



Comal County

OFFICE OF COMAL COUNTY ENGINEER

July 15, 2016

TO: Commissioner Donna Eccleston, Precinct 1

FROM: Betty Lien, Subdivision Coordinator

RE: Approval of the Vacate and Replat of Lots 27 and 28AP, *Cordova Bend at Canyon Lake, Unit One*, establishing Lots 27R and 28APR, within Comal County, Texas

OWNER(S): Cordova Bend, Ltd.

PREPARER: M&S Engineering, LLC

We request placement of the proposed subdivision plat on the July 28, 2016 Commissioners Court agenda for public hearing and final approval.

REMARKS:

The owner has applied to vacate Lots 27 and 28AP of *Cordova Bend at Canyon Lake, Unit One*, and replat, establishing Lots 27R and 28APR.

The lots will be served by a state-certified public water supply system and individual on-site sewage facilities. Comment letters from the utilities have been received. Public notice has been issued.

Other pertinent information is on file in our office. This plat meets the requirements for final approval.

APPLICATION FORM

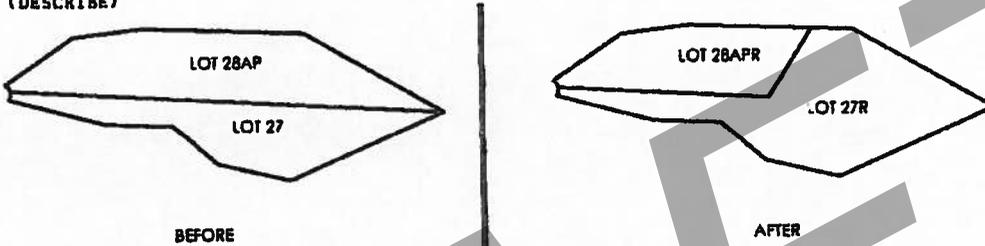
CANCELLATION OR REVISION OF ALL OR PART OF A RECORDED SUBDIVISION

I/WE THE UNDERSIGNED, Cordova Bend LTD, 755 E Mulberry Ave
(print name and address)
Suite 600 San Antonio, TX. 78212

BEING OWNER(S) of Lots 27 & 28 AP of Cordova Bend at Canyon Lake, Unit 1
(lot(s) and subdivision name, including unit number)

SUBDIVISION DO OFFICIALLY REQUEST THAT THE FOLLOWING ACTION BE PERMITTED:

(DESCRIBE)



FURTHER I/WE STATE THAT:

- (*) I/WE the above mentioned owners of said tract(s) have clear title to same; or,
- () The following persons/institutions hold mortgages on said tracts. All will submit statement of non-objection to proposed resubdivision before application will be processed.

N/A

RECEIVED
JUN 14 2016
COUNTY ENGINEER

SIGNED: [Signature] (owner) [Signature] (owner)

DATE: 6/2/16

On this _____ day of _____, 19 __, in a duly convened meeting of Commissioners' Court of Comal County, the request to cancel or revise the above mentioned Subdivision was officially granted/denied because of the following reasons:

County Judge



RECEIVED
JUN 14 2016
COUNTY ENGINEER

June 7, 2016

Brian Mendez
M&S Engineering
376 Landa Street
New Braunfels, Texas 78130

Re: Required Utility Easements – Cordova Bend at Canyon Lake, Unit One,
Lots 27R & 28APR- Comal County, Texas

Mr. Mendez:

Upon review of the preliminary plat of Cordova Bend at Canyon Lake, Unit One, Lots 27R & 28APR, Guadalupe Valley Telephone Cooperative, Inc. has no objections or revisions to the proposed typical utility easements as detailed on the plat. Proposed easements, as shown, will allow for proper placement of our facilities.

This letter may serve as approval for our easement requirements concerning this development, if finalized as shown on the preliminary plat.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,

A handwritten signature in blue ink, appearing to read 'DKC', is written over a large, light gray 'DRAFT' watermark that is oriented vertically across the page.

David K. Cook, RWA
Right-of-Way Agent
Guadalupe Valley Telephone Cooperative, Inc.



P.O. Box 2226 Canyon Lake, Texas 78133-0009
(830) 964-3346 • 1-888-554-4732
www.pec.coop
Se habla español.

February 29, 2016

COPY

Mr. Gary V. Woods
Cordova Bend, Ltd.
755 East Mulberry Avenue, Suite 600
San Antonio, Texas 78212

RECEIVED
MAR 08 2016
COUNTY ENGINEER

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. Woods:

Pedernales Electric Cooperative has reviewed your proposed vacate and replat of Lots 27 and 28AP, Cordova Bend On Canyon Lake Unit One (1) subdivision in Comal County and finds it acceptable. We foresee no conflicts with serving your property that's within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions regarding this review, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,


David S. Nelson, SRWA
Electrical Distribution Planning & Design Manager
Pedernales Electric Cooperative, Inc.

DSN:EAG:eh

Y99

cc: Comal County
Mr. Richard A. Goodwin, R.P.L.S.



LOCATION MAP

NOT TO SCALE

11. 2 LOTS, BEING 41.56 ACRES.

12. A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN DESIGNATED AS BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN THE BUILDING SETBACKS REQUIRES COMMISSIONERS COURT APPROVAL.

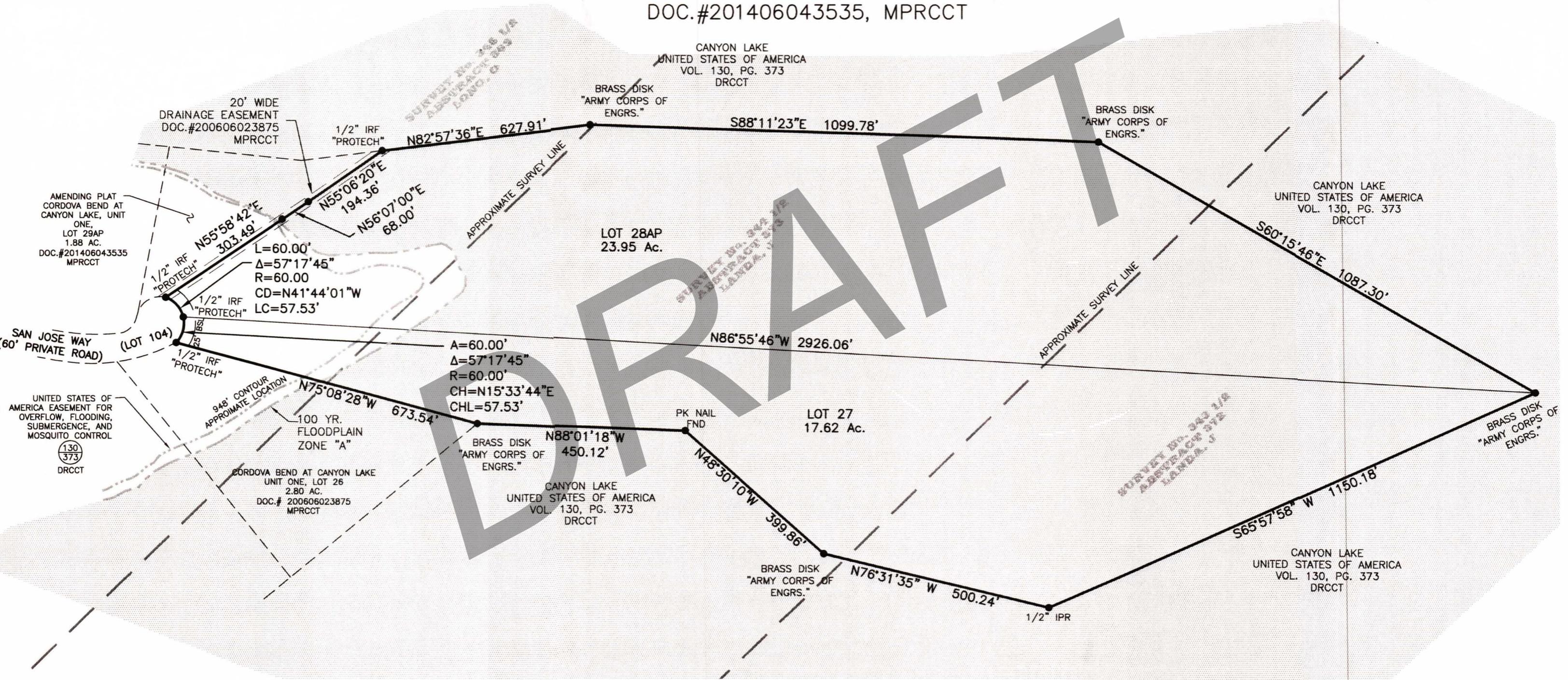
13. LOT 104 SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.

14. LOT 104 SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

VACATE:

LOT 27 OF CORDOVA BEND AT CANYON LAKE, UNIT ONE, RECORDED IN DOC.#200606023875, MPRCCT, AND LOT 28AP OF THE AMENDING PLAT OF CORDOVA BEND AT CANYON LAKE, UNIT ONE, RECORDED IN DOC.#201406043535, MPRCCT

1" = 200'



DRAFT

