



**COMAL COUNTY**  
ENGINEER'S OFFICE

June 4, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Sattler Village, Unit 1*, combining Lots 25 and 26 of Block 2, establishing Lot 25R, within Comal County, Texas  
**OWNER(S):** Eileen Espinosa

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

**REMARKS:**

The property owner has applied to amend the recorded subdivision plat of *Sattler Village, Unit 1* (Volume 130, Page 447 Deed records; and Re-recorded in Volume 1, Page 55, Comal County Map and Plat Records) by combining Lots 25 and 26 of Block 2 to create Lot 25R.

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)): Eileen Espinosa  
MAILING ADDRESS: P.O. Box 2485 Canyon Lake, Tx. 78133

LEGAL DESCRIPTION OF PROPERTY:  
NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Sattler Village Unit 1 (Block 2)

COMAL COUNTY MAP & PLAT RECORDS VOLUME 130 PAGE 447 (or ~~Doc#~~ Re-recorded Volume page 55)  
LOTS OR TRACTS TO BE COMBINED: Lot 25 and Lot 26 RESULTING LOT #: 25R  
of Block 2

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.

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MAY 31 2018

Eileen Espinosa  
OWNER SIGNATURE  
Eileen Espinosa  
NAME PRINTED (& title, if applicable)

OWNER SIGNATURE  
COUNTY ENGINEER  
NAME PRINTED (& title, if applicable)

STATE OF Texas  
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Eileen Espinosa  
on the 31 day of May, 2018.



[Signature]  
NOTARY PUBLIC

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

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

FOR RECORDING PURPOSES ONLY

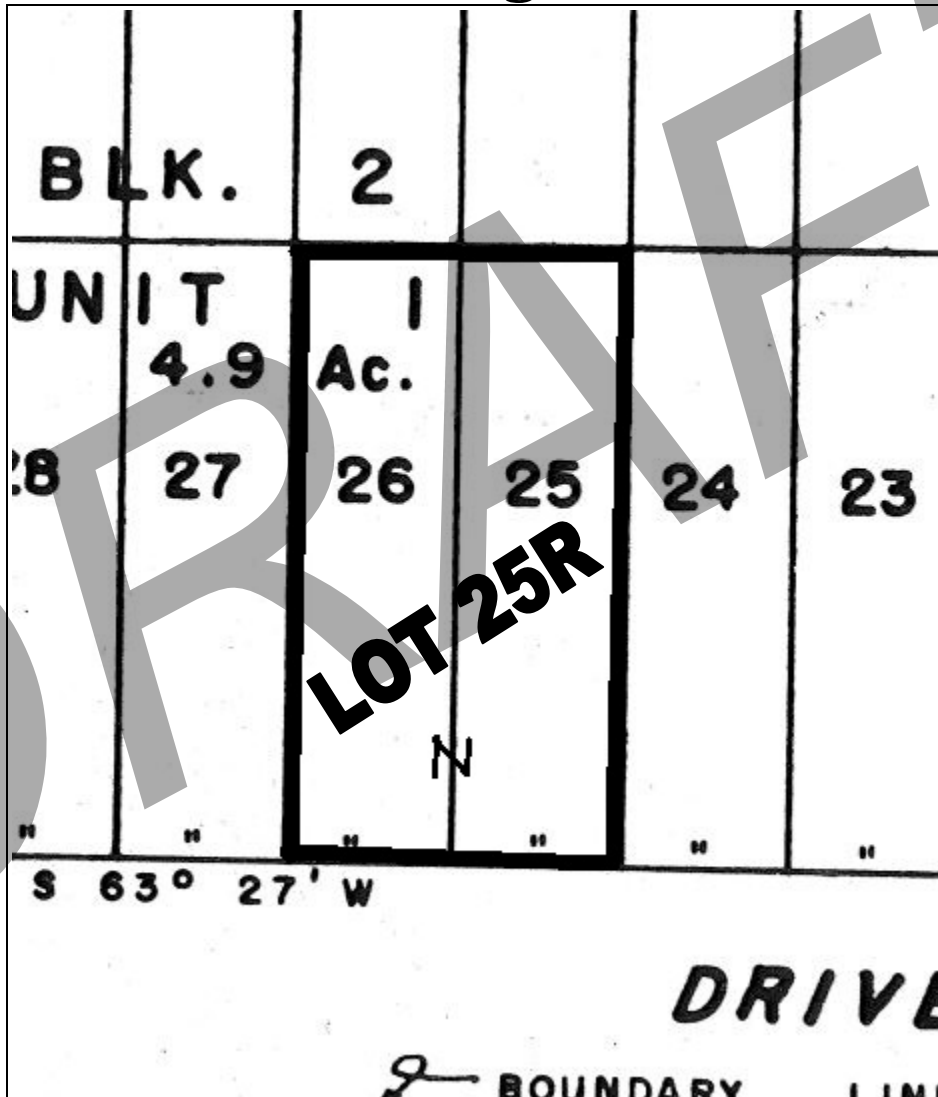
# Amendment to Plat

## SATTLER VILLAGE, UNIT 1

(Volume 130, Page 447, Deed records; and Re-recorded in Volume 1, Page 55, Comal County Map and Plat Records, Map and Plat Records, Comal County, Texas)

### Combining Lots 25 and 26 of Block 2

### Establishing Lot 25R



Please refer to the recorded subdivision plat, *Sattler Village, Unit 1* (Volume 130, Page 447, Deed Records; and Re-recorded in Volume 1, Page 55, 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: 54739      Geo ID: 500300003800  
Legal Acres: 0.0000  
Legal Desc: SATTLER VILLAGE 1, BLOCK 2, LOT 26  
Situs: 0 PEACH TREE NEW BRAUNFELS, TX 78132  
DBA:  
Exemptions:

Owner ID: 991259      100.00%  
ESPINOSA EILEEN  
PO BOX 2485  
CANYON LAKE, TX 78133

For Entities

Value Information

|               |                      |       |
|---------------|----------------------|-------|
| COMAL COUNTY  | Improvement HS:      | 0     |
| COMAL ISD     | Improvement NHS:     | 0     |
| Credit        | Land HS:             | 0     |
| ESD #2 (EMS)  | Land NHS:            | 5,760 |
| ESD #3 (FIRE) | Productivity Market: | 0     |
| Lateral Road  | Productivity Use:    | 0     |
| Rural Fire #4 | Assessed Value       | 5,760 |

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: 05/31/2018 |        |         |         |           |              | Total Due if paid by: 05/31/2018 |
|                            |        |         |         |           |              | 0.00                             |

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MAY 31 2018

COUNTY ENGINEER

Tax Certificate Issued for:

|               |       |
|---------------|-------|
| COMAL COUNTY  | 17.73 |
| Lateral Road  | 2.89  |
| COMAL ISD     | 80.06 |
| ESD #2 (EMS)  | 3.46  |
| ESD #3 (FIRE) | 4.61  |

Taxes Paid in 2017

2018 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2017 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2019.

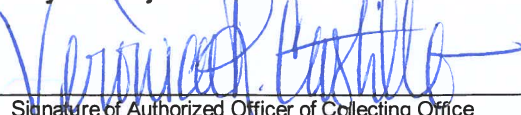
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 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

  
Signature of Authorized Officer of Collecting Office

Date of Issue: 05/31/2018  
Requested By: EILEEN ESPINOSA  
Fee Amount: 10.00  
Reference #:

Issued By:

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

Property Information

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Situs: 0 PEACH TREE NEW BRAUNFELS, TX 78132  
DBA:  
Exemptions:

Owner ID: 991259      100.00%  
ESPINOSA EILEEN  
PO BOX 2485  
CANYON LAKE, TX 78133

For Entities

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|---------|--------|---------|---------|-----------|--------------|-----------|
| Totals: |        |         | 0.00    | 0.00      | 0.00         | 0.00      |

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