



**COMAL COUNTY**  
ENGINEER'S OFFICE

May 22, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat *The Springs at Rebecca Creek, Section 2*, combining Lots 31 and 32, establishing Lot 31R, within Comal County, Texas  
**OWNER(S):** Richard and Suzanne Marie Browning

We request placement of this Amendment to Plat on the May 31, 2018 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to amend the recorded subdivision plat of *The Springs at Rebecca Creek, Section 2* (Volume 9, Pages 395-398, Comal County Map and Plat Records) by combining Lots 31 and 32 to create Lot 31R.

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)): Richard Browning and Suzanne Marie Browning  
MAILING ADDRESS: 160 Creek Court Spring Branch, Texas 78078

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): lots 31 & 32 of  
The Springs at Rebecca Creek, Section 2  
COMAL COUNTY MAP & PLAT RECORDS VOLUME 9 PAGE 395-398 (or) DOC# \_\_\_\_\_  
LOTS OR TRACTS TO BE COMBINED: 31 & 32 RESULTING LOT #: 31R

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.

Richard Browning  
OWNER SIGNATURE  
Richard Browning  
NAME PRINTED (& title, if applicable)

Suzanne Browning  
OWNER SIGNATURE  
Suzanne Browning  
NAME PRINTED (& title, if applicable)

STATE OF Texas  
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Richard Browning and  
Suzanne Browning on the 22<sup>nd</sup> day of May, 20 18.



Meagan A Perry  
NOTARY PUBLIC

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

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

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

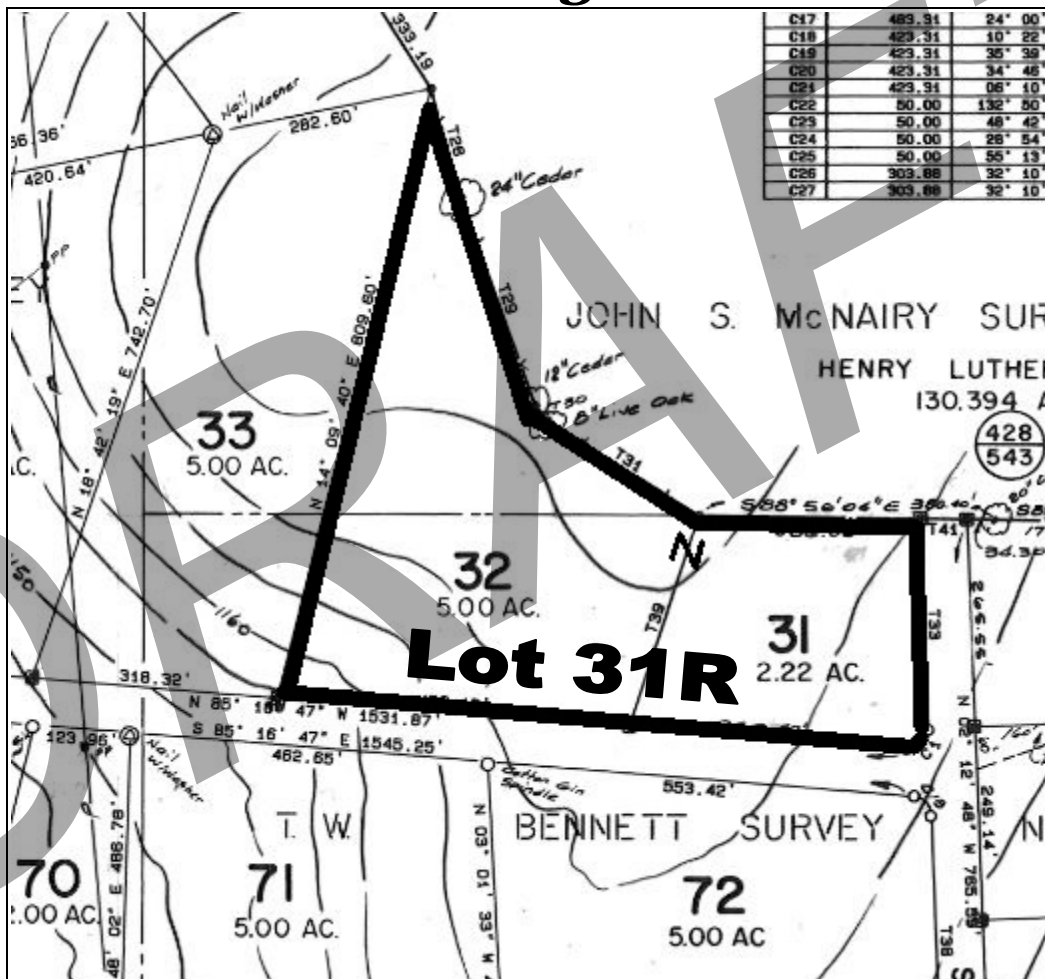
FOR RECORDING PURPOSES ONLY

# Amendment to Plat

## THE SPRINGS AT REBECCA CREEK, SECTION 2

(Volume 9, Pages 395-398, Map and Plat Records, Comal County, Texas)

### Combining Lots 31 and 32 Establishing Lot 31R



Please refer to the recorded subdivision plat, *The Springs at Rebecca Creek, Section 2* (Volume 9, Pages 395-398, 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: 58936      Geo ID: 520113003100  
Legal Acres: 0.0000  
Legal Desc: SPRINGS AT REBECCA CREEK 2, LOT 31 & 32  
Situs: 160 CREEK CT SPRING BRANCH, TX 78070  
DBA:  
Exemptions: HS, OV65

Owner ID: 979951      100.00%  
BROWNING RICHARD & SUZANNE M  
160 CREEK CT  
SPRING BRANCH, TX 78070-3524

For Entities

Value Information

COMAL COUNTY	Improvement HS:	331,230
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	118,730
ESD #4 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	418,055

Current/Delinquent Taxes

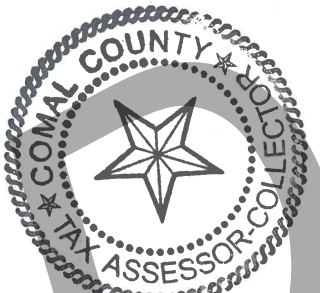
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 05/22/2018

Total Due if paid by: 05/31/2018

0.00



DRAFT

Tax Certificate Issued for:

Taxes Paid in 2017	
COMAL COUNTY	735.19
Lateral Road	125.79
COMAL ISD	3,698.40
ESD #1 (EMS)	355.76
ESD #4 (FIRE)	250.83

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: 05/22/2018  
Requested By: BROWNING RICHARD & SUZANN  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office