



COMAL COUNTY
ENGINEER'S OFFICE

October 9, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Cypress Cove, Section One*, combining Lots 22 and 23, establishing Lot 22R, within Comal County, Texas
OWNER(S): Bobby R. and Debra Y. Allen, Life Estate

We request placement of this Amendment to Plat on the October 18, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Cypress Cove, Section One* (Volume 1, Page 45, Comal County Map and Plat Records) by combining Lots 22 and 23 to create Lot 22R.

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(S) (as shown on deed(s)): Bobby R Allen + Debra Y. Allen, Life estate

MAILING ADDRESS: 3507 Tanglewood Trail
Spring Branch, Tx, 78070

RECEIVED

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Cypress Cove

OCT 08 2018

Section 1

COUNTY ENGINEER

COMAL COUNTY MAP & PLAT RECORDS VOLUME 1 PAGE 45 (or) DOC#

LOTS OR TRACTS TO BE COMBINED: 22, 23 RESULTING LOT #: 22R

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.

Bobby R Allen
OWNER SIGNATURE

Debra Y. Allen
OWNER SIGNATURE

Bobby R. Allen
NAME PRINTED (& title, if applicable)

Debra Y. Allen
NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Bobby R. Allen and Debra Y. Allen on the 5th day of October, 2018.



[Signature]
NOTARY PUBLIC

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

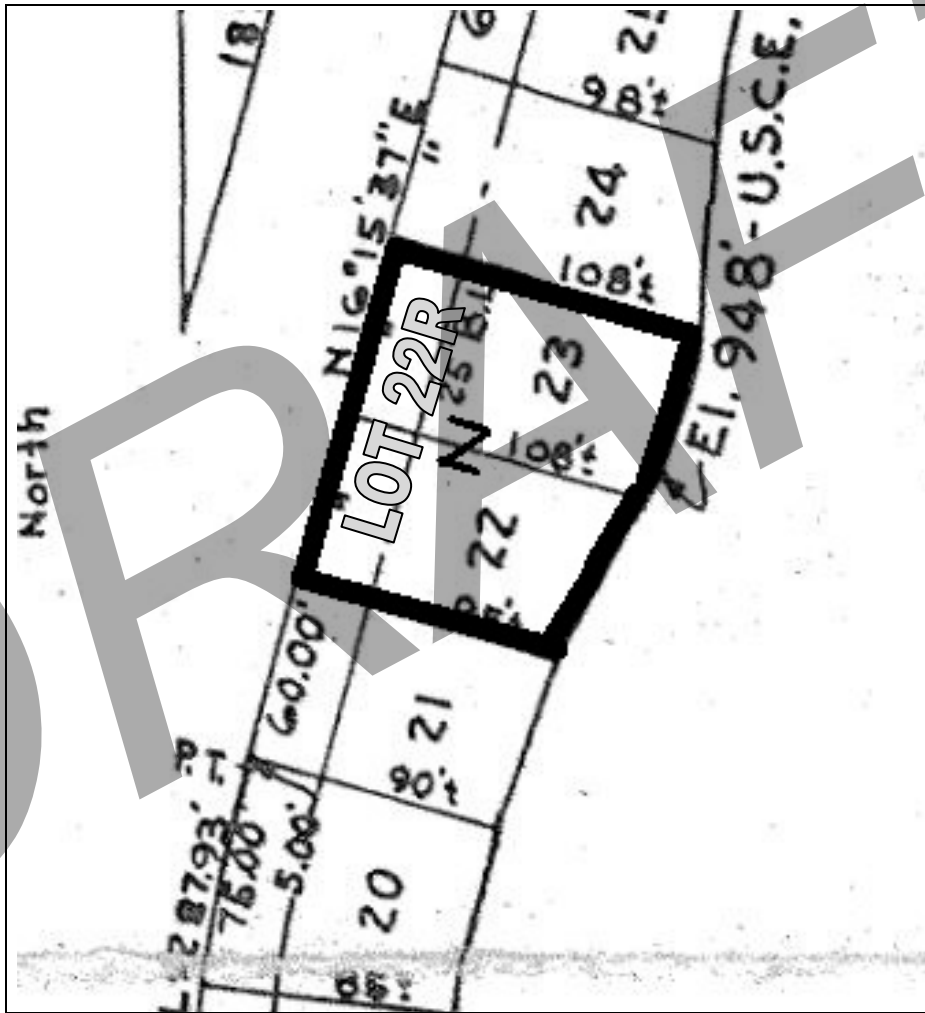
COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
CYPRESS COVE, SECTION ONE
(Volume 1, Page 45, Map and Plat Records, Comal County, Texas)
Combining Lots 22 and 23
Establishing Lot 22R



Please refer to the recorded subdivision plat, *Cypress Cove, Section One* (Volume 1, Page 45, 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: 20184 Geo ID: 150325011000
Legal Acres: 0.0000
Legal Desc: CYPRESS COVE SECTION 1, LOT 22, LIFE ESTATE
Situs: 3507 TANGLEWOOD TRL SPRING BRANCH, TX 78070
DBA:
Exemptions: HS

Owner ID: 914698 100.00%
ALLEN BOBBY R & DEBRA Y
3507 TANGLEWOOD TRL
SPRING BRANCH, TX 78070-5344

For Entities

Value Information

COMAL COUNTY	Improvement HS:	61,420
COMAL ISD	Improvement NHS:	0
ESD #1 (EMS)	Land HS:	5,030
ESD #4 (FIRE)	Land NHS:	0
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	66,450

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: 01/08/2018

Total Due if paid by: 01/31/2018

0.00

DRAFT

RECEIVED

OCT 08 2018

COUNTY ENGINEER

Tax Certificate Issued for:

COMAL COUNTY	163.63
Lateral Road	25.13
COMAL ISD	391.42
ESD #1 (EMS)	56.55
ESD #4 (FIRE)	39.87

Taxes Paid in 2017

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: 01/08/2018
Requested By: ALLEN BOBBY R & DEBRA Y
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: 20185 Geo ID: 150325011500
Legal Acres: 0.0000
Legal Desc: CYPRESS COVE SECTION 1, LOT 23, LIFE ESTATE
Situs: 3495 TANGLEWOOD TRL SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 914698 100.00%
ALLEN BOBBY R & DEBRA Y
3507 TANGLEWOOD TRL
SPRING BRANCH, TX 78070-5344

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:	5,360
Lateral Road	Productivity Market:	0
Rural Fire #1	Productivity Use:	0
	Assessed Value	5,360

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: 01/08/2018						Total Due if paid by: 01/31/2018
						0.00

DRAFT

RECEIVED

OCT 08 2018

COUNTY ENGINEER

Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
COMAL ISD
ESD #1 (EMS)
ESD #4 (FIRE)

Taxes Paid in 2017

16.50
2.69
74.50
4.56
3.22

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)].

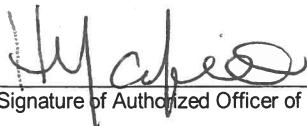
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 01/08/2018
Requested By: ALLEN BOBBY R & DEBRA Y
Fee Amount: 10.00
Reference #:



Signature of Authorized Officer of Collecting Office