



COMAL COUNTY
ENGINEER'S OFFICE

July 26, 2018

TO: Commissioner Jen Crowover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat *Cypress Lake Gardens, Line Camp Section*, combining Lots 13 and 14 of Block 126, establishing Lot 13R, within Comal County, Texas
OWNER(S): Evan and Lori Shilling

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

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Cypress Lake Gardens, Line Camp Section* (Volume 3, Page 65, Comal County Map and Plat Records) by combining Lots 13 and 14 of Block 126 to create Lot 13R.

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: Evan and Lori Shilling

RECEIVED

MAILING ADDRESS: 1171 Buckskin Pass
Spring Branch, Tx 78070

JUL 25 2018

LEGAL DESCRIPTION OF PROPERTIES

COUNTY ENGINEER

PLAT Document #: _____ OR Vol.: 3 Page(s): 65

Plat Title: Cypress Lake Gardens, Line Camp Section

Unit: _____ Lot(s): 13 + 14 Block(s): 126

ESTABLISHING

LOT(S): 13R BLOCK: 126

SUBDIVISION: Cypress Lake Gardens, Line Camp Section 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.

Evan Shilling
Printed Name of Owner

Lori Shilling
Printed Name of Owner

[Signature]
Signature of Owner (above)

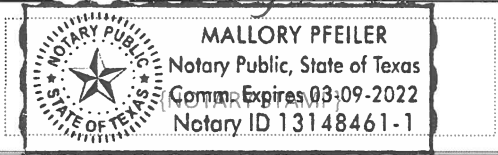
[Signature]
Signature of Owner (above)

STATE OF TEXAS: _____
COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Evan Shilling and
Printed Name of Owner

Lori Shilling on the 25 day of July, 2018.
Printed Name of Owner

[Signature]
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

_____ day of _____, 20____.

COUNTY JUDGE

ATTEST:

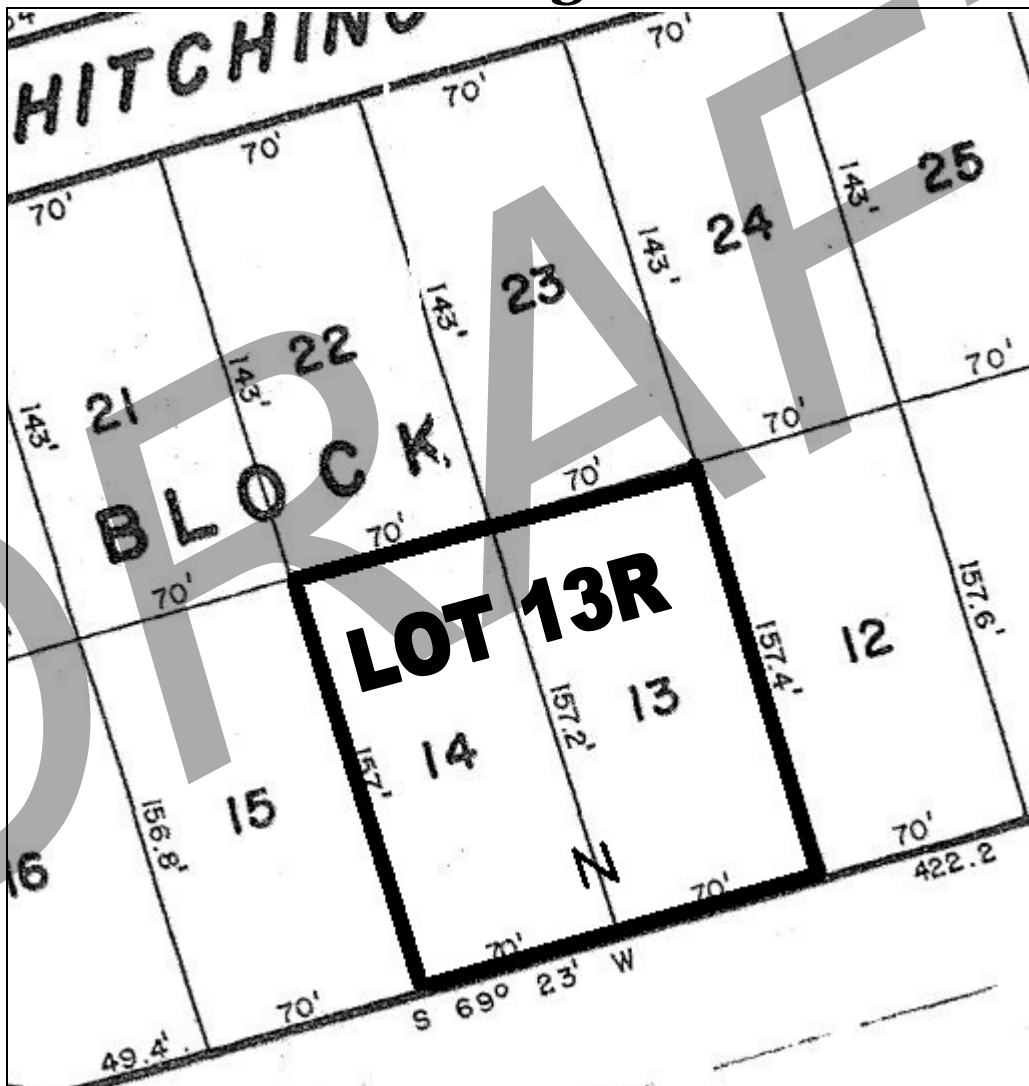
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
CYPRESS LAKE GARDENS, LINE CAMP
SECTION

(Volume 3, Page 65, Map and Plat Records, Comal County, Texas)

Combining Lots 13 and 14 of Block 126
Establishing Lot 13R



Please refer to the recorded subdivision plat Cypress Lake Gardens, Line Camp Section (Volume 3, Page 65, 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: 22036 Geo ID: 150355186500
Legal Acres: 0.0000
Legal Desc: CYPRESS LAKE GARDENS/LINE CAMP, BLOCK 126,
LOT 13
Situs: 1743 LINE CAMP TRL SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 939194 100.00%
SHILLING EVAN & LORI
1171 BUCKSKIN PASS
SPRING BRANCH, TX 78070-3927

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	4,000
ESD #1 (EMS)	Land HS:	0
ESD #4 (FIRE)	Land NHS:	5,390
Fresh Water Dist	Productivity Market:	0
Lateral Road	Productivity Use:	0
REBECCA CREEK MUD	Assessed Value	9,390
Rural Fire #1		

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: 07/25/2018

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	28.90
Lateral Road	4.70
COMAL ISD	130.53
ESD #1 (EMS)	7.99
ESD #4 (FIRE)	5.63

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: 07/25/2018
Requested By: SHILLING EVAN & LORI
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: 22037 Geo ID: 150355187000
Legal Acres: 0.0000
Legal Desc: CYPRESS LAKE GARDENS/LINE CAMP, BLOCK 126,
 LOT 14
Situs: 1743 LINE CAMP TRL SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 939194 100.00%
SHILLING EVAN & LORI
1171 BUCKSKIN PASS
SPRING BRANCH, TX 78070-3927

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	0
ESD #4 (FIRE)	Land NHS:	5,390
Fresh Water Dist	Productivity Market:	0
Lateral Road	Productivity Use:	0
REBECCA CREEK MUD	Assessed Value	5,390
Rural Fire #1		

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: 07/11/2018

Total Due if paid by: 07/31/2018

0.00

RECEIVED

JUL 11 2018

COUNTY ENGINEER

Tax Certificate Issued for:

Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	16.59
Lateral Road	2.70
COMAL ISD	74.93
ESD #1 (EMS)	4.59
ESD #4 (FIRE)	3.23

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)].

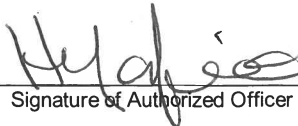
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Fee Amount: 10.00
Reference #:


Signature of Authorized Officer of Collecting Office