

12190504 12/09/2022 9:17 AM
TAB TERM: 105
1024

300.1190 ZONING VAR/PLATTING
VING/VARIANCE/PLA 150.00CR

ENDERED: 150.00 CHECK
PLIED: 150.00-

ANGE: 0.00

OFFICE USE ONLY	
Date received: <u>12/1/22</u>	Fee: \$ <u>150.00</u>
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: MidAtlantic IRA, LLC FBO Karsnia IRA

Current Address: 118 W Church St. Email: —

City: Frederick State: MD Zip: 21701

Home Phone: — Business Phone: 240-515-3880 Cell: 281-7287521

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

Name of Applicant: Cory Morris
(If different than Property Owner)

Address: 3710 CR 36 Email: Cralco 979 @ Gmail

City: Angleton State: TX Zip: 77515

Home Phone: — Business Phone: — Cell: 269-647-4929

Address/Location of Property to be Re-zoned: 425 N Walker St.
Angleton TX 77515

Legal Description: See Attached 163A20
Metes & Bounds Lot(s) Block Subdivision

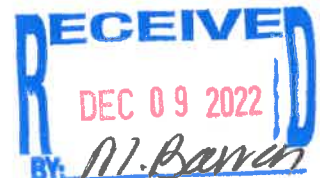
ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO

Current Zoning: C-OR Current Use: Last used as duplex,
currently vacant with inside completely demo-ed

Proposed Zoning: MFR-14 Proposed Use: use as multi-family
(triplex) after rehabilitation

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





CITY OF ANGLETON APPOINTMENT OF AGENT

As owner of the property described as 425 N Walker St, Angleton, TX 77515
I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Cory Morris
Mailing Address: 3710 County Rd 36 Email: armyof178@aol.com
City: Angleton State: TX Zip: 77515 - 9776
Home Phone: (269) 547-4929 Business Phone: ()

I verify that I am the legal owner of the subject property and I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City; make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Angleton, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

THIS AGREEMENT WILL TERMINATE 1/31/2023

Signature of owner [Signature] Title President
Printed/Typed Name of owner Allen Karsnia Date 12/06/2022

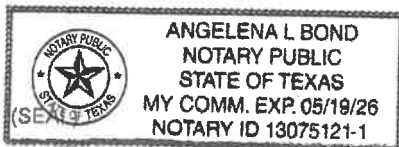
*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.

STATE OF TEXAS §

COUNTY OF Harris §

Before me, Angelena L. Bond, on this day personally appeared Allen Karsnia, known to me (or proved to me on the oath of or through TX DL) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 6 day of December, 2022



Angelena L. Bond
Notary Public Signature
05/19/2026
Commission Expires

Issue Date : 11/21/2022

Certificate Fee : \$88.00

Customer : Patten Title Company
Branch : Main
Closer : System Integration
GF # : 9994-22-32628CM
Version : 1

Remit Certificate Fee To :
CERTSIMPLE, INC
P.O. Box 340787
Austin, TX 78734
(800) 806-3639
taxcerts@certsimpleusa.com

Buyer(s) : Criss Maynard, Albert Maynard

Owner(s) / Seller(s) : MidAtlantic IRA, LLC FBO Allen
Karsnia IRA

Address : 425 North Walker Street, Angleton, TX

Account # : 171481

Total Taxes Summary for CAD Account(s): 171481

Collector	Tax Year	Base Tax	Base Due	Due By 11/30/2022	Due By 12/31/2022
Brazoria County	2022	\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75
Acct #: 171481	Collector Total :	\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75
Payable to: Brazoria County 111 E. Locust St. Angleton, TX 77515 (979) 849-5711					
Total Taxes :		\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75

IMPORTANT CERTIFICATE COMMENTS

Please Verify Legal Description(s) being reported on the Tax Cert matches the Legal Description(s) reported on the Title Commitment. If any discrepancies are found, please request an update for validation prior to closing.

Parcel 1 of 1		Assessment Data	
Geographic ID	: 0380-0233-110	2021 Values	2022 Values
Property ID	: 171481	Land : \$10,980	\$14,270
Situs Address	: 425 N WALKER ST	Improvement : \$139,020	\$143,290
	: ANGLETON , TX 77515	Agricultural : \$0	\$0
Assessed Owner(s)	: MIDATLANTIC IRA (100%)	Appraised : \$150,000	\$157,560
Mailing Address(es)	: FBO ALLEN KARSNIA IRA, 118 W CHURCH ST, FREDERICK, MD 21701	10% Cap : \$0	\$0
		Assessed : \$150,000	\$157,560
Deed Reference	: N: V: 2022 P: 021712 D: 04062022	Est Taxes w/o : \$3,683	\$3,869
Subdivision	: A0380	Exemptions	
Acreage	: 0.42	Exemptions : Homestead	No Exemptions

Legal Description

A0380 J DE J VALDERAS TRACT 163A20 (ANGLETON) ACRES 0.42

Tax Bill Summary

Collector	Tax Year	Base Tax	Base Due	Due By 11/30/2022	Due By 12/31/2022
Brazoria County	2022	\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75
Acct #: 171481	Collector Total :	\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75
Payable to: Brazoria County					
111 E. Locust St.					
Angleton, TX 77515					
(979) 849-5711					
Total Taxes :		\$3,868.75	\$3,868.75	\$3,868.75	\$3,868.75

This Section is for Information Purposes Only - Tax Bill Payment Status is Not reflected Below

Taxing Jurisdictions - Total Tax Rate: 2.4554090000

Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Brazoria County	Angleton Drainage District	2022	0.0700000000	\$110	2022	\$110.29
Brazoria County	Angleton ISD	2022	1.2296000000	\$1,937	2022	\$1,937.36
Brazoria County	Angleton-Danbury Hospital District	2022	0.1609430000	\$254	2022	\$253.58
Brazoria County	Brazoria County	2022	0.2911060000	\$459	2022	\$458.67
Brazoria County	City of Angleton	2022	0.6187600000	\$975	2022	\$974.92
Brazoria County	Port Freeport	2022	0.0350000000	\$55	2022	\$55.15
Brazoria County	Road & Bridge	2022	0.0500000000	\$79	2022	\$78.78

Bond Information

Name	Bonds Approved	Bonds Issued	Standby Fees
Angleton Drainage District	\$0	\$0	\$0

HOA Certificate

HOA Completed: 11/21/2022

Property Address:	425 N WALKER ST, ANGLETON , TX 77515
Owner Name:	MIDATLANTIC IRA
Mailing Address:	FBO ALLEN KARSNIA IRA, 118 W CHURCH ST, FREDERICK, MD 21701
Legal Description:	A0380 J DE J VALDERAS TRACT 163A20 (ANGLETON) ACRES 0.42
Tax Account Number:	
Parcel ID:	171481
Acreage:	0.42
Subcode:	A0380

HOA:	HOA NOT FOUND - VERIFY HOA ADDENDUM DOCUMENT
Date Verified:	
Collection Cycle:	

HOA Notes:

RESEARCH CONDUCTED THROUGH VARIOUS RESOURCES SUCH AS DEED RESTRICTIONS, ONLINE INFORMATION, ETC.. HAS INDICATED THIS SUBDIVISION MAY NOT BE PART OF A HOMEOWNERS ASSOCIATION

*** IF ADDITIONAL INFORMATION IS AVAILABLE IN THE HOA ADDENDUM, OR FROM THE SELLER OR REALTOR/AGENT, PLEASE CONTACT US SO WE MAY REVIEW AND UPDATE OUR DATABASE *****

HOA Certificate Disclaimer:

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing.
Please Review All Comments and Statements furnished on this Certificate.
Research is conducted through various resources such as Deed Restrictions, online information, etc.. however, Information Not Readily Available to Certsimple, such as Sales Contract HOA addendums, may need to be forwarded to CertSimple for further review.

WEST LIVE OAK STREET
(90' R.O.W.)



0.4213 ACRE
LOT 163A20
JOSE DE JESUS VALDERAS
SURVEY, A-380

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 1718, PG. 9

TERRANCE NISH
PROFESSIONAL LAND SURVEYOR
NO. 4987
JOB NO. 21-06878
SEPTEMBER 07, 2021
REVISED: APRIL 22, 2022 (CORRECTED LABEL)



AMANDA CHAPA
713-966-4050

PRECISION
surveyors

281-496-1585
930 THREEONEEOL 5

FAX 281-496-1867 210-829-4941
 7715 HOUSTON, TEXAS 77029 1777 WE LOOP 410
 FIRM NO. 10063700

FAX 210-829-1555
SAN ANTONIO, TEXAS 78217