



COMAL COUNTY
ENGINEER'S OFFICE

July 24, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Devil's Backbone Heights*, combining Lots 106 and 107, establishing Lot 106R, within Comal County, Texas
OWNER(S): Donald B. Halstead, Jr.

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 *Devil's Backbone Heights* (Volume 6, Page 107, Comal County Map and Plat Records) by combining Lots 106 and 107 to create Lot 106R.

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: DONALD B. HALSTEAD, JR.
MAILING ADDRESS: P O BOX 404
SANTA FE, TEXAS 77517

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 5 OR Vol.: 6 Page(s): 107

Plat Title: DEVILS BACKBONE HEIGHTS

Unit: Lot(s): 106 AND 107 Block(s):

ESTABLISHING

LOT(S): 106R BLOCK: RECEIVED JUL 24 2018

SUBDIVISION: DEVILS BACKBONE HEIGHTS UNIT: COUNTY ENGINEER

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.

DONALD B. HALSTEAD, JR.

Printed Name of Owner

[Signature]

Signature of Owner (above)

Printed Name of Owner

Signature of Owner (above)

STATE OF TEXAS:

COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Donald B. Halstead, Jr. and

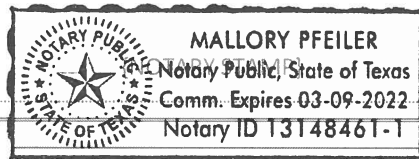
Printed Name of Owner

on the 24 day of July, 2018.

Printed Name of Owner

[Notary Signature]

NOTARY SIGNATURE



FOR RECORDING PURPOSES ONLY

APPROVED BY COMMISSIONERS COURT on the

day of, 20

COUNTY JUDGE

ATTEST:

COUNTY CLERK

Amendment to Plat

DEVIL'S BACKBONE HEIGHTS

(Volume 6, Page 107, Map and Plat Records, Comal County, Texas)

Combining Lots 106 and 107

Establishing Lot 106R



Please refer to the recorded subdivision plat, *Devil's Backbone Heights* (Volume 6, Page 107, 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: 24418 Geo ID: 160115010600
Legal Acres: 0.0000
Legal Desc: DEVILS BACKBONE HEIGHTS, LOT 106
Situs: 0 TBD
DBA:
Exemptions:

Owner ID: 991495 100.00%
HALSTEAD DONALD B JR
PO BOX 404
SANTA FE, TX 77517

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	12,970
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	12,970

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: 07/24/2018						Total Due if paid by: 07/31/2018
						0.00

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Tax Certificate Issued for:

COMAL COUNTY	39.93
Lateral Road	6.50
COMAL ISD	180.29
ESD #2 (EMS)	7.78
ESD #3 (FIRE)	10.38

Taxes Paid in 2017

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: 07/24/2018
Requested By: HALSTEAD DONALD B JR
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: 24419 Geo ID: 160115010700
Legal Acres: 0.0000
Legal Desc: DEVILS BACKBONE HEIGHTS, LOT 107
Situs: 1046 OLIVER CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 991495 100.00%
HALSTEAD DONALD B JR
PO BOX 404
SANTA FE, TX 77517

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	13,500
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	13,500

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due	
Totals:			0.00	0.00	0.00	0.00	
Effective Date: 07/24/2018						Total Due if paid by: 07/31/2018	0.00

RECEIVED
JUL 24 2018

COUNTY ENGINEER



Tax Certificate Issued for:

	Taxes Paid in 2017
COMAL COUNTY	41.56
Lateral Road	6.76
COMAL ISD	187.65
ESD #2 (EMS)	8.10
ESD #3 (FIRE)	10.80

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)].

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