

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

June 24, 2016

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

Joyce Carpenter on behalf of SWSA Land Development LP
13811 Murphy Road
Stafford, TX 77477

Reference: Account Number: 3560-05-000-0014-910
Tax Year 2015, Precinct 2

Dear Mr. and/or Mrs. Carpenter:

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 Stafford Municipal School District, Fort Bend WCID #2 and Houston Community College - Stafford which represents a total amount of \$1742.72 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, July 5, 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, Grady Prestage, prior to July 5, 2016, at telephone 281-403-8000 or by email at james.prestage@fortbendcountytexas.gov, to discuss any additional documentation you may wish to provide to the Court when they consider your request.

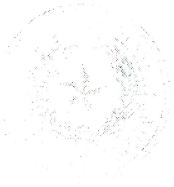
Sincerely,

Robert E. Hebert

Enclosure

Copy: Commissioner Grady Prestage, Precinct No. 2

*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@fortbendcountytx.gov
www.fortbendcountytx.gov

DATE: June 23, 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

JUN 23 2016

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

Re: Waiver of Penalty and Interest – SWSA Land Development LP: Account # 3560-05-000-0014-910,
2015 Tax Year; Legal Description: Greenbriar Southwest Sec 5, Acres 1.2339, Restricted Reserve “B1”,
Replat; Mailing Address: 13811 Murphy Road, Stafford, TX 77477

Precinct 2 ✓

Joyce Carpenter on behalf of SWSA Land Development LP is requesting a waiver of penalty and interest for the 2015 tax year, stating they did not receive a statement until April 28, 2016.

Tax Office Records Indicate:

- August 3, 2015, - 2015 Certified Tax Roll listed owner as Houston Community Bank NA, PO Box 670527, Houston, TX 77267.
- September 22, 2015–Deed #2015109101 recorded owner SWSA Land Development I, LP, the mailing address was not provided on the Special Warranty Deed.
- November 4, 2015 – The Original 2015 Tax Statement was mailed to Houston Community Bank NA, PO Box 670527, Houston, TX 77267-0527. **This statement was not returned by the Post Office.**
- December 16, 2015 – Received October Name and Address Change from Fort Bend Central Appraisal District to change ownership to SWSA Land Development I LP, no address was listed on correction therefor no tax statement was mailed.

- February 18, 2016 -- 2015 Reminder Notice was not mailed, because there was no address on file.
- April 19, 2016 - Received March Name and Address Change from Fort Bend Central Appraisal District add address and 2015 Name/Address Change 3 Tax Statement was mailed to 13811 Murphy Rd, Stafford, TX 77477-4903.
- April 29, 2016 – Rep. from SWSA Land Development I LP stating they never received a statement until April 28, 2016 and was told that the original statement was mailed to the prior owner.
- April 29, 2016 – Payment of \$17,585.63 including April P&I of 11% was made online by E-Check.
- June 17, 2016 – Received letter from Chief Appraiser Glen Whitehead stating the deed which conveyed the property did not have a mailing address and that the situs address was used to attempt to get notification to the new owner.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Stafford MSD, Houston Comm College Stafford, and Fort Bend WCID#2 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 3560-05-000-0014-910:

2015 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Stafford MSD	\$9,753.56	\$1,072.89	\$1,072.89
Houston Comm College Stafford	\$808.34	\$88.92	\$88.92
Fort Bend WCID#2	\$1,427.29	\$157.00	\$157.00
FBC	\$3,853.69	\$423.91	\$423.91
Total	\$15,842.88	\$1,742.72	\$1,742.72 ✓

Total Penalty and Interest: \$1,742.72 ✓

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..."

April 29, 2016

SWSA Land Development LLC
13811 Murphy Road
Stafford TX 77477

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

COUNTY JUDGE
RECEIVED

MAY 02 2016

Re: Acct 3560050000014910
Tax Year: 2015

Legal Desc: Greenbriar Sotuwhestt Sec 5, Acres
1.2339, Restricted Reserve "B1", Replat

Dear Judge Hebert,

On April 28, 2016, our office received the 2015 Property Tax statement on the above account. The due date listed on the statement was Feb 1, 2016 but the date it was printed was 4/19/16. Today on 4/29/16, I contacted the Fort Bend County Tax office and spoke with Ms. Yvonne Canales and Ms. Susan Turner her supervisor. Both confirmed that the original statement in November 2015 was mailed to the previous owner of the property, Houston Community Bank. The second statement in December was not mailed as there was no address on file. Ms. Canales and Ms. Turner confirmed that no address was associated to this account until 4/19/16 at which point the correct SWSA Land Development address of 13811 Murphy Road, Stafford TX 77477 was added and a statement was printed that day.

SWSA Land Development closed on the property after purchase from Houston Community Bank on September 23, 2015. The moved into the property on January 12, 2016.

The full balance due plus penalty of \$17,585.63 was paid online via e-check today per Ms. Turner's instructions that payment needed to be made in full then this waiver of penalty and interest per section 33.011 of the Texas Property Tax Code be sent to recover the \$1,742.75 in penalty and interest.

Please see enclosed tax statement and receipt of payment for your review.

My direct contact number is : if you have any questions or need additional information.

Sincerely,



Joyce Carpenter
Manager

SWSA Land Development, LP
13811 Murphy Road, Stafford, Texas 77477

2015 NAME/ADDRESS CHANGE 3 TAX STATEMENT



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

Mail To:
 SWSA LAND DEVELOPMENT I LP
 13811 MURPHY RD
 STAFFORD, TX 77477-4903

Legal Description:
 GREENBRIAR SOUTHWEST SEC 5, ACRES
 1.2339, RESTRICTED RESERVE "B1", REPLAT

Account No: 3560-05-000-0014-910

Legal Acres: 1.2339
 Parcel Address: 13811 MURPHY RD

CAD No: R67462

As of Date: 04/19/2016

Print Date: 04/19/2016 Printed By: RAQUELA

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$246,090	\$546,850	\$792,940	\$792,940	\$0	\$0	\$0	\$792,940

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
FORT BEND WCID#2	\$792,940		\$0	\$792,940	0.180000	\$1,427.29
HOUSTON COMM COLLEGE STF	\$792,940		\$0	\$792,940	0.101942	\$808.34
STAFFORD MSD	\$792,940		\$0	\$792,940	1.230050	\$9,753.56
FORT BEND CO DRAINAGE	\$792,940		\$0	\$792,940	0.021000	\$166.52
FORT BEND CO GEN FND	\$792,940		\$0	\$792,940	0.465000	\$3,687.17

Total 2015 Tax: \$15,842.88
 Total 2015 Levy Paid To Date: \$0.00
 2015 Levy Due: \$15,842.88
 Total 2015 Due: \$17,585.60

Exemptions:

AMOUNT DUE IF PAID BY THE END OF:		Taxes become delinquent on February 01, 2016.			
04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18%	08/31/2016 19%	09/30/2016 20%
\$17,585.60	\$17,902.45	\$18,219.31	\$18,694.59	\$18,853.03	\$19,011.45

2016 CERTIFIED CHANGE ORDER RECEIVED FROM FORT BEND CAD - NAME CHANGE 3
 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 :

STAFFORD MSD 2015 M&O 1.0400500 I&S .19000000 Total 1.2300500 2014 M&O 1.0400500 I&S .20000000 Total 1.2400500

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. 7.1.49

AMOUNT DUE IF PAID BY THE END OF:		Print Date: 04/19/2016			
04/30/2016 11%	05/31/2016 13%	06/30/2016 15%	07/31/2016 18%	08/31/2016 19%	09/30/2016 20%
\$17,585.60	\$17,902.45	\$18,219.31	\$18,694.59	\$18,853.03	\$19,011.45

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



* 3 5 6 0 0 5 0 0 0 0 1 4 9 1 0 *


3560-05-000-0014-910
 SWSA LAND DEVELOPMENT I LP
 13811 MURPHY RD
 STAFFORD, TX 77477-4903

AMOUNT PAID:
 \$ _____

000000R67462 047 0001758560 0001790245 0001821931 0001869459 7

Subject: Your payment was submitted
From: OnlinePayments@ (OnlinePayments@
To: -
Date: Friday, April 29, 2016 10:00 AM

This email is for your records. Please do not reply directly to this system-generated email. Contact the Tax Office directly if you have any questions.

	<p>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.</p>
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PROPERTY PAYMENT INFORMATION

3560050000014910 Tax Payment Amount: \$17,585.63
SWSA LAND DEVELOPMENT I LP
13811 MURPHY RD
STAFFORD, TX 77477-4903

PAYMENT INFORMATION

Reference ID:
Payment Method: E-Check
Payment Date: April 29, 2016 10:00 AM
Total Payment: \$17,585.63

BANK ACCOUNT INFORMATION

Routing Number:
Account Number:

CONTACT INFORMATION

Name: SWSA Land Development LP
Street: 13811 Murphy Road
City: Stafford
State: TX
Zipcode: 77477
EMail:

DUPLICATE TAX RECEIPT



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

Certified Owner:

SWSA LAND DEVELOPMENT I LP
13811 MURPHY RD
STAFFORD, TX 77477-4903

Legal Description:

GREENBRIAR SOUTHWEST SEC 5, ACRES
1.2339, RESTRICTED RESERVE "B1", REPLAT

Parcel Address: 13811 MURPHY RD
Legal Acres: 1.2339

Remit Seq No: 32218440
Receipt Date: 04/29/2016
Deposit Date: 05/03/2016
Print Date: 05/12/2016 12:54 PM
Printed By: LORIMA

Deposit No: EK160503
Validation No: 8
Account No: 3560-05-000-0014-910
Operator Code: GUEBARA

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include Fort Bend Weid#2, Houston Comm College Stfd, Stafford Msd, Fort Bend Co Drainage, Fort Bend Co Gen Fnd, Stafford Msd.

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- - <

Check Number(s):

PAYMENT TYPE:

Credit Card Authorization No: 0

Credit Cards: \$17,585.63

Exemptions on this property:

Total Applied: \$17,585.63

Change Paid: \$0.00

PAYER:
SWSA Land Development LP
13811 Murphy Road
Stafford, TX 77477

ACCOUNT PAID IN FULL