



# COMAL COUNTY

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ENGINEER'S OFFICE

July 18, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat *Cadillac Canyon Subdivision, Number 2*, combining Lots 5 and 6 of Block 2, establishing Lot 5R, within Comal County, Texas  
**OWNER(S):** Bryan D. Johnson and Angela K. Vinson

We request placement of this Amendment to Plat on the July 26, 2018 Commissioners Court agenda for final approval.

**REMARKS:**

The property owners have applied to amend the recorded subdivision plat of *Cadillac Canyon Subdivision, Number 2* (Document #54992, Comal County Map and Plat Records) by combining Lots 5 and 6 of Block 2 to create Lot 5R.

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: Bryan D. Johnson and Angela R. Vinson

MAILING ADDRESS: 2309 Nancy Dr. Canyon Lake TX 78133

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LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 54992 OR Vol.: III Page(s): COUNTY ENGINEER

Plat Title: Cadillac Canyon Subdivision Unit: No. 2 Lot(s): 5 and 6 Block(s): 2

LOT(S): 5 and 6 5R ESTABLISHING BLOCK: 2 SUBDIVISION: Cadillac Canyon 2 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.

Bryan D. Johnson Printed Name of Owner

Angela R. Vinson Printed Name of Owner

Bryan D. Johnson Signature of Owner (above)

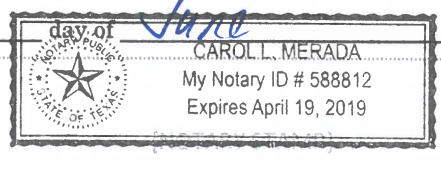
Angela R. Vinson Signature of Owner (above)

STATE OF TEXAS: COUNTY OF COMAL

SWORN AND SUBSCRIBED before me by Bryan D. Johnson and Angela R. Vinson Printed Name of Owner

on the 29 day of June, 2018

Carol L. Merada NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the day of , 20

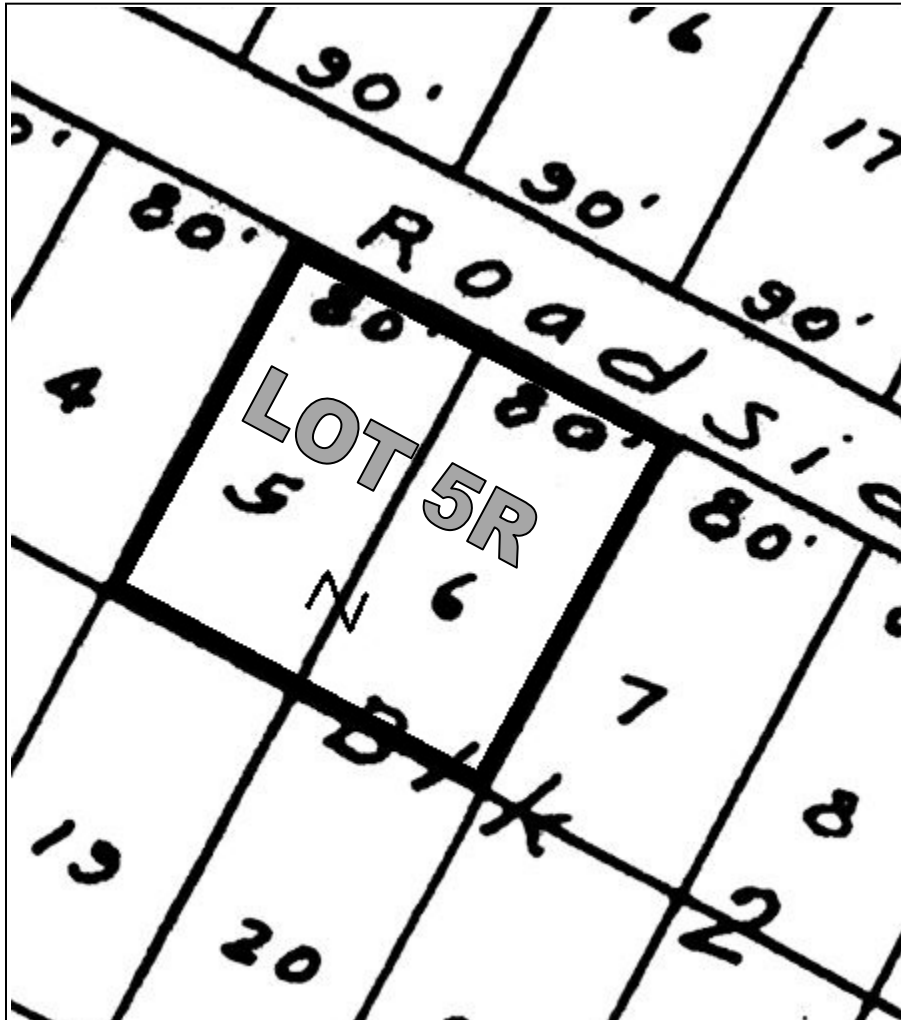
ATTEST: COUNTY JUDGE COUNTY CLERK

FOR RECORDING PURPOSES ONLY

**Amendment to Plat**  
**CADILLAC CANYON SUBDIVISION,**  
**NUMBER 2**

(Document #54992, Map and Plat Records, Comal County, Texas)

**Combining Lots 5 and 6 of Block 2**  
**Establishing Lot 5R**



Please refer to the recorded subdivision plat, *Cadillac Canyon Subdivision, Number 2* (Document #54992, 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: 6814      Geo ID: 130090004400  
Legal Acres: 0.0000  
Legal Desc: CADILLAC CANYON 2, BLOCK 2, LOT 5  
Situs: 1574 ROADSIDE DR CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 959006      100.00%  
JOHNSON BRYAN D & ANGELA R VINSON  
239 NANCY DR  
CANYON LAKE, TX 78133-5281

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	5,510
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	13,020
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	18,530

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: 07/10/2018

Total Due if paid by: 07/31/2018

0.00

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Tax Certificate Issued for:

Taxes Paid in 2017

COMAL COUNTY	57.04
Lateral Road	9.28
COMAL ISD	257.57
ESD #2 (EMS)	11.12
ESD #3 (FIRE)	14.82

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)].

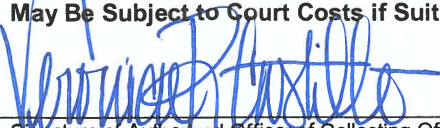
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 07/10/2018  
Requested By: ANGELA R VINSON  
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: 6815 Geo ID: 130090004500  
Legal Acres: 0.0000  
Legal Desc: CADILLAC CANYON 2, BLOCK 2, LOT 6  
Situs: ROADSIDE DR CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 959006 100.00%  
JOHNSON BRYAN D & ANGELA R VINSON  
239 NANCY DR  
CANYON LAKE, TX 78133-5281

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	4,000
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	13,020
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	17,020

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: 07/10/2018

Total Due if paid by: 07/31/2018

0.00

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Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	52.39
Lateral Road	8.53
COMAL ISD	236.58
ESD #2 (EMS)	10.21
ESD #3 (FIRE)	13.61

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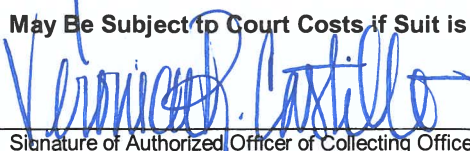
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Requested By: ANGELA R VINSON  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office