



COMAL COUNTY

ENGINEER'S OFFICE

January 4, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Lake View Park, Unit No. 1*, combining Lots 231 and 232, establishing Lot 231R, within Comal County, Texas
OWNER(S): Ralph and Hazel Hanvey

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 *Lake View Park, Unit No. 1* (Volume 2, Page 72, Comal County Map and Plat Records) by combining Lots 231 and 232 to create Lot 231R.

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)): RALPH & HAZEL Hanvey

MAILING ADDRESS: 312 Hitching Post Dr.
Canyon Lake TX 78133

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JAN 03 2018

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Lake View Park, unit No. 1

COUNTY ENGINE

COMAL COUNTY MAP & PLAT RECORDS VOLUME 2 PAGE 72 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: 231 & 232 RESULTING LOT #: 231R

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.

Ralph Hanvey
OWNER SIGNATURE

Hazel Hanvey
OWNER SIGNATURE

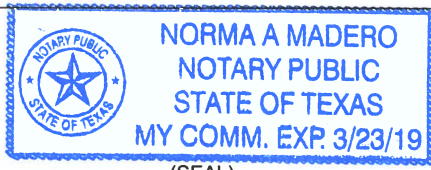
Ralph Hanvey
NAME PRINTED (& title, if applicable)

HAZEL HANVEY
NAME PRINTED (& title, if applicable)

STATE OF texas

COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Ralph & Hazel Hanvey
on the 3rd day of January, 2018



(SEAL)

[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

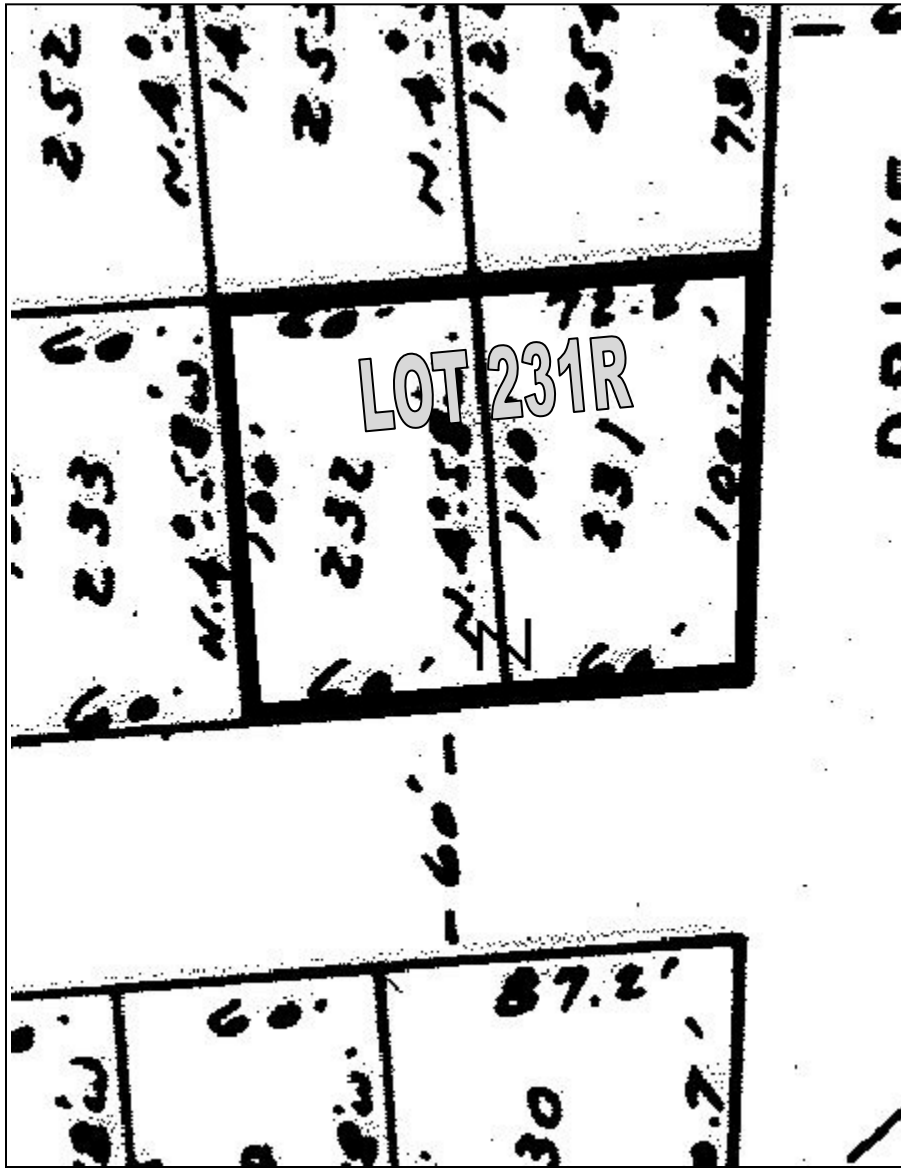
Amendment to Plat

LAKE VIEW PARK, UNIT NO. 1

(Volume 2, Page 72, Map and Plat Records, Comal County, Texas)

Combining Lots 231 and 232

Establishing Lot 231R



Please refer to the recorded subdivision plat, *Lake View Park, Unit No. 1* (Volume 2, Page 72, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT ONLY- NOT FOR RECORDING

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
10057

Issued By:

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

Property Information

Property ID: 34603 Geo ID: 300353023100
Legal Acres: 0.0000
Legal Desc: LAKE VIEW PARK, LOT 231
Situs: 0 HITCHING POST CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 12530 100.00%
HANVEY RALPH W & HAZEL L
312 HITCHING POST DR
CANYON LAKE, TX 78133-3819

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:	3,710
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	3,710

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: 01/02/2018

Total Due if paid by: 01/31/2018

0.00

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JAN 03 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	11.42
Lateral Road	1.86
COMAL ISD	51.57
ESD #2 (EMS)	2.23
ESD #3 (FIRE)	2.97

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)].

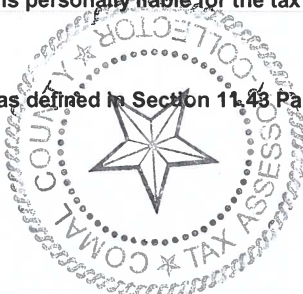
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 01/02/2018
Requested By: HANVEY RALPH W & HAZEL L
Fee Amount: 10.00
Reference #:

Through Tax Year
2017

TAX CERTIFICATE

Certificate #
10058

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

Property Information

Property ID: 34604 Geo ID: 300353023200
Legal Acres: 0.0000
Legal Desc: LAKE VIEW PARK, LOT 232
Situs: 312 HITCHING POST CANYON LAKE, TX 78133
DBA:
Exemptions: HS, OV65

Owner ID: 12530 100.00%
HANVEY RALPH W & HAZEL L
312 HITCHING POST DR
CANYON LAKE, TX 78133-3819

For Entities

Value Information

COMAL COUNTY	Improvement HS:	17,390
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	3,390
ESD #3 (FIRE)	Land NHS:	0
Flood Control	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	20,780

Current/Delinquent Taxes

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Totals:			0.00	0.00	0.00	0.00

Effective Date: 01/02/2018

Total Due if paid by: 01/31/2018

0.00

RECEIVED

JAN 03 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	0.00
Lateral Road	0.00
COMAL ISD	0.00
ESD #2 (EMS)	12.47
ESD #3 (FIRE)	16.63

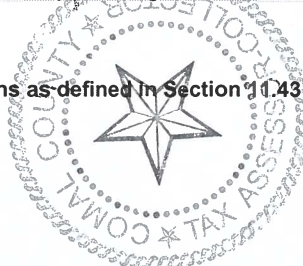
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Fee Amount: 10.00
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