



# COMAL COUNTY

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ENGINEER'S OFFICE

July 27, 2018

**TO:** Commissioner Jen Crownover, Precinct 4  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat *Rebecca Creek Park, Revised First Filing*, combining Lots 33 and 34 of Block 16, establishing Lot 33R, within Comal County, Texas  
**OWNER(S):** Sara Almanza-Carillo

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

**REMARKS:**

The property owner has applied to amend the recorded subdivision plat of *Rebecca Creek Park, Revised First Filing* (Volume 3, Page 62, Comal County Map and Plat Records) by combining Lots 33 and 34 of Block 16 to create Lot 33R.

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: Sara Almanza-Carrillo
MAILING ADDRESS: 490 E. Ammann Rd #20 Bulverde, Tx, 78163

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: OR Vol.: 3 Page(s): 62
Plat Title: Rebecca Creek Park Revised First Filing
Unit: Lot(s): 33 and 34 Block(s): 16

ESTABLISHING

LOT(S): 33 and 34R 33R BLOCK: 16
SUBDIVISION: Rebecca Creek Park Revised First Filing 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.

RECEIVED

Sara Almanza-Carrillo
Printed Name of Owner
Signature of Owner (above)

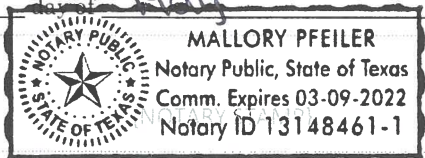
Printed Name of Owner MAY 22 2018
Signature of Owner (above) COUNTY ENGINEER

STATE OF TEXAS: §
COUNTY OF Comal §

SWORN AND SUBSCRIBED before me by Sara Almanza-Carrillo and
Printed Name of Owner

Sara Almanza-Carrillo on the 18 day of May, 2018.
Printed Name of Owner

Mallory Pfeiler
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the
day of , 20

ATTEST: COUNTY JUDGE
COUNTY CLERK

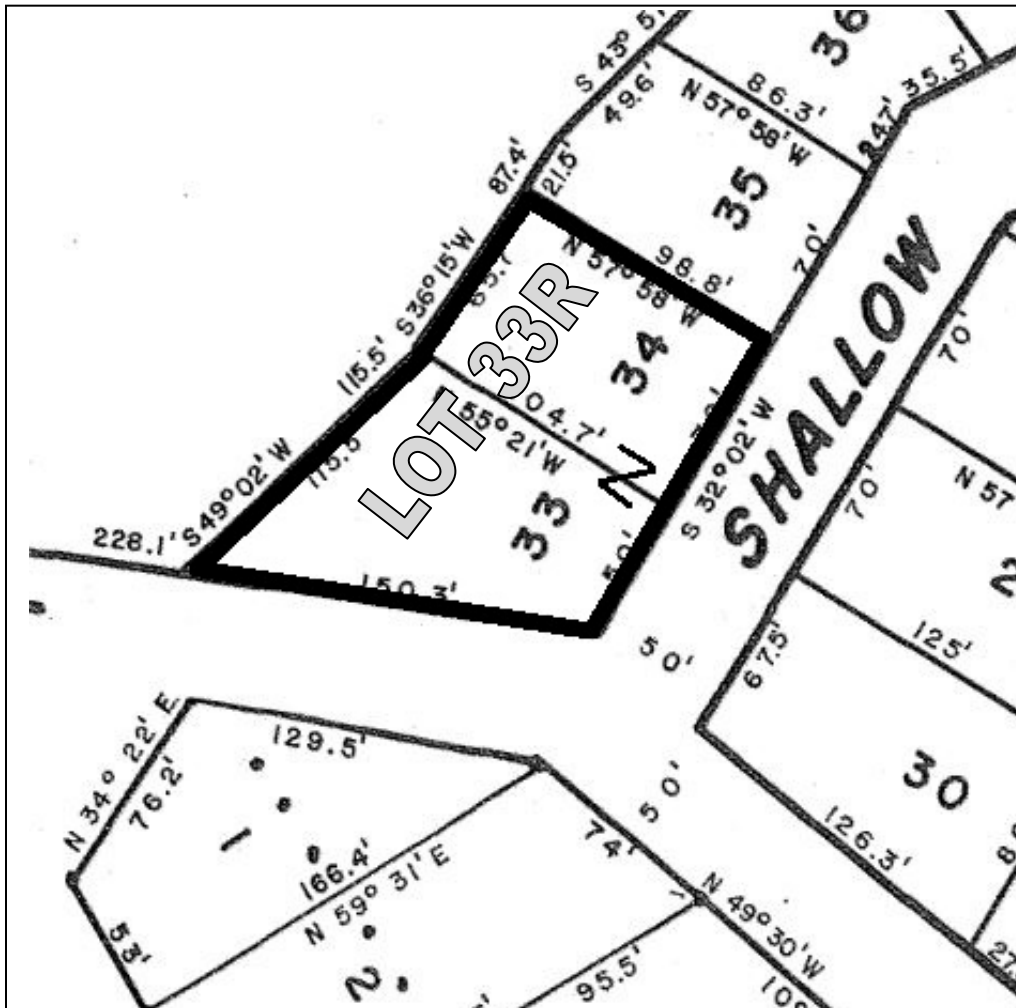
FOR RECORDING PURPOSES ONLY

# Amendment to Plat

## REBECCA CREEK PARK, REVISED FIRST FILING

(Volume 3, Page 62, Map and Plat Records, Comal County, Texas)

### Combining Lots 33 and 34 of Block 16 Establishing Lot 33R



Please refer to the recorded subdivision plat, *Rebecca Creek Park, Revised First Filing* (Volume 3, Page 62, 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: 46865      Geo ID: 450400149500  
Legal Acres: 0.0000  
Legal Desc: REBECCA CREEK PARK 1 REVISED, BLOCK 16, LOT 33  
Situs: 106 SHALLOW SPRGS DR SPRING BRANCH, TX 78070  
DBA:  
Exemptions:

Owner ID: 953180      100.00%  
ALMANZA-CARRILLO SARA  
490 E AMMANN RD UNIT 20  
BULVERDE, TX 78163-2084

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #1 (EMS)	Land NHS:	3,250
ESD #4 (FIRE)	Productivity Market:	0
Flood Control	Productivity Use:	0
Fresh Water Dist	Assessed Value	3,250
Lateral Road		
REBECCA CREEK MUD		
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: 05/21/2018

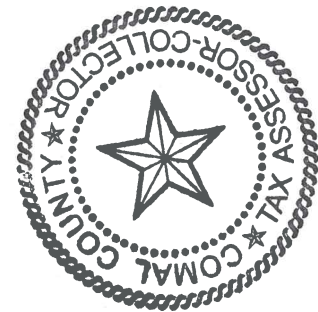
Total Due if paid by: 05/31/2018

0.00

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MAY 24 2018

COUNTY ENGINEER



Tax Certificate Issued for:

	Taxes Paid in 2017
COMAL COUNTY	10.01
Lateral Road	1.63
COMAL ISD	45.18
ESD #1 (EMS)	2.77
ESD #4 (FIRE)	1.95

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

Signature of Authorized Officer of Collecting Office

Date of Issue: 05/21/2018  
Requested By: ALMANZA-CARRILLO SARA  
Fee Amount: 10.00  
Reference #:

Issued By:

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

Property Information

Property ID: 46866      Geo ID: 450400150000  
Legal Acres: 0.0000  
Legal Desc: REBECCA CREEK PARK 1 REVISED, BLOCK 16, LOT 34  
Situs: 0 SHALLOW SPRGS DR SPRING BRANCH, TX 78070  
DBA:  
Exemptions:

Owner ID: 990985      100.00%  
CARRILLO SARA A  
490 E AMMANN RD #20  
BULVERDE, TX 78163

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:	2,450
Fresh Water Dist	Productivity Market:	0
Lateral Road	Productivity Use:	0
REBECCA CREEK MUD	Assessed Value	2,450
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: 05/18/2018

Total Due if paid by: 05/31/2018

0.00



RECEIVED

MAY 22 2018

COUNTY ENGINEER

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2017</b>
COMAL COUNTY	7.54
Lateral Road	1.23
COMAL ISD	34.06
ESD #1 (EMS)	2.08
ESD #4 (FIRE)	1.47

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.

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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 05/18/2018  
Requested By: CARRILLO SARA A  
Fee Amount: 10.00  
Reference #:

Signature of Authorized Officer of Collecting Office