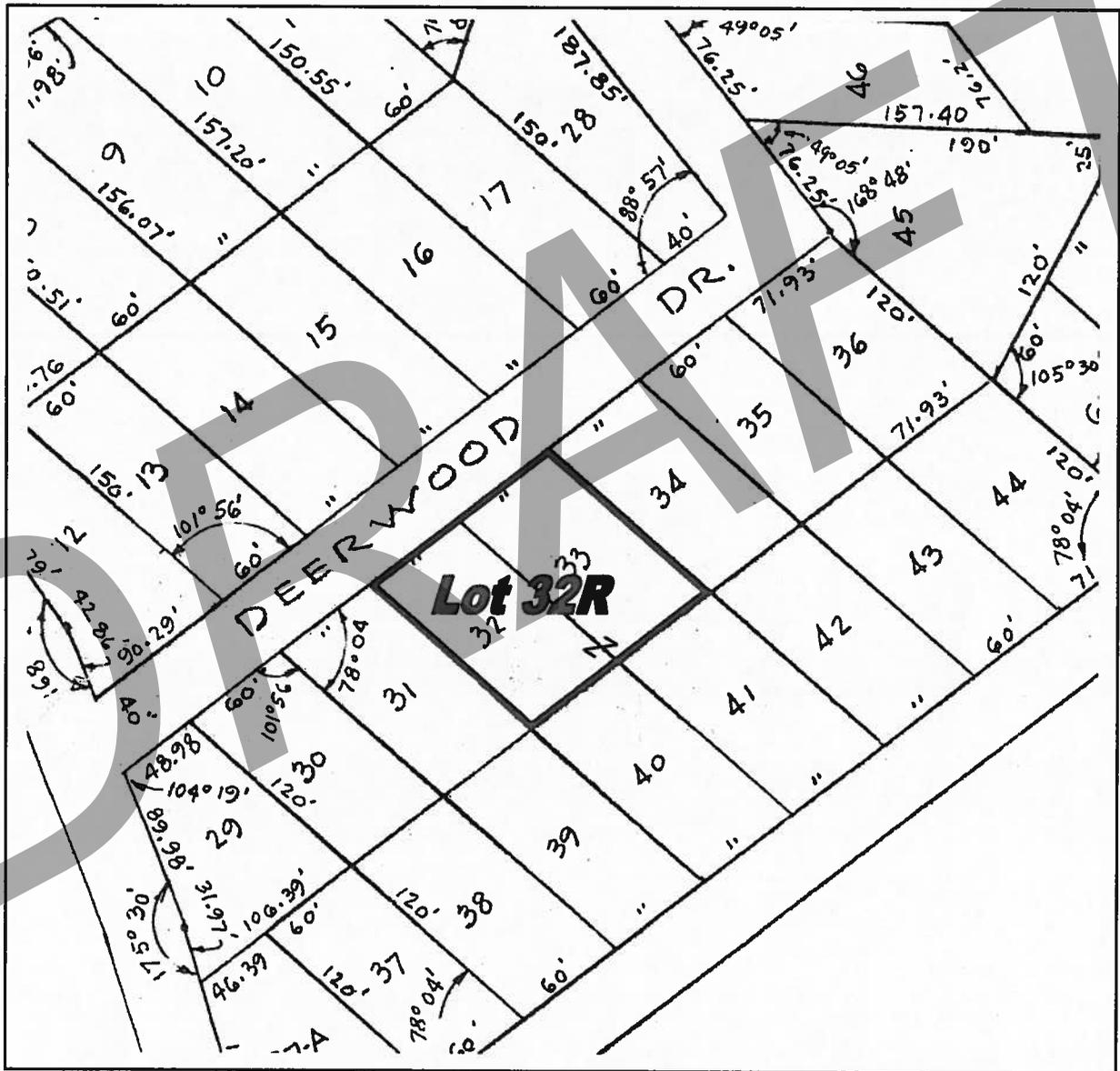
FOR RECORDING PURPOSES ONLY

Amendment to Plat

CANYON LAKE VILLAGE, UNIT 5

(Volume 2, Page 9, Map and Plat Records, Comal County, Texas)

Combining Lots 32 and 33 Establishing Lot 32R



Please refer to the recorded subdivision plat, *Canyon Lake Village, Unit 5* (Volume 2, Page 9, 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, Jefferson Bank (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 32 and 33, Canyon Lake Village, Unit 5, AKA: 1059 Deerwood Dr., said lien(s) being evidenced by instrument(s) of record in Document No. 201606022306 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.

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JUN 30 2016

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By: Warren McLendon
(Signature(s) of Lienholder(s))
WARREN MCLENDON SR VP
(Name(s) and Title(s), printed)

STATE OF Texas §
COUNTY OF Comal §

Sworn to and Subscribed before me by Warren McLendon
on the 27 day of June, 20 16.

[Signature]
(Notary)
Jonathan Lee Graham
(Printed name)

