



COUNTY JUDGE
Fort Bend County, Texas

Robert E. Hebert
County Judge

December 8, 2017

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

Abbas Ali - Fortune 52 Ventures LLC
20902 Fair Walnut Way
Katy, TX 77449

Reference: Account Number: 0367-00-000-0500-907
Tax Year 2016, Precinct 3

Dear Mr. Ali:

The County has received your request sent on behalf of Fortune 52 Ventures LLC, to waive penalty and interest on Fort Bend County property taxes. Fort Bend County is also authorized to act on behalf of Fort Bend Independent School District, Harris Fort Bend Emergency Services District #100 and Fort Bend LID #12 which represents a total amount of \$3,772.14 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, December 19, 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 January 2, 2018, 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,

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

COUNTY JUDGE
RECEIVED

DEC 05 2017

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: December 5, 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.*
Chief of Property Taxes

Re: Waiver of Penalty and Interest – Fortune 52 Ventures Inc.: Account # 0367-00-000-0500-907, 2016 Tax Year; Legal Description: 0367 I and GN, Tract 5 (PT), Acres 2.2748; Mailing Address: 20902 Fair Walnut Way Katy, TX 77449-4996

Precinct 3

Fortune 52 Ventures Inc. is requesting a waiver of penalty, interest and collection fees for the 2016 tax year, stating they did not receive a statement until they received a Delinquent Notice from the Delinquent Tax Attorney.

Tax Office Records Indicate:

- June 26, 2015 – Deed # 2015069834 recorded owner Fortune 52 Ventures, Inc. with no mailing address provided.
- Original 2016 Tax Statement was not mailed due to no address on record.
- February 21, 2017 -- 2016 Reminder Notice was mailed to Fortune 52 Ventures, Inc. with no address; we have no record of the statement being returned by the Post Office.
- May 12, 2017 – 33.07 Notice was mailed to Fortune 52 Ventures, Inc. with no address. **This statement was returned by the Post Office for “Not Deliverable as Addressed”.**
- July 14, 2017 – Perdue, Brandon, Fielder, Collins & Mott, LLP mailed a delinquent notice to Fortune 52 Ventures Inc., 20902 Fair Walnut Way, Katy, TX 77449-4996. **This statement was not returned by the Post Office.**

- August 9, 2017- Representative with Fortune 52 Ventures Inc. called wanting to know why their taxes were delinquent and that they never received a statement from the Tax Office. The Clerk told him that we do not have an address on file, and that he would need to contact Fort Bend Central Appraisal District to let them know what the mailing address is. She also gave him the amount due for the month of August.
- August 18, 2017 – Received payment of \$12,585.56 including August penalty, interest and collection Fees with the receipt date of August 11, 2017.
- There is no evidence of an error by the Fort Bend County Tax Office or Fort Bend Central Appraisal District.
- Fort Bend ISD, Harris Fort Bend ESD #100, and Fort Bend LID #12 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 0367-00-000-0500-907:

2016 Tax Year

Tax Unit	Base	Penalty & Interest	Collection Fees	Total Waiver Request
Fort Bend ISD	\$5,973.05	\$1,134.88	\$1,421.59	\$2,556.47
Harris Fort Bend ESD#100	\$326.33	\$62.00	\$77.67	\$139.67
Fort Bend LID #12	\$401.18	\$76.22	\$95.48	\$171.70
FBC	\$2,112.86	\$401.44	\$502.86	\$904.30
Total	\$8,813.42	\$1,674.54	\$2,097.60	\$3,772.14

Total Penalty, Interest and Collection Fees: \$3,772.14

I do not recommend waiver of penalty, interest and collection fees for 2016. 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..."

August 14, 2017

Certified Mail

COUNTY JUDGE
RECEIVED

SEP 05 2017

Reference:

Fortune 52 Ventures Inc.

Mailing Address: 20902 Fair Walnut Way Katy, TX 77449-4996

Account No. 0367-00-000-0500-907

Legal Description: 0367 I AND GN, TRACT 5 (PT), ACRES 2.2748

Legal Acres: 2.2748; Parcel Address Harlem Road

To:

County Judge Robert E. Hebert

401 Jackson

Richmond, Texas 77469-3110

Dear Judge Hebert.

We, Fortune 52 Ventures LLC, would like to request to waive the penalty, interest, and collection fee for Account No. 0367-00-000-0500-907 of \$3,772.14.

This penalty and waiver was accumulated due to the tax bill never sent to us by the Fort Bend Appraisal District. Upon receiving letters from the law firm appointed by the appraisal district for a possible lien, we were notified of the delinquent bill. Immediately, our members contacted the law firm and the tax office. Upon investigation of why the bill was never paid, it was found that our address was not in the appraisal district's notification system for this particular tax bill. The balance was immediately paid along with the all the penalty and interest fees.

Our directors include Fort Bend residents who have a spotless record for paying all tax bills on time and maintain a strict procedure for paying all bills in a timely manner. Unfortunately, due to the lapse in the system regarding our address, the bill was never received. We have also added as evidence regarding other tax bills that were received along with their prompt payments.

We have rectified the situation by adding our address to the appraisal district's system and have promptly paid the tax bill. We kindly appeal to please consider the circumstances and are actions to resolve the situation, and we humbly request to please waive the penalty, interest, and collection fee.

If you have any additional questions, please feel free to contact anyone of our directors at anytime.

Thank You,


Fortune 52 Ventures, Inc.

Abbas Ali (832) 970-2738

Mohammed Munawar (281)-536-0508

Qutub Ali (832)-715-3012

DELINQUENT TAX STATEMENT SUMMARY



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

\$348316

*2016
 det*

Mail To:

FORTUNE 52 VENTURES INC
 , 00000

Legal Description:

0367 I AND GN, TRACT 5 (PT), ACRES
 2.2748

NO ADDRESS OFFICE

THIS WAS NOT MAILED TO US

Account No: 0367-00-000-0500-907

2016 Value: \$445,750
 Appr. Dist. No.: R46548

Legal Acres: 2.2748

Parcel Address: HARLEM RD

As of Date: 08/11/2017

Print Date: 08/11/2017 Printed By: ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY August 31, 2017		IF PAID BY September 30, 2017		IF PAID BY October 31, 2017	
			Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2016	1 48 76 78 79	\$8,813.42	\$3,772.14	\$12,585.56	\$3,877.91	\$12,691.33	\$3,983.67	\$12,797.09
TOTAL AMOUNT DUE:		\$8,813.42	\$3,772.14	\$12,585.56	\$3,877.91	\$12,691.33	\$3,983.67	\$12,797.09

Tax Unit Codes:

1 FORT BEND ISD 48 HARRIS F/B ESD #100 76 FORT BEND LID #12 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. NO FEE CHARGED FOR E-CHECK.
 IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE TAX COLLECTOR FOR THE FORT BEND COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

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.

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.

PLEASE CUT AT THE DOTTED LINE AND RETURN

Print Date: 08/11/2017

Appr. Dist. No.: R46548

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
 (281) 341-3710



0367-00-000-0500-907

If Paid By	Amount Due
August 31, 2017	\$12,585.56
September 30, 2017	\$12,691.33
October 31, 2017	\$12,797.09
Amount Paid:	\$ _____

FORTUNE 52 VENTURES INC
 , 00000

PAID AS ATTACHED

0000000R46548 047 0001258556 0001269133 0001279709 0000000000 3

Tax Statement

FORT BEND COUNTY TAX OFFICE

Perdue, Brandon, Fielder, Collins & Mott
 1317 EUGENE HEIMANN CIRCLE
 RICHMOND, TX 77469-3623
 Telephone: (281) 341-3710

Perdue, Brandon, Fielder, Collins & Mott

Received By [Signature]

Received By [Signature]

Date 8/11/2017

Date 8/11/2017

FORTUNE 52 VENTURES INC
 20902 FAIR WALNUT WAY
 KATY, TX 77449-4996

Taxpayer ID: 69981

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Tax Year	Tax Due	P and I	Total Due
FORT BEND INDEPENDENT SCHOOL DISTRICT			
Legal: 03671 AND GN TRACT 5 (PT), ACRES 2.2748			
GEO Code: 0367000000500907 Client Property Code: R46648			
Location: HARLEM RD RICHMOND TX 77407			
2016	\$5,973.05	\$2,556.47	\$8,529.52
FORT BEND INDEPENDENT SCHOOL DISTRICT TOTAL -->			\$8,529.52
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT # 12			
Legal: 03671 AND GN TRACT 5 (PT), ACRES 2.2748			
GEO Code: 0367000000500907 Client Property Code: R46548			
Location: HARLEM RD RICHMOND TX 77407			
2016	\$401.18	\$171.70	\$572.88
FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT # 12 TOTAL -->			\$572.88

Total If Paid By 8/31/2017 \$9,102.40

DUPLICATE TAX RECEIPT



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

Certified Owner:

FORTUNE 52 VENTURES INC
, 00000

Legal Description:

0367 I AND GN, TRACT 5 (PT), ACRES
2.2748

Parcel Address: HARLEM RD
Legal Acres: 2.2748

Remit Seq No: 35620150 , 35620151 , 35620152
Receipt Date: 08/11/2017
Deposit Date: 08/18/2017
Print Date: 09/11/2017 11:30 AM
Printed By: LORIMA

Deposit No: O170818C1
Validation No: 900000050104664
Account No: 0367-00-000-0500-907
Operator Code: ASHLEBYR

Table with 9 columns: Year, Tax Unit Name, Rec Type, Tax Value, Tax Rate, Levy Paid, P&I, Coll Fee Paid, Total. Rows include 2016 Fort Bend Isd, Harris F/B Esd #100, Fort Bend Lid #12, Fort Bend Co Drainage, Fort Bend Co Gen Fnd.

Check Number(s):
1024 , 1298407375 , 1298407376

PAYMENT TYPE:

Checks: \$12,585.56

Exemptions on this property:

Total Applied: \$12,585.56

Change Paid: \$0.00

PAYER:
FORTUNE 52 VENTURES INC
20902 FAIR WALNUT WAY
KATY , TX 77449-4996

ACCOUNT PAID IN FULL