



COMAL COUNTY

ENGINEER'S OFFICE

August 2, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Vintage Oaks at the Vineyard, Unit 17*, combining Lots 1639 and 1640, establishing Lot 1639R, within Comal County, Texas
OWNER(S): Reginald Wayne and Sharon Lynn Cummings

We request placement of this Amendment to Plat on the August 9, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Vintage Oaks at the Vineyard, Unit 17* (Document #201706036819, Comal County Map and Plat Records) by combining Lots 1639 and 1640 to create Lot 1639R.

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

OWNER NAME(S) As Shown On Deed: Reginald Wayne Cummings and wife, Sharon Lynn Cummings

AUG 01 2018

MAILING ADDRESS: 7330 Bluff Springs Rd., Apt 6104, Austin, TX 78744

COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 201706036819 OR Vol.: Page(s):

Plat Title: Vintage Oaks At The Vineyard

Unit: 17 Lot(s): 1639 and 1640 Block(s):

ESTABLISHING

LOT(S): 1639R BLOCK:

SUBDIVISION: Vintage Oaks At The Vineyard UNIT: 17

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.

Reginald Wayne Cummings

Sharon Lynn Cummings

Printed Name of Owner

Printed Name of Owner

Signature of Owner (above)

Signature of Owner (above)

STATE OF TEXAS:

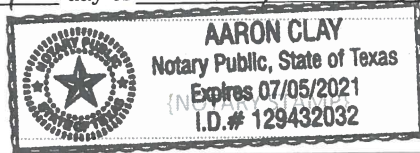
COUNTY OF Travis

SWORN AND SUBSCRIBED before me by Reginald Wayne Cummings and Sharon Lynn Cummings

Printed Name of Owner

on the 19 day of July, 2018.

NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of, 20

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

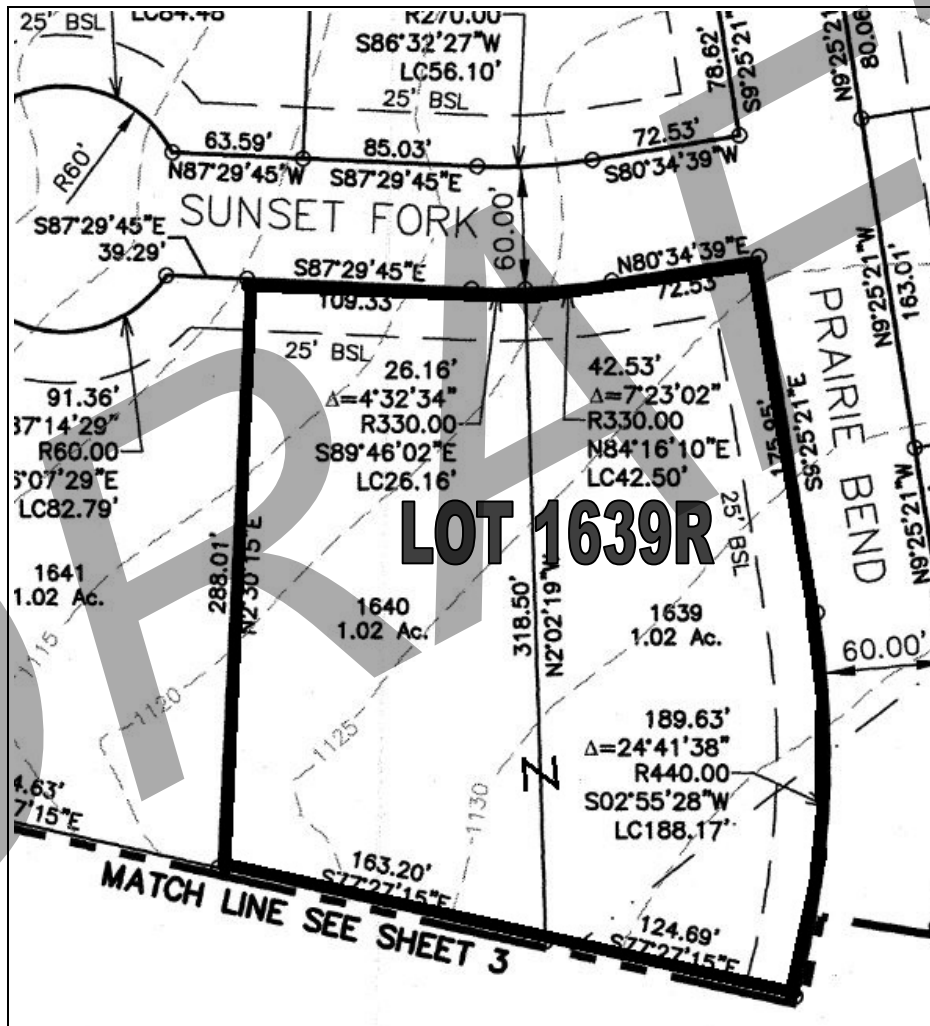
Amendment to Plat

VINTAGE OAKS AT THE VINEYARD, UNIT 17

(Document #201706036819, Map and Plat Records, Comal County, Texas)

Combining Lots 1639 and 1640

Establishing Lot 1639R



Please refer to the recorded subdivision plat, *Vintage Oaks at the Vineyard, Unit 17* (Document #201706036819, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT - NOT FOR RECORDING

LIENHOLDER ACKNOWLEDGEMENT

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COUNTY ENGINEER

I/We, Ozona Bank
(Mortgage company/bank name)

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

Lots 1639 and 1640, Vintage Oaks at the Vineyard Unit 17, Comal County
(Plat title, unit & block numbers (if any), & mortgaged lot number(s))

said lien being evidenced by instrument of record in Document No. 201806002791
(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.

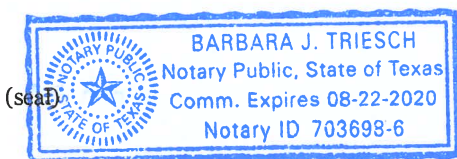
By: [Signature]
(Lienholder signature)

Shane Barbee, Sr. Vice President
(Name and title, printed)

STATE OF Texas §

COUNTY OF Hays §

Sworn to and Subscribed before me by Shane Barbee
on the 16th day of July, 20 18.



[Signature]
(Notary)

Barbara Triesch
(Printed name)

Issued By:

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

Property Information

Property ID: 80578 Geo ID: 780616001700
Legal Acres: 454.1690
Legal Desc: A-616 SUR-349 J M TEJERINO, ACRES 454.169
Situs: 0 STATE HWY 46 W TX
DBA:
Exemptions:

Owner ID: 919872 100.00%
SOUTHSTAR AT VINTAGE OAKS LLC
% SOUTHSTAR COMMUNITIES LLC
1114 LOST CREEK BLVD
SIUTE 270
AUSTIN, TX 78746-6300

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	1,111,730
ESD #3 (FIRE)	Productivity Market:	2,564,100
Lateral Road	Productivity Use:	19,960
Rural Fire #4	Assessed Value	1,131,690

Property is receiving Ag Use

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: 08/01/2018

Total Due if paid by: 08/31/2018

0.00

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Tax Certificate Issued for:

COMAL COUNTY	Taxes Paid in 2017
Lateral Road	6,167.68
COMAL ISD	1,003.84
ESD #2 (EMS)	27,850.87
ESD #3 (FIRE)	1,202.19
	1,602.92

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 SCCRUE 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: 08/01/2018
Requested By: CUMMINGS REGINALD W & SHA
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office

