



COMAL COUNTY

ENGINEER'S OFFICE

December 28, 2018

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Mystic Shores, Unit Twelve*, combining Lots 1517 and 1518, establishing Lot 1517R, within Comal County, Texas
OWNER(S): Peter and Debbie Davini

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

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Mystic Shores, Unit Twelve* (Document #200506010160, Comal County Map and Plat Records) by combining Lots 1517 and 1518 to create Lot 1517R.

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: Peter Davini and Debbie Davini

MAILING ADDRESS: 135 Peppergrass Dr
Spring Branch, TX 78070

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LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 200506010160 OR Vol.: COUNTY ENGINEER

Plat Title: Mystic Shores

Unit: 12 Lot(s): 1517 & 1518 Block(s):

ESTABLISHING

LOT(S): 1517B BLOCK:

SUBDIVISION: Mystic Shores UNIT: 12

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.

PETER M DAVINI
Printed Name of Owner

[Signature]
Signature of Owner (above)

Debbie A. Davini
Printed Name of Owner

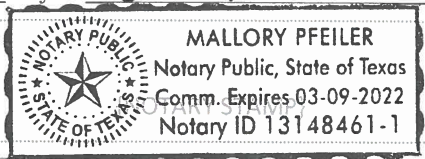
[Signature]
Signature of Owner (above)

STATE OF TEXAS:
COUNTY OF Comal

SWORN AND SUBSCRIBED before me by Peter m Davini and

Debbie A Davini on the 17 day of December, 2018.

[Signature]
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the
day of, 20

ATTEST: COUNTY JUDGE
COUNTY CLERK

FOR RECORDING PURPOSES ONLY

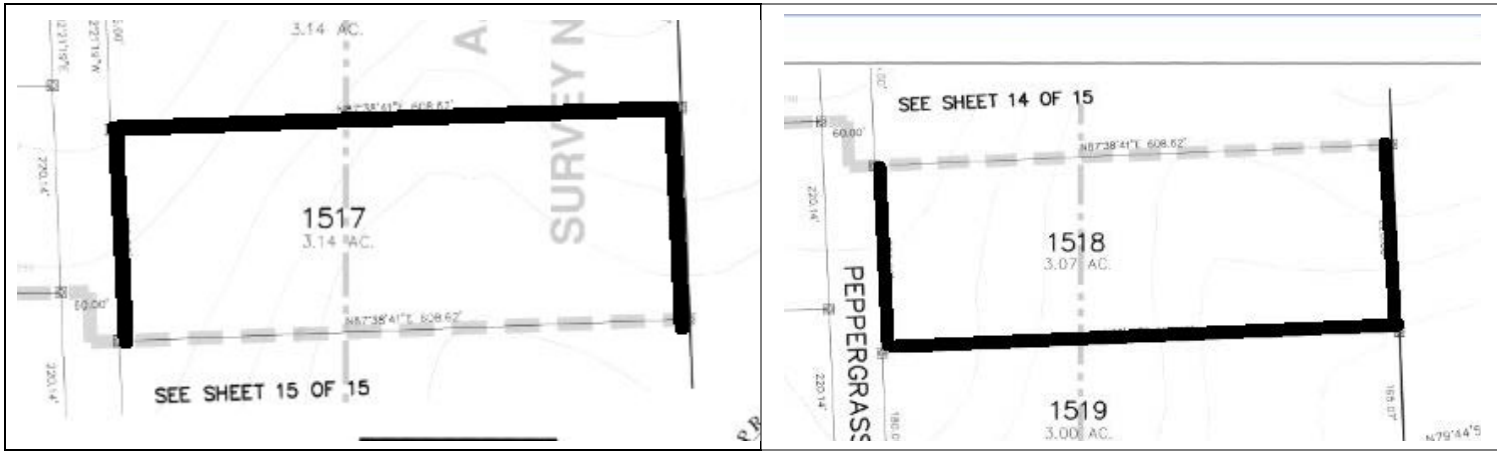
Amendment to Plat

MYSTIC SHORES, UNIT TWELVE

(Document #200506010160, Map and Plat Records, Comal County, Texas)

Combining Lots 1517 and 1518

Establishing Lot 1517R



Please refer to the recorded subdivision plat, *Mystic Shores, Unit Twelve* (Document #200506010160, 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: 138279 Geo ID: 360150142900
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 12, LOT 1517
Situs: 135 PEPPERGRASS DR SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 910525 100.00%
DAVINI PETER & DEBBIE
W8288 COUNTY ROAD P
OXFORD, WI 53952-8875

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:	47,920
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	47,920

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: 12/17/2018

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



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Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	141.45
Lateral Road	30.06
COMAL ISD	666.09
ESD #1 (EMS)	40.78
ESD #4 (FIRE)	31.15

2018 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

Date of Issue: 12/17/2018
Requested By: DAVINI PETER & DEBBIE
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: 138280 Geo ID: 360150143000
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 12, LOT 1518
Situs: 141 PEPPERGRASS DR SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 910525 100.00%
DAVINI PETER & DEBBIE
W8288 COUNTY ROAD P
OXFORD, WI 53952-8875

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:	47,600
Lateral Road	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	47,600

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Totals:			0.00	0.00	0.00	0.00

Effective Date: 12/17/2018

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

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Tax Certificate Issued for:	Taxes Paid in 2018
COMAL COUNTY	140.51
Lateral Road	29.86
COMAL ISD	661.64
ESD #1 (EMS)	40.51
ESD #4 (FIRE)	30.94

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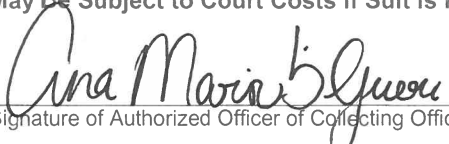
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