



**COUNTY JUDGE**  
Fort Bend County, Texas

Robert E. Hebert  
County Judge

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

June 11, 2015

Shi Zhong  
25230 Springwood Lake Drive  
Katy, TX 77494

Reference: Account Number: 4291-02-001-0040-914  
Tax Year 2014, Precinct 3

Dear Mr. and/or Mrs. Zhong:

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 Fort Bend Emergency Services District #2 which represents a total amount of \$305.30 for penalties assessed on the referenced account for tax year 2014. 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 23, 2015 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 June 23, 2015, 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 that reads "Robert E. Hebert".

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: June 8, 2015

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 and Interest – Shi Zhong: Account # 4291-02-001-0040-914, 2014 Tax Year;  
Legal Description: King Lakes Sec 2, Block 1, Lot 4

Precinct 3 ✓

Shi Zhong is requesting waiver of penalty and interest for 2014 tax year, stating he did not receive a tax statement.

Tax Office Records Indicate:

- August 31, 2010 – Special Warranty Deed with Vendor's Lien was recorded with owner name and mailing address as: Min Rao and Shi Zhong 25914 Westbourne Drive Katy, Texas 77494. This address has been listed on the tax roll since 2010 and to date no request for address correction has been made.
- Tax Year 2014 was under protest with Fort Bend Central Appraisal District and was late certified on February 19, 2015 per Supplement #9.
- February 24, 2015 – 2014 Supplement #9 tax statement was mailed to Rao Min & Shi Zhong, 25914 Westbourne Drive Katy, TX 77494-5157 and **was not returned by the Post Office.**
- 2014 Taxes were paid on April 21, 2015 with penalty and interest.

- There is no evidence of an error by the Fort Bend Central Appraisal District or the Fort Bend County Tax Office.
- Katy Independent School District, Fort Bend ESD #2, have 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 4291-02-001-0040-914:

2014 Tax Year

Tax Unit	Base	Penalty & Interest	Total Waiver Request
Katy ISD	\$3,141.59	\$219.91	\$219.91
Fort Bend ESD #2	\$201.67	\$14.12	\$14.12
FBC	\$1,018.16	\$71.27	\$71.27
<b>TOTAL</b>	<b>\$4,361.42</b>	<b>\$305.30</b>	<b>\$305.30</b> ✓

**Total Penalty & Interest: \$305.30** ✓

I do not 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..."

Shi Zhong  
25230 Springwood Lake Drive  
Katy, TX 77494  
713 - 515 - 3725  
shi\_zhong@yahoo.com

April 22, 2015

County Judge Robert E. Hebert  
301 Jackson, Suite 719  
Richmond, Texas 77469

Dear Judge Robert E. Hebert,

I am writing to request the waiver of penalty and interest of tax of year 2014 on the property, address is 25914 Westbourne Dr, Katy, TX 77494, Legal description is KING LAKES SEC 2, BLOCK 1, LOT 4.

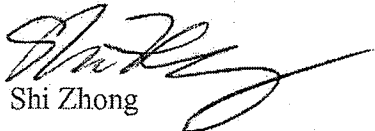
This property is leased to Melissa Ross from July 18, 2014 to June 30, 2015.

On April 21, 2015, I called tax office at 281-341-3710, and was told the bill was sent to property address after the property tax hearing. I then drove to county office and M.U.D. to pay by check. The account is 4291-02-001-0040-914 for county, 39 0002-001-0040 for M.U.D. I paid \$305.30 and \$168.54 penalty and interest respectively.

Since I never received the bill and didn't know the delinquent date, I don't think I need to pay the penalty and interest. My previous records show that I paid all the tax on time every year.

Please consider my case and approve my request.

Regards,

  
Shi Zhong

COUNTY JUDGE  
RECEIVED  
APR 28 2015

**DELINQUENT TAX STATEMENT DETAIL**



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

**Mail To:**  
 RAO MIN & SHI ZHONG  
 25914 WESTBOURNE DR  
 KATY, TX 77494-5157

**Legal Description:**  
 KING LAKES SEC 2, BLOCK 1, LOT 4

**Account No: 4291-02-001-0040-914**  
**As of Date: 04/21/2015**

2014 Value: \$205,790  
 Appr. Dist. No.: R373569

Legal Acres: .0000  
 Parcel Address: 25914 WESTBOURNE DR

Print Date: 04/21/2015 Printed By: MVARGAS

Year	Rec Type	Receipt	Tax Units	Delinq. Date MM/YY	Remaining Levy	IF PAID BY April 30, 2015		IF PAID BY May 31, 2015		IF PAID BY June 30, 2015	
						Penalty Interest	Total	Penalty Interest	Total	Penalty Interest	Total
2014	TL	1	2	04/15	\$3,141.59	\$219.91	\$3,361.50	\$282.74	\$3,424.33	\$345.57	\$3,487.16
	TL	1	79	04/15	\$972.89	\$68.10	\$1,040.99	\$87.56	\$1,060.45	\$107.02	\$1,079.91
	TL	1	78	04/15	\$45.27	\$3.17	\$48.44	\$4.07	\$49.34	\$4.98	\$50.25
	TL	1	34	04/15	\$201.67	\$14.12	\$215.79	\$18.15	\$219.82	\$22.18	\$223.85
<b>Subtotals for 2014:</b>					\$4,361.42	\$305.30	\$4,666.72	\$392.52	\$4,753.94	\$479.75	\$4,841.17
<b>TOTAL AMOUNT DUE:</b>					\$4,361.42	\$305.30	\$4,666.72	\$392.52	\$4,753.94	\$479.75	\$4,841.17

**Tax Unit Codes:**

2 KATY ISD    34 FORT BEND ESD#2    78 FORT BEND CO DRAINAGE    79 FORT BEND CO GEN FND

**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.**

Print Date: 04/21/2015    PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.    32717

**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

Appr. Dist. No.: R373569



4291-02-001-0040-914

RAO MIN & SHI ZHONG  
 25914 WESTBOURNE DR  
 KATY, TX 77494-5157

If Paid By	Amount Due
April 30, 2015	\$4,666.72
May 31, 2015	\$4,753.94
June 30, 2015	\$4,841.17
Amount Paid: \$	_____

000000R373569 047 0000466672 0000475394 0000484117 0000000000 9

# TAX RECEIPT



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

**Certified Owner:**

RAO MIN & SHI ZHONG  
25914 WESTBOURNE DR  
KATY, TX 77494-5157

**Legal Description:**

KING LAKES SEC 2, BLOCK 1, LOT 4

Parcel Address: 25914 WESTBOURNE DR  
Legal Acres: 0.0000

Remit Seq No: 29119225  
Receipt Date: 04/21/2015  
Deposit Date: 04/21/2015  
Print Date: 04/21/2015 10:14 AM  
Printed By: MVARGAS

Deposit No: 0150421W9  
Validation No: 900000037183615  
Account No: 4291-02-001-0040-914  
Operator Code: MVARGAS

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Katy Isd	TL	205,790	1.526600	3,141.59	219.91	0.00	3,361.50
2014	Fort Bend Esd#2	TL	205,790	0.098000	201.67	14.12	0.00	215.79
2014	Fort Bend Co Drainage	TL	205,790	0.022000	45.27	3.17	0.00	48.44
2014	Fort Bend Co Gen Fnd	TL	205,790	0.472760	972.89	68.10	0.00	1,040.99
					\$4,361.42	\$305.30	\$0.00	\$4,666.72

Check Number(s):  
96

**PAYMENT TYPE:**

Checks: \$4,666.72

**Exemptions on this property:**

Total Applied: \$4,666.72  
Total Tendered: \$4,666.72  
(for accounts paid on 04/21/2015)  
Change Paid: \$0.00

**PAYER:**  
SHI ZHONG OR MIN RAO  
25230 SPRINGWOOD LAKE DR  
KATY, TX 77494-5032

**ACCOUNT PAID IN FULL**

(281) 341-3710

21.1.179

# DELINQUENT STATEMENT

## FORT BEND CO M.U.D. #185

\*OFFICE CONTACT HOURS: Monday - Thursday 8:30 am to 4:30 pm 713-932-9011

**TO PAY ONLINE, PRINT RECEIPT OR REVIEW YOUR ACCOUNT, PLEASE VISIT OUR WEBSITE: [www.bli-tax.com](http://www.bli-tax.com)**

**OWNERS NAME AND ADDRESS**

RAO MIN & SHI ZHONG  
25914 WESTBOURNE DR

ACCT 0002-001-0040  
369

LOT 4  
BLOCK 1

KATY TX 77494-5157

CAD 4291020010040

KING LAKES SEC 2  
25914 WESTBOURNE DR

YEAR	TAX AMOUNT	DUE April, 2015		DUE May, 2015		DUE June, 2015	
		PENALTY & INTEREST	TOTAL	PENALTY & INTEREST	TOTAL	PENALTY & INTEREST	TOTAL
2014	2,407.74	168.54	2576.28	216.70	2624.44	264.85	2672.59
<b>TOTAL AMOUNT DUE</b>		168.54	2576.28	216.70	2624.44	264.85	2672.59

DELINQUENT  
NOTICE

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE DISTRICT REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE DISTRICT 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.

**IF PAYING IN CASH, PLEASE HAVE EXACT AMOUNT.**

**DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT** 04/21/15

ACCOUNT NUMBER	DELINQUENCY DATE	IF PAID IN	AMOUNT DUE
369 0002-001-0040	4/01/2015	April	2,576.28
		May	2,624.44
		June	2,672.59

IF EITHER NAME OR ADDRESS IS INCORRECT  
PLEASE CORRECT IN SPACE BELOW



**PLEASE MAKE PAYMENT TO:**

RAO MIN & SHI ZHONG  
25914 WESTBOURNE DR

FORT BEND CO M.U.D. #185  
11111 KATY FREEWAY #725

HOUSTON TX 77079-2197

KATY TX 77494-5157

369

FORT BEND CO M.U.D. #185  
11111 KATY FREEWAY #725  
HOUSTON TX 77079-2197  
713-932-9011

TEMPORARY RECEIPT

4/21/2015

369 ACT# 0002-001-0040

TAX YEAR: 2014 TAX RATE: 1.170000 PAID: 4/21/2015  
TAXABLE VALUE: 205,790 TOTAL DUE: 2,407.74

TOTAL PAID: 2,576.28

LOT 4  
BLOCK 1

RAO MIN & SHI ZHONG  
25914 WESTBOURNE DR

KING LAKES SEC 2  
25914 WESTBOURNE DR  
CAD4291020010040

KATY TX 77494-5157

# DUPLICATE TAX RECEIPT



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

**Certified Owner:**

RAO MIN & SHI ZHONG  
25914 WESTBOURNE DR  
KATY, TX 77494-5157

**Legal Description:**

KING LAKES SEC 2, BLOCK 1, LOT 4

Parcel Address: 25914 WESTBOURNE DR  
Legal Acres: 0.0000

Remit Seq No: 29119225  
Receipt Date: 04/21/2015  
Deposit Date: 04/21/2015  
Print Date: 05/13/2015 04:14 PM  
Printed By: MANDYO

Deposit No: O150421W9  
Validation No: 900000037183615  
Account No: 4291-02-001-0040-914  
Operator Code: MVARGAS

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2014	Katy Isd	TL	205,790	1.526600	3,141.59	219.91	0.00	3,361.50
2014	Fort Bend Esd#2	TL	205,790	0.098000	201.67	14.12	0.00	215.79
2014	Fort Bend Co Drainage	TL	205,790	0.022000	45.27	3.17	0.00	48.44
2014	Fort Bend Co Gen Fnd	TL	205,790	0.472760	972.89	68.10	0.00	1,040.99
					\$4,361.42	\$305.30	\$0.00	\$4,666.72

Check Number(s):  
696

**PAYMENT TYPE:**

Checks: \$4,666.72

Exemptions on this property:

Total Applied: \$4,666.72

Change Paid: \$0.00

**PAYER:**  
SHI ZHONG OR MIN RAO  
25230 SPRINGWOOD LAKE DR  
KATY, TX 77494-5032

**ACCOUNT PAID IN FULL**

(281) 341-3710

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21.1.179