



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 Seventeen*, combining Lots 1208 and 1209, establishing Lot 1208R, within Comal County, Texas
OWNER(S): William P. and Vicky A. Traeger

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 Seventeen* (Document #200606022555, Comal County Map and Plat Records) by combining Lots 1208 and 1209 to create Lot 1208R.

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: WILLIAM P. TRAEGER AND VICKY A. TRAEGER

MAILING ADDRESS: 6870 13TH AVE. N.

ST. PETERSBURG, FLORIDA 33710-5318

LEGAL DESCRIPTION OF PROPERTIES

PLAT Document #: 200606022555 OR Vol.: Page(s): 3

Plat Title: MYSTIC SHORES

Unit: 17 Lot(s): 1208 AND 1209 Block(s):

ESTABLISHING

LOT(S): 1208R BLOCK:

SUBDIVISION: MYSTIC SHORES UNIT: 17

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.

WILLIAM P. TRAEGER
Printed Name of Owner

VICKY A. TRAEGER
Printed Name of Owner

William P. Traeger
Signature of Owner (above)

V.A. Traeger
Signature of Owner (above)

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NOV 16 2018

STATE OF FLORIDA

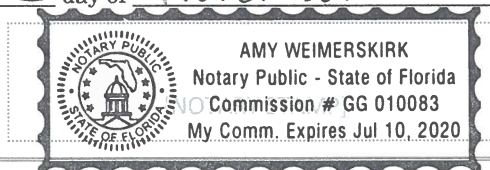
COUNTY OF Pinellas

COUNTY ENGINEER

SWORN AND SUBSCRIBED before me by William P. Traeger and Vicky A. Traeger

on the 2nd day of November, 2018.

Notary Signature
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

day of , 20

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat

MYSTIC SHORES, UNIT SEVENTEEN

(Document #200606022555, Map and Plat Records, Comal County, Texas)

Combining Lots 1208 and 1209 Establishing Lot 1208R



Please refer to the recorded subdivision plat, *Mystic Shores, Unit Seventeen* (Document #200606022555, 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: 142257 Geo ID: 360150191300
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 17, LOT 1208
Situs: 125 ALONDRA LN SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 951575 100.00%
TRAEGER WILLIAM P & VICKY A
6870 13TH AVE N
ST PETERSBURG, FL 33710-5318

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: | 30,230 |
| Lateral Road | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 30,230 |

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: 11/06/2018

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 | 89.23 |
| Lateral Road | 18.96 |
| COMAL ISD | 420.20 |
| ESD #1 (EMS) | 25.73 |
| ESD #4 (FIRE) | 19.65 |

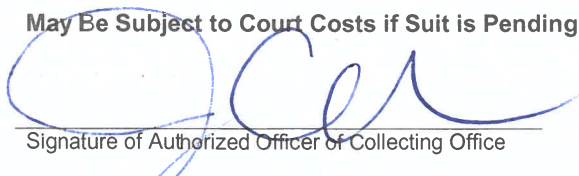
If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

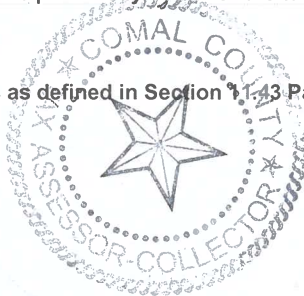
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 11/06/2018
Requested By: TRAEGER WILLIAM P & VICKY
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 142258 Geo ID: 360150191400
Legal Acres: 0.0000
Legal Desc: MYSTIC SHORES 17, LOT 1209
Situs: 129 ALONDRA LN SPRING BRANCH, TX 78070
DBA:
Exemptions:

Owner ID: 951575 100.00%
TRAEGER WILLIAM P & VICKY A
6870 13TH AVE N
ST PETERSBURG, FL 33710-5318

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: | 30,990 |
| Lateral Road | Productivity Market: | 0 |
| | Productivity Use: | 0 |
| | Assessed Value | 30,990 |

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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: 11/06/2018

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 | 91.48 |
| Lateral Road | 19.44 |
| COMAL ISD | 430.77 |
| ESD #1 (EMS) | 26.37 |
| ESD #4 (FIRE) | 20.14 |

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)].

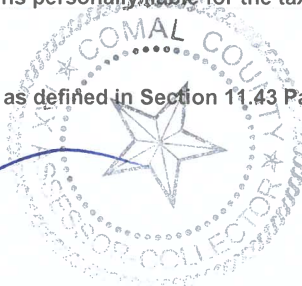
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