



# COMAL COUNTY

ENGINEER'S OFFICE

July 26, 2018

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Westhaven Subdivision*, combining Lots 4 and 20 of Block 3, establishing Lot 4R, within Comal County, Texas  
**OWNER(S):** Liska Scott Lyons

We request placement of this Amendment to Plat on the August 2, 2018 Commissioners Court agenda for final approval.

**REMARKS:**

The property owner has applied to amend the recorded subdivision plat of *Westhaven Subdivision* (Volume 1, Pages 62-63, Comal County Map and Plat Records) by combining Lots 4 and 20 of Block 3 to create Lot 4R.

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: Liska Scott Lyons

MAILING ADDRESS: 116 Crestview Dr.  
Canyon Lake, TX 78133

**LEGAL DESCRIPTION OF PROPERTIES**

PLAT Document #: \_\_\_\_\_ OR Vol.: 1 Page(s): 62-63

Plat Title: Westhaven Subdivision

Unit: \_\_\_\_\_ Lot(s): 4+20 Block(s): 3

**ESTABLISHING**

LOT(S): 4R BLOCK: 3

SUBDIVISION: Westhaven Subdivision 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.

Liska S. Lyons  
Printed Name of Owner

\_\_\_\_\_  
Printed Name of Owner

Liska S. Lyons  
Signature of Owner (above)

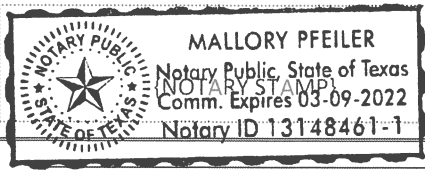
\_\_\_\_\_  
Signature of Owner (above)

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Liska S. Lyons and \_\_\_\_\_  
Printed Name of Owner

on the 26 day of July, 2018.

Mally Pfeiler  
NOTARY SIGNATURE



**APPROVED BY COMMISSIONERS COURT on the**

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ATTEST: COUNTY JUDGE**

\_\_\_\_\_  
**COUNTY CLERK**

**FOR RECORDING PURPOSES ONLY**

LIENHOLDER ACKNOWLEDGEMENT

RECEIVED

JUL 25 2018

COUNTY ENGINEER

I/We, J.P. Morgan Chase Bank, N.A.  
(Mortgage company/bank name)

owner(s) and holder(s) of a lien against the property described in the plat known as

Westhaven I, Block 3, Lot 20  
(Plat title, unit & block numbers (if any), & mortgaged lot number(s))

said lien being evidenced by instrument of record in Document No. 201306009644  
(Recording no. of Deed of Trust, Warranty Deed w/Vendor's Lien, Home Equity Loan, etc.)

of the Official Public Records of Comal County, Texas, do hereby in all things subordinate said lien to said plat, and hereby confirm that I am/we are the present owner(s) of said lien and have not assigned the same or any part thereof.

I/we acknowledge that a foreclosure of said lien will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable state, county, and municipal regulations. I/we also acknowledge that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: [Signature]  
(Lienholder signature)

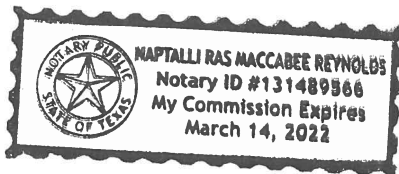
Lorena P. Martinez, RB.  
(Name and title, printed)

STATE OF Texas §

COUNTY OF Comal §

Sworn to and Subscribed before me by Lorena P. Martinez

on the 24 day of July, 2018.



(seal)

[Signature]  
(Notary)

Naptalli Ras MacCabee Reynolds  
(Printed name)

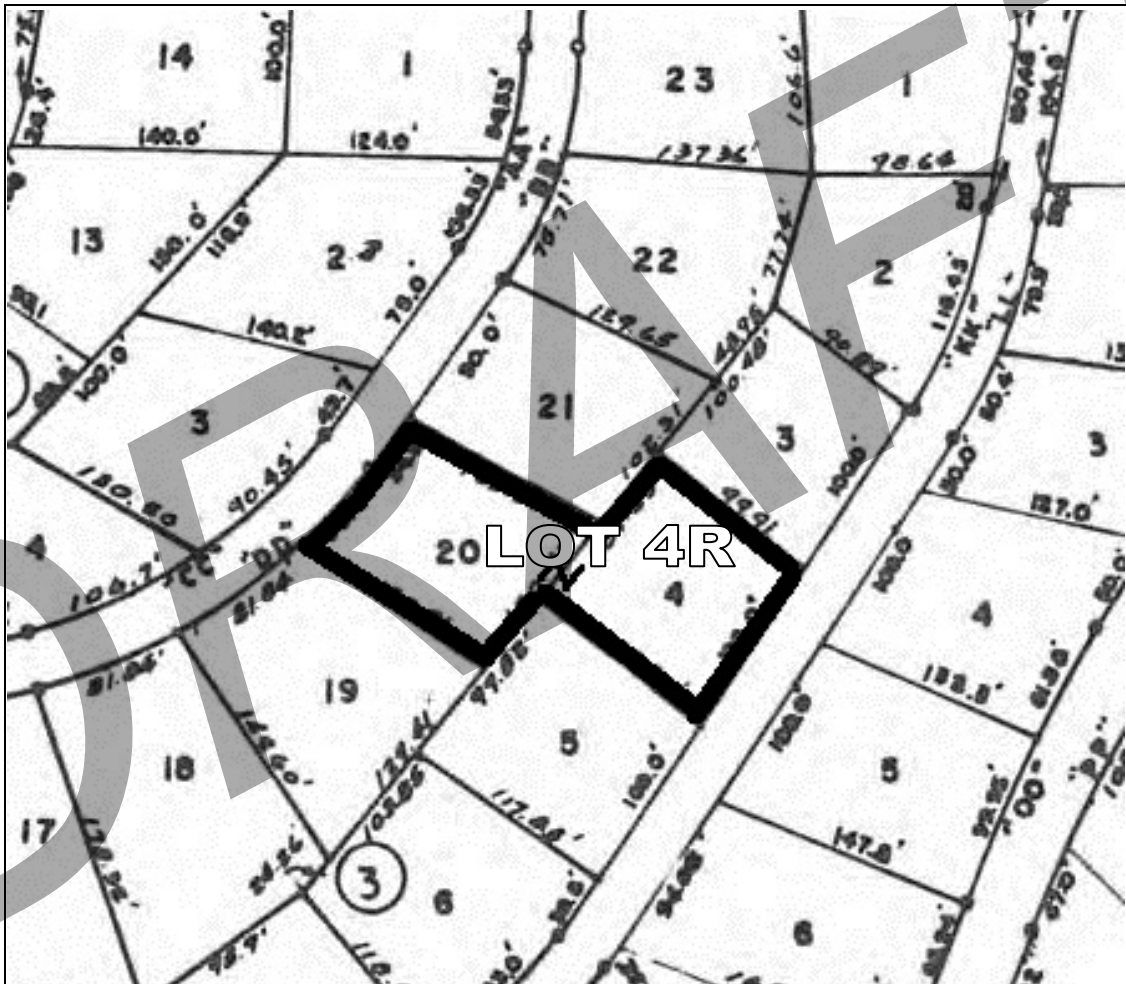
# Amendment to Plat

## WESTHAVEN SUBDIVISION

(Volume 1, Pages 62-63, Map and Plat Records, Comal County, Texas)

### Combining Lots 4 and 20 of Block 3

### Establishing Lot 4R



Please refer to the recorded subdivision plat, *Westhaven Subdivision* (Volume 1, Pages 62-63, 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: 68758      Geo ID: 560290010000  
Legal Acres: 0.0000  
Legal Desc: WESTHAVEN 1, BLOCK 3, LOT 20 & 4  
Situs: 116 CRESTVIEW DR CANYON LAKE, TX 78133  
DBA:  
Exemptions: HS, OV65

Owner ID: 125037      100.00%  
LYONS LISKA S  
116 CRESTVIEW DR  
CANYON LAKE, TX 78133-4356

For Entities

Value Information

COMAL COUNTY	Improvement HS:	89,640
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	24,070
ESD #2 (EMS)	Land NHS:	0
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	106,425

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
<b>Totals:</b>						
			0.00	0.00	0.00	0.00
Effective Date: 07/23/2018						Total Due if paid by: 07/31/2018
						0.00

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JUL 25 2018

COUNTY ENGINEER

Tax Certificate Issued for:

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	70.91
Lateral Road	8.14
COMAL ISD	529.53
ESD #2 (EMS)	63.86
ESD #3 (FIRE)	85.14

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: 07/23/2018  
Requested By: LYONS LISKA S  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office