

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

(281) 341-8608
Fax (281) 341-8609

October 12, 2016

Chang Liu and Jun Hua
3415 Williams Glen Dr
Sugar Land, TX 77479

Reference: Account Number: 8502-00-002-0200-907
Tax Year 2015, Precinct 4

Dear Mr. and/or Mrs. Liu:

The County has received your request to waive penalty, interest and collection fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District, Fort Bend Municipal District #41 and Fort Bend Emergency Services District #5 which represents a total amount of \$1,729.36 for penalties assessed on the referenced account for tax year 2015. The Tax Assessor's Office has conducted research on your account; a copy of the research is enclosed with this letter, and has also been provided to the Commissioners Court.

The information you provided, along with the Tax Office research, has been placed on the Agenda, becoming part of public record, for the Commissioners Court meeting on Tuesday, October 25, 2016 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2nd Floor, in Richmond, Texas.

You are not required to appear in order for the Court to consider your request. Action by the Court is governed by guidelines under Texas Tax Code, Chapter 33, Section 33.011*, Commissioners Court cannot waive penalty, interest and/or collection fees unless there is evidence of an error by the appraisal district or the County. However, if you have any new information showing proof of an error that was not researched by the Tax Assessor and wish to discuss, please contact your Commissioner, James Patterson, prior to October 25, 2016, at telephone 281-980-2235 or by email at james.patterson@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

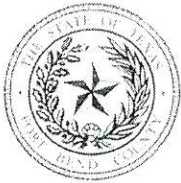
A handwritten signature in blue ink that reads "Robert E. Hebert". The signature is fluid and cursive.

Robert E. Hebert

Enclosure

Copy: Commissioner James Patterson, Precinct No. 4

*Section 33.011(a)(1) of the Texas Tax Code states, "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency."



COUNTY TAX ASSESSOR / COLLECTOR

Fort Bend County, Texas

Patsy Schultz, PCC
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

COUNTY JUDGE
RECEIVED

OCT 11 2016

(281) 341-3710
Fax (281) 341-9267
Email: patsy.schultz@fortbendcountytexas.gov
www.fortbendcountytexas.gov

DATE: October 6, 2016

TO: County Judge Robert E. Hebert
Commissioner Richard Morrison
Commissioner Grady Prestage
Commissioner Andy Meyers
Commissioner James Patterson
Roy Cordes, County Attorney

FROM: Tammy Staton *T.S.*
Chief of Property Taxes

Re: Waiver of Penalty, Interest and Collection fees – Chang Liu & Jun Hua: Account # 8502-00-002-0200-907; 2015 Tax Year; Legal Description: Village of Oak Lake R/P, Block 2, Lot 20

Precinct 4 ✓

Chang Liu & Jun Hua are requesting a waiver of penalty, interest and collection fees for the 2015 tax year, stating they did not receive the original statement.

Tax Office Records Indicate:

January 17, 2014 -- Copy of the General Warranty Deed dated January 17, 2014 shows mailing address as: Mr. and Mrs. Chang Liu, 16314 Brush Meadow Court, Sugar Land, TX 77498. The return to address was changed in writing to 3415 Williams Glen Dr, Sugar Land TX 77479.

November 5, 2015 – A Certified Tax Statement was mailed to current owner, Chang Liu & Jun Hua, 16314 Brush Meadow Ct, Sugar Land TX 77498-7120. The Certified Tax Statement was returned by the Post Office on November 23, 2015; Return to Sender- Vacant-Unable to Forward.

May 12, 2016 – The 2015 33.07 Notice was mailed to – Liu Chang & Jun Hua, 16314 Brush Meadow CT, Sugar Land TX 77498-7120. This Statement was not returned by Post Office.

July 18, 2016 – Taxpayer called stating that she did not know that her Mortgage Company did not pay taxes.

July 18, 2016 --The Fort Bend County Tax Office received a payment of \$5,886.49 (including July P & I and Collection Fees).

July 22, 2016 – Fort Bend Central Appraisal District received a letter from Jun Hua and Chang Liu to have mailing address changed to 3415 Williams Glen Dr, Sugar Land TX 77479.

There is evidence that an error was made by the Fort Bend Central Appraisal District.

Fort Bend ISD, Fort Bend County MUD #41, and Fort Bend ESD #5 have authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty, interest and collection fees and allow the Fort Bend County Commissioners Court to make the determination based on 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account 8502-00-002-0200-907:

2015 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
FT BEND ISD	\$2,285.50	\$ 411.39	\$ 539.38	\$ 950.77 ✓
FB MUD #41	\$ 921.02	\$ 165.78	\$ 217.36	\$ 383.14 ✓
FB ESD #5	\$ 121.69	\$ 21.90	\$ 28.72	\$ 50.62 ✓
FBC	\$ 828.92	\$ 149.21	\$ 195.62	\$ 344.83 ✓
Total	\$4,157.13	\$ 748.28 ✓	\$ 981.08 ✓	\$1,729.36 ✓

Total Penalty and Interest and Collection Fees: \$1, 729.36 ✓

do recommend waiver of penalty, interest, and collection fees for 2015. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district in which the taxing unit participates caused or resulted in the taxpayer's failure to pay the tax before delinquency..."

Chang Liu & Jun Hua
3415 Williams Glen Dr.
Sugar Land, TX 77479

COUNTY JUDGE
RECEIVED

July 25th, 2016

AUG 11 2016

County Judge Robert E. Hebert
401 Jackson St.
Richmond, TX 77469-3110

Dear Judge Hebert,

We are writing to you regarding the 2016 property tax fine in the amount of \$1779.26, charged to our property located at 16314 Brush Meadows Ct., Sugar Land, TX 77498.

When we purchased this property, we used our residence address of 3415 Williams Glen Dr., Sugar Land, TX and the deed from the Title Company also shows the mailing address, in hand writing, as our residence address. With this we believed that we had nothing to worry about.

However, the Fort Bend County has mailed the property statement to the property address instead of the address listed on the deed in hand writing. This house is a rental property. The previous tenant moved out in July 2015 and the new tenant did not move in until March 2016. In between the house was vacant. This is why we had not received the 2016 Property Tax Statement until 7/18/2016.

The big amount of penalty is also due to the fact that the delinquency notice was sent to us late. Give that our address was always available to the county law office, the accumulation of fine should have been avoidable.

We have other properties in Fort Bend County, but the property tax payments are all made through the mortgage company in the Escrow account. Only the property at 16314 Brush Meadows is the exception. We have always paid taxes on time and would have done the same had this issue of address mix-up not happened. Indeed, when we received the delinquency statement from the Law Office, we paid the total amount of \$5,886.49 including &\$1,729.36 on the same day.

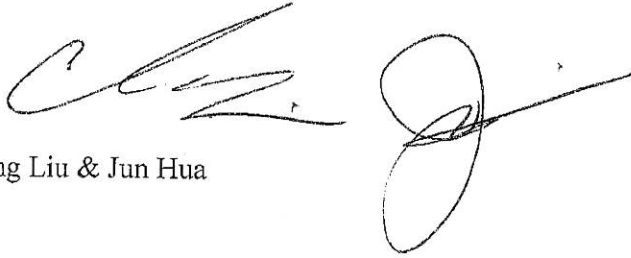
The delay of the payment was completely unintentional and we missed the payment deadline because we didn't receive the Tax Statement. We would like to request a waiver for this excessive amount of penalty. We are also willing to do community services or we can pay for the 2017 Property Tax in advance if these are options to waive our penalty.

Enclosed also please find the copies of the following documents relating to this matter:

1. Letter from Perdue Brandon Field Collins & Mott, LLP (it is only showing part of our property tax due and we still didn't receive anything regarding the rest of the property tax due)
2. Delinquent Tax Statement Summary downloaded from the Fort Bend County website
3. Payment receipt
4. Updated Property Tax Statement showing zero balance
5. Deed received from the Title Company misleading the change of the mailing address

Thank you so much for your attention and we look forward to hearing from you soon.

Sincerely

Two handwritten signatures in black ink. The first signature is a cursive 'C' followed by 'Liu'. The second signature is a cursive 'J' followed by 'Hua'.

Chang Liu & Jun Hua

PerdueBrandonFielderCollins&Mott, LLP

ATTORNEYS AT LAW

1235 North Loop West
Suite 600
Houston, TX 77008

Tel: (713) 802-6949 Espanol: (800) 994-0678
Fax: (713) 862-1429
www.pbfc.com

7/8/2016

#BWBBPZ

#T/0892/063952/12# 2160 1 AV 0.376*****AUTO**5-DIGIT 77479 5DGS 2 FT 10

ID# T/0892/063952/1



LIU CHANG & JUN HUA
3415 WILLIAMS GLEN DR
SUGAR LAND TX 77479-2440



NOTICE OF TAX LIEN

I am writing to call your attention to the fact that this delinquency exists. If you are currently in a payment agreement, in litigation or involved in a bankruptcy, you or your attorney should notify our office.

The tax years and amounts due on the property assessed in your name are provided on the back of this letter. **PLEASE BE AWARE THAT YOU MAY OWE TAXES TO OTHER ENTITIES ON THIS PROPERTY AS WELL.**

If you are not the current owner of the property or if your mortgage company is responsible for this payment, please notify our office. If you are not the current owner, you should notify the appraisal district so that they can update the tax rolls.

Credit/debit cards are accepted at all Fort Bend County Tax Office locations and via the Internet by visiting <http://www.fortbendcountytexas.gov> (a convenience fee is charged by the vendor).

Your prompt attention to this matter will be appreciated.

Sincerely yours,
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.

IF THESE TAXES HAVE BEEN PAID SINCE JULY 1, 2016, PLEASE DISREGARD THIS NOTICE. YOU CAN ALSO PAY BY E-CHECK AT WWW.FORTBENDCOUNTYTX.GOV WITHOUT A CONVENIENCE FEE.

Yolanda M. Humphrey

SEE REVERSE SIDE FOR TAX DETAIL

(Remove this portion and return it with your payment in the envelope provided)

T/0892/063952/1
LIU CHANG & JUN HUA
3415 WILLIAMS GLEN DR
SUGAR LAND TX 77479

TOTAL IF PAID BY: 7/31/2016 8/31/2016

PAYMENT DUE: \$4,540.43 \$4,578.91

Property Accounts

8502000020200907

MAKE PAYMENT TO:

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND TX 77469-3623

Apply to Perdue, Brandon, Fielder, Collins & Mott, L.L.P. Accounts

(281) 341-3710

Delinquent Tax Statement

TAX OFFICE

TAXPAYER - T/0892/063952/1

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND TX 77469-3623

LIU CHANG & JUN HUA
3415 WILLIAMS GLEN DR
SUGAR LAND TX 77479

(281) 341-3710 x16

(**IF YOU NEED A MORE DETAILED STATEMENT, PLEASE CONTACT OUR COLLECTION DEPARTMENT AT (713) 802-6949 Espanol: (800) 994-0878.)

Property Description	Entitles		
Account: 8502000020200907 CPC: R122732 - VILLAGE OF OAK LAKE R/P, BLOCK 2, LOT 20	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 41 FORT BEND INDEPENDENT SCHOOL DISTRICT		
Taxes Due			
Tax Year	Base Tax Amt.	Penalties Int.	Total
2015	\$3,206.52	\$1,333.91	\$4,540.43
Total if paid by		7/31/2016	\$4,540.43
		8/31/2016	\$4,578.91

PLEASE BE AWARE THAT YOU MAY OWE TAXES TO OTHER ENTITIES ON THIS PROPERTY AS WELL
If the amounts included in this notice are part of an active bankruptcy, please disregard this notice and contact our office.

MAKE SURE CHECK/MONEY ORDER IS PAYABLE TO THE TAX OFFICE LISTED ABOVE.

MAKE SURE THE TAX OFFICE ADDRESS IS SHOWING IN THE RETURN ENVELOPE WINDOW.

HAVE YOU MOVED? NEW ADDRESS _____ mailing address: _____ } Change address.
 FAX: 281-344-8632
 *281-344-8623 Ref. R122732
 Central Appraisal. 280 BF Terry Blvd.
 Rosenberg 77471

PURSUANT TO SECTION 33.045 OF THE TEXAS PROPERTY TAX CODE, IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

DELINQUENT TAX STATEMENT SUMMARY



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

Mail To:

LIU CHANG & JUN HUA
16314 BRUSH MEADOW CT
SUGAR LAND, TX 77498-7120

Legal Description:

VILLAGE OF OAK LAKE R/P, BLOCK 2, LOT 20

Account No: **8502-00-002-0200-907**

2015 Value: \$170,560
 Appr. Dist. No.: R122732

Legal Acres: .0000

Parcel Address: 16314 BRUSH MEADOWS CT

As of Date: 07/18/2016

Print Date: 07/18/2016 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY July 31, 2016		IF PAID BY August 31, 2016		IF PAID BY September 30, 2016	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2015	1 58 65 78 79	\$4,157.13	\$1,729.36	\$5,886.49	\$1,779.26	\$5,936.39	\$1,829.13	\$5,986.26
TOTAL AMOUNT DUE:		\$4,157.13	\$1,729.36	\$5,886.49	\$1,779.26	\$5,936.39	\$1,829.13	\$5,986.26

Tax Unit Codes:

1 FORT BEND ISD 58 FORT BEND COUNTY MUD #41 65 FORT BEND ISD #5 78 FORT BEND CO DRAINAGE
 79 FORT BEND CO GEN FND

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.
 IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

Print Date: 07/18/2016

31.1.21

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
PO BOX 1028 - PAYMENT PROCESSING DEPT
SUGAR LAND, TX 77487-1028
(281) 341-3710

Appr. Dist. No.: R122732



8502-00-002-0200-907

LIU CHANG & JUN HUA
 16314 BRUSH MEADOW CT
 SUGAR LAND, TX 77498-7120

If Paid By	Amount Due
July 31, 2016	\$5,886.49
August 31, 2016	\$5,936.39
September 30, 2016	\$5,986.26
Amount Paid:	\$ _____

000000R122732 047 0000588649 0000593639 0000598626 0000000000 1

FORT BEND COUNTY TAX OFFICE

INQUIRY AND PAYMENT SYSTEM

3.

Payment Result

Shopping Cart 

[Begin a New Search](#) [Go to Your Portfolio](#)

Your payment was submitted to the tax office and will be submitted for approval to your financial institution. Please print this page for your records.

If you would like to search for other accounts please click the "New Search" button.

[New Search](#)

PROPERTY PAYMENT INFORMATION

8502000020200907
LIU CHANG & JUN HUA
16314 BRUSH MEADOW CT
SUGAR LAND, TX 77498-7120

Payment Amount: \$5,886.49

PAYMENT SUMMARY

Reference ID: 1346373
Payment Method: E-Check
Total Payment Amount: \$5,886.49

BANK ACCOUNT INFORMATION

Routing Number:
Checking Account Number:

CONTACT INFORMATION

Name: Jun Hua
Address: 3415 Williams Glen Dr.
City: Sugar Land
State: TX
Zip Code: 77479

E-Mail Address:

Phone Number:

FORT BEND COUNTY TAX OFFICE
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623
(281) 341-3710

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2015 YEAR TAX STATEMENT



PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
 1317 EUGENE HEIMANN CIRCLE
 RICHMOND, TEXAS 77469-3623
 PHONE NO. (281) 341-3710

4.

Mail To:
 LIU CHANG & JUN HUA
 16314 BRUSH MEADOW CT
 SUGAR LAND, TX 77498-7120

Legal Description:
 VILLAGE OF OAK LAKE R/P, BLOCK 2, LOT 20

Account No: 8502-00-002-0200-907

Legal Acres: .0000

CAD No: R122732

As of Date: 07/31/2016

Parcel Address: 16314 BRUSH MEADOWS CT

Print Date: 07/31/2016 Printed By: ACT INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$30,000	\$140,560	\$170,560	\$170,560	\$0	\$170,560	\$0	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND ISD	\$170,560		\$0	\$170,560	1.340000	\$2,285.50
FORT BEND COUNTY MUD #41	\$170,560		\$0	\$170,560	0.540000	\$921.02
FORT BEND ESD #5	\$170,560		\$0	\$170,560	0.071348	\$121.69
FORT BEND CO DRAINAGE	\$170,560		\$0	\$170,560	0.021000	\$35.82
FORT BEND CO GEN FND	\$170,560		\$0	\$170,560	0.465000	\$793.10

Total 2015 Tax: \$4,157.13
 Total 2015 Levy Paid To Date: \$4,157.13
 2015 Levy Due: \$0.00
 Total 2015 Due: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:

07/31/2016 18 + 20%	08/31/2016 19 + 20%	09/30/2016 20 + 20%	10/31/2016 21 + 20%	11/30/2016 22 + 20%	12/31/2016 23 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information :

FORT BEND ISD 2015 M&O 1.0400000 I&S .30000000 Total 1.3400000 2014 M&O 1.0400000 I&S .30000000 Total 1.3400000

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. NO FEE CHARGED FOR E-CHECK.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

7.149

AMOUNT DUE IF PAID BY THE END OF:

Print Date: 07/31/2016

07/31/2016 18 + 20%	08/31/2016 19 + 20%	09/30/2016 20 + 20%	10/31/2016 21 + 20%	11/30/2016 22 + 20%	12/31/2016 23 + 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

PATSY SCHULTZ, PCC
 FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
 PO BOX 1028 - PAYMENT PROCESSING DEPT
 SUGAR LAND, TX 77487-1028



8502-00-002-0200-907
 LIU CHANG & JUN HUA
 16314 BRUSH MEADOW CT
 SUGAR LAND, TX 77498-7120

AMOUNT PAID:
 \$ _____

000000R122732 047 0000000000 0000000000 0000000000 0000000000 9

5

2014005237
ELECTRONICALLY RECORDED
Official Public Records
1/17/2014 11:15 AM



Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County Texas
Pages: 2 Fee: \$ 15.00

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT **BLESSING C. AMAZIGO** and husband, **NATHAN AMAZIGO**, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **CHANG LIU and wife, JUN HUA**, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Fort Bend County, Texas, described as follows, to-wit:

Lot Twenty (20), in Block Two (2), of REPLAT OF VILLAGE OF OAK LAKE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide No.(s) 775/B and 776/A of the Map Records of Fort Bend County, Texas.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns, forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

UNIVERSAL TITLE PARTNERS
GF# 902-76875

5.

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT **BLESSING C. AMAZIGO and husband, NATHAN AMAZIGO**, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **CHANG LIU and wife, JUN HUA**, hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Fort Bend County, Texas, described as follows, to-wit:

Lot Twenty (20), in Block Two (2), of REPLAT OF VILLAGE OF OAK LAKE, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide No.(s) 775/B and 776/A of the Map Records of Fort Bend County, Texas.

This conveyance is made and accepted subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns, forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

5.

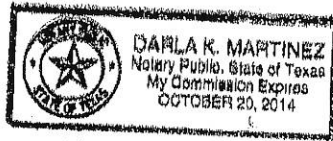
When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

EXECUTED this the 16th day of January, 2014.

Blessing C. Amazigo
BLESSING C. AMAZIGO
Nathan Amazigo
NATHAN AMAZIGO

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me, on this the 16th day of January, 2014, by BLESSING C. AMAZIGO and husband, NATHAN AMAZIGO.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

Grantee's Mailing Address:

Mr. and Mrs. Chang Liu
16314 Brush Meadow Court
Sugar Land, Texas 77498

Return to Address:

Mr. and Mrs. Chang Liu
16314 Brush Meadow Court
Sugar Land, Texas 77498

3415 Williams Glen Dr.
Sugar Land, TX.

77479

F:\OMD\NHH\Non Newmark\Liu gwdcash.wpd/
1/15/14

DUPLICATE TAX RECEIPT



PATSY SCHULTZ, PCC
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

Certified Owner:

LIU CHANG & JUN HUA
16314 BRUSH MEADOW CT
SUGAR LAND, TX 77498-7120

Legal Description:

VILLAGE OF OAK LAKE R/P, BLOCK 2, LOT 20

Parcel Address: 16314 BRUSH MEADOWS CT
Legal Acres: 0.0000

Remit Seq No: 32504744
Receipt Date: 07/18/2016
Deposit Date: 07/20/2016
Print Date: 08/08/2016 09:47 AM
Printed By: LINDAW

Deposit No: EK160720
Validation No: 11
Account No: **8502-00-002-0200-907**
Operator Code: CRUZ

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Fort Bend Isd	TL	170,560	1.340000	2,285.50	411.39	539.38	3,236.27
2015	Fort Bend County Mud #41	TL	170,560	0.540000	921.02	165.78	217.36	1,304.16
2015	Fort Bend Esd #5	TL	170,560	0.071348	121.69	21.90	28.72	172.31
2015	Fort Bend Co Drainage	TL	170,560	0.021000	35.82	6.45	8.45	50.72
2015	Fort Bend Co Gen Fnd	TL	170,560	0.465000	793.10	142.76	187.17	1,123.03
					\$4,157.13	\$748.28	\$981.08	\$5,886.49

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Check Number(s):

Credit Card Authorization No: 0

Exemptions on this property:

PAYMENT TYPE:

Credit Cards: \$5,886.49

Total Applied: \$5,886.49

Change Paid: \$0.00

PAYER:
Jun Hua
3415 Williams Glen Dr.
Sugar Land, TX 77479

ACCOUNT PAID IN FULL

(281) 341-3710