



# COMAL COUNTY

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ENGINEER'S OFFICE

January 3, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Valero Estates, Unit 1*, combining Lots 4 and 5, establishing Lot 4R, within Comal County, Texas  
**OWNER(S):** James Cude

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

**REMARKS:**

The property owner has applied to amend the recorded subdivision plat of *Valero Estates, Unit 1* (Volume 12, Pages 333-334, Comal County Map and Plat Records) by combining Lots 4 and 5 to create Lot 4R.

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)): James Cude  
MAILING ADDRESS: 132 Manzanailla Springs Branch TX 79070

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Lot 4 & 5 Valero Estates  
Unit 7 subdivision of Comal County Volant 12 Page 333-3  
COMAL COUNTY MAP & PLAT RECORDS VOLUME 12 PAGE 33-334 (of) DOC#  
LOTS OR TRACTS TO BE COMBINED: Lot 4 & 5 Valero Estates RESULTING LOT #: 4R

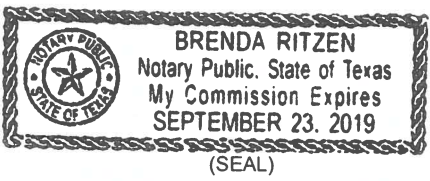
The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements 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.

[Signature]  
OWNER SIGNATURE  
James Cude  
NAME PRINTED (& title, if applicable)

RECEIVED  
JAN 02 2018  
[Signature]  
OWNER SIGNATURE  
COUNTY ENGINEER  
NAME PRINTED (& title, if applicable)

STATE OF TX  
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by James Cude  
on the 2nd day of January, 20 18.



[Signature]  
NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE  
ATTEST:  
\_\_\_\_\_  
COUNTY CLERK

FOR RECORDING PURPOSES ONLY



Through Tax Year  
2017

# TAX CERTIFICATE

Certificate #  
10056

**Issued By:**

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

**Property Information**

Property ID: 67265      Geo ID: 550980000400  
Legal Acres: 1.1150  
Legal Desc: VALERO ESTATES 1, LOT 4, ACRES 1.115  
Situs: 132 MANZANILLO SPRING BRANCH, TX 78070  
DBA:  
Exemptions: HS

Owner ID: 11134      100.00%  
CUDE JAMES  
132 MANZANILLA  
SPRING BRANCH, TX 78070-4064

**For Entities**

**Value Information**

COMAL COUNTY	Improvement HS:	41,080
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	21,230
ESD #4 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	62,310

**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

RECEIVED

JAN 02 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	153.45
Lateral Road	23.47
COMAL ISD	345.39
ESD #1 (EMS)	53.03
ESD #4 (FIRE)	37.39

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)].

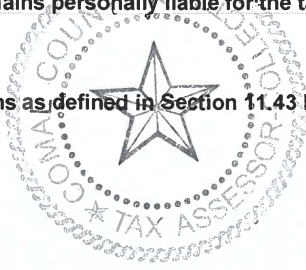
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: CUDE JAMES  
Fee Amount: 10.00  
Reference #:



Issued By:

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

Property Information

Property ID: 67266      Geo ID: 550980000500  
Legal Acres: 0.0000  
Legal Desc: VALERO ESTATES 1, LOT 5  
Situs: 129 MANZANILLO SPRING BRANCH, TX 78070  
DBA:  
Exemptions:

Owner ID: 11134      100.00%  
CUDE JAMES  
132 MANZANILLA  
SPRING BRANCH, TX 78070-4064

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:	16,020
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	16,020

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: 01/02/2018

Total Due if paid by: 01/31/2018

0.00

RECEIVED

JAN 02 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	49.31
Lateral Road	8.03
COMAL ISD	222.68
ESD #1 (EMS)	13.63
ESD #4 (FIRE)	9.61

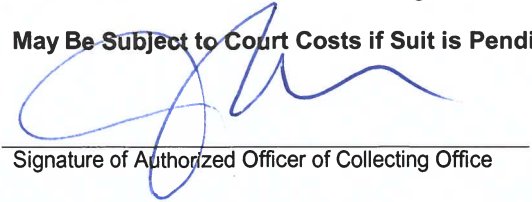
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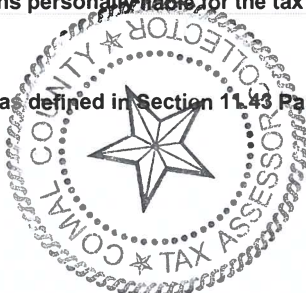
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