



COMAL COUNTY

ENGINEER'S OFFICE

April 12, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Subdivision Coordinator
RE: Approval of the Amendment to Plat *Mystic Shores, Unit Eleven*, combining Lots 1364 and 1365, establishing Lot 1364R, within Comal County, Texas
OWNER(S): James H. and Quintina S. Willis

We request placement of this Amendment to Plat on the April 19, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Mystic Shores, Unit Eleven* (Volume 15, Pages 40-49, Comal County Map and Plat Records) by combining Lots 1364 and 1365 to create Lot 1364R.

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

RECEIVED

OWNER(S) (as shown on deed(s)): JAMES H. WILLIS , QUINTINA S. WILLIS

MAILING ADDRESS: 3 MORNING ARBOR PL
THE WOODLANDS, TX 77381

APR 10 2018

COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): MYSTIC SHORES , UNIT 11

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGE 40-49 (or) DOC#

LOTS OR TRACTS TO BE COMBINED: 1364 /1365 RESULTING LOT #: 1364R

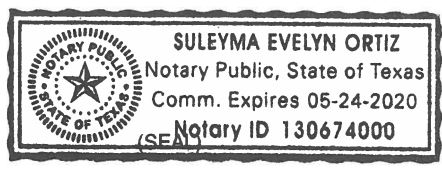
The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements 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 H. WILLIS
NAME PRINTED (& title, if applicable)

[Signature]
OWNER SIGNATURE
Quintina Willis
NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Montgomery

SWORN TO AND SUBSCRIBED before me by James Willis and Quintina Willis
on the 2nd day of April, 2018.



[Signature]
NOTARY PUBLIC

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

COUNTY JUDGE
ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

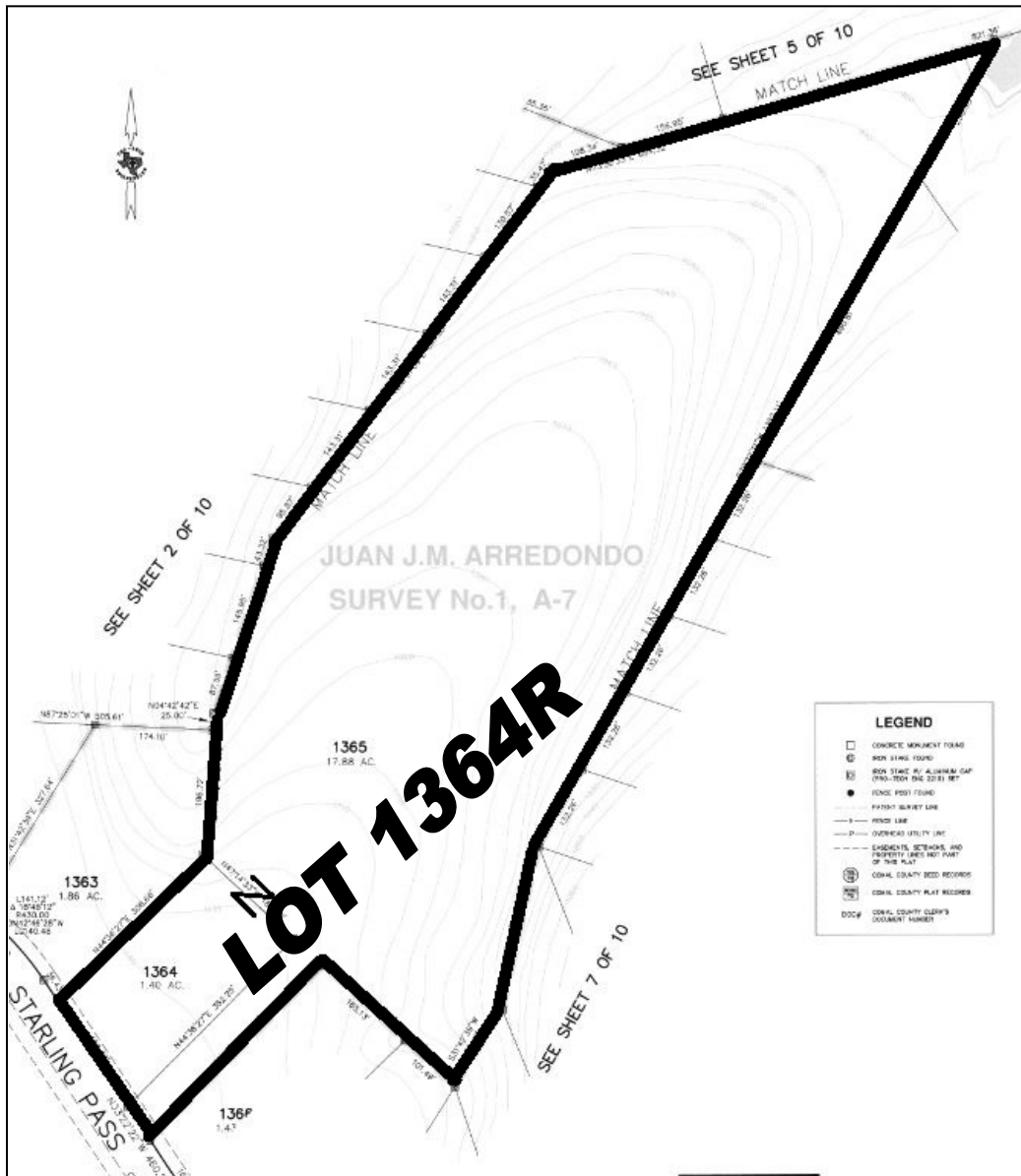
Amendment to Plat

MYSTIC SHORES, UNIT ELEVEN

(Volume 15, Pages 40-49, Map and Plat Records, Comal County, Texas)

Combining Lots 1364 and 1365

Establishing Lot 1364R



Please refer to the recorded subdivision plat, *Mystic Shores, Unit Eleven* (Volume 15, Pages 40-49, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT- NOT FOR RECORDING

LIENHOLDER ACKNOWLEDGEMENT

I/We, SECURITY STATE BANK & TRUST,
(Mortgage company/bank name)

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

LOT 1364, MYSTIC SHORES, UNIT 11, RECORDED IN VOLUME 15, PAGES 40-49,
(Plat title, unit & block numbers (if any), & mortgaged lot number(s))

said lien being evidenced by instrument of record in Document No. 201806010269
(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.

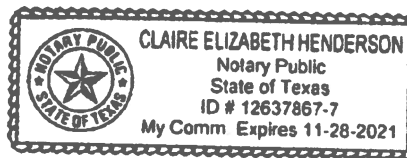
By: [Signature]
(Lienholder signature)

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APR 10 2018

COUNTY ENGINEER

DAVID W. SMITH, SVP
(Name and title, printed)

STATE OF Texas §
COUNTY OF Kendall §



Sworn to and Subscribed before me by David W. Smith
on the 29th day of March, 2018.

[Signature]
(Notary)

(seal)

Claire Elizabeth Henderson
(Printed name)

Issued By:

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

Property Information

Property ID: 121580 Geo ID: 360150127700
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 11, LOT 1364
Situs: 215 STARLING PASS SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 978297 100.00%
WILLIS JAMES H & QUINTANA S
3 MORNING ARBOR PL
THE WOODLANDS, TX 77381-6650

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: | 65,330 |
| Lateral Road | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 65,330 |

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: 03/29/2018

Total Due if paid by: 03/31/2018

0.00

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APR 10 2018

COUNTY ENGINEER

| Tax Certificate Issued for: | Taxes Paid in 2017 |
|-----------------------------|--------------------|
| COMAL COUNTY | 201.09 |
| Lateral Road | 32.73 |
| COMAL ISD | 908.09 |
| ESD #2 (EMS) | 39.20 |
| ESD #3 (FIRE) | 52.26 |

2018 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2018 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)].

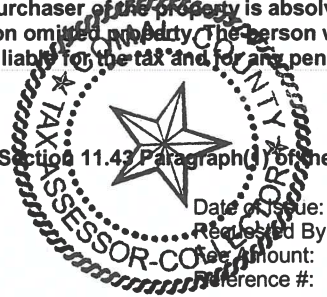
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's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

May Be Subject to Court Costs if Suit is Pending

Monica C. Goodall
Signature of Authorized Officer of Collecting Office



Date of Issue: 03/29/2018
Requested By: WILLIS JAMES H & QUINTANA
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 121581 Geo ID: 360150127800
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 11, LOT 1365
Situs: 221 STARLING PASS SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 978297 100.00%
WILLIS JAMES H & QUINTANA S
3 MORNING ARBOR PL
THE WOODLANDS, TX 77381-6650

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: | 187,200 |
| Lateral Road | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 187,200 |

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: 03/29/2018

Total Due if paid by: 03/31/2018

0.00

RECEIVED

APR 10 2018

COUNTY ENGINEER

Tax Certificate Issued for:

| Tax Certificate Issued for: | Taxes Paid in 2017 |
|-----------------------------|--------------------|
| COMAL COUNTY | 576.24 |
| Lateral Road | 93.79 |
| COMAL ISD | 2,602.08 |
| ESD #2 (EMS) | 112.32 |
| ESD #3 (FIRE) | 149.76 |

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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 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: 03/29/2018
Requested By: WILLIS JAMES H & QUINTANA
Fee Amount: 10.00
Reference #: