

**Comal County**  
OFFICE OF COMAL COUNTY ENGINEER

February 5, 2016

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Betty Lien, Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Mountain Springs Ranch, Unit One*, combining Lots 79 and 80, establishing Lot 79R, within Comal County, Texas  
**OWNER(S):** Kurt and Ashly Unger

We request placement of this Amendment to Plat on the February 25, 2016 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to amend the subdivision plat of *Mountain Springs Ranch, Unit One*, recorded in Volume 14, Page 343 of the Comal County Map and Plat Records, by combining Lots 79 and 80 to create Lot 79R.

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: Kurt and Ashley Unger  
OWNER'S ADDRESS (Including County): 1903 Great Ridge San Antonio Tx 78248  
Bexar County RECEIVED

**LEGAL DESCRIPTION OF PROPERTY:**

JAN 29 2016

NAME OF RECORDED SUBDIVISION PLAT AND UNIT NUMBER, if any:

Mountain Springs Ranch I

COUNTY ENGINEER

COMAL COUNTY MAP AND PLAT RECORDS VOLUME 14 \*, PAGE 343

LOTS OR TRACTS TO BE COMBINED: 79 and 80

RESULTING LOT NUMBER: 79R

The signatures affixed below will certify that the owner of the described property does hereby amend 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 will not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner or beneficiary of easements or other property interests 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's Acknowledgment(s), if applicable.

Kurt Unger

(OWNER'S SIGNATURE)

Ashley Unger

(OWNER'S SIGNATURE)

Kurt Unger

(NAME PRINTED)

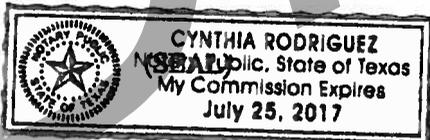
Ashley Unger

(NAME PRINTED)

STATE OF TEXAS

COUNTY OF Bexar

SWORN TO AND SUBSCRIBED before me by Kurt Unger & Ashley Unger  
on the 4 day of 2015 December



Cynthia Rodriguez  
NOTARY PUBLIC

APPROVED BY COMMISSIONERS' COURT ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_,

FOR RECORDING PURPOSES ONLY

\_\_\_\_\_  
COUNTY JUDGE

ATTEST:

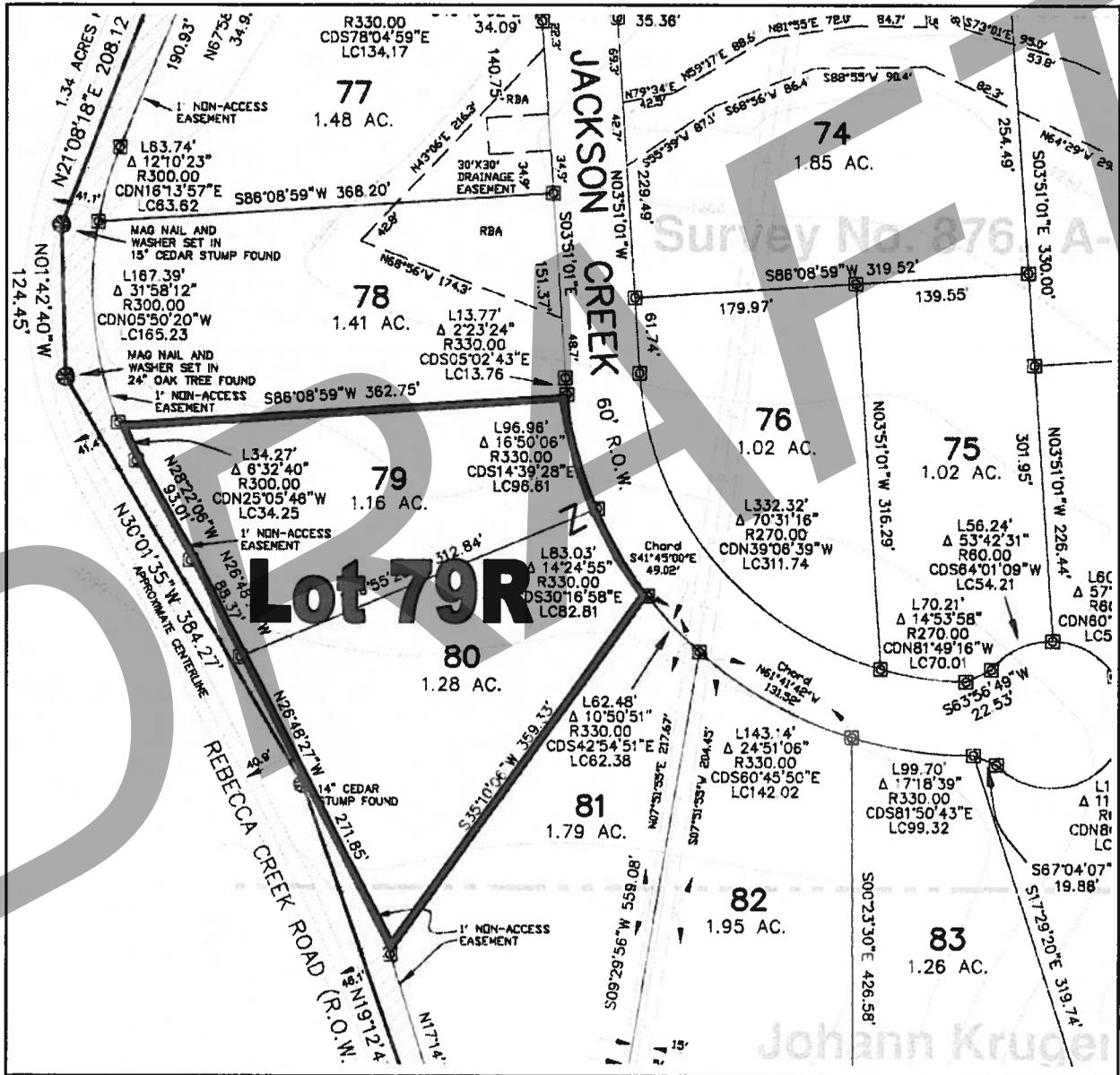
\_\_\_\_\_  
COUNTY CLERK

# Amendment to Plat

## MOUNTAIN SPRINGS RANCH, UNIT ONE

(Volume 14, Page 343, Map and Plat Records, Comal County, Texas)

### Combining Lots 79 and 80 Establishing Lot 79R



Please refer to the recorded subdivision plat, *Mountain Springs Ranch, Unit One* (Volume 14, Page 343, 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

I/We, Security Service Federal Credit Union (mortgagee(s)),  
owner(s) and holder(s) of a lien (or liens) against the property described in the VOL 14 PG 343 plat  
known as Lot 79 & 80, Mountain Springs Ranch, Unit One, said lien(s) being  
evidenced by instrument(s) of record in Document(s) No. 201506035152 + 201506035154  
of the Official Public Records of Comal County, Texas, do hereby in all things APPENDIX 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.

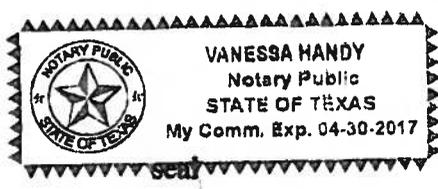
The lienholder acknowledges that a foreclosure of said lien(s) will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable state, county, and municipal regulations. The lienholder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

RECEIVED  
JAN 29 2016  
COUNTY ENGINEER

By: *Michael J Manley*  
(Signature(s) of Lienholder(s))  
MICHAEL J MANLEY, ASS'T VICE PRESIDENT  
(Name(s) and Title(s), printed)

STATE OF TEXAS §  
COUNTY OF BEXAR §

Sworn to and Subscribed before me by MICHAEL J MANLEY  
on the 13<sup>th</sup> day of JANUARY, 2016.



*Vanessa Handy*  
(Notary)  
Vanessa Handy  
(Printed name)