



**Albert Uresti, MPA, PCAC**

**Office of the Tax Assessor - Collector**

March 31, 2026

North East ISD  
Susie Lackhorn  
Executive Director of Finance and Accounting  
8961 Tesoro Dr., Ste. 201  
San Antonio, Texas 78217

RE: Waiver of Penalty and Interest

Taxpayer	Account #	Roll Year	Penalty	Interest	33.07 Penalty	Grand Total
Riverwalk Retail LLC	05474-116-0030	2025	\$945.37	\$270.10	\$0.00	\$1,215.47

Dear Ms. Lackhorn:

The above referenced property owners requested for the waiver of penalty and interest under Section 33.011 of the Texas Property Tax Code.

The governing body of a taxing unit shall waive penalties and interest if an act or omission of an act by an employee of the Bexar Appraisal District resulted in the taxpayers failure to pay the tax before delinquency.

The attached letter confirms such an error did occur. The base tax has been paid and the request for waiver was made within 180 days of the delinquency date. This office recommends penalty and interest to be refunded unless we receive notice otherwise from the governing body.

Please notify our office within fifteen days of the receipt of this letter if the governing body agrees with this recommendation. If the decision is decided at a board meeting please reply with the date of the hearing. If you have any questions or concerns, please call our office at (210) 335-0554.

Sincerely,

Albert Uresti, MPA, PCAC  
Tax Assessor-Collector  
Bexar County

AU/AG/sh/jl  
Attachment: a/s

FORM: TASL7  
REV 04/13

W0310-02

March 9, 2026

**Albert Uresti, MPA, MPA, PCAC**  
Bexar County Tax Assessor- Collector  
PO Box 2903  
San Antonio, TX 78299-2903

**Subject: Request for Waiver of Penalty and Interest**

To Whom It May Concern,

We recently acquired the property located at **4901 Walzem Road, San Antonio, TX 78218 (Starbucks)** in **February 2025**. We only received the tax statement **last week**, which was **after the payment due date**.

We understand that a notice was mailed on **January 15**; however, we did **not receive this notice** following the transfer of ownership. Because we were not notified in time, we were unable to make the payment before the deadline.

In light of this circumstance, we respectfully request a **waiver of any late payment penalties and interest** associated with this account. We have already submitted payment for the amount due. Please find the attached proof of payment for your records.

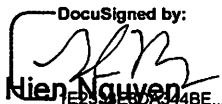
Property Details:

**Account Number: 054741160030**

**Property Address: 4901 Walzem Road, San Antonio, TX 78218**

Thank you for your time and consideration. We appreciate your assistance and look forward to resolving this matter promptly.

Sincerely,

DocuSigned by:  
  
Hien Nguyen

Riverwalk Retail LLC  
526 W Fremont Ave 2612  
Sunnyvale, CA 94087  
(408) 409-5262  
pm@c21soldteam.com



# BEXAR APPRAISAL DISTRICT

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**BOARD OF DIRECTORS**

DAVE GANNON  
Chair  
JON FISHER  
Vice Chair  
Dr. ADRIANA ROCHA GARCIA  
Councilwoman, District 4  
Secretary

411 N. Frio, P.O. Box 830248  
San Antonio, TX 78283-0248  
Phone (210) 224-8511  
Fax (210) 242-2451  
ROGELIO SANDOVAL, Chief Appraiser

**BOARD OF DIRECTORS**

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ALBERT URESTI, MPA  
Tax Assessor-Collector

March 26, 2026

Albert Uresti MPA, PCC  
Tax Assessor/Collector  
Bexar County Tax Office  
233 N Pecos  
San Antonio, Texas 78207

Re: RIVERWALK RETAIL LLC  
Account: 05474-116-0030

Per your request of research for possible error, we have found a possible administrative error on the Bexar Appraisal records. The following is a summary of events for the above referenced account:

- 2/27/2025 – Updated ownership per GWD #20250026421, effective 2/12/2025 to RIVERWALK RETAIL LLC  
526 W FREEMONT STREET SUITE 2612  
SUNNYVALE, CA 94087
- 6/25/2025 – Received Lessee's Designation of Agent via online portal from Julie Wieting automatically coding RYAN LLC as the tax agent designated to receive all property tax and appraisal communications.
- 2/28/2026 – Removed RYAN LLC as tax agent due to missing required documentation.

If we can be of any further assistance, please contact us at (210) 224-2432.

Sincerely,  
GIS Department  
Bexar Appraisal District



Leah Estrellado <leah@c21soldteam.com>

**Payment Receipt**

1 message

noreply@collectorsolutions.com <noreply@collectorsolutions.com>  
To: pm@c21soldteam.com

Mon, Mar 9, 2026 at 3:14 PM

Your payment has been received and is pending approval. Please save this Confirmation Number for your personal records.  
Office of Albert Uresti, Bexar County Tax Assessor-Collector;



**Payment Receipt**

**Thank You for Your Payment**

Please save this Confirmation Number for your personal records.

**Customer Name**

RIVERWALK RETAIL LLC

**Effective Date**

3/9/2026 5:14 PM Central Standard Time

**Confirmation Number**

23012048

**Payment Method    Amount**

Checking \*\*\*\*\* 5027 \$32,554.50

**Item                    Payment**

Property Tax ACT    \$32,554.50

**Total Amount Paid: \$32,554.50**

**Credit Notes**

Property Tax Payment

**Payment Details**

Property Tax ACT

Account Number: 054741160030 - Year: any - RIVERWALK RETAIL LLC - \$32,554.50

**Logo**  
22K



**Albert Uresti, MPA, PCAC**  
**Office of the Tax Assessor - Collector**

April 21, 2026

North East ISD  
 Susie Lackhorn  
 Executive Director of Finance and Accounting  
 8961 Tesoro Dr., Ste. 201  
 San Antonio, Texas 78217

RE: Waiver of Penalty and Interest

Taxpayer	Account #	Roll Year	Penalty	Interest	33.07 Penalty	Grand Total
Transpecos Bank SSB	00000-144-1209	2025	\$5,637.83	\$1,610.81	\$0.00	\$7,248.64

Dear Ms. Lackhorn:

The above referenced property owners requested for the waiver of penalty and interest under Section 33.011 of the Texas Property Tax Code.

The governing body of a taxing unit shall waive penalties and interest if an act or omission of an act by an employee of the Bexar Appraisal District resulted in the taxpayers failure to pay the tax before delinquency.

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Sincerely,

Albert Uresti, MPA, PCAC  
 Tax Assessor-Collector  
 Bexar County

 AU:SYG/sh/jl  
 Attachment: a/s  
 FORM: TASL7  
 REV 04/13



9311 San Pedro Ave, Suite 725  
San Antonio, TX 78216  
Main: 210-376-2300  
Fax: 210-376-2325

April 15, 2026

Albert Uresti, MPA, PCAC  
Bexar County Tax Assessor-Collector  
P.O. Box 2903  
San Antonio, TX 78299-2903

Via Email – [taxoffice@bexar.org](mailto:taxoffice@bexar.org)

**RE: 2025 Bexar County Tax Statement – 00000-144-1209 – Transpecos Bank SSB**

Mr. Uresti,

On behalf of our client, Transpecos Bank SSB, I would like to formally request a waiver of the penalties and interest incurred on the above referenced account on their 2025 taxes.

Due to an incorrect mailing address, the property owners did not receive their 2025 Tax Statement until after the delinquency date. They paid the taxes in March.

Thank you for your time and consideration given this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Lee", is written above the printed name.

Greg Lee  
Consultant  
SWBC Ad Valorem Tax Advisors  
9311 San Pedro Ave, Suite 725  
San Antonio, TX 78216  
(210) 376-2307 – DIRECT  
(210) 710-8470 – CELL  
[glee@swbc.com](mailto:glee@swbc.com)



# Bexar Central Appraisal District

411 N. Frio, San Antonio, TX 78207 | Phone: 210-242-2432 | [www.bcad.org](http://www.bcad.org)

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April 16, 2026

Bexar Central Appraisal District research document for possible mailing address correction.

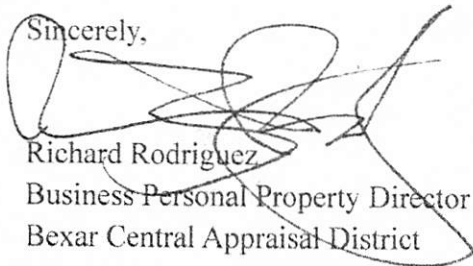
Per Section 33.011

Account number: 00000-144-1209

Reason for error:

1. Mailing address incorrect.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Rodriguez". The signature is written over the printed name and title.

Richard Rodriguez  
Business Personal Property Director  
Bexar Central Appraisal District

COMPOSITE TAX RECEIPT



ALBERT URESTI, MPA, PCAC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 839950
SAN ANTONIO, TX 78283-3950
210-335-2251

Certified Owner:

TRANSPICOS BANK SSB
1305 E HOUSTON ST BLDG 1 STE 120
SAN ANTONIO , TX 78205

Legal Description:

TRANSPICOS BANK 8901 WETMORE RD AIRCRAFT

Parcel Address: 8901 WETMORE RD

Legal Acres: 0.0000

Account No: 00000-144-1209

Year : 2025

Deposit No: K26D0201

Print Date : 04/27/2026

Operator Code: JERL

Rec Type : Levy

Table with columns: Year, Tax Unit Name, Tax Value, Tax Rate, Levy, Penalty & Interest, Coll. Fee, Refund, Total. Rows include various tax units like ROAD AND FLOOD, ALAMO COMM COLLEGE, HOSPITAL DISTRICT, BEXAR COUNTY, SA RIVER AUTHORITY, CITY - SAN ANTONIO, NORTH EAST ISD, and summary rows for Levy Total, Gross Total, and Grand Total.

ACCOUNT PAID IN FULL

Account No: 00000-144-1209

LAST PAYER:

TRANSPICOS BANKS SSB
1305 E HOUSTON STREET BLDG 1 STE 1200
SAN ANTONIO , TX 78205

Payment Receipt Dates:

03/31/2026

LAST PAYMENT DATE: 03/31/2026