

Comal County

OFFICE OF COMAL COUNTY ENGINEER

October 13, 2016

TO: Commissioner Jen Crownover, Precinct 4
FROM: Adrienne Winkler for Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Tamarack Shores, Section II, on Canyon Lake*, combining Lots 246 and 247, establishing Lot 246R, within Comal County, Texas
OWNER(S): Ms. Katherine I. Techau

We request placement of this Amendment to Plat on the October 20, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to amend the recorded subdivision plat of *Tamarack Shores, Section II, on Canyon Lake* (Volume 4, Pages 8-9, Comal County Map and Plat Records) by combining Lots 246 and 247 to create Lot 246R.

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)): Katherine I Techan

MAILING ADDRESS: P.O. Box 2756
CANYON Lake, TX 78133

LEGAL DESCRIPTION OF PROPERTY: ~~Acres of land in the~~

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Tamarack Shores, Section II

COMAL COUNTY MAP & PLAT RECORDS VOLUME 4 PAGE 8-9 (or) DOC# ~~2015-10-23-1779~~

LOTS OR TRACTS TO BE COMBINED: 246 and 247 RESULTING LOT #: 246R

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.

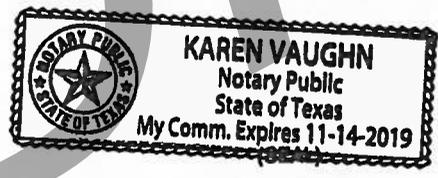
Katherine I Techan
OWNER SIGNATURE
Katherine I Techan
NAME PRINTED (& title, if applicable)

OWNER SIGNATURE

NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Katherine Techan by TXDZ
on the 7th day of Oct, 2016.



Karen Vaughn
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

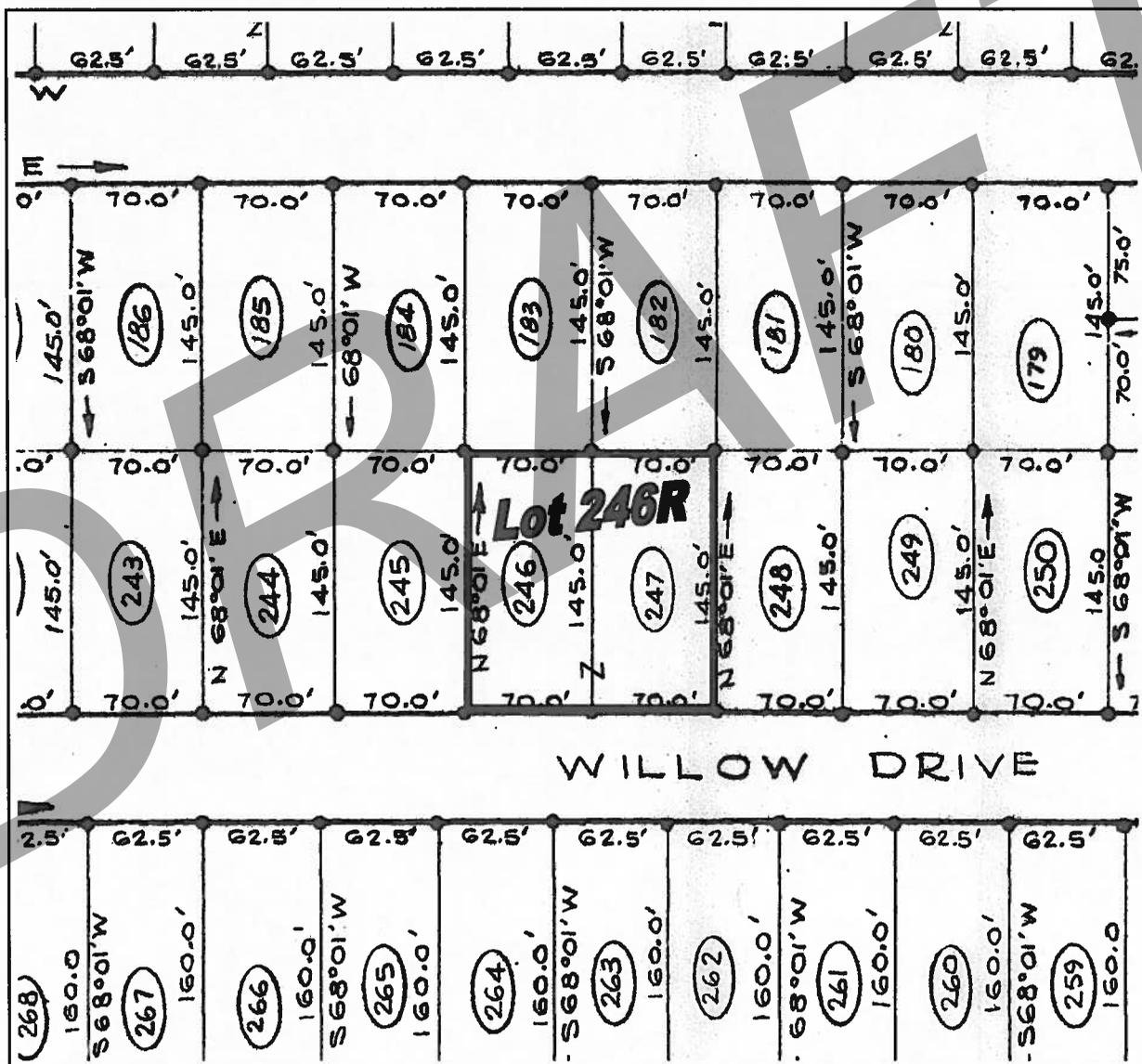
FOR RECORDING PURPOSES ONLY

Amendment to Plat

TAMARACK SHORES, SECTION II, ON CANYON LAKE

(Volume 4, Pages 8-9, Map and Plat Records, Comal County, Texas)

Combining Lots 246 and 247 Establishing Lot 246R



Please refer to the recorded subdivision plat, *Tamarack Shores, Section II, on Canyon Lake* (Volume 4, Pages 8-9, 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 Vender's Lien, or Deed of Trust, NOT the Map and Plat Records.

LIENHOLDER ACKNOWLEDGEMENT

RECEIVED

OCT 13 2016

COUNTY ENGINEER

I/WE, Security State Bank & Trust (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat know as Lots 246 & 247, Tamarack Shores, Section II, Comal Co. TX said lien(s) being evidenced by instrument(s) of record in Document No. 201606023873 (6-14-16) of the Official Public Records of Comal County, Texas, do hereby in all things subordinate to said plat said lien(s), and I/we 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.

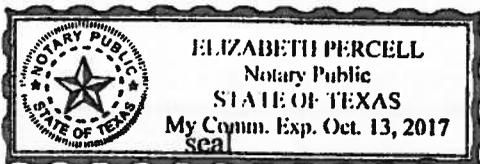
By: Ronnie Sultemeier Sr. V.A.
(Signature(s) of Lienholder(s))

RONNIE SULTEMEIER Sr. V.A.
(Name(s) and Title(s), printed)

STATE OF Texas §

COUNTY OF Comal §

Sworn to and Subscribed before me by Ronnie Sultemeier
on the 22nd day of September, 2016.



Elizabeth Percell
(Notary)

Elizabeth Percell
(Printed name)