

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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Charles Austin "Chip" Sutton
Capital Partner

March 6, 2018

Patsy Schultz, Tax Assessor-Collector
Fort Bend County Tax Office
1317 Eugene Heimann Circle
Richmond, Texas 77469

HAND DELIVERED

RE: Tax Resale Bid in 14-DCV-216446; *Fort Bend County, Et Al vs. TG-San Bernard LTD*; Account # 0034-06-030-0005-908

Dear Ms. Schultz:

An offer in the amount of \$50.00 has been received from Fort Bend County for a property that is owned in trust by Fort Bend County, the Fort Bend County Drainage District, and Lamar CISD pursuant to a constable's tax sale. The County Engineer's Office has notified my Firm that Fort Bend County wants to acquire the property because it is located in the right-of-way of a County road named Citeaux Lane. The pertinent facts of this matter are as follows:

- Date of Judgment: April 28, 2015
- Amount Due County: \$220.31(as of 4/2018)
- First Tax Sale(no bids): September 1, 2015
- CAD Value(2017): \$2,930.00
- Location of Property: Citeaux Lane
- Type of Property: Vacant 0.1810 acre tract of property

In order for this offer to be accepted, it must be approved by Fort Bend County, the Fort Bend County Drainage District, and Lamar CISD. If this offer is approved by the taxing entities, the \$50.00 would be distributed as follows:

Court Costs:	\$	0.00
Attorney Ad Litem Fee:	\$	0.00
Constable's Commission:	\$	50.00
Deed Fee:	\$	0.00
Lamar CISD:	\$	0.00
Fort Bend County:	\$	0.00
Drainage District:	\$	0.00
Total:	\$	50.00

Therefore, I would respectfully request that this tax resale bid be placed on the agendas of the Fort Bend County Commissioners' Court and the Fort Bend County Drainage District to be held on April 3, 2018. A suggested wording of the agenda items is as follows:

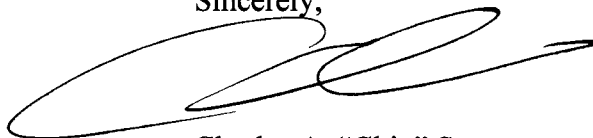
Consider approval of a bid by Fort Bend County to acquire a tax resale property described as:

RESERVE "A" OF TIERRA GRANDE, SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY ACCORDING TO A MAP OR PLAT RECORDED UNDER SLIDE NO. 1097B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS (ACCOUNT # 0034-06-030-0005-908)

I have attached to this letter the County's tax resale bid, tax resale resolutions for the County and Drainage District, a proposed tax resale deed, and a map of the subject property evidencing that it is located in the right-of-way of Citeaux Lane.

Please do not hesitate to contact me if you have any questions, need additional information or would like to meet with me with respect to this or any other matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chip Sutton', with a large, sweeping loop at the end.

Charles A. "Chip" Sutton
Partner

Enclosures

From: Norton, Bryan [mailto:Bryan.Norton@fortbendcountytexas.gov]
Sent: Thursday, February 01, 2018 10:22 AM
To: Charles A. "Chip" Sutton
Cc: Andrew Brink; Michelle Cox
Subject: RE: FBC Tax Sales & Resales - February 6, 2018

Mr. Sutton,

Fort Bend County wishes to submit a bid in the amount of \$50.00 for the purchase of the below-described property.

Property description:

- Parcel ID: 0034-06-030-0005-908
Quick Reference ID: R154293
CAD Map Number: Z-232
0034 GEO HUFF, ACRES .181,
TIERRA GRANDE SEC 6 Reserve A,
REC'D UNDER SLIDE NO. 1097B*

If you have any questions or concerns, please feel free to give me a call.

Thanks,

Bryan Norton
Special Projects Coordinator
Fort Bend County Engineering
Office: 301 Jackson St. Richmond, TX 77469
Email: bryan.norton@fortbendcountytexas.gov
Phone: 281-633-7529
Website: www.fortbendcountytexas.gov

THE STATE OF TEXAS
COUNTY OF FORT BEND

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

RESOLUTION AND ORDER

WHEREAS, Fort Bend County, the Fort Bend County Drainage District and Lamar Consolidated Independent School District (the "taxing authorities") foreclosed on the below described property (the "property") through a delinquent tax lawsuit and judgment:

RESERVE "A" OF TIERRA GRANDE, SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY ACCORDING TO A MAP OR PLAT RECORDED UNDER SLIDE NO. 1097B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS (ACCOUNT # 0034-06-030-0005-908)

WHEREAS, the taxing authorities remain unpaid after exhausting all legal means to satisfy the collection of the delinquent taxes due and owing to the taxing authorities, including conducting a public auction of the property by the Fort Bend County Constable whereby the property was struck off to the taxing authorities and;

WHEREAS, being no bids for the property at the tax sale on September 1, 2015, the taxing authorities now hold title to the property in trust to secure the payment of taxes, penalties, interest and costs owed to all taxing authorities participating in the foreclosure judgment;

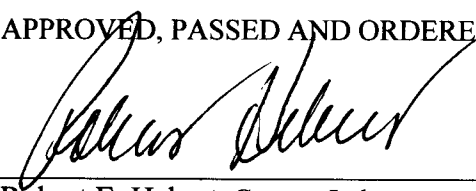
WHEREAS, Fort Bend County submitted an offer of \$50.00 to acquire the property;

WHEREAS, the above-described tract of property is located in the County's right-of-way for Citeaux Lane;

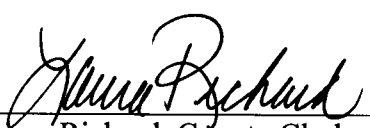
NOW, THEREFORE, IT IS ORDERED by Fort Bend County (the "County"):

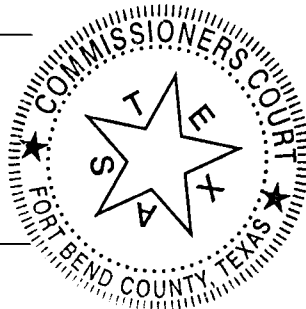
1. That all of the above paragraphs are true, correct and as such they are hereby incorporated in full and made part of this Resolution;
2. That this conveyance is in the best interest of the constituents of the County;
3. That the County accepts this offer and authorizes the County Judgment to sign and execute the deed on behalf of the County to transfer all of the County's title and interest in the property to Fort Bend County.

APPROVED, PASSED AND ORDERED this the 3 day of April 2018.


Robert E. Hebert, County Judge

ATTEST:


Laura Richard, County Clerk



THE STATE OF TEXAS
COUNTY OF FORT BEND

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KNOW ALL MEN BY THESE PRESENTS:

RESOLUTION AND ORDER

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WHEREAS, the taxing authorities remain unpaid after exhausting all legal means to satisfy the collection of the delinquent taxes due and owing to the taxing authorities, including conducting a public auction of the property by the Fort Bend County Constable whereby the property was struck off to the taxing authorities and;

WHEREAS, being no bids for the property at the tax sale on September 1, 2015, the taxing authorities now hold title to the property in trust to secure the payment of taxes, penalties, interest and costs owed to all taxing authorities participating in the foreclosure judgment;

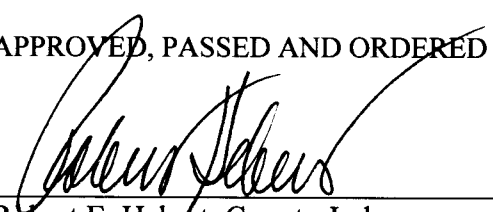
WHEREAS, Fort Bend County submitted an offer of \$50.00 to acquire the property;

WHEREAS, the above-described tract of property is located in the County's right-of-way for Citeaux Lane;

NOW, THEREFORE, IT IS ORDERED by Fort Bend County Drainage District (the "District"):

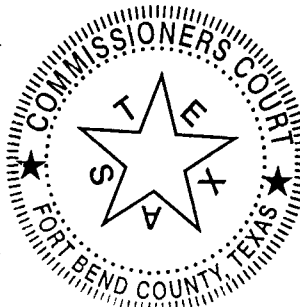
1. That all of the above paragraphs are true, correct and as such they are hereby incorporated in full and made part of this Resolution;
2. That this conveyance is in the best interest of the constituents of the District;
3. That the District accepts this offer and authorizes the County Judge to sign and execute the deed on behalf of the District to transfer all of the District's title and interest in the property to Fort Bend County.

APPROVED, PASSED AND ORDERED this the 3 day of April 2018.


Robert E. Hebert, County Judge

ATTEST:


Laura Richard, County Clerk





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.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

X

KNOW ALL MEN BY THESE PRESENTS that Fort Bend County, Trustee, Lamar Consolidated Independent School District and the Fort Bend County Drainage District acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called Grantors, for and in consideration of the sum of \$50.00 cash in hand paid by Fort Bend County hereinafter called Grantee, the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said Grantee all of the right, title and interest of Grantors and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 14-DCV-216446, Fort Bend County vs. TG-San Bernard, LTD, in the 434th District Court of Fort Bend County, said property being located in Fort Bend County, Texas, and described as follows:

RESERVE "A" OF TIERRA GRANDE, SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY ACCORDING TO A MAP OR PLAT RECORDED UNDER SLIDE NO. 1097B OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS (ACCOUNT # 0034-06-030-0005-908)

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said Grantee, and its assigns forever, so that neither the Grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Fort Bend County has caused these presents to be executed this
3 day of April, 2018.

FORT BEND COUNTY AND FORT BEND
COUNTY DRAINAGE DISTRICT

By: 

ROBERT E. HEBERT
COUNTY JUDGE OF FORT BEND COUNTY

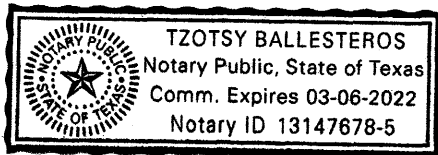
STATE OF TEXAS


X

COUNTY OF FORT BEND

X

This instrument was acknowledged before me on this 3rd day of April, 2018, by Robert E. Hebert, County Judge of Fort Bend County.




Printed Name: Tzotsy Ballesteros
Notary Public, State of Texas
My Commission Expires: 3-6-2022

IN TESTIMONY WHEREOF Fort Bend County has caused these presents to be executed this 22 day of March, 2018.

LAMAR CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT

By: James Steenberg
JAMES STEENBERGEN
PRESIDENT OF THE BOARD OF TRUSTEES

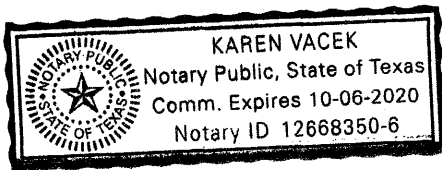
STATE OF TEXAS

X

COUNTY OF FORT BEND

X

This instrument was acknowledged before me on this 22 day of March, 2018, by James Steenberg, President of the Board of Trustees of Lamar Consolidated Independent School District.



Karen Vacek
Printed Name: Karen Vacek
Notary Public, State of Texas
My Commission Expires: 10/6/2020

After recording return to:

Brian Norton
Special Projects Coordinator
Fort Bend County Engineering
301 Jackson Street
Richmond, TX 77469

RETURNED AT COUNTER TO:

Linebarger Law Firm / Michelle Cox
512 S. 7th St.
Richmond, TX 77469

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

May 02, 2018 11:17:32 AM

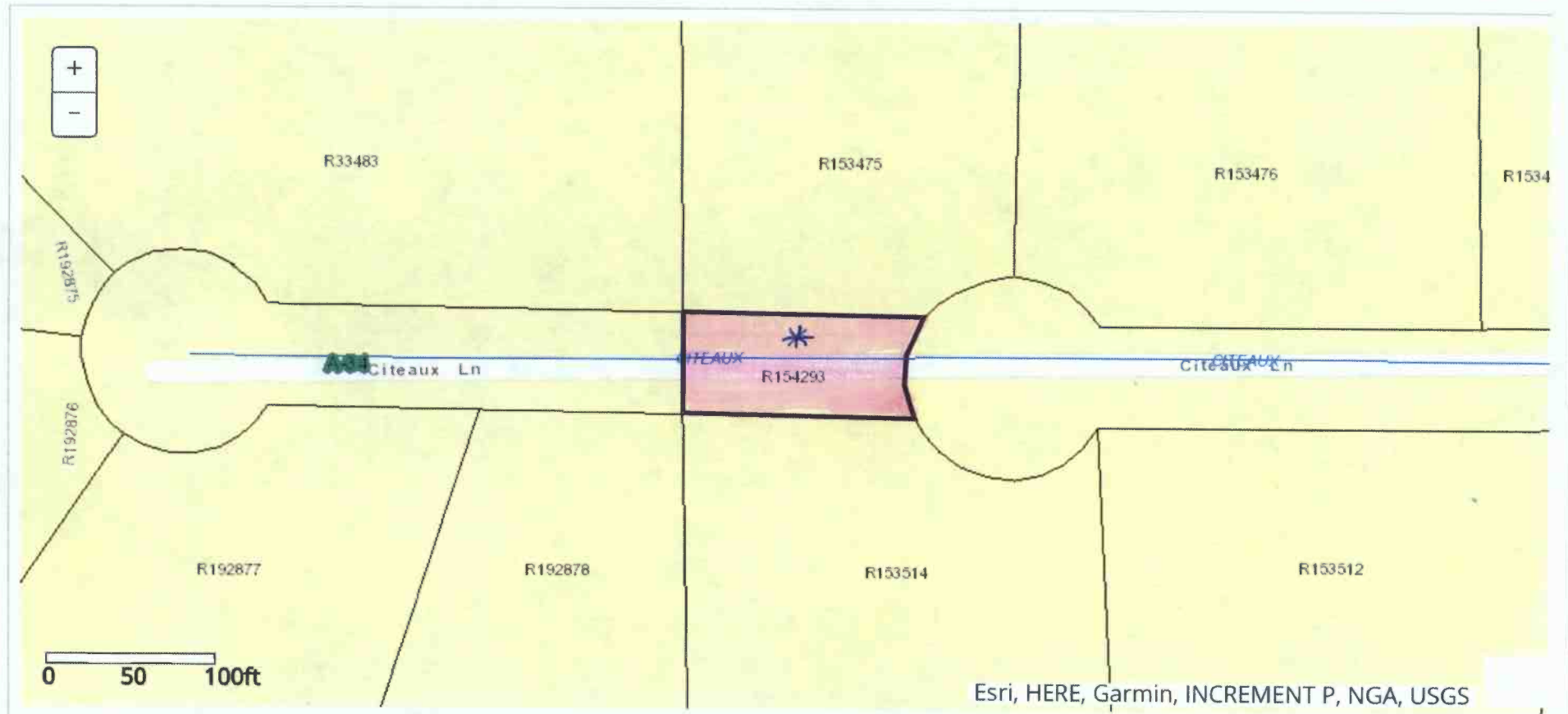
FEE: \$19.00 DP2

2018046591



2/5/2018

GIS Map



*Subject Tract of Property