



COMAL COUNTY

ENGINEER'S OFFICE

June 5, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Canyon Lake Village, Unit 3* combining Lots 36, 37, and 38, establishing Lot 36R, within Comal County, Texas
OWNER(S): George W. and Karen M. Schleifer

We request placement of this Amendment to Plat on the June 14, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Canyon Lake Village, Unit 3* (Volume 1, Page 97, Comal County Map and Plat Records) by combining Lots 36, 37, and 38 create Lot 36R.

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)): George W. Schleifer and Karen M. Schleifer

MAILING ADDRESS: 1017 Laredo Ln., Canyon Lake, TX 78133

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LEGAL DESCRIPTION OF PROPERTY:

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

COUNTY ENGINEER

Canyon Lake Village, Unit 3

COMAL COUNTY MAP & PLAT RECORDS VOLUME 1 PAGE 97 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: 36, 37 and 38 RESULTING LOT #: 36 R

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.

George W. Schleifer

OWNER SIGNATURE

George W. Schleifer

NAME PRINTED (& title, if applicable)

Karen M. Schleifer

OWNER SIGNATURE

Karen M. Schleifer

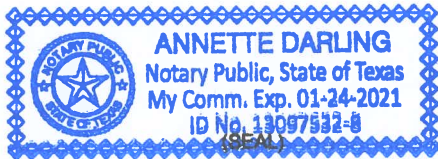
NAME PRINTED (& title, if applicable)

STATE OF Texas

COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Karen M & George W Schleifer

on the 1 day of June, 2018.



Annette Darling

NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the _____ day

of _____, 20_____.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
CANYON LAKE VILLAGE, UNIT 3
(Volume 1, Page 97, Map and Plat Records, Comal County, Texas)
Combining Lots 36, 37, and 38
Establishing Lot 36R



Please refer to the recorded subdivision plat, *Canyon Lake Village, Unit 3* (Volume 1, Page 97, 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: 13903 Geo ID: 130320040300
Legal Acres: 0.0000
Legal Desc: CANYON LAKE VILLAGE 3, LOT 36
Situs: 1809 TRAIL PASS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 903728 100.00%
GALVAN DIMAS
12335 SHAFTSBURY
HOUSTON, TX 77031

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	2,930
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	2,930

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: 06/01/2018

Total Due if paid by: 06/30/2018

0.00

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Tax Certificate Issued for:

Taxes Paid in 2017

COMAL COUNTY	9.02
Lateral Road	1.47
COMAL ISD	40.73
ESD #2 (EMS)	1.76
ESD #3 (FIRE)	2.35

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)].

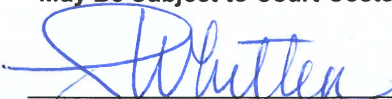
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 06/01/2018
Requested By: GEORGE SCHLEIFER
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 13904 Geo ID: 130320040400
Legal Acres: 0.0000
Legal Desc: CANYON LAKE VILLAGE 3, LOT 37
Situs: 1821 TRAIL PASS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 903728 100.00%
GALVAN DIMAS
12335 SHAFTSBURY
HOUSTON, TX 77031

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	2,850
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	2,850

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: 06/01/2018

Total Due if paid by: 06/30/2018

0.00

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COUNTY ENGINEER

Tax Certificate Issued for:

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	8.77
Lateral Road	1.43
COMAL ISD	39.62
ESD #2 (EMS)	1.71
Credit	0.00
ESD #3 (FIRE)	2.28

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.

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Reference #:


Signature of Authorized Officer of Collecting Office

Issued By:

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

Property Information

Property ID: 13905 Geo ID: 130320040500
Legal Acres: 0.0000
Legal Desc: CANYON LAKE VILLAGE 3, LOT 38
Situs: 1833 TRAIL PASS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 903728 100.00%
GALVAN DIMAS
12335 SHAFTSBURY
HOUSTON, TX 77031

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	2,730
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	2,730

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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: 06/01/2018

Total Due if paid by: 06/30/2018

0.00

RECEIVED

JUN 01 2018

COUNTY ENGINEER

Tax Certificate Issued for:

Taxes Paid in 2017

COMAL COUNTY	8.40
Lateral Road	1.37
COMAL ISD	37.95
ESD #2 (EMS)	1.64
ESD #3 (FIRE)	2.18

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.

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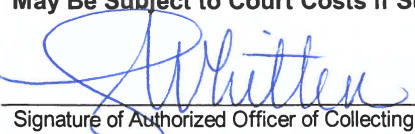
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