

Comal County
OFFICE OF COMAL COUNTY ENGINEER

April 19, 2017

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mystic Shores, Unit Twenty-One*, combining Lots 2293 and 2294, establishing Lot 2293R, within Comal County, Texas
OWNER(S): Gregory A. Olson and Bonita J. Olson

We request placement of this Amendment to Plat on the April 27, 2017 Commissioners Court agenda for final approval.

REMARKS:

The property owner(s) applied to amend the recorded subdivision plat of *Mystic Shores, Unit Twenty-One* (Doc#200706015710, Comal County Map and Plat Records) by combining Lots 2293 and 2294 to create Lot 2293R.

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(S) (as shown on deed(s)): Gregory A. Olson and Bonita J. Olson

MAILING ADDRESS: 287 River Cliff Pl.
Spring Branch, TX 78078

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Mystic Spaces, Unit Twenty-one

COMAL COUNTY MAP & PLAT RECORDS VOLUME _____ PAGE _____ (or) DOC# 200706015710

LOTS OR TRACTS TO BE COMBINED: 2293 + 2294 RESULTING LOT #: 2293R

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

Gregory A. Olson
OWNER SIGNATURE

Bonita J. Olson
OWNER SIGNATURE

Gregory A. Olson
NAME PRINTED (& title, if applicable)

Bonita J. Olson
NAME PRINTED (& title, if applicable)

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APR 18 2017

STATE OF Texas

COUNTY OF Comal

COUNTY ENGINEER

SWORN TO AND SUBSCRIBED before me by Gregory and Bonita Olson

on the 18th day of April, 2017



Kathleen A. Griffin
NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the _____ day
of _____, 20____.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

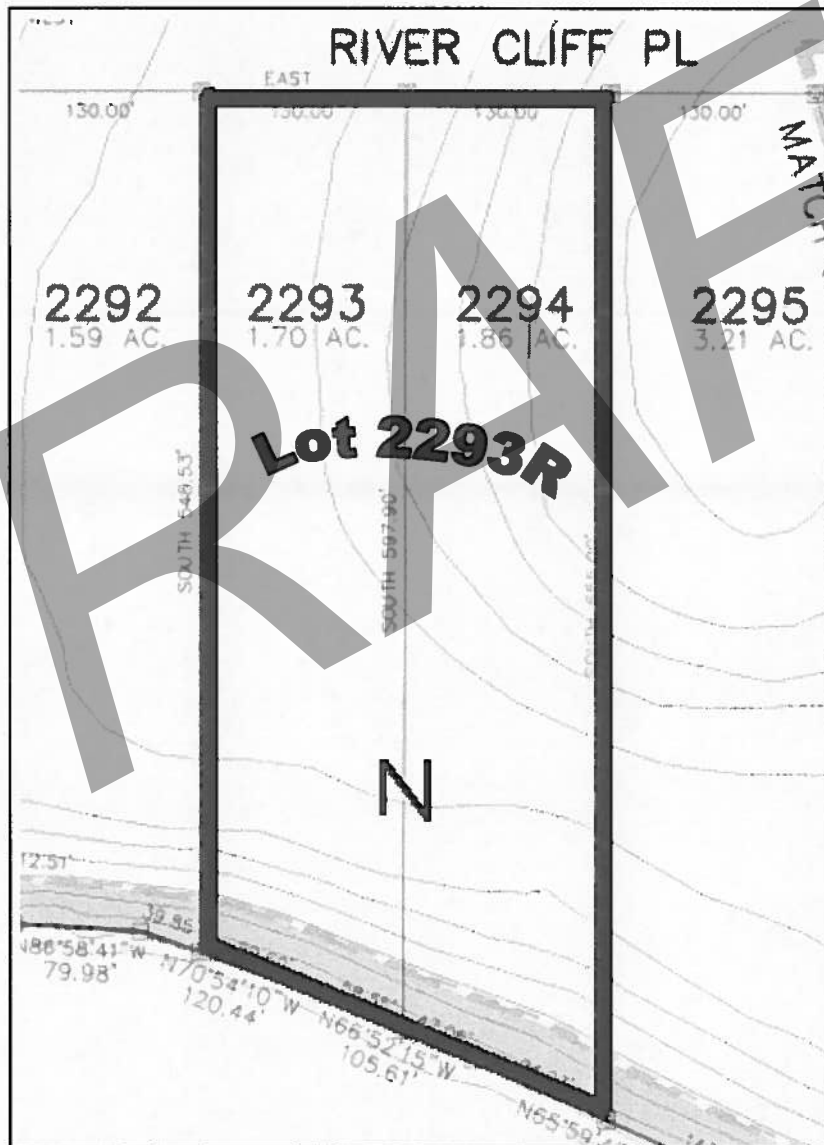
Amendment to Plat

MYSTIC SHORES, UNIT TWENTY-ONE

(Doc#200706015710, Map and Plat Records, Comal County, Texas)

Combining Lots 2293 and 2294

Establishing Lot 2293R



Please refer to the recorded subdivision plat, *Mystic Shores, Unit Twenty-One* (Doc#200706015710, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 149402 Geo ID: 360150229400
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 21, LOT 2294
Situs: 281 RIVER CLIFF PL SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 222169 100.00%
OLSON GREGORY A & BONITA J
9242 SOLVISTA PASS LN
HOUSTON, TX 77070-2146

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	0
ESD #2 (EMS)	Land NHS:	133,500
ESD #3 (FIRE)	Productivity Market:	0
ESD #4 (FIRE)	Productivity Use:	0
Lateral Road	Assessed Value	133,500

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 04/18/2017

Total Due if paid by: 04/30/2017 0.00

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COUNTY ENGINEER

Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
COMAL ISD
ESD #1 (EMS)
ESD #2 (EMS)
ESD #4 (FIRE)
ESD #3 (FIRE)

Taxes Paid in 2016

390.92
66.88
1,855.65
54.08
41.97
38.13
55.96



if applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

[Handwritten Signature]
Signature of Authorized Officer of Collecting Office

Date of Issue: 04/18/2017
Requested By: OLSON GREGORY A & BONITA
Fee Amount: 10.00
Reference #:

Issued By:

Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 149401 Geo ID: 360150229300
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 21, LOT 2293
Situs: 287 RIVERCLIFF PLACE SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 222169 100.00%
OLSON GREGORY A & BONITA J
9242 SOLVISTA PASS LN
HOUSTON, TX 77070-2146

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	575,650
ESD #1 (EMS)	Land HS:	0
ESD #4 (FIRE)	Land NHS:	101,230
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	676,880

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/18/2017

Total Due if paid by: 04/30/2017 0.00

RECEIVED

APR 18 2017

COUNTY ENGINEER



Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
COMAL ISD
ESD #1 (EMS)
ESD #4 (FIRE)

Taxes Paid in 2016

1,982.05
339.12
9,408.63
576.02
406.13

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

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Date of Issue: 04/18/2017
Requested By: OLSON GREGORY A & BONITA
Fee Amount: 10.00
Reference #:

[Signature]
Signature of Authorized Officer of Collecting Office

copy delivered