

# Comal County

OFFICE OF COMAL COUNTY ENGINEER

May 1, 2014

**TO:** Commissioner Jan Kennady, Precinct 4  
**FROM:** Betty Lien, Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat, *River Chase, Unit Seven*, combining Lots 1058 and 1059, establishing Lot 1058R, within Comal County, Texas  
**OWNER(S):** Steven and Marian Houser

We request placement of this Amendment to Plat on the May 8, 2014 Commissioners Court agenda for final approval.

**REMARKS:**

The owners have applied to amend the plat of *River Chase, Unit Seven*, recorded in Volume 15, Pages 3-13, Comal County Map and Plat Records, by combining Lots 1058 and 1059 to create Lot 1058R. 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.

APR 30 2014

AMENDMENT TO PLAT

OWNER: Steven M. Houser and Marian L. Houser COUNTY ENGINEER
OWNER'S ADDRESS (Including County): 1513 Long Creek Blvd New Braunfels, TX 78130 Guadalupe County

LEGAL DESCRIPTION OF PROPERTY TO BE COMBINED:

NAMES OF RECORDED SUBDIVISION PLATS AND UNIT NUMBERS:

River Chase Subdivision Unit 7 LOT(s) 1058 & 1059
COMAL COUNTY MAP AND PLAT RECORDS VOLUME 15, PAGE 3-13

AND River Chase Subdivision Unit 7 1 LOT(s) 1059
COMAL COUNTY MAP AND PLAT RECORDS VOLUME 15, PAGE 3-13

ESTABLISHING: Re-platting to join the two referenced lots in
River Chase Subdivision LOT 1058R

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.

[Signature]
(OWNER'S SIGNATURE)
Steven M. Houser
(NAME PRINTED)

[Signature]
(OWNER'S SIGNATURE)
Marian L. Houser
(NAME PRINTED)

STATE OF TEXAS §
COUNTY OF Comal §

SWORN TO AND SUBSCRIBED before me by Steven M. Houser and Marian L. Houser
on the 30th day of April, 2014.



[Signature]
NOTARY PUBLIC

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

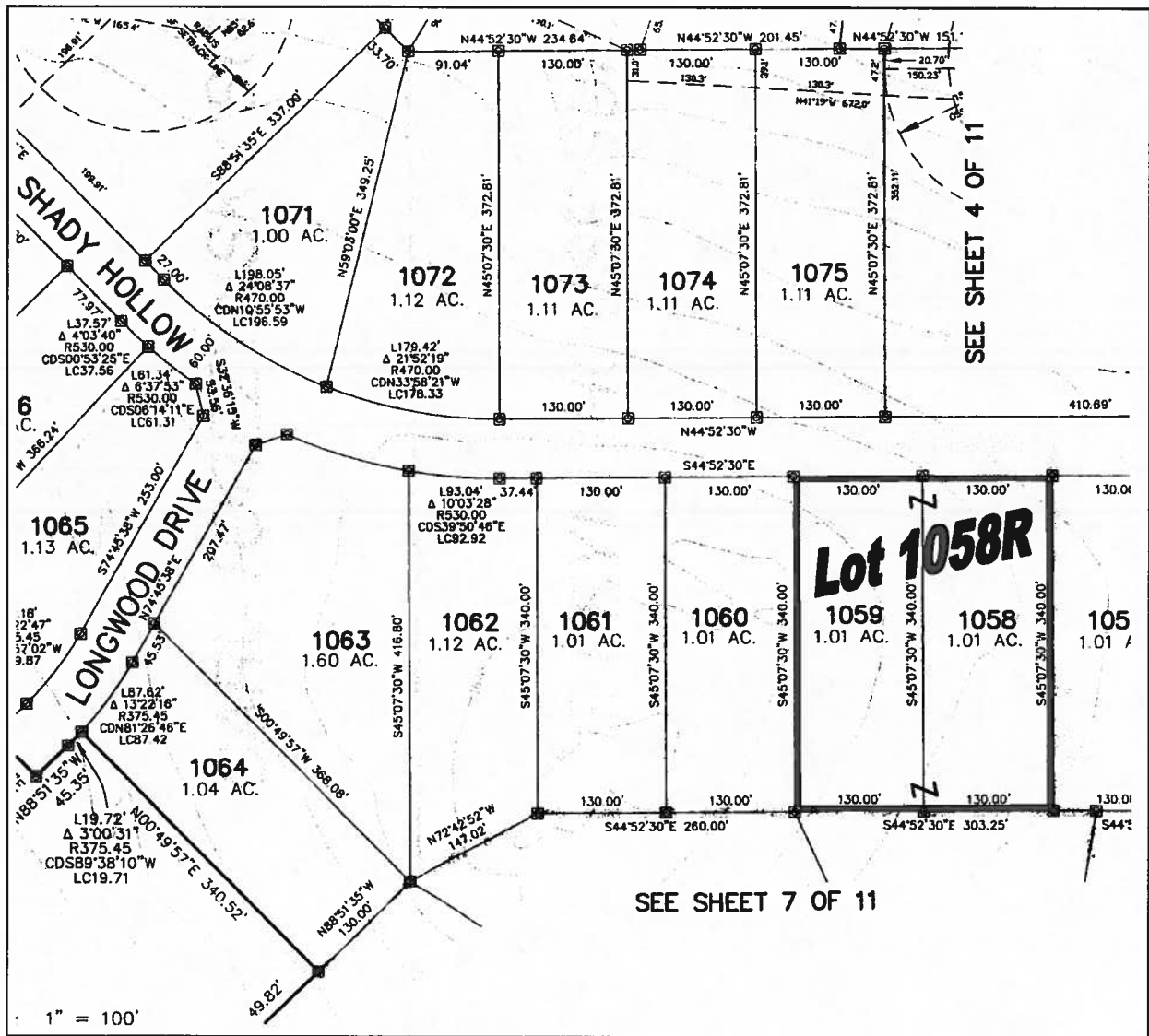
COUNTY JUDGE
ATTEST:
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

# Amendment to Plat RIVER CHASE, UNIT SEVEN

(Volume 15, Pages 3-13, Map and Plat Records, Comal County, Texas)

## Combining Lots 1058 and 1059, Establishing Lot 1058R



Please refer to the plat, *River Chase, Unit Seven* (Volume 15, Pages 3-13, 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

RECEIVED  
APR 30 2014  
COUNTY ENGINEER

I/We, FIRST COMMERCIAL BANK, NA (mortgagee(s)),  
owner(s) and holder(s) of a lien (or liens) against the property described in the proposed plat  
known as Lots 1058 and 1059, River Chase, Unit 7, said lien(s) being  
evidenced by instrument(s) of record in Document(s) No. 2013 060 51359  
of the Official Public Records of Comal County, Texas, do hereby in all things 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.

By: [Signature]  
(Signature(s) of Lienholder(s))

ERIC COUCH VICE PRESIDENT  
(Name(s) and Title(s), printed)

STATE OF Texas §

COUNTY OF Comal §

Sworn to and Subscribed before me by Eric Couch

on the 28<sup>th</sup> day of April, 20 14.



[Signature]  
(Notary)

Shellie M. Schluter  
(Printed name)