



Comal County

OFFICE OF COMAL COUNTY ENGINEER

August 8, 2017

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *the Vacate and Replat of Lot 28, Emerald Valley Subdivision*, combining Lots 28B and 29C, establishing Lot 28BR, within Comal County, Texas
OWNER(S): Marlon R. and Denise D. Sikes

We request placement of this Amendment to Plat on the August 17, 2017 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of the Vacate and Replat of Lot 28, *Emerald Valley Subdivision* (Volume 8, Page 315, Comal County Map and Plat Records) by combining Lots 28B and 29C to create Lot 28BR.

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)): Marlon R. Sikes & Denise D. Sikes
MAILING ADDRESS: 1520 Tadmere Road, Canyon Lake, Texas 78133

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): _____
Vacate and Replat of lot 28, Emerald Valley Subdivision
COMAL COUNTY MAP & PLAT RECORDS VOLUME 8 PAGE 315 (or) DOC# _____
LOTS OR TRACTS TO BE COMBINED: 28B & 28C RESULTING LOT #: 28BR

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.

RECEIVED
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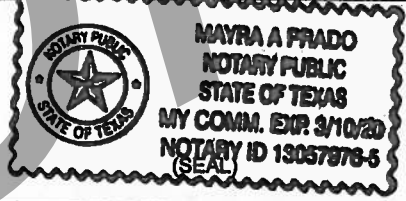
[Signature]
OWNER SIGNATURE
Marlon R. Sikes
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE
Denise D. Sikes
NAME PRINTED (& title, if applicable)

COUNTY ENGINEER

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Marlon R. Sikes
Denise D. Sikes on the 5 day of August, 2017.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE
ATTEST:

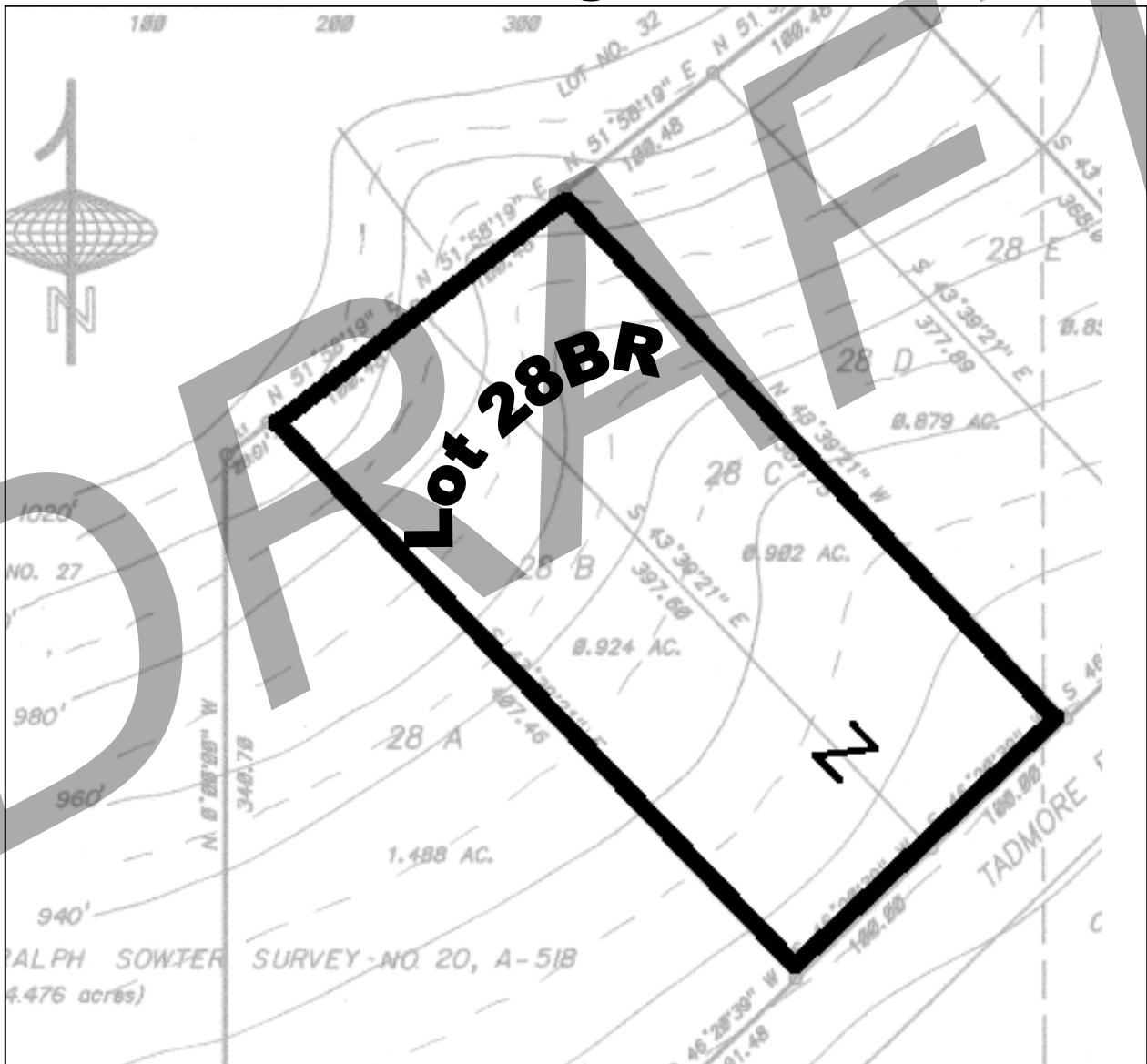
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
of the VACATE AND REPLAT OF LOT 28,
EMERALD VALLEY SUBDIVISION

(Volume 8, Page 315, Map and Plat Records, Comal County, Texas)

Combining Lots 28B and 28C
Establishing Lot 28BR



Please refer to the recorded subdivision plat, *Vacate and Replat of Lot 28, Emerald Valley Subdivision* (Volume 8, Page 315, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.