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August 25, 2023

Mr. Robert Camareno, City Manager
City of New Braunfels
550 Landa St.
New Braunfels, Texas 78130

Re: Resolutions Authorizing Resale of Property Held in Trust by the County of Comal, Texas, as Trustee, in the following Delinquent Tax Foreclosure Lawsuits:

- Cause No. T-8151D, County of Comal v. Roger Hopkins Construction, Inc.
- Cause No. T-9762D, County of Comal v. Evergreen Village Property Owners Association, Inc.
- Cause No. T-9764B, County of Comal v. John Seidel Enterprises, L.L.C.

Dear Mr. Camareno:

Properties in the above referenced lawsuits were previously offered for sale by the Comal County Sheriff, pursuant to Judicial Orders foreclosing the tax liens in favor of the County of Comal, the Comal Independent School District, and the City of New Braunfels. No bids were received on these properties, and they were struck off to the County of Comal, as Trustee, for the use and benefit of itself, the Comal Independent School District, and the City of New Braunfels.

According to the plats of the subdivisions these parcels were to be held by a Homeowners Association to be maintained for the benefit of the public health and safety. However, no such Homeowners Association exists. Therefore, the City of New Braunfels has assumed the maintenance responsibility of each parcel.

Attached are letters from Robert Camareno, City Manager for the City of New Braunfels, requesting that the taxing jurisdictions convey their interest in these properties to the City in consideration for the City's perpetual maintenance of these parcels. Accordingly, I have drafted resolutions and deeds to accomplish that purpose. These documents are being sent to each jurisdiction for review and necessary action.

Please place the enclosed resolutions on the City Council agenda, at your earliest opportunity. If you have any question or feel that it is necessary for a member of MVBA to be present at the meeting when these items are addressed, please call MVBA attorney Tacie Zelhart at (830) 221-1351.

After the Council has approved and signed the resolutions, please forward copies to me via email at gbragg@mvbalaw.com and I will complete the procedures to convey the properties to the City of New Braunfels.

In the event you would like to discuss this matter with me, I will be out of the office until September 14, 2023.

Sincerely,



Gilbert T. Bragg
GTB: rrb
Enclosures

Cc: Tacie Zelhart
Kristen Hoyt
Matthew Eckmann