



COMAL COUNTY

ENGINEER'S OFFICE

August 3, 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 5*, combining Lots 14 and 15 of Block 69, establishing Lot 14R, within Comal County, Texas
OWNER(S): Callan Homes Company, Inc.

We request placement of this Amendment to Plat on the August 3, 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. 5* (Volume 8, Pages 13-14, Comal County Map and Plat Records) by combining Lots 14 and 15 of Block 69 to create Lot 14R.

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
AUG 02 2018
COUNTY ENGINEER

OWNER(S) (as shown on deed(s)): Callan Homes Company, Inc.
MAILING ADDRESS: 2241 Johnson Rd, Canyon Lake, Tx 78133

LEGAL DESCRIPTION OF PROPERTY:
NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Canyon Springs Resort, S UNIT NO.

Block 69, lots 14+15

COMAL COUNTY MAP & PLAT RECORDS VOLUME 8 PAGE 13-14 (or) DOC# 201806022914

LOTS OR TRACTS TO BE COMBINED: 14 + 15 of Block 69 RESULTING LOT #: 14R

The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property, and that obtaining release or permission from any owner or beneficiary of easement(s) or other property interest(s) affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder Acknowledgment(s), if applicable.

Sophie Campbell
OWNER SIGNATURE

OWNER SIGNATURE

Sophie Campbell, Managing Agent of Callan Homes Co.
NAME PRINTED (& title, if applicable)

NAME PRINTED (& title, if applicable)

STATE OF Texas

COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Sophie Campbell

on the 2nd day of August, 2018



Kathleen C. Griffin
NOTARY PUBLIC

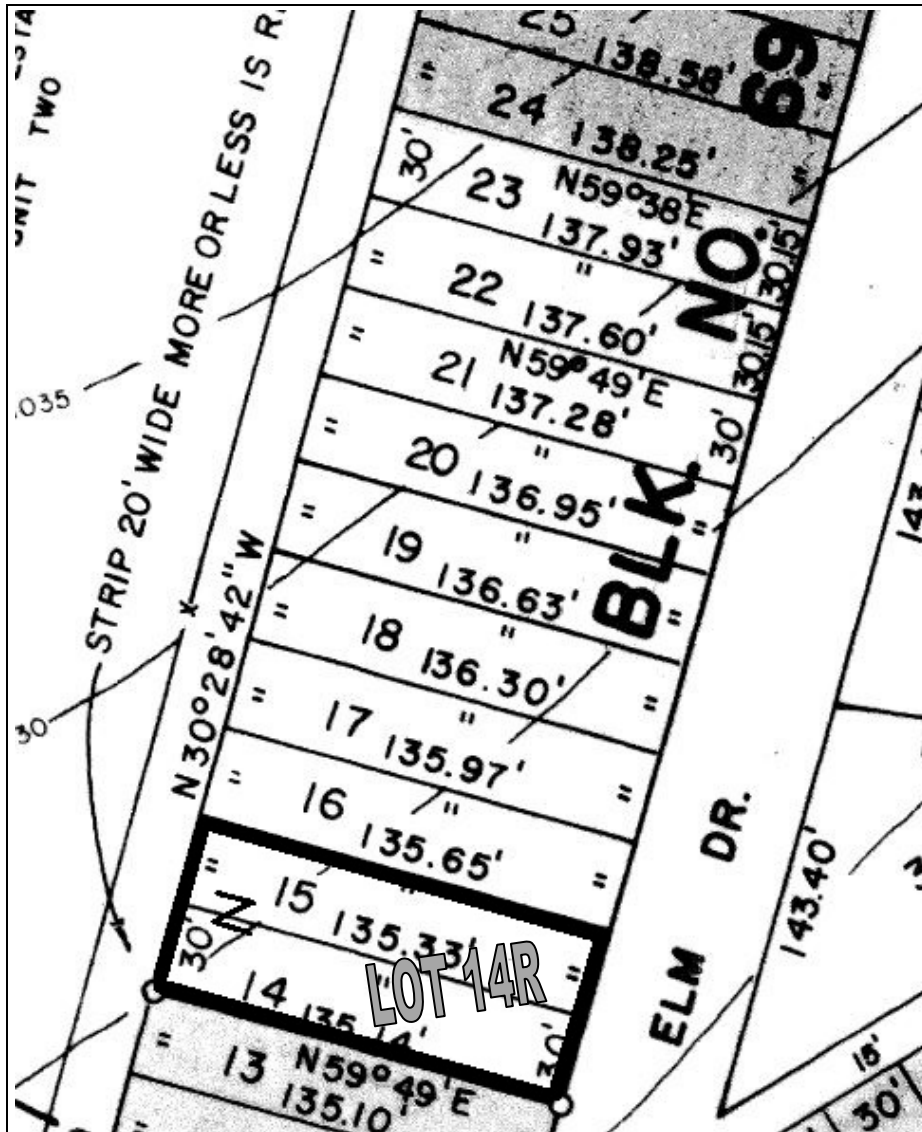
APPROVED BY COMMISSIONERS COURT on the _____ day
of _____, 20_____.

COUNTY JUDGE

ATTEST:
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
CANYON SPRINGS RESORT, UNIT NO. 5
 (Volume 8, Pages 13-14, Map and Plat Records, Comal County, Texas)
Combining Lots 14 and 15 of Block 69
Establishing Lot 14R



Please refer to the recorded subdivision plat, *Canyon Springs Resort, Unit No. 5* (Volume 8, Pages 13-14, 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: 16341 Geo ID: 130380593500
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 5, BLOCK 69, LOT 14
Situs: 466 TWIN ELM DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 965937 100.00%
CALLAN HOMES COMPANY INC
2241 JOHNSON RD
CANYON LAKE, TX 78133-3111

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:	2,330
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	2,330

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	Taxes Paid in 2017	7.17
Lateral Road		1.17
COMAL ISD		32.39
ESD #2 (EMS)		1.40
ESD #3 (FIRE)		1.86

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

Caral Navasquez
Signature of Authorized Officer of Collecting Office



Date of Issue: 08/02/2018
Requested By: CALLAN HOMES COMPANY INC
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 16342 Geo ID: 130380594000
Legal Acres: 0.0000
Legal Desc: CANYON SPRINGS RESORT 5, BLOCK 69, LOT 15
Situs: 458 TWIN ELM DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 965937 100.00%
CALLAN HOMES COMPANY INC
2241 JOHNSON RD
CANYON LAKE, TX 78133-3111

For Entities

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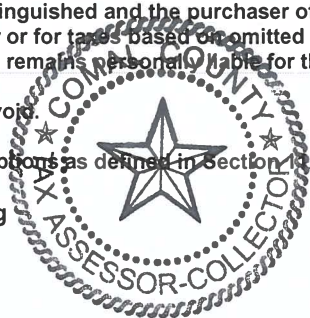
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Cara M... [Signature]
Signature of Authorized Officer of Collecting Office



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Requested By: CALLAN HOMES COMPANY INC
Fee Amount: 10.00
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