



**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

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

March 15, 2016

Jianhui Xu  
21903 Windbury Ct  
Katy, TX 77450

Reference: Account Number: 2273-11-002-0090-914  
Tax Year 2015, Precinct 3

Dear Mr. and/or Mrs. Xu:

The County has received your request to waive penalty and interest fees on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Katy Independent School District, Harris Fort Bend Emergency Services District #100, Willowfork Drainage and Cinco Municipal Utility District #7 which represents a total amount of \$585.99 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, April 5, 2016 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2<sup>nd</sup> 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, Andy Meyers, prior to April 5, 2016, at telephone 281-238-1400 or by email at [andy.meyers@fortbendcountytexas.gov](mailto:andy.meyers@fortbendcountytexas.gov), to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

Robert E. Hebert

Enclosure

Copy: Commissioner Andy Meyers, Precinct No. 3

\*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

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

DATE: March 15, 2016

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

**COUNTY JUDGE  
RECEIVED**

MAR 15 2016

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

Re: Waiver of Penalty and Interest – Jianhui Xu: Account # 2273-11-002-0090-914, 2015 Tax Year;  
Legal Description: Cinco Ranch Greenway Village Sec 11, Block 2, Lot 9; Mailing Address: 21903  
Windbury Ct, Katy, TX 77450.

**Precinct 3 ✓**

Jianhui Xu is requesting a waiver of penalty and interest for the 2015 tax year, stating they did not receive original statement due to the mortgage company requested statement.

Tax Office Records Indicate:

- September 24, 2015 - The Original 2015 Tax Statement was requested by Green Tree Outsourcing.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Katy ISD, Harris F/B ESD #100, Willowfork Drainage, and Cinco Mud #7 has 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 2273-11-002-0090-914:**

**2015 Tax Year**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$4,701.46	<b>\$329.10</b>	<b>\$329.10</b>
Harris F/B ESD #100	\$213.09	<b>\$14.92</b>	<b>\$14.92</b>
Willowfork Drainage	\$619.75	<b>\$43.38</b>	<b>\$43.38</b>
Cinco Mud #7	\$1,534.50	<b>\$107.42</b>	<b>\$107.42</b>
FBC	\$1,302.48	<b>\$91.17</b>	<b>\$91.17</b>
Total	\$8,371.28	<b>\$585.99</b>	<b>\$585.99</b>

**Total Penalty and Interest: \$585.99 ✓**

I do not recommend waiver of penalty and interest 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..."

Dear Mr. Robert Hebert,

My name is Jianhui Xu, the owner of 21903 Windbury Ct, Katy TX 77450. I am drafting this letter to request the waiver of penalty and interest of the 2015 property tax of my house.

Here there are the situations:

- (1) I made a re-finance on Oct. 2015, changing the mortgage company from \_\_\_\_\_ to \_\_\_\_\_. Both of them have escrow accounts. The \_\_\_\_\_ escrow account was closed when the re-finance is completed. On the other hand, the first payment to \_\_\_\_\_ is on late Dec, 2015.
- (2) On about Jan 20, 2016, I realized that my 2015 property tax was not paid yet. I called the agent from \_\_\_\_\_ who I did the re-finance with and was told that I needed to put enough of balance in the escrow account. I deposited \$7434.64 into the escrow account on Jan. 26, 2016, so that the amount was more than enough to pay the property tax. The agent also said that my job was done, the transaction of escrow account and the property tax office will be made by Jan 31, 2016 as the latest. See the attached print-out about my deposit of \$7434.64.
- (3) On Feb 1, 2016 and the next several days, I checked the escrow account, but found that the balance in my escrow account is still as high as \$13,010.62. I realized that the transaction of escrow account and the property tax office did not go through. I then called customer service ( : \_\_\_\_\_ ) about it. I was astonished by another explanation. They said that they should take care of the escrow account on Dec, 2015 or later, not the earlier which covers the majority of 2015.
- (4) On Feb. 8, 2016, I went to the Fort Bend Tax Office to pay the property tax with my out-of-pocket money in full plus penalty and interest, not even using the escrow account. See attached paper for confirmation of the payment.

I am drafting this letter to request the waiver of penalty and interest (\$585.99). I see myself very innocent of the deed. The delayed payment was not my intention, but the wrong information by the Mortgage company.

Thanks for your help and consideration.

Regards,

Jianhui Xu

(C)

 2-8-16

COUNTY JUDICIAL  
RECORDED  
FEB 10 2016

# TAX RECEIPT



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

**Certified Owner:**

XU JIANHUI & FANG AI  
21903 WINDBURY CT  
KATY, TX 77450-7492

**Legal Description:**

CINCO RANCH GREENWAY VILLAGE SEC 11,  
BLOCK 2, LOT 9

Parcel Address: 21903 WINDBURY CT

Legal Acres: 0.0000

Remit Seq No: 31711928

Receipt Date: 02/08/2016

Deposit Date: 02/08/2016

Print Date: 02/08/2016 09:30 AM

Printed By: CLAUDIABC

Deposit No: O160208AV9

Validation No: 900000046038318

Account No: **2273-11-002-0090-914**

Operator Code: CLAUDIABC

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Katy Isd	TL	310,000	1.516600	4,701.46	329.10	0.00	5,030.56
2015	Harris F/B Esd #100	TL	268,000	0.079510	213.09	14.92	0.00	228.01
2015	Willowfork Drainage	TL	335,000	0.185000	619.75	43.38	0.00	663.13
2015	Cinco Mud #7	TL	330,000	0.465000	1,534.50	107.42	0.00	1,641.92
2015	Fort Bend Co Drainage	TL	268,000	0.021000	56.28	3.94	0.00	60.22
2015	Fort Bend Co Gen Fnd	TL	268,000	0.465000	1,246.20	87.23	0.00	1,333.43
					<u>\$8,371.28</u>	<u>\$585.99</u>	<u>\$0.00</u>	<u>\$8,957.27</u>

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**Check Number(s):**

545

**PAYMENT TYPE:**

Checks: \$8,957.27

**Exemptions on this property:**

HOMESTEAD

Total Applied: \$8,957.27  
Total Tendered: \$8,957.27  
(for accounts paid on 02/08/2016)  
Change Paid: \$0.00

**PAYER:**

JIANHUI XU  
1838 BRITTON KEY LN  
SPRING, TX 77386-4064

**ACCOUNT PAID IN FULL**

(281) 341-3710

Page 1 of 1

51.1.6

# DUPLICATE TAX RECEIPT



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

Certified Owner:

XU JIANHUI & FANG AI  
21903 WINDBURY CT  
KATY, TX 77450-7492

Legal Description:

CINCO RANCH GREENWAY VILLAGE SEC 11,  
BLOCK 2, LOT 9

Parcel Address: 21903 WINDBURY CT  
Legal Acres: 0.0000

Remit Seq No: 31711928  
Receipt Date: 02/08/2016  
Deposit Date: 02/08/2016  
Print Date: 03/09/2016 11:14 AM  
Printed By: LORIMA

Deposit No: O160208AV9  
Validation No: 900000046038318  
Account No: **2273-11-002-0090-914**  
Operator Code: CLAUDIABC

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Katy Isd	TL	310,000	1.516600	4,701.46	329.10	0.00	5,030.56
2015	Harris F/B Esd #100	TL	268,000	0.079510	213.09	14.92	0.00	228.01
2015	Willowfork Drainage	TL	335,000	0.185000	619.75	43.38	0.00	663.13
2015	Cinco Mud #7	TL	330,000	0.465000	1,534.50	107.42	0.00	1,641.92
2015	Fort Bend Co Drainage	TL	268,000	0.021000	56.28	3.94	0.00	60.22
2015	Fort Bend Co Gen Fnd	TL	268,000	0.465000	1,246.20	87.23	0.00	1,333.43
					\$8,371.28	\$585.99	\$0.00	\$8,957.27

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Check Number(s):  
545

PAYMENT TYPE:

Checks: \$8,957.27

Exemptions on this property:

HOMESTEAD

Total Applied: \$8,957.27

Change Paid: \$0.00

PAYER:  
JIANHUI XU  
1838 BRITTON KEY LN  
SPRING, TX 77386-4064

**ACCOUNT PAID IN FULL**

(281) 341-3710