



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 *Canyon Springs Resort, Unit No. 4*, combining Lots 7, 8, 9, and 10 of Block 51, establishing Lot 7R, within Comal County, Texas
OWNER(S): Jason R. Villela

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 *Canyon Springs Resort, Unit No. 4* (Volume 2, Page 1, Comal County Map and Plat Records) by combining Lots 7, 8, 9, and 10 of Block 51 to create Lot 7R.

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: Jason R. Villela

MAILING ADDRESS: 1936 W. Mistletoe

San Antonio, TX 78201

AUG 01 2018

COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: _____ OR Vol.: 2 Page(s): 1

Plat Title: Canyon Springs Resort

Unit: 4 Lot(s): 7, 8, 9, 10 Block(s): 51

ESTABLISHING

LOT(S): TR BLOCK: 51

SUBDIVISION: Canyon Springs Resort UNIT: 4

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.

Jason R Villela

Printed Name of Owner

Printed Name of Owner

J.R. Villela

Signature of Owner (above)

Signature of Owner (above)

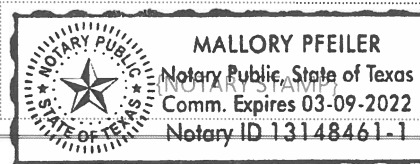
STATE OF TEXAS: §

COUNTY OF Comal §

SWORN AND SUBSCRIBED before me by Jason R Villela and

Printed Name of Owner on the 1 day of August, 2018.

Mallory Pfeiler
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of _____, 20_____.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

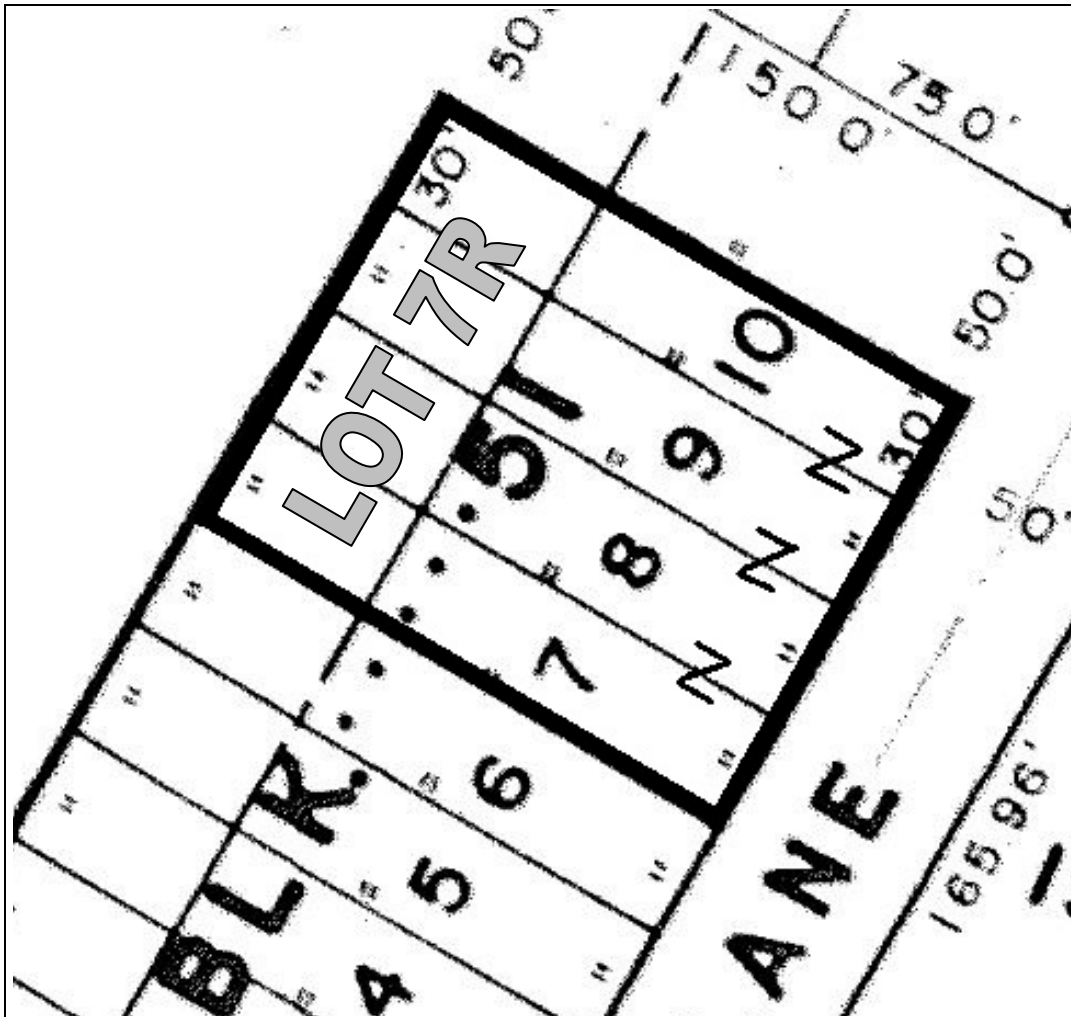
Amendment to Plat

CANYON SPRINGS RESORT, UNIT NO. 4

(Volume 2, Page 1, Map and Plat Records, Comal County, Texas)

Combining Lots 7, 8, 9, and 10 of Block 51

Establishing Lot 7R



Please refer to the recorded subdivision plat, *Canyon Springs Resort, Unit No.4* (Volume 2, Page 1, 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: 16206 Geo ID: 130380521500
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 4, BLOCK 51, LOT 7
Situs: 451 OAK SPRINGS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 926714 100.00%
VILLELA JASON R
1936 W MISTLETOE AVE
SAN ANTONIO, TX 78201-5324

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:	4,380
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	4,380

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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AUG 01 2018

COUNTY ENGINEER



Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	13.48
Lateral Road	2.19
COMAL ISD	60.88
ESD #2 (EMS)	2.63
ESD #3 (FIRE)	3.50

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: 08/01/2018
Requested By: VILLELA JASON R
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: 16207 Geo ID: 130380522000
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 4, BLOCK 51, LOT 8
Situs: 459 OAK SPRINGS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 926714 100.00%
VILLELA JASON R
1936 W MISTLETOE AVE
SAN ANTONIO, TX 78201-5324

For Entities

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Reference #:


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Issued By:

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

Property Information

Property ID: 16208 Geo ID: 130380522500
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 4, BLOCK 51, LOT 9
Situs: 469 OAK SPRINGS DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 926714 100.00%
VILLELA JASON R
1936 W MISTLETOE AVE
SAN ANTONIO, TX 78201-5324

For Entities

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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: 16209 Geo ID: 130380523000
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 4, BLOCK 51, LOT 10
Situs: 0 TBD
DBA:
Exemptions:

Owner ID: 926714 100.00%
VILLELA JASON R
1936 W MISTLETOE AVE
SAN ANTONIO, TX 78201-5324

For Entities

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ESD #2 (EMS)	Land HS:	0
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