

TEXAS APPRAISER LICENSING
AND CERTIFICATION BOARD

vs.

WILLIAM BURTON NELSON
TX-1332395-R

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DOCKETED COMPLAINT NO. 05-034
AND 07-021

AGREED FINAL ORDER

On this date came for consideration by the Texas Appraiser Licensing and Certification Board (Board), the matter of the Residential Real Estate Appraiser Certification previously held by William Burton Nelson (Respondent). The Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

1. Respondent is 18 years of age, of sound mind, capable of executing this agreed final order, and personally acquainted with the facts herein stated.
2. Respondent was a state certified residential real estate appraiser (TX-1332395-R), and was certified during all times material to the above-noted complaint matters.
3. Respondent is subject to the jurisdiction of the Board, the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq. (the Act), the Rules of the Board, 22 TEX. ADMIN. CODE §§153, 155, 157 (the Rules), and the Uniform Standards of Professional Appraisal Practice (USPAP) in effect at the time of the appraisals at issue.
4. Since the time of these complaints, Respondent's Residential Real Estate Appraiser Certification has expired and Respondent no longer desires to be certified.
5. Respondent agrees to waive his right to appeal or complain of any final order entered by the Texas Appraiser Licensing and Certification Board consistent with this agreed final order.
6. The Board and Respondent, by their respective signatures or by a signature of a designated representative hereto, announce that they have compromised and settled all claims and agree to the entry of this Agreed Final Order. The parties request the Board informally dispose of this case by way of this Agreed Final Order pursuant to the provisions of TEX. OCC. CODE §§1103.457-1103.458.
7. William Burton Nelson acknowledges that the Board may approve this order without formal charges, notice, or a hearing.

8. Respondent acknowledges that his Residential Real Estate Appraiser Certification has lapsed and he agrees not to seek renewal of the certification, nor to apply for any authorization, license, certification or registration with the Board in the future.
9. It is understood that this settlement is not an admission by William Burton Nelson. William Burton Nelson agrees to this agreed final order to avoid the time and expense of continued litigation.

CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over these matters pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE §§ 1103.451-1103.5535.
2. The Board has authority to informally dispose of this matter as set forth herein under TEX. OCC. CODE §§1103.457-1103.458.
3. Respondent knowingly and voluntarily waives his right to issuance and service of any statement of charges and notice of hearing, a public hearing, a proposal for decision, and judicial review of a decision by the board consistent with this agreed final order.
4. Respondent acknowledges that his Residential Real Estate Appraiser Certification has lapsed and he agrees not to seek renewal of the certification, nor to apply for any authorization, license, certification or registration with the Board in the future.
5. Respondent disputes any allegations against him. However, the parties desire to avoid the time and expense of continued litigation and have entered into this Agreed Final Order as a means of fully and finally resolving all allegations, claims, and disputes related to William Burton Nelson's Residential Real Estate Appraiser Certification. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published in the Board's newsletter and/or on the Board's web site.
6. The Texas Appraiser Licensing and Certification Board has determined from the facts in this case that the appropriate disposition is to acknowledge that William Burton Nelson's Residential Real Estate Appraiser Certification has expired and Nelson's desire to no longer be certified and to order full compliance with the provisions of this Agreed Final Order. The Board finally disposes of all allegations, claims, and disputes related to William Burton Nelson's Residential Real Estate Appraiser Certification.

IT IS THEREFORE ORDERED by the Texas Appraiser Licensing and Certification Board that William Burton Nelson's Residential Real Estate Appraiser Certification has lapsed and he shall not be entitled to seek renewal of the certification, nor apply for any authorization, license, certification or registration with the Board in the future.

THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board

Signed this 26th day of September, 2007.

William Burton Nelson

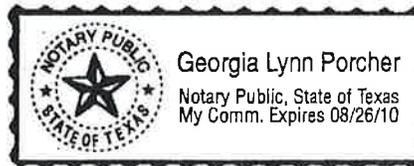
WILLIAM BURTON NELSON

Jonathan Sibley by J. Thompson

JONATHAN SIBLEY, ATTORNEY FOR
WILLIAM BURTON NELSON

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 26th day of September, 2007, by WILLIAM BURTON NELSON, to certify which, witness my hand and official seal.

Georgia Lynn Porcher
Notary Public Signature



GEORGIA LYNN PORCHER
Notary Public's Printed Name

Signed by the Commissioner this 4th day of October, 2007.

[Signature]
Tim Irvine, Commissioner
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 5 day of Oct, 2007.

[Signature]
Larry Kokel, Chairperson
Texas Appraiser Licensing and Certification Board