



**PAID**  
CASH  CHECK  CREDIT   
Memo #1217  
10/15/24

**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
P&Z Public Hearing date: \_\_\_\_\_  
Date to send cert. letters: \_\_\_\_\_  
Date to publish: \_\_\_\_\_  
Proof of taxes paid: \_\_\_\_\_ date verified: \_\_\_\_\_

**CITY OF ANGLETON  
RE-ZONE APPLICATION**

**Name(s) of Property Owner:** \_\_\_\_\_ E D D Investment Group LLC

**Current Address:** \_\_\_\_\_ 1914 N Memorial Way #6 **Email:** \_\_\_\_\_ brantly@discoveryconsultants.net

**City:** \_\_\_\_\_ Houston **State:** \_\_\_\_\_ TX **Zip:** \_\_\_\_\_ 77007

**Home Phone:** \_\_\_\_\_ **Business Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**ATTACH PROOF THAT ALL TAXES, FEES AND OBLIGATIONS HAVE BEEN PAID TO THE CITY OF ANGLETON.**

**Name of Applicant:** \_\_\_\_\_ Ahsan Sattar

(If different than Property Owner)

**Address:** \_\_\_\_\_ 105 Cemetery Rd **Email:** \_\_\_\_\_ properties@emaret.org  
manager@emaret.org

**City:** \_\_\_\_\_ Angleton **State:** \_\_\_\_\_ TX **Zip:** \_\_\_\_\_ 77515

**Home Phone:** \_\_\_\_\_ **Business Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Address/Location of Property to be Re-zoned:** \_\_\_\_\_ 105 Cemetery Rd, Angleton, TX 77515

**Legal Description:** \_\_\_\_\_ A0375 | T TINSLEY TRACT 128B1- 128B2 ACRES 4.868 (ANGLETON)

Metes & Bounds Lot(s) Block Subdivision

**ATTACH MAP/SURVEY OF PROPERTY**

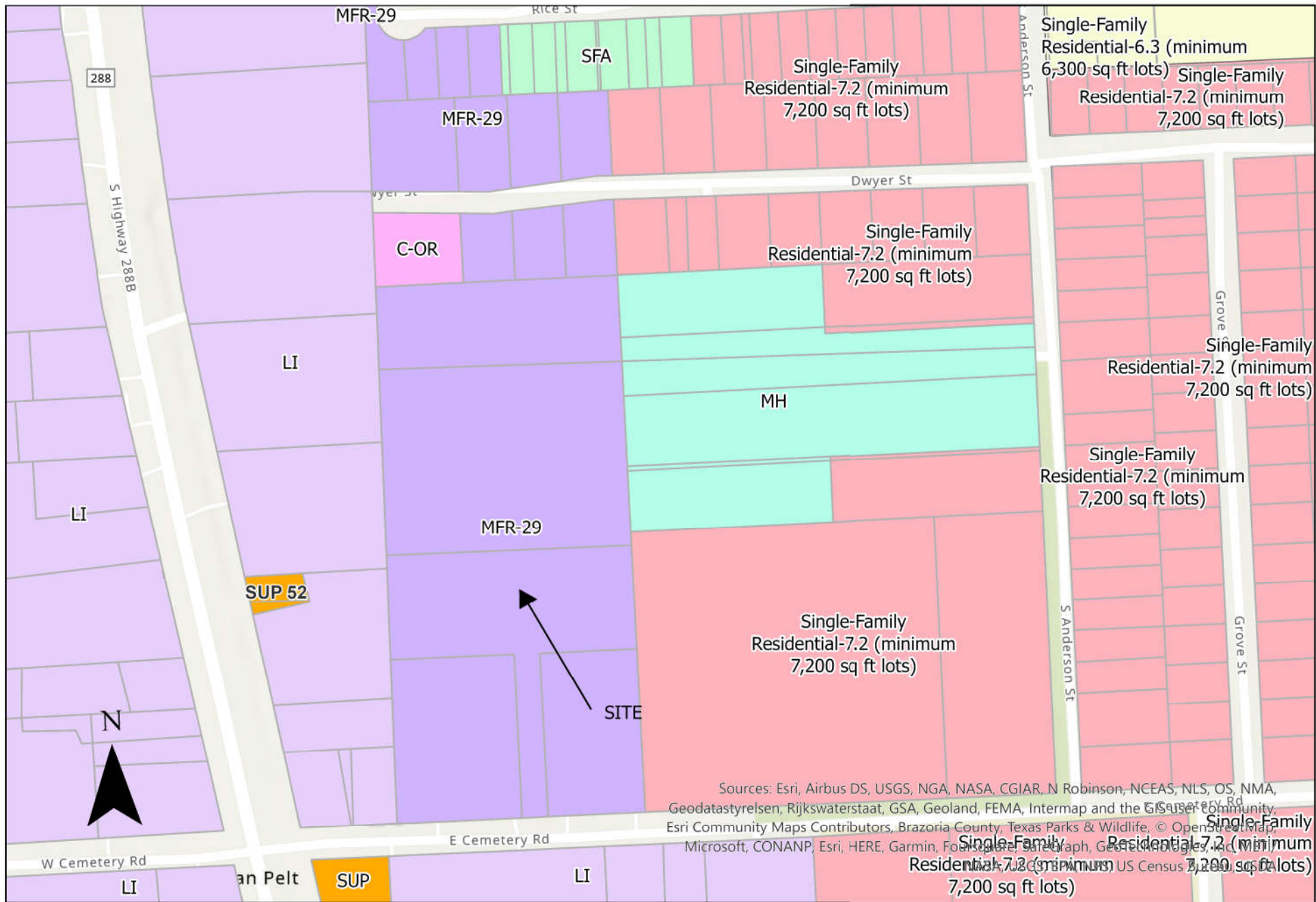
Has the property been platted? YES  **NO**

**Current Zoning:** \_\_\_\_\_ MFR-29 **Current Use:** \_\_\_\_\_ Vacant Land

**Proposed Zoning:** \_\_\_\_\_ LI **Proposed Use:** \_\_\_\_\_ RV and Boat Parking

**Application Fee: \$150.00 (must be submitted with application)**

*[Handwritten signature]*



# 105 E. CEMETERY ZONING MAP

HIGHWAY

288

(150' R.O.W.)

Sub 1 2" Iron Rod

N 90°00'00" E - 434.00'

10' Fence

200' 00"

10' Fence

488.67'

N 00°17'29" E

284.67'

Concrete Road

1" Open Slope (Type)

18.6'

104.0'

2 STORY BRICK/WOOD FRAME APT BUILDING #105

18.2'

192.00'

Concrete

18.0'

192.00'

18.0'

192.00'

18.0'

192.00'

18.0'

192.00'

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192.00'

18.0'

192.00'

18.0'

192.00'

18.0'

1 2 8

N 90°00'00" E - 434.00'

LEAS AND EXCEPT  
1.398 ACRES MORE OR LESS  
VOL. 857, PG. 396, B.C.D.R.

212,080 Sq. Ft.  
4.8687 Acres

10 1/4 ACRES

9 1/2 ACRES MORE OR LESS  
VOL. 31, PG. 618, B.C.D.R.

SCALE 1" = 30'

10 ACRES  
VOL. 850, PG. 901, B.C.D.R.

TEXAS - NEW MEXICO POWER  
COMPANY EASEMENT  
VOL. 1578, PG. 182, B.C.D.R.

QUAIL MANOR LTD  
TEXAS LIMITED PARTNERSHIP  
1.398 ACRES MORE OR LESS  
VOL. 1750, PG. 685, B.C.D.R.

1 ACRES & EXCESS  
0.06 ACRES MORE OR LESS  
VOL. 27, PG. 950, B.C.D.R.

TEXAS LIMITED PARTNERSHIP  
1.398 ACRES MORE OR LESS  
VOL. 1750, PG. 685, B.C.D.R.

SEE - CALCULATED  
BY APPLICANT

S 90°00'00" W - 434.00'

NO RECORD FOUND CONVERTING THIS  
STRIP OF LAND TO CITY OF ANGLETON

CEMETERY ROAD (60' R.O.W.)

105 Cemetery Road  
Angleton, TX 77515  
phone 409-849-9771  
611

I HEREBY CERTIFY THIS PLAN TO BE AN ACCURATE GRAPHICAL REPRESENTATION  
OF A FIELD SURVEY MADE BY ME ON SEPTEMBER 21, 1998, IN CONFORMANCE WITH  
THE TECHNICAL STANDARDS AND SPECIFICATIONS OF THE BOARD OF LAND  
SURVEYING FOR A CATEGORY 1A, CERTIFIED LAND SURVEYOR.

Robert L. Pinnell  
ROBERT L. PINNELL R.P.S. 43988



PINNELL SURVEY,

105 Cemetery Road  
Angleton, Texas 77515  
(409) 849-9771

STANDARD LAND BOUNDARY SURVEY OF  
TRACT OF LAND, BEING A PART OF LOT  
THE BRITAIN & KIDDER SUBDIVISION, OF  
PINNELL SURVEY, ABSTRACT 576, BEAR  
TRAIL, SAID TRACT BEING THE PORTION  
OF THE 10.88 ACRES TRACT OF LAND RE-  
DESCRIBED IN THE DEED RECORDED IN V  
PAGE 628, BRADSHAW COUNTY DEED BOOK  
SCALE 1" = 30' DATE 08-03-08

BY JOHN CASWELL FILED 7/8/08 33-08

GENERAL NOTES:  
1. BEARINGS BASED ON THE RIGHT-OF-WAY  
OF CEMETERY ROAD BEING EAST AND WEST.

P.D.C.  
2.2 E. QUINCY LOT 108  
1528A N.W. 34th St  
Angleton, TX 77515

# 105 CEMETERY

**Legend**

- 📍 105 Cemetery Rd
- 📍 Claire's Place
- 📍 Dollar General
- 📍 Feature 1
- 📍 Valero



288

288

105 Cemetery Rd

Las Brisas Apartment Homes

Valero

1/2 Price Storage

Cemetery Rd

Cemetery Rd

Cemetery Rd

Claire's Place

Google Earth

Image Landsat / Copernicus


100 ft



# 105 Cemetary Rd, Angleton, TX 77515-5202, Brazoria County

APN: 0375-0216-110 CLIP: 6126761231

## MULTIPLE BUILDING PROPERTY SUMMARY

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	N/A	N/A	N/A	N/A	N/A
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	N/A	212,050	N/A	MLT FAM DWLG	

## OWNER INFORMATION

Owner Name	E D D Investment Group LLC	Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77007
Carrier Route	C021	Tax Billing Zip+4	8319
Tax Billing Address	1914 N Memorial Way #6		

## LOCATION INFORMATION

Subdivision	I T Tinsley	Key Map	828s
School District Name	Angleton ISD	Census Tract	6641.00
Neighborhood Code	Commb1-Commb1	Flood Zone Code	X
Township	Angleton	Flood Zone Date	12/30/2020
MLS Area	5	Flood Zone Panel	48039C0445K
Market Area	ANGLETON		

## TAX INFORMATION

Parcel ID	0375-0216-110	% Improved	91%
Parcel ID	171030	Tax Area	GBC
Parcel ID	03750216110	Water Tax Dist	Nav
Legal Description	A0375 I T TINSLEY TRACT 128B1-128B2 ACRES 4.868 (ANGLETON)		
M.U.D. Information	Dr1		

## ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$1,159,330	\$375,000	\$538,620
Assessed Value - Land	\$106,910	\$106,910	\$106,910
Assessed Value - Improved	\$1,052,420	\$268,090	\$431,710
YOY Assessed Change (\$)	\$784,330	-\$163,620	
YOY Assessed Change (%)	209.15%	-30.38%	
Market Value - Total	\$1,159,330	\$375,000	\$538,620
Market Value - Land	\$106,910	\$106,910	\$106,910
Market Value - Improved	\$1,052,420	\$268,090	\$431,710

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$14,782		
2021	\$9,788	-\$4,994	-33.78%
2022	\$30,261	\$20,473	209.15%

Jurisdiction	Tax Rate	Tax Amount
Angleton City	.63304	\$7,339.03
Angleton Drainage Dist	.09115	\$1,056.76
Brazoria County	.33653	\$3,901.49
Angleton-Danbury Hosp Dist	.19251	\$2,231.77
Port Freeport	.04	\$463.73
County Road & Bridge	.05	\$579.67
Angleton ISD	1.267	\$14,688.71
<b>Total Estimated Tax Rate</b>	<b>2.6102</b>	

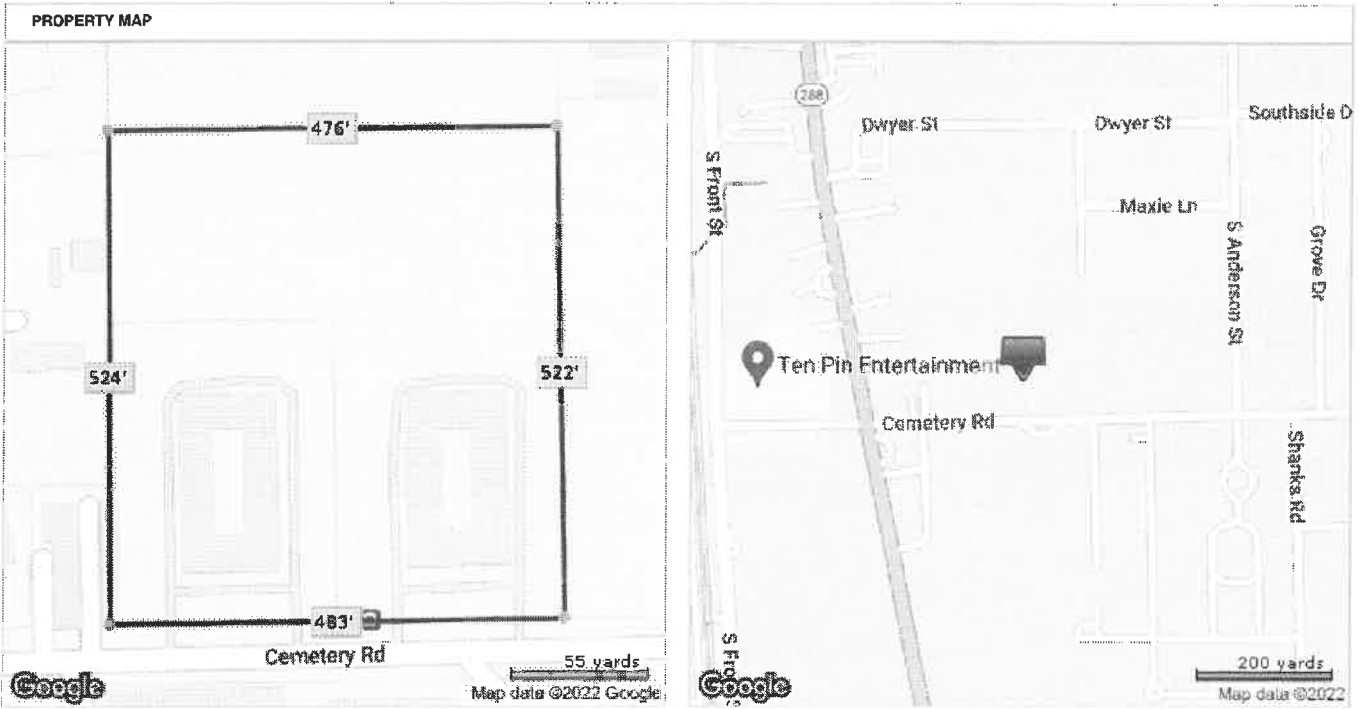
## CHARACTERISTICS

Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial
Land Use - County	Multi-Family Residential	Total Rooms	40
Land Use - State	Multi-Family Residential	Cooling Type	Central
Lot Acres	4.868	Heat Type	Package

Lot Sq Ft	212,050	Exterior	Brick Veneer
# of Buildings	11		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	11,616	1975	\$227,580

SELL SCORE	
Value As Of	2022-10-30 04:42:45



\*Lot Dimensions are Estimated

**BUILDING 1 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial
Land Use - County	Multi-Family Residential	Total Rooms	8
Land Use - State	Multi-Family Residential	Cooling Type	Central
Lot Acres	4.868	Heat Type	Package
Lot Sq Ft	212,050	Exterior	Brick Veneer

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	11,616	1975	\$227,580

**BUILDING 2 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial
Land Use - County	Multi-Family Residential	Total Rooms	8
Land Use - State	Multi-Family Residential	Cooling Type	Central
Lot Acres	4.868	Heat Type	Package
Lot Sq Ft	212,050	Exterior	Brick Veneer

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	1,664	1983	\$72,410

**BUILDING 3 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial

Land Use - County	Multi-Family Residential	Total Rooms	8
Land Use - State	Multi-Family Residential	Cooling Type	Central
Lot Acres	4.868	Heat Type	Package
Lot Sq Ft	212,050	Exterior	Brick Veneer

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	11,616	1975	\$227,580

**BUILDING 4 OF 11**

CHARACTERISTICS				
Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial	
Land Use - County	Multi-Family Residential	Total Rooms	8	
Land Use - State	Multi-Family Residential	Cooling Type	Central	
Lot Acres	4.868	Heat Type	Package	
Lot Sq Ft	212,050	Exterior	Brick Veneer	

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	11,328	1983	\$230,270

**BUILDING 5 OF 11**

CHARACTERISTICS				
Land Use - CoreLogic	Multi Family Dwelling	Building Type	Commercial	
Land Use - County	Multi-Family Residential	Total Rooms	8	
Land Use - State	Multi-Family Residential	Cooling Type	Central	
Lot Acres	4.868	Heat Type	Package	
Lot Sq Ft	212,050	Exterior	Brick Veneer	

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	11,328	1983	\$230,270

**BUILDING 6 OF 11**

CHARACTERISTICS				
Land Use - CoreLogic	Multi Family Dwelling	Lot Sq Ft	212,050	
Land Use - County	Multi-Family Residential	Building Type	Commercial	
Land Use - State	Multi-Family Residential	Heat Type	Package	
Lot Acres	4.868	Exterior	Brick Veneer	

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	1,664	1983	\$42,860

**BUILDING 7 OF 11**

CHARACTERISTICS				
Land Use - CoreLogic	Multi Family Dwelling	Lot Sq Ft	212,050	
Land Use - County	Multi-Family Residential	Building Type	Commercial	
Land Use - State	Multi-Family Residential	Heat Type	Package	
Lot Acres	4.868	Exterior	Brick Veneer	

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	1,664	1975	\$41,380

**BUILDING 8 OF 11**

CHARACTERISTICS				
Land Use - CoreLogic	Multi Family Dwelling	Lot Sq Ft	212,050	
Land Use - County	Multi-Family Residential	Building Type	Commercial	

Land Use - State	Multi-Family Residential	Heat Type	Package
Lot Acres	4.868	Exterior	Brick Veneer

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Multiple Res (Low Rise)	S	1,664	1975	\$41,070

**BUILDING 9 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Lot Acres	4.868
Land Use - County	Multi-Family Residential	Lot Sq Ft	212,050
Land Use - State	Multi-Family Residential		

FEATURES	
Feature Type	Value
Misc Improvement-Commerci	\$13,500

**BUILDING 10 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Lot Acres	4.868
Land Use - County	Multi-Family Residential	Lot Sq Ft	212,050
Land Use - State	Multi-Family Residential		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Concrete Paving Average	S	28,640	1975	\$58,280

**BUILDING 11 OF 11**

CHARACTERISTICS			
Land Use - CoreLogic	Multi Family Dwelling	Lot Acres	4.868
Land Use - County	Multi-Family Residential	Lot Sq Ft	212,050
Land Use - State	Multi-Family Residential		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Concrete Paving Average	S	26,342	1983	\$53,610