



COMAL COUNTY

ENGINEER'S OFFICE

July 11, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Vintage Oaks at the Vineyard Unit 14*, combining Lots 1540 and 1541, establishing Lot 1540R, within Comal County, Texas
OWNER(S): Terry L. and June C. Duran

We request placement of this Amendment to Plat on the July 11, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Vintage Oaks at the Vineyard, Unit 14* (document # 170600674, Comal County Map and Plat Records) by combining Lots 1540 and 1541 to create Lot 1540R.

The pertinent information has been filed in our office. All required documents have been submitted and the amendment to plat meets the requirements for final approval.

DRAFT

LIENHOLDER ACKNOWLEDGEMENT

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- I, Security Service Federal Credit Union ("SSFCU"), owner and holder of a lien against the property described in the plat known as Lots 1540 and 1541, VINTAGE OAKS AT THE VINEYARD, UNIT 14, COMAL COUNTY, TEXAS, said plat recorded, Map and Plat Records of Comal County, Texas; and said lien being evidenced by instrument of record in Document Number(s) 201706037255, recorded August 9, 2017 of the Real Property Records of Comal County, Texas, hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

The lien holder, SSFCU, does not object to a legal replat or resubdivision of said lots as long as it conforms to all rules and regulations of Comal County and SSFCU lien status is not affected.

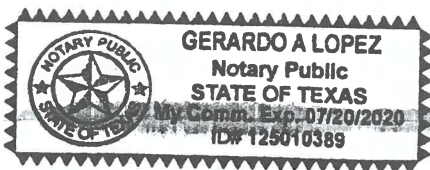
By: *Mike Manley*
 (Signature of lien holder(s))

Mike Manley, Assistant Vice President
 (Name and title printed)

STATE OF TEXAS &
 &
 COUNTY OF BEXAR &

Sworn to and Subscribed before me by Michael J. Manley, Assistant Vice President

On the 4th day of June, 2018



Gerardo A. Lopez

Issued By:

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

Property Information

Property ID: 82511 Geo ID: 780882000200
Legal Acres: 5.7600
Legal Desc: A-882 SUR-912 F HEIMER, ACRES 5.76
Situs: W HWY 46 TX
DBA:
Exemptions:

Owner ID: 919872 100.00%
SOUTHSTAR AT VINTAGE OAKS LLC
% SOUTHSTAR COMMUNITIES LLC
1114 LOST CREEK BLVD
SUITE 270
AUSTIN, TX 78746-6300

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	66,260
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	66,260

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: 06/11/2018

Total Due if paid by: 06/30/2018

0.00



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Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	203.97
Lateral Road	33.20
COMAL ISD	921.01
ESD #2 (EMS)	39.76
ESD #3 (FIRE)	53.01

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 06/11/2018
Requested By: DURAN TERRY L & JUNE C
Fee Amount: 10.00
Reference #: