



COMAL COUNTY

ENGINEER'S OFFICE

December 27, 2017

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mystic Shores, Unit Twelve*, combining Lots 1540 and 1541, establishing Lot 1540R, within Comal County, Texas
OWNER(S): John Earl Williams, Jr. and Kelly Lynn Williams

We request placement of this Amendment to Plat on the January 4, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Mystic Shores, Unit Twelve* (Volume 15, Pages 162-176, Comal County Map and Plat Records) by combining Lots 1540 and 1541 to create Lot 1540R.

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)): John Earl Williams, Jr and Kelly Lynn Williams

MAILING ADDRESS: 23931 River Place, Dr.
Katy TX 77494

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Mystic Shores, Unit 12

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGE 162-176 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: 1540 and 1541 RESULTING LOT #: 1540R

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.

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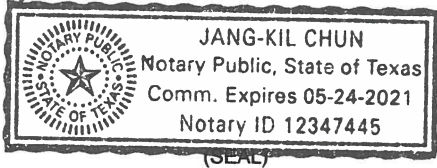
[Signature]
OWNER SIGNATURE
John EARL Williams JR
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE
Kelly Lynn Williams
NAME PRINTED (& title, if applicable)

STATE OF TEXAS

COUNTY OF TORT BEND

SWORN TO AND SUBSCRIBED before me by John E. Williams JR AND Kelly L. Williams on the 21st day of December, 2017.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

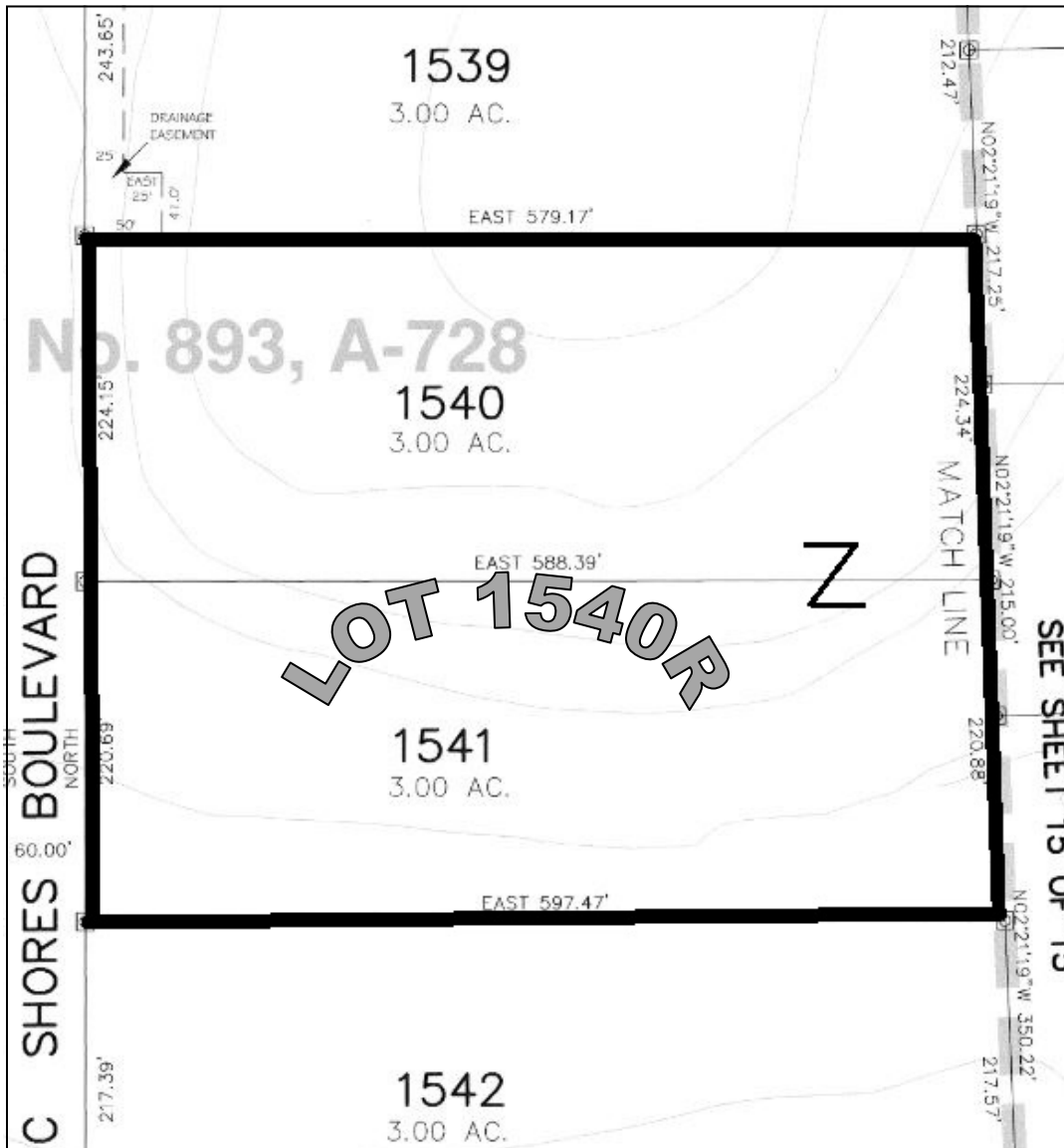
Amendment to Plat

MYSTIC SHORES, UNIT TWELVE

(Volume 15, Pages 162-176, Map and Plat Records, Comal County, Texas)

Combining Lots 1540 and 1541

Establishing Lot 1540R



Please refer to the recorded subdivision plat, *Mystic Shores, Unit Twelve* (Volume 15, Pages 162-176, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT ONLY- NOT FOR RECORDING

LIENHOLDER ACKNOWLEDGEMENT

I/We, TAP FCU Texas Associations of Professional Credit Union,
(Mortgage company/bank name)

owner(s) and holder(s) of a lien against the property described in the plat known as
1540, 1541, 1542, MASTIC SHORES, UNIT TWELVE

(Plat title, unit & block numbers (if any), & mortgaged lot number(s))

said lien being evidenced by instrument of record in Document No. 2017 0604 8454
(Recording no. of Deed of Trust, Warranty Deed w/Vendor's Lien, Home Equity Loan, etc.)

of the Official Public Records of Comal County, Texas, do hereby in all things subordinate said lien to said plat, and hereby confirm that I am/we are the present owner(s) of said lien and have not assigned the same or any part thereof.

I/we acknowledge that a foreclosure of said lien 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. I/we also acknowledge that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: Windy E. Minten
(Lienholder signature)

WINDY E. MINTEN, VP REAL Estate Lending
(Name and title, printed)

STATE OF Texas §

COUNTY OF Bexar §

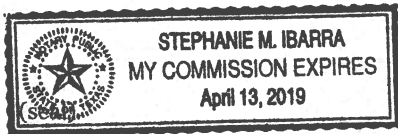
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Sworn to and Subscribed before me by Windy E. Minten

on the 22 day of December, 2017.



Stephanie M. Ibarra
(Notary)

Stephanie M. Ibarra
(Printed name)

Issued By:

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

Property Information

Property ID: 138302 Geo ID: 360150145200
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 12, LOT 1540
Situs: 622 MYSTIC BREEZE SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 984836 100.00%
WILLIAMS JOHN E JR & KELLY L
23931 RIVER PLACE DR
KATY, TX 77494

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	0
ESD #4 (FIRE)	Land NHS:	36,660
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	36,660

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: 12/22/2017

Total Due if paid by: 12/31/2017

0.00

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Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	112.84
Lateral Road	18.37
COMAL ISD	509.57
ESD #1 (EMS)	31.20
ESD #4 (FIRE)	22.00

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 11.48 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 12/22/2017
Requested By: WILLIAMS JOHN E JR & KELL
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 138303 Geo ID: 360150145300
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 12, LOT 1541
Situs: 616 MYSTIC BREEZE SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 984836 100.00%
WILLIAMS JOHN E JR & KELLY L
23931 RIVER PLACE DR
KATY, TX 77494

For Entities

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COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
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	Productivity Use:	0
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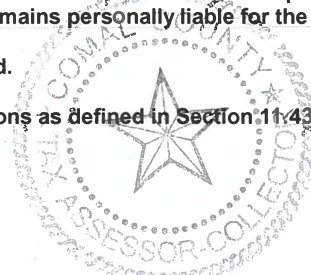
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This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office



Date of Issue: 12/22/2017
Requested By: WILLIAMS JOHN E JR & KELL
Fee Amount: 10.00
Reference #: