

Comal County

OFFICE OF COMAL COUNTY ENGINEER

November 3, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Adrienne Winkler for Betty Lien, Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mountain Springs Ranch, Unit Three*, combining Lots 425 and 426, establishing Lot 425R, within Comal County, Texas
OWNER(S): Wesley and Leigh Mapes

We request placement of this Amendment to Plat on the November 10, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Mountain Springs Ranch, Unit Three* (Volume 15, Pages 335-347, Comal County Map and Plat Records) by combining Lots 425 and 426 to create Lot 425R.

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)): Wesley Scott Mapes and Leigh Mapes

MAILING ADDRESS: 2433 Conal Springs, Conson Lake TX 78133

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): lots 425 and 426 Mountain Springs

Ranch unit three, A subdivision in Comal county, TX.

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGE 335-347 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: 425 + 426 RESULTING LOT #: 425R

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

Wes Mapes
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE

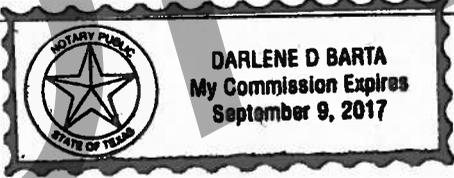
Leigh MAPES
NAME PRINTED (& title, if applicable)

RECEIVED
NOV 02 2016
COUNTY ENGINEER

STATE OF Texas

COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Wes Mapes and Leigh Mapes
on the 25 day of October, 2016.



(SEAL)

[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

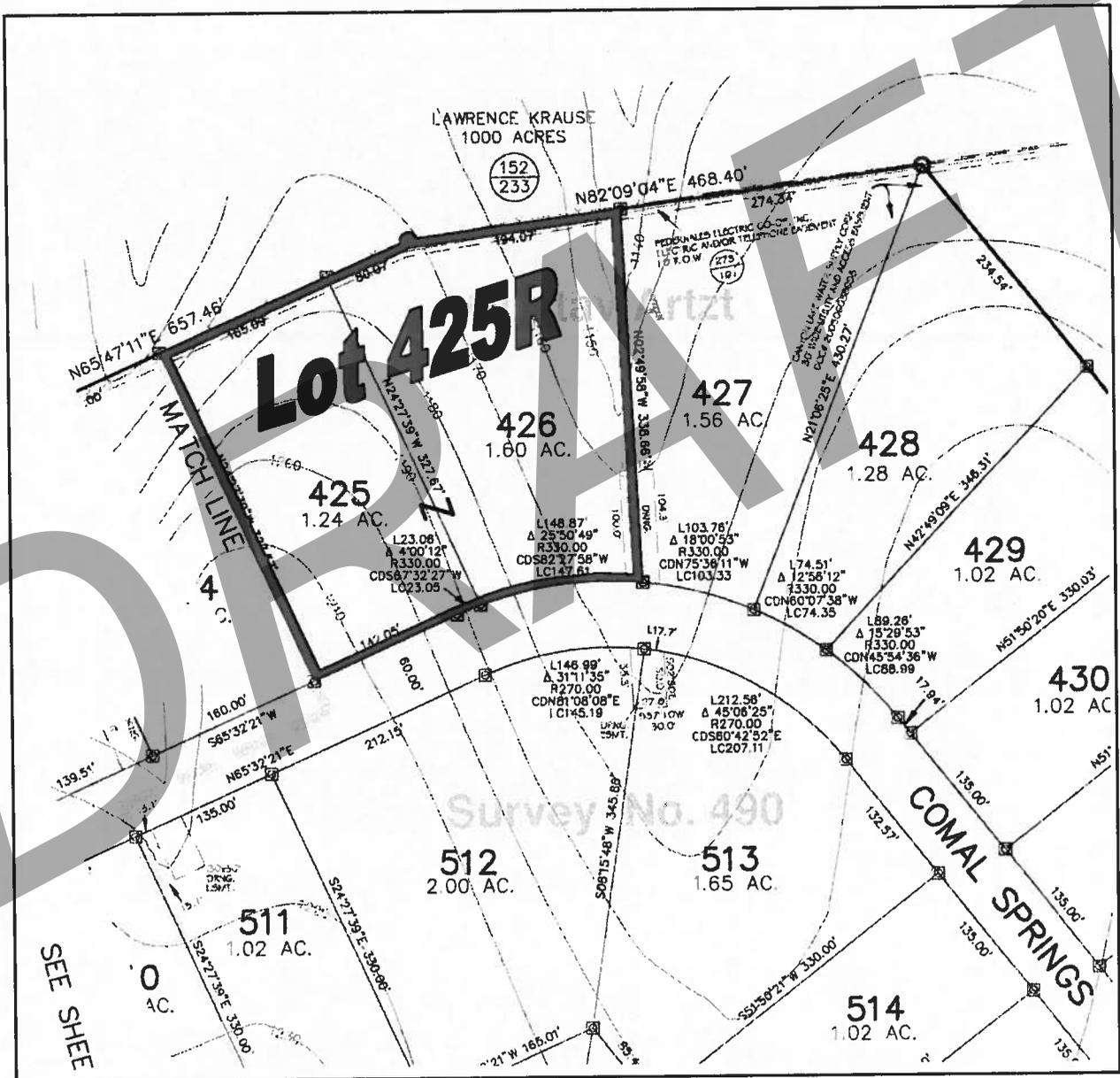
FOR RECORDING PURPOSES ONLY

Amendment to Plat

MOUNTAIN SPRINGS RANCH, UNIT THREE

(Volume 15, Pages 335-347, Map and Plat Records, Comal County, Texas)

Combining Lots 425 and 426 Establishing Lot 425R



Please refer to the recorded subdivision plat, *Mountain Springs Ranch, Unit Three* (Volume 15, Pages 335-347, 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 Vendor's Lien, or Deed of Trust, NOT the Map and Plat Records.

LIENHOLDER ACKNOWLEDGEMENT

RECEIVED
NOV 02 2016
COUNTY ENGINEER

I/We, Pentagon Federal Credit Union (mortgagee(s)),
owner(s) and holder(s) of a lien (or liens) against the property described in the plat
known as Lot 435, Mountain Springs Ranch, Unit Three
2433 Comal Springs, Canyon Lake, TX, said lien(s) being
evidenced by instrument(s) of record in Document(s) No. 201106044296
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: Haley Calkins
(Signature(s) of Lienholder(s))
Haley Calkins Assistant Treasurer
(Name(s) and Title(s), printed)

STATE OF Oregon §
COUNTY OF Lane §

Sworn to and Subscribed before me by Haley Calkins
on the 24th day of December, 2014.

Katherine L. O'Dell
(Notary)
Katherine L. O'Dell
(Printed name)

seal



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

NOV 02 2016

COUNTY ENGINEER
COURT
TX 79133

I/We, Mortgage Electronic Registration Systems, Inc. (mortgagee(s))
owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as
Lots 425 & 426 currently mortgaged, Mountain Springs Ranch, Unit 3, Comal County
said lien(s) being evidenced by instrument(s) of record in Document No. 201604027182
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.

We are in agreement with combining said lots as 425P.

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: Mark F. Kelbaugh
(Signature(s) of Lienholder(s))
Mark F. Kelbaugh, Vice President
(Name(s) and Title(s), printed)

STATE OF New Jersey §
COUNTY OF Mercer §

Sworn to and Subscribed before me by Mark F. Kelbaugh
on the 6 day of October, 2016.

ROBERT J. CASTIGLIA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires August 17, 2020
ID# 2483287
seal

(Notary)
Robert J. Castiglia
(Printed name)