



# COMAL COUNTY

ENGINEER'S OFFICE

March 12, 2018

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Creekwood Ranches, Unit No. 3*, combining Lots 16 and 17 of Block 7, establishing Lot 16R, within Comal County, Texas  
**OWNER(S):** Marcus A. and Michelle S. Bayne

We request placement of this Amendment to Plat on the March 22, 2018 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to amend the recorded subdivision plat of *Creekwood Ranches, Unit No. 3* (Volume 7, Page 75-76, Comal County Map and Plat Records) by combining Lots 16 and 17 of Block 7 to create Lot 16R.

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.

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COUNTY ENGINEER

AMENDMENT TO PLAT

OWNER(S) (as shown on deed(s)): Marcus A. & Michelle S. Bayne

MAILING ADDRESS: 9055 Creekwood Pass, Spring Branch, Tx 78070

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Creekwood Ranches Subdivision, Unit 3,  
~~Block 7~~

COMAL COUNTY MAP & PLAT RECORDS VOLUME 7 PAGE 75-76 (or) DOC# \_\_\_\_\_

LOTS OR TRACTS TO BE COMBINED: 16 & 17 of Block 7 RESULTING LOT #: 16R

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.

Marcus A. Bayne  
OWNER SIGNATURE

Michelle S. Bayne  
OWNER SIGNATURE

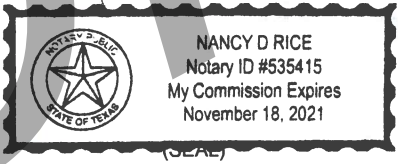
Marcus A. Bayne  
NAME PRINTED (& title, if applicable)

Michelle S. Bayne  
NAME PRINTED (& title, if applicable)

STATE OF TEXAS

COUNTY OF COMAL

SWORN TO AND SUBSCRIBED before me by MARCUS A. BAYNE & MICHELLE S.  
BAYNE on the 7<sup>th</sup> day of MARCH, 20 18.



Nancy D Rice  
NOTARY PUBLIC

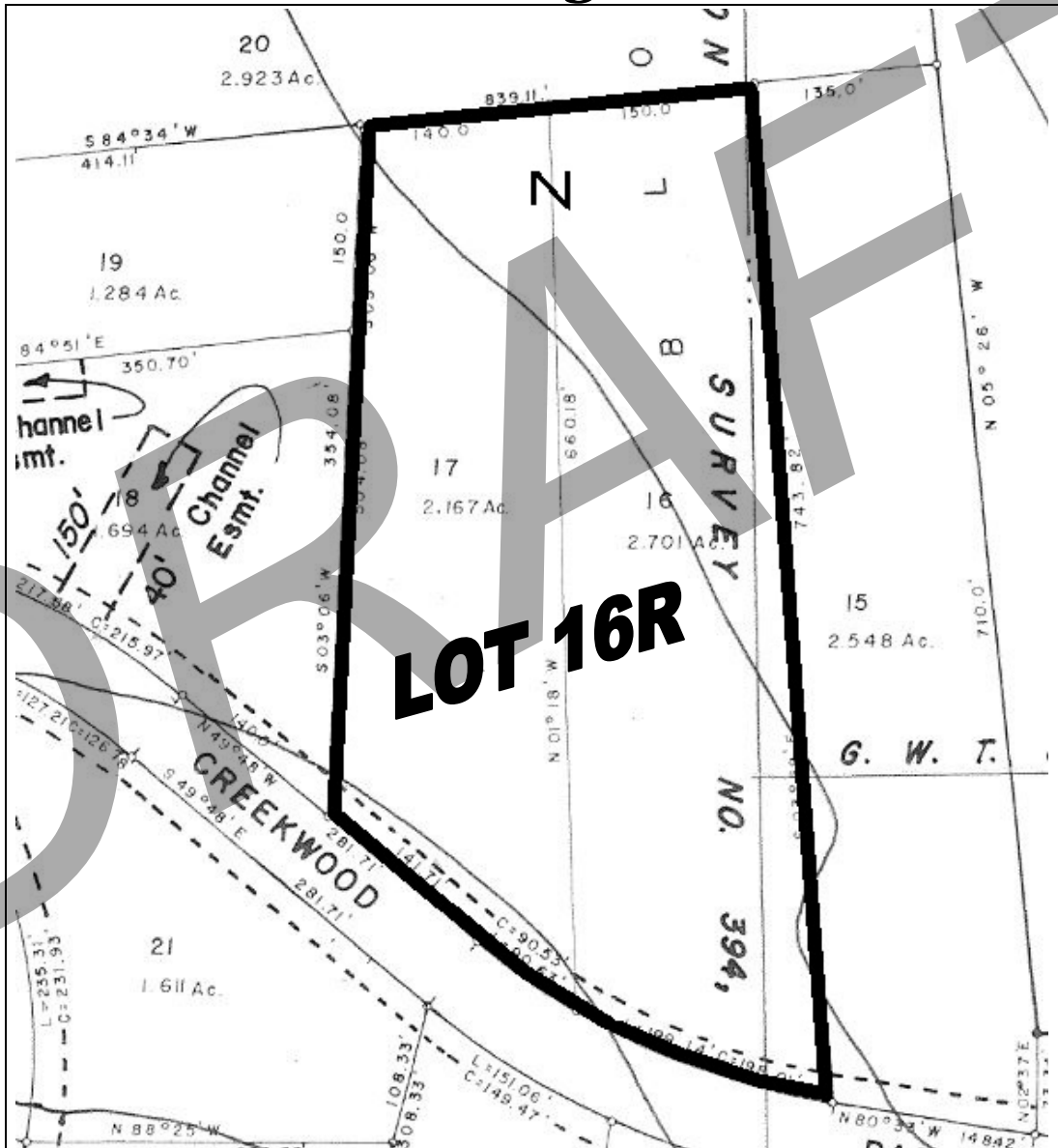
APPROVED BY COMMISSIONERS COURT on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
COUNTY JUDGE

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

FOR RECORDING PURPOSES ONLY

**Amendment to Plat**  
**CREEKWOOD RANCHES, UNIT NO. 3**  
(Volume 7, Pages 75-76, Map and Plat Records, Comal County, Texas)  
**Combining Lots 16 and 17 of Block 7**  
**Establishing Lot 16R**



Please refer to the recorded subdivision plat, *Creekwood Ranches, Unit No. 3* (Volume 7, Pages 75-76, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

**EXHIBIT- NOT FOR RECORDING**

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**LIENHOLDER ACKNOWLEDGEMENT**

I/We, Compass Bank  
(Mortgage company/bank name)

owner(s) and holder(s) of a lien against the property described in the plat known as

LOTS 15, 16, AND 17, BLOCK 7, CREEKWOOD RANCH, UNIT NO. 3  
(Plat title, unit & block numbers (if any), & mortgaged lot number(s))

said lien being evidenced by instrument of record in Document No. 201406014468  
(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: E. J. Glass  
(Lienholder signature)

Emily Glass, Vice President  
(Name and title, printed)

STATE OF Alabama §

COUNTY OF Jefferson §

Sworn to and Subscribed before me by Emily Glass, VP  
on the 5th day of September, 2017.

Christina Williams Kell  
(Notary)

Christina Williams Kell  
(Printed name)

(seal)



MY COMMISSION EXPIRES APRIL 21, 2021

Issued By:

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

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Property Information

Property ID: 19771 Geo ID: 150310011000  
Legal Acres: 0.0000  
Legal Desc: CREEKWOOD RANCHES 3, BLOCK 7, LOT 15 - 16 - 17  
Situs: 9055 CREEKWOOD PASS SPRING BRANCH, TX 78070  
DBA:  
Exemptions: HS

Owner ID: 938802 100.00%  
BAYNE MARCUS A & MICHELLE S  
9055 CREEKWOOD PASS  
SPRING BRANCH, TX 78070-7026

For Entities

Value Information

COMAL COUNTY	Improvement HS:	232,970
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	133,590
ESD #4 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	366,560

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: 03/02/2018

Total Due if paid by: 03/31/2018

0.00

Tax Certificate Issued for:

COMAL COUNTY  
Lateral Road  
COMAL ISD  
ESD #1 (EMS)  
ESD #4 (FIRE)

Taxes Paid in 2017

902.68  
145.41  
3,728.65  
311.94  
219.94

PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2017 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2019.

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: 03/02/2018  
Requested By: BAYNE MARCUS A & MICHELLE  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office