



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 Plats establishing Lot 3R of Block 6 of *Westhaven Subdivision, Unit II*, within Comal County, Texas
OWNER(S): Dennis and Euvonne Polson

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

REMARKS:

The owners have applied to create Lot 3R of Block 6 of *Westhaven Subdivision, Unit II*, by combining:

- Lots 3 and 6 of Block 6 of *Westhaven Subdivision, Unit II*, recorded in Volume 2, Pages 21-22 of the Comal County Map and Plat Records,
with
- Lot 4R of Block 6 of *the Vacate and Replat of Westhaven Subdivision, Unit II*, recorded in Document #395317 of the Comal County Map and Plat Records.

Other pertinent information is on file in our office. All required documents have been submitted, and this Amendment to Plats meets the requirements for final approval.

AMENDMENT TO PLAT

OWNER NAME(S) As Shown On Deed: Dennis Polson and Wife Evonne Polson

MAILING ADDRESS: 132 Cliffwood Canyon Lake, TX 78133

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LEGAL DESCRIPTION OF PROPERTIES

PROPERTY #1 PLAT Document #: 395317 OR Vol: Page(s):

Plat Title: Vacate and Replat Establishing Westhaven Subdivision, Unit II, Lot 4R, Block 6

Unit: II Lot(s): 4R Block(s): 6

PROPERTY #2 PLAT Document #: OR Vol: 2 Page(s): 21-22

Plat Title: Westhaven Subdivision

Unit: II Lot(s): 3+6 Block(s): 6

ESTABLISHING

LOT(S): 3R BLOCK: 6

SUBDIVISION: Westhaven Subdivision UNIT: II

NO IMAGE WILL BE PRODUCED. SEE REFERENCED DOCUMENTS

The signature(s) 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 lots or tracts 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.

Dennis Polson Printed Name of Owner

Dennis Polson Signature of Owner (above)

Evonne Polson Printed Name of Owner

Evonne Polson Signature of Owner (above)

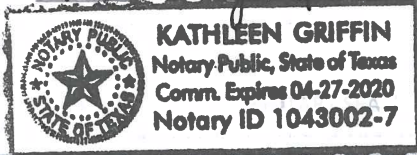
STATE OF TEXAS:

COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Dennis Polson and Evonne Polson

Printed Name of Owner on the 31st day of July, 2018

Kathleen Griffin NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the day of , 20

FOR RECORDING PURPOSES ONLY

COUNTY JUDGE

ATTEST:

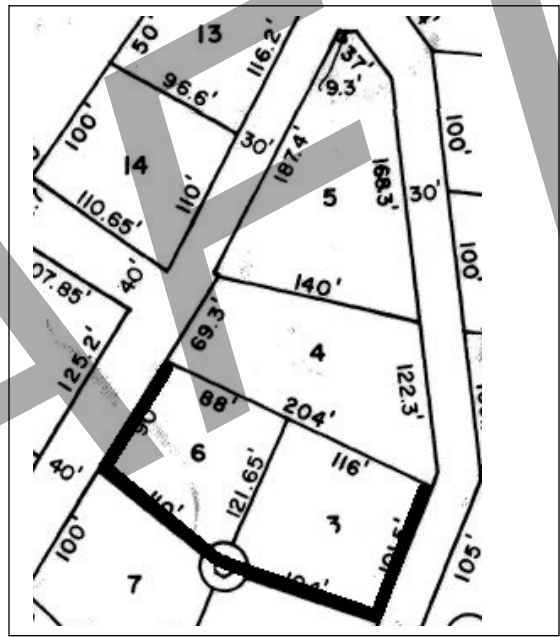
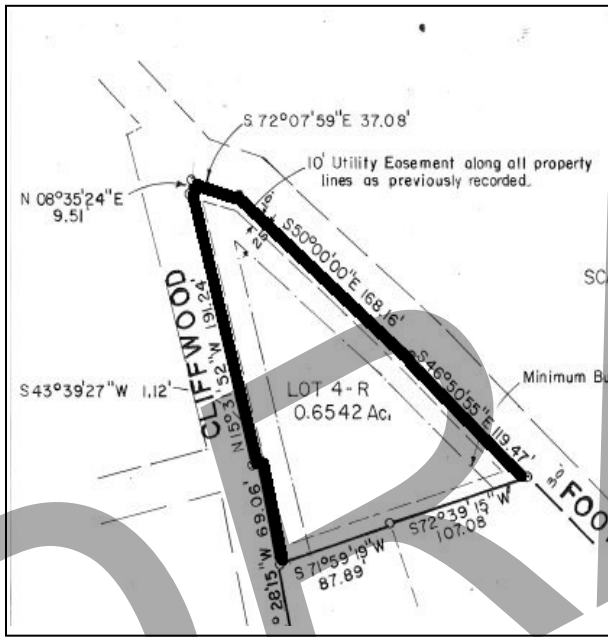
COUNTY CLERK

Amendment to Plat

WESTHAVEN SUBDIVISION, UNIT II

(Volume 2, Pages 21-22, Map and Plat Records, Comal County, Texas)

Combining Lots 3, 4R, and 6 of Block 6 Establishing Lot 3R



Please refer to the recorded subdivision plat, the *Vacate and Replat* establishing *Westhaven Subdivision, Unit II, Lot 4R, Block 6*, (Document #395317, Map and Plat Records, Comal County, Texas), and *Westhaven Subdivision, Unit II* (Volume 2, Pages 21-22, 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: 68884 Geo ID: 560290023000
Legal Acres: 0.0000
Legal Desc: WESTHAVEN 2, BLOCK 6, LOT 4R-3-6
Situs: 132 CLIFFWOOD CANYON LAKE, TX 78133
DBA:
Exemptions: DV3, HS, OV65

Owner ID: 953424 100.00%
POLSON DENNIS & EUVONNE
132 CLIFFWOOD
CANYON LAKE, TX 78133-4346

For Entities

Value Information

COMAL COUNTY	Improvement HS:	316,620
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	21,130
ESD #3 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	315,678

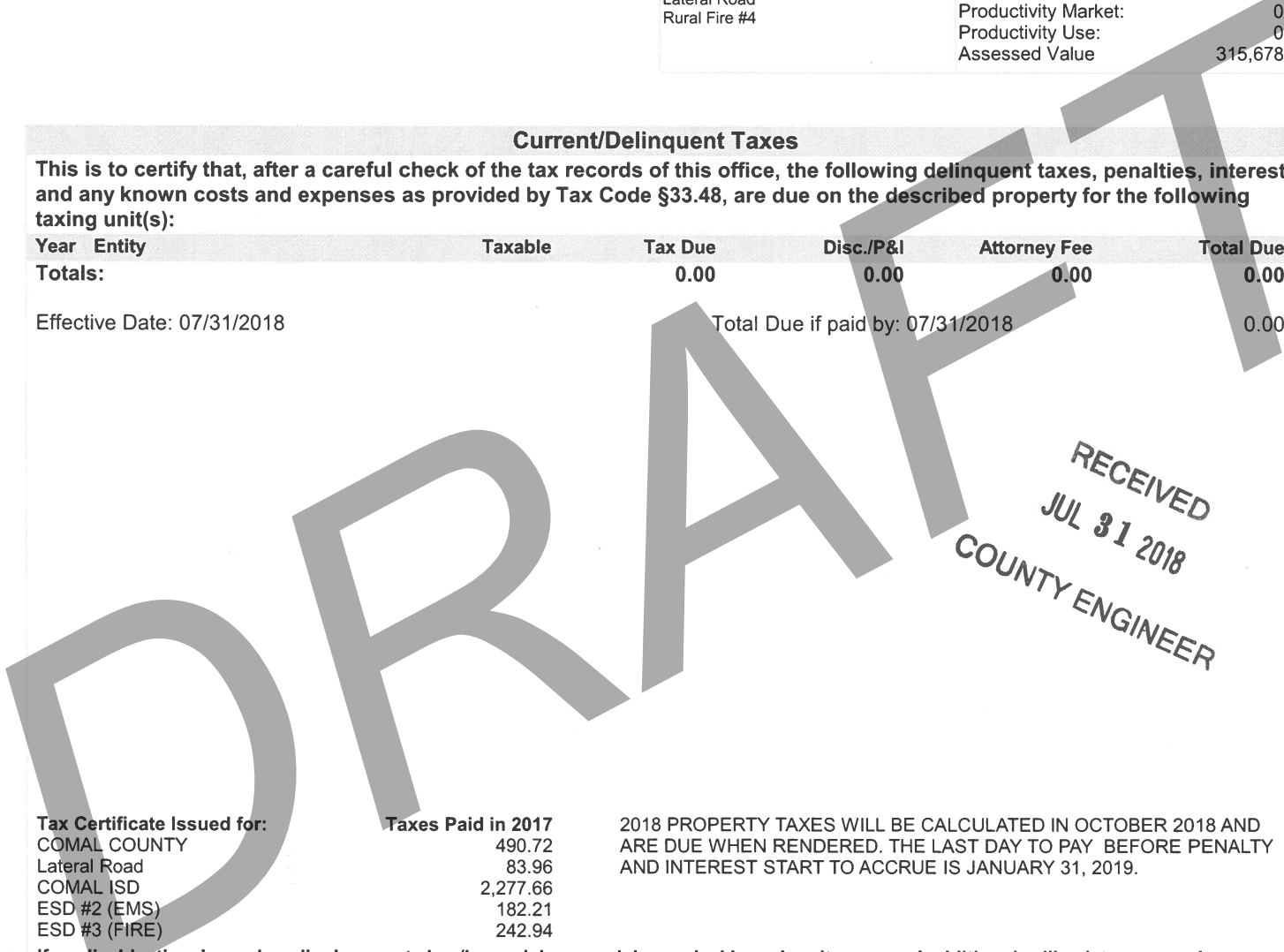
Current/Delinquent Taxes

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: 07/31/2018

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



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Tax Certificate Issued for:

COMAL COUNTY	490.72
Lateral Road	83.96
COMAL ISD	2,277.66
ESD #2 (EMS)	182.21
ESD #3 (FIRE)	242.94

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)].

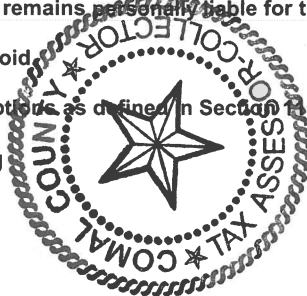
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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 43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

[Handwritten Signature]



Date of Issue: 07/31/2018
Requested By: POLSON DENNIS & EUVONNE
Fee Amount: 10.00
Reference #: