

## COUNTY JUDGE

Fort Bend County, Texas

The Honorable KP George  
County Judge

April 17, 2019

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

Canglin Wu & Lin Xiao  
26403 Longview Creek Dr.  
Katy, TX 77494

Reference: Account Number: 9305-03-001-0010-914  
Tax Year 2018, Precinct 3

Dear Canglin Wu & Lin Xiao:

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 #4 which represents a total amount of \$265.43 for penalties assessed on the referenced account for tax year 2018. 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, May 7, 2019 at 1:00 p.m. Commissioners Court is located at the Historic Courthouse, 401 Jackson Street, 2<sup>nd</sup> 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 May 7, 2019, at telephone 281-238-1400 or by email at [andy.meyers@fortbendcountytexas.gov](mailto:andy.meyers@fortbendcountytexas.gov), to discuss any additional documentation you may wish to provide to the Court when they consider your request.

Sincerely,

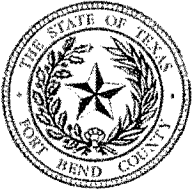
A handwritten signature in black ink, appearing to read "KP George", is written over a horizontal line.

KP George

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

APR 16 2019

(281) 341-3710  
Fax (281) 341-9267  
Email: patsy.schultz@fortbendcountytx.gov  
www.fortbendcountytx.gov

DATE: April 15, 2019

TO: County Judge KP George  
Commissioner Vincent Morales  
Commissioner Grady Prestage  
Commissioner Andy Meyers  
Commissioner Ken R DeMerchant  
Roy Cordes, County Attorney

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

Re: Waiver of Penalty and Interest – Canglin Wu & Li Xiao: Account # 9305-03-001-0010-914, 2018 Tax Year; Legal Description: Westheimer Lakes North Sec 3, Block 1, Lot 1; Mailing Address: 26403 Longview Creek Dr., Katy TX 77494-0386.

### Precinct 3

Canglin Wu & Li Xiao are requesting a waiver of penalty and interest for the 2018 tax year, stating that they did not receive the 2018 Certified Statement. They stated that they purchased the property in August 2018 and the title company recorded the deed in Harris County. Because the deed was not filed in Fort Bend County, the correct county, the ownership information was not updated and all tax bills were addressed to the previous owner's name.

Tax Office records and research indicate:

- July 17, 2018 - 2018 – General Warranty Deed was recorded the Harris County Clerk's office for property address: 26403 Longview Creek Dr, Katy TX 77494. Certified owner's names are Canglin Wu and Li Xiao.
- November 2, 2018 - 2018 – Certified Statement mailed to: Garland Stephen & Gloria, 26403 Longview Creek Dr, Katy TX 77494-0386. **This statement was returned by the Post Office on 12/06/2018 - Not deliverable as addressed.**
- February 13, 2019 – 2018 Reminder Notice was mailed to: Garland Stephen & Gloria, 26403 Longview Creek Dr, Katy TX 77494-0386. **This statement was not returned by the Post Office.**

- February 21, 2019 – General Warranty Deed was recorded with the Fort Bend County Clerk’s office for property address 26403 Longview Creek Dr, Katy TX 77494. Certified owner’s names are Canglin Wu and Li Xiao.
- February 27, 2019 – The tax office received payment of \$4,057.27, including February penalty and interest for 2018 tax year from Canglin Wu and Li Xiao.
- March 14, 2019 – Received February name & address change information from Fort Bend Central Appraisal District.
- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Katy ISD and Fort Bend ESD #4 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 9305-03-001-0010-914:

**2018 Tax Year**

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$2,803.13	\$196.22	\$196.22
Fort Bend ESD #4	\$209.83	\$14.69	\$14.69
FBC	\$778.88	\$54.52	\$54.52
<b>Total</b>	<b>\$3,791.84</b>	<b>\$265.43</b>	<b>\$265.43</b>

**Total Penalty and Interest: \$265.43**

I do not recommend waiver of penalty and interest for 2018 Tax Year. Per 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

Feb 20 2019

FEB 25 2019

Dear Judge KP George,

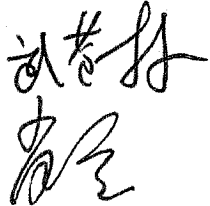
My name is Canglin Wu & Li Xiao, the new owners of 26403 Longview Creek Dr, Katy, TX 77494. We purchased this property on August 2018. Because our title company recorded the deed to wrong county, Harris instead of Fort Bend, the Fort Bend Central Appraisal District couldn't update my ownership accordingly. All the tax bills are still under old owners' name. Accidently, We opened the tax bill letter on Feb 19 2019, and we knew we pasted due the tax. We sent the full payment check on next day Feb 20 2019. Because it is not our fault to pass due and we am willing to pay all taxes on time. We'd like to ask for your mercy to waive the penalty \$265.43.

Thanks,

Your regards,

Canglin Wu

Li Xiao

Handwritten signatures of Canglin Wu and Li Xiao. The signature for Canglin Wu is written in black ink and appears to be 'Wu Canglin'. The signature for Li Xiao is also in black ink and appears to be 'Li Xiao'.

Account number: 9305-03-001-0010-914

Address: 26403 Longview Creek Dr, Katy, TX 77494

Phone: !

Email: \_\_\_\_\_

Legal Description: past due penalty waive request

Years in question: 2018

Attachments:

1, past due bill

2, wrong deed record



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

**FORT BEND COUNTY TAX OFFICE**  
**(281) 341-3710**  
**2018 REMINDER STATEMENT**

Payments are processed by postmark date. Payment must be U.S. Legal Tender. 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) 344-8823



G9MIUX00205027  
**GARLAND STEPHEN & GLORIA**  
**26403 LONGVIEW CREEK DR**  
**KATY TX 77494-0386**

Account No: 9305-03-001-0010-914    Cad No: R355458    Legal Acres: .0000    Roll Code: REAL PROPERTY    Parcel Address: 26403 LONGVIEW CREEK DR    Process Date: 02/11/2019

Tax Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes	Property Description	
KATY TSD	\$25,000	\$184,830	1.5166000	\$2,803.13	WESTHEIMER LAKES NORTH SEC 3, BLOCK 1, LOT 1	
FORT BEND ESD#4	\$0	\$209,830	.10000000	\$209.83		
FORT BEND CO DRAINAGE	\$41,966	\$167,864	.01900000	\$31.89		
FORT BEND CO GEN FND	\$41,966	\$167,864	.44500000	\$746.99		
					Land - Market Value	\$46,200
					Impr - Market Value	\$163,630
					Total Market Value	\$209,830
					Less Capped Mkt Value	\$0
					Appraised Value	\$209,830

**PAST DUE**

Page: 1 of 1

<b>Total Amount Due By January 31, 2019</b>	<b>\$3,791.84</b>
Payments Applied to 2018 Taxes	\$ .00

Amount Of 2018 Taxes Due If Paid By			
Penalties for Paying Late	Current Taxes	Delinquent Taxes	Total
By February 28, 2019	\$4,057.27	\$ .00	\$4,057.27
By March 31, 2019	\$4,133.10	\$ .00	\$4,133.10

← Terry talked with

Please refer to back for additional information

paid on Feb/20/2019 3:00pm

CHICAGO TITLE  
GF 18195283

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

§

THAT STEPHEN GARLAND AND GLORIA GARLAND, HUSBAND AND WIFE, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by CANGLIN WU AND LI XIAO, whose address is 26403 Wagonwheel Creek Dr. Katy, TX 77494

hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

Lot 1, in Block 1, Westheimer Lakes North, Sec. 3, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20060181, of the Plat Records of Fort Bend County, Texas.


TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

All taxes assessed against the Property for the current year have been prorated between the parties, and Grantee hereby assumes and agrees to pay such taxes in full.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, restrictions, easements, covenants, and conditions applicable to and enforceable against the above described property, mineral and royalty reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

When this Deed is executed by more than one person or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 12<sup>th</sup> day of July, 2018

  
STEPHEN GARLAND

RP-2018-320929

# Pages 3

07/17/2018 11:34 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



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

Certified Owner:

GARLAND STEPHEN & GLORIA  
26403 LONGVIEW CREEK DR  
KATY, TX 77494-0386

Legal Description:

WESTHEIMER LAKES NORTH SEC 3, BLOCK 1,  
LOT 1

Parcel Address: 26403 LONGVIEW CREEK DR  
Legal Acres: 0.0000

Remit Seq No: 40841083  
Receipt Date: 02/27/2019  
Deposit Date: 02/27/2019  
Print Date: 03/06/2019 10:22 AM  
Printed By: LINDAW

Deposit No: J190227AW8  
Validation No: 32  
Account No: 9305-03-001-0010-914  
Operator Code: DJONES

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2018	Katy lsd	TL	184,830	1.516600	2,803.13	196.22	0.00	2,999.35
2018	Fort Bend Esd#4	TL	209,830	0.100000	209.83	14.69	0.00	224.52
2018	Fort Bend Co Drainage	TL	167,864	0.019000	31.89	2.23	0.00	34.12
2018	Fort Bend Co Gen Fnd	TL	167,864	0.445000	746.99	52.29	0.00	799.28
					\$3,791.84	\$265.43	\$0.00	\$4,057.27

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Check Number(s):  
002244

PAYMENT TYPE:

Checks: \$4,057.27

Exemptions on this property:

HOMESTEAD

Total Applied: \$4,057.27

Change Paid: \$0.00

PAYER:  
CANGLIN WU  
LI XIAO  
30 CANDLEWOOD DR  
PITTSFORD, NY 14534-4609

ACCOUNT PAID IN FULL

(281) 341-3710