



COMAL COUNTY

ENGINEER'S OFFICE

November 7, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Cordova Bend at Canyon Lake, Unit One-R*, combining Lots 193 and 194, establishing Lot 193R, within Comal County, Texas
OWNER(S): David Parsons, Also Known As David K. Parsons

We request placement of this Amendment to Plat on the November 15, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to amend the recorded subdivision plat of *Cordova Bend at Canyon Lake, Unit One-R* (Document #200906001170 Comal County Map and Plat Records) by combining Lots 193 and 194 to create Lot 193R.

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: DAVID PARSONS A.K.A. DAVID K. PARSONS
MAILING ADDRESS: 18027 GRANITE HILL DR.
SAN ANTONIO, TX. 78255

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 200906001170 OR Vol.: Page(s): RECEIVED
Plat Title: Cordova Bend at Canyon Lake NOV 07 2018
Unit: 1R Lot(s): 193 + 194 Block(s): COUNTY ENGINEER

ESTABLISHING

LOT(S): 193R BLOCK:
SUBDIVISION: Cordova Bend at Canyon Lake UNIT: 1R

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.

DAVID PARSONS
Printed Name of Owner

David Parsons
Signature of Owner (above)

Printed Name of Owner

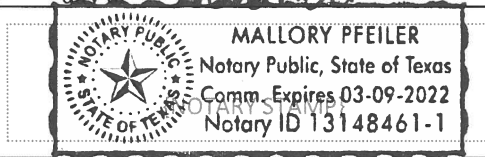
Signature of Owner (above)

STATE OF TEXAS:
COUNTY OF Comal

SWORN AND SUBSCRIBED before me by David Parsons and
Printed Name of Owner

on the 7 day of November, 2018.

Mallory Pfeiler
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of , 20

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

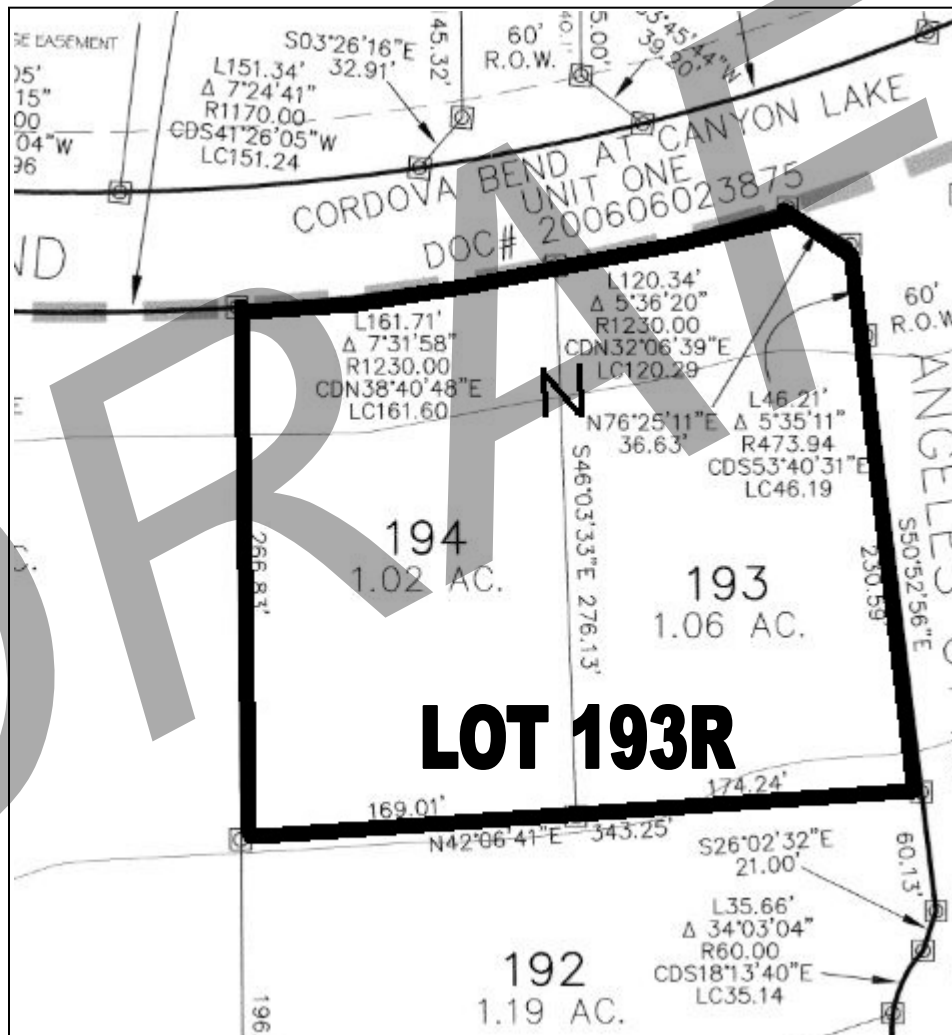
Amendment to Plat

CORDOVA BEND AT CANYON LAKE, UNIT ONE-R

(Document #200906001170, Map and Plat Records, Comal County, Texas)

Combining Lots 193 and 194

Establishing Lot 193R



Please refer to the recorded subdivision plat, *Cordova Bend at Canyon Lake, Unit One-R* (Document #200906001170, 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: 362490 Geo ID: 150198019200
Legal Acres: 0.0000
Legal Desc: CORDOVA BEND AT CANYON LAKE 1R, LOT 193
Situs: 0 TBD
DBA:
Exemptions:

Owner ID: 997502 100.00%
PARSONS DAVID
18027 GRANITE HILL DR
SAN ANTONIO, TX 78255

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:	66,140
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	66,140

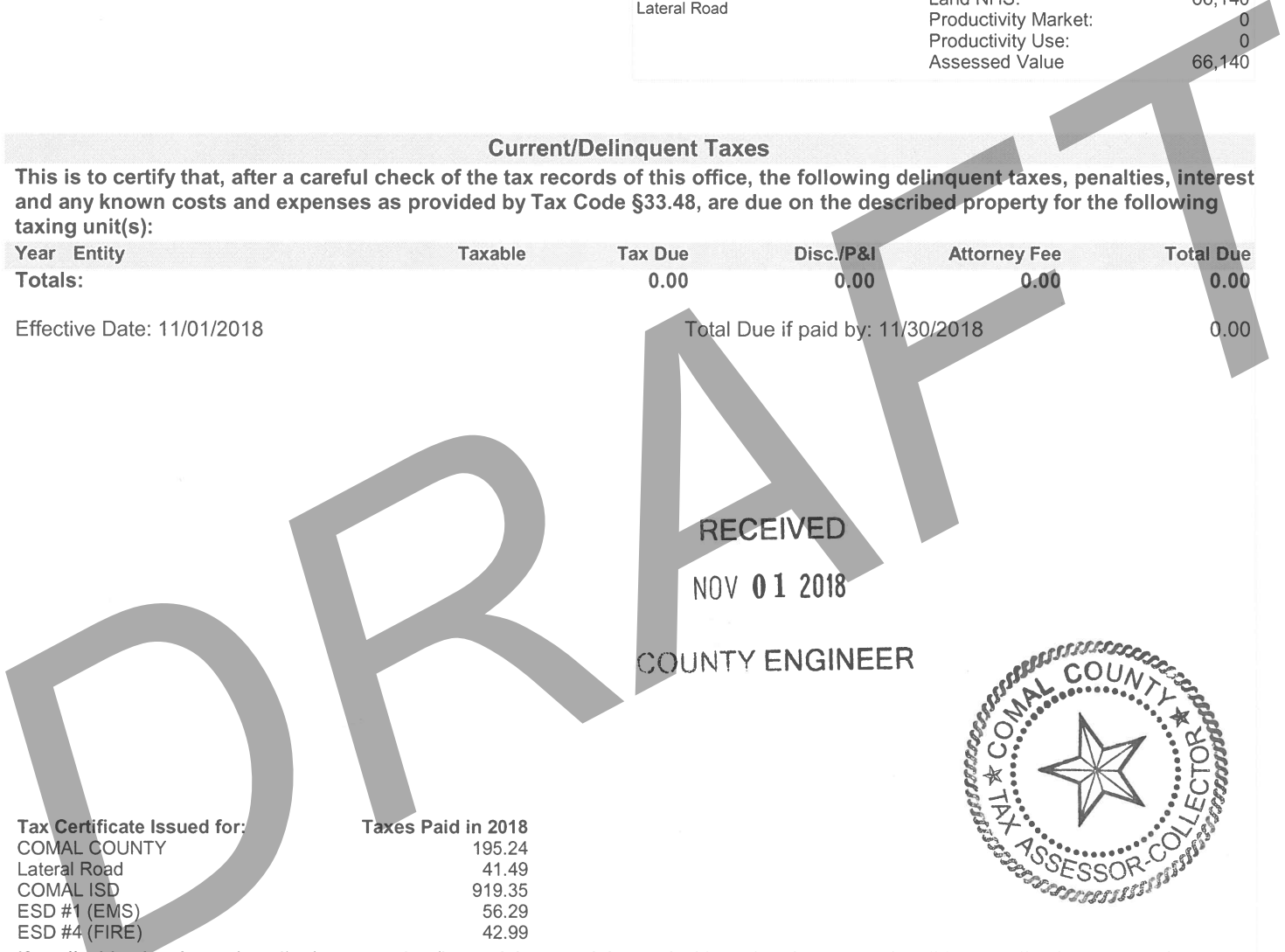
Current/Delinquent Taxes

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

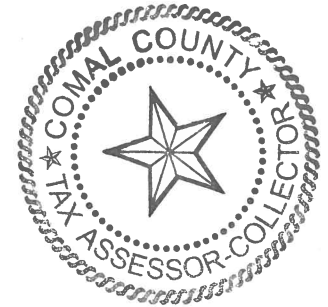
Effective Date: 11/01/2018

Total Due if paid by: 11/30/2018 0.00



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Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	195.24
Lateral Road	41.49
COMAL ISD	919.35
ESD #1 (EMS)	56.29
ESD #4 (FIRE)	42.99

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: 11/01/2018
Requested By: PARSONS DAVID
Fee Amount: 10.00
Reference #:

Michelle Brubaker
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: 362491 Geo ID: 150198019300
Legal Acres: 0.0000
Legal Desc: CORDOVA BEND AT CANYON LAKE 1R, LOT 194
Situs: 1156 CORDOVA BEND CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 997502 100.00%
PARSONS DAVID
18027 GRANITE HILL DR
SAN ANTONIO, TX 78255

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:	64,740
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	64,740

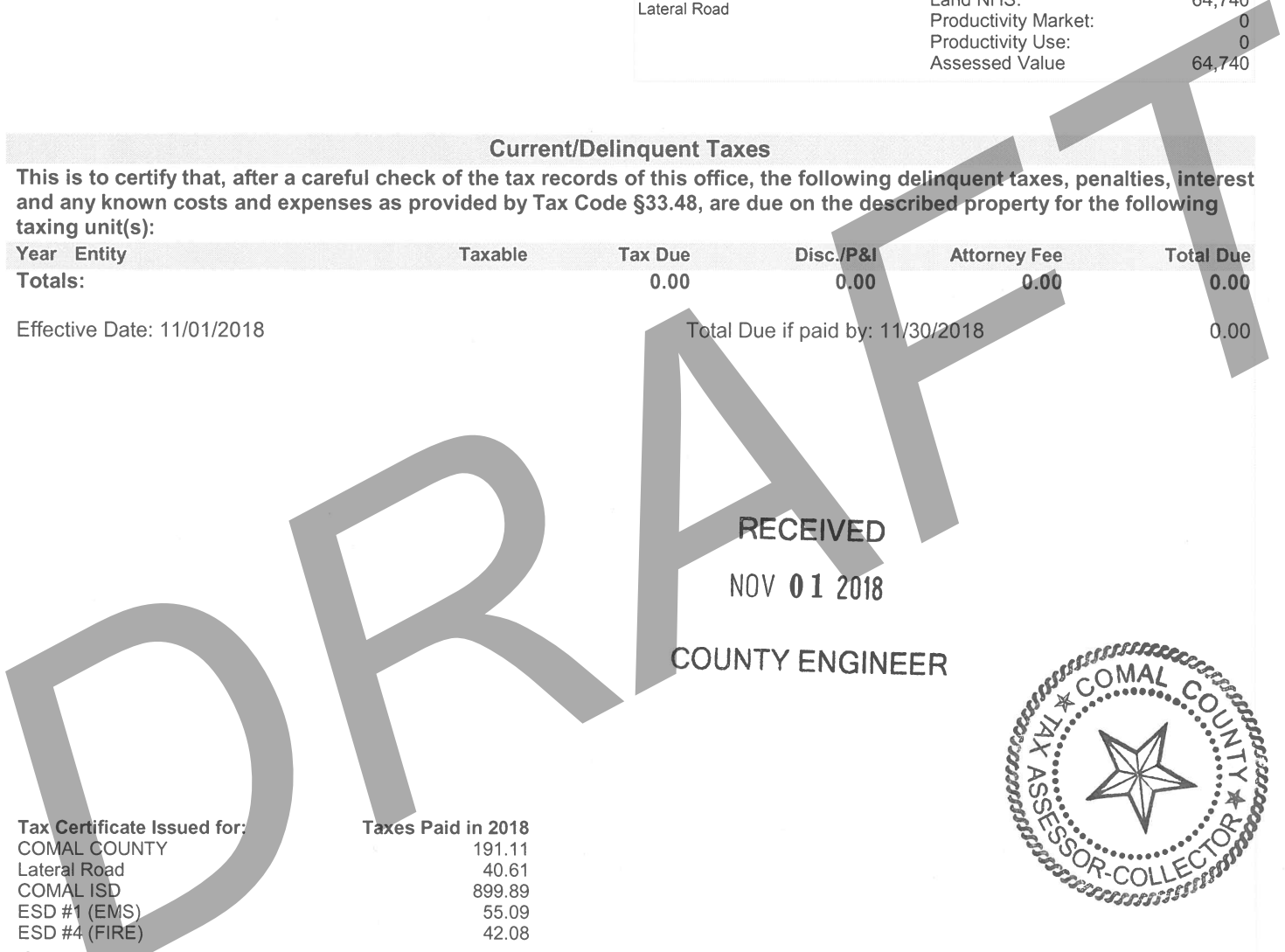
Current/Delinquent Taxes

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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: 11/01/2018

Total Due if paid by: 11/30/2018 0.00



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NOV 01 2018

COUNTY ENGINEER



Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	191.11
Lateral Road	40.61
COMAL ISD	899.89
ESD #1 (EMS)	55.09
ESD #4 (FIRE)	42.08

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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Date of Issue: 11/01/2018
Requested By: PARSONS DAVID
Fee Amount: 10.00
Reference #:

Michelle Bracher
Signature of Authorized Officer of Collecting Office