

Comal County

OFFICE OF COMAL COUNTY ENGINEER

September 14, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mountain Springs Ranch, Unit Two*, combining Lots 238 and 239, establishing Lot 238R, within Comal County, Texas
OWNER(S): Arthur Anthony Jackson, Jr. and Therese San Nicolas Jackson

We request placement of this Amendment to Plat on the September 22, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the subdivision plat of *Mountain Springs Ranch, Unit Two*, recorded in Volume 15, Pages 129-141 of the Comal County Map and Plat Records, by combining Lots 238 and 239 to create Lot 238R.

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.

RECEIVED

SEP 14 2016

COUNTY ENGINEER **AMENDMENT TO PLAT**

OWNER(S) (as shown on deed(s)): Arthur Anthony Jackson, Jr and Therese San Nicolas Jackson
MAILING ADDRESS: P.O. Box 396 Cibola, TX 78108

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Mountain Springs Ranch Unit Two

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGE 129-141 (of 206)

LOTS OR TRACTS TO BE COMBINED: 238 and 239 RESULTING LOT #: 238R

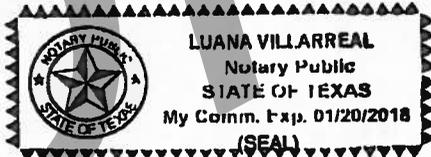
The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements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

[Signature]
OWNER SIGNATURE
Therese San Nicolas Jackson
NAME PRINTED (& title, if applicable)

STATE OF TEXAS
COUNTY OF Guadalupe

SWORN TO AND SUBSCRIBED before me by Arthur A. Jackson Jr and Therese San Jackson on the 13 day of Sept, 2016.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE
ATTEST:

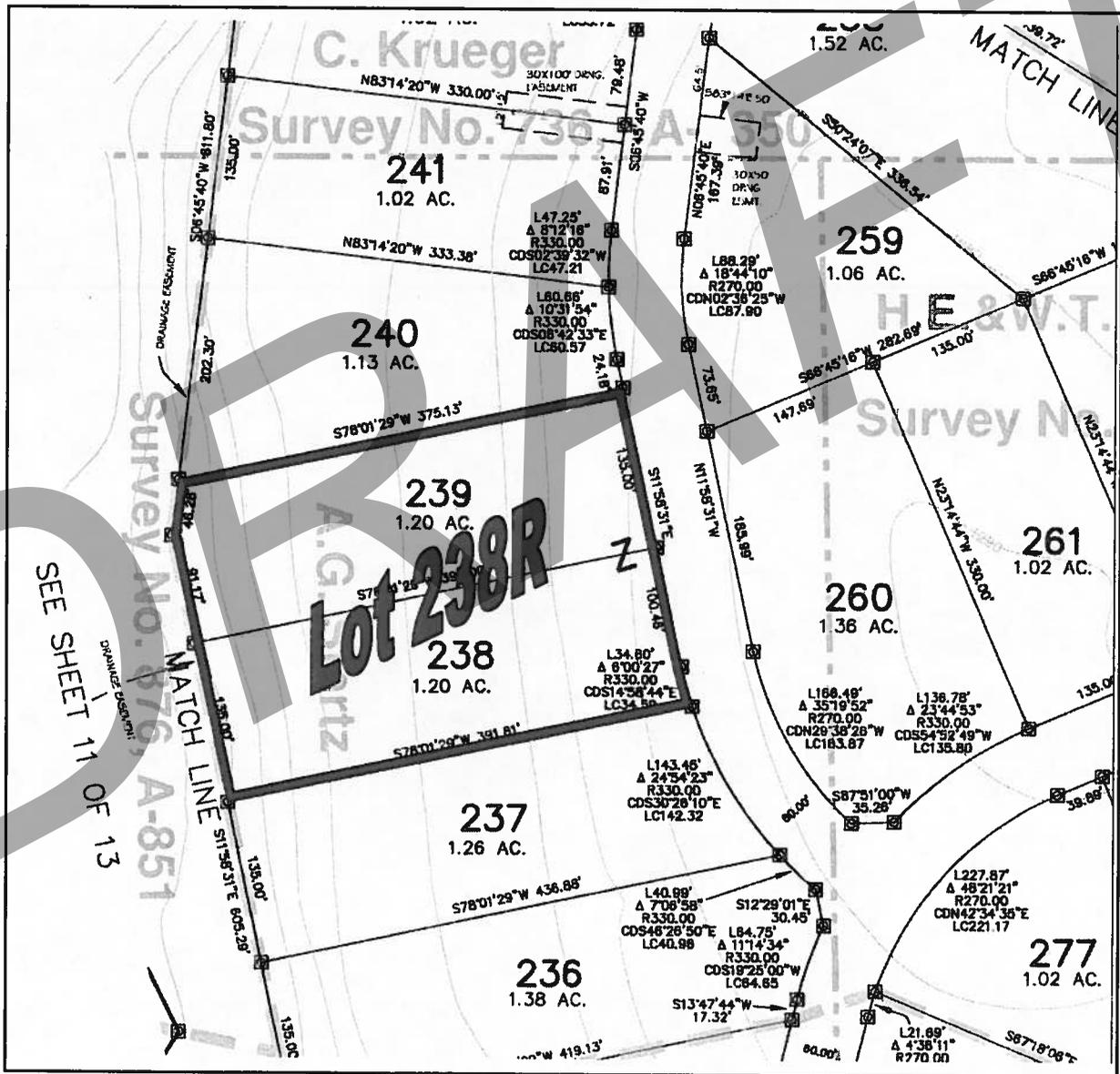
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat MOUNTAIN SPRINGS RANCH UNIT TWO

(Volume 15, Pages 129-141, Map and Plat Records, Comal County, Texas)

Combining Lots 238 and 239 Establishing Lot 238R



Please refer to the recorded subdivision plat, *Mountain Springs Ranch, Unit Two* (Volume 15, Pages 129-141, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

RECEIVED

SEP 14 2016

COUNTY ENGINEER

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, Veterans Land Board fo the State of Texas (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 238 and 239, MOUNTAIN SPRINGS RANCH UNIT TWO, Comal County, Texas, said lien(s) being evidenced by instrument(s) of record in Document No. 201606022759 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.

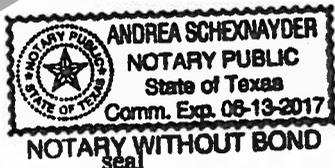
The lienholder acknowledges that a foreclosure of said lien(s) will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable state, county, and municipal regulations. The lienholder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: [Signature]
(Signature(s) of Lienholder(s))
Bill McLemore Asst Exec. Sec.
(Name(s) and Title(s), printed)

STATE OF TEXAS §

COUNTY OF TRAVIS §

Sworn to and Subscribed before me by Bill McLemore
on the 26th day of August, 2016.



[Signature]
(Notary)
Andrea Scheinayder
(Printed name)

VLB Loan # 3900166020