

Comal County

OFFICE OF COMAL COUNTY ENGINEER

July 19, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Vintage Oaks at the Vineyard, Unit 8*, combining Lots 1065 and 1066, establishing Lot 1065R, within Comal County, Texas
OWNER(S): Jeffery and Dale Ragland

We request placement of this Amendment to Plat on the July 28, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the subdivision plat of *Vintage Oaks at the Vineyard, Unit 8*, recorded in Document #201406026476 of the Comal County Map and Plat Records, by combining Lots 1065 and 1066 to create Lot 1065R.

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

RECEIVED
JUL 18 2016
COUNTY ENGINEER

OWNER(S) (as shown on deed(s)): Ragland Jeffery A & Dale R.
MAILING ADDRESS: 5502 Tuscan Hills Dr.
Garden Ridge TX 78266

LEGAL DESCRIPTION OF PROPERTY:
NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): UNIT 8, Umtack Oakes
at The Vineyard
COMAL COUNTY MAP & PLAT RECORDS VOLUME 8 PAGE 275 (or) DOC# 201406026476
LOTS OR TRACTS TO BE COMBINED: 1065 & 1066 RESULTING LOT #: 1065R

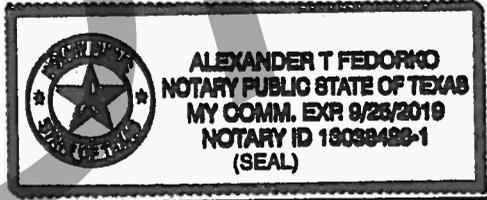
The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements 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
JEFFERY A. RAGLAND, OWNER
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE
DALE R. RAGLAND, OWNER
NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Jeffery A. Ragland ; Dale R. Ragland
on the 18 day of July, 20 16.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE
ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Note: The recording information required on this acknowledgement is from the (Warranty) Deed with Vendor's Lien, or Deed of Trust, NOT the Map and Plat Records.

LIENHOLDER ACKNOWLEDGEMENT

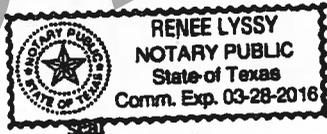
We, South Trust Bank, N.A. (mortgagee(s)),
owner(s) and holder(s) of a lien (or liens) against the property described in the plat
known as Lots 1065 and 1066,
Vintage Oaks at the Vineyard, U-8, said lien(s) being
evidenced by instrument(s) of record in Document(s) No. 201406028955 and 201406028956
of 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: Jacque Walpole
(Signature(s) of Lienholder(s))
Jacque Walpole, Vice-President
(Name(s) and Title(s), printed)

STATE OF Texas §
COUNTY OF Wilson §

Sworn to and Subscribed before me by Jacque Walpole
on the 30th day of April, 2015.



Renee Lyssy
(Notary)
Renee Lyssy
(Printed name)

RECEIVED
JUL 18 2016
COUNTY ENGINEER

DRAFT