

COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

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

May 24, 2017

Kewei Huang
5639 Brennan Ridge Ln
Katy, TX 77450

Reference: Account Number: 3531-03-002-0011-914
Tax Year 2016, Precinct 3

Dear Mr. Huang:

The County has received your request to waive penalty and interest 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 \$246.65 for penalties assessed on the referenced account for tax year 2016. 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 6, 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, Andy Meyers, prior to June 6, 2017, 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,

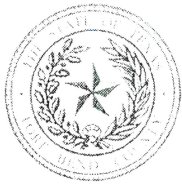
A handwritten signature in blue ink, appearing to read "Robert E. Hebert", is written over a horizontal line.

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, 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: May 15, 2017

County Judge
Received

MAY 19 2017

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

FROM: Tammy Staton *T.S.*
Tax Division Supervisor

Re: Waiver of Penalty and Interest – Kewei Huang; Account # 3531-03-002-0011-914, 2016 Tax Year; Legal Description Grand Lakes Phase Three Sec 3, Block 2, Lot 1, 33.330000% UDI Address 5639 Brennan Ridge Ln., Katy, TX 77450-5628

Precinct 3 ✓

Kewei Huang is requesting a waiver of penalty and interest on the 33.33% of his 2016 taxes. Mr. Huang states that he & his wife purchased the property May 20, 2016 and the previous owner's had held the property in two portions 67% and 33.33% portion with 2 different account numbers. His closing documents indicated the escrow at 100% so he thought there was just the one account. He states that Citimortgage Inc. did not receive the bill for the 33.33% interest account so it was overdue when it was paid.

The Office Records Indicate:

- August 15, 2016—2016 July Name & Address Change #7 was changed per the Fort Bend Central Appraisal District to the owners Huang2 Kewei & Keying Shen, 5639 Brennan Ridge Ln., Katy, TX 77450-5628.
- September 12, 2016--Citimortgage did request the 2016 statement for the 66.67% portion (3531-03-002-0010-914) but did not make a request for the 33.33% portion (3531-03-002-0010-914).
- October 21, 2016—2016 Supplement #1 added property under protest per Ft. Bend Central Appraisal District.

- November 7, 2016 – Mailed 2016 certified statement to Huang2 Kewei & Keying Shen, 5639 Brennan Ridge Ln., Katy, TX 77450-5628. **The post office did not return this statement.**
- February 17, 2017 – Mailed 2016 reminder notice statement to Huang2 Kewei & Keying Shen, 5639 Brennan Ridge Ln., Katy, TX 77450-5628. **The post office did not return this statement.**
- March 9, 2017 – Citimortgage paid 2016 taxes with check #335497 in the amount of \$2,987.19, (includes March penalty and interest).
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Katy ISD and Harris-Fort Bend ESD #100 have 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 Section 33.011 of the State Property Tax Code.

Breakdown of Taxes Paid:

Account: 3531-03-002-0011-914

2016 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$2,013.89	\$181.25	\$181.25
Harris-Ft. Bend ESD #100	\$ 97.22	\$ 8.75	\$ 8.75
Fort Bend County	\$ 629.43	\$ 56.65	\$ 56.65
Total	\$2,740.54	\$246.65	\$246.65 ✓

Total Penalty & Interest: \$246.65 ✓

I **do not** recommend waiver of penalty and interest for 2016. Property Tax Code Section 33.011 (a) (1). "The governing body of a taxing unit: shall waiver 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..."

Appeal for the late payments penalty of my real estate taxes

March 24, 2017

County Judge
Received

Kewei Huang
5639 Brennan Ridge Ln, Katy, TX 77450
Account Number 3531-03-002-0010-914

MAR 29 2017

Dear Officer,

This letter is my request for waiving the late payments penalty of my real estate taxes regarding to the 33% portion of my property with account # 3531-03-002-0010-914. All the following parcels regarding to the 33% of my property were designated as a different number 3531-03-002-0011-914 (see attachment), which lead to that my mortgage band cannot receive corresponding information and cause the overdue of my taxes payment.

D93531030020011 for Grand Lakes MUD #1
3531030020011914 for Fort Bend County
3531030020011914 for Grand Lakes WCID B

The property, 5639 Brennan Ridge Ln, Katy, TX 77450 (property R267632), was purchased by me (Kewei Huang) and my wife (Keying Shen) on 05/20/2016. The previous two owner held 67% and 33% of the property, respectively. After title transfer, it remains as two portions, 67% and 33%, but both under our names together (See Property Detail as attachment). The escrow for the 100% of this property has been set as shown in Closing Disclosure. However, as per the letter from Mortgage on 03/14/2017, Mortgage was not notified by the County that there is a total of two tax parcels for my property, therefore just paid one parcel (67% of the property) as below before the due day. Actually, the other 33% has been mistakenly designated as a different number 3531-03-002-0011-914.

D93531030020010 for Grand Lakes MUD #1
3531030020010914 for Fort Bend County
3531030020010914 for Grand Lakes WCID B

Overdue of the remainder of property taxes generated a total of penalty for the late payment of \$313.58, including the three parts as table below.

Items	Penalty
D93531030020011 for Grand Lakes MUD #1	\$246.65
3531030020011914 for Fort Bend County	\$7.77
3531030020011914 for Grand Lakes WCID B.	\$59.16
Total	\$313.58

Principally, it is not any of my personal reason that caused to the overdue, therefore, I request the total penalty of \$313.58 could be waived by the Tax Office of Fort Bend County. Thank you. If you have any further questions. Please feel free contact me at () (phone) or () (email).

Sincerely,

Kewei Huang

Phone:

Address: 5639 Brennan Ridge Ln
Katy, TX 77450

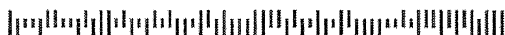
GRAND LAKES MUD #1 2016 TAX STATEMENT

PRINT DATE 10/26/2016
OFFICE USE ONLY 939

GRAND LAKES MUD #1
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368
PHONE: 281-482-0216
EMAIL: ASWMAIL@ASWTAX.COM

IF PAID IN	*ADDN FEES	AMOUNT DUE
OCTOBER OF 2016	0.00	657.31
NOVEMBER OF 2016	0.00	657.31
DECEMBER OF 2016	0.00	657.31
JANUARY OF 2017	0.00	657.31
FEBRUARY OF 2017	46.01	703.32
MARCH OF 2017	59.16	716.47

***** 5-DIGIT 77450
AD0105254 SEQ 5254 L 2 TR 15



HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY, TX 77450-5628

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST

FEB	MAR	APR	MAY	JUN	JUL
07%	09%	11%	13%	15%	18%

*If not paid prior to July 1st, additional attorney fees may apply.

PROPERTY IDENTIFICATION	LEGAL DESCRIPTION	EXEMPTIONS	VALUATION SUMMARY
PROP ID: R000160780 GEOID: D93531030020011 SITUS: 5639 5639 BRENNAN RIDGE LN OWNER INTEREST 0.3333	LEGAL: SUBD: GRAND LAKES PHASE THREE SEC 3, GRAND LAKES PHASE THREE SEC 3, BLOCK 2, LOT 1, 33.330000% UDI		Improvement 106,130 Land 26,660 Appraised 132,790 Assessed 132,790

YEAR	TAXING ENTITIES	EXEMPTIONS	TAXABLE	TAX RATE	TAX AMT	TAX DUE	*ADDN FEES	TOTAL DUE
2016	139 GRAND LAKES MUD #1	0	132,790	.495000	657.31	657.31	0.00	657.31

* ADDN FEES MAY INCLUDE, BUT ARE NOT LIMITED TO: LATE FILING, PENALTIES, INTERESTS, ATTORNEY, OR ANY APPLICABLE INCURRED COST OR FEE \$657.31

For real property, state for the current tax year and each of the preceding five tax years: (A) The appraised value and taxable value of the property; (B) The total tax rate for the unit; (C) The amount of taxes imposed on the property by the unit; and (D) The difference, expressed as a percent increase or decrease, as applicable, in the amount of taxes imposed on the property by the unit compared to the amount imposed for the preceding tax year; (12) For real property, state the differences, expressed as a percent increase or decrease, as applicable, in the following for the current tax year as compared to the fifth tax year before that tax year: (A) The appraised value and taxable value of the property; (B) The total tax rate for the unit; and (C) The amount of taxes imposed on the property by the unit; and (13) include any other information required by the comptroller.

Historical Information

Entity	Appr 5 Yr %	Txbl 5 Yr %	Rate 5 Yr %	Tax 5 Yr %	Tax 1 Yr %
139	n/a	n/a	n/a	n/a	-3.24

Entity	2011 Appraised Value N/A	2012 Appraised Value N/A	2013 Appraised Value N/A	2014 Appraised Value 115,110	2015 Appraised Value 131,910
139	n/a	n/a	n/a	115110 0.5400 621.59 n/a	131910 0.5150 679.34 9.290

- CONTACT COUNTY OR CITY OR ISD TAX OFFICES FOR THEIR RESPECTIVE LEVIES
- CHECK MAY BE CONVERTED INTO ELECTRONIC FUNDS
- THIS STATEMENT REPRESENTS ONLY YOUR MUD TAX
- PLEASE READ FRONT AND BACK CAREFULLY
- TO PAY VIA E-CHECK OR CREDIT CARD PLEASE GO TO WWW.ASWTAX.COM

RETURN BOTTOM PORTION WITH PAYMENT

☐ CHECK IF INFORMATION BELOW HAS CHANGED

HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY, TX 774505628

☐ CHECK FOR RECEIPT

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST

FEB	MAR	APR	MAY	JUN	* JUL
07%	09%	11%	13%	15%	19%

* If not paid prior to July 1st, additional attorney fees may apply

IF PAID IN	*ADDN FEES	AMOUNT DUE
OCTOBER OF 2016	0.00	657.31
NOVEMBER OF 2016	0.00	657.31
DECEMBER OF 2016	0.00	657.31
JANUARY OF 2017	0.00	657.31
FEBRUARY OF 2017	46.01	703.32
MARCH OF 2017	59.16	716.47

TOTAL AMOUNT ENCLOSED

TO PAY ONLINE, VISIT US AT WWW.ASWTAX.COM

REMIT PAYMENT TO

GRAND LAKES MUD #1
P.O. BOX 1368
FRIENDSWOOD TX, 77549-1368



2016 TAX STATEMENT

GRAND LAKES WCID
AVIK BONNERJEE, TAX ASSESSOR/COLLECTOR
P.O. BOX 1819
HOUSTON, TX 77251-1819

Hours: MON - THU 8 am - 5 pm FRI 8 am - 4 pm
Web: www.bamunitax.com

Phone: 713-900-2680
Fax: 713-900-2685

Jur No	Stmnt Date	Delinquent Date	Receipt No
W18	10/3/2016	2/1/2017	3898
Account No		3531-03-002-0011-914	

TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT AFTER January 31, 2017. PAYMENT MUST BE POSTMARKED BEFORE DELINQUENT DATE TO AVOID ADDITIONAL PENALTIES AND INTEREST.

Taxes that remain delinquent on July 01, 2017 will incur an additional penalty to delinquent date of collection per Section 306.002, 306.003 and/or 33.11 of the Texas Property Tax Code.

Please contact the Appraisal District concerning any corrections in appraised value, ownership, address changes or any application for exemptions.
Fort Bend Appraisal District
www.fbcad.org

Owner Name and Address

HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY, TX 77450-5628

****RETURN SERVICE REQUESTED****

If your mortgage company escrows funds for payment of taxes, please forward this statement with your loan number to them for payment.

Appraised Values		Property Information	Comparisons of the last six (6) tax years					
Improvement HS Land HS	106,130 26,660	GRAND LAKES PHASE THREE SEC 3, BLOCK 2, LOT 1, 33.330000% UDI	Year	Appraised	Taxable	Rate	Taxes	% Change
			2016	132,790	132,790	0.065000	86.31	-1.61%
			2015	131,910	131,910	0.066500	87.72	4.39%
			2014	115,110	115,110	0.073000	84.03	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
			N/A	N/A	N/A	N/A	N/A	N/A
		A1						
		Service Address						
		5639 BRENNAN RIDGE LN KATY TX 77450						
100% Assessed Value	132,790		% Change between 2016 and 2014					
			15.36%	15.36%	-10.96%	2.71%		
Taxing Unit		Less Exemptions	Taxable Value		Tax Rate		Tax Levy	
GRAND LAKES WCID			132,790		0.065000 per \$100		86.31	

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.

A04.000

703EQD00007401
HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY TX 77450-5628

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description
KATY ISD	\$0	\$132,790	1.5166000	\$2,013.89	GRAND LAKES PHASE THREE SEC 3, BLOCK 2, LOT 1, 33.3300000% UDI
HARRIS F/B ESD #100	\$0	\$132,790	.07321000	\$97.22	
FORT BEND CO DRAINAGE	\$0	\$132,790	.01600000	\$21.25	
FORT BEND CO GEN FND	\$0	\$132,790	.45800000	\$608.18	
					Appraised Values
Land - Market Value				\$26,660	
Impr - Market Value				\$106,130	
Total Market Value				\$132,790	
Less Capped Mkt Value				\$0	
Appraised Value				\$132,790	
Exemptions/Deferrals					

Total Amount Due By January 31, 2017	\$2,740.54
Payments Applied to 2016 Taxes	\$.00
Total Current Taxes Due (Including Penalties)	\$2,740.54
Prior Year(s) Delinquent Taxes Due (If any) 0000 - 0000 If Paid In January 2017	\$.00
Total Amount Due By January 31, 2017	\$2,740.54

Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total
By February 28, 2017	\$2,932.38	\$.00	\$2,932.38
By March 31, 2017	\$2,987.19	\$.00	\$2,987.19

**If Paying Delinquent Taxes Prior To
January 2017, Contact The Tax Office**

2016 TAXES BECOME DELINQUENT FEB 1, 2017 * AMOUNT OF 2016 TAXES DUE IF PAID BY THE END OF:

JAN 2017	FEB 2017 7%	MAR 2017 9%
\$2,740.54	\$2,932.38	\$2,987.19

"If there is an active lawsuit on prior year delinquent taxes pending as of February 1, 2017 or filed prior to July 1, 2017 there will be an additional collection fee added to any 2016 taxes that remain delinquent at that time".

Please provide a daytime telephone #:

HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY TX 77450-5628



(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)



000000R430074 047 0000274054 0000293238 0000298719 0000304200 5

DUPLICATE TAX RECEIPT



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

Certified Owner:

HUANG2 KEWEI & KEYING SHEN
5639 BRENNAN RIDGE LN
KATY, TX 77450-5628

Legal Description:

GRAND LAKES PHASE THREE SEC 3, BLOCK 2,
LOT 1, 33.330000% UDI

Parcel Address: 5639 BRENNAN RIDGE LN
Legal Acres: 0.0000

Remit Seq No: 35050249

Receipt Date: 03/09/2017

Deposit Date: 03/09/2017

Print Date: 04/25/2017 08:53 AM

Printed By: TAMMYM

UDI/Exempt %: 0.333300

Deposit No: J170309BD9

Validation No: 18

Account No: 3531-03-002-0011-914

Operator Code: HENDERSO

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2016	Katy Isd	TL	132,790	1.516600	2,013.89	181.25	0.00	2,195.14
2016	Harris F/B Esd #100	TL	132,790	0.073210	97.22	8.75	0.00	105.97
2016	Fort Bend Co Drainage	TL	132,790	0.016000	21.25	1.91	0.00	23.16
2016	Fort Bend Co Gen Fnd	TL	132,790	0.458000	608.18	54.74	0.00	662.92
					\$2,740.54	\$246.65	\$0.00	\$2,987.19

Check Number(s):

335497

PAYMENT TYPE:

Checks: \$2,987.19

Exemptions on this property:

Total Applied: \$2,987.19

Change Paid: \$0.00

PAYER:
CITIMORTGAGE INC
14700 CITICORP DR
HAGERSTOWN, MD 21742

ACCOUNT PAID IN FULL

(281) 341-3710

Page 1 of 1

21.1.190