



COMAL COUNTY

ENGINEER'S OFFICE

October 15, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Vintage Oaks at the Vineyard, Unit 17*, combining Lots 1624 and 1625, establishing Lot 1624R, within Comal County, Texas
OWNER(S): Harvey T. Landwermeyer Et Al

We request placement of this Amendment to Plat on the October 25, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Vintage Oaks at the Vineyard, Unit 17* (Document #201706036819, Comal County Map and Plat Records) by combining Lots 1624 and 1625 to create Lot 1624R.

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: LANDWERMEYER HARVET T ET AL
MAILING ADDRESS: 7823 PAINTED DAISY DR
SPRINGFIELD VA 22152

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 201706036819 OR Vol.: Page(s):
Plat Title: Vintage Oaks at Vineyard Unit 17
Unit: 17 Lot(s): 1624 + 1625 Block(s): N/A

ESTABLISHING

LOT(S): 1624R BLOCK: N/A
SUBDIVISION: Vintage Oaks at the Vineyard UNIT: 17

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.

HT LANDWERMEYER JR
Printed Name of Owner
Signature of Owner (above)

Donna M. Landwermyer
Printed Name of Owner
Signature of Owner (above)

STATE OF TEXAS: VA
COUNTY OF Fairfax

SWORN AND SUBSCRIBED before me by HT Landwermyer Jr and
Donna M Landwermyer on the 10 day of October, 2017.

NOTARY SIGNATURE

Christopher J. Jackson
Notary Public
Commonwealth of Virginia
My Commission Expires June 30, 2021
Registration: 346154

APPROVED BY COMMISSIONERS COURT on the
day of, 20

ATTEST: COUNTY JUDGE
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

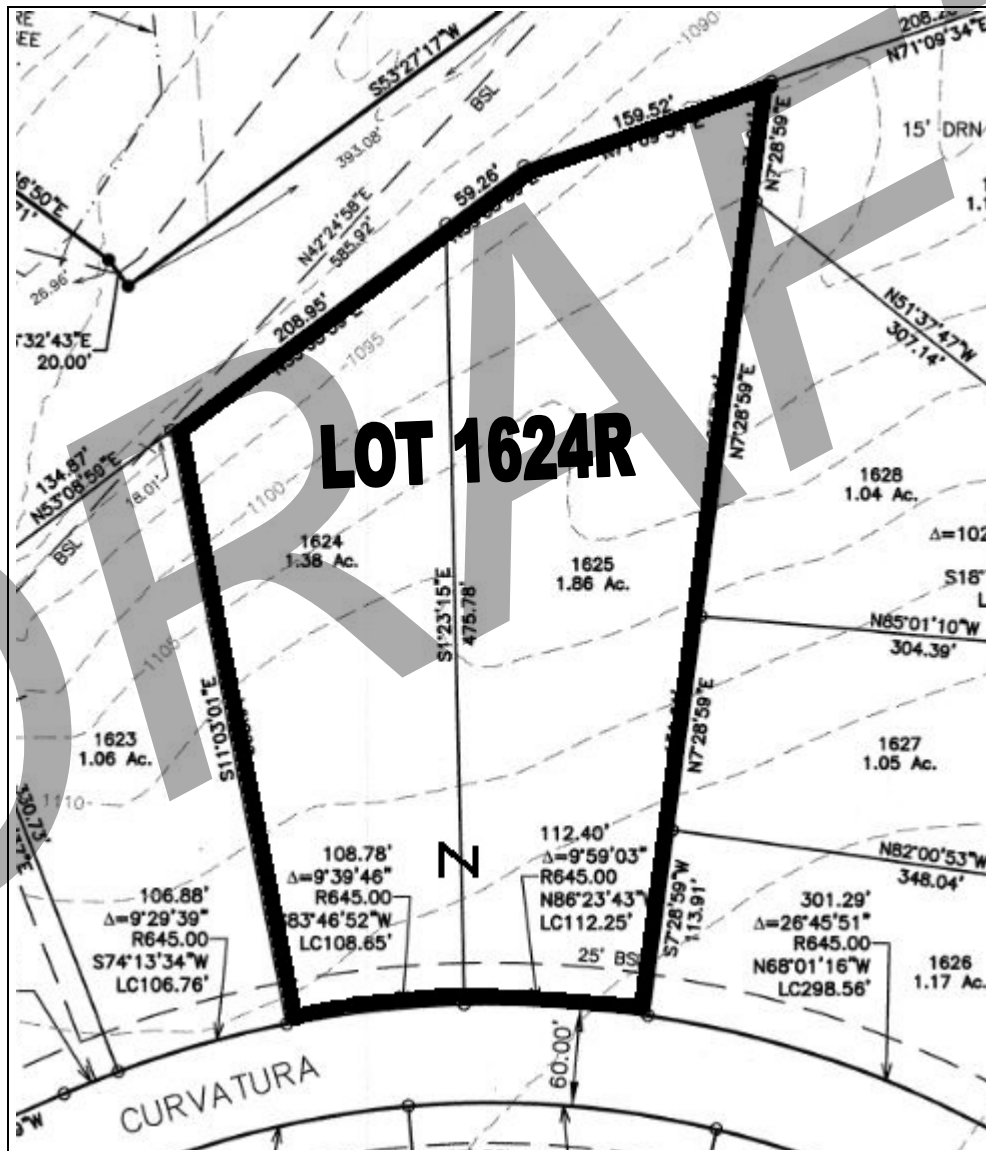
Amendment to Plat

VINTAGE OAKS AT THE VINEYARD, UNIT 17

(Document #201706036819, Map and Plat Records, Comal County, Texas)

Combining Lots 1624 and 1625

Establishing Lot 1624R



Please refer to the recorded subdivision plat, *Vintage Oaks at the Vineyard, Unit 17* (Document #201706036819, 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: 80578 Geo ID: 780616001700
Legal Acres: 454.1690
Legal Desc: A-616 SUR-349 J M TEJERINO, ACRES 454.169
Situs: 0 STATE HWY 46 W TX
DBA:
Exemptions:

Owner ID: 919872 100.00%
SOUTHSTAR AT VINTAGE OAKS LLC
% SOUTHSTAR COMMUNITIES LLC
1114 LOST CREEK BLVD
SUITE 270
AUSTIN, TX 78746-6300

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	1,111,730
ESD #3 (FIRE)	Productivity Market:	2,564,100
Lateral Road	Productivity Use:	19,960
Rural Fire #4	Assessed Value	1,131,690

Property is receiving Ag Use

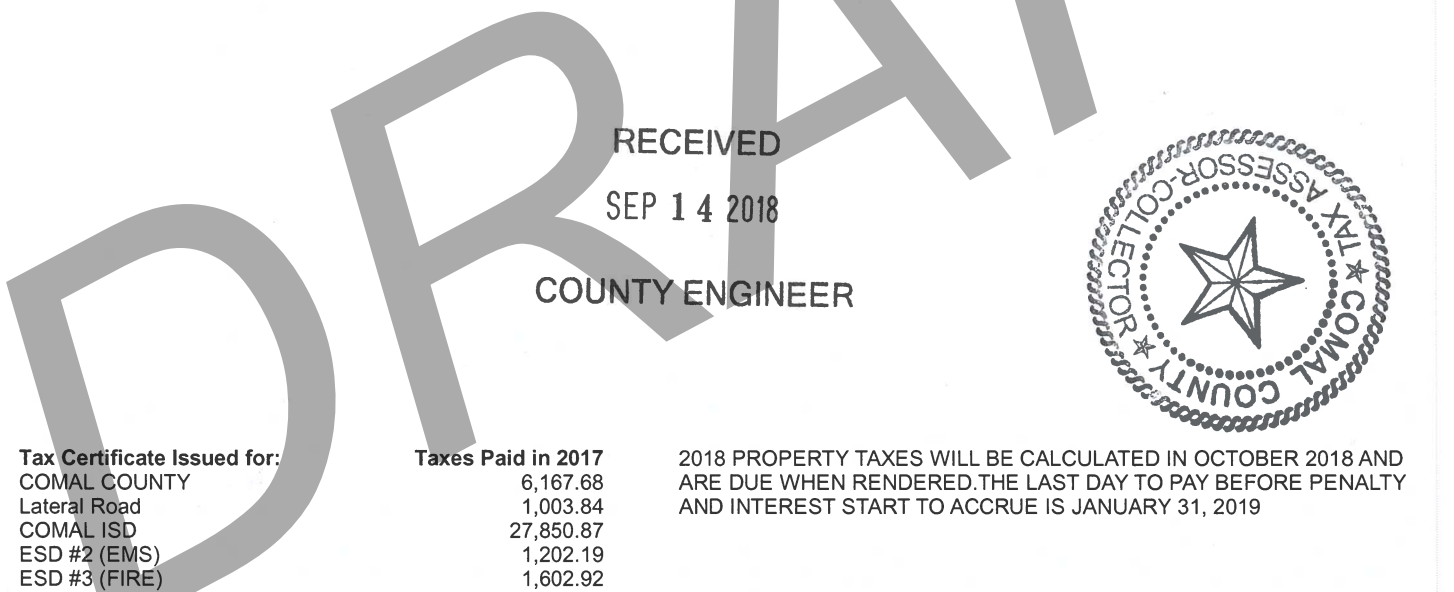
Current/Delinquent Taxes

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: 07/12/2018

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



RECEIVED

SEP 14 2018

COUNTY ENGINEER



Tax Certificate Issued for:

COMAL COUNTY	Taxes Paid in 2017	6,167.68
Lateral Road		1,003.84
COMAL ISD		27,850.87
ESD #2 (EMS)		1,202.19
ESD #3 (FIRE)		1,602.92

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: 07/12/2018
Requested By: SOUTHSTAR AT VINTAGE OAKS
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office