

Comal County

OFFICE OF COMAL COUNTY ENGINEER

August 10, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plats to establish Lot 1391RR, *Canyon Lake Hills, Unit No. 3*, by combining Lots 1391R and 1406R of two previous amendments to plat of *Canyon Lake Hills, Unit No. 3*, within Comal County, Texas
OWNER(S): Ms. Mary Ellen Floiran

We request placement of this Amendment to Plats on the August 18, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to create Lot 1391RR of *Canyon Lake Hills, Unit No. 3*, by combining Lots 1391R and 1406R, which are existing lots created by two previous amendments to plat of *Canyon Lake Hills, Unit No. 3*, being recorded in Document #200006003832 and Document #200006005658, respectively, 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 Plat meets the requirements for final approval.

AMENDMENT TO PLAT

OWNER NAME(S) As Shown On Deed: Mary Ellen Floiran
MAILING ADDRESS: 715 Scenic Dr., Canyon Lake, TX 78133

LEGAL DESCRIPTION OF PROPERTIES

PROPERTY #1 PLAT Document #: 200006003832 OR Page(s): _____ Vol.: _____

Plat Title: Canyon Lake Hills
Unit: No. 3 Lot(s): 1391 R Block(s): _____

PROPERTY #2 PLAT Document #: 200006005658 OR Page(s): _____ Vol.: _____

Plat Title: Canyon Lake Hills
Unit: No. 3 Lot(s): 1406 R Block(s): _____

ESTABLISHING

LOT(S): 1391 RR BLOCK: _____
SUBDIVISION: Canyon Lake Hills UNIT: No. 3

The signature(s) affixed below will certify that the owner(s) 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(s) acknowledge that this Amendment to Plat may not dissolve or alter any existing easement(s) or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner(s) or beneficiary of easement(s) or other property interest(s) 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(s), if applicable.

Mary Ellen Floiran
Printed Name of Owner
Mary Ellen Floiran
Signature of Owner (above)

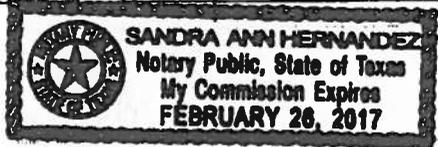
Printed Name of Owner

Signature of Owner (above)

STATE OF TEXAS: §
COUNTY OF Comal §

SWORN AND SUBSCRIBED before me by Mary Ellen Floiran and _____
Printed Name of Owner
on the 18th day of July, 2016.

Sandra Ann Hernandez
NOTARY SIGNATURE



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

FOR RECORDING PURPOSES ONLY

ATTEST: _____ COUNTY JUDGE

COUNTY CLERK

RECEIVED
AUG-09-2016
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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

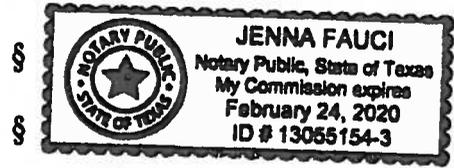
RECEIVED
AUG 09 2016
COUNTY ENGINEER

I/We, Broadway Bank (mortgagee(s)),
owner(s) and holder(s) of a lien (or liens) against the property described in the _____ plat
known as 715 Scenic Drive, Canyon Lake TX 78133 said lien(s) being
evidenced by instrument(s) of record in Document(s) No. 201306051805
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: Bernadette Juarez
(Signature(s) of Lienholder(s))
Bernadette Juarez AMM
(Name(s) and Title(s), printed)

STATE OF Texas
COUNTY OF Comal



Sworn to and Subscribed before me by Bernadette Juarez
on the 9th day of August, 2016.

Jenna Fauci
(Notary)
Jenna Fauci
(Printed name)

seal