



---

1910B Centerpoint Road~San Marcos, TX 78666~512-353-0635

May 21, 2018  
Comal County  
195 David Jonas Dr  
New Braunfels, TX 78132

To Whom it May Concern:


We would like to request the County to release the bond obtained by Sac-N-Pac Stores, Inc for the Mystic Shores Property. . We are no longer in need of the bond because there are no longer plans for improvements.

Thank you,

Blair Warren  
Vice President  
Sac-N-Pac Stores, Inc.

# VACATE AND REPLAT OF LOT 1030R, MYSTIC SHORES, UNIT SIX, ESTABLISHING LOTS 1030RA, 1030RB AND 1030RC

## M & S



### ENGINEERING, L.L.C.

ENGINEERS, PLANNERS, SURVEYORS  
TEXAS REGISTERED ENGINEERING FIRM NO. F-1394

MAIN OFFICE  
POST OFFICE BOX 970  
SPRING BRANCH, TEXAS 78070  
PHONE # (830) 228-5446  
FAX # (830) 885-2170

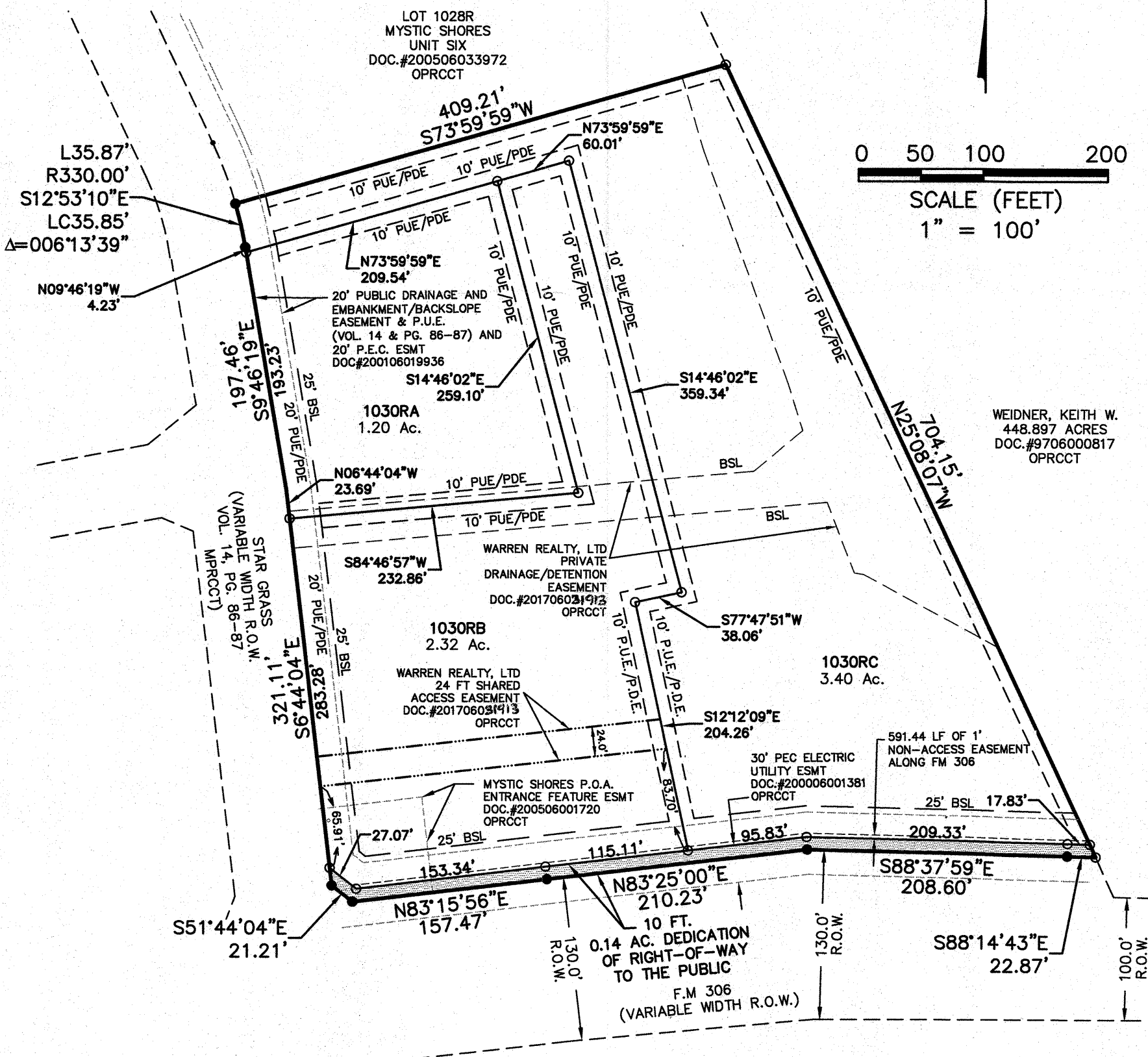
BRANCH OFFICE  
POST OFFICE BOX 391  
McQUEENEY, TEXAS 78123  
FAX # (830) 560-3203

**SHERWOOD**  
SURVEYING & S.U.E.

POST OFFICE BOX 992  
SPRING BRANCH, TEXAS 78070  
PHONE # (830) 228-5446

## REPLAT:

ESTABLISHING LOTS 1030RA, 1030RB, & 1030RC





# COMAL COUNTY

ENGINEER'S OFFICE

May 24, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Adrienne Winkler, Subdivision Coordinator  
**RE:** Surety release for Lots 1030RA, 1030RB, and 1030RC of the Vacate and Replat of Lot 1030R, Mystic Shores, Unit Six

We request release of Construction Bond #1229447 on the May 31, 2018 Commissioners Court agenda.

**REMARKS:**

Construction Bond #1229447 is being held by Comal County for the construction of storm water drainage improvements within Lots 1030RA, 1030RB, and 1030RC of Mystic Shores, Unit Six. The storm water drainage improvements covered by the construction bond are no longer required because the three lots have now been replatted into one by the Amendment to Plat establishing Lot 1030RAR (approved by Commissioners Court on May 24, 2018).

Bond # 1229447

**CONSTRUCTION BOND**

DATE OF ISSUANCE:

DATE OF EXPIRATION: July 27, 2018

STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

RECEIVED  
JAN 26 2017  
COUNTY ENGINEER

That we, Sac N Pac Stores, Inc, the undersigned subdivider, as Principal, and The Cincinnati Insurance Company, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto Comal County, a County in and for the State of Texas, in the full and just sum of Eighty Six Thousand Two Hundred Eighty Six and 95/100 dollars (\$86,286.95), for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors, and assigns jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the Commissioners' Court of Comal County for permission to develop a subdivision within the jurisdiction of Comal County, Texas, more particularly entitled: Vacate and Replat of Lot 1030R, Mystic Shores, Unit Six, establishing Lots 1030RA, 1030RB, and 1030RC.

WHEREAS, under the provisions of the Comal County Subdivision control regulations adopted as of December 5, 1985, Comal County requires a condition precedent to the granting of such petition, that the Principal furnish a guarantee that he will construct, or cause to be constructed, according to the requirements of such subdivision control regulations, the following site improvements within one (1) year after approval of the plat of such subdivision: Construction of Storm Water Drainage Improvements.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall not, on or before June 27, 2018 (30 days prior to the expiration date), construct or cause to be constructed, the above mentioned improvements and have construction verified in writing by the County Engineer and communicated to Commissioners' Court, then Commissioners' Court may exercise its right to demand payment of the amount specified herein. This bond shall be released by Comal County following the completion and acceptance of all construction as specified above.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS AND SEAL, this the 20<sup>th</sup> of January, of 2017.

By: Blair Warren  
Blair Warren V.P.  
Name and Principal Title

Name of Surety  
Scott A. Burton  
Signature of Surety Agent  
Scott A. Burton Attorney-in-Fact  
Print name Title



APPROVED AND ACCEPTED this the 3rd day of AUGUST, 2017.

COMAL COUNTY, TEXAS

By: [Signature]

Title: COMAL COUNTY JUDGE