

Comal County  
OFFICE OF COMAL COUNTY ENGINEER

March 9, 2016

**TO:** Commissioner Donna Eccleston, Precinct 1

**FROM:** Betty Lien, Subdivision Coordinator

**RE:** Approval of the Amending Plat of the *Vacating and Replatting of JDJ Ranch*, amending Lots 29 and 30, establishing Lots 29AP and 30AP, within Comal County, Texas

**OWNER(S):** Mr. Basel Boatright  
Mr. and Mrs. David and Lane Speck

**PREPARER:** Rickman Land Surveying, Inc.

We request placement of this amending plat on the March 17, 2016 Commissioners Court agenda for final approval.

**REMARKS:**

The owners have applied to amend the *Vacating and Replatting of JDJ Ranch*, the subdivision plat recorded in Volume 5, Pages 317-318 of the Comal County Map and Plat Records, to relocate the lot line between adjacent Lots 29 and 30, creating Lots 29AP and 30AP, in accordance with Texas Local Government Code Chapter 232.0095.

All required documents have been submitted, and this Amending Plat meets the requirements for final approval.

0 100 200 300

# RICKMAN LAND SURVEYING

TBPLS FIRM NO. 101919-00  
419 BIG BEND, CANYON LAKE, TEXAS 78133  
PHONE (830) 935-2457  
WWW.RICKMANLANDSURVEYING.COM

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT WHOSE NAME(S) IS/ARE  
SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, HEREBY AMEND(S) THE PLAT AS SHOWN.

OWNER  
DAVID M. SPECK  
3420 LARIAT RIDGE  
NEW BRAUNFELS, TEXAS 78132

**ISABEL SOTO**  
Notary Public, State of Texas  
My Commission Expires  
**September 11, 2019**

BEFORE ME, THE UNDERSIGNED  
APPEARED, DAVID SPECK, KNOWN TO ME AS THE PERSON WHOSE NAME  
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND  
CONSIDERATION THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF

March, A.D., 2016  
Isabel Soto  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-11-19

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT WHOSE NAME(S) IS/ARE  
SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, HEREBY AMEND(S) THE PLAT AS SHOWN.

OWNER  
LANE S. SPECK  
3420 LARIAT RIDGE  
NEW BRAUNFELS, TEXAS 78132

**ISABEL SOTO**  
Notary Public, State of Texas  
My Commission Expires  
**September 11, 2019**

BEFORE ME, THE UNDERSIGNED  
APPEARED, LANE SPECK, KNOWN TO ME AS THE PERSON WHOSE NAME  
IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED  
TO ME THAT SHE HAS EXECUTED THE SAME FOR THE PURPOSE AND  
CONSIDERATION THEREIN STATED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF

March, A.D., 2016  
Isabel Soto  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 9-11-19

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT WHOSE NAME(S) IS/ARE  
SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED  
AGENT, HEREBY AMEND(S) THE PLAT AS SHOWN.

OWNER  
BASEL BOATRIGHT  
3450 LARIAT RIDGE  
NEW BRAUNFELS, TX 78132

**ISABEL SOTO**  
Notary Public, State of Texas  
My Commission Expires  
**September 11, 2019**

BEFORE ME, THE UNDERSIGNED  
APPEARED, BASEL BOATRIGHT, KNOWN TO ME AS THE PERSON WHOSE  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE  
PURPOSE AND CONSIDERATION THEREIN STATED.

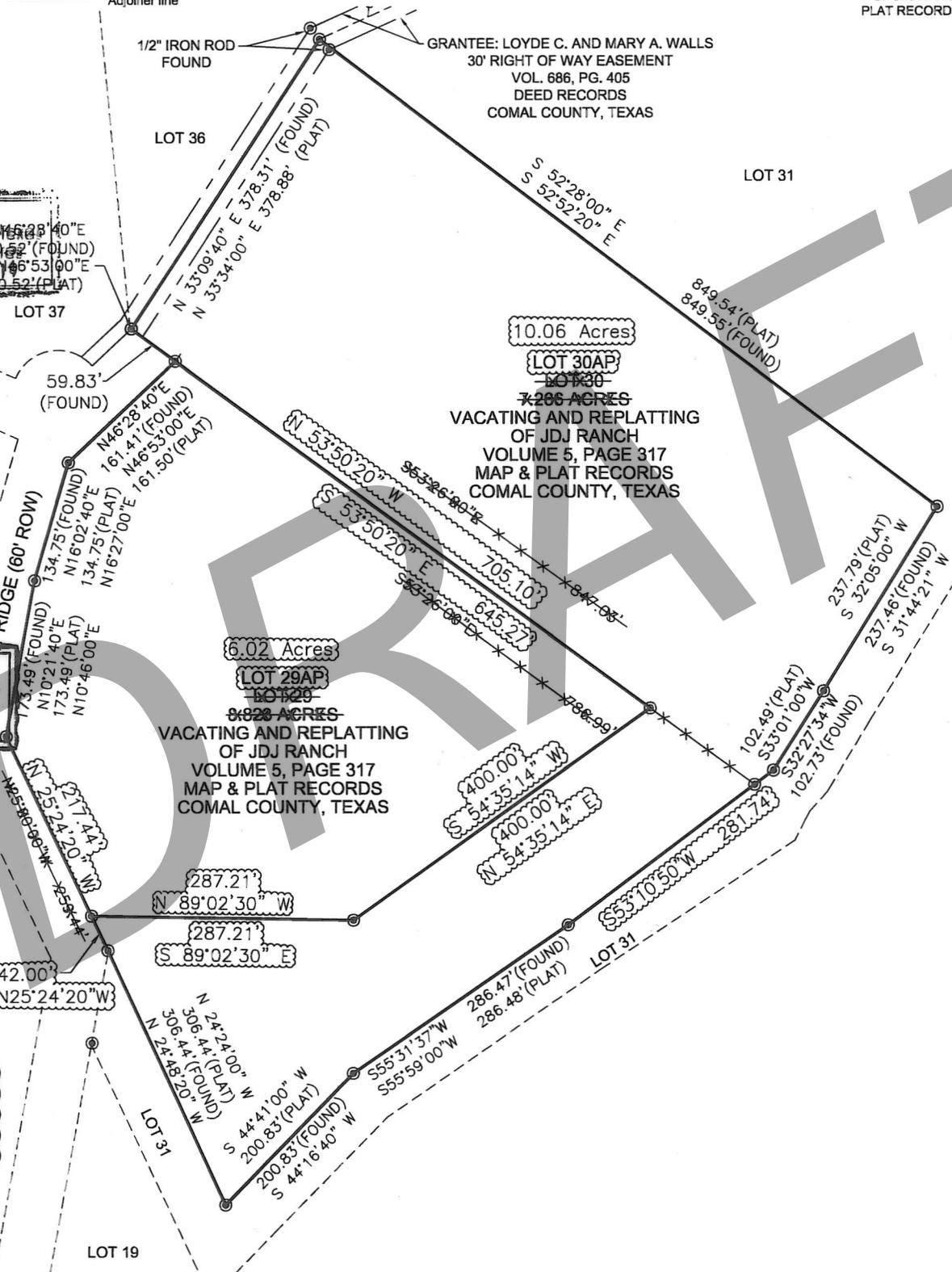
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF

March, A.D., 2016  
Isabel Soto  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 09-11-19

## LEGEND

These standard symbols will  
be found in the drawing.

- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Rod Set with Rickman RPLS 5826 cap stamped Item as Amended
- ⊗ Original Plat Item to be Amended
- ⊘ Vacating and Replatting of JDJ Ranch, Volume 5, Page 317, Map & Plat Records, Comal County, Texas
- ⊙ Easement line
- ⊘ Adjoiner line



# VACATING AND REPLATTING OF JDJ RANCH, AMENDING LOTS 29 AND 30 ESTABLISHING LOTS 29AP AND 30AP

AMENDING PLAT OF

THIS AMENDING PLAT CONTROLS OVER THE PRECEDING PLAT, VACATING AND REPLATTING  
OF JDJ RANCH, RECORDED IN VOLUME 5, PAGES 317-318 OF THE COMAL COUNTY MAP AND  
PLAT RECORDS, WITHOUT VACATION, REVISION, OR CANCELLATION OF THE PRECEDING PLAT.

### NOTES:

1. PROPERTY OWNER: BASEL BOATRIGHT, LOT 30  
LIEN HOLDER: NONE
2. PROPERTY OWNER: DAVID M. SPECK, LOT 29  
LIEN HOLDER: NONE
3. PROPERTY OWNER: LANE S. SPECK, LOT 29  
LIEN HOLDER: NONE
4. IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.011 OR CHAPTER 232.0095,  
THE PURPOSE OF THIS AMENDING PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOT 29 AND LOT 30.
5. DATE OF PLAT PREPARATION: DECEMBER 7, 2016

STATE OF TEXAS  
COUNTY OF COMAL:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND  
WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY  
MADE UNDER MY SUPERVISION ON THE GROUND.

J. Derrick Rickman  
J. DERRICK RICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5826  
RICKMAN LAND SURVEYING  
419 BIG BEND  
CANYON LAKE, TEXAS 78133



SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF March, A.D., 2016  
Isabel Soto  
NOTARY PUBLIC, STATE OF TEXAS  
NOTARY PUBLIC (PRINT NAME)

**ISABEL SOTO**  
Notary Public, State of Texas  
My Commission Expires  
**September 11, 2019**

STATE OF TEXAS  
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY  
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF  
\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ M., AND DULY RECORDED  
THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_ M.,  
IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN  
DOCUMENT # \_\_\_\_\_ IN TESTIMONY WHEREOF  
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_ DAY OF  
\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

THIS AMENDING PLAT OF VACATING AND REPLATTING OF JDJ RANCH, AMENDING  
LOTS 29 AND 30, ESTABLISHING LOTS 29AP AND 30AP HAS BEEN SUBMITTED TO  
AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS  
HEREBY APPROVED FOR FILING BY SAID COURT ON \_\_\_\_\_  
20\_\_\_\_.

BY: \_\_\_\_\_  
COUNTY JUDGE

ATTEST: \_\_\_\_\_  
COUNTY CLERK - DEPUTY