



COMAL COUNTY
ENGINEER'S OFFICE

May 17, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of the *Vacate and Replat of Lot 1030R, Mystic Shores, Unit Six*, by combining Lots 1030RA, 1030RB, and 1030RC, establishing Lot 1030RAR, within Comal County, Texas
OWNER(S): 7-Eleven, Inc., a Texas Corporation

We request placement of this Amendment to Plat on the May 24, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to amend the recorded subdivision plat of *the Vacate and Replat of Lot 1030R, Mystic Shores, Unit Six* (Document #201706036824, Comal County Map and Plat Records) by combining Lots 1030RA, 1030RB, and 1030RC to create Lot 1030RAR.

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)): 7-Eleven, Inc., a Texas corporation
MAILING ADDRESS: 3200 Hackberry Road, Irving, TX 75063

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): _____

VACATE AND REPLAT OF LOT 1030R MYSTIC SHORES, UNIT SIX, ESTABLISHING LOTS 1030RA, 1030RB AND 1030RC

COMAL COUNTY MAP & PLAT RECORDS VOLUME _____ PAGE _____ (or) DOC# 201706036824

LOTS OR TRACTS TO BE COMBINED: 1030RA, 1030RB, 1030RC RESULTING LOT #: 1030RAR

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.

[Handwritten Signature]

OWNER SIGNATURE

James Donald Stevenson, Jr.
NAME PRINTED (& title, if applicable)
Assistant Secretary

STATE OF Texas

COUNTY OF Dallas

SWORN TO AND SUBSCRIBED before me by James Donald Stevenson, Jr.
on the 16th day of May, 2018.

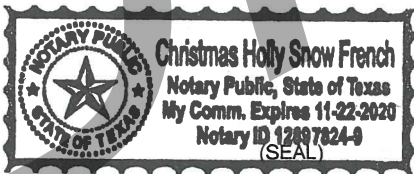
RECEIVED

OWNER SIGNATURE

MAY 17 2018

NAME PRINTED (& title, if applicable)

COUNTY ENGINEER



C. Holly Snow French
NOTARY PUBLIC

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

COUNTY JUDGE

ATTEST:

COUNTY CLERK

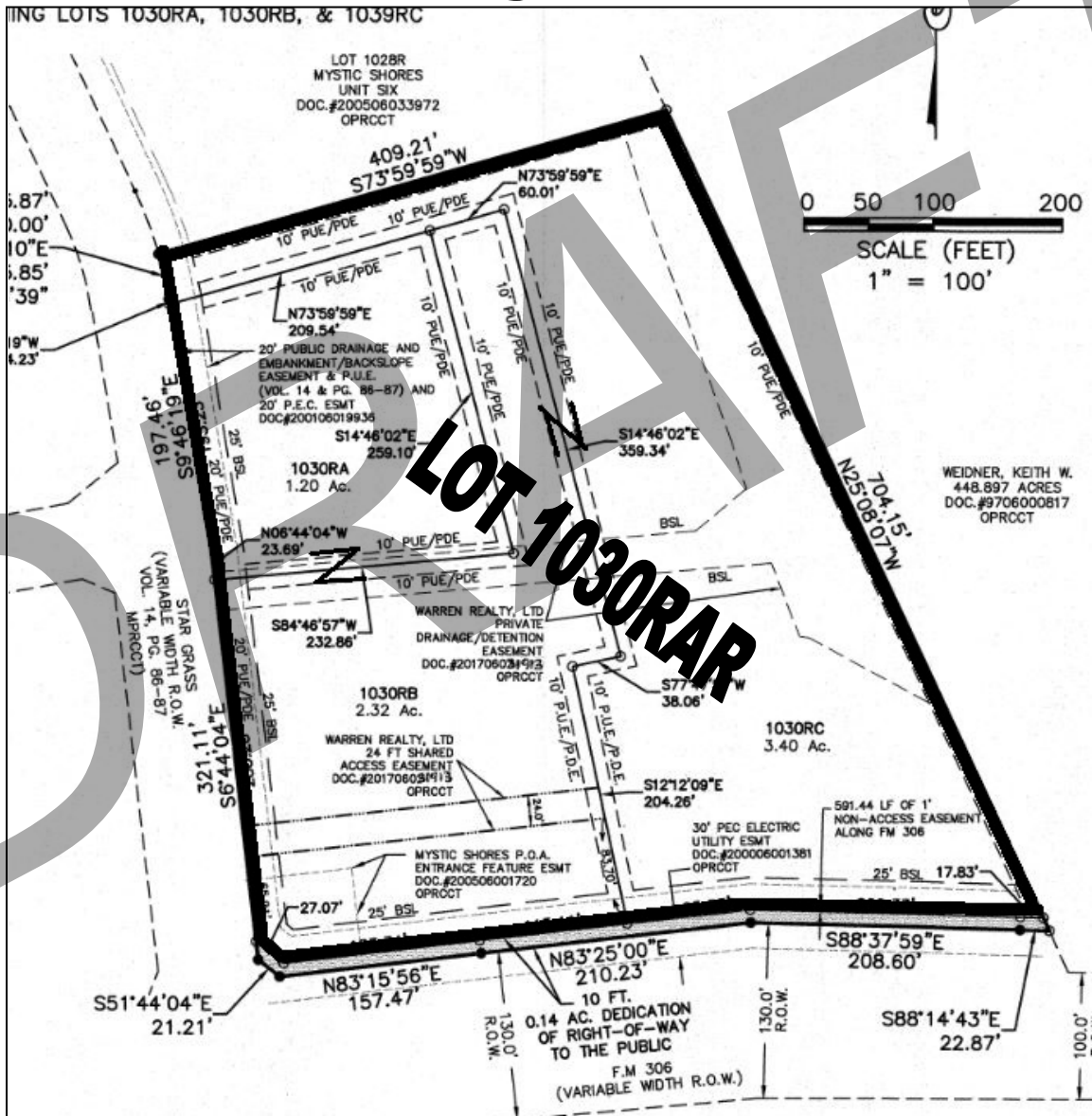
FOR RECORDING PURPOSES ONLY

Amendment to Plat of the VACATE AND REPLAT OF LOT 1030R, MYSTIC SHORES, UNIT SIX

(Document #201706036824, Map and Plat Records, Comal County, Texas)

Combining Lots 1030RA, 1030RB, and 1030RC

Establishing Lot 1030RAR



Please refer to the recorded subdivision plat, *Vacate and Replat of Lot 1030R of Mystic Shores, Unit Six* (Document #201706036824, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT - NOT FOR RECORDING

Issued By:

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

Property Information

Property ID: 107437 Geo ID: 360150103000
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 6, LOT 1030R
Situs: 174 STAR GRASS SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 988360 100.00%
7-ELEVEN INC
ATTN AD VALOREM TAX STORE #40573
PO BOX 711
DALLAS, TX 75221-0711

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	480,110
Credit	Land HS:	0
ESD #1 (EMS)	Land NHS:	283,960
ESD #2 (EMS)	Productivity Market:	0
ESD #3 (FIRE)	Productivity Use:	0
ESD #4 (FIRE)	Assessed Value	764,070
Lateral Road		
Rural Fire #1		

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: 04/05/2018

Total Due if paid by: 04/30/2018 0.00

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Tax Certificate Issued for:

COMAL COUNTY	Taxes Paid in 2017
Lateral Road	2,351.97
COMAL ISD	382.80
ESD #2 (EMS)	10,620.58
ESD #3 (FIRE)	458.44
	611.25

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(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/05/2018
Requested By: 7-ELEVEN INC
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office