



COMAL COUNTY

ENGINEER'S OFFICE

May 23, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat *Rebecca Creek Park, Revised First Filing*, combining Lots 33 and 34 of Block 16, establishing Lot 33R, within Comal County, Texas
OWNER(S): Sara Almanza-Carillo

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

REMARKS:

The property owner has applied to amend the recorded subdivision plat of *Rebecca Creek Park, Revised First Filing* (Volume 3, Page 62, Comal County Map and Plat Records) by combining Lots 33 and 34 of Block 16 to create Lot 33R.

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 NAME(S) As Shown On Deed: Sara Almanza-Carrillo
MAILING ADDRESS: 490 E. Ammann Rd #20 Bulverde, Tx, 78163

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: OR Vol.: 3 Page(s): 62
Plat Title: Rebecca Creek Park Revised First Filing
Unit: Lot(s): 33 and 34 Block(s): 16

ESTABLISHING

LOT(S): 33 and 34R 33R BLOCK: 16
SUBDIVISION: Rebecca Creek Park Revised First Filing UNIT:

NO IMAGE WILL BE PRODUCED. SEE REFERENCED DOCUMENTS

The signatures affixed below will certify that the owner(s) of the described property hereby amend the plat of the property so as to combine the referenced lot(s) or tract(s) into a single lot or tract. The property owner(s) acknowledge that this Amendment to Plat may not dissolve or alter any existing easement(s) or other property interests that may exist within the boundaries of this property and that obtaining releases or permission from any owner(s) or beneficiary of easement(s) or other property interest(s) affected by this process shall be the responsibility of the property owner(s). The owner(s) also certify that any and all Lien-Holders have acknowledged this Amendment to Plat as per the attached Lien-Holder Acknowledgement(s) if applicable.

RECEIVED

Sara Almanza-Carrillo
Printed Name of Owner
Signature of Owner (above)

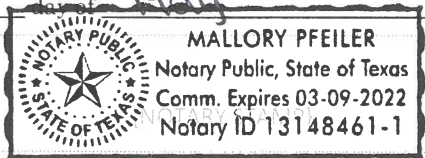
Printed Name of Owner MAY 22 2018
Signature of Owner (above) COUNTY ENGINEER

STATE OF TEXAS: §
COUNTY OF Comal §

SWORN AND SUBSCRIBED before me by Sara Almanza-Carrillo and
Printed Name of Owner

Sara Almanza-Carrillo on the 18 day of May, 2018.
Printed Name of Owner

Mallory Pfeiler
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the
day of , 20

ATTEST: COUNTY JUDGE
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Issued By:

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

Property Information

Property ID: 46865 Geo ID: 450400149500
Legal Acres: 0.0000
Legal Desc: REBECCA CREEK PARK 1 REVISED, BLOCK 16, LOT 33
Situs: 106 SHALLOW SPRGS DR SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 953180 100.00%
ALMANZA-CARRILLO SARA
490 E AMMANN RD UNIT 20
BULVERDE, TX 78163-2084

For Entities

Value Information

| | | |
|-------------------|----------------------|-------|
| COMAL COUNTY | Improvement HS: | 0 |
| COMAL ISD | Improvement NHS: | 0 |
| Credit | Land HS: | 0 |
| ESD #1 (EMS) | Land NHS: | 3,250 |
| ESD #4 (FIRE) | Productivity Market: | 0 |
| Flood Control | Productivity Use: | 0 |
| Fresh Water Dist | Assessed Value | 3,250 |
| Lateral Road | | |
| REBECCA CREEK MUD | | |
| 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: 05/21/2018

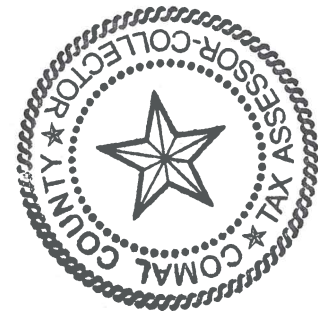
Total Due if paid by: 05/31/2018

0.00

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MAY 24 2018

COUNTY ENGINEER



Tax Certificate Issued for:

| | Taxes Paid in 2017 |
|---------------|--------------------|
| COMAL COUNTY | 10.01 |
| Lateral Road | 1.63 |
| COMAL ISD | 45.18 |
| ESD #1 (EMS) | 2.77 |
| ESD #4 (FIRE) | 1.95 |

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: 05/21/2018
Requested By: ALMANZA-CARRILLO SARA
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 46866 Geo ID: 450400150000
Legal Acres: 0.0000
Legal Desc: REBECCA CREEK PARK 1 REVISED, BLOCK 16, LOT 34
Situs: 0 SHALLOW SPRGS DR SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 990985 100.00%
CARRILLO SARA A
490 E AMMANN RD #20
BULVERDE, TX 78163

For Entities

Value Information

| | | |
|-------------------|----------------------|-------|
| COMAL COUNTY | Improvement HS: | 0 |
| COMAL ISD | Improvement NHS: | 0 |
| ESD #1 (EMS) | Land HS: | 0 |
| ESD #4 (FIRE) | Land NHS: | 2,450 |
| Fresh Water Dist | Productivity Market: | 0 |
| Lateral Road | Productivity Use: | 0 |
| REBECCA CREEK MUD | Assessed Value | 2,450 |
| Rural Fire #1 | | |

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: 05/18/2018

Total Due if paid by: 05/31/2018

0.00



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MAY 22 2018

COUNTY ENGINEER

| | |
|-----------------------------|--------------------|
| Tax Certificate Issued for: | Taxes Paid in 2017 |
| COMAL COUNTY | 7.54 |
| Lateral Road | 1.23 |
| COMAL ISD | 34.06 |
| ESD #1 (EMS) | 2.08 |
| ESD #4 (FIRE) | 1.47 |

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/18/2018
Requested By: CARRILLO SARA A
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office