



# COMAL COUNTY

ENGINEER'S OFFICE

January 2, 2019

**TO:** Commissioner Donna Eccleston, Precinct 1  
**FROM:** Mallory Pfeiler, Assistant Subdivision Coordinator  
**RE:** Approval of the Amendment to Plat of *Scenic Heights, Unit No.2*, combining Lots 546 and 547, establishing Lot 546R, within Comal County, Texas  
**OWNER(S):** Joseph Parker

We request placement of this Amendment to Plat on the January 10, 2019 Commissioners Court agenda for final approval.

**REMARKS:**

The property owner has applied to amend the recorded subdivision plat of *Scenic Heights, Unit No. 2* (Volume 2, Page 36, Comal County Map and Plat Records) by combining Lots 546 and 547 to create Lot 546R.

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  
DEC 31 2018  
COUNTY ENGINEER

OWNER(S) (as shown on deed(s)): Joseph Parker

MAILING ADDRESS: P.O. Box 2632

LEGAL DESCRIPTION OF PROPERTY:

NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): ~~Lot 546 of~~ SCENIC HEIGHTS UNIT NO. 2, a subdivision in Comal County, Texas ~~Lot 547 of~~ SCENIC HEIGHTS NO. 2; a subdivision in Comal County, Texas

COMAL COUNTY MAP & PLAT RECORDS VOLUME 2 PAGE 36 (or) DOC# \_\_\_\_\_ LOTS

OR TRACTS TO BE COMBINED: 546 and 547 RESULTING LOT

#: 546R

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.

*Joseph Parker*

OWNER SIGNATURE

OWNER SIGNATURE

Joseph Parker

NAME PRINTED (& title, if applicable)

NAME PRINTED (& title, if applicable)

STATE OF Texas  
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Joseph Parker  
on the 31st day of December, 20 18.



(SEAL)

*Brenda Ritzen*

NOTARY PUBLIC

APPROVED BY COMMISSIONERS COURT on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

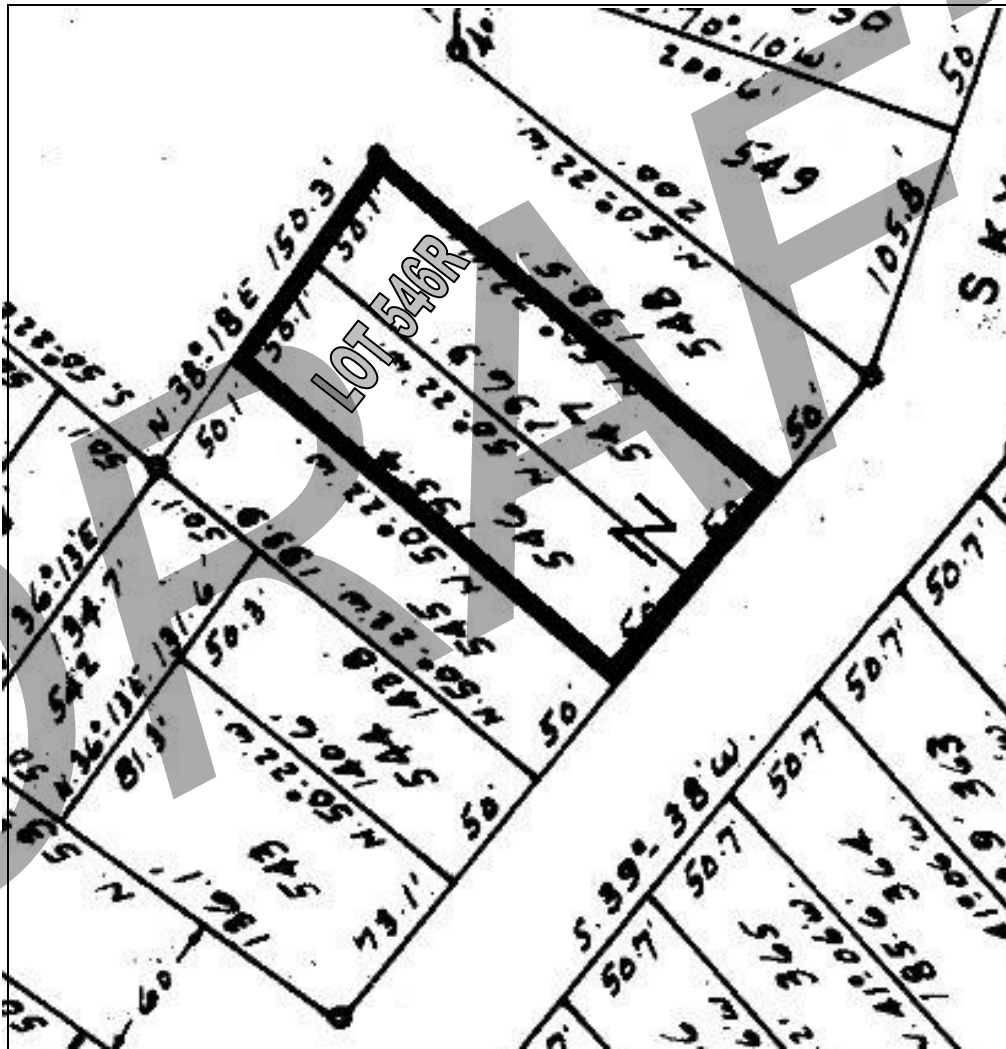
# Amendment to Plat

## SCENIC HEIGHTS, UNIT NO. 2

(Volume 2, Page 36, Map and Plat Records, Comal County, Texas)

### Combining Lots 546 and 547

### Establishing Lot 546R



Please refer to the recorded subdivision plat, *Scenic Heights, Unit No. 2* (Volume 2, Page 36, 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: 55712      Geo ID: 500340275000  
Legal Acres: 0.0000  
Legal Desc: SCENIC HEIGHTS 2, LOT 546  
Situs: 328 CLOUD TOP CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 1003277      100.00%  
PARKER JOSEPH  
PO BOX 2632  
CANYON LAKE, TX 78133

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	0
ESD #3 (FIRE)	Land NHS:	7,520
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	7,520

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: 12/31/2018			Total Due if paid by: 12/31/2018			0.00

Effective Date: 12/31/2018

Total Due if paid by: 12/31/2018

0.00



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Tax Certificate Issued for:

Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	22.20
Lateral Road	4.72
COMAL ISD	104.53
ESD #2 (EMS)	6.02
ESD #3 (FIRE)	5.98

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: 12/31/2018  
Requested By: PARKER JOSEPH  
Fee Amount: 10.00  
Reference #:

*Michelle Poppe*  
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: 55713      Geo ID: 500340275500  
Legal Acres: 0.0000  
Legal Desc: SCENIC HEIGHTS 2, LOT 547  
Situs: 316 CLOUD TOP CANYON LAKE, TX 78133  
DBA:  
Exemptions:

Owner ID: 1003277      100.00%  
PARKER JOSEPH  
PO BOX 2632  
CANYON LAKE, TX 78133

For Entities

Value Information

COMAL COUNTY	Improvement HS:	0
COMAL ISD	Improvement NHS:	0
ESD #2 (EMS)	Land HS:	0
ESD #3 (FIRE)	Land NHS:	7,590
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	7,590

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: 12/31/2018

Total Due if paid by: 12/31/2018      0.00



RECEIVED  
DEC 31 2018  
COUNTY ENGINEER

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2018</b>
COMAL COUNTY	22.40
Lateral Road	4.76
COMAL ISD	105.51
ESD #2 (EMS)	6.07
ESD #3 (FIRE)	6.04

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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May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/31/2018  
Requested By: PARKER JOSEPH  
Fee Amount: 10.00  
Reference #:

  
\_\_\_\_\_  
Signature of Authorized Officer or Collecting Office