



COMAL COUNTY

ENGINEER'S OFFICE

March 15, 2018

TO: Commissioner Donna Eccleston, Precinct 1

FROM: Adrienne Winkler, Subdivision Coordinator

RE: Approval of the Amending Plat of *Doehne Oaks Unit One*, amending Lots 12 and 13 of Block 2, establishing Lots 12AP and 13AP, within Comal County, Texas

OWNER(S): Cody and Michelle Koehler
R.W. Winn, Inc.

PREPARER: HMT Engineering and Surveying

We request placement of this amending plat on the March 22, 2018 Commissioners Court agenda for final approval.

REMARKS:

The owners have applied to amend the subdivision plat of *Doehne Oaks Unit One* (Doc. #200806024124, Comal County Map and Plat Records) to relocate the common lot line between adjacent Lots 12 and 13 of Block 2 to create Lots 12AP and 13AP, in accordance with Texas Local Government Code Chapter 232.0095.

All required documents have been submitted. This Amending Plat meets the requirements for final approval.

LIENHOLDER ACKNOWLEDGEMENT

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COUNTY ENGINEER

I/We, (Name of Mortgagee or names of Mortgages) National Bank & Trust
owner(s) and holder(s) of a lien(s) against the property described in the plat known as (Name of Plat)
Lot 12, Block 2 of Doehne Oaks Unit One, said lien(s) being evidenced by instrument of
record in Document/Volume 201706050786, page _____, of the Real Property Records of
Comal County, Texas, do hereby in all things subordinate to said plat said lien(s), and
I/we hereby confirm that I am/we are the present owner(s) of said lien(s) and have not assigned the
same nor any part thereof.

The Lienholder acknowledges 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. The Lienholder also acknowledges that the foreclosed tract may not comply with
applicable subdivision regulations without a significant modification, additional access, or other
requirements.

By: Tracy Harris
(Signature of lienholder(s))

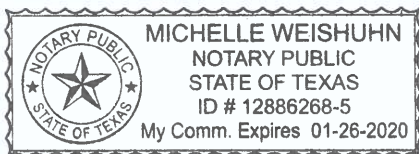
Tracy Harris, President|CEO
(Name (s) and title printed)

STATE OF Texas §

COUNTY OF Fayette §

Sworn to and Subscribed before me by Tracy Harris

On the 19th day of January, 2018.



Michelle Weishuhn

Issued By:

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

Property Information

Property ID: 154471 Geo ID: 160102002000
Legal Acres: 0.0000
Legal Desc: DOEHNE OAKS, BLOCK 2, LOT 12
Situs: 1147 IMHOFF LN NEW BRAUNFELS, TX 78132
DBA:
Exemptions:

Owner ID: 985485 100.00%
KOEHLER CODY & MICHELLE
931 STONEWALL STREET
NEW BRAUNFELS, TX 78130

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	6,140
Credit	Land HS:	0
ESD #1 (EMS)	Land NHS:	0
ESD #4 (FIRE)	Productivity Market:	171,070
Lateral Road	Productivity Use:	420
	Assessed Value	6,560

Property is receiving Ag Use

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: 01/30/2018

Total Due if paid by: 01/31/2018

0.00



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COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	20.03
Lateral Road	3.26
COMAL ISD	90.46
ESD #1 (EMS)	5.54
ESD #4 (FIRE)	3.91

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

Date of Issue: 01/30/2018
Requested By: KOEHLER CODY & MICHELLE
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 154472 Geo ID: 160102002100
Legal Acres: 0.0000
Legal Desc: DOEHNE OAKS, BLOCK 2, LOT 13
Situs: 1141 IMHOFF LN NEW BRAUNFELS, TX 78132
DBA:
Exemptions:

Owner ID: 96830 100.00%
R W WINN INC
312 DOEHNE OAKS
NEW BRAUNFELS, TX 78132-3420

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #1 (EMS)	Land NHS:	0
ESD #4 (FIRE)	Productivity Market:	158,360
Lateral Road	Productivity Use:	440
	Assessed Value	440

Property is receiving Ag Use

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: 01/30/2018

Total Due if paid by: 01/31/2018

0.00



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JAN 31 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	1.36
Lateral Road	0.22
COMAL ISD	6.12
ESD #1 (EMS)	0.37
ESD #4 (FIRE)	0.26

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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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 01/30/2018
Requested By: R W WINN INC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office