

COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

January 11, 2017

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

Yuda Doliner on behalf of FCA Holdings LLC
15089 Tradesman Drive
San Antonio, TX 78249

Reference: Account Number: 5300-00-001-0003-907
Tax Years 2008-2015, Precinct 1

Dear Mr. and/or Mrs. Doliner:

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 which represents a total amount of \$881.45 for penalties assessed on the referenced account for tax years 2008-2015. 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, January 24, 2017 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, Vincent Morales, prior to January 24, 2017, at telephone 281-344-9400 or by email at vincent.moralesjr@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, appearing to read "Robert Hebert", is written over a horizontal line.

Robert E. Hebert

Enclosure

Copy: Commissioner Vincent Morales, Precinct No. 1

*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: January 5, 2017

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 – FCA Holdings LLC: Account # 5300-00-001-0003-907, 2008 thru 2015 Tax Years; Legal Description: MC Intyre Acres, Block 1, Acres 0.1372, (PT) Restricted Reserve "A", Southbelt Industrial Park Sec 3, (Part of a 1.218 AC Tract)

Precinct 1 ✓ *15100 West Dr, Houston, TX 77053*

Yuda Doliner on behalf of FCA Holdings LLC is requesting waiver of penalty, interest and collection fees for 2008 thru 2015 tax years, stating they purchased 1.218 acres in 2007. The property was recorded in 2 separate CAD account numbers, R364378 (1750-00-001-0949-907) for 1.0808 acres and R364379 (5300-00-001-0003-907) for 0.1372. The mailing address for the 1.0808 acres section was correctly changed; however, for some reason the address on file for the 0.1372 acres section was not changed from the seller's address.

Tax Office Records Indicate:

- The Special Warrant Deed instrument #2007063622 for 1.218 acres filed May 24, 2007 did not state the Grantee's mailing address.
- Separate account numbers are issued because 1.0808 acres (1750-00-001-0949-907) is located in Bluebonnet acres, block A, Acres 1.0808, Pt Lots 94-98, (part of a 1.218 ac tract) and 0.1372 acres (5300-00-001-0003-907) is located in Mc Intyre Acres, Block 1, Acres 0.1372, (Pt) restricted reserve "A", Southbelt Industrial Park Sec 3, (Part of a 1.218 ac tract).

- The 2008 thru 2015 Original Tax Statements, 33.07 Notices, Reminder Notices were mailed to FCA Holdings LLC, c/o Southbelt Industrial Development, attn: Darryl Schraeder, 405 South Loop W, Houston, Tx 77054-4701. **These statements were returned by the Post Office.**
- July 28, 2016 -- Fort Bend Central Appraisal District received a Mailing Address Change Request from FCA Holding, LLC stating new mailing address is 15089 Tradesman, San Antonio, Tx 78249.
- July 31, 2016 – Received payment of \$1,385.84 for July penalty, interest and collection fees from FCA Holdings LLC, 15089 Tradesman, San Antonio, Tx 78249.
- August 2, 2016 – Received waiver request from Yuda Doliner on behalf of FCA Holdings LLC.
- December 8, 2016 – The Fort Bend Central Appraisal District stated the mailing address for account number R364378 was obtained from other properties that the new owner owned. The Fort Bend Central Appraisal District missed updating this account.
- There is evidence of an error by the Fort Bend Central Appraisal District.
- Fort Bend ISD 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 5300-00-001-0003-907:

2008 thru 2015 Tax Years

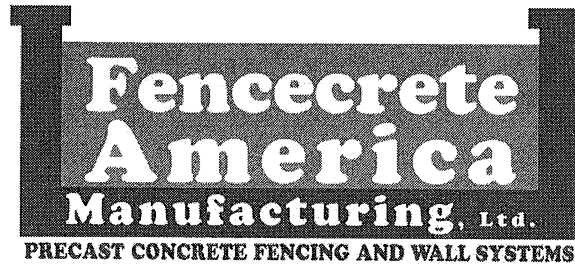
2008 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$86.87	\$88.61	\$35.10	\$123.71 ✓
FBC	\$34.18	\$34.52	\$13.74	\$48.26 ✓
Total	\$121.05	\$123.13	\$48.84	\$171.97 ✓
2009 Tax Year				
Fort Bend ISD	\$85.48	\$76.93	\$32.48	\$109.41 ✓
FBC	\$32.73	\$29.13	\$12.37	\$41.50 ✓
Total	\$118.21	\$106.06	\$44.85	\$150.91 ✓

2010 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$68.46	\$31.25	\$99.71 ✓
FBC	\$32.73	\$25.21	\$11.58	\$36.79 ✓
Total	\$120.50	\$93.67	\$42.83	\$136.50 ✓
2011 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$57.93	\$29.14	\$87.07 ✓
FBC	\$32.73	\$21.28	\$10.81	\$32.09 ✓
Total	\$120.50	\$79.21	\$39.95	\$119.16 ✓
2012 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$47.40	\$27.03	\$74.43 ✓
FBC	\$32.73	\$17.35	\$10.02	\$27.37 ✓
Total	\$120.50	\$64.75	\$37.05	\$101.80 ✓
2013 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$36.86	\$24.93	\$61.79 ✓
FBC	\$32.73	\$13.42	\$9.23	\$22.65 ✓
Total	\$120.50	\$50.28	\$34.16	\$84.44 ✓
2014 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$26.33	\$22.82	\$49.15 ✓
FBC	\$32.41	\$9.40	\$8.36	\$17.76 ✓
Total	\$120.18	\$35.73	\$31.18	\$66.91 ✓

2015 Tax Year				
Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$87.77	\$15.80	\$20.71	\$36.51 ✓
FBC	\$31.84	\$5.73	\$7.52	\$13.25 ✓
Total	\$119.61	\$21.53	\$28.23	\$49.76 ✓

Total Penalty, Interest & Collection Fees: \$881.45

I do recommend waiver of penalty, interest and collection fees. 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..."



July 25, 2016

RE: Waiver of Penalty & Interest for 2008 thru 2015, Acct # 5300-00-001-0003-907; Legal description: McIntyre Acres, Block 1, Acres 0.1372, (PT) Restricted Reserve "A", Southbelt Industrial Park Sec 3, (Part of a 1.218 AC tract)

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

Dear Judge Hebert,

(When we purchased 1.218 acres in 2007, the property was recorded in 2 separate CAD accounts: 1.0808 acres as R364378, and the above 0.1372 acres as R364379. The mailing address for the 1.0808 acre section was correctly changed, however for some reason the address on file for the 0.1372 acre section was not changed from the seller's address. Unfortunately we did not realize that our property tax bills were only for the 1.0808 acre section, and we never received the tax statements for the 0.1372 acre section. An address change request has been submitted to the Ft Bend Central Appraisal District for the 0.1372 acres, and the delinquent taxes as well as penalty and interest have been paid.

As we do not know how the address for this section was not updated through the closing process, we respectfully request that the penalty and interest of \$655.03 be waived and refunded.

Thank you for your consideration.

COUNTY JUDGE
RECEIVED

JUL 26 2016

Sincerely,

Yuda Doliner
President

DUPLICATE TAX RECEIPT



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

Certified Owner:

FCA HOLDINGS LLC
C/O SOUTHBELT INDUSTRIAL DEVELOPMEN
ATTN: DARRYL SCHRAEDER
405 SOUTH LOOP W
HOUSTON, TX 77054-4701

Legal Description:

MC INTYRE ACRES, BLOCK 1, ACRES 0.1372,
(PT) RESTRICTED RESERVE "A", SOUTHBELT
INDUSTRIAL PARK SEC 3, (PART OF A 1.218
AC TRACT)
Parcel Address: 15100 WEST DR
Legal Acres: 0.1372

Remit Seq No: 32553111

Receipt Date: 07/31/2016

Deposit Date: 08/02/2016

Print Date: 01/05/2017 04:35 PM

Printed By: CARRIES

Deposit No: J160802BN8

Validation No: 1

Account No: 5300-00-001-0003-907

Operator Code: CARLISLE

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2015	Fort Bend Isd	TL	6,550	1.340000	87.77	15.80	20.71	124.28
2015	Fort Bend Co Drainage	TL	6,550	0.021000	1.38	0.25	0.33	1.96
2015	Fort Bend Co Gen Fnd	TL	6,550	0.465000	30.46	5.48	7.19	43.13
2014	Fort Bend Isd	TL	6,550	1.340000	87.77	26.33	22.82	136.92
2013	Fort Bend Isd	TL	6,550	1.340000	87.77	36.86	24.93	149.56
2012	Fort Bend Isd	TL	6,550	1.340000	87.77	47.40	27.03	162.20
2011	Fort Bend Isd	TL	6,550	1.340000	87.77	57.93	29.14	174.84
2010	Fort Bend Isd	TL	6,550	1.340000	87.77	68.46	31.25	187.48
2009	Fort Bend Isd	TL	6,550	1.305000	85.48	76.93	32.48	194.89
2008	Fort Bend Isd	TL	6,840	1.270000	86.87	88.61	35.10	210.58
					\$730.81	\$424.05	\$230.98	\$1,385.84

Check Number(s):

006830

PAYMENT TYPE: PARTIAL PAYMENT

Checks: \$1,385.84

Exemptions on this property:

Total Applied: \$1,385.84

Change Paid: \$0.00

PAYER:

FCA HOLDINGS LLC
C/O SOUTHBELT INDUSTRIAL DEVELOPMEN
ATTN: DARRYL SCHRAEDER
405 SOUTH LOOP W
HOUSTON, TX 77054-4701

REMAINING BALANCE

(281) 341-3710

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DUPLICATE TAX RECEIPT



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

Certified Owner:

FCA HOLDINGS LLC
C/O SOUTHBELT INDUSTRIAL DEVELOPMEN
ATTN: DARRYL SCHRAEDER
405 SOUTH LOOP W
HOUSTON, TX 77054-4701

Legal Description:

MC INTYRE ACRES, BLOCK 1, ACRES 0.1372,
(PT) RESTRICTED RESERVE "A", SOUTHBELT
INDUSTRIAL PARK SEC 3, (PART OF A 1.218
AC TRACT)
Parcel Address: 15100 WEST DR
Legal Acres: 0.1372

Remit Seq No: 32441545

Receipt Date: 06/30/2016

Deposit Date: 07/11/2016

Print Date: 01/05/2017 04:41 PM

Printed By: CARRIES

Deposit No: 0160711AZ1
Validation No: 900000047061368

Account No: 5300-00-001-0003-907

Operator Code: AREYES

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Fort Bend Co Drainage	TL	6,550	0.022000	1.44	0.42	0.37	2.23
2014	Fort Bend Co Gen Fnd	TL	6,550	0.472760	30.97	8.98	7.99	47.94
2013	Fort Bend Co Drainage	TL	6,550	0.015000	0.98	0.40	0.28	1.66
2013	Fort Bend Co Gen Fnd	TL	6,550	0.484760	31.75	13.02	8.95	53.72
2012	Fort Bend Co Drainage	TL	6,550	0.019000	1.24	0.66	0.38	2.28
2012	Fort Bend Co Gen Fnd	TL	6,550	0.480760	31.49	16.69	9.64	57.82
2011	Fort Bend Co Drainage	TL	6,550	0.018800	1.23	0.80	0.41	2.44
2011	Fort Bend Co Gen Fnd	TL	6,550	0.480960	31.50	20.48	10.40	62.38
2010	Fort Bend Co Drainage	TL	6,550	0.019600	1.28	0.99	0.45	2.72
2010	Fort Bend Co Gen Fnd	TL	6,550	0.480160	31.45	24.22	11.13	66.80
2009	Fort Bend Co Drainage	TL	6,550	0.020760	1.36	1.21	0.51	3.08
2009	Fort Bend Co Gen Fnd	TL	6,550	0.479000	31.37	27.92	11.86	71.15
2008	Fort Bend Co Drainage	TL	6,840	0.016000	1.09	1.10	0.44	2.63
2008	Fort Bend Co Gen Fnd	TL	6,840	0.483760	33.09	33.42	13.30	79.81
> - -					\$230.24	\$150.31	\$76.11	\$456.66

PAYMENT TYPE: PARTIAL PAYMENT

Check Number(s):
1579

Checks: \$456.66

Exemptions on this property:

Total Applied: \$456.66

Change Paid: \$0.00

PAYER:
SCHROEDER PARTNERSHIP LTD
8120 MCHARD RD
HOUSTON, TX 77053-5259

REMAINING BALANCE

(281) 341-3710

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