



**COMAL COUNTY**  
ENGINEER'S OFFICE

July 19, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Rocky Creek Ranch, Phase Two*, combining Lots 73 and 74, establishing Lot 73R, within Comal County, Texas  
**OWNER(S):** Richard A. and Marcella E. Pasetto

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 *Rocky Creek Ranch, Phase Two (Volume 9, Page 241, Comal County Map and Plat Records)* by combining Lots 73 and 74 to create Lot 73R.

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**

RECEIVED

JUL 17 2018

OWNER(S) (as shown on deed(s)): Richard A. and Marcella E. Pasetto

MAILING ADDRESS: PO Box 145 Fischer TX 78623

COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): ROCKY CREEK RANCH 2

COMAL COUNTY MAP & PLAT RECORDS VOLUME 9 PAGE 241 (or) DOC# \_\_\_\_\_

LOTS OR TRACTS TO BE COMBINED: 73 and 74 RESULTING LOT #: 73R

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.

[Signature]  
OWNER SIGNATURE  
Richard A. Pasetto

[Signature]  
OWNER SIGNATURE  
Marcella E. Pasetto

NAME PRINTED (& title, if applicable)

NAME PRINTED (& title, if applicable)

STATE OF Massachusetts

COUNTY OF Bristol

SWORN TO AND SUBSCRIBED before me by Richard A and Marcella E. Pasetto

on the 13 day of July, 2018.



(SEAL)

[Signature]  
NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

**Amendment to Plat**  
**ROCKY CREEK RANCH, PHASE TWO**  
(Volume 9, Page 241, Map and Plat Records, Comal County, Texas)  
**Combining Lots 73 and 74**  
**Establishing Lot 73R**



Please refer to the recorded subdivision plat, *Rocky Creek Ranch, Phase Two* (Volume 9, Page 241, 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: 51964 Geo ID: 470716007300  
Legal Acres: 0.0000  
Legal Desc: ROCKY CREEK RANCH 2, LOT 73  
Situs: 1104 LASSO LOOP CANYON LAKE, TX 78133  
DBA:  
Exemptions: HS, OV65

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JUL 17 2018

COUNTY ENGINEER

Owner ID: 903752 100.00%  
PASETTO RICHARD A & MARCELLA E  
PO BOX 145  
FISCHER, TX 78623-0145

For Entities

Value Information

COMAL COUNTY	Improvement HS:	180,330
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	16,340
ESD #3 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	184,965

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: 07/03/2018			Total Due if paid by: 07/31/2018			0.00

DRAFT



Tax Certificate Issued for:

	Taxes Paid in 2017
COMAL COUNTY	224.18
Lateral Road	38.36
COMAL ISD	1,272.68
ESD #2 (EMS)	110.98
ESD #3 (FIRE)	147.97

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: 07/03/2018  
Requested By: PASETTO RICHARD A & MARCE  
Fee Amount: 10.00  
Reference #:

*Monica Goodale*

Issued By:

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

Property Information

Property ID: 51965      Geo ID: 470716007400  
Legal Acres: 0.0000  
Legal Desc: ROCKY CREEK RANCH 2, LOT 74  
Situs: 1124 LASSO LOOP CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 903752      100.00%  
PASETTO RICHARD A & MARCELLA E  
PO BOX 145  
FISCHER, TX 78623-0145

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	0
ESD #3 (FIRE)	Land NHS:	16,460
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	16,460

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Totals:			0.00	0.00	0.00	0.00

Effective Date: 07/03/2018

Total Due if paid by: 07/31/2018

RECEIVED

JUL 17 2018

COUNTY CLERK

DRAFT



Tax Certificate Issued for:

COMAL COUNTY  
Lateral Road  
COMAL ISD  
ESD #2 (EMS)  
ESD #3 (FIRE)

Taxes Paid in 2017

50.66  
8.25  
228.79  
9.88  
13.17

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*Monica Goodale*

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