



COMAL COUNTY

ENGINEER'S OFFICE

December 21, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Rebecca Creek Ranches, Unit 2*, combining Lots 72 and 73, establishing Lot 72R, within Comal County, Texas
OWNER(S): Michael C. and Sharon K. Free

We request placement of this Amendment to Plat on the January 3, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Rebecca Creek Ranches, Unit 2* (Document #200706045654, Comal County Map and Plat Records) by combining Lots 72 and 73 to create Lot 72R.

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: Michael C. and Sharon K. Free

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MAILING ADDRESS: 5 Hidden Pond PL, The Woodlands, TX, 77381

DEC 20 2018

LEGAL DESCRIPTION OF PROPERTIES

COUNTY ENGINEER

PLAT Document #: 200706045654 OR Vol.: Page(s):

Plat Title: Rebecca Creek Ranches

Unit: 2 Lot(s): 72 and 73 Block(s):

ESTABLISHING

LOT(S): 72R BLOCK:

SUBDIVISION: Rebecca Creek Ranches UNIT: 2

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.

Sharon K. Free
Printed Name of Owner

Michael C. Free
Printed Name of Owner

Sharon K. Free
Signature of Owner (above)

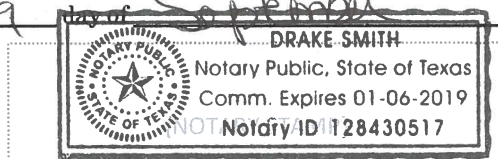
Michael C. Free
Signature of Owner (above)

STATE OF TEXAS:
COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Sharon K. Free and
Printed Name of Owner

Michael C. Free on the 29 day of September, 2018.
Printed Name of Owner

Drake Smith
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

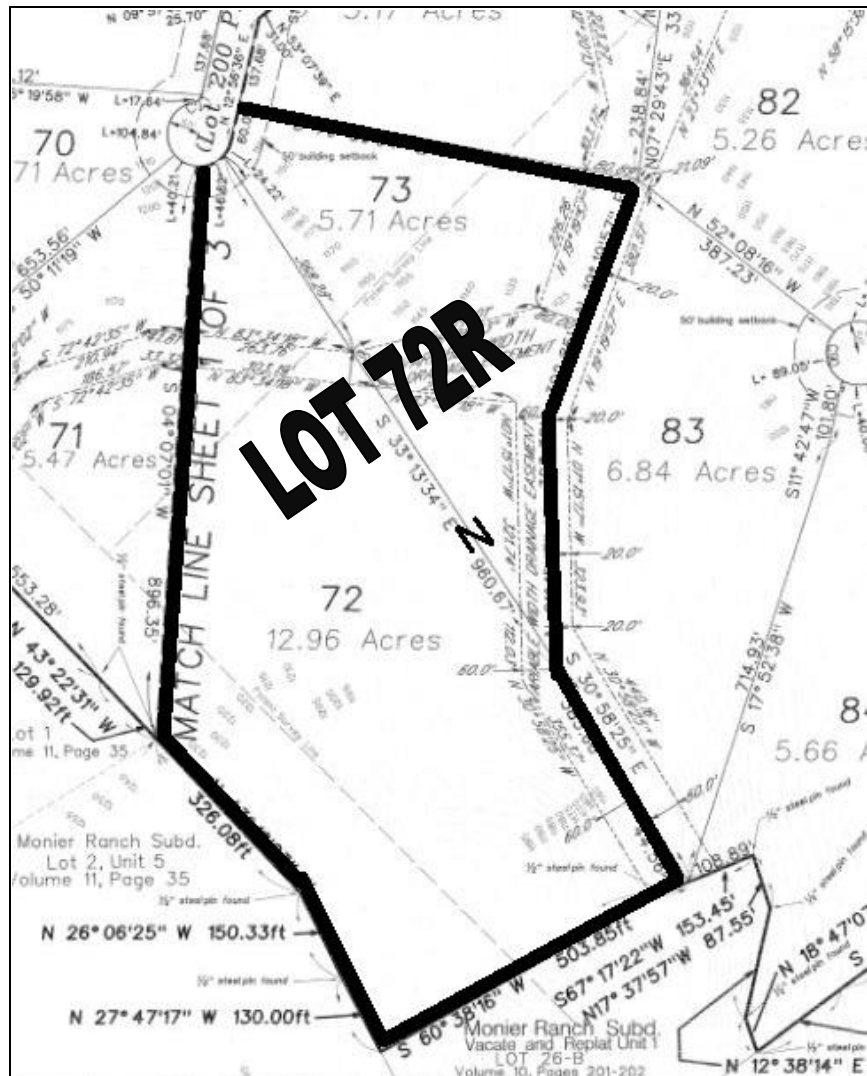
day of , 20

ATTEST: COUNTY JUDGE

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
REBECCA CREEK RANCHES, UNIT 2
(Document #200706045654, Map and Plat Records, Comal County, Texas)
Combining Lots 72 and 73
Establishing Lot 72R



Please refer to the recorded subdivision plat, *Rebecca Creek Ranches, Unit 2* (Document #200706045654, 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: 151592 Geo ID: 450413007400
Legal Acres: 0.0000
Legal Desc: REBECCA CREEK RANCHES 2, LOT 73
Situs: 2018 STAGECOACH WAY CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 974247 100.00%
FREE MICHAEL C & SHARON K
5 HIDDEN POND PL
THE WOODLANDS, TX 77381-3134

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:	103,670
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	103,670

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: 12/20/2018

Total Due if paid by: 12/31/2018

0.00

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Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	306.02
Lateral Road	65.03
COMAL ISD	1,441.02
ESD #1 (EMS)	88.22
ESD #4 (FIRE)	67.39

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: 12/20/2018
Requested By: RICKMAN LAND SURVEYING
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 151591 Geo ID: 450413007300
Legal Acres: 12.9600
Legal Desc: REBECCA CREEK RANCHES 2, LOT 72
Situs: 2010 STAGECOACH WAY CANYON LAKE, TX 78133
DBA:
Exemptions:

Owner ID: 974247 100.00%
FREE MICHAEL C & SHARON K
5 HIDDEN POND PL
THE WOODLANDS, TX 77381-3134

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:	140,000
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	140,000

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: 12/20/2018

Total Due if paid by: 12/31/2018

0.00

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Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	413.27
Lateral Road	87.82
COMAL ISD	1,946.00
ESD #1 (EMS)	119.14
ESD #4 (FIRE)	91.00

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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