



COUNTY JUDGE

Fort Bend County, Texas

Robert E. Hebert
County Judge

May 21, 2014

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

Maiphuong Krystina Huynh on behalf of Priority Emergency Room
23114 Seven Meadows Parkway
Katy, TX 77494

Reference: Account Number: 9960-16-213-0017-914
Tax Year 2013, Precinct 3

Dear Mr. and/or Mrs. Huynh:

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 Katy Independent School District and Harris Fort Bend Emergency Services District #100 which represents a total amount of \$4230.04 for penalties assessed on the referenced account for tax year 2013. 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, June 3, 2014 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, Andy Meyers, prior to June 3, 2014, at telephone 281-238-1400 or by email at andy.meyers@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 black ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

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, RTA
County Tax Assessor/Collector
1317 Eugene Heimann Circle
Richmond, TX 77469-3623

(281) 341-3710
Fax (281) 341-9267
Email: schulpat@co.fort-bend.tx.us
www.fortbendcountytexas.gov

DATE: May 20, 2014

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

FROM: Patsy Schultz RTA *RAS*
Tax Assessor Collector

Re: Waiver of Penalty and Interest – Priority Emergency Room: Account # 9960-16-213-0017-914,
2013 Tax Year; Legal Description: Personal Property Supp, Furn, Fix & Equip located @ 23114 Seven
Meadows Pkwy Near Katy

Precinct 3 ✓

Maiphuong Krystina Huynh on behalf of Priority Emergency Room is requesting waiver of
penalty and interest for 2013 tax year due to being a new business and learning what forms and
taxes need to be filed and paid as well as confusing the MUD taxes with County taxes and
payment getting overlooked.

Tax Office Records Indicate:

- November 6, 2013 – The Original 2013 Tax Statement was mailed to Priority Emergency Room Katy LLC, 23114 Seven Meadows Pkwy, Katy, TX 77094-0256. **This statement was not returned by the Post Office.** --- See Attachment "A"
- February 20, 2014 – 2013 33.11 Notice was mailed to Priority Emergency Room Katy LLC, 23114 Seven Meadows Pkwy, Katy, TX 77094-0256. **This statement was not returned by the Post Office.** --- See Attachment "B"
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.

- Katy ISD and Harris F/B ESD #100 has authorized Fort Bend County Tax Office to handle the processing of the waiver of penalty and interest 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:

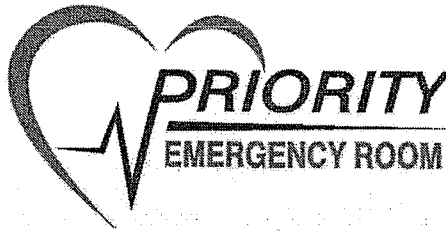
Account 9960-16-213-0017-914:

2013 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Katy ISD	\$17,779.93	\$1,955.79	\$0.00 1955.79	\$19,735.72
Harris F/B ESD 100	\$1,029.57	\$113.25	\$228.56 341.81	\$1,371.38
FBC	\$5,820.58	\$640.27	\$1,292.17 1932.44	\$7,753.02
Total	\$24,630.08	\$2,709.31	\$1,520.73 4230.04	\$28,860.12

Total Penalty, Interest & Collection Fees: \$4,230.04

I do not recommend waiver of penalty, interest and collection fees for 2012. 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..."



COUNTY JUDGE
RECEIVED
APR 21 2014

April 14, 2014

Re: penalty interest for 2013 property taxes of acct # 9960-16-213-0017-914

Dear Judge Hebert,

My name is Maiphuong Huynh and I am a managing member of Priority Emergency Room. I recently paid our 2013 property taxes in the amount of \$28,860.12 which includes \$4230.04 in penalty interest because the original tax amount of \$24,630.08 was due before February 1. The payment has cleared and is posted to our account effective today April 14th.

I am writing to request that you waive all or part of our penalty interest. There are several reasons why I did not make payment on time:

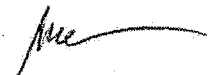
1. We are a new business and didn't open until mid January 2013. This is the first year we've had to pay local taxes. We are still learning which government forms and taxes need to be filed and paid.
2. We recently paid our MUD taxes in the amount of \$7870.87 this past February. In mid February, we also received an invoice in the amount of \$7466.66 due to Fort Bend County. Since the amounts were so similar, I honestly thought we paid the property taxes when I paid the MUD taxes.
3. I honestly didn't know that we owe both MUD and property taxes until I received a call from a collection agency stating that we owe \$28k in property taxes. When I reviewed our records, I note that we had 3 tax statements from Fort Bend County. One tax statement showed we owe \$24,630.08 due before February 1 and was flagged to be paid but unfortunately was only filed and not paid. Another tax statement was sent from fort bend county MUD #35 in February and marked as delinquent with \$7726 due in February and \$7870 due in march. Since the payment was mailed on 2/28, we paid the higher amount of \$7870.87 in good faith because we knew the office wouldn't receive payment the same day which would put us into March. A copy of the cleared check is attached and shows it actually posted March 1st. the third statement was dated 2/13/14 for \$7466.66 and came from Patsy Schultz, Fort Bend County.
4. The biggest confusion was that we received 2 statements from Patsy Schultz for Fort Bend County, one in the amount of \$24,630.08 and one in the amount of \$7466.66. The delinquent letter was for the amount of \$7466.66 and dated 2/13. Since I just paid MUD taxes in the amount of \$7870.87 (very close to \$7466) to Fort Bend County, I honestly thought I already paid the delinquent tax statement from Patsy Schultz. It was unknown to me at the time that we owe both MUD and property taxes.

3759 FM 1488 Suite 500, The Woodlands TX 77384 • PH: (832) 299-2500 • FAX: (832) 299-2505
23114 Seven Meadows Parkway, Katy TX 77494 • PH: (281) 347-6000 • FAX: 281-347-6011
8000 Research Forest Dr., Suite 115-268, The Woodlands TX 77382 (Billing Only)

www.PriorityER.com

Enclosed are copies of all statements and proof of payments. I hope you can understand why there was confusion. I also hope you can understand that \$4230.04 is a significant amount of money for a small start up business as ours. Therefore, I respectfully request that you waive all or at least part of our penalty interest fees.

Thank you for your time,



Maiphuong Krystina Huynh

Priority Emergency Room – Katy LLC

23114 Seven Meadows Parkway,

Katy, TX 77494

Phone: 281-347-6000

3759 FM 1488 Suite 500, The Woodlands TX 77384 • PH: (832) 299-2500 • FAX: (832) 299-2505
23114 Seven Meadows Parkway, Katy TX 77494 • PH: (281) 347-6000 • FAX: 281-347-6011
8000 Research Forest Dr., Suite 115-268, The Woodlands TX 77382 (Billing Only)

www.PriorityER.com



Patsy Schultz, RTA
 Fort Bend County Tax Assessor-Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623
www.fortbendcountytexas.gov
RETURN SERVICE REQUESTED

**FORT BEND COUNTY
 2013 TAX STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. The tax office is here to assist you with problems or answer your questions, please call (281) 341-3710. Taxes are due and payable upon receipt. Failure to receive a statement does not relieve you of the liability.

Please take time to be sure your statement is correct. If you do not own this property or you have a question on values or exemptions - contact the Appraisal District below. The Appraisal District is a separate local agency and not part of the Fort Bend County Tax office. The Appraisal District is the only agency allowed to make changes or corrections. Fort Bend County does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of service.

FORT BEND CENTRAL APPRAISAL DISTRICT
 2801 B F TERRY BLVD
 ROSENBERG TX 77471
 (281) 344-8623

104000



011919 000001

PRIORITY EMERGENCY ROOM KATY LLC
 23114 SEVEN MEADOWS PKWY
 KATY TX 77094-0256

10/23/2013

Legal Description:

PERSONAL PROPERTY SUPP, FURN, FIX &
 EQUIP LOCATED @ 23114 SEVEN MEADOWS
 PKWY NEAR KATY

Acct No: 9960-16-213-0017-914 CAD NO: P332813 Legal Acres: .0000 Roll Code: PERSONAL PROPERTY Parcel Address: 23114 SEVEN MEADOWS PKWY

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Value	Non-Qualifying Value
Land	Improvement						
	\$1,164,675	\$1,164,675	\$1,164,675				\$1,164,675

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Value			
KATY ISD	\$1,164,675		\$0	\$1,164,675	1.5266000	\$17,779.93
HARRIS F/B ESD #100	\$1,164,675		\$0	\$1,164,675	.08840000	\$1,029.57
FORT BEND CO DRAINAGE	\$1,164,675		\$0	\$1,164,675	.01500000	\$174.70
FORT BEND CO GEN FND	\$1,164,675		\$0	\$1,164,675	.48476000	\$5,645.88

Exemptions:

Total Tax Due Before February 1, 2014 is \$24,630.08

PLEASE TEAR AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT

TAXES BECOME DELINQUENT FEB 1, 2014 • AMOUNT DUE IF PAID BY THE END OF:

JAN 2014	FEB 2014 7%	MAR 2014 9%
\$24,630.08	\$26,354.19	\$26,846.78

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2014 or filed prior to July 1, 2014, there will be an additional collection fee added to any 2013 taxes that remain delinquent at that time".

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

Patsy Schultz, RTA • Fort Bend County Tax Assessor-Collector
 P.O. Box 1028 • Payment Processing Dept • SugarLand, Texas 77487-1028
 (281) 341-3710

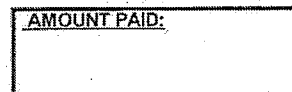


(American Express Credit Card and E-Check accepted via internet only.)
 Credit/Debit Cards are accepted at all Fort Bend County Tax Office locations and via the internet by visiting
www.fortbendcountytexas.gov

(a convenience fee is charged by a third party vendor)

9960-16-213-0017-914
PRIORITY EMERGENCY ROOM KATY LLC
 23114 SEVEN MEADOWS PKWY
 KATY TX 77094-0256

AMOUNT PAID:



000000P332813 047 0002463008 0002635419 0002684678 0000000000 0

33.11 NOTICE OF DELINQUENT TAXES FORT BEND COUNTY

Patsy Schultz, RTA
Fort Bend County Tax Assessor Collector
1317 Eugene Heimann Circle
Richmond, Texas 77469-3623

02/13/2014
ACCOUNT NUMBER: 9960162130017914

PRIORITY EMERGENCY ROOM KATY LLC
23114 SEVEN MEADOWS PKWY
KATY TX 77094-0256

Dear Taxpayer:

As of 02/13/2014, the records of this office indicate a tax deficiency for tax year 2013 on the personal property described and as shown on the enclosed statement.

This is also to inform you that any 2013 personal property taxes remaining unpaid on April 2, 2014, will on that date become subject to an additional penalty amount of up to 20% of the taxes, penalty and interest then due, pursuant to Section 33.11 of the Property Tax Code of the State of Texas. Please note that if this account is the subject of a pending delinquent tax suit, the amount shown to be due already includes 15% attorney fees added to the 2013 taxes, penalty and interest.

Payment should be made to:

PATSY SCHULTZ, R.T.A.
FORT BEND COUNTY TAX ASSESSOR/COLLECTOR
1317 EUGENE HEIMANN CIRCLE
RICHMOND, TEXAS 77469-3623

OFFICE PHONE: (281)341-3710

Please disregard this notice if you have paid these taxes since 02/13/2014.

PLEASE RETURN THE ENCLOSED STATEMENT WITH YOUR PAYMENT.

If you are currently paying your taxes under an installment agreement or are a debtor in a pending bankruptcy, please contact us so we can code your account to avoid further mailings to you. If you are in bankruptcy, we will need your case number. If you are represented by an attorney, please forward this letter to him/her.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED ON.

33.11 NOTICE OF DELINQUENT TAXES**FORT BEND COUNTY**

Patsy Schultz, RTA
 Fort Bend County Tax Assessor Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623

OWNER NAME AND ADDRESS	DATE OF NOTICE	PROPERTY DESCRIPTION
PRIORITY EMERGENCY ROOM KATY LLC 23114 SEVEN MEADOWS PKWY KATY TX 77094-0256	02/13/2014	PERSONAL PROPERTY SUPP, FURN, FIX & EQUIP LOCATED @ 23114 SEVEN MEADOWS PKWY NEAR KATY
	ACCOUNT NUMBER 9960162130017914	
HARRIS F/B ESD #100 FORT BEND CO DRAINAG FORT BEND CO GEN FND	\$1,122.23 \$190.42 \$6,154.01	TOTAL: \$7,466.66

YEAR	BASE TAX	PENALTY & INTEREST	EXISTING ATTORNEY FEES	TOTAL DUE IF PAID DURING MARCH 2014
2013	\$6,850.15	\$616.51	\$0.00	\$7,466.66
TOTAL AMOUNT DUE BEFORE MARCH 31, 2014				\$7,466.66

If you have already paid this account in full or made a current payment arrangement please disregard this notice.

\$7,466.66
PAY THIS AMOUNT

Any 2013 personal property taxes remaining unpaid on April 2, 2014, will on that date become subject to additional penalty amount of up to 20% of the taxes, penalty and interest then due, pursuant to Section 33.11 of the Property Tax Code of the State of Texas. Please note that if this account is the subject of a pending delinquent tax suit, the amount shown to be due already includes 15% attorney fees added to the 2013 taxes, penalty and interest.

Please understand that this notice concerns only the 2013 personal property taxes for the jurisdictions that are shown. You may also owe other taxes not included on this statement not affected by this legal requirement.

For detailed taxes due, please visit our website at www.fortbendcountytexas.gov

BALANCE DUE MAY NOT REPRESENT ALL ENTITIES COLLECTED BY PATSY SCHULTZ, R.T.A.

33.11 NOTICE

BALANCE DUE MAY NOT REPRESENT ALL ENTITIES COLLECTED BY PATSY SCHULTZ, R.T.A.

MAKE YOUR CHECK, MONEY ORDER
 OR CASHIER'S CHECK PAYABLE TO:

Patsy Schultz, RTA
 Fort Bend County Tax Assessor Collector

ACCOUNT NUMBER	MONTH PAID	AMOUNT DUE
9960162130017914	March 2014	\$7,466.66
For office use only: 48 78 79	AMOUNT OF YOUR CHECK:	



Credit/Debit Cards are accepted at all Fort Bend County Tax Office locations or can be paid by visiting our website: www.fortbendcountytexas.gov. A convenience fee is charged by a third party vendor.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Patsy Schultz, RTA
 Fort Bend County Tax Assessor Collector
 1317 Eugene Heimann Circle
 Richmond, Texas 77469-3623

PRIORITY EMERGENCY ROOM KATY LLC
 23114 SEVEN MEADOWS PKWY
 KATY TX 77094-0256

DELINQUENT TAX STATEMENT DETAIL



PATSY SCHULTZ, RTA
FORT BEND COUNTY TAX ASSESSOR/ COLLECTOR
 1317 EUGENE HEIMANN CIRCLE
 RICHMOND, TEXAS 77469-3623
 (281) 341-3710

Mall To:

PRIORITY EMERGENCY ROOM KATY LLC
 23114 SEVEN MEADOWS PKWY
 KATY, TX 77094-0256

Legal Description:

PERSONAL PROPERTY SUPP, FURN, FIX &
 EQUIP LOCATED @ 23114 SEVEN MEADOWS
 PKWY NEAR KATY

Account No: 9960-16-213-0017-914

As of Date: 04/03/2014

2013 Value: \$1,164,675
Appr. Dist. No.: P332813

Legal Acres: .0000

Parcel Address: 23114 SEVEN MEADOWS PKWY

Print Date: 04/03/2014 Printed By: FBHLMARO

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID IN APRIL 2014		IF PAID IN MAY 2014		IF PAID IN JUNE 2014		
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total	
2013	TL		1	2	02/14	\$17,779.93	\$1,955.79	\$19,735.72	\$2,311.39	\$20,091.32	\$2,666.99	\$20,446.92
	TL		1	48	02/14	\$1,029.57	\$341.81	\$1,371.38	\$366.52	\$1,396.09	\$391.24	\$1,420.81
	TL		1	78	02/14	\$174.70	\$58.00	\$232.70	\$62.19	\$236.89	\$66.39	\$241.09
	TL		1	79	02/14	\$5,645.88	\$1,874.44	\$7,520.32	\$2,009.93	\$7,655.81	\$2,145.43	\$7,791.31
Subtotals for 2013 :						\$24,630.08	\$4,230.04	\$28,860.12	\$4,750.03	\$29,380.11	\$5,270.05	\$29,900.13
TOTAL AMOUNT DUE:						\$24,630.08	\$4,230.04	\$28,860.12	\$4,750.03	\$29,380.11	\$5,270.05	\$29,900.13

Tax Unit Codes:

2 KATY ISD 48 HARRIS F/B ESD #100 78 FORT BEND CO DRAINAGE 79 FORT BEND CO GEN FND

TO PAY BY CREDIT CARD VISIT WWW.FORTBENDCOUNTYTX.GOV

CREDIT CARD PAYMENTS ARE CHARGED 2.4% CONVENIENCE FEE PER ACCOUNT BY CERTIFIED PAYMENTS. FEE FOR AN E-CHECK IS \$1.50

FORT BEND COUNTY M.U.D. #35
ESTHER BUENTELLO FLORES, RTA
873 DULLES AVE., STE A
STAFFORD, TX 77477-5753

Web: www.taxtech.net

Owner Name and Address

PRIORITY EMERGENCY ROOM KATY LLC
23114 SEVEN MEADOWS PKWY
KATY, TX 77094-0256

Fort Bend Appraisal District
www.fbcad.org 281-344-6623

----- PLEASE DETACH BOTTOM PORTION AND RETURN WITH YOUR PAYMENT TO ENSURE PROPER CREDIT -----

PRIORITY EMERGENCY ROOM KATY LLC
23114 SEVEN MEADOWS PKWY
KATY, TX 77094-0256

FORT BEND COUNTY M.U.D. #35
ESTHER BUENTELLO FLORES, RTA
873 DULLES AVE., STE A
STAFFORD, TX 77477-5753

M44 2013 9960162130017914 8

DUPLICATE TAX RECEIPT



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

Certified Owner:

PRIORITY EMERGENCY ROOM KATY LLC
23114 SEVEN MEADOWS PKWY
KATY, TX 77094-0256

Legal Description:

PERSONAL PROPERTY SUPP, FURN, FIX &
EQUIP LOCATED @ 23114 SEVEN MEADOWS
PKWY NEAR KATY

Parcel Address: 23114 SEVEN MEADOWS PKWY
Legal Acres: 0.0000

Remit Seq No: 26146669
Receipt Date: 04/11/2014
Deposit Date: 04/14/2014
Print Date: 04/30/2014 10:55 AM
Printed By: DEANNS

Deposit No: L140411
Validation No: 7

Account No: 9960-16-213-0017-914
Operator Code: GUEBARA

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2013	Katy Isd	1,164,675	1.526600	17,779.93	1,955.79	0.00	19,735.72
2013	Harris F/B-Esd #100	1,164,675	0.088400	1,029.57	113.25	228.56	1,371.38
2013	Fort Bend Co Drainage	1,164,675	0.015000	174.70	19.22	38.78	232.70
2013	Fort Bend Co Gen Fund	1,164,675	0.484760	5,645.88	621.05	1,253.39	7,520.32
				\$24,630.08	\$2,709.31	\$1,520.73	\$28,860.12

Check Number(s):
000130

PAYMENT TYPE:

Checks: \$28,860.12

Exemptions on this property:

Total Applied: \$28,860.12

Change Paid: \$0.00

ACCOUNT PAID IN FULL

PAYER:

PRIORITY EMERGENCY ROOM KATY LLC
23114 SEVEN MEADOWS PKWY
KATY, TX 77094-0256

(281) 341-3710

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