



COMAL COUNTY

ENGINEER'S OFFICE

August 2, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *River Chase, Unit Seven*, combining Lots 1129 and 1130, establishing Lot 1129R, within Comal County, Texas
OWNER(S): Carynton and Gregory Gillespie

We request placement of this Amendment to Plat on the August 16, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *River Chase, Unit Seven* (Volume 15, Pages 3-13, Comal County Map and Plat Records) by combining Lots 1129 and 1130 to create Lot 1129R.

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: Carynton & Gregory Gillespie

RECEIVED

MAILING ADDRESS: 434 Paradise Hills
New Braunfels, TX 78132

AUG 02 2018

LEGAL DESCRIPTION OF PROPERTIES

COUNTY ENGINEER

PLAT Document #: _____ OR Vol.: 15 Page(s): 3-13

Plat Title: River Chase 7

Unit: 7 Lot(s): 1129, 1130 Block(s): _____

ESTABLISHING

LOT(S): 1129 R BLOCK: _____

SUBDIVISION: River Chase UNIT: 7

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.

Carynton Gillespie
Printed Name of Owner

Gregory Gillespie
Printed Name of Owner

Carynton Gillespie
Signature of Owner (above)

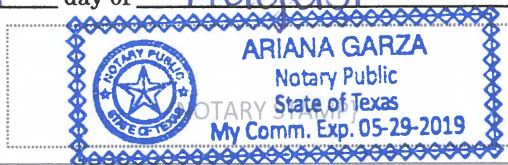
Gregory Gillespie
Signature of Owner (above)

STATE OF TEXAS: §
COUNTY OF Comal §

SWORN AND SUBSCRIBED before me by Carynton Gillespie and Gregory Gillespie
Printed Name of Owner

Gregory Gillespie on the 2nd day of August, 2018.
Printed Name of Owner

Ariana Garza
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

_____ day of _____, 20____.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
RIVER CHASE, UNIT SEVEN
(Volume 15, Pages 3-13, Map and Plat Records, Comal County, Texas)
Combining Lots 1129 and 1130
Establishing Lot 1129R



Please refer to the recorded subdivision plat, *River Chase, Unit Seven* (Volume 15, Pages 3-13, 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: 119036 Geo ID: 450695112900
Legal Acres: 0.0000
Legal Desc: RIVER CHASE 7, LOT 1129
Situs: 440 PARADISE HILLS NEW BRAUNFELS, TX 78132
DBA:
Exemptions:

Owner ID: 948284 100.00%
GILLESPIE CARYNTON & GREGORY
2605 LETRIM ST
PEARLAND, TX 77581-5187

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	61,370
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
YORK CREEK IMP DISTRICT	Assessed Value	61,370

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: 08/02/2018

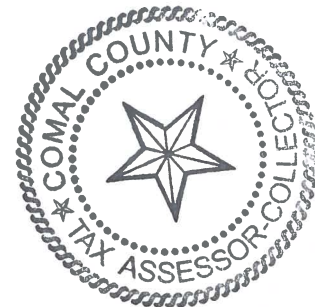
Total Due if paid by: 08/31/2018

0.00

RECEIVED

AUG 02 2018

COUNTY ENGINEER



Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
YORK CREEK IMP DISTRICT
COMAL ISD
ESD #2 (EMS)
ESD #3 (FIRE)

Taxes Paid in 2017

188.91
30.75
2.95
853.05
36.82
49.09

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: 08/02/2018
Requested By: GILLESPIE CARYNTON & GREG
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: 119037 Geo ID: 450695113000
Legal Acres: 0.0000
Legal Desc: RIVER CHASE 7, LOT 1130
Situs: 446 PARADISE HILLS NEW BRAUNFELS, TX 78132
DBA:
Exemptions:

Owner ID: 948284 100.00%
GILLESPIE CARYNTON & GREGORY
2605 LETRIM ST
PEARLAND, TX 77581-5187

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	61,200
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
YORK CREEK IMP DISTRICT	Assessed Value	61,200

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: 08/02/2018

Total Due if paid by: 08/31/2018

0.00

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COUNTY ENGINEER



Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
YORK CREEK IMP DISTRICT
COMAL ISD
ESD #2 (EMS)
ESD #3 (FIRE)

Taxes Paid in 2017

188.39
30.66
2.94
850.68
36.72
48.96

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)].

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