



COMAL COUNTY

ENGINEER'S OFFICE

October 31, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mountain Springs Ranch, Unit Three*, combining Lots 428 and 429, establishing Lot 428R, within Comal County, Texas
OWNER(S): Dennis and Rebecca Celsor

We request placement of this Amendment to Plat on the November 8, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Mountain Springs Ranch, Unit Three* (Volume 15, Pages 335-347, Comal County Map and Plat Records) by combining Lots 428 and 429 to create Lot 428R.

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

OWNER(S) (as shown on deed(s)): Dennis & Rebecca Celsor

OCT 31 2018

MAILING ADDRESS: 2101 Passare, New Braunfels, TX 78132

COUNTY ENGINEER

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Lots 428 & 429, Unit 3, Mountain Springs Ranch

COMAL COUNTY MAP & PLAT RECORDS VOLUME 15 PAGES 335-347 (or) DOC# _____

LOTS OR TRACTS TO BE COMBINED: 428 & 429 RESULTING LOT #: 428R

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.

Dennis Celsor
OWNER SIGNATURE

Rebecca Celsor
OWNER SIGNATURE

Dennis Celsor
NAME PRINTED (& title, if applicable)

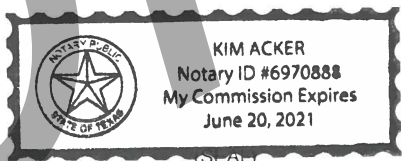
Rebecca Celsor
NAME PRINTED (& title, if applicable)

STATE OF TEXAS

COUNTY OF COMAL

SWORN TO AND SUBSCRIBED before me by Dennis & Rebecca Celsor

on the 29th day of October, 2018



Kim Acker
NOTARY PUBLIC

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

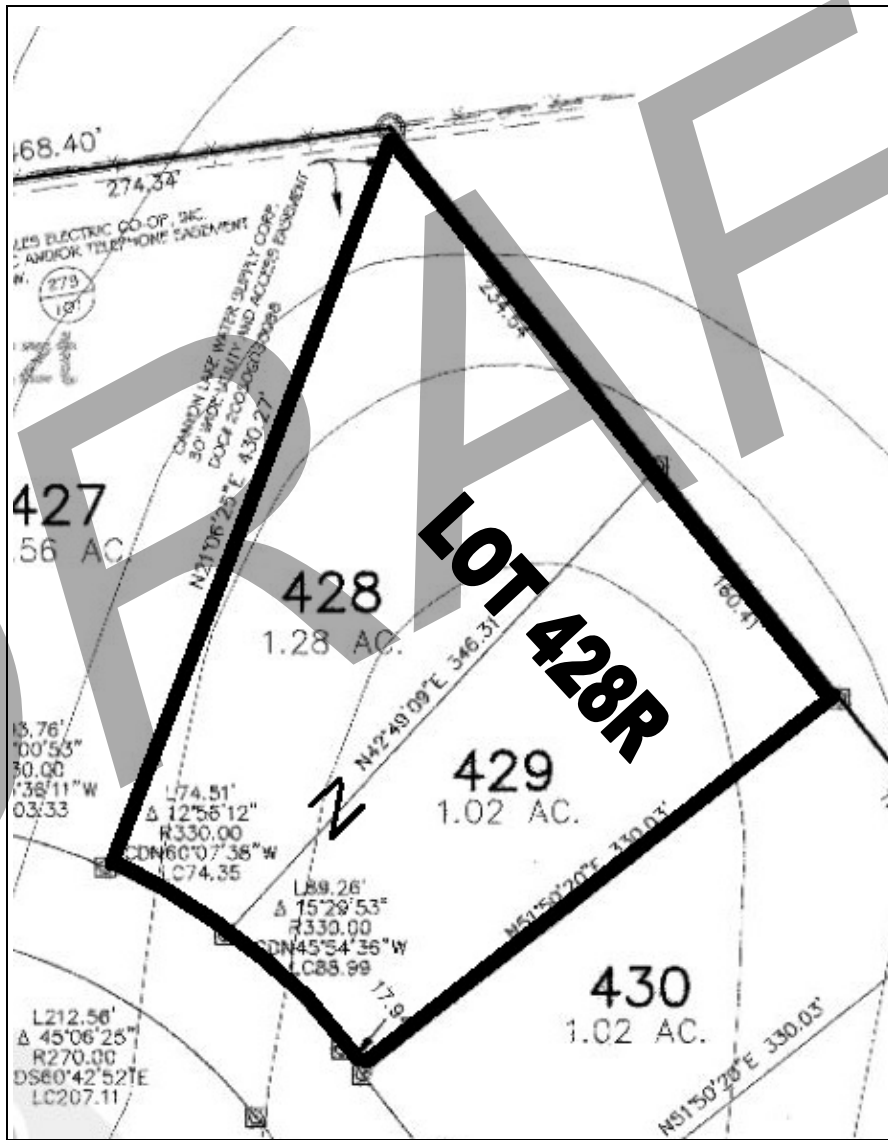
COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
MOUNTAIN SPRINGS RANCH, UNIT THREE
 (Volume 15, Pages 335-347, Map and Plat Records, Comal County, Texas)
Combining Lots 428 AND 429
Establishing Lot 428R



Please refer to the recorded subdivision plat, *Mountain Springs Ranch, Unit Three* (Volume 15, Pages 335-347, 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: 139035 Geo ID: 350615042800
Legal Acres: 0.0000
Legal Desc: MOUNTAIN SPRINGS RANCH 3, LOT 428
Situs: 2451 COMAL SPGS CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 980072 100.00%
CELSOR DENNIS & REBECCA
2101 PASSARE
NEW BRAUNFELS, TX 78132-1855

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:	44,420
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	44,420

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: 10/30/2018

Total Due if paid by: 10/31/2018

0.00

Tax Certificate Issued for:

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

Taxes Paid in 2018

131.12
27.86
617.44
37.80
28.87

2019 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: 10/30/2018
Requested By: CELSOR DENNIS & REBECCA
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 139036 Geo ID: 350615042900
Legal Acres: 0.0000
Legal Desc: MOUNTAIN SPRINGS RANCH 3, LOT 429
Situs: 2457 COMAL SPGS CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 980072 100.00%
CELSOR DENNIS & REBECCA
2101 PASSARE
NEW BRAUNFELS, TX 78132-1855

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:	40,460
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	40,460

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 10/30/2018

Total Due if paid by: 10/31/2018

0.00

Tax Certificate Issued for:

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

Taxes Paid in 2018

119.44
25.38
562.39
34.43
26.30

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