



# COMAL COUNTY

ENGINEER'S OFFICE

January 2, 2018

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Deer Meadows, Phase 5A*, combining Lots 270 and 271, establishing Lot 270R, within Comal County, Texas  
**OWNER(S):** Michael J. Bahr and Shuwei Wang

We request placement of this Amendment to Plat on the January 11, 2018 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to amend the recorded subdivision plat of *Deer Meadows, Phase 5A* (Volume 7, Page 30, Comal County Map and Plat Records) by combining Lots 270 and 271 to create Lot 270R.

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

## DEER MEADOWS, PHASE 5A

(Volume 7, Page 30 Map and Plat Records, Comal County, Texas)

### Combining Lots 270 and 271

### Establishing Lot 270R



Please refer to the recorded subdivision plat, *Deer Meadows, Phase 5A* (Volume 7, Page 30, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT ONLY- NOT FOR RECORDING

**LIENHOLDER ACKNOWLEDGEMENT**

I/We, Deer Meadows, Inc.,  
(Mortgage company/bank name)

owner(s) and holder(s) of a lien against the property described in the plat known as  
**Lot 271, Deer Meadows, Phase 5A**

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

said lien being evidenced by instrument of record in Document No. 201706004072  
(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: Lee R Roper  
(Lienholder signature)

**Lee R. Roper-President**

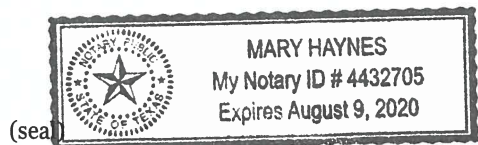
(Name and title, printed)

STATE OF Texas §

COUNTY OF Comal §

Sworn to and Subscribed before me by Lee R. Roper

on the 2nd day of January, 2018.



Mary Haynes  
(Notary)

**Mary Haynes**

(Printed name)

Issued By:

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

Property Information

Property ID: 23735      Geo ID: 160070027000  
Legal Acres: 0.0000  
Legal Desc: DEER MEADOWS PHASE 5A, LOT 270  
Situs: DEER RUN PASS CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 957863      100.00%  
BAHR MICHAEL  
735 S US HIGHWAY 285 UNIT 4  
FORT STOCKTON, TX 79735-8806

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	0
ESD #3 (FIRE)	Land NHS:	7,870
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	7,870

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: 11/27/2017

Total Due if paid by: 11/30/2017

0.00

RECEIVED

NOV 27 2017

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	24.22
Lateral Road	3.94
COMAL ISD	109.40
ESD #2 (EMS)	4.72
ESD #3 (FIRE)	6.29

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)].

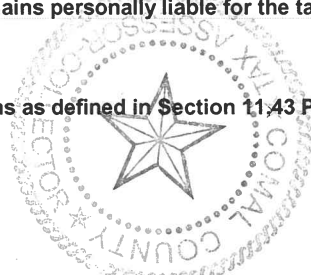
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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

Signature of Authorized Officer of Collecting Office



Date of Issue: 11/27/2017  
Requested By: BAHR MICHAEL  
Fee Amount: 10.00  
Reference #:

Issued By:

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

Property Information

Property ID: 23736      Geo ID: 160070027100  
Legal Acres: 0.0000  
Legal Desc: DEER MEADOWS PHASE 5A, LOT 271  
Situs: 0 DEER RUN PASS CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 975371      100.00%  
BAHR MICHAEL J & SHUWEI WANG  
735 S US HWY 285  
BOX 4  
FORT STOCKTON, TX 79735

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	0
ESD #3 (FIRE)	Land NHS:	5,140
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	5,140

Current/Delinquent Taxes

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

Effective Date: 11/27/2017

Total Due if paid by: 11/30/2017

0.00

RECEIVED

NOV 27 2017

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	15.82
Lateral Road	2.58
COMAL ISD	71.45
ESD #2 (EMS)	3.08
ESD #3 (FIRE)	4.11

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: 11/27/2017  
Requested By: BAHR MICHAEL J & SHUWEI W  
Fee Amount: 10.00  
Reference #: