



COMAL COUNTY

ENGINEER'S OFFICE

February 27, 2019

TO: Commissioner Jen Crownover, Precinct 4
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Stallion Springs, Unit 3*, combining Lots 196 and 197, establishing Lot 196R, within Comal County, Texas
OWNER(S): Richard and Debra Kershaw

We request placement of this Amendment to Plat on the March 7, 2019 Commissioners Court agenda for final approval.

REMARKS:

The property owners have applied to amend the recorded subdivision plat of *Stallion Springs, Unit 3* (Volume 7, Pages 66-67, Comal County Map and Plat Records) by combining Lots 196 and 197 to create Lot 196R.

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: Richard & Debra Kershaw RECEIVED

MAILING ADDRESS: 7726 Chantilly Circle FEB 21 2019
Galveston, TX. 77551

LEGAL DESCRIPTION OF PROPERTIES

COUNTY ENGINEER

PLAT Document #: _____ OR Vol.: 7 Page(s): 66

Plat Title: Stallion Springs

Unit: 3 Lot(s): 196 & 197 Block(s): _____

ESTABLISHING

LOT(S): 196 R BLOCK: _____

SUBDIVISION: Stallion Springs UNIT: 3

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.

Richard Kershaw
Printed Name of Owner

Debra Kershaw
Printed Name of Owner

[Signature]
Signature of Owner (above)

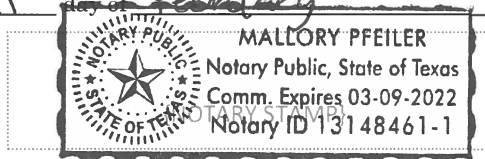
[Signature]
Signature of Owner (above)

STATE OF TEXAS: _____
COUNTY OF Comal _____

SWORN AND SUBSCRIBED before me by Richard Kershaw and
Printed Name of Owner

Debra Kershaw on the 21 day of February, 20 19.
Printed Name of Owner

[Signature]
NOTARY SIGNATURE



APPROVED BY COMMISSIONERS COURT on the

_____ day of _____, 20_____

COUNTY JUDGE

ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Note: The recording information required in this acknowledgement is from the (Warranty) Deed with Vendor's Lien, or Deed of Trust, NOT the Map and Plat Records.

LIENHOLDER ACKNOWLEDGEMENT

I/We, Security State Bank & Trust (mortgagee(s)), owner(s) and holder(s) of a lien (or liens) against the property described in the plat known as Lots 196 & 197 Stallion Springs Unit 3, said lien(s) being evidenced by instrument(s) of record in Document No. 201606019924 of the Official Public Records of Comal County, Texas, do hereby in all things subordinate to said plat said lien(s), and I/we hereby confirm that I am/we are the present owner(s) of said lien(s) and have not assigned the same nor any part thereof.

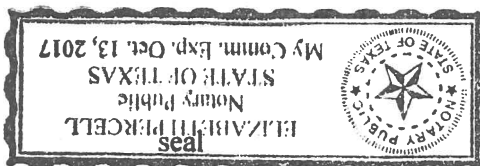
The lienholder acknowledges that a foreclosure of said lien(s) will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable state, county, and municipal regulations. The lienholder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

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FEB 21 2019

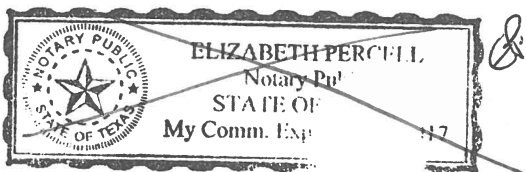
By: Karla Riley COUNTY ENGINEER
(Signature(s) of Lienholder(s))
Karla Riley, VP-Loan Officer
(Name(s) and Title(s), printed)

STATE OF Texas §
COUNTY OF Comal §

Sworn to and Subscribed before me by Karla Riley / VP Loan Officer
on the 1 day of March, 20 17.



Elizabeth Percell
(Notary)
Elizabeth Percell
(Printed name)



Issued By:

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

Property Information

Property ID: 59318 Geo ID: 520115021900
Legal Acres: 0.0000
Legal Desc: STALLION SPRINGS 3, LOT 196
Situs: 712 APPALOOSA DR FISCHER, TX 78623
DBA:
Exemptions:

Owner ID: 965957 100.00%
KERSHAW RICHARD L & DEBRA A
7726 CHANTILLY CIR
GALVESTON, TX 77551-1629

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:	15,470
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	15,470

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: 02/21/2019

Total Due if paid by: 02/28/2019

0.00

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FEB 21 2019

COUNTY ENGINEER

Tax Certificate Issued for:

	Taxes Paid in 2018
COMAL COUNTY	45.67
Lateral Road	9.70
COMAL ISD	215.04
ESD #2 (EMS)	12.38
ESD #3 (FIRE)	12.32

2019 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, 2020.

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)].

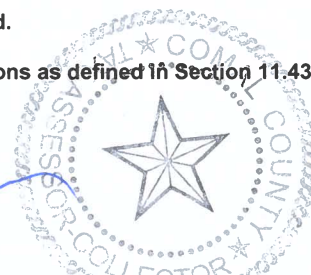
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 02/21/2019
Requested By: KERSHAW RICHARD L & DEBRA
Fee Amount: 10.00
Reference #:

Issued By:

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

Property Information

Property ID: 59319 Geo ID: 520115022000
Legal Acres: 0.0000
Legal Desc: STALLION SPRINGS 3, LOT 197
Situs: 734 APPALOOSA DR FISCHER, TX 78623
DBA:
Exemptions:

Owner ID: 965957 100.00%
KERSHAW RICHARD L & DEBRA A
7726 CHANTILLY CIR
GALVESTON, TX 77551-1629

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:	15,040
Lateral Road	Productivity Market:	0
Rural Fire #4	Productivity Use:	0
	Assessed Value	15,040

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Effective Date: 02/21/2019

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FEB 21 2019

COUNTY ENGINEER

Tax Certificate Issued for:

COMAL COUNTY
Lateral Road
COMAL ISD
ESD #2 (EMS)
ESD #3 (FIRE)

Taxes Paid in 2018

44.39
9.43
209.06
12.03
11.97

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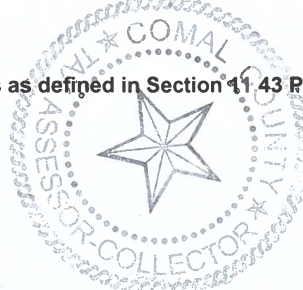
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