



COMAL COUNTY

ENGINEER'S OFFICE

November 2, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Westhaven Subdivision*, combining Lots 2 and 3 of Block 2, establishing Lot 2R, within Comal County, Texas
OWNER(S): Ronald A. and Gaynella Bischoff

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

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Westhaven Subdivision* (Volume 1, Page 62, Comal County Map and Plat Records) by combining Lots 2 and 3 of Block 2 to create Lot 2R.

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: RONALD A. AND GAYNELLA BISCHOFF
MAILING ADDRESS: 119 CRESTVIEW DR, CANYON LAKE, TX 78133

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: OR Vol.: 1 Page(s): 62-63

Plat Title: WESTHAVEN SUBDIVISION

Unit: 1 Lot(s): 2 AND 3 Block(s): 2

ESTABLISHING

LOT(S): 2 R BLOCK: 2

SUBDIVISION: WESTHAVEN UNIT: 1

NO IMAGE WILL BE PRODUCED. SEE REFERENCED DOCUMENTS

COUNTY ENGINEER

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.

RONALD A. BISCHOFF
Printed Name of Owner

GAYNELLA BISCHOFF
Printed Name of Owner

Ronald A. Bischoff
Signature of Owner (above)

Gaynella Bischoff
Signature of Owner (above)

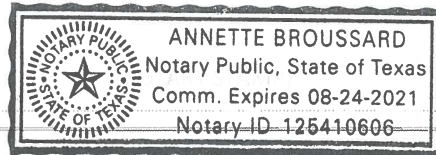
STATE OF TEXAS:

COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Ronald A. Bischoff and Gaynellen Bischoff

on the 2nd day of November, 2018.

Annette Broussard
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of, 20

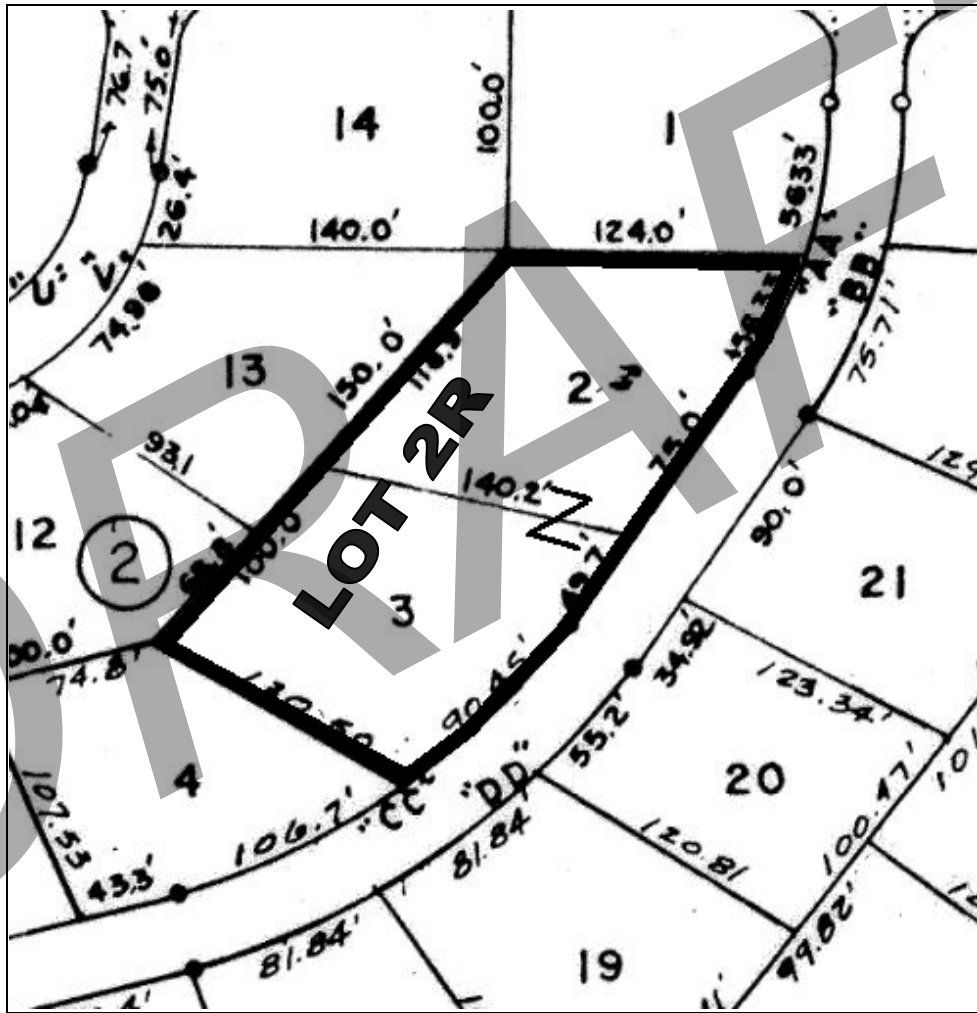
COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
WESTHAVEN SUBDIVISION
 (Volume 1, Page 62, Map and Plat Records, Comal County, Texas)
Combining Lots 2 and 3 of Block 2
Establishing Lot 2R



Please refer to the recorded subdivision plat, *Westhaven Subdivision* (Volume 1, Page 62, 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: 68730 Geo ID: 560290006800
Legal Acres: 0.0000
Legal Desc: WESTHAVEN, BLOCK 2, LOT 2
Situs: 119 CRESTVIEW DR CANYON LAKE, TX 78133
DBA:
Exemptions: HS

Owner ID: 16341 100.00%
BISCHOFF RONALD A & GAYNELLA
119 CRESTVIEW DR
CANYON LAKE, TX 78133-4357

For Entities

Value Information

COMAL COUNTY	Improvement HS:	162,020
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	14,500
ESD #2 (EMS)	Land NHS:	0
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	176,520

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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NOV 02 2018

COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	416.86
Lateral Road	86.70
COMAL ISD	1,615.41
ESD #2 (EMS)	141.22
ESD #3 (FIRE)	140.51

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)].

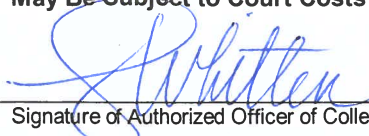
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: BISCHOFF RONALD A & GAYNE
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: 68731 Geo ID: 560290006900
Legal Acres: 0.0000
Legal Desc: WESTHAVEN, BLOCK 2, LOT 3
Situs: 111 CRESTVIEW DR CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 16341 100.00%
BISCHOFF RONALD A & GAYNELLA
119 CRESTVIEW DR
CANYON LAKE, TX 78133-4357

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
Credit	Land HS:	0
ESD #2 (EMS)	Land NHS:	15,600
ESD #3 (FIRE)	Productivity Market:	0
Lateral Road	Productivity Use:	0
Rural Fire #4	Assessed Value	15,600

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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COUNTY ENGINEER

Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	46.05
Lateral Road	9.79
COMAL ISD	216.84
ESD #2 (EMS)	12.48
ESD #3 (FIRE)	12.42

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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