



**RATIFICATION OF PLAT**  
**AND**  
**AMENDMENT TO DEDICATION AND RESTRICTIONS**

THE STATE OF TEXAS           §  
COUNTY OF JEFFERSON       §

WHEREAS, there was filed in the office of the County Clerk of Jefferson County, Texas, on January 23, 2008, under County Clerk’s File No. 2008002680 Official Public Records of Real Property of Jefferson County, Texas, the plat of Crystal Ski Lakes Corporation Subdivision (the “Plat”); and under County Clerk’s File No. 2008002681 Official Public Records of Real Property of Jefferson County, Texas, the Dedication and Restrictions for Crystal Ski Lakes Estates, a Subdivision in Jefferson County, Texas (the “Restrictions”); and

WHEREAS, said Plat was executed by Tobin Slack, Norris Johnston Goss, Jerry R. Sonnier, Jr. and Eugene Johnston, as purported owners of the real property which was the subject of the Plat, when in fact it should have been executed by the record owner at that time, Crystal Ski Lakes Corporation, a Texas corporation (“Corporation”); and

WHEREAS, the lienholder, Neches Federal Credit Union, should have joined in execution of said Plat and Restrictions, as evidenced by the Lienholder’s Ratification and Subordination of Liens incorporated in the body of this document following the signatures and notary acknowledgments of the other signing parties; and

WHEREAS, said Plat designates the subdivision as “CRYSTAL SKI LAKES CORPORATION SUBDIVISION” but the Dedication and Restrictions designate the subdivision as “CRYSTAL SKI LAKES ESTATES”. It is necessary to correct, ratify and

amend the Dedication and Restrictions to designate the subdivision as "CRYSTAL SKI LAKES CORPORATION SUBDIVISION" as stated on said Plat; and

WHEREAS, the Plat designates the subdivision as "a Private Road Addition" and Crystal Ski Lake Drive is labeled thereon as a 102 foot private road, and labels the 60 foot wide unnamed road from Commercial Circle to Crystal Ski Lake Drive, as private, yet therein "dedicates to public use as such the streets, alleys, parks and easements shown thereon forever", as does the Dedication and Restrictions. It is therefore necessary to confirm and ratify the Plat such that the dedication of all streets, alleys, parks and easements reflected upon said plat are dedicated to the public use forever.

WHEREAS, there exists the necessities of the ratification and amendment of said Plat and Dedication and Restrictions as herein stated;

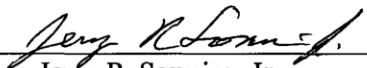
NOW, THEREFORE, PREMISES CONSIDERED, Crystal Ski Lakes Corporation, as record owner of the Property at the time of original filing of the Plat and Dedication and Restrictions, does hereby ratify and amend the Plat; and does hereby ratify and amend the Dedication and Restrictions and confirm the name of the subdivision reflected therein to be "CRYSTAL SKI LAKES CORPORATION SUBDIVISION", and dedicates all streets, alleys, parks and easements to the public use forever; and

NOW, THEREFORE, PREMISES CONSIDERED, Crystal Ski Lakes Corporation, as current owner of record of Lots 1,3,4 and 7, and Reserve "C"; Rodney Dean Sheppard and wife, Mary Ann Sheppard, as the current owners of Lot 2; Tobin Slack and wife, Genifer Slack, as the current owners of Lot 5; Carl Wayne Burge and wife, Jodye Lynn Burge, as the current owners of Lot 6; James L. Howell, as the current owner of Lot 8; Leslie L. Sells, III, as the current owner of Lot 9; Daniel Roy, as the current owner of Lot 10; and Stephen E. Cornwell, as the current owner of Lots 11 and 12, all join in execution

of this document to ratify, amend and accept the amendments made herein as same may affect and concern their respective lots and ownership thereof.

EXECUTED this the 26<sup>th</sup> day of October ~~November~~ 2010.

CRYSTAL SKI LAKES CORPORATION,  
a Texas corporation


By:   
Jerry R. Sonnier, Jr.  
President

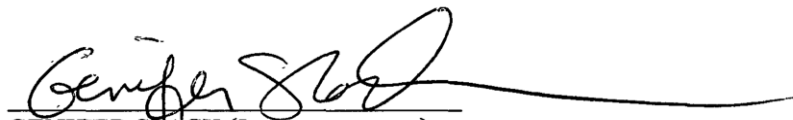
(and as owner of record of Lots 1, 3, 4  
and 7, and Reserve "C")

AGREED TO AND ACCEPTED BY:

  
RODNEY DEAN SHEPPARD (Lot 2 co-owner)

  
MARY ANN SHEPPARD (Lot 2 co-owner)

  
TOBIN SLACK (Lot 5 co-owner)

  
GENIFER SLACK (Lot 5 co-owner)

  
CARL WAYNE BURGE (Lot 6 co-owner)

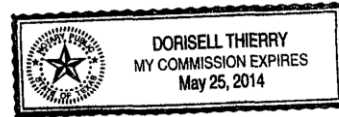
Jodye Lynn Burge  
JODYE LYNN BURGE (Lot 6 co-owner)

James L. Howell  
JAMES L. HOWELL (Lot 8 owner)

Leslie L. Sells, III  
LESLIE L. SELLS, III (Lot 9 owner)

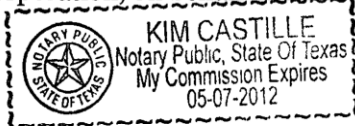
Daniel Roy  
DANIEL ROY (Lot 10 owner)

Stephen E. Cornwell  
STEPHEN E. CORNWELL (Lots 11 & 12 owner)



STATE OF TEXAS §  
COUNTY OF JEFFERSON §

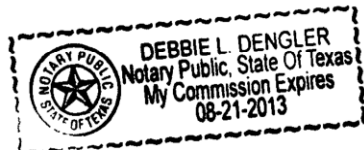
This instrument was acknowledged before me on the 1st day of November, 2010, Jerry R. Sonnier, Jr., as President of CRYSTAL SKI LAKES CORPORATION, a Texas corporation, on behalf of said corporation.



Kim Castille  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 1st day of November, 2010, by RODNEY DEAN SHEPPARD and wife, MARY ANN SHEPPARD.



Debbie L. Dengler  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 5th day of January, 2010,  
by TOBIN SLACK and wife, GENIFER SLACK.



Rebecca B. Ardis  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

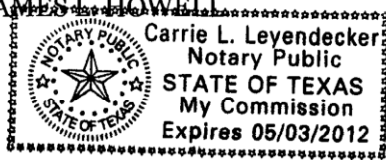
This instrument was acknowledged before me on the 16th day of December, 2010,  
by CARL WAYNE BURGE and wife, JODYE LYNN BURGE.



Kim Castille  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

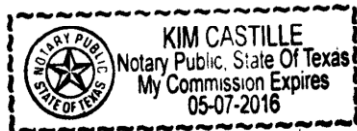
This instrument was acknowledged before me on the 2nd day of August, 2010, 2011  
by JAMES L. HOWELL



Carrie L. Levendecker  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 1st day of March, 2010, 2013  
by LESLIE L. SELLS, III.



Kim Castille  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 28<sup>th</sup> day of July, 2010,  
by DANIEL ROY.



Kim Castille  
Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 22 day of November, 2010,  
by STEPHEN E. CORNWELL.



Dorise Thierry  
Notary Public, State of Texas

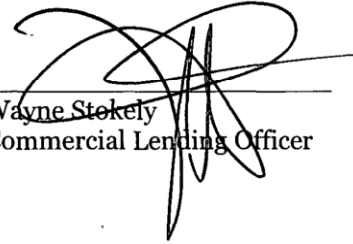
2011 SEP 20 A 9:50

**LIENHOLDER'S RATIFICATION AND SUBORDINATION OF LIENS**

NECHES FEDERAL CREDIT UNION (the "Lienholder"), being the holder of two liens upon the parent tract of the above-referenced subdivision, namely "CRYSTAL SKI LAKES CORPORATION SUBDIVISION", hereby RATIFIES the Dedication and Restrictions and the Plat of CRYSTAL SKI LAKES CORPORATION SUBDIVISION, as the same was hereinabove ratified and amended by Crystal Ski Lakes Corporation, a Texas Corporation (the "Owner"), and hereby EXPRESSLY SUBORDINATES its existing liens to the Dedication and Restrictions and said Plat, as the same was hereinabove ratified and amended by the Owner and/or Owners. However, Lienholder, by virtue of the execution of this Ratification and Subordination assumes NONE of the responsibilities, duties or burdens of the Owner(s), and Lienholder makes NO warranties, express or implied, as regards the Property, its Dedication, Plat, Covenants,

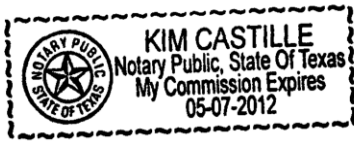
Conditions and Restrictions, as the same was hereinabove ratified and amended by the Owner(s).

NECHES FEDERAL CREDIT UNION

By:   
Wayne Stokely  
Commercial Lending Officer


STATE OF TEXAS §  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me on the 26<sup>th</sup> day of Oct., 2010, by Wayne Stokely, Commercial Lending Officer of NECHES FEDERAL CREDIT UNION, on behalf of said credit union.



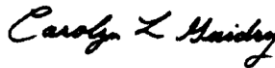
  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

 Texas Regional Title, LLC  
7980 Anchor, Bldg. 300A  
Port Arthur, Texas 77642  
(409)861-7300 Fax (409)727-8386

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



2013 Mar 06, 01:54 PM 2013007254

CAROL: \$40.00

CAROLYN L. GUIDRY, COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

PART OF FOREGOING  
INSTRUMENT ILLEGIBLE  
AT TIME OF FILING