City of Kingsville, Texas

AGENDA
CITY COMMISSION

MONDAY, APRIL 8, 2013
REGULAR MEETING

HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS
CITY HALL/200 EAST KLEBERG AVENUE
6:00 P.M.

APPROVED BY:

Vincent J. Capell
Vincent J. Capell
City Manager

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S) – Required by Law
NONE

II. Public Hearing - (Required by Law).[1]

1. Public hearing regarding condemnation proceeding for structures located at 1107 W. Kenedy, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 619 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 512 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

4. Public hearing regarding condemnation proceeding for structures located at 330 W. Nettie, Kingsville, Texas. (Director of Planning & Development Services).

5. Public hearing regarding condemnation proceeding for structures located at 400 E. Caesar, Kingsville, Texas. (Director of Planning & Development Services).

III. Reports from Commission & Staff.[2] **(City Manager's Staff Report Attached).**

"At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development , Code

Investment Information, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works- Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor. No formal action can be taken on these items at this time."

IV. Public Comment on Agenda Items [3]

1. Comments on all agenda and non-agenda items.

V. Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration)

1. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 Budget for Community Appearance to fund the purchase and installation of trees for the West Santa Gertrudis corridor landscaping project. (Finance Director).

2. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 budget for the Planning Department's Community Appearance Division to fund the second phase of the Dumpster Enclosure Project utilizing FY12 Fund Surplus. (Director of Finance).

3. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 Certificate of Obligation Captial Project Funds budgets for various Public Works Departments to utilize Fiscal Year 2011-2012 unexpended funds & General Fund to utilize auction revenues. (Director of Finance).

4. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 budget for Water Departments to fund well house #19. (Director of Finance).

5. Consider approval of a resolution authorizing participation in the Bullet Proof Vest Partnership Program FY2013 with the U.S. Department of Justice for bulletproof vests for the Kingsville Police Department; authorizing the Chief of Police to act on the City's behalf with such program. (Chief of Police).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners. [4]

6. Consider condemnation of structures located at 1107 W. Kenedy, Kingsville, Texas. (Director of Planning & Development Services).

7. Consider condemnation of structures located at 619 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).

8. Consider condemnation of structures located at 512 E. Alice, Kingsville, Texas. (Director of Planning & Development Services).

9. Consider condemnation of structures located at 330 W. Nettie, Kingsville, Texas. (Director of Planning & Development Services).

10. Consider condemnation of structures located at 400 E. Caesar, Kingsville, Texas. (Director of Planning & Development Services).

11. Consider final passage of an ordinance amending Section 15-1-56, adopting the 2011 Edition of the National Electric Code, & Section 15-1-62, repealing owners permits. (Director of Planning and Development Services).

12. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 Utility Fund Budget for water treatment operations and modified permit penalties imposed by TCEQ. (Director of Finance).

VII. Adjournment.

1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizens comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Certain Public Power Utilities: Competitive Matters), and 551.087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board in the City Hall, 200 East Kleberg, of the City of Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

April 3, 2013 at 3:00 P.M. and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting.

Mary Valenzuela

Mary Valenzuela
City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time:_____

By: _____
City Secretary's Office
City of Kingsville, Texas

MINUTES OF PREVIOUS MEETING(S)

PUBLIC HEARING(S)

PUBLIC HEARING
#1

1107 W. Kenedy CITY OF KINGSVILLE 12-20-12

ADDRESS	OWNER	INSPECTOR Daniel
LEGAL DESCRIPTION ETS mobil hm Park LOT 1 Acres 3.62		BLOCK
OWNER INFO Sandra Gutierrez 8738 Midcrown Wind Crest TX. 78239-2033		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X		X			
CONDITION		X		X			Clean up
2. UTILITIES		X					
a. ELECTRICITY		X					none
b. GAS		X					
c. WATER		X					
3. ROOF		X		X			
a. COVERING		X			X		
b. STRUCTURE		X		X			
4. WALLS		X		X			Dilapidated
a. EXTERIOR		X		X			
b. INTERIOR		X			X		
c. CEILINGS		X			X		
5. WINDOWS/		X			X		
DOORS		X			X		Broken
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) Roof, walls, Collapsed
D. dirty	
X. unacceptable	2.) windows broken
Bd. Bedroom	
Bt. Bathroom	3.) Rodents, rats, snakes, etc.
Kt. Kitchen	
Lv. Livingroom	4.) water Cut-off since 5/5/05
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

Update

DATE 01/04/2013 STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

****
* PROPERTY DESCRIPTION ACCT # 1-251-000-01000-192 *
*
* ETS MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 *
* - REDMAN HOMES, LAS BRISAS) *
*
*
* TOWN - LOCATION- 1107 W KENEDY *
* ACRES - 3.620 *
*
* LAND MKT VALUE 23650 IMPR/PERS MKT VALUE 23230 *
* LAND AGR VALUE MKT. BEFORE EXEMPTS 46880 *
* LIMITED TXBL. VALUE *
*
* EXEMPTIONS GRANTED: NONE
****

GUTIERREZ SANDRA

8738 MILDCROWN DR

WINDCREST TX 78239-2033

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	1,473.43	.00	.00	1,473.43
	1,473.43	.00	.00	1,473.43

ACCT # 1-251-000-01000-192	TOTAL DUE 01/2013	1,473.43
	TOTAL DUE 02/2013	1,576.57
	TOTAL DUE 03/2013	1,606.04
	TOTAL DUE 04/2013	1,635.50

****
* BREAKDOWN OF TAX DUE BY JURISDICTION *

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	349.17	.00	.00	349.17
CITY OF KINGSVILLE	394.82	.00	.00	394.82
KINGSVILLE ISD	700.43	.00	.00	700.43
SOUTH TX WATER AUTH	29.01	.00	.00	29.01

****

TAX LEVY FOR THE CURRENT ROLL YEAR: 137		349.17
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY		394.82
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD		700.43
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA		29.01
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR		1,473.43

D811-LRKC

Prop ID	Owner	%	Legal Description	Values					
17447	44535	100.00 R	Geo: 290000909256192	Effective Acres: 0.000000	Imp HS:	38,160	Market:	45,360
VARNELL WAYNE			K T & I CO, BLOCK 9, LOT PT 9		Imp NHS:	0	Prod Loss:	0
ETUX CORRINA VARNELL					Land HS:	7,200	Appraised:	45,360
CMR 425 BOX 165				Acres: 0.0000	Land NHS:	0	Cap:	1,941
APO, AE 09095-0165			State Codes: A	Map ID: F-5	Prod Use:	0	Assessed:	43,419
			Situs: 1029 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			43,419	5,000	38,419	0.842200	323.56

Prop ID	Owner	%	Legal Description	Values				
22424	53588	100.00 R	Geo: 290000910200192	Effective Acres: 0.000000	Imp HS:	0	Market:	45,830
BARRERO SERGIO FRANCISCO			K T & I CO, BLOCK 9, LOT N PT NW/4 10, ACRES 4.0		Imp NHS:	13,640	Prod Loss:	0
303 IDAHO CIR					Land HS:	0	Appraised:	45,830
LAREDO, TX 78041-3216				Acres: 4.0000	Land NHS:	32,190	Cap:	0
			State Codes: A	Map ID: F-5	Prod Use:	0	Assessed:	45,830
			Situs: 1309 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			45,830	0	45,830	0.842200	385.98

Prop ID	Owner	%	Legal Description	Values				
23048	50172	100.00 R	Geo: 290000910201192	Effective Acres: 0.000000	Imp HS:	0	Market:	40,430
MT-TX-2 PROPERTIES LLC			K T & I CO, BLOCK 9, LOT 4.21 ACRES OUT OF N/S LOT 10, ACRES 4.21		Imp NHS:	3,750	Prod Loss:	0
209 BLACK PINE TRAIL					Land HS:	0	Appraised:	40,430
MISSOULA, MT 59803-1303				Acres: 4.2100	Land NHS:	36,680	Cap:	0
			State Codes: F1	Map ID: F-5	Prod Use:	0	Assessed:	40,430
			Situs: 1200 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,430	0	40,430	0.842200	340.50

Prop ID	Owner	%	Legal Description	Values				
25341	12134	100.00 R	Geo: 290000910230192	Effective Acres: 0.000000	Imp HS:	0	Market:	0
GUTIERREZ EVAN JR			K T & I CO, BLOCK 9, LOT E PT NE/4 10, (MH 14X66 - REDMAN HOMES,		Imp NHS:	0	Prod Loss:	0
ETUX ANNA			LAS BRISAS), FOR INFO ONLY, SEE: ETS MOBILE HOME PARK		Land HS:	0	Appraised:	0
622 W KENEDY AVE				Acres: 3.6500	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5234			State Codes:	Map ID: F-5	Prod Use:	0	Assessed:	0
			Situs: 1107 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			0	0	0	0.842200	0.00

Prop ID	Owner	%	Legal Description	Values				
20792	56408	100.00 R	Geo: 290000910248192	Effective Acres: 0.000000	Imp HS:	0	Market:	7,270
DONAHUE KEVIN			K T & I CO, BLOCK 9, LOT PT 10, (79X200')		Imp NHS:	0	Prod Loss:	0
PO BOX 1534					Land HS:	0	Appraised:	7,270
KINGSVILLE, TX 78364-1534				Acres: 0.0000	Land NHS:	7,270	Cap:	0
			State Codes: C	Map ID: F-5	Prod Use:	0	Assessed:	7,270
			Situs: 1131 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			7,270	0	7,270	0.842200	61.23

Prop ID	Owner	%	Legal Description	Values				
22024	54284	100.00 R	Geo: 290000910250192	Effective Acres: 0.000000	Imp HS:	0	Market:	16,760
RHODE LIVING TRUST			K T & I CO, BLOCK 9, LOT PT 10, ACRES .272		Imp NHS:	10,440	Prod Loss:	0
JOHN BAILEY & JANET RHOD					Land HS:	0	Appraised:	16,760
1207 WARBLER DR				Acres: 0.2720	Land NHS:	6,320	Cap:	0
KERRVILLE, TX 78028			State Codes: A	Map ID: F-5	Prod Use:	0	Assessed:	16,760
			Situs: 1129 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,760	0	16,760	0.842200	141.15

Prop ID	Owner	%	Legal Description	Values				
22668	46492	100.00 R	Geo: 290000910251192	Effective Acres: 0.000000	Imp HS:	0	Market:	36,390
FLORES DELMA G			K T & I CO, BLOCK 9, LOT PT 10, ACRES .079		Imp NHS:	33,460	Prod Loss:	0
ETVIR FELIX					Land HS:	0	Appraised:	36,390
1129 1/2 W KENEDY AVE				Acres: 0.0790	Land NHS:	2,930	Cap:	0
KINGSVILLE, TX 78363-4938			State Codes: A	Map ID: F-5	Prod Use:	0	Assessed:	36,390
			Situs: 1129 1/2 W KENEDY AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			36,390	0	36,390	0.842200	306.48

EBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2012

ROPERTY 35612 R 05/12/2009

gal Description
S MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 - DMAN HOMES, LAS BRISAS)

OWNER ID
54338

OWNERSHIP
100.00%

GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		23,230
LAND MARKET	+	23,650
MARKET VALUE	=	46,880
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	46,880
HS CAP LOSS	-	0
ASSESSED VALUE	=	46,880

5100001000192

ACRES:
EFF. ACRES:

TUS 1107 W KENEDY TX

APPR VAL METHOD: Cost

GENERAL

ILITIES	LAST APPR.	CT
POGRAPHY	LAST APPR. YR	2012
AD ACCESS	LAST INSP. DATE	04/17/2012
NING	NEXT INSP. DATE	
XT REASON		

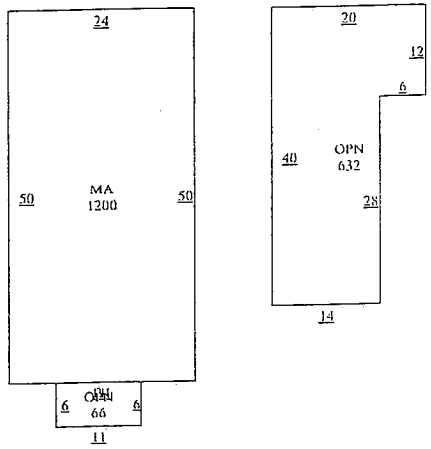
MARKS PRV #725100001000192 NOW #125100001000192 -- FOR 2012 NO VAL CHG TO ACCT PER APPR CT 4/17/12 4/18/12 MMG -- FOR '12 CHG GEO ID FROM 725100001000192 TO

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

ALE DT	PRICE	GRANTOR	DEED INFO
/23/2009		GUTIERREZ EVAN J	WD / 407 / 087

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE

L14

UBD M7251 100.00% NBHD

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF3/	1,200.0	42.09	1	0			50,510	45%	100%	100%	100%	100%	0.45	22,730
OPN	OPEN PORCH (	F	NV/	66.0	0.00	1	0				100%	100%	100%	100%	100%	1.00	0
OPN	OPEN PORCH (	F	NV/	632.0	0.00	1	0				100%	100%	100%	100%	100%	1.00	0
SGN	STORAGE (NO	F	SP/		0.00	1					100%	100%	100%	100%	100%	1.00	0
RESIDENTIAL		STCD:	A1	1,898.0	Homesite: N					50,510							22,730

IMPROVEMENT FEATURES

Foundation	1	FD3	0
Exterior Wall	1	EW8	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

UBD M7251 100.00% NBHD

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 12/20/2012 08:54:54AM by MARLENEP

True Automation, Inc.

EBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2012

OPERTY 35612 R 05/12/2009

gal Description
S MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 - DMAN HOMES, LAS BRISAS)

OWNER ID
54338

OWNERSHIP
100.00%

GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		23,230
LAND MARKET	+	23,650
MARKET VALUE	=	46,880
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	46,880
HS CAP LOSS	-	0
ASSESSED VALUE	=	46,880

510000100019 2

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

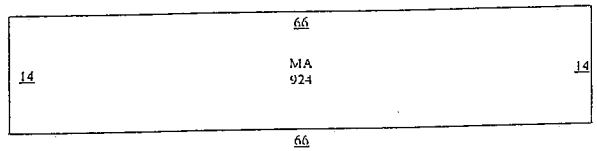
US 1107 W KENEDY TX

GENERAL

ILITIES	LAST APPR.	CT
POGRAPHY	LAST APPR. YR	2012
AD ACCESS	LAST INSP. DATE	04/17/2012
NING	NEXT INSP. DATE	
XT REASON		

MARKS PRV #725100001000192 NOW #125100001000192 -- FOR 2012 NO VAL CHG TO ACCT PER APPR CT 4/17/12 4/18/12 MMG -- FOR '12 CHG GEO ID FROM 725100001000192 TO

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

LE DT	PRICE	GRANTOR	DEED INFO
/23/2009		GUTIERREZ EVAN J	WD / 407 / 087

IMPROVEMENT INFORMATION

UBD: M7251 100.00% NBHD

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	F	T2S/	924.0	0.00	1	1971	1973		500	5%	100%	100%	100%	100%	0.05	500
(LAS BRISAS)		STCD:	F1	924.0	Homesite: N					500							500
(LAS BRISAS)																	

IMPROVEMENT FEATURES

LAND INFORMATION

UBD: M7251 100.00% NBHD — IRR Wells: 0 Capacity: 0 — IRR Acres: 0 — Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
F1		SQ015	F1	N	SQ	157,687.2000 SQ	.15	23,650	1.00	1.00	A	23,650				0.00	0
												23,650					0

Effective Date of Appraisal: January 1 — Date Printed: 12/20/2012 08:54:53AM by MARLENEP

ue Automation, Inc.

CONDEMNATION CHECKLIST

Property Address: 1107 W Kenedy — Phone: _____

Property Owner: Juan Gutierrez — Phone: _____

Owner's Address: 622 W Kenedy, Kenedy, TX 78363 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-27-12	6-27-12	1. Identify structure unfit for human habitation.
☐ 6-27-12	6-27-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-27-12	6-27-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-27-12	6-27-12	4. Obtain legal description.
☐ 6-27-12	6-27-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-27-12	6-27-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
2-7-13	2-7-13	
☐ 2/25/13	2/25/13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 27, 2012

EVAN GUTIERREZ JR
622 W KENEDY
KINGSVILLE TEXAS 78363

Re: ETS MOBILE HOME PARK, LOT 1, 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 11, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 27, 2012

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST TX. 78239-2033

Re: ETS MOBILE HOME PARK, LOT 1, 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 11, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 7, 2013

EVAN GUTIERREZ, JR
622 W KENEDY
KINGSVILLE, TX 78363

Re: ETS MOBILE HOME PARK, LOT 1 ACRES 3.62 (MH 14X66 REDMAN HOMES, LAS BRISAS) 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 7, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: ETS MOBILE HOME PARK, LOT 1 ACRES 3.62 (MH 14X66 REDMAN HOMES, LAS BRISAS) 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 1107 W. Kenedy and found them to be unsafe and in violation of numerous city ordinances; and

WHEREAS, Building Official Carrillo sent a certified letter return receipt requested to the last known property owner as listed on the Kleberg County Appraisal District records for said location, advising said property owner of the need to correct the numerous city ordinances violations observed at the property in order to avoid further condemnation proceedings and published notice in the newspaper; and

WHEREAS, the violations were not corrected at the property within the time provided, a public hearing was held at the City Commission meeting on October 8, 2007 with regard to the property and the Building Official's findings were presented to the Commission; and

WHEREAS, the City Commission found the structures on the property to be unsafe, in violation of city ordinances, unable to be corrected without substantial expense of reconstruction, and a public nuisance; and

WHEREAS, by majority vote of the Kingsville City Commission the mobile home structures on the property were ordered to be demolished by the owner/agent/person in charge within 45 days of October 8, 2007.

NOW THEREFORE, I Sam R. Fugate as Mayor of the City of Kingsville, Texas, do hereby provide notice of the Kingsville City Commission's order for the property owner/agent/person in charge of 1107 W. Kenedy to demolish the mobile home structures thereon by November 22, 2007.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 8th day of October, 2007.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1697

March 8, 2013

EVAN GUTIERREZ, JR
622 E KENEDY
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1107 E KENEDY**

Dear Sir or Madam:

On JUNE 27, 2012 a letter was sent from the City of Kingsville stating that your property located at 1107 E KENEDY was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1680

March 8, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: **HEARING FOR PROPERTY AT 1107 E KENEDY**

Dear Sir or Madam:

On JUNE 27, 2012 a letter was sent from the City of Kingsville stating that your property located at 1107 E KENEDY was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

Sonalie Gutierrez
8138 Nuckcleum Bl
Lubbock, TX 79423

7011 0110 0000 4433 0720

TEXAS 78364

CERTIFIED MAIL™

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 06.75°
0004247745 JUN 28 2012
MAILED FROM ZIP CODE 75383

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Evan Gutierrez 21g
1122 Wlendy
Nungville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Anna Gutierrez ☐ Agent ☐ Addressee

B. Received by (Printed Name) HANNA Gutierrez C. Date of Delivery 2-15-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

POST OFFICE FEB 15 2013 KINGSVILLE, TEXAS

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 1987

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE
COURTESY OF CHRIS
FX 361 1
10 MAR 2013
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Chris Lechpotee
Law Dept
300 E. Lubbock
Lubbock, TX 79403

Lubbock, TX

Sandra Gutierrez
8738 Midtown Dr

NIXIE 782 5E 1 00 C
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145858 *0488-18035-

78209820
78364145 8

CERTIFIED MAIL

160.2

CITY OF KINGSVILLE

AS 78364

7011 0110 0000 4433 0713

080112

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

Evan Gutierrez Jr
622 W Kenedy
[illegible] 78363

NIXIE 782 4C 1 01 0
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*0488-17538-28

78209820

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE
P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

M

Sandra Gutierrez
8738 Midtown Dr
[illegible]
San

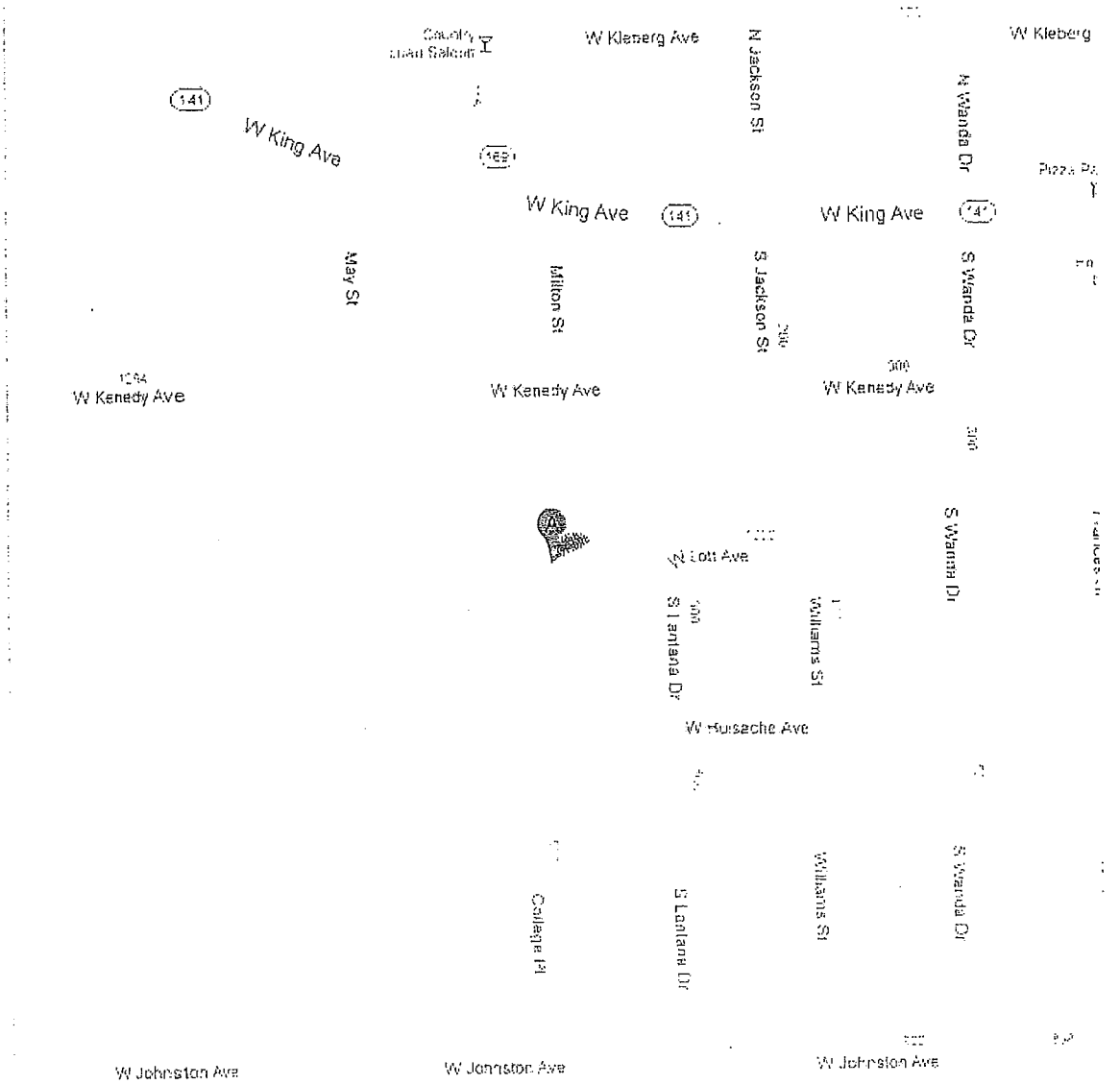
NIXIE 782 5E 1 00 06
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145858 *0588 12813 2

78209820
78364145 8

Google

Address 1107 W Kenedy Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to466453



©2013 Google - Map data ©2013 Google -

3-11-13

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT
THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 1107 W Kennedy ON

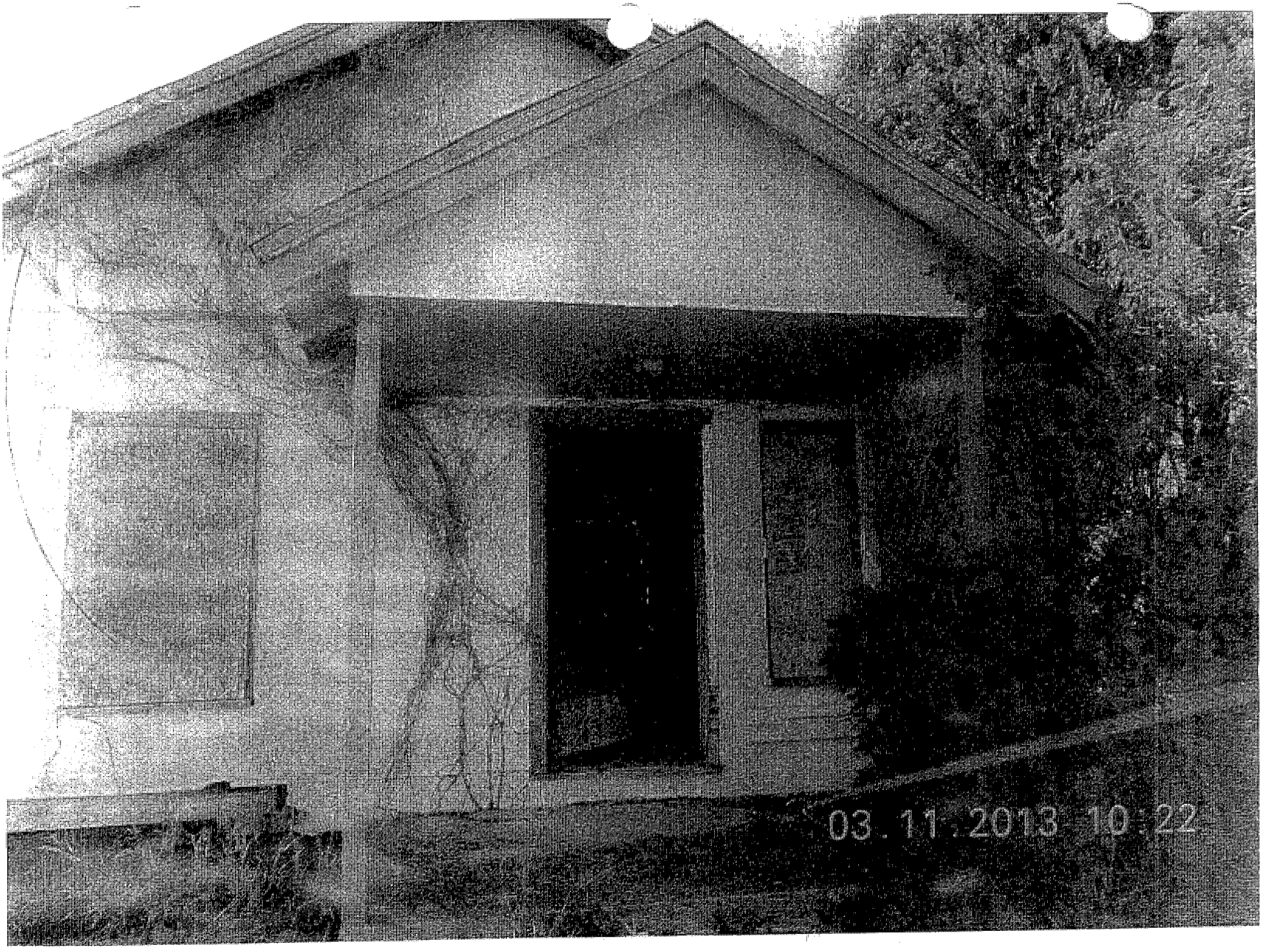
Monday April 8, 2013

BY ORDER OF BUILDING OFFICIAL

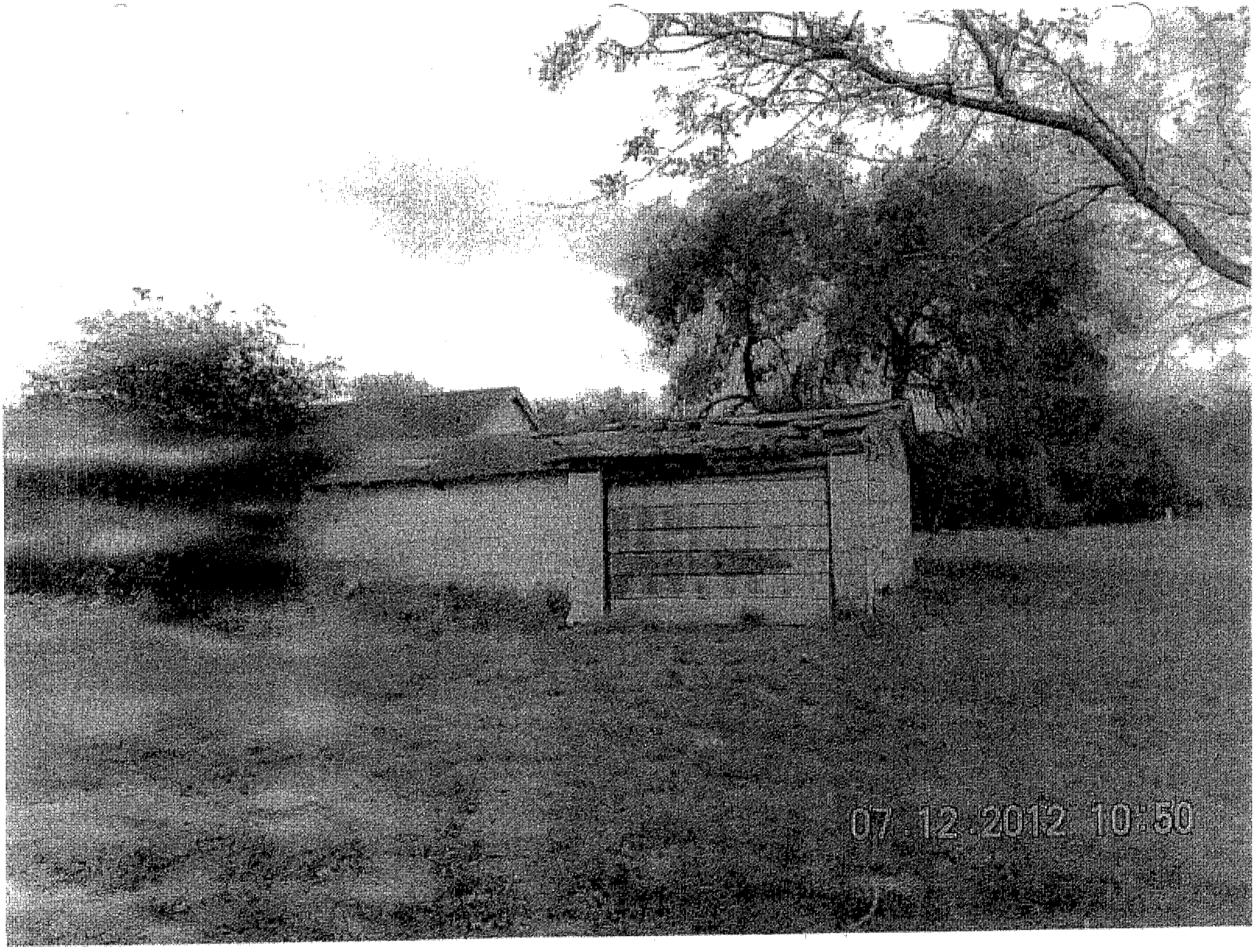
DAMAGEMENT OR REMOVAL of this Notice, or any part thereof
and/or alterations of this structure without express permission
of the BUILDING DEPARTMENT, CITY OF KINGSVILLE
constitutes a misdemeanor and is punishable by a fine of Two
Hundred ($200.00) Dollars

CONTACT THE Building Department
200 EAST KLEBERG
Telephone (361) 595-8019

DATE 3-11-13 BY


03 . 11 . 2013 10 : 22

2013 10:21


07 12 2012 10:50

08:01 2012-10-30

04/12/2012 10:50

03 11 2013 10:26

2013 10 20

03.11.2013 10:20

03 11 2015 10 20

3 11 2013 10:21

PUBLIC HEARING
#2

CITYOFKINGSVILLE / 11-27-12

ADDRESS 619 E. Lee	OWNER Daniel Garza	INSPECTOR Daniel
LEGAL DESCRIPTION 6th	LOT E6'9,10, 50%	BLOCK 8
OWNER INFO Daniel Garza P.O. 618 Kingsville TX. 78363		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X		X			
CONDITION		X		X			
2. UTILITIES		X		X			
a. ELECTRICITY		X		X			
b. GAS		X		X			
c. WATER		X		X			
3. ROOF		X			X		
a. COVERING		X			X		
b. STRUCTURE		X			X		
4. WALLS		X			X		Dilapidated
a. EXTERIOR		X			X		
b. INTERIOR		X			X		
c. CEILINGS		X			X		
5. WINDOWS/		X			X		
DOORS		X			X		
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) Broken windows not properly secured
D. dirty	
X. unacceptable	2.) high grass need clean-up
Bd. Bedroom	
Bt. Bathroom	3.) no Water since 5/2006
Kt. Kitchen	
Lv. Livingroom	4.) unstable foundation
Dn. Diningroom	
Ft. front	5.) Abandoned structure
Bk back	
Lf. Left	6.) Decomposed interior walls due to
Rt. Right	termites, mold, rodents

address 619 E Lee			owner			date of inspctn 5-8-12		
pector	A		type of insp			Res	type of building	
B=broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	m		present			lits/plgs		
yard	D		electricty			elec hzrds		
foundation	B		elec hazds			security		
skirt	mX		security			windows		
walls	BXm		windows			ceiling		
roof	✓		ceiling			walls		
ft door	✓		walls			floors		
bk door	✓		floors			smk detectr		
~~secured~~	~~XH~~		~~commode~~			~~other rm~~	~~rt/ctr/lft~~	~~ft/ctr/rr~~
windows	XHB		lavatory			lits/plgs		
stairs	✓		tub/shower			elec hzrds		
porches	XH		ventalation			security		
electric	XmH		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	XmH		lits/plgs			ceiling		
gas	✓		elec hzrds			walls		
~~ces~~	HX		security			floors		
~~ewalk~~	✓		windows			smk detectr		
parking	✓		ceiling			HEATER	mX	
LIVN RM			walls			WTR HTR	mX	
present			floors			VENTILATION	BX	
electric			smk detectr			COOLING	mX	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	OmX	
secured			lits/plgs			SEWER TAP	m	
windows			elec hzrds			WATER TAP	m	
ceiling			security			ACCESS TO UNIT	✓	
walls			windows			FIRE EXITS	✓	
floor			ceiling			INFESTATION	✓	
KITCHEN			walls			GARBAGE	DX	
present			floors			DEBRIS	DX	
electricty			smk detectr			REFUSE DISPOSAL	DX	
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR	Ng	
secured			lits/plgs			HALLS	Ng	
windows			elec hzrds			STAIRS	Ng	
ceiling			security			INTR HZRDS	✓	
walls			windows			AIR QLTY	✓	
floor			ceiling					
~~ove~~			walls			No Access to		
~~rrigerator~~			floors			Interior		
sink			smk detectr					

Open framing on inside

Assory Bldg unsecured

Prop ID	Owner	%	Legal Description			Values		
16689	46654	100.00 R	Geo: 100800804000192	Effective Acres: 0.000000	Imp HS:	0	Market:	6,000
COLIN MARY ANN			6TH, BLOCK 8, LOT 4-6		Imp NHS:	0	Prod Loss:	0
429 E FORDYCE AVE					Land HS:	0	Appraised:	6,000
KINGSVILLE, TX 78363-5638				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	6,000
			Situs: 609 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53

Prop ID	Owner	%	Legal Description			Values		
25789	45975	100.00 R	Geo: 100800807000192	Effective Acres: 0.000000	Imp HS:	0	Market:	5,520
TORRES CYNTHIA			6TH, BLOCK 8, LOT 7, 8, W19' 9		Imp NHS:	0	Prod Loss:	0
5009 MCKNIGHT RD					Land HS:	0	Appraised:	5,520
PEARLAND, TX 77584-7563				Acres: 0.0000	Land NHS:	5,520	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	5,520
			Situs: 613 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,520	0	5,520	0.842200	46.49

Prop ID	Owner	%	Legal Description			Values		
10479	10451	50.00 R	Geo: 100800809000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,295
GARZA WILLIE J			6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST		Imp NHS:	3,055	Prod Loss:	0
911 S 17TH ST					Land HS:	0	Appraised:	4,295
KINGSVILLE, TX 78363-6443				Acres: 0.0000	Land NHS:	1,240	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,295
			Situs: 619 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17

Prop ID	Owner	%	Legal Description			Values		
11101	10987	50.00 R	Geo: 100800809001192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,295
GARZA WILLIAM DANIEL			6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST		Imp NHS:	3,055	Prod Loss:	0
PO BOX 618					Land HS:	0	Appraised:	4,295
KINGSVILLE, TX 78364-0618				Acres: 0.0000	Land NHS:	1,240	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,295
			Situs: 619 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17

Prop ID	Owner	%	Legal Description			Values		
11233	28796	100.00 R	Geo: 100800811000192	Effective Acres: 0.000000	Imp HS:	38,610	Market:	42,610
ALANIZ ARGELIO			6TH, BLOCK 8, LOT 11, 12		Imp NHS:	0	Prod Loss:	0
621 E LEE AVE					Land HS:	4,000	Appraised:	42,610
KINGSVILLE, TX 78363-4657				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	42,610
			Situs: 621 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,610	0	42,610	0.842200	358.86

Prop ID	Owner	%	Legal Description			Values		
12048	57660	100.00 R	Geo: 100800813000192	Effective Acres: 0.000000	Imp HS:	0	Market:	22,340
SUAZO FRANCISCO			6TH, BLOCK 8, LOT 13, 14		Imp NHS:	18,340	Prod Loss:	0
ARGELIO ALANIS					Land HS:	0	Appraised:	22,340
523 ANGLE ROAD				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-8952			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	22,340
			Situs: 625 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,340	0	22,340	0.842200	188.15

Prop ID	Owner	%	Legal Description			Values		
12839	56002	100.00 R	Geo: 100800815000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
MORENO ELIDA (LIFE EST)			6TH, BLOCK 8, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
ROEL M MORENO					Land HS:	0	Appraised:	4,000
ANGELITA G MORENO				Acres: 0.0000	Land NHS:	4,000	Cap:	0
629 E LEE AVE			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,000
KINGSVILLE, TX 78363-4657			Situs: 629 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

PROPERTY 11101 R

Legal Description
TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST

OWNER ID
10987

OWNERSHIP
50.00%

GARZA WILLIAM DANIEL
PO BOX 618
KINGSVILLE, TX 78364-0618

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		3,055
LAND MARKET	+	1,240
MARKET VALUE	=	4,295
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,295
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,295

Ref ID2: R11101
Map ID PLAT

00800809001192

ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost

ITUS 619 E LEE

GENERAL

ITILITIES	LAST APPR.	LR
OPOGRAPHY	LAST APPR. YR	2011
OAD ACCESS	LAST INSP. DATE	04/11/2011
ONING	NEXT INSP. DATE	
EXT REASON		

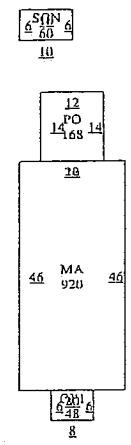
EMARKS FOR '11 ADJ PHYS TO 50% PER APPR LR 4/11/11 4/15/11 MMG – FOR 2008 NO VALUE CHANGE PER LR 2/22/08 MM – FOR '06 CORR VALUE PER CHG'D DEPR% FROM 50% TO 30% - ADD

BUILDING PERMITS

SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
)7/01/2003	ROOF	0	A	700

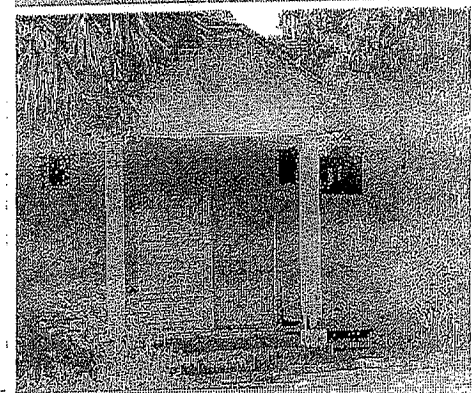
SALE DT	PRICE	GRANTOR	DEED INFO
)3/01/1983	*****	GARZA MANUEL A E	OT / 430 / 130
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

SUBD: S008 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	920.0	43.65	1	1940			40,160	30%	50%	100%	100%	100%	0.15	6,020
	OP1	OPEN PORCH B	R	*/	48.0	8.73	1	1940			420	30%	50%	100%	100%	100%	0.15	60
	PO	PATIO (SPECI	SP	SP/	168.0	1.25	1	1940			210	30%	50%	100%	100%	100%	0.15	30
	SGN	STORAGE (NO	F	SP/	60.0	0.00	1	0				30%	50%	100%	100%	100%	0.15	0
1.	RESIDENTIAL		STCD: A1		1,196.0		Homesite: N				40,790							6,110

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SUBD: S008 100.00% NBHD:

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	31X140	80.00	2,480	1.00	1.00	A	2,480	NO			0.00	0
													2,480					0

Comment: OTHER 1/2 INT ON #10080080 9001192 FF

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:31:54PM by MARLENEP

True Automation, Inc.

OPERTY 10479 R

gal Description
H, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST

OWNER ID 10451

OWNERSHIP 50.00%

GARZA WILLIE J
911 S 17TH ST
KINGSVILLE, TX 78363-6443

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		3,055
LAND MARKET	+	1,240
MARKET VALUE	=	4,295
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	4,295
HS CAP LOSS	-	0
ASSESSED VALUE	=	4,295

Ref ID2: R10479
Map ID PLAT

0800809000192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

US 619 E LEE

GENERAL

ILITIES		LAST APPR.	LR
POGRAPHY		LAST APPR. YR	2011
AD ACCESS	PC	LAST INSP. DATE	04/11/2011
NING		NEXT INSP. DATE	
XT REASON			

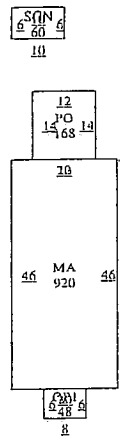
MARKS FOR '11 ADJ PHYS TO 50% PER APPR LR 4/11/11
4/15/11 MMG -- FOR 2008 NO VALUE CHANGE
PER LR 2/22/08 MM -- FOR '06 CORR VALUE
PER CHG'D DEPR% FROM 50% TO 30% - ADD

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

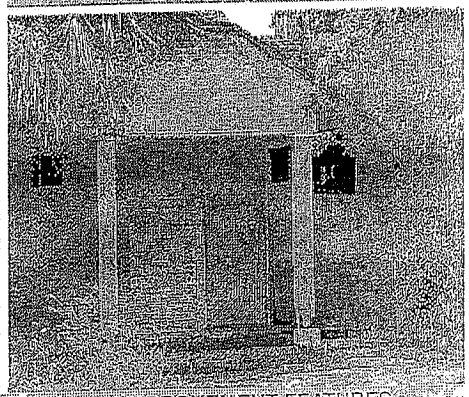
LE DT	PRICE	GRANTOR	DEED INFO
	****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

UBD: S008 100.00% NBHD:

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	R	FF3/	920.0	43.65	1	1940			40,160	30%	50%	100%	100%	100%	0.15	6,020
OP1	OPEN PORCH B	R	*/	48.0	8.73	1	1940			420	30%	50%	100%	100%	100%	0.15	60
PO	PATIO (SPECI	SP	SP/	168.0	1.25	1	1940			210	30%	50%	100%	100%	100%	0.15	30
SGN	STORAGE (NO	F	SP/	60.0	0.00	1	0				30%	50%	100%	100%	100%	0.15	0
RESIDENTIAL		STCD:	A1	1,196.0		Homesite:	N			40,790							6,110

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SUBD: S008 100.00% NBHD:

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
A1			SPECIAL	A1	N	FF	31X140	80.00	2,480	1.00	1.00	A	2,480	NO			0.00	0
													2,480					0

mment: OTHER 1/2 INT ON #10080080 9001192 FF

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:32:19PM by MARLENEP

True Automation, Inc.

DATE 01/02/2013

STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-008-008-09001-192

6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTERES
T

TOWN -
ACRES - .099

LOCATION- 619 E LEE

LAND MKT VALUE 1240
LAND AGR VALUE

IMPR/PERS MKT VALUE 3055
MKT. BEFORE EXEMPTS 4295
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7486C

GARZA WILLIAM DANIEL

PO BOX 618

KINGSVILLE TX 78364-0618

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	299.22	320.16	123.88	743.26
TAXES 2005	274.14	260.43	106.91	641.48
TAXES 2006	152.59	126.65	55.85	335.09
TAXES 2007	158.77	112.73	54.29	325.79
TAXES 2008	158.56	93.54	50.41	302.51
TAXES 2009	157.67	74.11	46.35	278.13
TAXES 2010	163.11	57.10	44.04	264.25
TAXES 2011	133.96	30.81	32.96	197.73
TAXES 2012	134.99	.00	.00	134.99
	1,633.01	1,075.53	514.69	3,223.23

ACCT # 1-008-008-09001-192

TOTAL DUE 12/2012	3,223.23
TOTAL DUE 01/2013	3,241.19
TOTAL DUE 02/2013	3,268.66
TOTAL DUE 03/2013	3,289.31

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	361.90	230.84	112.15	704.89
CITY OF KINGSVILLE	424.00	271.13	131.78	826.91
KINGSVILLE ISD	815.27	552.89	260.81	1,628.97
SOUTH TX WATER AUTH	31.84	20.67	9.95	62.46

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	31.99
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	36.17
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	64.17
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.66
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	134.99

ATTY DAT 12/30/2010 CONTRCT DTE

DATE 01/02/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

ACCT # 1-008-008-09000-192

6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTERES
T

TOWN -
ACRES - .099

LOCATION- 619 E LEE

LAND MKT VALUE 1240
LAND AGR VALUE

IMPR/PERS MKT VALUE 3055
MKT. BEFORE EXEMPTS 4295
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7486C

GARZA WILLIE J

911 S 17TH ST

KINGSVILLE TX 78363-6443

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	287.46	307.58	119.02	714.06
TAXES 2005	274.14	260.43	106.91	641.48
TAXES 2006	152.59	126.65	55.85	335.09
TAXES 2007	158.77	112.73	54.29	325.79
TAXES 2008	158.56	93.54	50.41	302.51
TAXES 2009	157.67	74.11	46.35	278.13
TAXES 2010	163.11	57.10	44.04	264.25
TAXES 2011	133.96	30.81	32.96	197.73
TAXES 2012	134.99	.00	.00	134.99
	1,621.25	1,062.95	509.83	3,194.03

ACCT # 1-008-008-09000-192

TOTAL DUE 12/2012	3,194.03
TOTAL DUE 01/2013	3,211.85
TOTAL DUE 02/2013	3,239.15
TOTAL DUE 03/2013	3,259.67

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	359.48	228.25	111.15	698.88
CITY OF KINGSVILLE	421.21	268.14	130.63	819.98
KINGSVILLE ISD	808.94	546.12	258.19	1,613.25
SOUTH TX WATER AUTH	31.62	20.44	9.86	61.92

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	31.99
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	36.17
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	64.17
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.66
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	134.99

ATTY DAT 12/30/2010 CONTRCT DTE

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 ~~W KENEDY~~

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1819

March 8, 2013

WILLIE J GARZA
911 S 17TH
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 619 E LEE**

Dear Sir or Madam:

On FEBRUARY 23, 2012 a letter was sent from the City of Kingsville stating that your property located at 619 E LEE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1802

March 8, 2013

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78364-0618

Re: **HEARING FOR PROPERTY AT 619 E LEE**

Dear Sir or Madam:

On FEBRUARY 23, 2012 a letter was sent from the City of Kingsville stating that your property located at 619 E LEE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

CONDEMNATION CHECKLIST

Property Address: 1019 E Lee — Phone: _____

Property Owner: Willie Garza — Phone: _____

Owner's Address: 911 S 17th / P.O. Box 618, Kingsville TX 78363 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-23-12	2-23-12	1. Identify structure unfit for human habitation.
☐ 2-23-12	2-23-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-23-12	2-23-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-23-12	2-23-12	4. Obtain legal description.
☐ 2-23-12	2-23-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-23-12	2-23-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second notice 3-14-12	3-14-12	
4-26-12	4-26-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
☐ 3-8-13	3-8-13	
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☑ b. Photographs of the structure
		☑ c. Inspection report
		☑ d. Pre-condemnation notice
		☑ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 23, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE TX

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10 **619 E LEE**

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 23, 2012

WILLIAM DANIEL GARZA
P. O. 618
KINGSVILLE TX

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE TX

SECOND NOTICE

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10

619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS MARCH 29, 2012 FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

WILLIAM DANIEL GARZA
P. O. 618
KINGSVILLE TX

SECOND NOTICE

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10

619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E. LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE, TX 78363

Re: 16TH ADDITION, BLOCK 8, LOT E 6'9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78364

Re: 16TH ADDITION, BLOCK 8, LOT E 6'9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 8, E6 9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 8, E6 9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

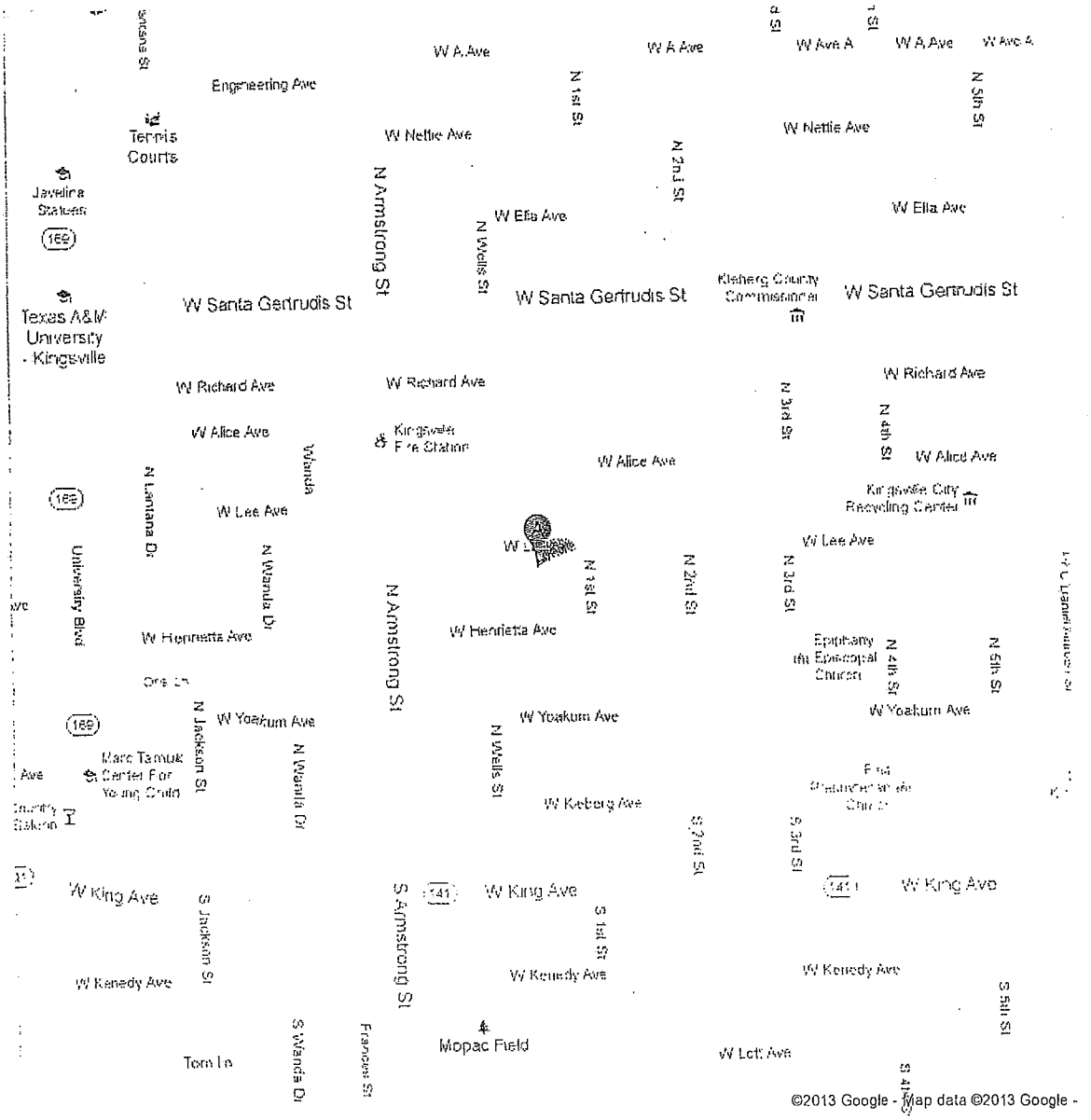
Daniel Ramirez
Building Official

Enclosure

Google

Address 619 W Lee Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



CITY OF KINGSVILLE
P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004247745 MAR 12 2013
$ 00.46°
MAILED FROM ZIP CODE 783 63

Attn: William David Garza

CERTIFIED MAIL™

160.2

7011 0110 0000 4433 1802

TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

William David Garza
P.O. Box 618
Kingsville, TX 78364-06

032113

GARZ618 782 CC 1 N C 01 03/
UNABLE TO FORWARD/FOR REVIEW
**##

BC: 78364 DU *2093-08014-

160.2

7011 0110 0000 4433 1451

E, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

032013

NIXIE | Abs | 2-7-13 | 2-14 | 2-22

William D Garza
911 S 17th St
Kingsville TX 78363

NIXIE 782 CC 1 01 03/

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2093-05875

William Daniel Garza
P.O. Box 618
Kenedy, Tx 78363

NIXIE 782 DZ 1 01 02/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *2093-01965-1

78364145858 @1458

CITY KINGS

7011 0110 0000 4433 1581

EXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

022313

William Daniel Garza
P.O. Box 618
78363

NIXIE 782 DZ 1 01 02/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*2093-08980-1

78364145858

William Daniel Garza
P.O. Box 618
78363

RETURN TO SENDER
MOVED, LEFT NO ADDRESS
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN
UNCLAIMED ☐ REFUSED
NO SUCH STREET - NUMBER
DO NOT REMAIL IN THIS ENVELOPE
INSUFFICIENT ADDRESS
NO MAIL RECEPTACLE
BOX CLOSED NO ORDER

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.750
0004247745 APR 27 2012
MAILED FROM ZIP CODE 78363

7010 0780 0000 7424 4558

78364

RETURN TO SENDER
MOVED, LEFT NO ADDRESS
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN
UNCLAIMED ☐ REFUSED
NO SUCH STREET - NUMBER
DO NOT REMAIL IN THIS ENVELOPE
INSUFFICIENT ADDRESS
NO MAIL RECEPTACLE
BOX CLOSED NO ORDER

78364145858

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78364

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

RETURNED TO SENDER

☐ MOVED LEFT ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
☑ ATTEMPTED
☐ UNCLAIMED
☐ NO SUCH STREET
☐ NO MAIL RECEIVED
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEPTACLE
☐ BOX CLOSED NO ORDER

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78363

78364+0618

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78364

NIXIE 782 4E 1 05 09/

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145859 *0466-09259-

78364+0618
78364+01459

001518

MLNL Rcv 3-3 3-11

☐ NO MAIL RECEPTACLE
☐ BOX CLOSED NO ORDER

Willie J. Garza
911 S 17th
Kingsville TX 78363

160.2

CITY OF KINGSVILLE

CERTIFIED MAIL™

7011 0110 0000 4431 6038

TEXAS 78364

02-14

UNITED STATES POSTAGE
02 1M $
0004247745 FE
MAILED FROM ZIP C

RETURNED TO SENDER

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
☐ UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NUMBER
☐ DO NOT REMAIL IN THIS ENVELOPE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEPTACLE
☐ BOX CLOSED NO ORDER

12512

Willie Daniel Garza
P.O. Box 618
Kingsville TX 78364

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M $
0004247745 F
MAILED FROM ZIP

Willie Daniel Garza
P.O. Box 618
Kingsville TX 78364

GARZ618* 792 SE 1 N C 86 03/01
UNABLE TO FORWARD/FOR REVIEW
**BOC

SC: 78364061818 DU *0589-01401-24

78364061818

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willie J. Garza
911 S 17th St
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): Willie J. Garza
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

POST OFFICE TEXAS 2002 NOV 2

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7010 0780 0000 7424 4541

PS 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

3-11-13

CITY OF KINGSVILLE

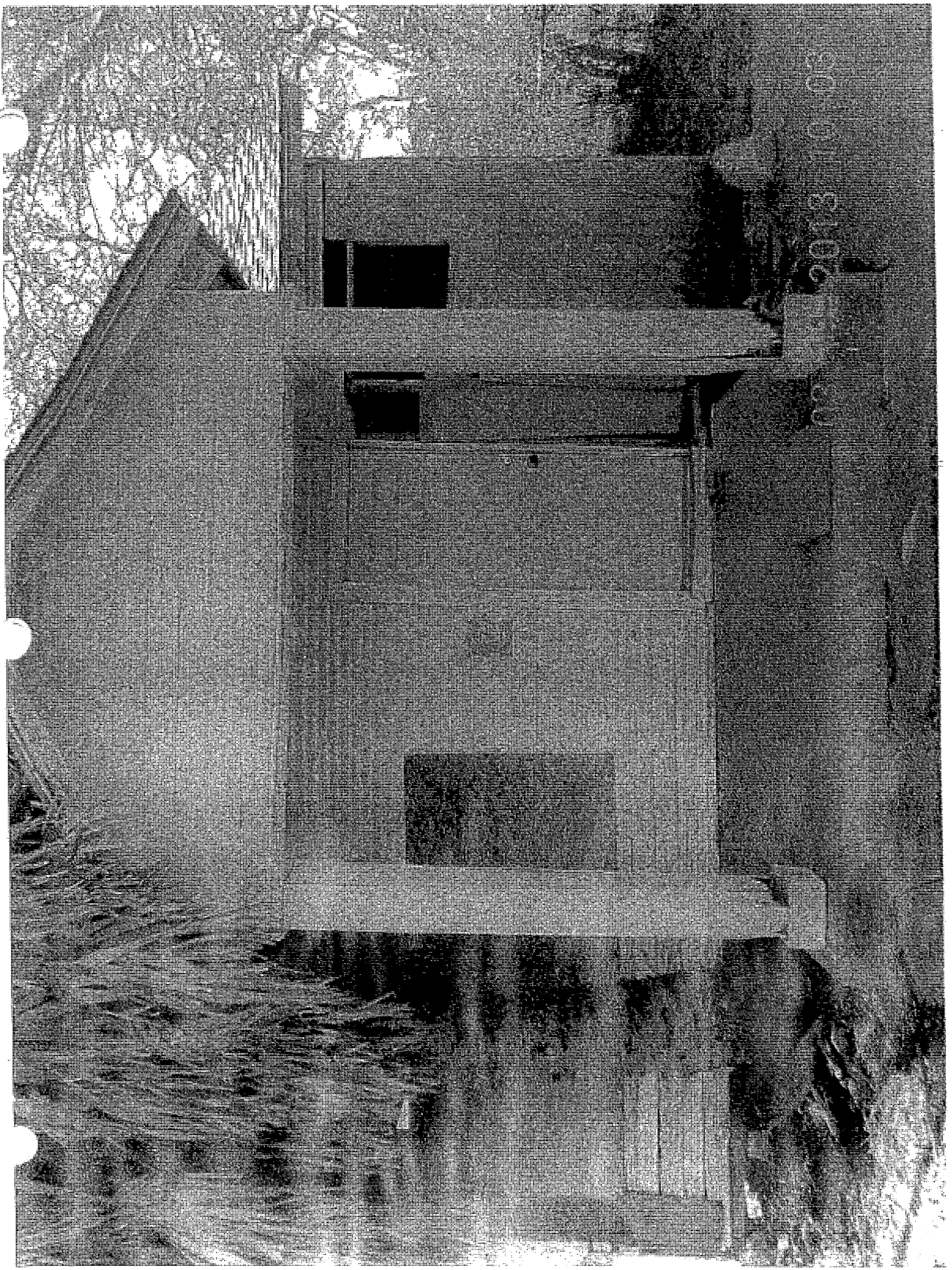
NOTICE

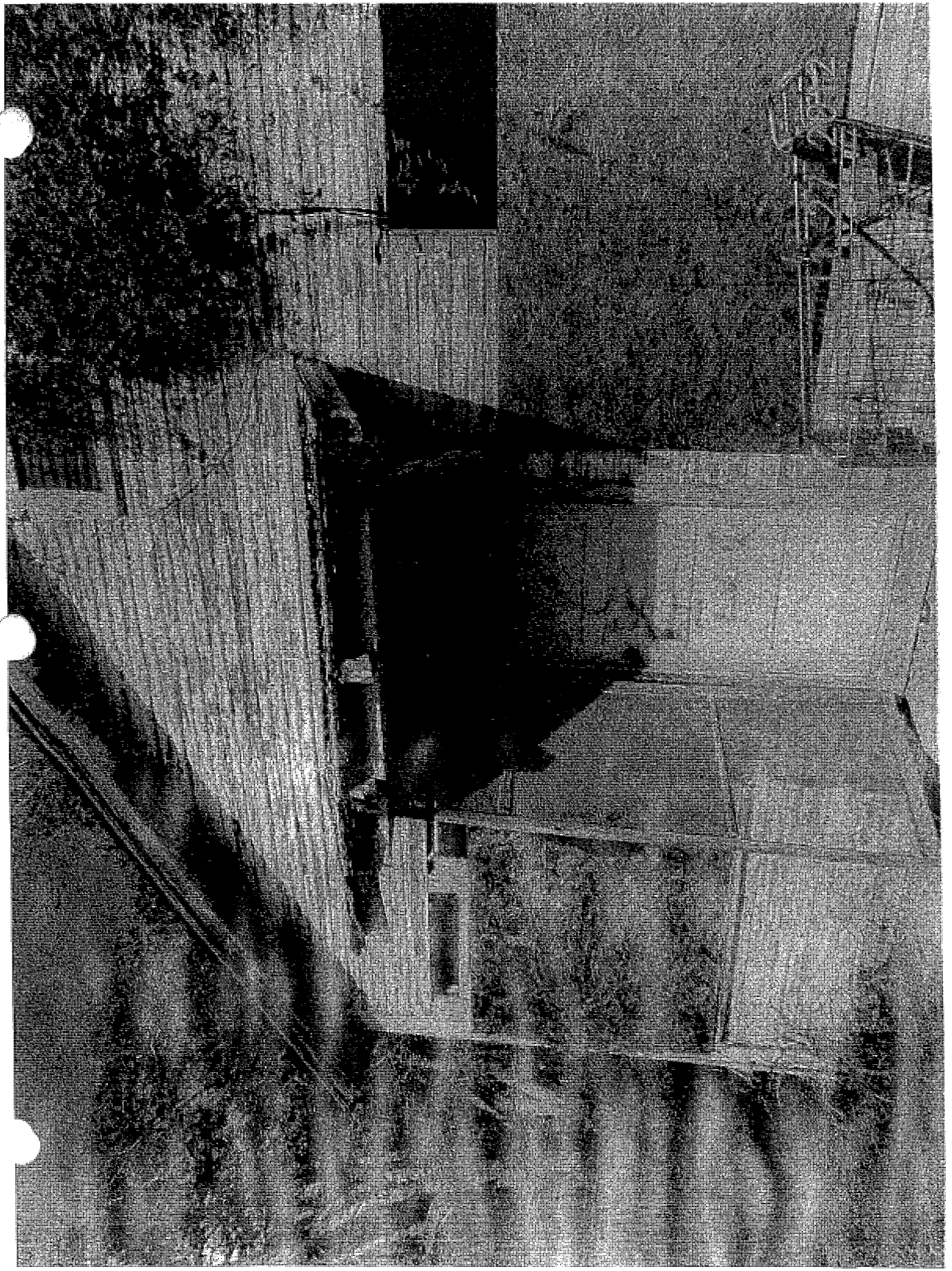
THIS OFFICE IS TO ADVISE PROPERTY OWNERS
BY THE CITY COUNCIL WILL CONSIDER CONDEMNATION
OF 619 E Lee
Monday, April 8, 2013
BY ORDER OF BUILDING OFFICIAL

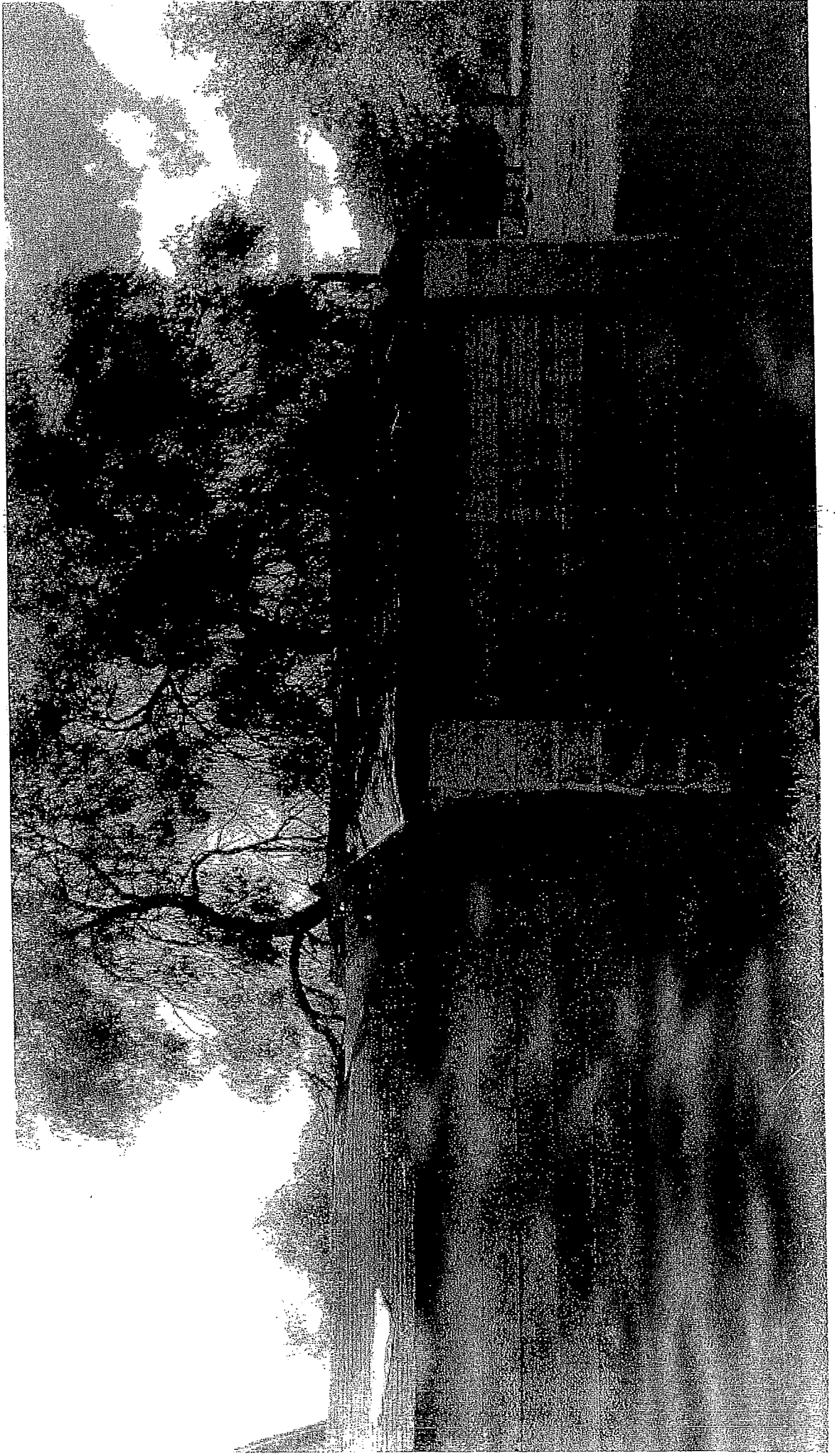
DEMOLISHMENT OR RENOVATION of this structure without express permission and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) DOLLARS

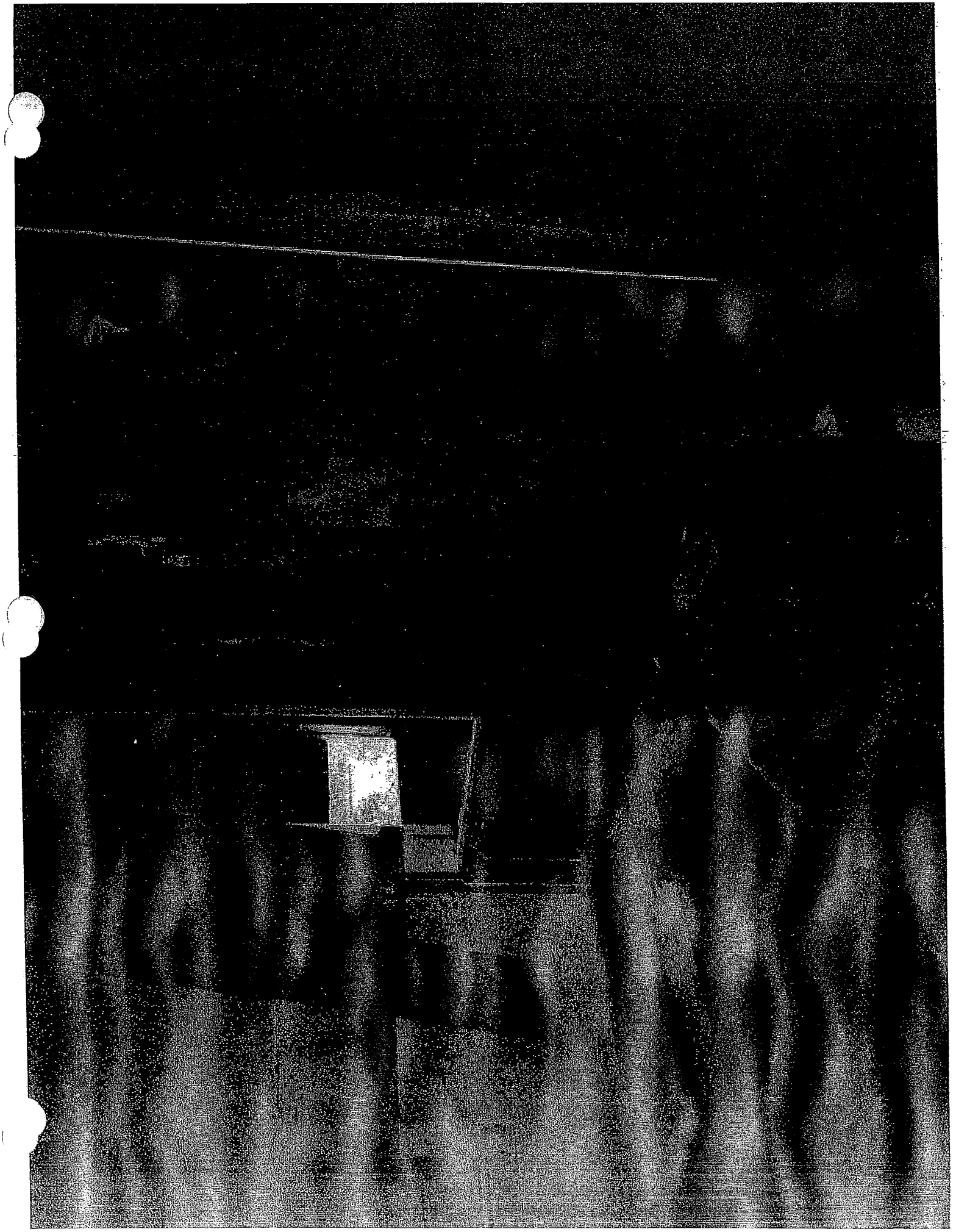
CONTACT THE Building Department at
2007 ASH KINGSVILLE
Telephone (361) 595-8000

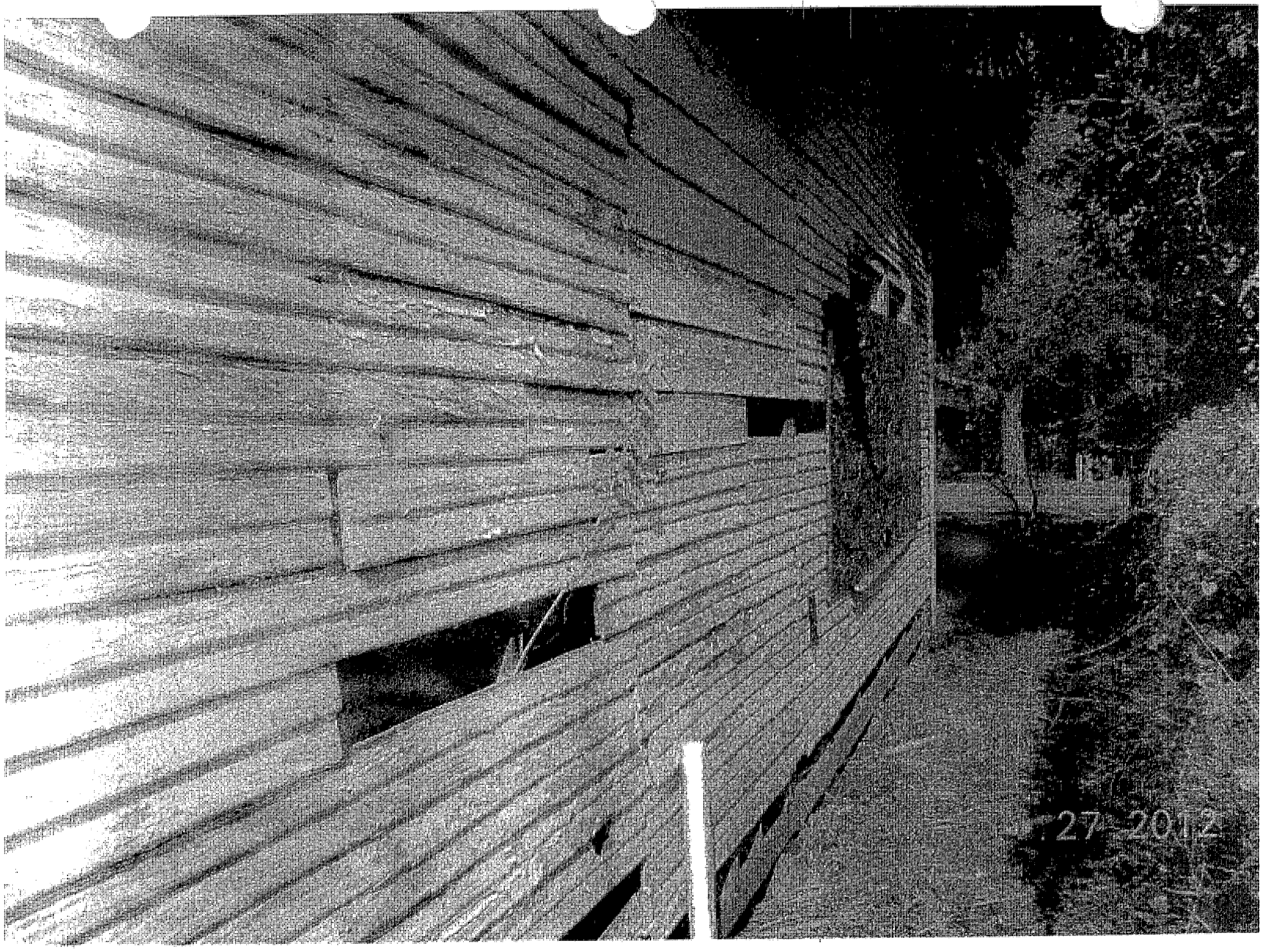
3-11-13

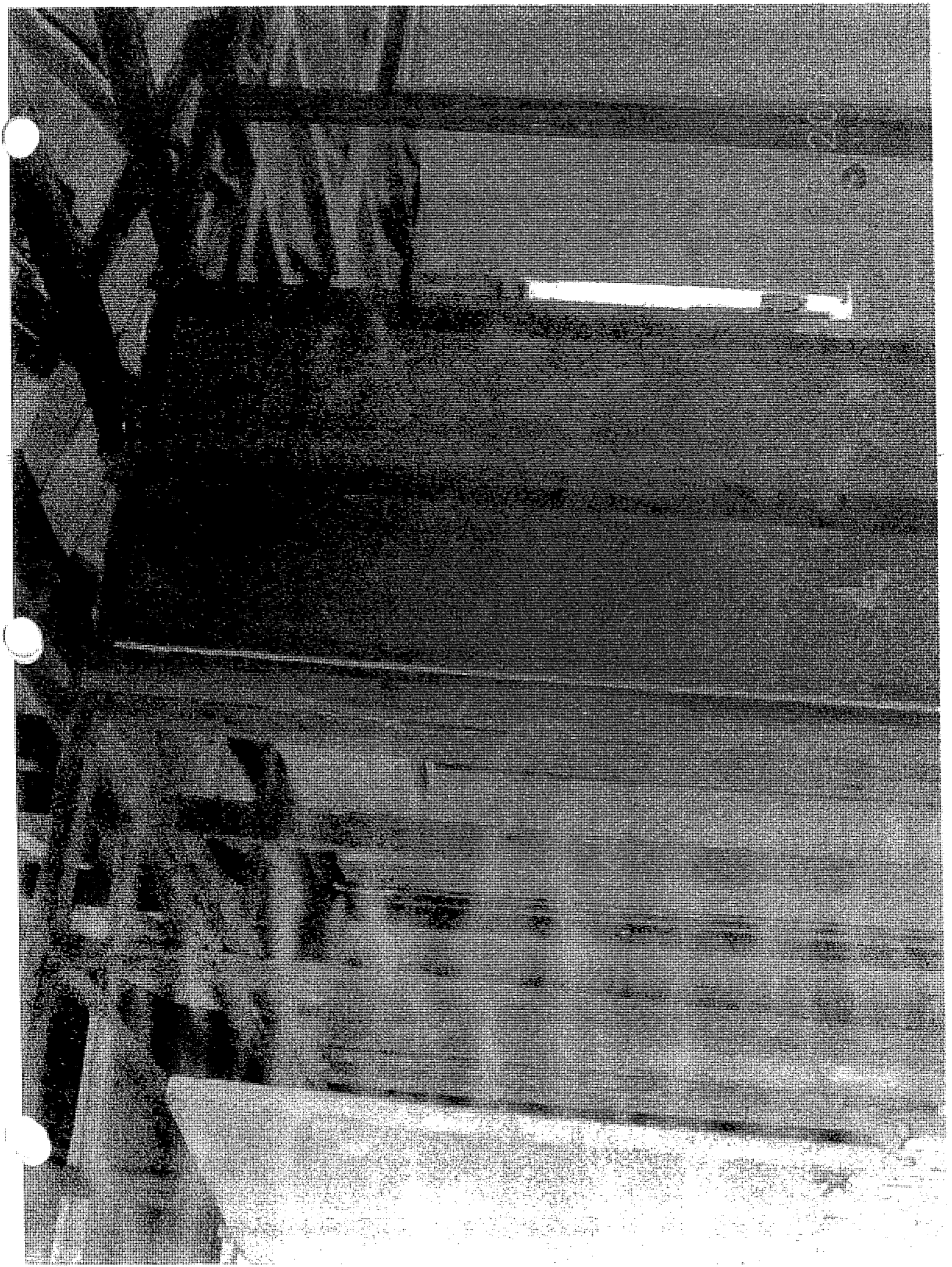


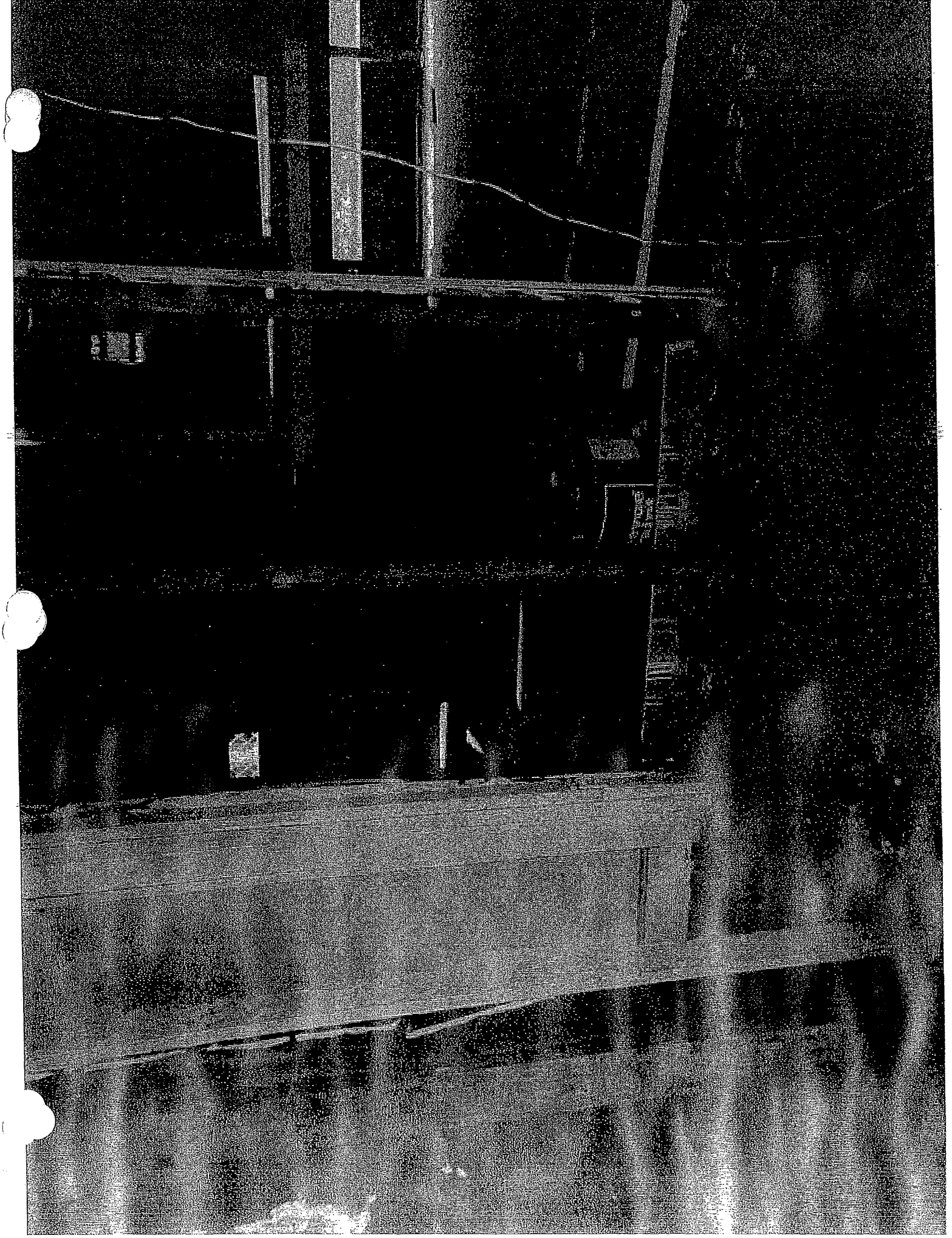


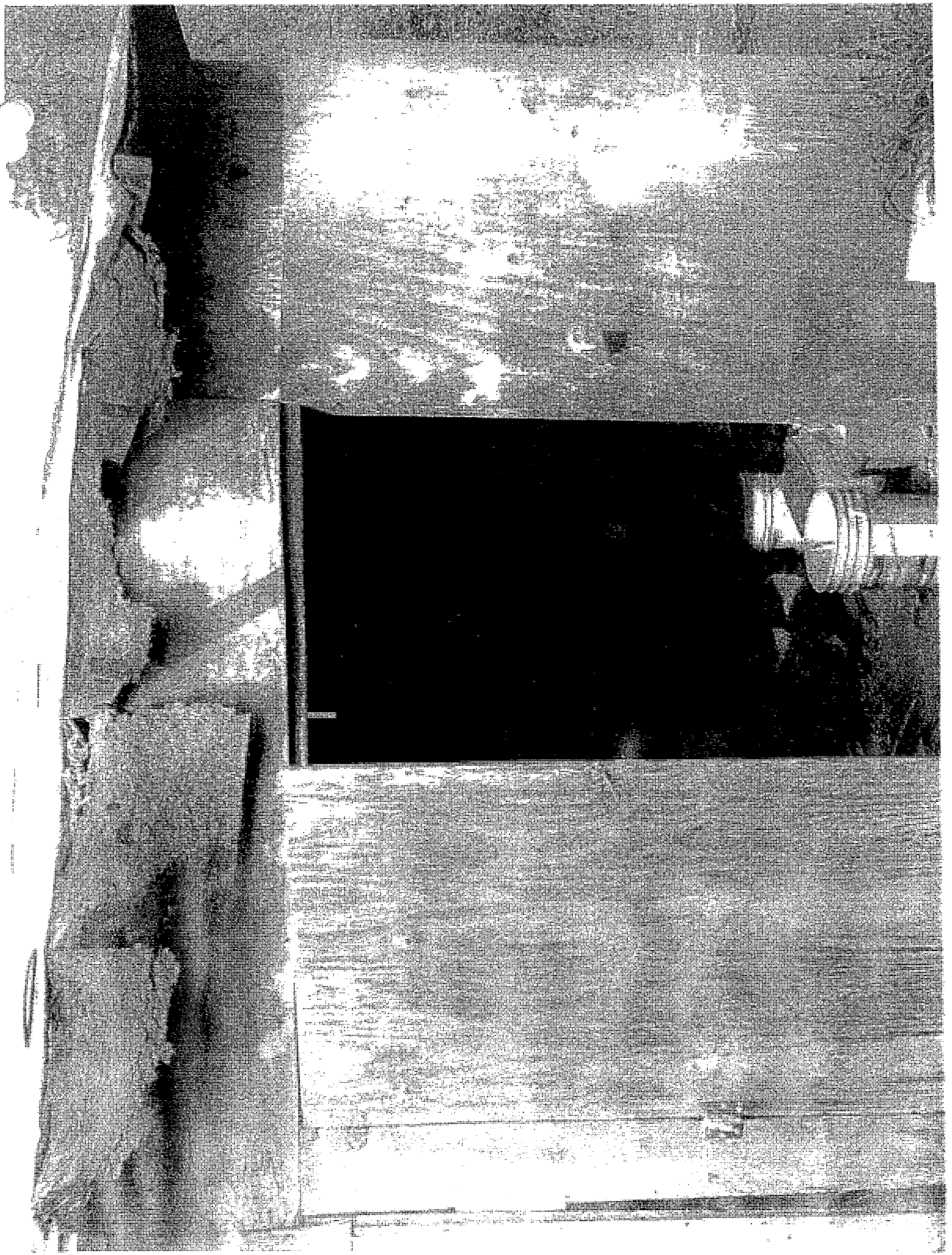


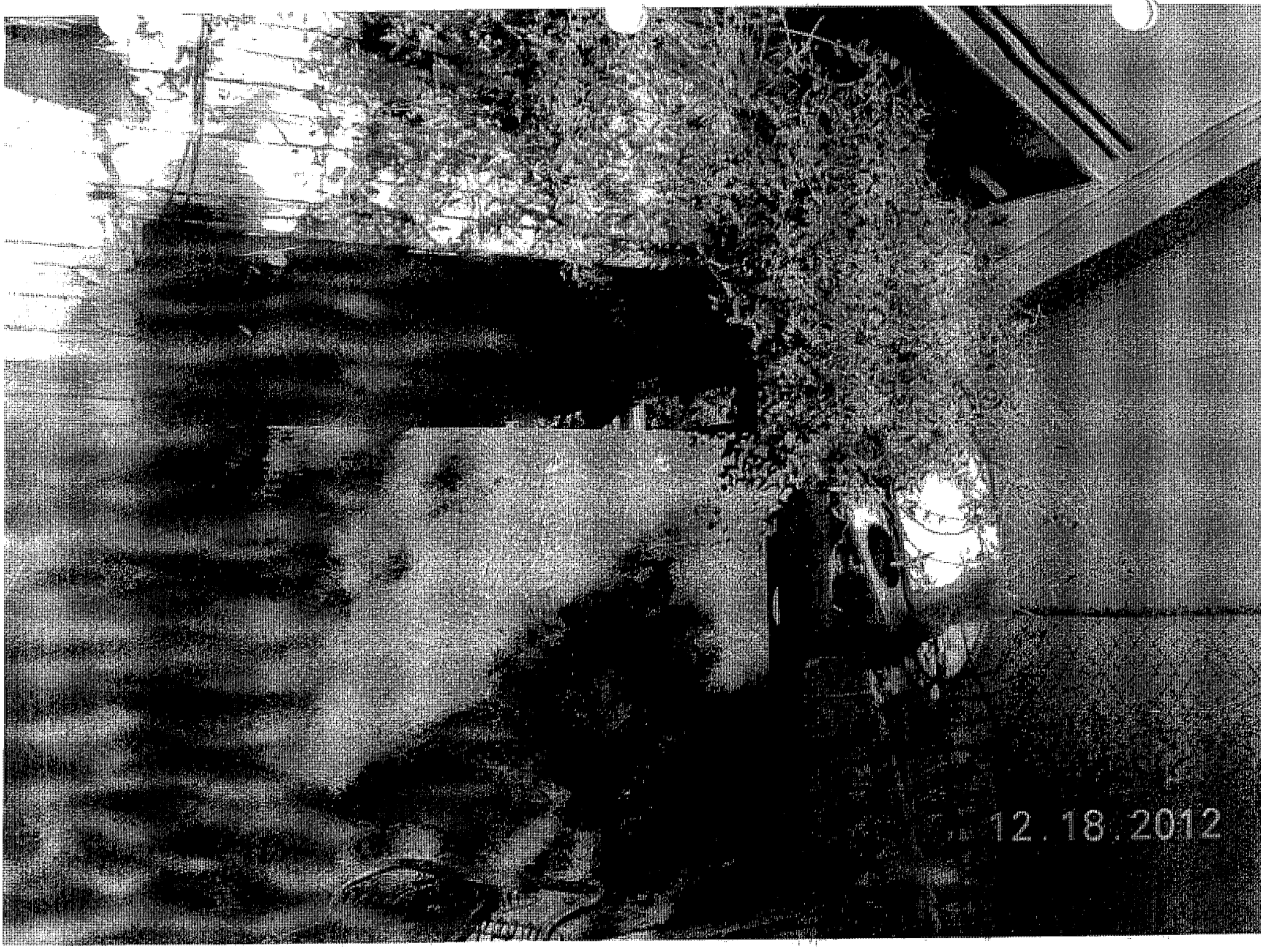


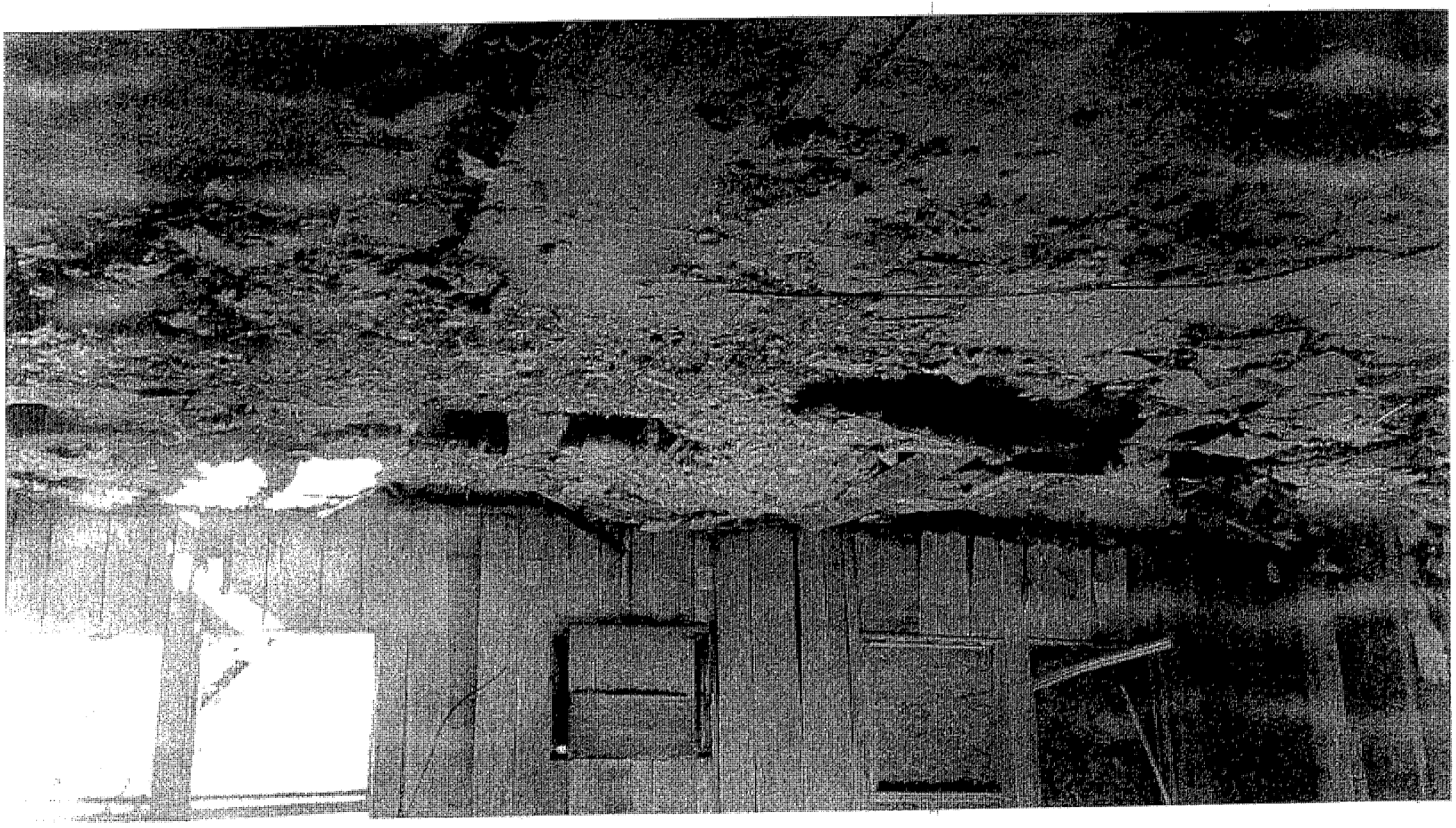

27 2012

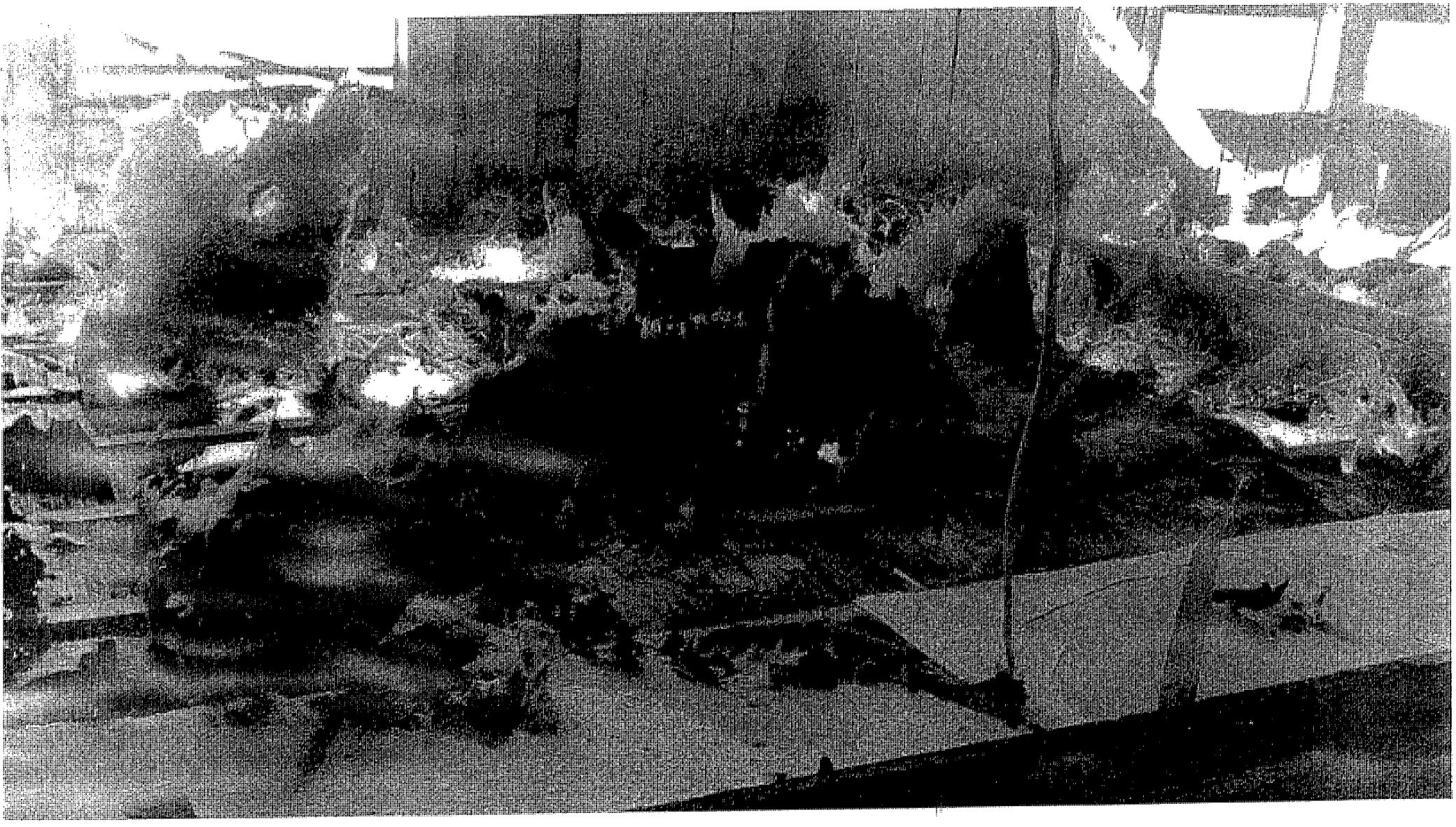







12. 18. 2012





PUBLIC HEARING
#3

CITY OF KINGSVILLE 7/30/12

ADDRESS 512 E. Alice	OWNER Esteban Torres	INSPECTOR Daniel
LEGAL DESCRIPTION Orig. Town	LOT 27, 28	BLOCK 9
OWNER INFO Esteban Torres P.O. Box 252 Rivera, TX. 78379		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					
2. UTILITIES		X					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X			—		
3. ROOF		X		X			
a. COVERING		X		X			
b. STRUCTURE		X		X			
4. WALLS		X		X			
a. EXTERIOR		X		X			
b. INTERIOR		X		X			
c. CEILINGS		X		X			
5. WINDOWS/		X		X			
DOORS		X		X			
a. SECURED		X		X			
b. CONDITION		X		X			
6. FOUNDATION		X		X			
a. FLOORS		X		X			
7. PLUMBING		X		X			
8. ELECTRICAL		X		X			

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	Pictures taken
D. dirty	
X. unacceptable	1.) no Roof
Bd. Bedroom	
Bt. Bathroom	2.) no. electricity
Kt. Kitchen	
Lv. Livingroom	3.) no. water since 10-12003
Dn. Diningroom	
Ft. front	4.) unsecured - Abandoned
Bk back	
Lf. Left	5.) no plumbing sanitary utilities
Rt. Right	

Prop ID	Owner	%	Legal Description		Values			
11051	55111	100.00 R	Geo: 100100920000192	Effective Acres: 0.000000	Imp HS:	0	Market:	16,560
GUERRERO-SILVA PEDRO			ORIG TOWN, BLOCK 9, LOT 20		Imp NHS:	14,560	Prod Loss:	0
ETUX NELLIE GARZA-SILVA					Land HS:	0	Appraised:	16,560
7956 N DOFFING				Acres: 0.0000	Land NHS:	2,000	Cap:	0
MISSION, TX 78574			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	16,560
			Situs: 524 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,560	0	16,560	0.842200	139.47

Prop ID	Owner	%	Legal Description		Values			
19563	33378	100.00 R	Geo: 100100921000192	Effective Acres: 0.000000	Imp HS:	31,050	Market:	35,050
ELIZONDO AGAPITO ETUX			ORIG TOWN, BLOCK 9, LOT 21, 22		Imp NHS:	0	Prod Loss:	0
DOMINGA					Land HS:	4,000	Appraised:	35,050
JESUS SALINAS ETUX JENNY				Acres: 0.0000	Land NHS:	0	Cap:	0
2205 LAS PALMAS DR			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	35,050
KINGSVILLE, TX 78363-3040			Situs: 520 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,050	0	35,050	0.842200	295.19

Prop ID	Owner	%	Legal Description		Values			
20361	53818	100.00 R	Geo: 100100923000192	Effective Acres: 0.000000	Imp HS:	0	Market:	35,100
CARRANZA JORGE LUIS			ORIG TOWN, BLOCK 9, LOT 23, 24		Imp NHS:	31,100	Prod Loss:	0
ANGELICA CARRANZA					Land HS:	0	Appraised:	35,100
516 E ALICE AVE				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3857			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	35,100
			Situs: 516 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,100	0	35,100	0.842200	295.61

Prop ID	Owner	%	Legal Description		Values			
21121	55092	100.00 R	Geo: 100100925000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
CARRANZA JORGE LUIS JR			ORIG TOWN, BLOCK 9, LOT 25, 26		Imp NHS:	0	Prod Loss:	0
516 E ALICE					Land HS:	0	Appraised:	4,000
KINGSVILLE, TX 78363				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	4,000
			Situs: 514 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description		Values			
21882	51127	100.00 R	Geo: 100100927000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
TORRES ESTEVAN N EST			ORIG TOWN, BLOCK 9, LOT 27, 28		Imp NHS:	0	Prod Loss:	0
ETUX MARIA E EST					Land HS:	0	Appraised:	4,000
PO BOX 252				Acres: 0.0000	Land NHS:	4,000	Cap:	0
RIVIERA, TX 78379-0252			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,000
			Situs: 512 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description		Values			
22648	19313	100.00 R	Geo: 100100929000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
RODRIGUEZ JOSE C EST			ORIG TOWN, BLOCK 9, LOT 29, 30		Imp NHS:	0	Prod Loss:	0
PO BOX 579					Land HS:	0	Appraised:	4,000
KINGSVILLE, TX 78364-0579				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	4,000
			Situs: 508 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description		Values			
23415	19313	100.00 R	Geo: 100100931000192	Effective Acres: 0.000000	Imp HS:	0	Market:	22,680
RODRIGUEZ JOSE C EST			ORIG TOWN, BLOCK 9, LOT 31, 32		Imp NHS:	18,680	Prod Loss:	0
PO BOX 579					Land HS:	0	Appraised:	22,680
KINGSVILLE, TX 78364-0579				Acres: 0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	22,680
			Situs: 502 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,680	0	22,680	0.842200	191.01

DATE 01/02/2013 STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-001-009-27000-192

ORIG TOWN, BLOCK 9, LOT 27, 28

TOWN - LOCATION- 512 E ALICE
ACRES - .160

LAND MKT VALUE 4000 IMPR/PERS MKT VALUE
LAND AGR VALUE MKT. BEFORE EXEMPTS 4000
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7633C

TORRES ESTEVAN N EST
ETUX MARIA E EST
% ROSALINDA GUTIERREZ
P O BOX 138
KINGSVILLE TX 78364-0138

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	242.61	172.25	82.98	497.84
TAXES 2008	333.77	196.92	106.14	636.83
TAXES 2009	331.91	155.99	97.58	585.48
TAXES 2010	118.20	41.38	31.92	191.50
TAXES 2011	124.76	28.69	30.69	184.14
TAXES 2012	125.72	.00	.00	125.72
	1,276.97	595.23	349.31	2,221.51

ACCT # 1-001-009-27000-192

TOTAL DUE 12/2012	2,221.51
TOTAL DUE 01/2013	2,235.35
TOTAL DUE 02/2013	2,257.93
TOTAL DUE 03/2013	2,274.30

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	299.13	138.54	81.58	519.25
CITY OF KINGSVILLE	352.19	164.28	96.56	613.03
KINGSVILLE ISD	600.25	280.59	164.22	1,045.06
SOUTH TX WATER AUTH	25.40	11.82	6.95	44.17

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	29.79
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	33.69
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	59.76
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.48
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	125.72

ATTY DAT 08/24/2012 CONTRCT DTE

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1796

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % MARIO H TORRES
6102 GOLD NUGGET
CORPUS CHRISTI, TX 78417

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1741

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % ESTABAN S TORRES, JR
14230 WINDERLICH # 188
HOUSTON, TX 77069

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1734

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % JUAN RAFAEL TORRES
717 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1710

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % MARIA VALERIO
P.O. BOX 252
RIVERA, TX 78379

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1703

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % ROSALINDA GUTIERREZ
P.O. BOX 138
KINGSVILLE, TX 78364-0138

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 150 W. 512 E. Alice and found them to be unsafe and in violation of numerous city ordinances; and

WHEREAS, Building Official Carrillo sent a certified letter return receipt requested to the last known property owner as listed on the Kleberg County Appraisal District records for said location, advising said property owner of the need to correct the numerous city ordinance violations observed at the property in order to avoid further condemnation proceedings and published notice in the newspaper; and

WHEREAS, the violations were not corrected at the property within the time provided, a public hearing was held at the City Commission meeting on June 22, 2009 with regard to the property and the Building Official's findings were presented to the Commission; and

WHEREAS, the City Commission found the structures on the property to be unsafe, in violation of city ordinances, unable to be corrected without substantial expense of reconstruction, and a public nuisance; and

WHEREAS, by majority vote of the Kingsville City Commission the structures on the property were ordered to be demolished by the owner/agent/person in charge within 45 days of June 22, 2009.

NOW THEREFORE, I Sam R. Fugate as Mayor of the City of Kingsville, Texas, do hereby provide notice of the Kingsville City Commission's order for the property owner/agent/person in charge of 512 E. Alice to demolish the structures thereon by August 6, 2009.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 22nd day of June, 2009.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

CONDEMNATION CHECKLIST

Property Address: 512 E Allen — Phone:

Property Owner: Estevan N Jones & Maria Estones — Phone:

Owner's Address: P.O. Box 252, Rivera, TX 78363 — Fax:

BEGINNING DATE	ENDING DATE	ACTION
☐ 7-30-12	7-30-12	1. Identify structure unfit for human habitation.
☐ 7-30-12	7-30-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 7-30-12	7-30-12	3. Determine ownership from county assessment & tax collection record.
☐ 7-30-12	7-30-12	4. Obtain legal description.
☐ 7-30-12	7-30-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 7-30-12	7-30-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
☐ 3-8-13	3-8-13	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JULY 30, 2012

TENANTS
512 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JULY 30, 2012

ESTEVAN N TORRES % MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

July 30, 2012

ESTEVAN TORRES ETUX MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379-0252

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Tenant:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions: .

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Interim Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

July 30, 2012

ESTEVAN TORRES ETUX MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379-0252

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Interim Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
MARIA VALERIO
P.O. BOX 252
RIVIERA, TX 78379

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
JUAN RAFAEL TORRES
717 W HUISACHE
KINGSVILLE, TX 78363

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
ESTABAN S TORRES, JR
14230 WINDERLICH # 188
HOUSTON, TX 77069

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
MARIO H TORRES
6102 GOLD NUGGET
CORPUS CHRISTI, TX 78417

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

1 0110 0000 4433 1611

LE, TEXAS 78364

UNITED STATES POSTAGE
02 1M $ 06.11⁰
0004247745 FEB 26 2013
MAILED FROM ZIP CODE 78363

030713

Esteven Jones & Mx Maria Jones
Juan Rafael Jones
717 ...

LN 2-7-13
2-13
2-22

NIXIE 732 CC 1 01 02/27/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 78364 *2193-08832-27-01

☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 2-7-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 1598

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

4 If Restricted Delivery is desired.
your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

1. Article Addressed to:
Esteven Jones & Maria Jones
Maria H. Jones
6102 Gold Nugget
Corpus Christi, Tx 78417

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Esteven Jones & Maria Jones
Maria H Jones
6102 Gold Nugget
Corpus Christi Tx 78417

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Maria Longoria ☐ Agent ☑ Address

B. Received by (Printed Name) C. Date of Delivery 3/14/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 1796

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Esteven Jones / Maria Jones
Do Salinda Gutierrez
P.O. Box 138
Kingsville, Tx 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rosalinda Gutierrez ☐ Agent ☐ Address

B. Received by (Printed Name) Rosalinda Gutierrez C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7011 0110 0000 4433 1

Tenant
512 E Alice

NIXIE 782 5E 1 00 08/06
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 78364145858 *0588 04107 3:

7866383857

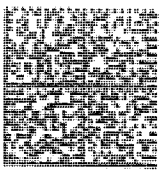
78364@1458

[redacted]

160.2

AS 78364

7011 0110 0000 4433 0966



02 1M $
0004247745 AL
MAILED FROM ZIP C

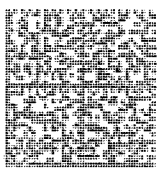
Rosalinda Jones
512 E Alice
Ke in. Tx. 78363

NIXIE 782 C8 1 01 08/1
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-05805-13

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364



02 1M
0004247745
MAILED FROM Z

Rosalinda Jones
512 E Alice
Kingsville, TX 78363

NIXIE 782 5E 1 00 08/
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 78364145858 *0483-17849

7866383857

78364@1458

Esteban S Jones, Jr
14230 Winderlich #188
Hou

NIXIE 773 SE 1 08 02

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSE
UNABLE TO FORWARD

BC: 78364145858 *0588-04581

7706984572 01458

1602

7824640145 8

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

Esteven Jones etux/Maria E Jone
Esteban S Jones Jr
14230 Winderlich #188
Hou, tm. 2x77069

NIXIE 773 SE 1 72 03/17/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0493-01538-17-

7706983457

CERTIFIED MAIL

1602

LE, TEXAS 78364

7011 0110 0000 4433 1604

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

Esteven Jones ETUX Maria E J
Esteban S Jones, Jr
14230 Winderlich #188

UNDELIVERABLE AS ADDRESSE
NO FORWARDING ORDER ON FILE

NIXIE 773 CE 1 72 03/21/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364 *1310-01641-06-4

7706983993

UNC 824 12

Estevan Jones
Maria E Jones
P.O. Box 252
Riviera, Tx 78379-0252

RETURN
TO SENDER
UNCLAIMED

78379 0252

CERTIFIED MAIL™

1602

CITY OF KINGSVILLE

7011 0110 0000 4433 0850

78364

UNITED STATES POSTAGE
02 1M
0000247745
MAILED FROM ZI

UTF

RETURN TO SENDER

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NUMBER
DO NOT RETURN IN THIS ENVELOPE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEIVABLE
☐ BOX CLOSED NO ORDER

Tenants
512 E Alice
Kingsville, Tx 78363

CERTIFIED MAIL™

1602

CITY OF KINGSVILLE

7011 0110 0000 4433 1635

78364

UNITED STATES POSTAGE
02 1M
0000247745
MAILED FROM ZI

022613

Estevan Jones etux Maria E Jones
Maria Valerio
P.O. Box 252

NIXIE 782 CE 1 01 02/24/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

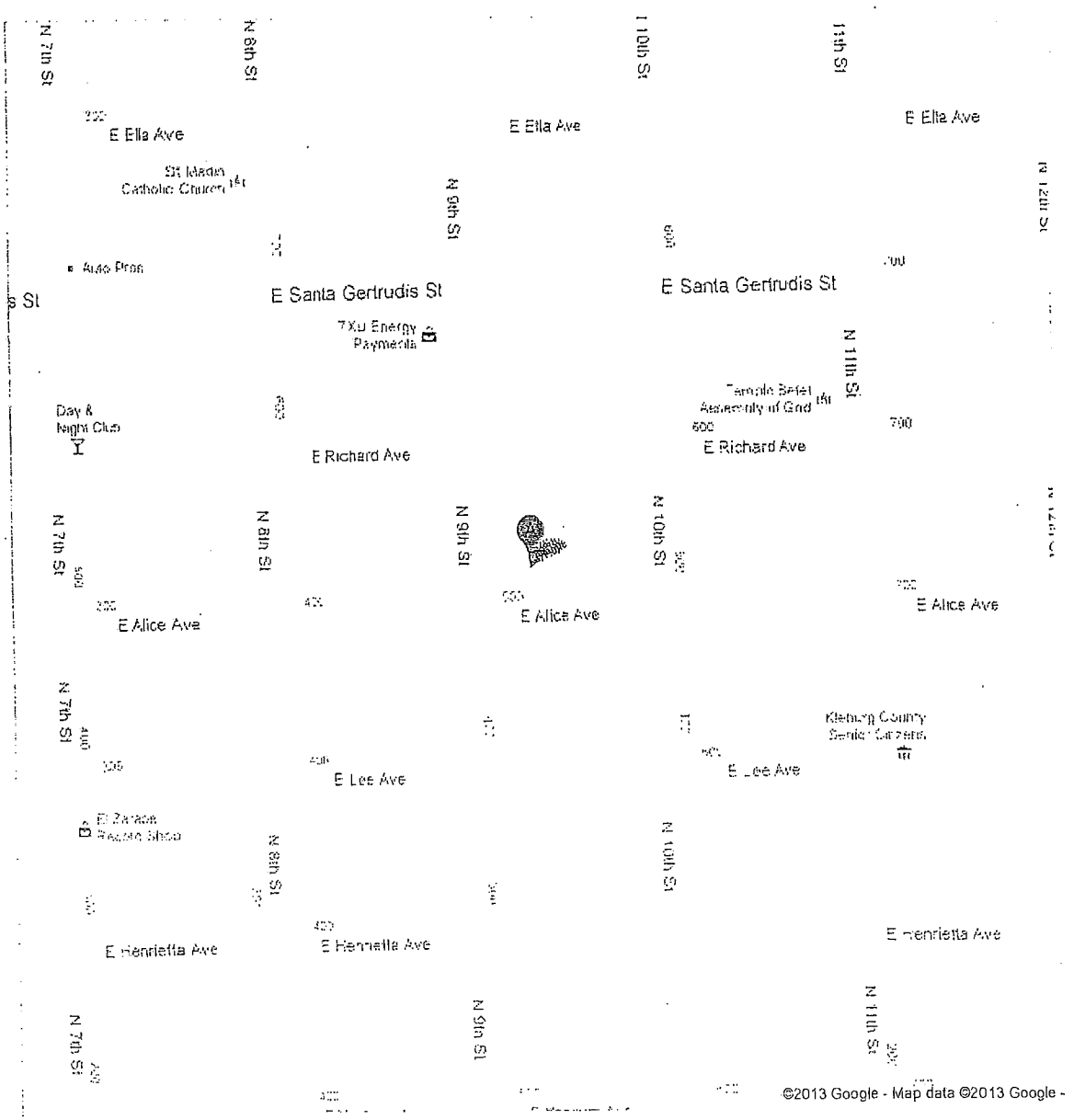
UNC

78379 0252 SC: 78364 *1310-01643-06-43

Google

Address 512 E Alice Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



3-11-13

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 512 E Alice ON

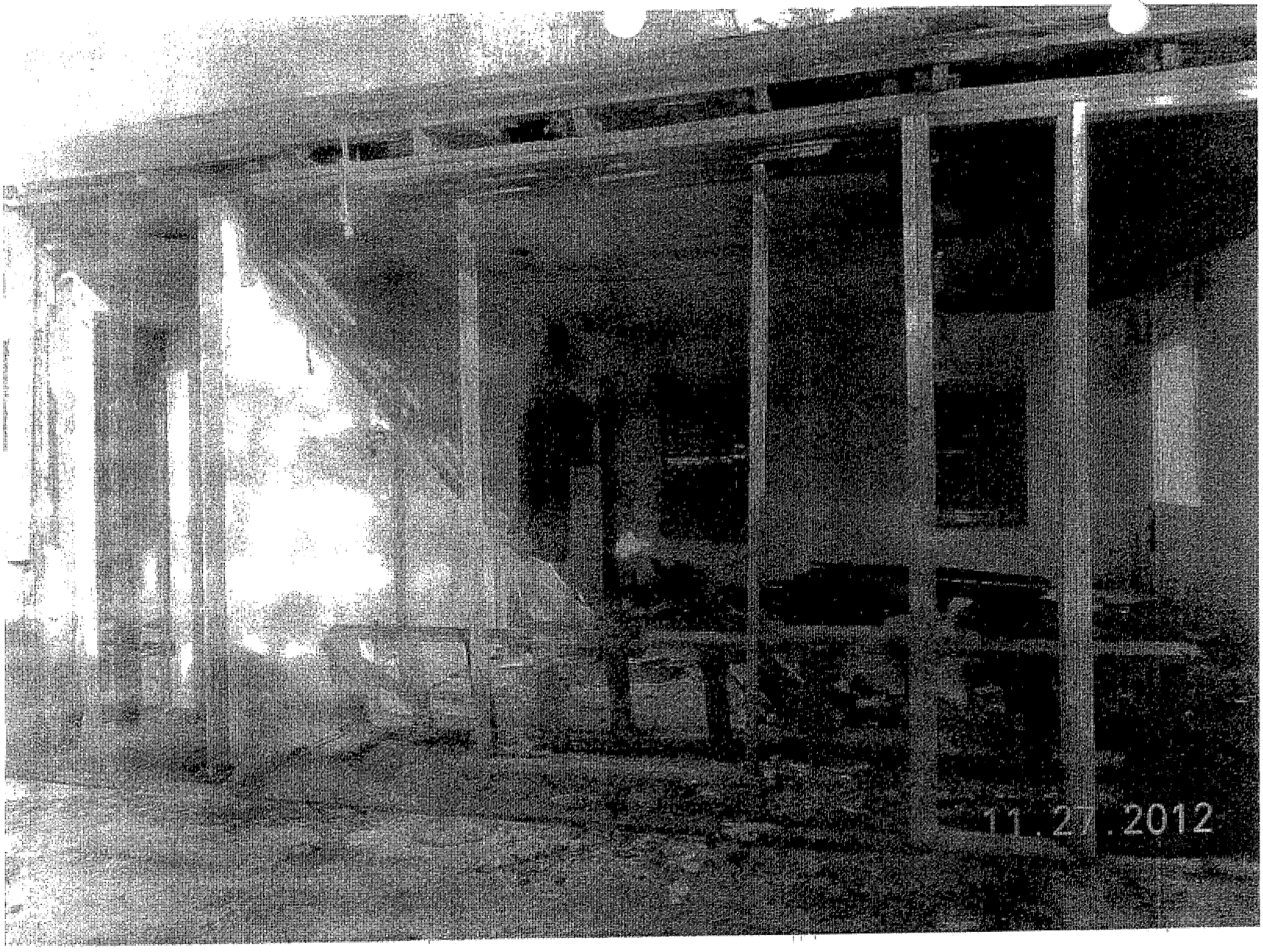
Monday, April 8, 2013

BY ORDER OF BUILDING OFFICIAL

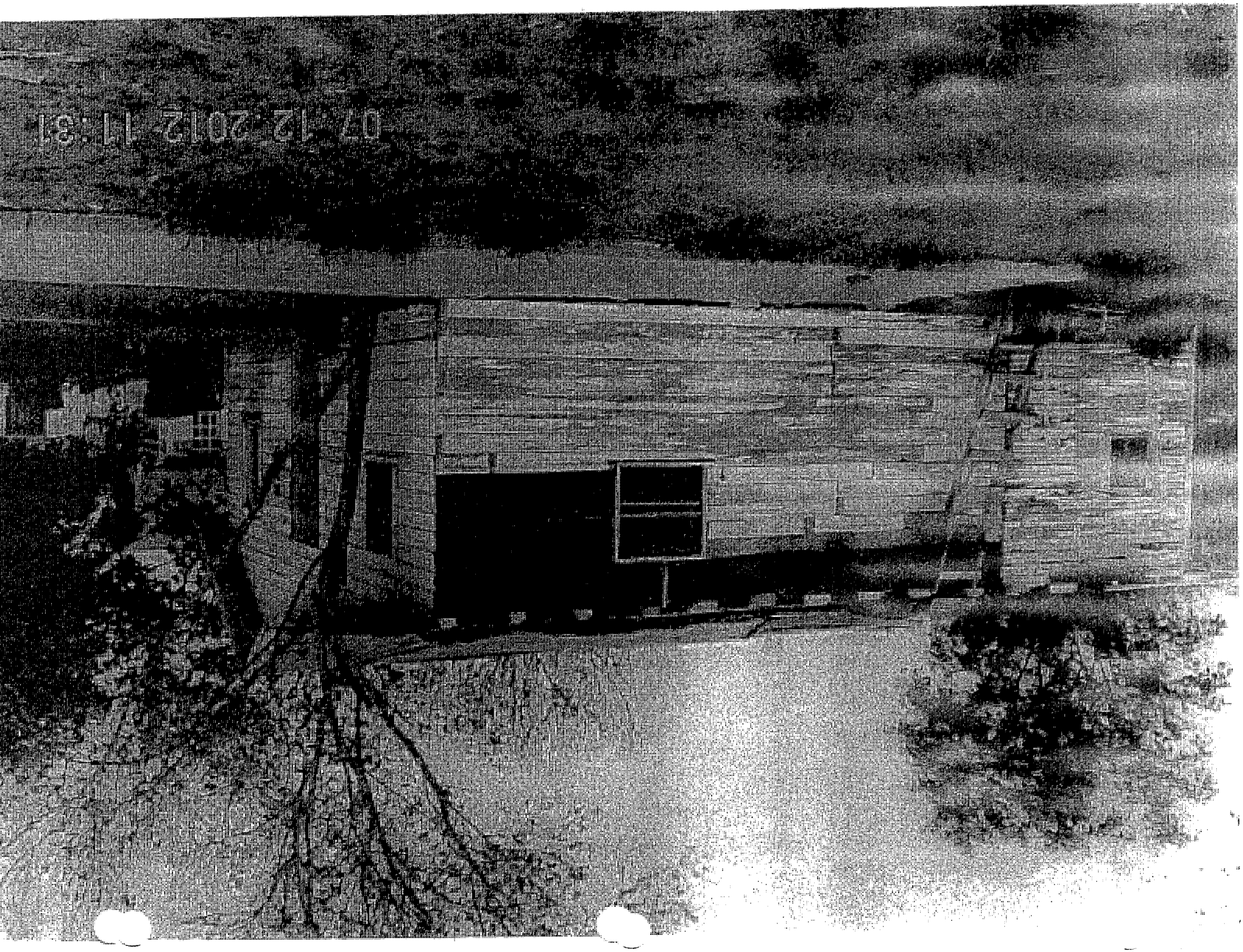
DEPARTMENT OF HUMAN SERVICES

[redacted]

03.11.2013 09:58


11.2 .2012

11.2013 09:57


07.12.2012 11:31

11.27.2012

PUBLIC HEARING
#4

CITY OF KINGSVILLE 11-27-12

ADDRESS 330 W. Nettie	OWNER Israel Ortiz	INSPECTOR Daniel
LEGAL DESCRIPTION Tranquitas	LOT 30-32/33-34	BLOCK 18
OWNER INFO		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X			X		
CONDITION		X			X		
2. UTILITIES		X		X			
a. ELECTRICITY		X		X			
b. GAS		X		X			
c. WATER		X		X			
3. ROOF		X		X			
a. COVERING		X			X		
b. STRUCTURE		X		X			
4. WALLS		X		X			
a. EXTERIOR		X		X			
b. INTERIOR		X		X			
c. CEILINGS		X		X			
5. WINDOWS/		X			X		
DOORS		X			X		
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X					

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) unsecured
D. dirty	
X. unacceptable	2.) tall weeds
Bd. Bedroom	
Bt. Bathroom	3.) dilapidated walls S.W. Wall
Kt. Kitchen	
Lv. Livingroom	4.) Deteriorating north wall
Dn. Diningroom	
Ft. front	5.) Cracking foundation
Bk back	
Lf. Left	6.) No water since 3/2005
Rt. Right	

address 330 W Mettie			owner			date of inspctn 5-8-12		
pector	Alva		type of insp			Rec	type of building	
broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	XHB		present			lits/plgs		
yard	D		electricty			elec hzrds		
foundation	✓		elec hazds			security		
skirt	MX		security			windows		
walls	✓		windows			ceiling		
roof	✓		ceiling			walls		
ft door	✓		walls			floors		
bk door	HAX		floors			smk detectr		
secured	XHA		commode			other rm	rt/ctr/lft	ft/ctr/rr
windows	O		lavatory			lits/plgs		
stairs	NA		tub/shower			elec hzrds		
porches	HX		ventalation			security		
electric	XO		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	XO		lits/plgs			ceiling		
gas	XO		elec hzrds			walls		
ces	VHX		security			floors		
ewalk	NA		windows			smk detectr		
parking	C		ceiling			HEATER	MX	
LIVN RM			walls			WTR HTR	MX	
present			floors			VENTILATION	✓	
electric			smk detectr			COOLING	MX	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	O	
secured			lits/plgs			SEWER TAP	M	
windows			elec hzrds			WATER TAP	M	
ceiling			security			ACCESS TO UNIT	✓	
walls			windows			FIRE EXITS	✓	
floor			ceiling			INFESTATION	NA	
KITCHEN			walls			GARBAGE	HXD	
present			floors			DEBRIS	HXD	
electricty			smk detectr			REFUSE DISPOSAL	X	
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR	NA	
secured			lits/plgs			HALLS	NA	
windows			elec hzrds			STAIRS	NA	
ceiling			security			INTR HZRDS	NA	
walls			windows			AIR QLTY	✓	
floor			ceiling	unit is fenced & has no				
ove			walls	trespassing sign				
frigerator			floors	open rear door				
sink			smk detectr					

ROPERTY 11697 R

egal Description
RANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDED
TEREST

OWNER ID
57142

OWNERSHIP
33.34%

ORTIZ ISRAEL G
PO BOX 531124
GRAND PRAIRIE, TX 75050

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		3,781
LAND MARKET	+	2,000
MARKET VALUE	=	5,781
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	5,781
HS CAP LOSS	-	0
ASSESSED VALUE	=	5,781

Ref ID2: R11697
Map ID PLAT

8401830000192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

TUS 330 W NETTIE TX

GENERAL

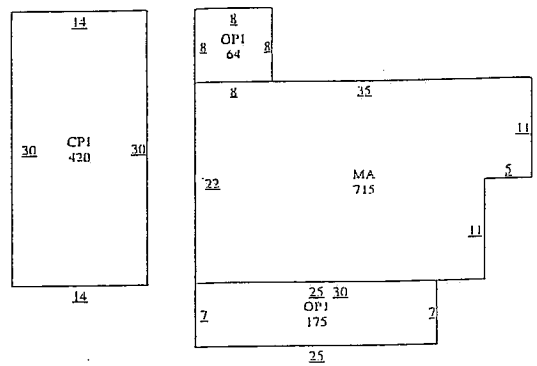
TILITIES		LAST APPR.	LR
OPOGRAPHY		LAST APPR. YR	2011
OAD ACCESS	PC	LAST INSP. DATE	04/13/2011
ONING		NEXT INSP. DATE	
EXT REASON			

EMARKS FOR '12 CORRECT OWNER, OWNERSHIP %, VALUE & LEGAL DESCRIPTION PER SPLIT OUT 66.66% UDI TO NEW ACCT #1-784-018-30005-192 PER GWD 288/336 8/2/04

BUILDING PERMITS

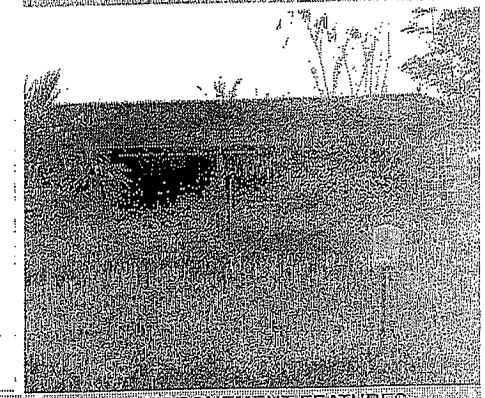
SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
2/20/1999	ROOF		A	2,500

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



ALE DT	PRICE	GRANTOR	DEED INFO
8/02/2004	*****	ORTIZ NOELIA G	GWD / 288 / 336
7/26/2004	*****	ORTIZ GUADALUPE	AFF / 287 / 871
7/13/2004	*****	ORTIZ GUADALUPE	DEATH / /

IMPROVEMENT INFORMATION

SUBD: S784 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	715.0	45.56	1	1950			32,580	50%	70%	100%	100%	100%	0.35	11,400
	OP1	OPEN PORCH B	R	*/	175.0	9.11	1	1950			1,590	50%	70%	100%	100%	100%	0.35	560
	OP1	OPEN PORCH B	R	*/	64.0	9.11	1	1950			580	50%	70%	100%	100%	100%	0.35	200
	CP1	CARPORT BASI	SP	SP/	420.0	5.25	1	1950			2,210	50%	70%	100%	100%	100%	0.35	770
.	RESIDENTIAL		STCD:	A1	1,374.0	Homesite: N					36,960							12,930
																	0.80	10,340

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION

SUBD: S784 100.00% NBHD: IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
.	A1		SPECIAL	A1	N	FF	75X140	80.00	6,000	1.00	1.00	A	6,000	NO			0.00	0
													6,000					0

omment: F: 75 R: 75 FF

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:33:00PM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description		Values			
14000	13196	100.00	R Geo: 178401815000192	Effective Acres: 0.000000	Imp HS:	42,910	Market:	46,830
ARREDONDO ALONZO V			TRANQUITAS 1, BLOCK 18, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
303 W A AVE					Land HS:	3,920	Appraised:	46,830
KINGSVILLE, TX 78363-3747				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	46,830
			Situs: 303 W AVE A	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			46,830	8,400	38,430	0.842200	323.66

Prop ID	Owner	%	Legal Description		Values			
14785	51277	100.00	R Geo: 178401817000192	Effective Acres: 0.000000	Imp HS:	0	Market:	23,840
ORTIZ ROGELIO			TRANQUITAS 1, BLOCK 18, LOT 17-18		Imp NHS:	19,840	Prod Loss:	0
MARIA ORTIZ					Land HS:	0	Appraised:	23,840
302 W NETTIE AVE				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3752			State Codes: A	Map ID:	Prod Use:	0	Assessed:	23,840
			Situs: 302 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,840	0	23,840	0.842200	200.78

Prop ID	Owner	%	Legal Description		Values			
30981	47679	100.00	R Geo: 178401819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	75,110
CSC SUNDRIES LIMITED			TRANQUITAS 1, BLOCK 18, LOT 19 - 23		Imp NHS:	65,110	Prod Loss:	0
5603 SWISS AVE					Land HS:	0	Appraised:	75,110
DALLAS, TX 75214-4636				Acres: 0.0000	Land NHS:	10,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	75,110
			Situs: 306 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			75,110	0	75,110	0.842200	632.58

Prop ID	Owner	%	Legal Description		Values			
25447	20530	100.00	R Geo: 178401824000192	Effective Acres: 0.000000	Imp HS:	0	Market:	28,500
CASTANEDA YOLANDA S			TRANQUITAS 1, BLOCK 18, LOT 24 - 26		Imp NHS:	22,500	Prod Loss:	0
7940 ABRAMSHIRE AVE					Land HS:	0	Appraised:	28,500
DALLAS, TX 75231-4713				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,500
			Situs: 318 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			28,500	0	28,500	0.842200	240.03

Prop ID	Owner	%	Legal Description		Values			
18640	12070	100.00	R Geo: 178401827000192	Effective Acres: 0.000000	Imp HS:	0	Market:	30,420
GUEVARA ALONZO			TRANQUITAS 1, BLOCK 18, LOT 27-29		Imp NHS:	24,420	Prod Loss:	0
ETUX IMELDA					Land HS:	0	Appraised:	30,420
726 E AVENUE A				Acres: 0.0000	Land NHS:	6,000	Cap:	0
KINGSVILLE, TX 78363-3950			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,420
			Situs: 328 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			30,420	0	30,420	0.842200	256.20

Prop ID	Owner	%	Legal Description		Values			
11697	57142	33.34	R Geo: 178401830000192	Effective Acres: 0.000000	Imp HS:	0	Market:	5,781
ORTIZ ISRAEL G			TRANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDED INTEREST		Imp NHS:	3,781	Prod Loss:	0
PO BOX 531124					Land HS:	0	Appraised:	5,781
GRAND PRAIRIE, TX 75050				Acres: 0.0000	Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	5,781
			Situs: 330 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,781	0	5,781	0.842200	48.69

Prop ID	Owner	%	Legal Description		Values			
39982	57143	66.66	R Geo: 178401830005192	Effective Acres: 0.000000	Imp HS:	0	Market:	11,559
GARZA LUCIANO			TRANQUITAS 1, BLOCK 18, LOT 30-32, 66.66% UNDIVIDED INTEREST		Imp NHS:	7,559	Prod Loss:	0
ETUX ZULEMA M					Land HS:	0	Appraised:	11,559
330 1/2 W NETTIE				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	11,559
			Situs: 330 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,559	0	11,559	0.842200	97.35

2011 CERTIFIED APPRAISAL ROLL

As of Supplement # 0

CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2011 12:31PM

Prop ID	Owner	%	Legal Description	Values					
30981	47679	100.00	R Geo: 178401819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	10,000	
CSC SUNDRIES LIMITED			TRANQUITAS 1, BLOCK 18, LOT 19 - 23		Imp NHS:	0	Prod Loss:	0	
5603 SWISS AVE					Land HS:	0	Appraised:	10,000	
DALLAS, TX 75214-4636				Acres: 0.0000	Land NHS:	10,000	Cap:	0	
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	10,000	
			Situs: 300 B W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			10,000	0	10,000

Prop ID	Owner	%	Legal Description	Values					
25447	20530	100.00	R Geo: 178401824000192	Effective Acres: 0.000000	Imp HS:	0	Market:	28,500	
CASTANEDA YOLANDA S			TRANQUITAS 1, BLOCK 18, LOT 24 - 26		Imp NHS:	22,500	Prod Loss:	0	
7940 ABRAMSHIRE AVE					Land HS:	0	Appraised:	28,500	
DALLAS, TX 75231-4713				Acres: 0.0000	Land NHS:	6,000	Cap:	0	
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,500	
			Situs: 318 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			28,500	0	28,500

Prop ID	Owner	%	Legal Description	Values					
18640	12070	100.00	R Geo: 178401827000192	Effective Acres: 0.000000	Imp HS:	0	Market:	30,420	
GUEVARA ALONZO			TRANQUITAS 1, BLOCK 18, LOT 27-29		Imp NHS:	24,420	Prod Loss:	0	
ETUX IMELDA					Land HS:	0	Appraised:	30,420	
726 E AVENUE A				Acres: 0.0000	Land NHS:	6,000	Cap:	0	
KINGSVILLE, TX 78363-3950			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,420	
			Situs: 328 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,420	0	30,420

Prop ID	Owner	%	Legal Description	Values					
11697	48576	100.00	R Geo: 178401830000192	Effective Acres: 0.000000	Imp HS:	0	Market:	17,340	
ORTIZ NOELIA G			TRANQUITAS 1, BLOCK 18, LOT 30-32		Imp NHS:	11,340	Prod Loss:	0	
ETAL					Land HS:	0	Appraised:	17,340	
3926 PANAMA DR APT 185				Acres: 0.0000	Land NHS:	6,000	Cap:	0	
CORPUS CHRISTI, TX 78415-33			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	17,340	
			Situs: 330 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			17,340	0	17,340

Prop ID	Owner	%	Legal Description	Values					
17044	10346	100.00	R Geo: 178500101000192	Effective Acres: 0.000000	Imp HS:	0	Market:	630	
CITY OF KINGSVILLE			TRANQUITAS 2, BLOCK 1, LOT 1-3, S3/4 4, S/2 5, S/4 6, (CREEK) (E X E M		Imp NHS:	0	Prod Loss:	0	
PO BOX 1458			P T)		Land HS:	0	Appraised:	630	
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS:	630	Cap:	0	
			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	630	
			Situs: 300 W AVE D BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			630	630	0

Prop ID	Owner	%	Legal Description	Values					
10084	42052	100.00	R Geo: 178500104000192	Effective Acres: 0.000000	Imp HS:	33,400	Market:	41,630	
HINOJOSA RAUL GOMEZ JR			TRANQUITAS 2, BLOCK 1, LOT PT 4-6, 7-8, W15' 9, "DP TAX DEFERRAL		Imp NHS:	0	Prod Loss:	0	
ETUX EMETERIA H HINOJOSA			2010"		Land HS:	8,230	Appraised:	41,630	
300 W D AVE				Acres: 0.0000	Land NHS:	0	Cap:	0	
KINGSVILLE, TX 78363-3733			State Codes: A	Map ID:	Prod Use:	0	Assessed:	41,630	
			Situs: 300 W AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			41,630	0	41,630

Prop ID	Owner	%	Legal Description	Values					
20129	10346	100.00	R Geo: 178500109000192	Effective Acres: 0.000000	Imp HS:	0	Market:	100	
CITY OF KINGSVILLE			TRANQUITAS 2, BLOCK 1, LOT E10' 9, 10-12, (STREET) (E X E M P T)		Imp NHS:	0	Prod Loss:	0	
PO BOX 1458					Land HS:	0	Appraised:	100	
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS:	100	Cap:	0	
			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	100	
			Situs: 330 W AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			100	100	0

DATE 03/01/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

ACCT # 1-784-018-30005-192

TRANQUITAS 1, BLOCK 18, LOT 30-32, 66.66% UNDIVIDE
D INTEREST

TOWN -
ACRES - .241

LOCATION- 330 W NETTIE

LAND MKT VALUE 4000
LAND AGR VALUE

IMPR/PERS MKT VALUE 7559
MKT. BEFORE EXEMPTS 11559
LIMITED|TXBL. VALUE

EXEMPTIONS GRANTED: NONE

GARZA LUCIANO
ETUX ZULEMA M
330 1/2 W NETTIE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	479.75	129.54	121.86	731.15
TAXES 2008	372.60	100.60	94.64	567.84
TAXES 2009	370.51	100.02	94.11	564.64
TAXES 2010	383.30	103.49	97.36	584.15
TAXES 2011	360.51	93.73	90.85	545.09
TAXES 2012	363.29	32.69	.00	395.98
	2,329.96	560.07	498.82	3,388.85

ACCT # 1-784-018-30005-192

TOTAL DUE 03/2013	3,388.85
TOTAL DUE 04/2013	3,419.75
TOTAL DUE 05/2013	3,450.59
TOTAL DUE 06/2013	3,481.51

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	546.15	131.09	116.68	793.92
CITY OF KINGSVILLE	640.05	154.31	137.65	932.01
KINGSVILLE ISD	1,097.26	263.49	234.51	1,595.26
SOUTH TX WATER AUTH	46.50	11.18	9.98	67.66

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	86.09
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	97.35
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	172.70
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	7.15
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	363.29

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

DATE 03/01/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-784-018-30000-192

TRANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDE D INTEREST

TOWN -
ACRES - .241

LOCATION- 330 W NETTIE

LAND MKT VALUE 2000
LAND AGR VALUE

IMPR/PERS MKT VALUE 3781
MKT. BEFORE EXEMPTS 5781
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7391C

ORTIZ ISRAEL G

PO BOX 531124

GRAND PRAIRIE TX 75050

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	239.92	177.54	83.48	500.94
TAXES 2008	186.36	115.57	60.39	362.32
TAXES 2009	185.32	92.66	55.61	333.59
TAXES 2010	191.71	72.85	52.91	317.47
TAXES 2011	180.31	46.88	45.43	272.62
TAXES 2012	181.70	16.35	.00	198.05
	1,165.32	521.85	297.82	1,984.99

ACCT # 1-784-018-30000-192

TOTAL DUE 03/2013	1,984.99
TOTAL DUE 04/2013	2,000.38
TOTAL DUE 05/2013	2,015.84
TOTAL DUE 06/2013	2,031.30

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	273.15	121.28	69.50	463.93
CITY OF KINGSVILLE	320.12	143.46	82.10	545.68
KINGSVILLE ISD	548.78	246.70	140.26	935.74
SOUTH TX WATER AUTH	23.27	10.41	5.96	39.64

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	43.06
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	48.69
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	86.37
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	3.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	181.70

ATTY DAT 05/20/2010 CONTRCT DTE

JUDGEMENT DATE 07/30/2010

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1864

March 8, 2013

NOELIA G ORTIZ
3926 PANAMA DR APT # 185
CORPUS CHRISTI, TX 78415

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1857

March 8, 2013

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRE, TX 75050

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1833

March 8, 2013

ZUELMA M GARZA
509 S CAVANCAHUA #13
CORPUS CHRISTI, TX 78401

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1840

March 8, 2013

LUCIANO GARZA
4937 CEDAR PASS#12
CORPUS CHRISTI, TX 78413

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

CONDEMNATION CHECKLIST

Property Address: 330 W Nettie — Phone: _____

Property Owner: Luciano Garza — Phone: _____

Owner's Address: 4937 Cedar Pass #12, Corpus Christi, TX 78413 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
3-14-12	3-14-12	
third notice 4-26-12	4-26-12	
6-6-12	6-12-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	3-11-13	3-11-13
☐	3-27-13	3-27-13

10. Photograph posted sign.

11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐	_____	_____

12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐	_____	_____

13. City Council adopts condemnation resolution.

☐	_____	_____

14. File Notice of Condemnation with the County Clerk.

☐	_____	_____

15. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐	_____	_____

16. Post 45-day Order to Demolish on structure.

☐	_____	_____

17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐	_____	_____

18. Photograph posted notice.

☐	_____	_____

19. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐	_____	_____

20. Issue Notice to Proceed to Public Works Dir.

☐	_____	_____

21. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI TX 78413

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI TX 78413

SECOND NOTICE

Re: TRAQUITAS 1, BLOCK 18, LOT 30, 31, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS MARCH 29, 2012 FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI, TX 78413

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

LUCIANO GARZA AND ZULEMA M GARZA
330 ½ W NETTIE
KINGSVILLE, TX 78363

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CONDEMNATION CHECKLIST

Property Address: 330 W Nettie Phone: _____

Property Owner: Zulma M Barta Phone: _____

Owner's Address: 509 S ~~Carrol~~ Cavanaugh #13 Fax: _____
Corpus Christi, TX 78401

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second notice 3-14-12	3-14-12	
Linda Patria 4-26-12	4-26-12	
☐ 3-8-13	3-8-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
☐ 3-8-13	3-8-13	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	3-11-13	3-11-13
☐	3-27-13	3-27-13
		10. Photograph posted sign.
		11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐		12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		13. City Council adopts condemnation resolution.
☐		14. File Notice of Condemnation with the County Clerk.
☐		15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		16. Post 45-day Order to Demolish on structure.
☐		17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		18. Photograph posted notice.
☐		19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		20. Issue Notice to Proceed to Public Works Dir.
☐		21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI TX 78401

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI TX 78401

SECOND NOTICE

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI, TX 78401

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CONDEMNATION CHECKLIST

Property Address: 3304 Nettie — Phone: _____
Property Owner: Israel G Ortiz — Phone: _____
Owner's Address: P.O. Box 531124 Grand Prairie, Tx 75050 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second Notice 3-14-12	3-14-12	
Third Notice 4-26-12	4-26-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation..
☐ 3-8-13	3-8-13	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

ISRAEL G. ORTIZ
P. O. BOX 531124
GRAND PRAIRIE TX 75050

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

ISRAEL G. ORTIZ
P. O. BOX 531124
GRAND PRAIRIE TX 75050

SECOND NOTICE

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 31, 32

330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS MARCH 29, 2012 FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRIE, TX 75050

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, §-4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRIE, TX 75050

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CONDEMNATION CHECKLIST

Property Address: 330 W Nettie Phone: _____

Property Owner: Noelia G Ortiz, Et al Phone: _____

Owner's Address: 3926 Panama Dr Apt 185 Fax: _____
Corpus Christi, TX 78415-33

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-6-12	6-6-12	1. Identify structure unfit for human habitation.
☐ 6-6-12	6-6-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 6-6-12	6-6-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-6-12	6-6-12	4. Obtain legal description.
☐ 6-6-12	6-6-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-6-12	6-6-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 3-8-13	3-8-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 6, 2012

NOELIA G ORTIZ, ETAL
3926 PANAMA DR. APT 185
CORPUS CHRISTI TEXAS 78415-33

Re: TRAQUITAS , BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 9, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 20, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 9, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

330 W Nettie

UNITED STATES POSTAL SERVICE

First-Class M
Postage & F
USPS
Permit No. G

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

330 W Nettie

COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete
- if Restricted Delivery is desired.
- your name and address on the reverse
- so we can return the card to you.
- Attach this card to the back of the mailpiece,
- or on the front if space permits.

1. Article Addressed to:

City of Kingsville
Attn: Permit Dept
200 E Kleberg
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

MAR 15 2004

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7011 0110 0000 4433 1857

102595-02-M-1540 Domestic Return Receipt

PS Form 3811, February 2004

7011 0110 0000 4431 6304

TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75⁰
0004247745 MAR 15 2012
MAILED FROM ZIP CODE 78363

LN
3/17
3-23
4-4

Luciano Garza
4937 Cedar Pass #12
[illegible] TX 78413

NIXIE 782 CC 1 95 04/07/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 78364 *2099-09651-07-05

CITY OF KINGSVILLE
P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.45⁰
0004247745 MAR 15 2012
MAILED FROM ZIP CODE 78363

Zuelma M Garza
579 S Cayancahua #13
[illegible]

NIXIE 782 SC 1 00 03/29/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145859 *0486-12236-15-39

78401 0454
78401 0454

7841 3514 4

Luciano Garza
4937 Cedar Pass #12
[illegible] TX

NIXIE 782 CC 1 86 03/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1810-08859-06

Zulema M Garza
509 S Cavancahua #13
Corpus

NIXIE 782 SE 1 00 02/2

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145959 *0499-01269-2

78401$3454
78364@1459

No. 2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM Z

Zulema M Garza
509 S Cavancahua #13
Corpus 78401

NIXIE 782 SE 1 00 05

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145959 *0599-19778

78401~~78364~~1459

CERTIFIED MAIL

No. 2

TEXAS 78364

7011 0110 0000 4431 6311

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

LN
3/24/12

Zulema M Garza
509 S Cavancahua #13
Corpus Christi, TX 78401

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

Zulma M[illegible]
5095 Cauancahua #12
Corpus Christi, Tx 78401

TO SENDER
ATTEMPTED
NOT KNOWN

7840103454

CERTIFIED MAIL™

160.2

7011 0110 0000 4433 0188

.E, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

Noelia H Ortiz
2911 Panama St Apt

NIXIE 782 CE 1 86 07/05
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1310-04521-08

7841583951

CERTIFIED MAIL™

160.2

7010 0780 0000 7424 4466

TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZI

0524 Luciano Garza #12
4937 Cedar Pass
[illegible] 78413

C NIXIE 782 CE 1 86 05/:
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1910-17039-:

7841385144

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46°
0004247745 FEB 06 2013
MAILED FROM ZIP CODE 78363

Luciano Garza
Zuelma M Garza
330 1/2 W Nettie
Kingsville TX 78363

NIXIE 782 SE 1 00 02/13/13
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 78364145858 *0488-05134-06-39

~~78363-1458~~ 78364@1458

Zuelma M Garza
5095 Cavancahua #13
Cor

NIXIE 782 CC 1 01 03/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*2093-01999-1

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM Z

Zuelma M Garza
5095 Cavancahua #13
Cor

NIXIE 782 5C 1 00 03/

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0488-01946

78364@1458

Zuelma M Garza
5095 Cavancahua #13
Cor

NIXIE 782 CC 1 01 02/14/13

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

*2193-05689-13-13

7011 0110 0000 4433 1574

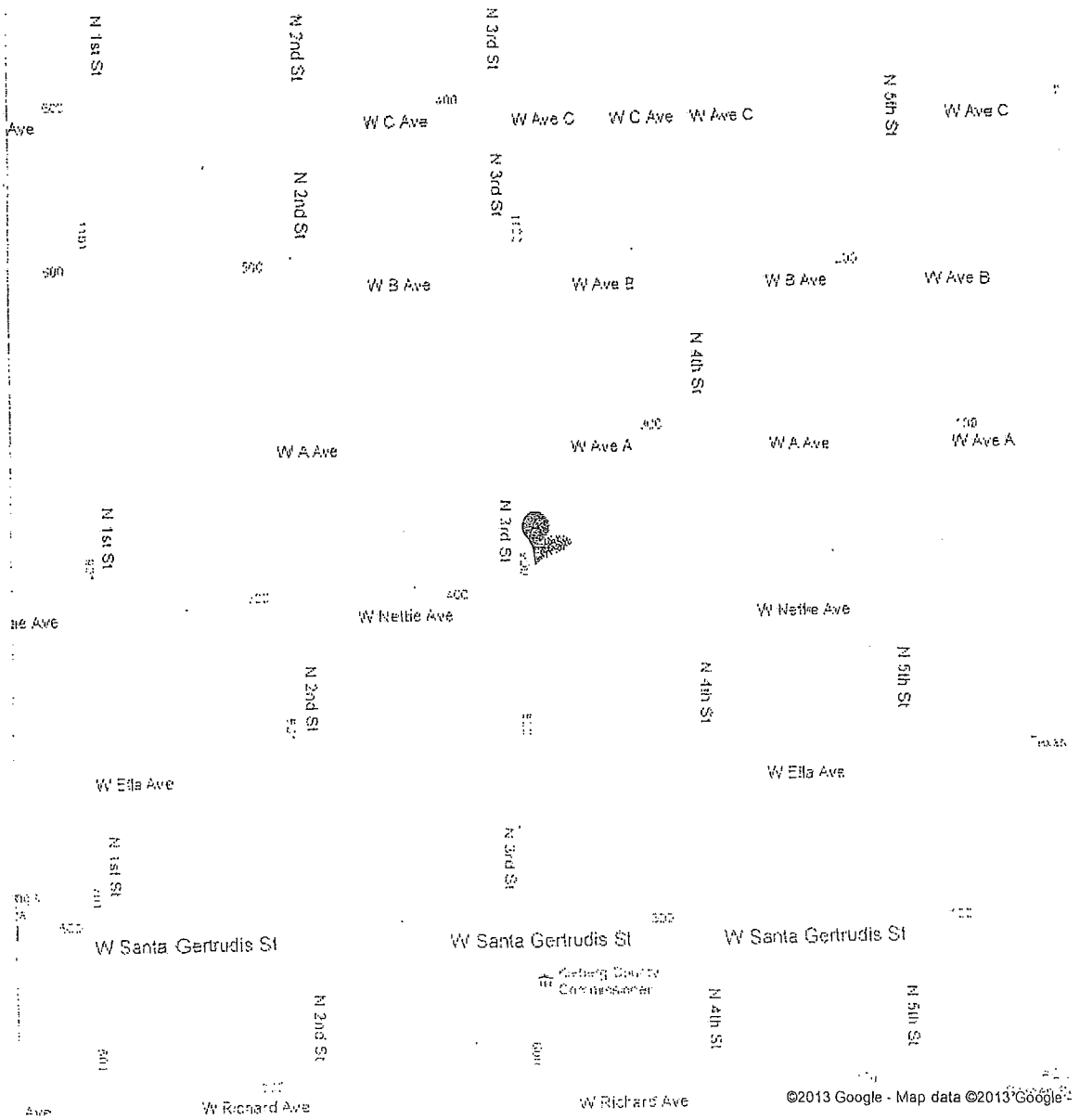
US 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $06.110
0004247745 FEB 06 2013
MAILED FROM ZIP CODE 78363

Google

Address 330 W Nettie Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



CITY OF [illegible] KERVILLE, TEXAS

THIS NO[illegible] ADVISE PROPERTY OWNERS THA[illegible]
THE C[illegible] WILL CONSIDER CONDEMNATION

on [illegible] W Nettie

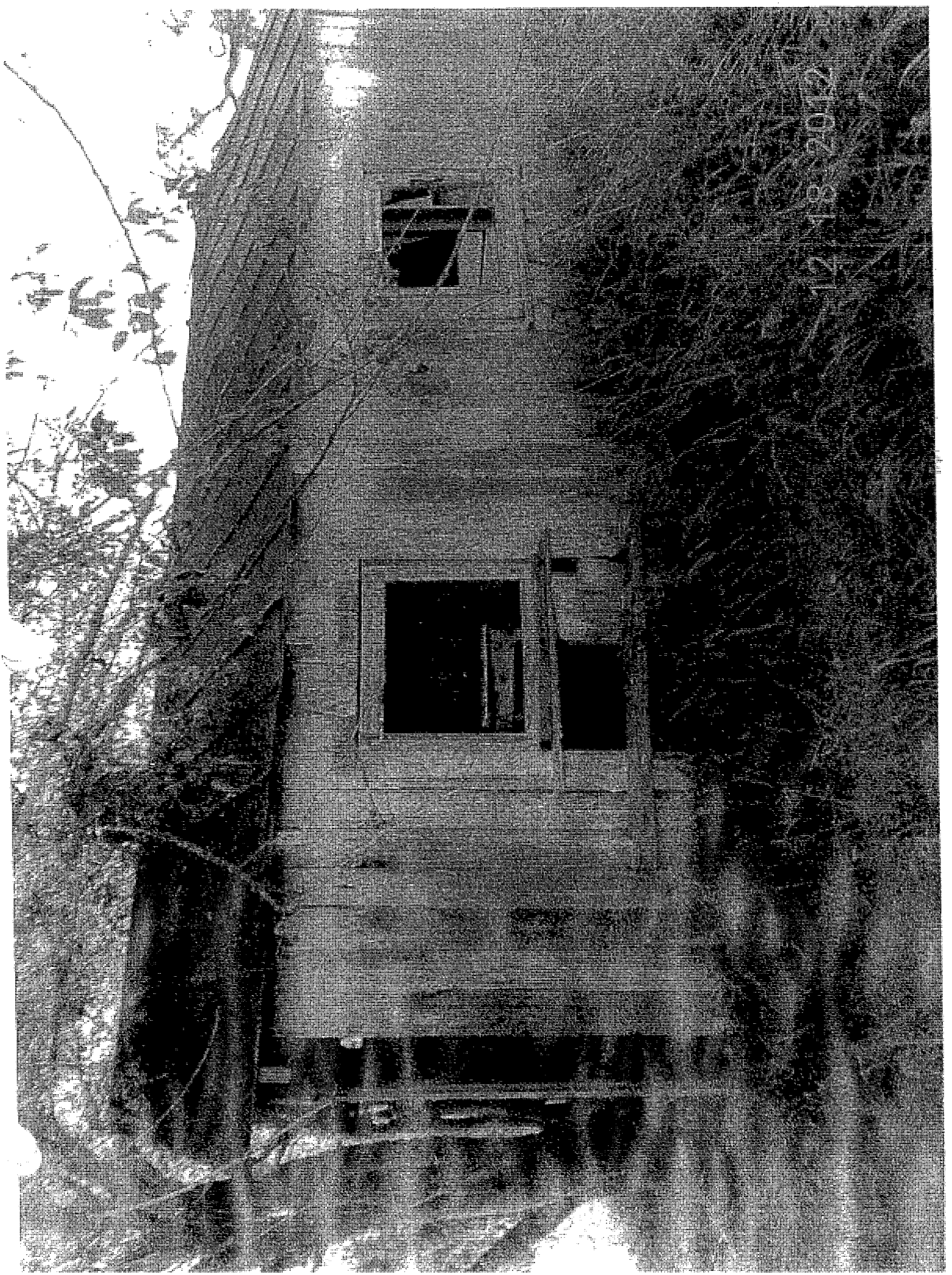
[illegible]day, April 8, 20[illegible]3

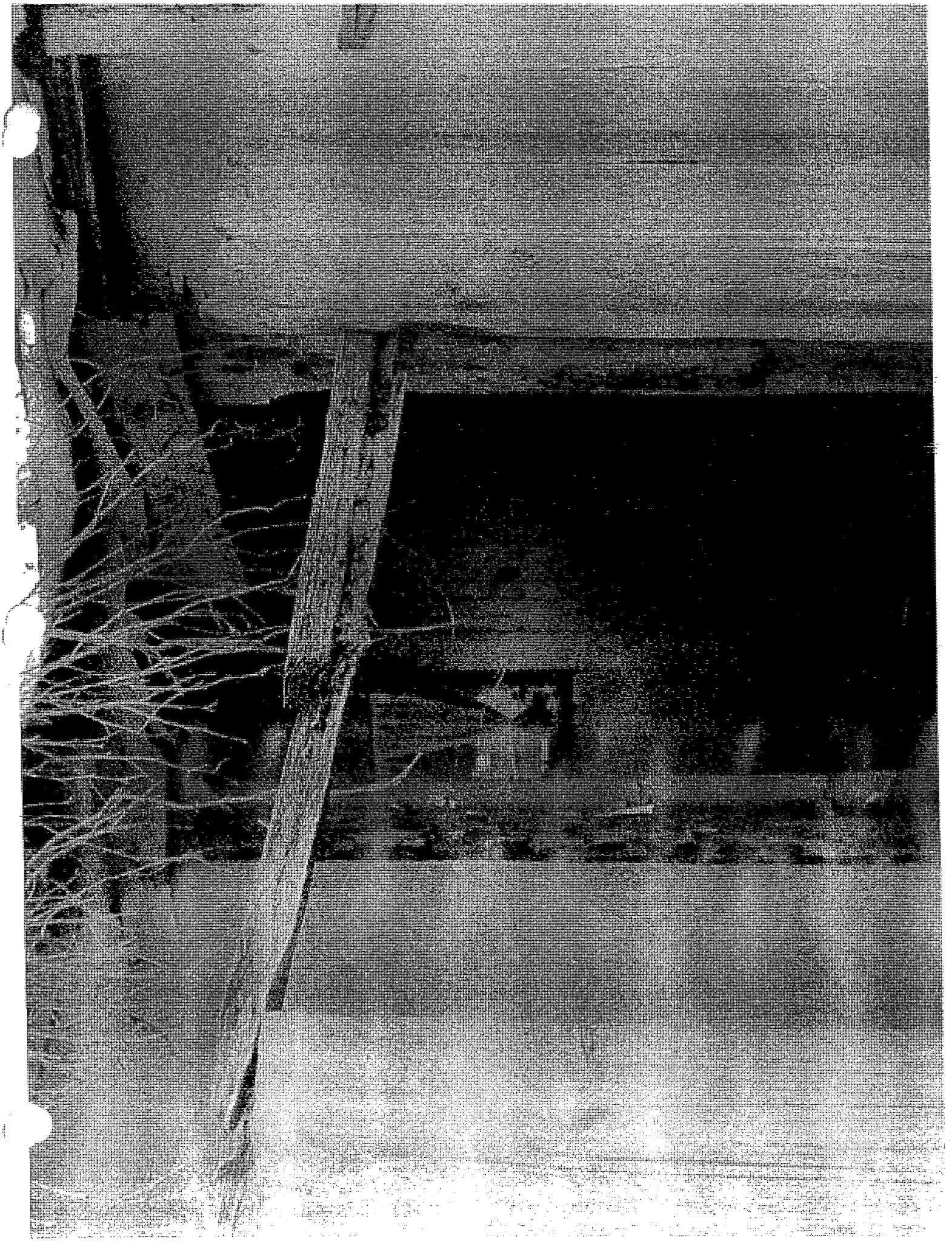
BY ORDER OF BUILDING OFFICIAL

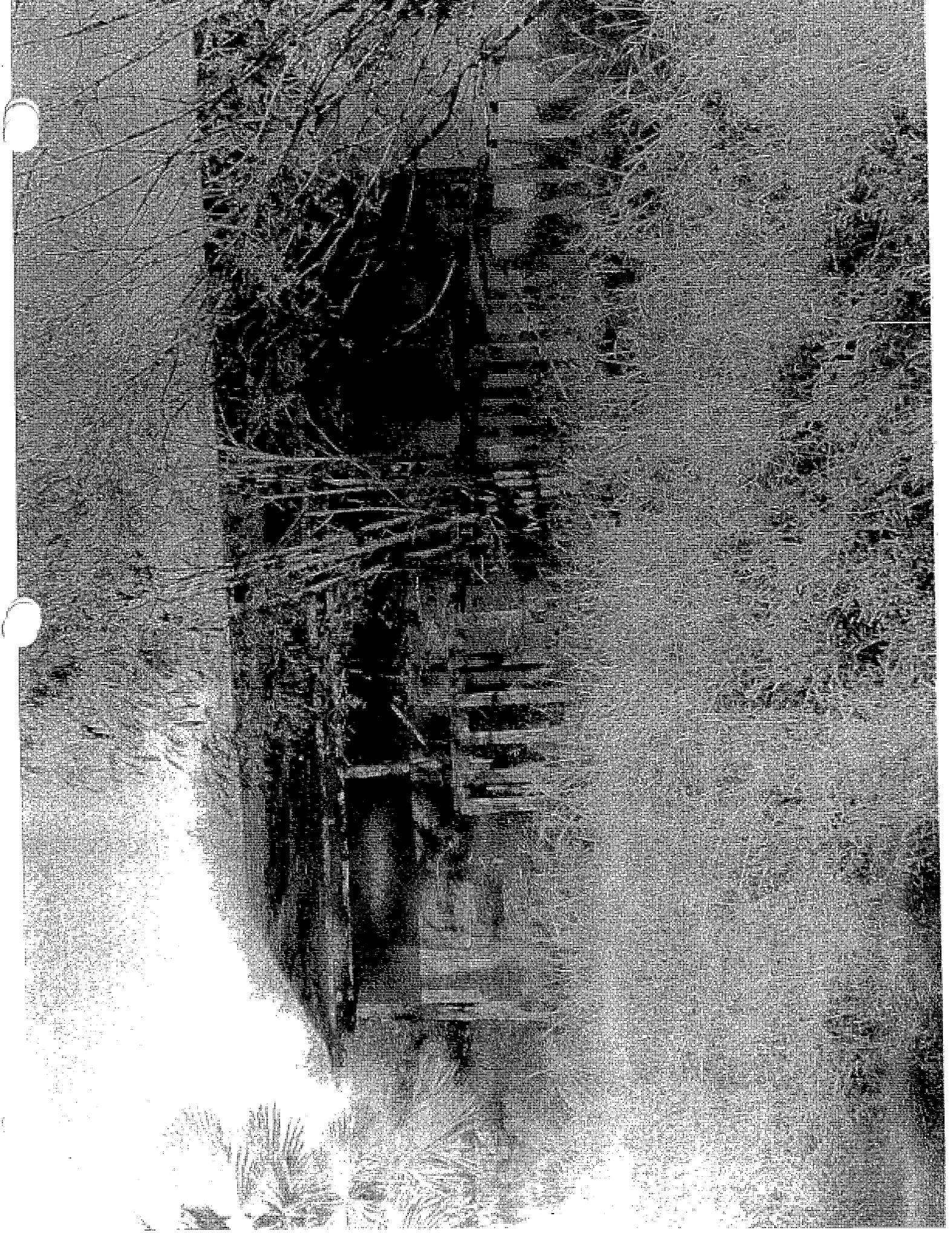
DISPLACEMENT OR REMOVAL of the Notice [illegible]
and/or alterations of this structure without [illegible]
of the BUILDING DEPARTMENT CITY OF [illegible]
constitutes a misdemeanor and is punishable [illegible]
Hundred ($200.00) Dollars.

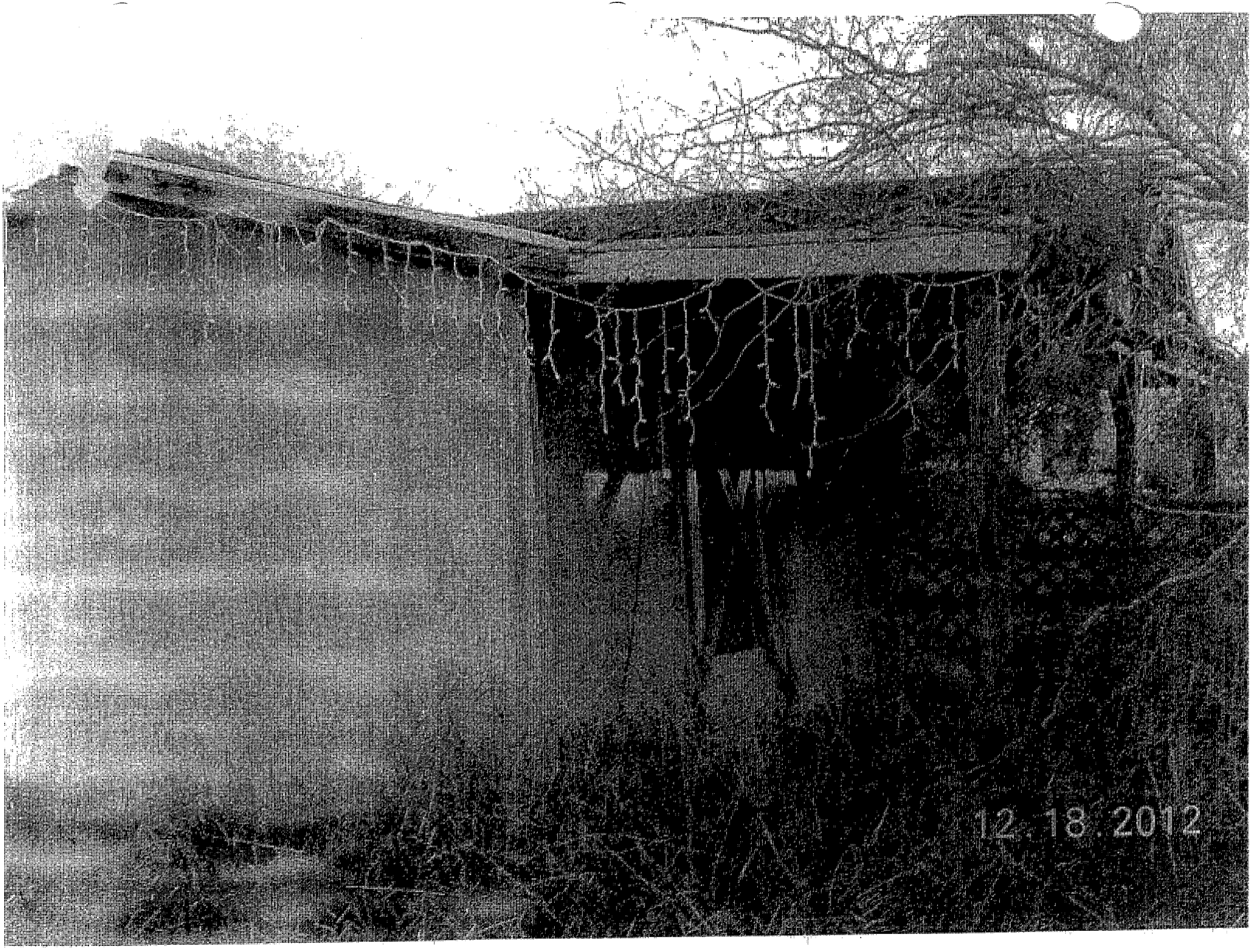
CONTACT THE Building Department at
200 EAST KEFFER
Telephone: (361) 505-8019

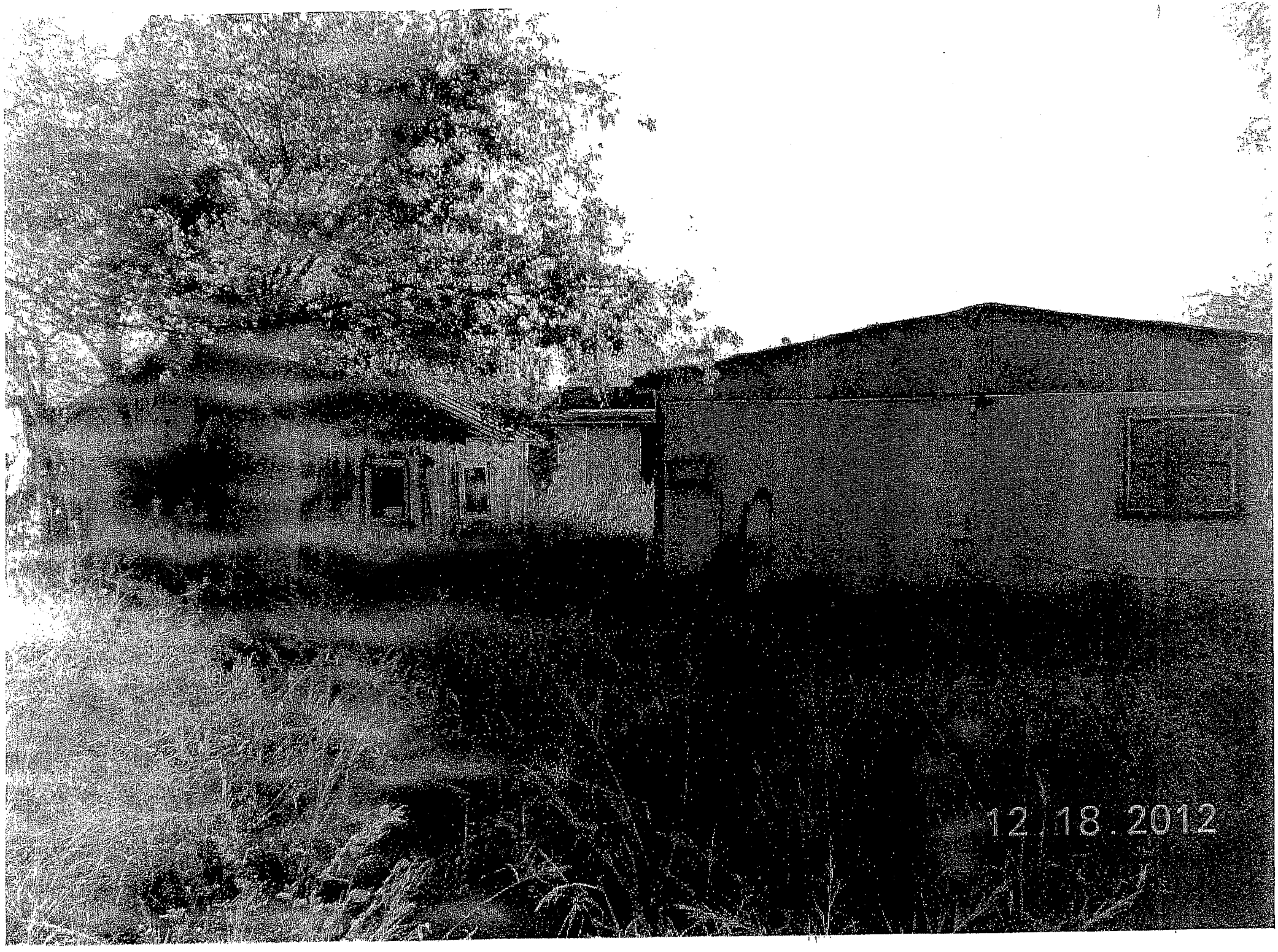
DATE 3-11-13 BY [illegible]

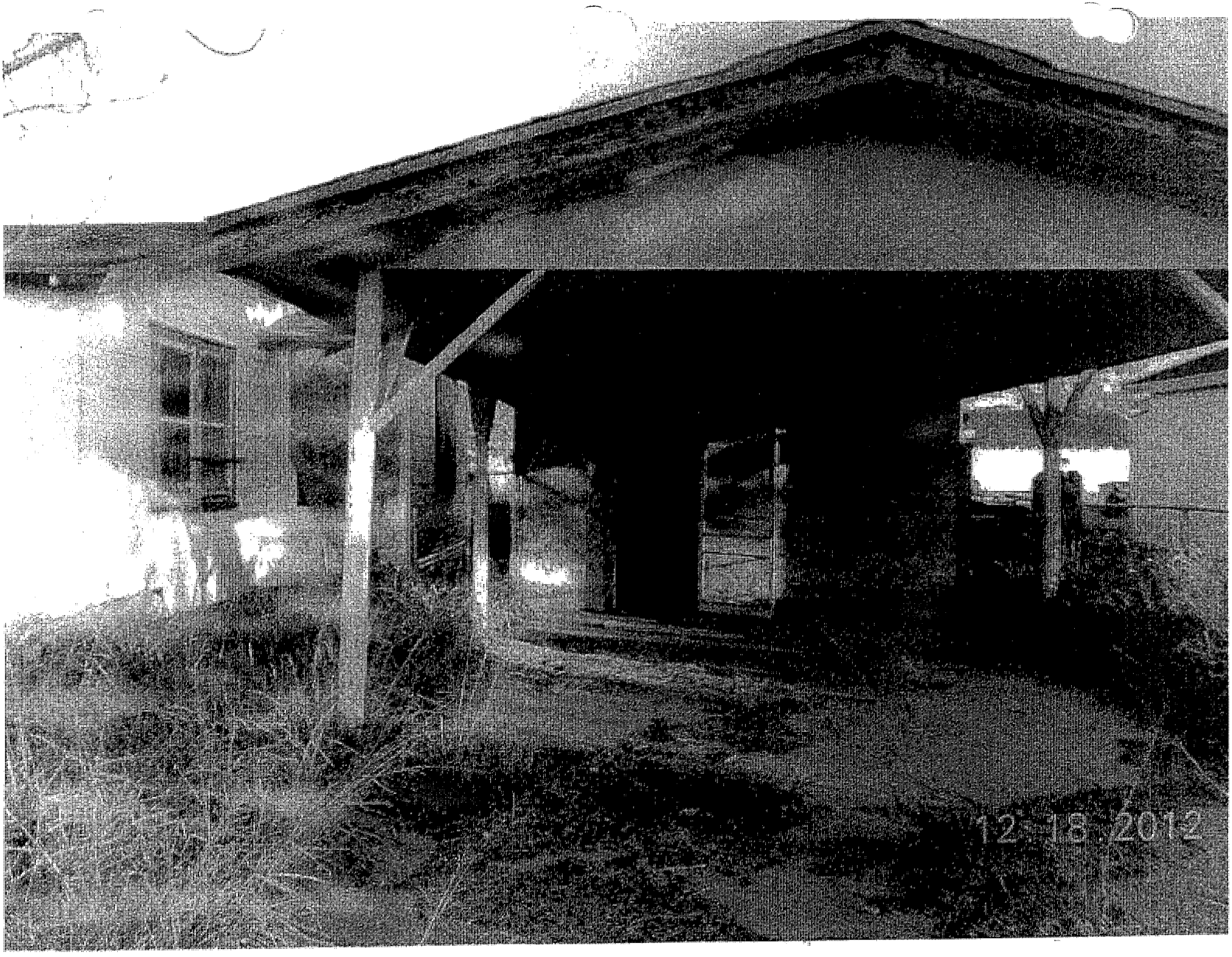


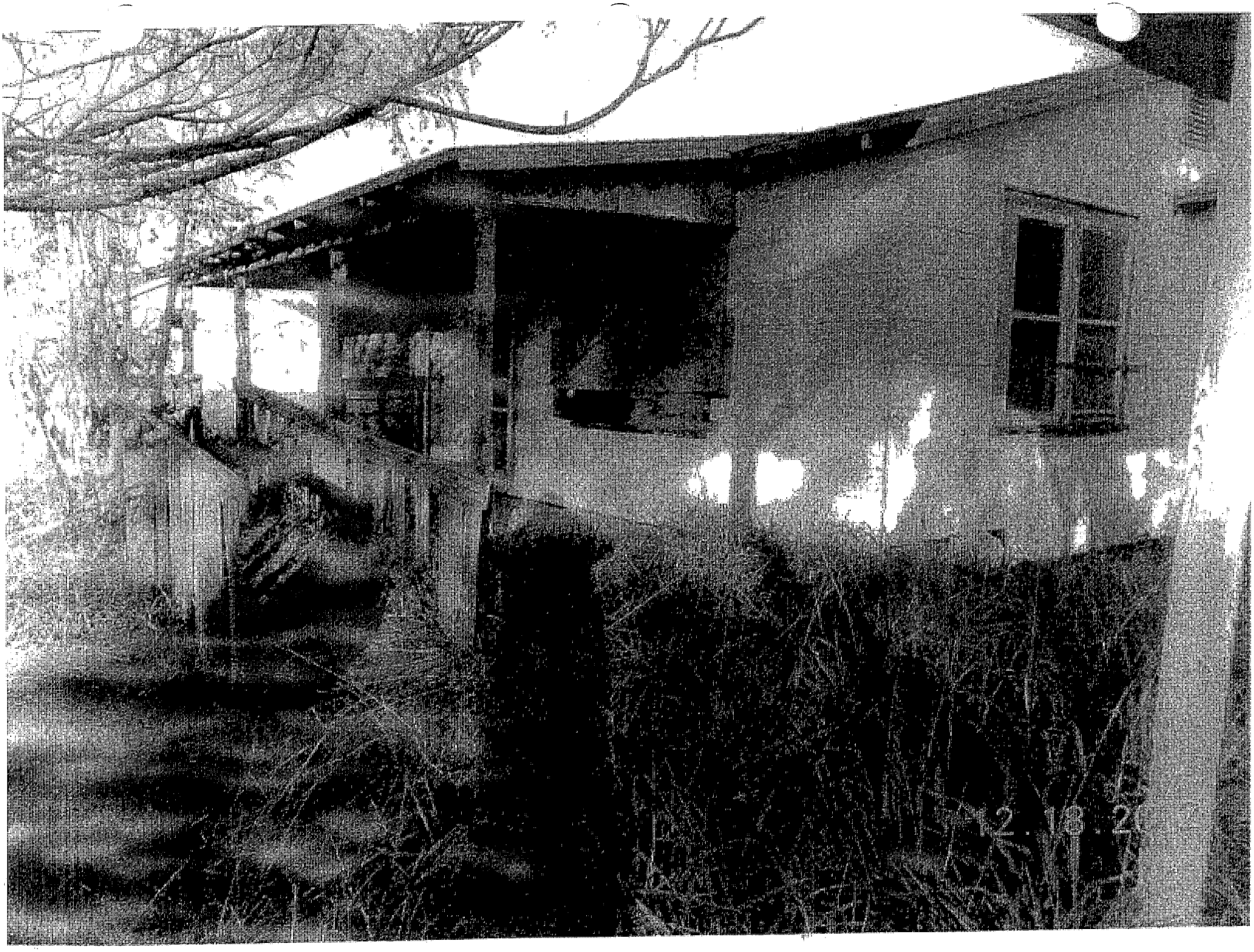





12.18.2012


12 18 2012


12 18 2012



PUBLIC HEARING
#5

CITY OF KINGSVILLE 3/1/13

ADDRESS	INSPECTOR	
400 E. Ceasar	Hamid	
LEGAL DESCRIPTION	LOT	BLOCK
9th Block 24,	S/2 Closed Rogland St old Hospital	

OWNER NAME
Buford Hickman 416 E. Ceasar Ave. Kingsville Tx. 78363 — 6320

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		VXP		V			
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof			n/a				
a.Covering			n/A				
b.Structure		XDAP					
Walls		XDAP					
a.Exterior		XDAP					
b.Interior			n/A				
c.Ceilings			n/A				
Windows/Doors		BXHP					
a.Secured		BXHP					
b.Condition		BXHP					
Foundation		RAXP					
a.Floors		RAXP					
Plumbing		BXAP					
Electrical		BXAP					

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

since 4/2010

no utilities, old Abandoned Hospital
Has Broken windows overgrown yard
unsafe structure
have had numerous fires due to electrical

address	400 + Cousar		owner	old Hospital		date of inspctn	5-31-12	
pector	[illegible]		type of insp	Condm	Hospital		type of building	
B=broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	none		present			lits/plgs		
yard	✓		electricty			elec hzrds		
foundation	HX		elec hazds			security		
skirt	X		security			windows		
walls	D		windows			ceiling		
roof	Nen		ceiling			walls		
ft door	BX		walls			floors		
bk door	BX		floors			smk detectr		
secured	XXX		~~commode~~			other rm	rt/ctr/lft	ft/ctr/rr
windows	BHX		lavatory			lits/plgs		
stairs	DX		tub/shower			elec hzrds		
porches	DX		ventalation			security		
electric	✓		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	O		lits/plgs			ceiling		
gas	O		elec hzrds			walls		
es	VH		security			floors		
dewalk	✓		windows			smk detectr		
parking	✓		ceiling			HEATER	Na	
LIVN RM			walls			WTR HTR	Na	
present			floors			VENTILATION	Na	
electric			smk detectr			COOLING	Na	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	O	
secured			lits/plgs			SEWER TAP	m	
windows			elec hzrds			WATER TAP	m	
ceiling			security			ACCESS TO UNIT	X	H
walls			windows			FIRE EXITS	X H	
floor			ceiling			INFESTATION		
KITCHEN			walls			GARBAGE	DX	
present			floors			DEBRIS	DX	
electricty			smk detectr			REFUSE DISPOSAL		
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR		
secured			lits/plgs			HALLS	N	
windows			elec hzrds			STAIRS	DX	
ceiling			security			INTR HZRDS		
walls			windows			AIR QLTY		
floor			ceiling					
ove			walls					
efrigerator			floors					
sink			smk detectr					

DATE 01/07/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-010-024-01000-192

9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL STORAGE)

TOWN -
ACRES - 3.030

LOCATION- 400 E CAESAR BLK

LAND MKT VALUE 48800
LAND AGR VALUE

IMPR/PERS MKT VALUE 66560
MKT. BEFORE EXEMPTS 115360
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7557D

HICKMAN BUFFORD WEST

416 E CAESAR AVE

KINGSVILLE TX 78363-6320

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2009	1,577.89	757.40	467.06	2,802.35
TAXES 2010	3,408.60	1,227.10	927.13	5,562.83
TAXES 2011	3,597.95	863.52	892.29	5,353.76
TAXES 2012	3,625.76	.00	.00	3,625.76
	12,210.20	2,848.02	2,286.48	17,344.70

ACCT # 1-010-024-01000-192

TOTAL DUE 01/2013	17,344.70
TOTAL DUE 02/2013	17,701.51
TOTAL DUE 03/2013	17,877.02
TOTAL DUE 04/2013	18,052.58

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	2,900.98	675.85	543.52	4,120.35
CITY OF KINGSVILLE	3,357.66	795.57	636.33	4,789.56
KINGSVILLE ISD	5,705.72	1,318.56	1,060.13	8,084.41
SOUTH TX WATER AUTH	245.84	58.04	46.50	350.38

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	859.21
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	971.56
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	1,723.59
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	71.40
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	3,625.76

ATTY DAT 01/05/2012 CONTRCT DTE

Prop ID	Owner	%	Legal Description	Values			
17716	50279	100.00 R	Geo: 101002309000192	Effective Acres: 0.000000	Imp HS: 36,590	Market:	44,470
GARCIA URBANO GILBERTO			9TH, BLOCK 23, LOT 9-11, W/2 12		Imp NHS: 0	Prod Loss:	0
DOLORES B GARCIA					Land HS: 7,880	Appraised:	44,470
PO BOX 5315				Acres:	0.0000 Land NHS: 0	Cap:	0
KINGSVILLE, TX 78364			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	44,470
			Situs: 517 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions:	DP,HS
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,470	0	44,470

Prop ID	Owner	%	Legal Description	Values			
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS: 25,320	Market:	30,950
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS: 0	Prod Loss:	0
ETUX ANTONIA R					Land HS: 5,630	Appraised:	30,950
525 E RAGLAND AVE				Acres:	0.0000 Land NHS: 0	Cap:	0
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	30,950
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions:	HS,OV65
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550

Prop ID	Owner	%	Legal Description	Values			
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS: 0	Market:	33,870
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS: 29,370	Prod Loss:	0
REVOC TRUST					Land HS: 0	Appraised:	33,870
JAVIER BARBA JR (C/D)				Acres:	0.0000 Land NHS: 4,500	Cap:	0
403 S 6TH ST			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	33,870
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			33,870	0	33,870

Prop ID	Owner	%	Legal Description	Values			
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS: 0	Market:	145,650
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS: 130,650	Prod Loss:	0
TOMMIE I & REBECCA S TR					Land HS: 0	Appraised:	145,650
820 S 18TH ST				Acres:	0.0000 Land NHS: 15,000	Cap:	0
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID:	PLAT Prod Use: 0	Assessed:	145,650
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			145,650	0	145,650

Prop ID	Owner	%	Legal Description	Values			
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS: 0	Market:	113,030
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS: 100,530	Prod Loss:	0
1311 GENERAL CAVAZOS BLV					Land HS: 0	Appraised:	113,030
STE 301				Acres:	0.0000 Land NHS: 12,500	Cap:	0
KINGSVILLE, TX 78363-7123			State Codes: F1	Map ID:	PLAT Prod Use: 0	Assessed:	113,030
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			113,030	0	113,030

Prop ID	Owner	%	Legal Description	Values			
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS: 0	Market:	158,360
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS: 145,860	Prod Loss:	0
ASSOCIATION					Land HS: 0	Appraised:	158,360
3845 S PADRE ISLAND DR				Acres:	0.0000 Land NHS: 12,500	Cap:	0
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID:	PLAT Prod Use: 0	Assessed:	158,360
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			158,360	0	158,360

Prop ID	Owner	%	Legal Description	Values			
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS: 0	Market:	115,360
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS: 66,560	Prod Loss:	0
416 E CAESAR AVE			STORAGE)		Land HS: 0	Appraised:	115,360
KINGSVILLE, TX 78363-6320				Acres:	0.0000 Land NHS: 48,800	Cap:	0
			State Codes: F1	Map ID:	PLAT Prod Use: 0	Assessed:	115,360
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			115,360	0	115,360

Prop ID	Owner	%	Legal Description		Values			
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS:	25,320	Market:	30,950
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS:	0	Prod Loss:	0
ETUX ANTONIA R					Land HS:	5,630	Appraised:	30,950
525 E RAGLAND AVE				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	30,950
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550	0.842200	189.92

Prop ID	Owner	%	Legal Description		Values			
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS:	0	Market:	33,870
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS:	29,370	Prod Loss:	0
REVOC TRUST					Land HS:	0	Appraised:	33,870
JAVIER BARBA JR (C/D)				Acres:	0.0000 Land NHS:	4,500	Cap:	0
403 S 6TH ST			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	33,870
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			33,870	0	33,870	0.842200	285.25

Prop ID	Owner	%	Legal Description		Values			
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS:	0	Market:	145,650
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS:	130,650	Prod Loss:	0
TOMMIE I & REBECCA S TR					Land HS:	0	Appraised:	145,650
820 S 18TH ST				Acres:	0.0000 Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID:	PLAT Prod Use:	0	Assessed:	145,650
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			145,650	0	145,650	0.842200	1,226.66

Prop ID	Owner	%	Legal Description		Values			
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS:	0	Market:	113,030
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS:	100,530	Prod Loss:	0
510 E CAESAR					Land HS:	0	Appraised:	113,030
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	12,500	Cap:	0
			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	113,030
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			113,030	0	113,030	0.842200	951.94

Prop ID	Owner	%	Legal Description		Values			
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS:	0	Market:	158,360
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS:	145,860	Prod Loss:	0
ASSOCIATION					Land HS:	0	Appraised:	158,360
3845 S PADRE ISLAND DR				Acres:	0.0000 Land NHS:	12,500	Cap:	0
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	158,360
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			158,360	0	158,360	0.842200	1,333.71

Prop ID	Owner	%	Legal Description		Values			
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS:	0	Market:	115,360
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS:	66,560	Prod Loss:	0
416 E CAESAR AVE			STORAGE)		Land HS:	0	Appraised:	115,360
KINGSVILLE, TX 78363-6320				Acres:	0.0000 Land NHS:	48,800	Cap:	0
			State Codes: F1	Map ID:	PLAT Prod Use:	0	Assessed:	115,360
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			115,360	0	115,360	0.842200	971.56

Prop ID	Owner	%	Legal Description		Values			
11747	42715	100.00 R	Geo: 101002501000192	Effective Acres: 0.000000	Imp HS:	0	Market:	370,610
UNITED PENTECOSTAL			9TH, BLOCK 25, LOT 1-6, (E X E M P T)		Imp NHS:	355,610	Prod Loss:	0
CHURCH					Land HS:	0	Appraised:	370,610
PO BOX 1817				Acres:	0.0000 Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78364-1817			State Codes: X	Map ID:	PLAT Prod Use:	0	Assessed:	370,610
			Situs: 508 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			370,610	370,610	0	0.842200	0.00

Prop ID	Owner	%	Legal Description		Values			
17716	50279	100.00 R	Geo: 101002309000192	Effective Acres: 0.000000	Imp HS:	36,590	Market:	44,470
GARCIA URBANO GILBERTO			9TH, BLOCK 23, LOT 9-11, W/2 12		Imp NHS:	0	Prod Loss:	0
DOLORES B GARCIA					Land HS:	7,880	Appraised:	44,470
PO BOX 5315				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78364			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	44,470
			Situs: 517 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,470	0	44,470

Prop ID	Owner	%	Legal Description		Values			
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS:	25,320	Market:	30,950
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS:	0	Prod Loss:	0
ETUX ANTONIA R					Land HS:	5,630	Appraised:	30,950
525 E RAGLAND AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	30,950
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550

Prop ID	Owner	%	Legal Description		Values			
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS:	0	Market:	33,870
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS:	29,370	Prod Loss:	0
REVOC TRUST					Land HS:	0	Appraised:	33,870
JAVIER BARBA JR (C/D)				Acres: 0.0000	Land NHS:	4,500	Cap:	0
403 S 6TH ST			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	33,870
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			33,870	0	33,870

Prop ID	Owner	%	Legal Description		Values			
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS:	0	Market:	145,650
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS:	130,650	Prod Loss:	0
TOMMIE I & REBECCA S TR					Land HS:	0	Appraised:	145,650
820 S 18TH ST				Acres: 0.0000	Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID: PLAT	Prod Use:	0	Assessed:	145,650
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			145,650	0	145,650

Prop ID	Owner	%	Legal Description		Values			
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS:	0	Market:	113,030
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS:	100,530	Prod Loss:	0
1311 GENERAL CAVAZOS BLV					Land HS:	0	Appraised:	113,030
STE 301				Acres: 0.0000	Land NHS:	12,500	Cap:	0
KINGSVILLE, TX 78363-7123			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	113,030
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			113,030	0	113,030

Prop ID	Owner	%	Legal Description		Values			
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS:	0	Market:	158,360
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS:	145,860	Prod Loss:	0
ASSOCIATION					Land HS:	0	Appraised:	158,360
3845 S PADRE ISLAND DR				Acres: 0.0000	Land NHS:	12,500	Cap:	0
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	158,360
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			158,360	0	158,360

Prop ID	Owner	%	Legal Description		Values			
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS:	0	Market:	115,360
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS:	66,560	Prod Loss:	0
416 E CAESAR AVE			STORAGE)		Land HS:	0	Appraised:	115,360
KINGSVILLE, TX 78363-6320				Acres: 0.0000	Land NHS:	48,800	Cap:	0
			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	115,360
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			115,360	0	115,360

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **21247** R

Legal Description
9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST),
(OLD HOSPITAL STORAGE)

OWNER ID
50103

OWNERSHIP
100.00%

HICKMAN BUFFORD W EST
416 E CAESAR AVE
KINGSVILLE, TX 78363-6320

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		66,560
LAND MARKET	+	48,800
MARKET VALUE	=	115,360
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	115,360
HS CAP LOSS	-	0
ASSESSED VALUE	=	115,360

Ref ID2: R21247
Map ID PLAT

101002401000192

ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost

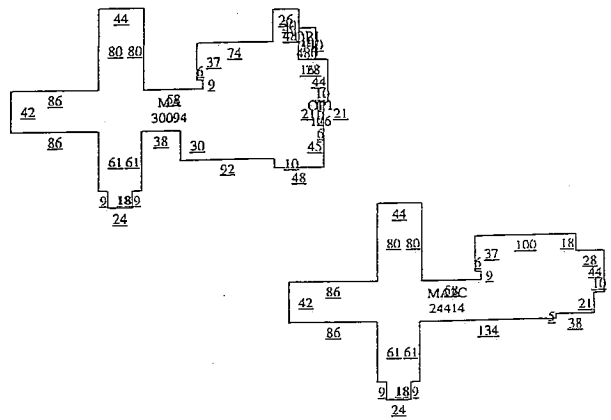
SITUS 400 E CAESAR BLK

GENERAL

UTILITIES		LAST APPR.	AYG
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS		LAST INSP. DATE	04/05/2011
ZONING	C2	NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR '13 CORR DEPTH FACTOR PER APPR IE 10/2/12 12/13/12 MMG -- FOR '11 NO VAL CHG - CHG LEGAL DESC PER AYG 4/5/11 4/17/11 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/24/2006	*****	HICKMAN BUFFORD DEATH	/ /
01/01/1993	*****	RAMEY L E	OT / 78 / 481
07/01/1990	*****	DONNELLY ALLEN M	OT / 40 / 200

IMPROVEMENT INFORMATION

SUBD: S010 100.00% NBHD:

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	WH2A/	30,094.0	19.04	1	1960		572,990	50%	100%	40%	30%	100%	0.06	34,380
	MA2C	COMM 2ND STO	C	*/	24,414.0	17.14	1	1960		418,460	50%	100%	40%	30%	100%	0.06	25,110
	OP1	OPEN PORCH B	R	*/	126.0	3.81	1	1960		480	50%	100%	40%	30%	100%	0.06	30
	OP1	OPEN PORCH B	R	*/	480.0	3.81	1	1960		1,830	50%	100%	40%	30%	100%	0.06	110
1.	COMMERCIAL		STCD: F1		55,114.0	Homesite: N				993,760							59,630

LAND INFORMATION

SUBD: S010 100.00% NBHD: IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		SPECIAL	F1	N	FF	400X330	100.00	40,000	1.22	1.00	A	48,800	NO			0.00	0
													48,800					0

Comment: F: 400 R: 400 FF D: 330

Effective Date of Appraisal: January 1 Date Printed: 03/01/2013 10:05:36AM by VICKI

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **21247** R

Legal Description
9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST),
(OLD HOSPITAL STORAGE)

OWNER ID
50103

OWNERSHIP
100.00%

HICKMAN BUFFORD W EST
416 E CAESAR AVE
KINGSVILLE, TX 78363-6320

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		66,560
LAND MARKET	+	48,800
MARKET VALUE	=	115,360
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	115,360
HS CAP LOSS	-	0
ASSESSED VALUE	=	115,360

Ref ID2: R21247
Map ID PLAT

101002401000192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

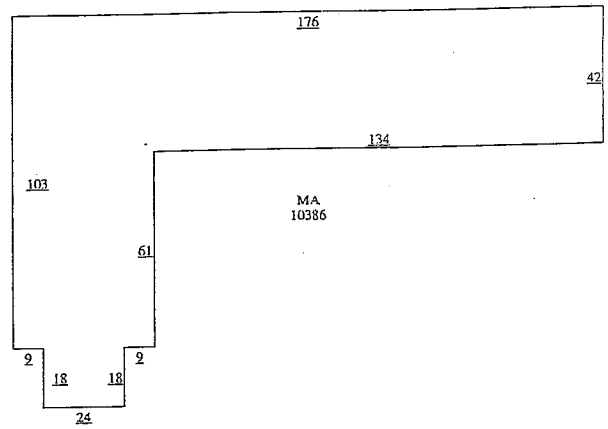
SITUS 400 E CAESAR BLK

GENERAL

UTILITIES		LAST APPR.	AYG
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS		LAST INSP. DATE	04/05/2011
ZONING	C2	NEXT INSP. DATE	
NEXT REASON			

REMARKS FOR '13 CORR DEPTH FACTOR PER APPR IE 10/2/12 12/13/12 MMG -- FOR '11 NO VAL CHG - CHG LEGAL DESC PER AYG 4/5/11 4/17/11 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR

SKETCH for Improvement #2 (COMMERCIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/24/2006	*****	HICKMAN BUFFORD DEATH	/ /
01/01/1993	*****	RAMEY L E	OT / 78 / 481
07/01/1990	*****	DONNELLY ALLEN M	OT / 40 / 200

IMPROVEMENT INFORMATION

SUBD: S010 100.00% NBHD:

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	C	WH2A/	10,386.0	19.04	1				197,750	50%	100%	40%	30%	100%	0.02	4,750
	CW	CONCRETE WAL	F	SP/	1,640.0	0.00	1				617	50%	100%	40%	30%	100%	0.06	620
	ASP	ASPHALT (100	SP	SP/	40,000.0	0.65	1				26,000	50%	100%	40%	30%	100%	0.06	1,560
2.	COMMERCIAL		STCD:	F1	52,026.0		Homesite: N				224,367							6,930

IMPROVEMENT FEATURES

LAND INFORMATION

SUBD: S010 100.00% NBHD:

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 03/01/2013 10:05:36AM by VICKI

True Automation, Inc.

CONDEMNATION CHECKLIST

Property Address: 416 E Caesar — Phone: _____

Property Owner: Buford Hickman Est — Phone: _____

Owner's Address: 416 E Caesar, Kingsville, TX 78363 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-30-12	5-30-12	1. Identify structure unfit for human habitation.
☐ 5-30-12	5-30-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 5-30-12	5-30-12	3. Determine ownership from county assessment & tax collection record.
☐ 5-30-12	5-30-12	4. Obtain legal description.
☐ 5-30-12	5-30-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-30-12	5-30-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
1-31-13	1-31-13	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	3-11-13	3-11-13
☐	3-27-13	3-27-13
		10. Photograph posted sign.
		11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐	_____	_____ 12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐	_____	_____ 13. City Council adopts condemnation resolution.
☐	_____	_____ 14. File Notice of Condemnation with the County Clerk.
☐	_____	_____ 15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐	_____	_____ 16. Post 45-day Order to Demolish on structure.
☐	_____	_____ 17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐	_____	_____ 18. Photograph posted notice.
☐	_____	_____ 19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐	_____	_____ 20. Issue Notice to Proceed to Public Works Dir.
☐	_____	_____ 21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1826

March 8, 2013

BUFFORD HICKMAN EST
416 E CAESAR
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 400 E CAESAR**

Dear Sir or Madam:

On MAY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 400 E CAESAR was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 30, 2012

BUFFORD W. HICKMAN EST.
416 E CAESAR
KINGSVILLE TX 78363

Re: 9TH ADDITION BLOCK 24 ALL LOTS **400 E CEASAR**

Dear Sir or Madam:

It has been determined that the structure at **400 E CEASAR** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JUNE 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 13, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JUNE 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 30, 2012

BUFFORD W. HICKMAN EST.
416 E CAESAR
KINGSVILLE TX 78363

Re: 9TH ADDITION BLOCK 24 ALL LOTS **416 E CEASAR**

Dear Sir or Madam:

It has been determined that the structure at **416 E CEASAR** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JUNE 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 13, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JUNE 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

BUFFORD E HICKMAN
416 E CAESAR
KINGSVILLE, TX 78363

Re: 9TH, BLOCK 24, LOT ALL (S2 CLOSED RAGLAND ST) (OLD HOSPITAL STORAGE) 400 E CAESAR

Dear Sir or Madam:

It has been determined that the structure at **400 E CAESAR** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bufford W Huckman
416 Caesar
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
Terri Schlomach | 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 5 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Arti
(Tra 7011 0110 0000 4431 2509

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bufford W Huckman
416 Caesar
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
Terri Schlomach | 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 5 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7011 0110 0000 4433 2572

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bufford W Huckman
416 Caesar
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
Terri Schlomach | 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 5 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7011 0110 0000 4433 1567

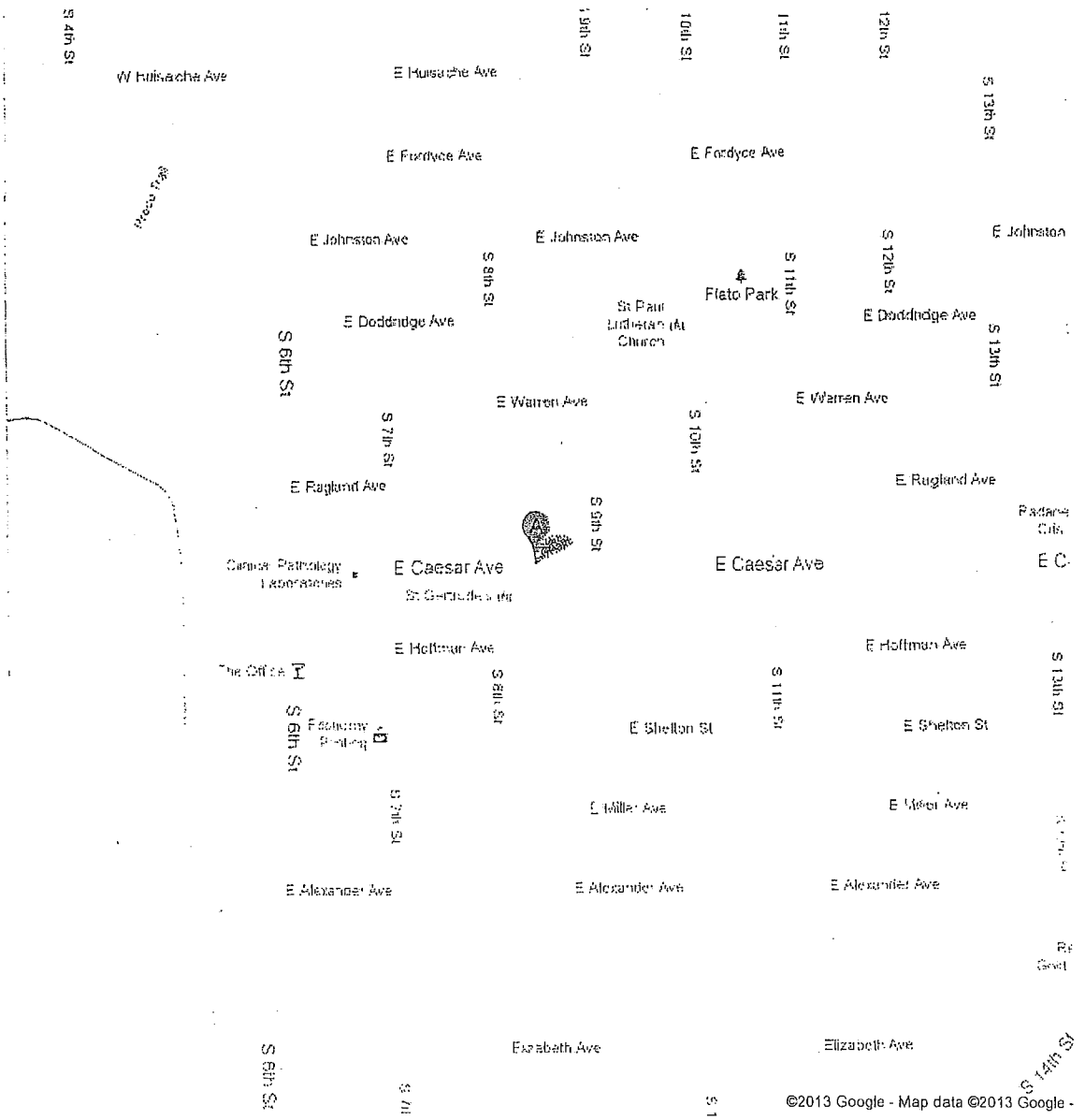
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

400 E Caesar

Google

Address 440 E Caesar Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



3-11-13

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 400 E Caesar ON

Monday, April 8, 2013

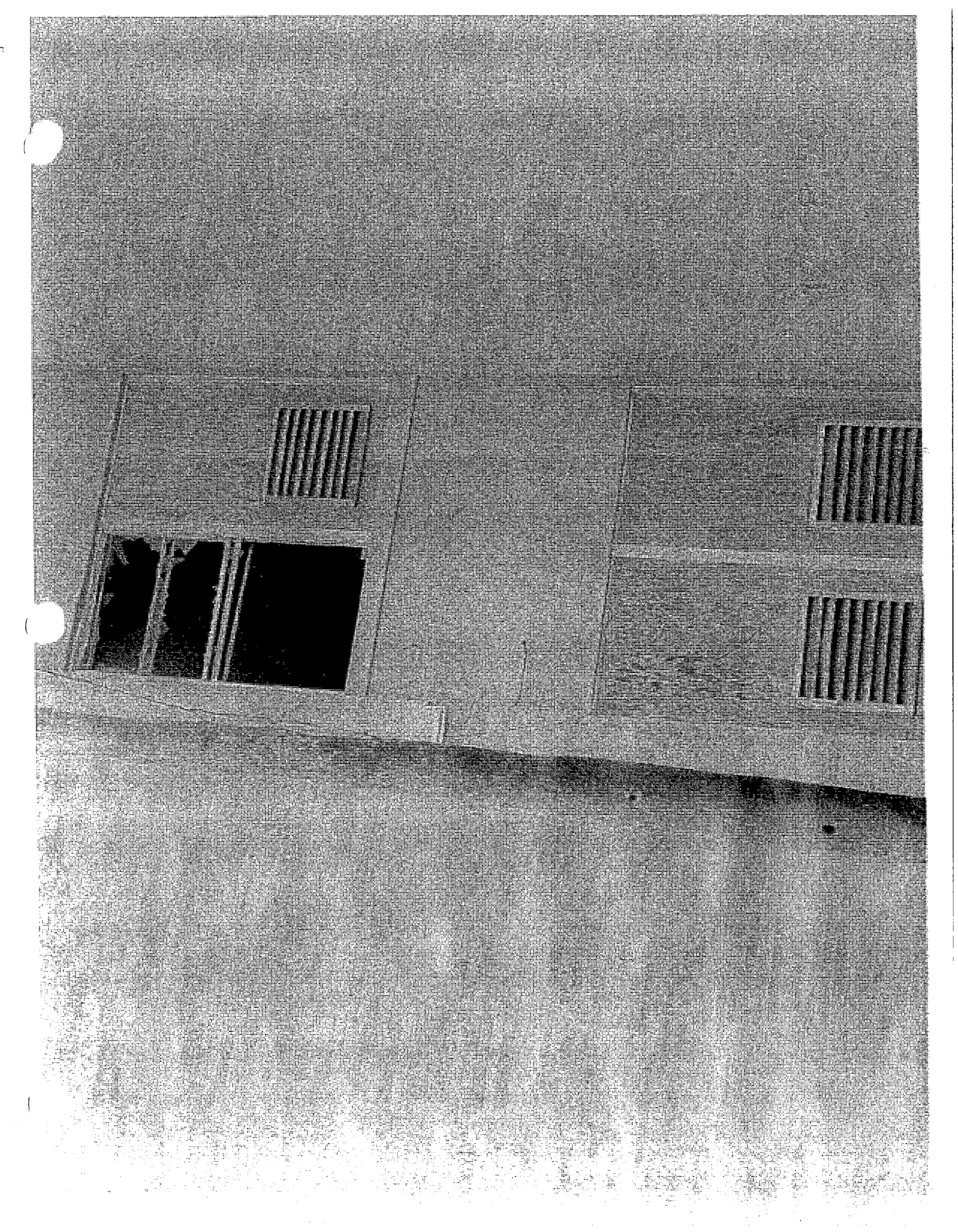
BY ORDER OF BUILDING OFFICIAL

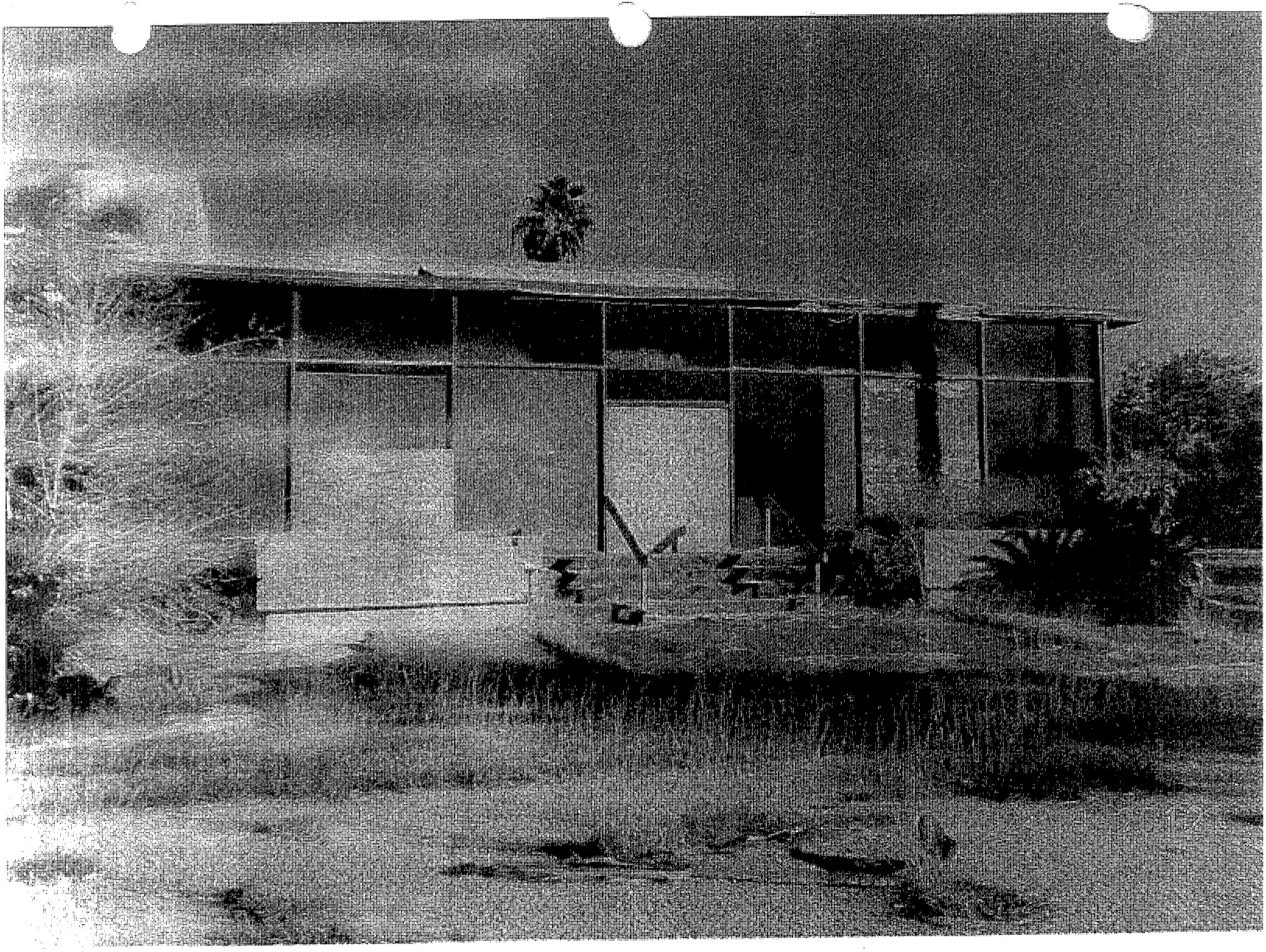
DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT-CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

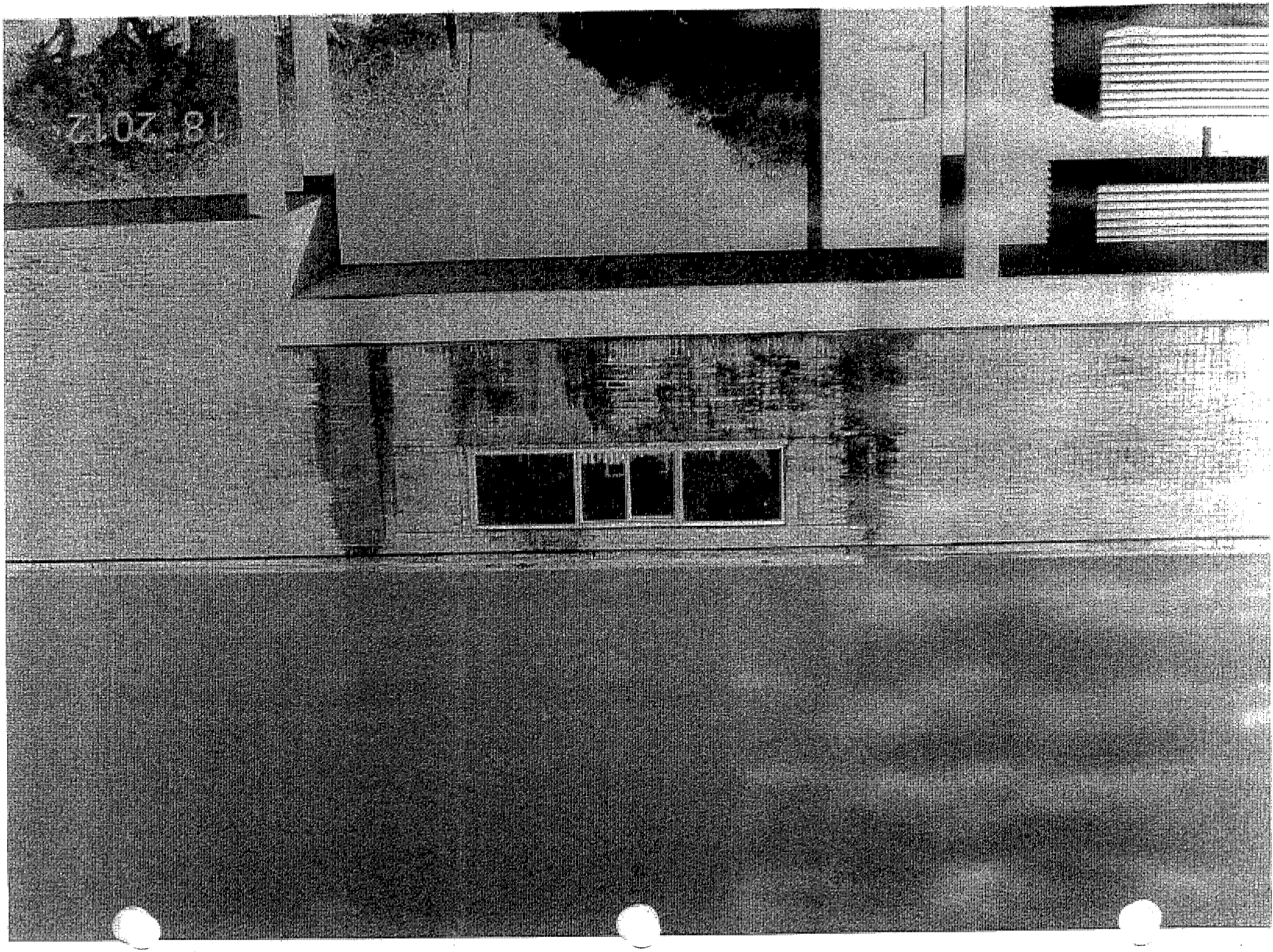
CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

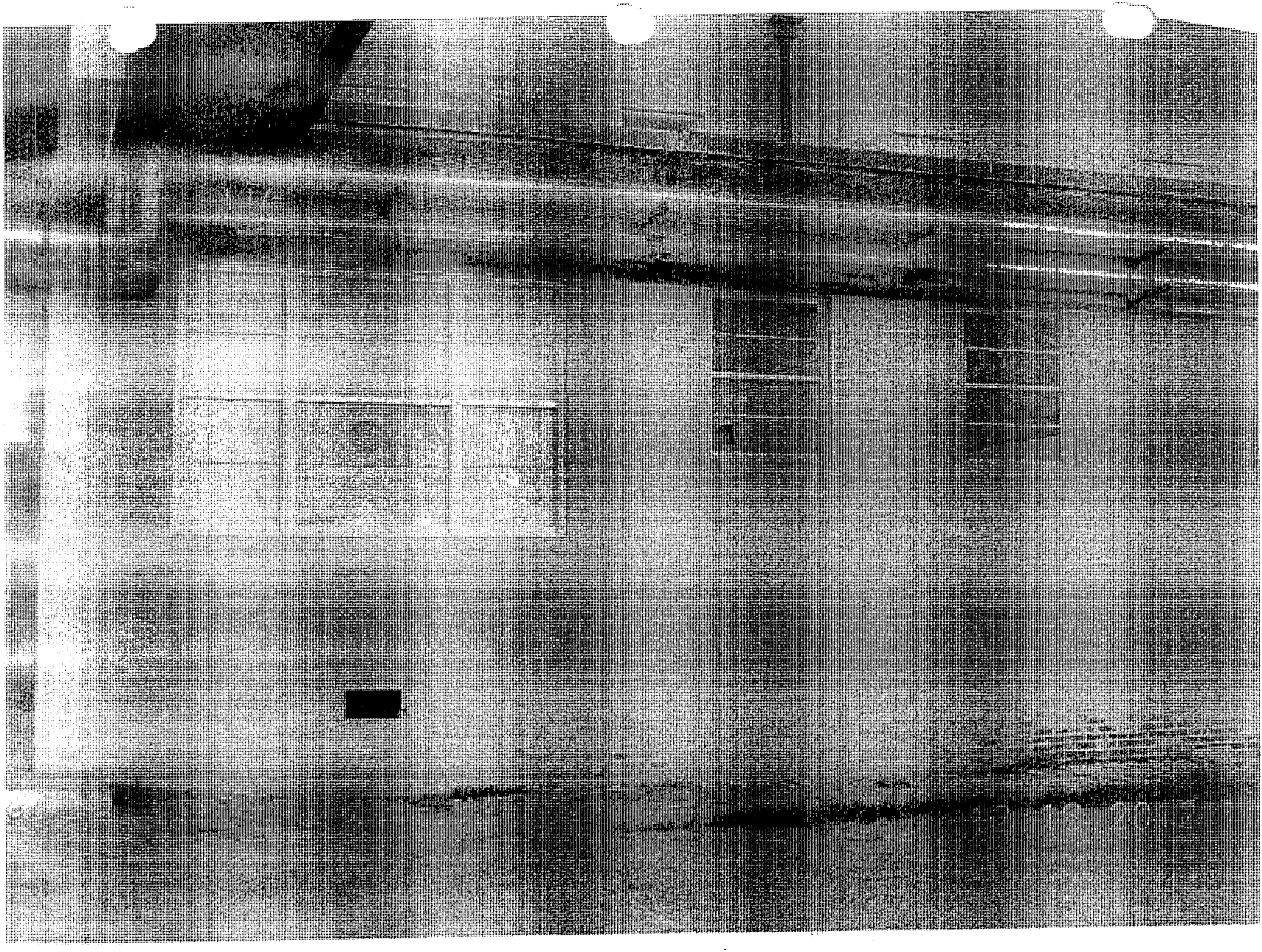
DATE 3-11-13 BY Manuel Ramos

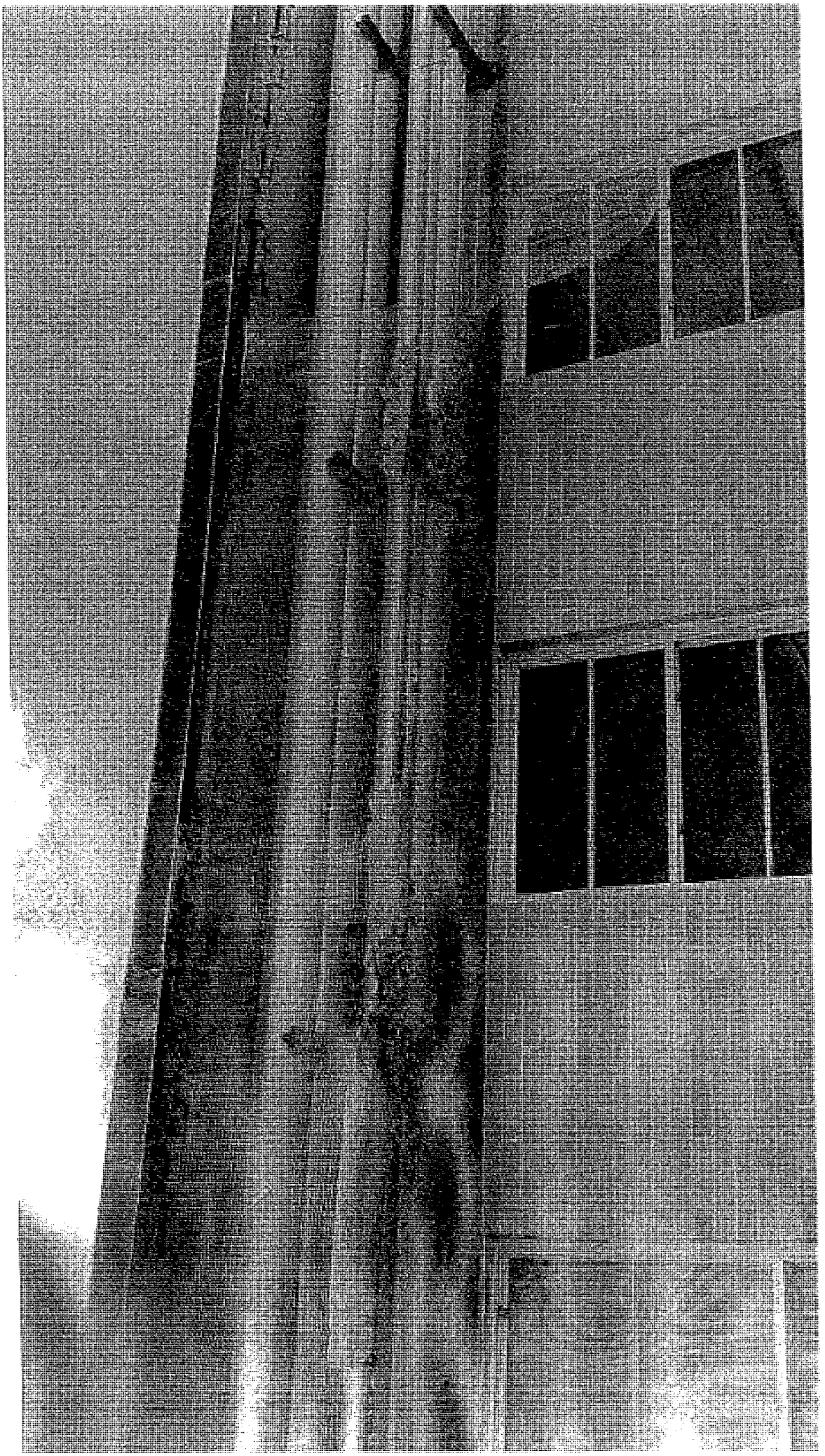
03

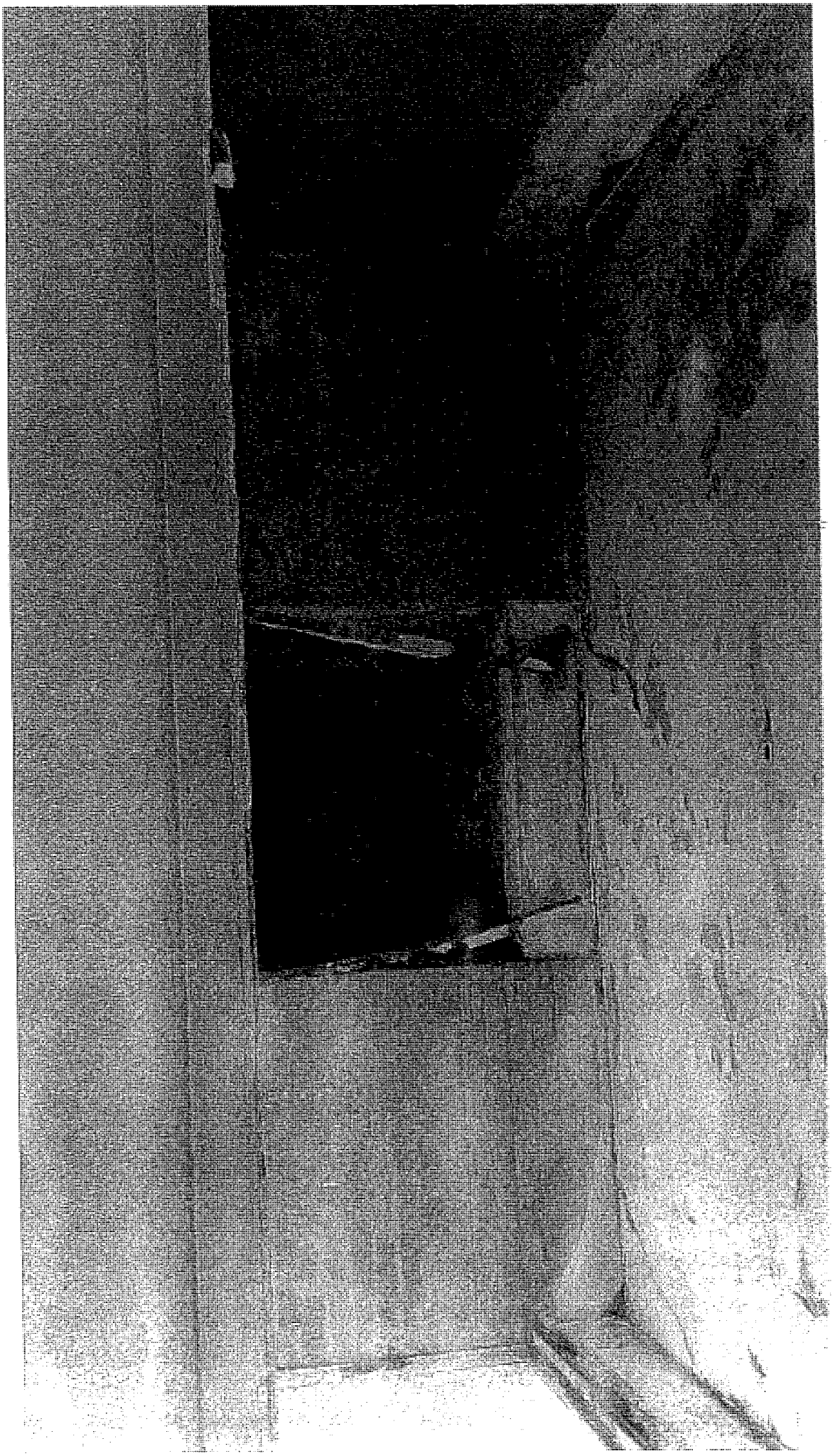












CONSENT AGENDA

AGENDA ITEM #1

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR COMMUNITY APPEARANCE TO FUND THE PURCHASE AND INSTALLATION OF TREES FOR THE WEST SANTA GERTRUDIS CORRIDOR LANDSCAPING PROJECT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Capital					
2		Fund Balance	610.00		$40,623
					$40,623
Expenses					
5-690.0		Fund Exp/Trsfrs Fund 091	394.93	$40,623	
				$40,623	
Fund 091	**General Fund Capital Projects Fund**				
Revenues					
4-000.0	Transfer from Fund 001		750.13	$40,623	
				$40,623	
Expenses					
5-160.1	Corridor Landscaping	Grounds & Perm Fx.	591.00	$40,623	
				$40,623	

[Community Appearance is in need of additional landscaping to properly fulfill their mission. The landscaping will greatly enhance the Corridor Landscaping Project in the medians on West Santa Gertrudis. This purchase is being funded from the FY12 surplus.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be not be codified bust shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 11th day of March 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

City of Kingsville
Proposed/Possible Expenditure of Additional FY 2012 Budget Savings
3/25/13

Additional Budget Savings from FY2012	$600,000
(1) Agenda Items No. 15 & 16 at 2/25/13 Commission Meeting– Equipment for Community Appearance Division of the Planning and Development Services Dept. (Approved)	(42,480)
Amount Remaining 2/25/13	$557,520
(2) Agenda Items No. 9 & 10 at 3/25/13 Commission Meeting – Trees on West Santa Gertrudis Median (Pending)	**(40,623)**
(3) Agenda Items No. 12 & 13 at 3/25/13 Commission Meeting – Dumpster Enclosures	(70,124)
Amount Remaining 3/25/13	$446,773
Other Expenditures to be Considered at a Future Date:	
(4) Economic Development (Cash Portion) Incentive to Zarsky Development Company, LLC for Wildwood Trails Subdivision	(300,000)
(5) City Streets Projects (not specifically identified)	(146,773)
Amount Remaining	$0

MEMORANDUM

TO: Mayor Sam Fugate and City Commissioners

FROM: Vince Capell, City Manager

DATE: February 20, 2013

SUBJECT: Additional Budget Savings from FY2012 – February 25, 2013 Regular Commission Meeting, Agenda Items 14 and 15

As the Fiscal Year 2012 (ending September 30, 2012) annual audit comes to a close, Finance Director Mark Rushing is able to provide more specific year-end financial results for that year. Barring any unforeseen audit adjustments, Mr. Rushing's analysis reveals that the City will have an additional $600,000 in FY2012 budgetary savings above that which was has already been anticipated and included in the FY2013 annual budget. This additional $600,000 is also over and above the minimum fund balances recommended for unexpected emergencies and events.

I have asked staff to seek Commission approval (see February 25, 2013 Commission agenda items No. 14 and 15) that would expend $22,694 of this $600,000 FY2012 surplus on new and replacement equipment for the Community Appearance Division of the Planning and Development Services Department.

On March 11, 2013 I anticipate that staff will bring forward two additional expenditure items (exact costs not known, but total will probably be in the range of $100,000 to $120,000 for the following: (1) to complete the dumpster enclosure program and (2) to install tree plantings in the median along W. Santa Gertrudis Street from 141 Hwy. east to where the median ends at TAMUK. These two expenditure proposals are a significant component of the City's beautification efforts.

Limiting these proposed initial expenditures to $150,000 when the total available is expected is equal $600,000 does not represent a significant financial risk to the City given the limited possibility that there will be a final audit adjustment of equal magnitude.

Aside from two recent instances of property owners painting or affixing signs to the City's dumpster enclosures and another instance in which a driver completely ran through and demolished an enclosure, the program is working well and the enclosures are being well maintained. Of these three enclosure instances, the demolished enclosure was reconstructed using proceeds from the driver's insurance company. The property owner that affixed the metal sign to the enclosure has since removed the sign leaving the painted enclosure at Corral and

Armstrong as the sole remaining example of altered enclosures from among a total of fifty enclosures that were initially constructed.

These recent enclosure alterations prompted staff to send written notification to all dumpster customers informing them that the enclosures remain the city's property and are not to be defaced or altered in any way. Also, as new dumpster customers come on board, staff is asking them to sign a statement acknowledging that they are to refrain from making any alterations to the enclosures.

The remaining $450,000 (~~$650,000~~ 600,000 - $150,000 (est.)) of FY2012 budget surplus should probably be left mostly untouched until after the auditors have completed the audit for FY2012. Having said that, I would like to offer up the following possibilities for Commission's consideration as to how some or all of the remaining $450,000 might be expended. $200,000 of this amount could be used for the up-front economic development cash incentive to Wildwood Trails housing development with the remaining $250,000 going to City streets. Obviously, these are only suggestions to be discussed alongside other proposals the City Commission might want to consider.

AGENDA ITEM #2

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE PLANNING DEPARTMENT'S COMMUNITY APPEARANCE DIVISION TO FUND THE SECOND PHASE OF THE DUMPSTER ENCLOSURE PROJECT UTILIZING FY12 FUND SURPLUS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
~~DEPARTMENT EXPENSES~~
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 091 GF Capital Projects Fund					
Capital					
2 Fund Balance		Unreserved Fund Bal.	610.00		$70,124
					$70,124
Expenses					
5-160.3 Planning		Grounds/Perm Fixtures	591.00	$70,124	
				$70,124	

[The Community Appearance Department is in need of funding to complete the Dumpster Enclosure Project – Phase 2, which includes a 10% contingency. This is being funded from the FY12 Surplus.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 25th day of March, 2013.

PASSED AND APPROVED on this the ____ day of April, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Purchasing/IT Department

361-595-8025
361-595-8035 Fax

DATE: March 15, 2013

TO: City Commission through City Manager

FROM: David Mason, Purchasing/IT Director

SUBJECT: Bid 13-09 Dumpster Enclosure Project Phase Two

SUMMARY

This item will authorize the execution of a contract for work on the Dumpster Enclosure Project Phase Two.

BACKGROUND

Due to the estimates being over $50,000 we advertised for sealed bids on February 24 and March 3, 2013 as well as posting on our website. Three companies responded with bids as referenced in the Bid Tab.

COMPANY NAME	BASE PROJECT PRICE	ALTERNATE PROJECT PRICE	TOTAL PROJECT PRICE
OLIVAREZ PARKING LOT STRIPING CO.	$62,880.00	$36,724.00	$99,604.00
PECOS FENCE, INC.	$204,000.00	$60,000.00	$264,000.00
MENDEZ WELDING & CONTRACTING	$63,749.00	$30,000.00	$93,749.00

RECOMMENDATION

The apparent low bidder, Olivarez Parking Lot Striping Co. did not include a Bid Bond, so it is recommended the Bid be awarded to Mendez Welding & Contracting for the base project price of $63,749.00.

FINANCIAL IMPACT

This action will expend $63,749.00 plus a ten (10) percent contingency allowance for a total of $70,124.00 which will come from the FY 2011-2012 surplus fund balance.

Approved

_____

Vincent Capell, City Manager

City of Kingsville
Proposed/Possible Expenditure of Additional FY 2012 Budget Savings
3/25/13

Additional Budget Savings from FY2012	$600,000
(1) Agenda Items No. 15 & 16 at 2/25/13 Commission Meeting– Equipment for Community Appearance Division of the Planning and Development Services Dept. (Approved)	(42,480)
Amount Remaining 2/25/13	$557,520
(2) Agenda Items No. 9 & 10 at 3/25/13 Commission Meeting – Trees on West Santa Gertrudis Median (Pending)	(40,623)
(3) Agenda Items No. 12 & 13 at 3/25/13 Commission Meeting – Dumpster Enclosures	**(70,124)**
Amount Remaining 3/25/13	$446,773

Other Expenditures to be Considered at a Future Date:

(4) Economic Development (Cash Portion) Incentive to Zarsky Development Company, LLC for Wildwood Trails Subdivision	(300,000)
(5) City Streets Projects (not specifically identified)	(146,773)
Amount Remaining	$0

MEMORANDUM

TO: Mayor Sam Fugate and City Commissioners

FROM: Vince Capell, City Manager

DATE: February 20, 2013

SUBJECT: Additional Budget Savings from FY2012 – February 25, 2013 Regular Commission Meeting, Agenda Items 14 and 15

As the-Fiscal Year 2012 (ending September 30, 2012) annual audit comes to a close, Finance Director Mark Rushing is able to provide more specific year-end financial results for that year. Barring any unforeseen audit adjustments, Mr. Rushing's analysis reveals that the City will have an additional $600,000 in FY2012 budgetary savings above that which was has already been anticipated and included in the FY2013 annual budget. This additional $600,000 is also over and above the minimum fund balances recommended for unexpected emergencies and events.

I have asked staff to seek Commission approval (see February 25, 2013 Commission agenda items No. 14 and 15) that would expend $22,694 of this $600,000 FY2012 surplus on new and replacement equipment for the Community Appearance Division of the Planning and Development Services Department.

On March 11, 2013 I anticipate that staff will bring forward two additional expenditure items (exact costs not known, but total will probably be in the range of $100,000 to $120,000 for the following: (1) to complete the dumpster enclosure program and (2) to install tree plantings in the median along W. Santa Gertrudis Street from 141 Hwy. east to where the median ends at TAMUK. These two expenditure proposals are a significant component of the City's beautification efforts.

Limiting these proposed initial expenditures to $150,000 when the total available is expected is equal $600,000 does not represent a significant financial risk to the City given the limited possibility that there will be a final audit adjustment of equal magnitude.

Aside from two recent instances of property owners painting or affixing signs to the City's dumpster enclosures and another instance in which a driver completely ran through and demolished an enclosure, the program is working well and the enclosures are being well maintained. Of these three enclosure instances, the demolished enclosure was reconstructed using proceeds from the driver's insurance company. The property owner that affixed the metal sign to the enclosure has since removed the sign leaving the painted enclosure at Corral and

Armstrong as the sole remaining example of altered enclosures from among a total of fifty enclosures that were initially constructed.

These recent enclosure alterations prompted staff to send written notification to all dumpster customers informing them that the enclosures remain the city's property and are not to be defaced or altered in any way. Also, as new dumpster customers come on board, staff is asking them to sign a statement acknowledging that they are to refrain from making any alterations to the enclosures.

The remaining $450,000 (~~$650,000~~ 600,000 - $150,000 (est.)) of FY2012 budget surplus should probably be left mostly untouched until after the auditors have completed the audit for FY2012. Having said that, I would like to offer up the following possibilities for Commission's consideration as to how some or all of the remaining $450,000 might be expended. $200,000 of this amount could be used for the up-front economic development cash incentive to Wildwood Trails housing development with the remaining $250,000 going to City streets. Obviously, these are only suggestions to be discussed alongside other proposals the City Commission might want to consider.

PLANNING & DEVELOPMENT SERVICES DIVISION

PLANNING & DEVELOPMENT SERVICES QUOTE REQUISITION

FOR THE DUMPSTER ENCLOSURE PHASE II PROJECT

The following items are being requested for the screening/enclosure of 120 commercial dumpsters along major thoroughfares and other areas within the City of Kingsville. The enhancements to be made are described as follows:

- Installation area preparation including but not limited to clearing, grading and necessary compaction of the soil and also marking of fence enclosure locations.
- Acquisition, delivery and installation of materials for a three sided wood privacy fence enclosure to be a minimum height of six feet.
- Wood pickets shall be a dog-eared style and must be pressure treated pine or other compatible pressure treated wood.
- All posts are to be set in a concrete footing at an adequate depth of at least 2 feet, for secure installation of the fence.
- All fence enclosures are to be treated with an all-weather sealer.
- An alternate bid price to provide for concrete slabs as part of the dumpster enclosure

A listing of specific project sites will be provided once a quote has been received and accepted.

The point of contact for additional information is Michael Kellam, (P) 361.595.8053, (F) 361.595.8065, mkellam@cityofkingsville.com.

All quotes should be submitted to:

David Mason,
Purchasing/IT Director
P O Box 1458
Kingsville, TX 78364
(P) 361.595.8025
(F) 361.595.8035
dmason@cityofkingsville.com

NAME	ACCOUNT	ADDRESS	TOTAL DUMPSTERS PER ACCOUNT	SIZE	ACCESSIBILITY	pdf page #	Within R.O.W.	NOTES	BASE BID	ALTERNATE BID
Patel, Govindial B	001-004101-08	619 N Armstrong	1	4	Alley	6	Y	2 DUMPSTERS, SAME LOCATION		
IBC Bank- Zapata	001-003601-00	712 W Santa Gertrudis	1	4	Alley	5	Y			
Radio Shack	035-008970-00	2730 S Brahma	1	4	Alley	299	N	THESE DUMPSTERS ALL IN SAME LOCATION		
Shoe Show 700	035-008980-00	2730 S Brahma 114	1	4	Alley	300	N			
Catos	035-008930-00	2730 S Brahma 110	1	4	Alley	301	N			
Sally Beauty Co Inc #02680	035-008910-00	2730 S Brahma 104	1	4	Alley	302	N			
Subway	035-008950-01	2730 S Brahma 100	1	3	Alley	303	N			
First Baptist Nursery	004-006100-07	321 W Kleberg	1	3	On Property	31	N			
The Weatherly Apts	004-014700-06	203 S 5Th	1	3	On Property	40	Y			
Taqueria El Dorado/Chato'S	007-012303-05	121 S Armstrong	1	3	On Property Side/Alley	70	Y	GREASE DISPOSAL CONTAINER, AS WELL		
Superette Food Mart	001-009000-11	615 N 5Th	1	4	Curb	11	Y			
Soto, Arnold A Apts	002-002400-08	504 W Richard 1/2	1	3	Alley	12	Y			
Country Luau Saloon	007-010210-00	115 University	1	4	On Property	66	N			
Baptist Student Union	013-008800-09	720 N Armstrong	1	3	On Property	85	Y			
So Tex Feed & Seed Co	013-000600-01	821 N 6Th	1	4	On Property	84	N			
Fkd Valley Holdings Llc	026-005302-04	1105 N 14Th	1	4	Alley	160	Y	COULD BE GROUPED TO ONE ENCLOSURE		
Reyes & Sons Plumbing	026-009200-05	1115 N 14Th	1	4	Alley	161	Y			
Comm Action Corp Of South Te	027-000790-06	939 E Ave D	1	4	On Property	162	N			
Bazan, Rolando	027-016450-09	723 E Corral	1	3	On Property	167	N			
Galvan Paint/Body Shop	027-159100-00	905 E Corral A	1	4	Curb	168	Y			
D & C Amusement Co	027-018100-05	632 E Corral	1	3	On Property	172	N			
Rockway Energy		604 E Corral	1	3	On Property	173	N	Previously Centerpoint Energy		
Henrietta Memorial Center	002-016200-05	405 N 6Th	1	3	On Property	17	N			
Rodriguez, Rodney Reenay	019-006101-08	931 E Santa Gertrudis 1/2	1	3	Alley	138	Y			
Roy'S Stop-N-Save	019-010101-01	429 E Santa Gertrudis	1	3	Curb	140	Y			
Ac Lawn & Garden	020-000101-04	605 N 6Th	1	3	On Property	141	N			
Freelon, Mary B	020-001100-03	304 E Richard	1	3	Curb	143	Y			
148	022-000101-03	206 E Lee	1	4	Alley	148	N			
Casa De Tacos	022-006500-05	401 N 14Th	1	4	Alley	150	Y			
Porky'S Bar	037-000800-09	1406 N 14Th	1	4	On Property	393	N			
Four Seas, Llc	038-002200-05	1001 N 14Th	1	3	Alley	423	Y			
Acme Radiator Repair	038-002400-02	920 N 14Th	1	3	Alley	424	Y			
Lopez , Joel	038-006400-11	902 N 14Th	1	4	Alley	425	N	GREASE DISPOSAL CONTAINER, AS WELL		
Miller, Jerry W	038-010810-03	728 N 14Th	1	3	On Property	426	N			
El Dorado Mexican Restaurant	039-002704-07	704 N 14Th	1	4	On Property	427	N			
Discount Liquor-Harrell	039-009200-00	626 N 14Th	1	4	On Property	434	N			
Armando, Alvarado	039-009350-05	510 N 14Th	1	3	Alley	435	N			
Martinez, Eduardo III	024-005403-08	117 N 14Th	1	3	Alley	151	N	2 DUMPSTERS, SAME LOCATION		
Amaya, Miguel	024-009800-05	930 E Kleberg	1	3	Alley	152	Y			
Stop-N-Lube		921 E King		3	Alley		Y	CAN'T FIND PDF		
Kc Development Ltd	028-004800-08	307 S 14Th	1	3	Alley	174	Y			
Macareno, Rudy	028-010400-10	320 S 6Th	1	4	Alley	177	Y			
The Flower Box	029-007900-08	513 S 6Th	1	4	On Property	182	N			
First Cash Pawn	040-017600-07	218 N 14Th	1	3	Alley	440	Y			
Eckerd/Cvs, Store#:00656-01	042-003603-08	1000 E King	1	4	On Property	446	N			
Arias, Elsie	050-007003-09	306 E Kleberg	1	3	Alley	481	Y			
Watson, Nicole A	050-011502-12	301 E Kleberg	1	3	Alley	490	Y	TOTAL OF 5 DUMPSTERS IN THIS ALLEY WITH VARIABLE VISIBILTY, OWNERSHIP NOT 100% DETERMINED		
Western Finance Tkv		225 E Kleberg		3	Alley		Y			

NAME	ACCOUNT	ADDRESS	TOTAL DUMPSTERS PER ACCOUNT	SIZE	ACCESSIBILITY	pdf pg #	Within R.O.W.	NOTES	BASE BID	ALTERNATE BID
Wilson True Value		230 E King		4	Alley		Y			
Krueger, Michael J		205 E Kleberg		3	Alley		Y	2 DUMPSTERS, SAME LOCATION; HIGHLY VISIBLE, YET ENCLOSURES WILL BE ONLY SLIGHTLY EFFECTIVE AT THIS LOCATION		
Krueger, Michael J	050-013100-03	211 E Kleberg	1	3	Alley	494	Y			
Running W - Saddle Shop 6th	050-013302-01	201 E Kleberg	1	4	Alley	580	Y			
Bank Of South Texas	050-013900-01	300 E King	1	4	Alley	496	Y			
Ohlenbusch, Herman	050-019801-05	203 E King	1	3	Alley	503	Y	2 DUMPSTERS HERE		
China One Buffet	042-017303-11	426 S 14Th	1	3	Alley	509	Y	2 DUMPSTERS, SAME LOCATION		
Cina One Buffet	042-017303-12	426 S 14Th	1	3	Alley	510	Y			
Hall Of Frames	050-000100-08	312 N 6Th	1	4	Alley	545	Y			
Harrel'S Kgsvl Pharmacy	050-004200-08	204 E Kleberg	1	3	On Property	553	Y	2 DUMPSTERS HERE; HIGHLY VISIBLE, YET ENCLOSURES WILL BE ONLY SLIGHTLY EFFECTIVE AT THIS LOCATION		
United States Post Of	050-013700-06	103 E Kleberg	1	4	On Property	574	N			
Forke'S Kingsville	050-019400-06	225 E King	1	3	Alley	579	Y			
Hubert Veterinary Hospital	044-001410-01	2103 E Caesar		3	On Property	534	N	CAN'T FIND PDF		
Albandak, Yousef H	044-001210-09	2110 E Caesar	1	4	On Property	535	N	GREASE DISPOSAL CONTAINER, AS WELL		
Bill Arnold Moving	029-008001-06	517 S 6Th	1	3	On Property	183	N			
Quality Tile & Marble	030-000300-06	615 S 6Th	1	3	On Property	184	N			
Taqueria Jalisco	030-016201-09	909 S 14Th	1	4	Alley	189	Y			
Steele Medical Home Equipmen	030-020500-07	928 S 6Th	1	3	Curb	194	Y			
Yen Ching Chinese Res	032-010102-01	1105 S 14Th	1	4	Curb	202	Y			
Economy Inn	310-015601-07	1415 S 14Th	1	4	Curb	204	Y			
The Office	034-003706-10	1210 S 6Th	1	4	On Property	274	N			
American Legion	034-009400-00	222 E Shelton	1	4	Curb	277	Y			
Straight Edge Landscape	034-011300-00	211 E Shelton	1	4	On Property	278	Y			
Ihrey & Sons Air Cond	034-011102-09	223 E Shelton	2	4	Curb	279	Y			
Muy Pizza, Llc Pizza Hut #236	032-015400-07	1330 S 14Th	1	4	On Property	205,206	N			
Retama Prk Baptist	032-019000-08	515 E General Cavazos	1	4	On Property	220	N			
Don Brock Distributor, Inc	032-019600-06	330 E General Cavazos	2	3	Alley	223	N			
Asian Buffet	032-020262-00	1608 S Brahma Ste A	2	4	On Property	231-234	N	4 DUMPSTERS SAME LOCATION		
Sirloin Stockade	032-020152-04	1500 S Brahma	1	3	On Property	236,237	N			
Candy Squares Ltd	032-020315-03	1404 S Brahma	1	3	Alley	238	N			
Fastenal	033-013600-05	1715 S Brahma	1	3	Alley	262	N	2 DUMPSTERS, SAME LOCATION		
Ulrich, Steve	033-013660-00	1701 S Brahma D	1	3	On Property	263	N			
Stx Wireless Operations	043-010900-10	1101 E Caesar	1	3	On Property	532	N			
Texas Car Title Payday Loan	032-020501-07	1114 S 14th	1	4	Alley	241	N	2 DUMPSTERS IN VICINITY, ONE MAY BELONG TO QUEST DIAGNOSTICS		
The Corner Depot	027-004909-03	1206 N 6th	1	4	On Property	163	Y			
Columbus Bldg Assoc	037-001200-08	1600 N 14th	1	3	On Property	390	N			
Boat N Net	025-010950-03	1000 N 14th	1	3	On Property	159	N			
Kleberg Co Pks-Brookshire	046-001800-00	20Th E Lott			On Property	544	N			
Wild Horse Mall		Senator Carlos Tujan / HWY 77			On Property		N	3 Dumpsters here, highly visible, not previously identified in inventory		
Twice the Ice		S Brahma / Loop 428	1	3	On Property	267	N	1 Dumpster here, highly visible, not previously identified in inventory		
Krueger, Michael J	033-013900-06	2001 S Brahma	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
Double A's		14th / Nettie	1	3	Curb	417	Y			
Martorello, Fabrizio	037-013610-06	1220 E Corral	1		Alley		Y	1 Dumpster here, highly visible, not previously identified in inventory		
Sunny Market		Caesar / 14th	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
COLEMAN CHARLES GREG		1217 S 6th	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
ALLEN WARREN		1117 S 6th	1		Alley		Y	L & M SUPERETTE STORE #2; 1 Dumpster here, highly visible, not previously identified in inventory		
WHITE LARRY L		Caesar / 6th								

NAME	ACCOUNT	ADDRESS	TOTAL DUMPSTERS PER ACCOUNT	SIZE	ACCESSIBILITY	pdf pg #	Within R.O.W.	NOTES	BASE BID	ALTERNATE BIDS
THE KINGSVILLE CHRISTIAN		1021 S 6th	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
LAWSON AUTOMOTIVE	033-012120-01	1916 S 6TH ST	1		On Property	259	N			
K2 Food Mart	034-008801-09	1824 S 6th	1		On Property	272	N			
KEEP IT KLEAN CAR WASH		729 W KING	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
Betty Haass Realtors	016-003102-05	700 W Mesquite	1		Curb	95	Y			
EL MARIACHI'S RESTAURANT		631 W CORRAL	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
Haleigh Rentals Llc	050-016600-05	630 E King	1		Alley	483	Y	3 DUMPSTERS IN CLOSE PROXIMITY		
Cafe S	050-016402-09	632 E King	1		Alley	498	Y			
Michael, Krueger J	050-009102-00	617 E Kleberg	1		Alley	499	Y			
Kingsville Med Center	004-006500-08	227 W Kleberg	1		On Property	32	N	3 DUMPSTERS IN CLOSE PROXIMITY		
De La Garza, Larry R	004-006530-00	225 W Kleberg	1		On Property	33	N			
Olson Clinic	004-006600-06	223 W Kleberg	1		On Property	34	N			
Garcia Medical		418 S 6th St	1		On Property		N	1 Dumpster here, highly visible, not previously identified in inventory		
Comm Action Corp of South Texas	018-002000-07	400 E Nettie	1		Curb	134	Y			
GOODYEAR		230 S 6th	1		Curb		Y			

AGENDA ITEM #3

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 CERTIFICATE OF OBLIGATION CAPITAL PROJECT FUNDS BUDGETS FOR VARIOUS PUBLIC WORKS DEPARTMENTS TO UTILIZE FISCAL YEAR 2011-2012 UNEXPENDED FUNDS & GENERAL FUND TO UTILIZE AUCTION REVENUES.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 091	**General Fund Capital Projects**				
Capital					
2		Fund Balance (FY 2012)	610.0		$186,153
					$186,153
Expenses					
5-305.0	Street	Street Repair – Ailsie	521.01	$186,153	
				$186,153	
Fund 091	**General Fund Capital Projects**				
Capital					
2		Fund Balance (FY 2012)	610.0		$47,359
					$47,359
Expenses					
5-302.0	Service Center	Building (Welding Shed)	713.00	$22,822	
5-302.0	Service Center	Ground/Perm. Fixtures (Canopy)	591.00	$24,537	
				$47,359	

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 062	**CO 2005 Utility Fund Capital Projects**				
Capital					
2		Fund Balance (FY 2012)	610.0		$56,200
					$56,200
Expenses					
5-700.1	North Plant	Utility Plant. (influent valve)	543.00	$20,000	
5-700.1	North Plant	Grounds & Perm Fixt (fence)	591.00	$10,000	
5-700.1	North Plant	Building Maintenance (shed roof)	511.00	$8,000	
5-700.1	North Plant	Building Maint. (Blower Bldg repair)	511.00	$18,200	
				$56,200	

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**GENERAL FUND**				
Revenue					
4-000 190.0-		Auction Revenue	920.00		$52,402
Expenses					
5-305.0	Street	Vehicle/Machine Maint.	411.00	$30,000	
5-170.2	Sanitation	Roll Outs & Dumpster	220.00	$5,525	
5-170.3	Landfill	Veh/Mach Maint. (extended warranty)	411.00	$16,877	
				$52,402	

[To amend FY13 Certificate of Obligation Capital Project Funds budgets for various Public Works Departments to utilize FY12 unexpended funds as per the attached memo dated March 15, 2013 from Assistant Director of Public Works Budget and to amend the General Fund budget for the revenue received from auctioned vehicles and the requested usage.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or

provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 25th day of March, 2013.

PASSED AND APPROVED on this the ____ day of April, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Public Works Department

361-595-8040
361-595-8042 Fax

DATE: March 15, 2013

TO: City Commission through City Manager

FROM: William Donnell, Asst. Director of Public Works

SUBJECT: Capital Projects Budget Amendment FY 12 Funds & FY 13 Auction Revenue

SUMMARY

This item authorizes the City Employees to make necessary purchase of the materials and to complete proposed projects.

BACKGROUND

Ailsie street repair:
Original FY 12: $269,738.00
Spent FY 12: $80,284.12 (Paving materials)
Remaining: $189,093.88 (Paving materials)
Original FY 13: $0
Proposed budget amendment FY 13: $189,093.88 (091-5-305.0-521.01)

Welding shed:
Original FY 12: $23,080.00
Spent FY 12: $257.12 (Steel for racks)
Remaining: $22,822.00 (Purchase and erect new shed)
Original FY 13: $0
Proposed budget amendment FY 13: $22,822.00 (091-5-302.0-713.00)

Gas Canopy:
Original FY 12: $31,505.00
Spent FY 12: $2,986.00
Remaining: $27,736.00 ($24,537.00 for Canopy installation, $3,199.00 not needed for this project).
Original FY 13: $0
Proposed budget amendment FY 13: $24,537.00 (091-5-302.0-591.00)

16" influent valve:
Original FY 12: $20,000.00
Spent FY 12: $0
Remaining: $20,000.00 (Replace force main valve)
Budgeted in FY 13: $0
Proposed budget amendment FY 13: $20,000.00 (062-5-700.1-543.00)

Fence Repair:

Original FY 12: $10,000.00
Spent FY 12: $0
Remaining: $10,000.00 (Replace approx. 350' of fence)
Budgeted in FY 13: $0
Proposed budget amendment FY 13: $10,000.00 (062-5-700.1-591.00)

Equipment shed roof & Collections office roof:
Original FY 12: $8,000.00
Spent FY 12: $0
Remaining: $8,000.00 (Replace roof on both buildings)
Budgeted in FY 13: $0
Proposed budget amendment FY 13: $8,000.00 (062-5-700.1-511.00)

Blower building repairs:
Original FY 12: $20,000.00
Spent FY 12: $1,800.00 (Grouting and repairs to cracks)
Remaining: $18,200.00 (Replace doors and seal CMU walls)
Budgeted in FY 13: $0
Proposed budget amendment FY 13: $18,200.00 (062-5-700.1-511.00)

Street vehicle maintenance:
Original FY 13: $54,000.00
Spent FY 13: $54,000.00 (Vehicle Maintenance)
Auction revenue: $30,000.00 (Sale of landfill compactor)
Proposed budget amendment FY 13: $30,000.00 (001-5-305.0-411.00)

Dumpster purchase:
Auction revenue FY 13: $5,525.00 (Sale of garbage trucks)
Proposed budget amendment FY 13: $5,525.00 (001-5-170.2-220.00)

Power Train extended warranty Landfill compactor:
Auction revenue FY 13: $13,386.00 (Sale of landfill compactor)
Proposed budget amendment FY 13: $13,386.00 (001-5-170.3-411.00)

Engine extended warranty Landfill compactor:
Auction revenue FY 13: $3,509.00 (Sale of landfill compactor)
Proposed budget amendment FY 13: $3,509.00 (001-5-170.3-411.00)

RECOMMENDATION

Proposed budget amendment is important to buy the materials and make the needed repairs to complete the proposed projects. Staff recommends proceeding with the approval of proposed budget amendment.

FINANCIAL IMPACT

Detail of the Budget amendment is mentioned above

Approved

_____

Vincent Capell, City Manager

AGENDA ITEM #4

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE WATER DEPARTMENT TO FUND WELL HOUSE #19.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 054 GF Capital Projects Fund					
Capital					
2	Fund Balance	Unreserved Fund Bal.	610.00	$200,000	
				$200,000	
Expenses					
5-600.2	Water Production	Well House	720.00		$200,000
					$200,000
Capital					
2	Fund Balance	Unreserved Fund Bal.	610.00		$102,400
					$102,400
5-600.2	Water Production	Water Well	720.00	$102,400	
				$102,400	

[To correct the FY13 Utility Fund – Capital Projects $200,000 duplicate budgeting for the Well House #19. In addition, this budget amendment will provide for the additional $15,000 engineering design and $87,400 construction cost.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 25th day of March, 2013.

PASSED AND APPROVED on this the __ day of April, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 15, 2013

Vince Capell
City Manager
City of Kingsville
P.O. Box 1458
Kingsville, Texas 78364

Re: Budget Amendment – Water Well #19

Mr. Capell,

During the budget process last summer there was a $200,000 duplicate budget amounts appropriated in error. This occurred on 2 different line items as follows:

054-5-600.2-720.19	Water Well	$200,000
054-5-600.2-720.20	Well House	$200,000

This error occurred when using the new "Budget Listing" Incode software and turnover in the Accounting Manager position. As a result, I have attached a budget amendment restoring $200,000 to the Fund 054 Utility Fund - Capital Projects Fund Balance. Fund 054 Utility Fund - Capital Projects are cash funded meaning that the expenditure is paid using operating revenues and not Certificate of Obligation proceeds.

Sincerely,

Mark A. Rushing

Mark A. Rushing

David Mason

From: Naim Khan
Sent: Friday, March 15, 2013 10:46 AM
To: David Mason
Subject: FW: Well #19 Pump House

From: Naim Khan
Sent: Friday, March 15, 2013 8:32 AM
To: Mark Rushing
Cc: Joe Casillas; Bill Donnell
Subject: FW: Well #19 Pump House

Mark,

You wanted to know why the budget for pump house #19 has gone up from initial budget of $200,000 to $287,000.

Budget numbers for pump house 19 were based on the pump house for water well 24 which was built a few years ago. During estimating the cost, we thought that we would use the same drawings for the new building so we did not include any engineering cost ($15,000). Latter on we found out that we have to include SCADA and plumbing in our building design, so we hired a local engineer. In Pump house for Well 24, no SCADA and plumbing was included . That is the reason final cost has gone up.

Thank you,

Naim Khan, P.E., CFM
Director of Public Works/City Engineer
200 E. Kleberg
Kingsville, Texas 78363
Phone: (361) 595 8007
Fax: (361) 595 8035

AGENDA ITEM #5

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING PARTICIPATION IN BULLETPROOF VEST PARTNERSHIP PROGRAM FY2013 WITH THE U.S. DEPARTMENT OF JUSTICE FOR BULLETPROOF VESTS FOR THE KINGSVILLE POLICE DEPARTMENT; AUTHORIZING THE CHIEF OF POLICE TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Bulletproof Vest Partnership (BVP) Program FY2013 has funding to provide for bulletproof vests for law enforcement personnel via a grant to local law enforcement agencies; and

WHEREAS, the U.S. Department of Justice is providing grants through funding from BVP Program FY2013; and

WHEREAS, the City of Kingsville has previously applied for similar grants that assist with improved officer safety.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City authorize the Kingsville Police Department through the Chief of Police to participate in Bulletproof Vest Partnership Program FY2013 and to seek funding for law enforcement personnel bulletproof vests to assist with improved security for our law enforcement personnel in conformance with this program.

II.

THAT the Chief of Police is hereby authorized and directed to act on the City's behalf in all matters pertaining to Bulletproof Vest Partnership Program FY2013 including any certifications, amendments or representations stipulated therein and that the Chief of Police will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such program.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 8th day of April, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

KINGSVILLE POLICE DEPARTMENT
INTER-OFFICE MEMORANDUM

April 1, 2013

TO : Vince Capell, City Manager

FROM : Chief R. Torres

SUBJECT : Bulletproof Vest Program

In the effort to continue to outfit the officers of the Kingsville Police Department with the very best equipment possible we are asking for a resolution allowing us to apply for the Bulletproof Vest Program for FY2013. I have copied the following information from their website regarding the announcement for this grant.

The Bulletproof Vest Partnership (BVP), created by the Bulletproof Vest Partnership Grant Act of 1998 is a unique U.S. Department of Justice initiative designed to provide a critical resource to state and local law enforcement.

Since 1999, over 13,000 jurisdictions have participated in the BVP Program, with $277 million in federal funds for the purchase of over one million vests (1,084,081 as of October 17, 2012). BVP is a critical resource for state and local jurisdictions that saves lives. Based on data collected and recorded by BJA staff, in FY 2012, protective vests were directly attributable to saving the lives of at least 33 law enforcement and corrections officers, in 20 different states, an increase 13.7% over FY 2011. At least 13 of those life-saving vests had been purchased, in part, with BVP funds.

Following two years of declining law enforcement officer line-of-duty deaths, the country realized a dramatic 37 percent increase in officer deaths in 2010. Fifty-nine of the 160 officers killed in 2010 were shot during violent encounters; a 20 percent increase over 2009 numbers. The U.S. Department of Justice is committed to improving officer safety and has undertaken research to review and analyze violent encounters and law enforcement officer deaths and injuries. Due to the increase in the number of law enforcement officer deaths, coupled with our renewed efforts to improve officer safety, beginning with FY 2011, in order to receive BVP funds, jurisdictions must certify, during the application process, that all law enforcement agencies benefitting from the BVP Program have a written "mandatory wear" policy in effect. This policy must be in place for at least all uniformed officers before any FY 2011 funding can be used by the agency. There are no requirements regarding the nature of the policy other than it being a mandatory wear policy for all uniformed officers while on duty. BJA strongly encourages agencies to consult the International Association of Chiefs of Police's Model Policy on Body Armor and to strongly consider all recommendations within that policy. This policy change was announced in October 2010 by Attorney General Holder after consulting with and receiving input from the law enforcement community.

We have previously applied for this grant and our agency has been reimbursed 50% of the cost of some of the bulletproof vest that we have ordered. Applications for FY 2013 BVP funds will be accepted beginning Monday April 8, 2013. All applications must be submitted online at http://www.ojp.usdoj.gov/bvpbasi/ by 6:00 pm eastern time on Monday, May 20, 2013.

We ask that this item be placed on the agenda for the next available City of Kingsville Commission meeting. Thank you for your assistance regarding this matter.

REGULAR AGENDA

AGENDA ITEM #6

1107 W. Kenedy CITYOFKINGSVILLE 12-20-12

ADDRESS	OWNER	INSPECTOR Daniel

LEGAL DESCRIPTION ETS mobil hm Park LOT 1 Acres 3.62 BLOCK

OWNER INFO Sandra Gutierrez 8738 Midcrown Wind Crest TX. 78239-2033

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X		X			Clean up
CONDITION		X		X			
2. UTILITIES		X					
a. ELECTRICITY		X					none
b. GAS		X					
c. WATER		X					
3. ROOF		X		X			
a. COVERING		X			X		
b. STRUCTURE		X		X			
4. WALLS		X		X			Dilapidated
a. EXTERIOR		X		X			
b. INTERIOR		X			X		
c. CEILINGS		X			X		
5. WINDOWS/		X			X		
DOORS		X			X		Broken
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) Roof, walls, Collapsed
D. dirty	
X. unacceptable	2.) windows broken
Bd. Bedroom	
Bt. Bathroom	3.) Rodents, rats, snakes, etc.
Kt. Kitchen	
Lv. Livingroom	4.) water Cut-off since 5/5/05
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

Update

DATE 01/04/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

****
* PROPERTY DESCRIPTION ACCT # 1-251-000-01000-192 *
*
* ETS MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 *
* - REDMAN HOMES, LAS BRISAS) *
*
* TOWN - LOCATION- 1107 W KENEDY *
* ACRES - 3.620 *
*
* LAND MKT VALUE 23650 IMPR/PERS MKT VALUE 23230 *
* LAND AGR VALUE MKT. BEFORE EXEMPTS 46880 *
* LIMITED TXBL. VALUE *
* EXEMPTIONS GRANTED: NONE
****

GUTIERREZ SANDRA

8738 MILDCROWN DR

WINDCREST TX 78239-2033

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	1,473.43	.00	.00	1,473.43
	1,473.43	.00	.00	1,473.43

ACCT # 1-251-000-01000-192

TOTAL DUE 01/2013	1,473.43
TOTAL DUE 02/2013	1,576.57
TOTAL DUE 03/2013	1,606.04
TOTAL DUE 04/2013	1,635.50

****
BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	349.17	.00	.00	349.17
CITY OF KINGSVILLE	394.82	.00	.00	394.82
KINGSVILLE ISD	700.43	.00	.00	700.43
SOUTH TX WATER AUTH	29.01	.00	.00	29.01

****

TAX LEVY FOR THE CURRENT ROLL YEAR: 137		349.17
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY		394.82
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD		700.43
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA		29.01
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR		1,473.43

Prop ID	Owner	%	Legal Description		Values			
17447	44535	100.00 R	Geo: 290000909256192	Effective Acres: 0.000000	Imp HS:	38,160	Market:	45,360
VARNELL WAYNE			K T & I CO, BLOCK 9, LOT PT 9		Imp NHS:	0	Prod Loss:	0
ETUX CORRINA VARNELL					Land HS:	7,200	Appraised:	45,360
CMR 425 BOX 165				Acres:	0.0000 Land NHS:	0	Cap:	1,941
APO, AE 09095-0165			State Codes: A	Map ID:	F-5 Prod Use:	0	Assessed:	43,419
			Situs: 1029 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	DV1,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			43,419	5,000	38,419	0.842200	323.56

Prop ID	Owner	%	Legal Description		Values			
22424	53588	100.00 R	Geo: 290000910200192	Effective Acres: 0.000000	Imp HS:	0	Market:	45,830
BARRERO SERGIO FRANCISCO			K T & I CO, BLOCK 9, LOT N PT NW/4 10, ACRES 4.0		Imp NHS:	13,640	Prod Loss:	0
303 IDAHO CIR					Land HS:	0	Appraised:	45,830
LAREDO, TX 78041-3216				Acres:	4.0000 Land NHS:	32,190	Cap:	0
			State Codes: A	Map ID:	F-5 Prod Use:	0	Assessed:	45,830
			Situs: 1309 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			45,830	0	45,830	0.842200	385.98

Prop ID	Owner	%	Legal Description		Values			
23048	50172	100.00 R	Geo: 290000910201192	Effective Acres: 0.000000	Imp HS:	0	Market:	40,430
MT-TX-2 PROPERTIES LLC			K T & I CO, BLOCK 9, LOT 4.21 ACRES OUT OF N/S LOT 10, ACRES 4.21		Imp NHS:	3,750	Prod Loss:	0
209 BLACK PINE TRAIL					Land HS:	0	Appraised:	40,430
MISSOULA, MT 59803-1303				Acres:	4.2100 Land NHS:	36,680	Cap:	0
			State Codes: F1	Map ID:	F-5 Prod Use:	0	Assessed:	40,430
			Situs: 1200 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40,430	0	40,430	0.842200	340.50

Prop ID	Owner	%	Legal Description		Values			
25341	12134	100.00 R	Geo: 290000910230192	Effective Acres: 0.000000	Imp HS:	0	Market:	0
GUTIERREZ EVAN JR			K T & I CO, BLOCK 9, LOT E PT NE/4 10, (MH 14X66 - REDMAN HOMES,		Imp NHS:	0	Prod Loss:	0
ETUX ANNA			LAS BRISAS), FOR INFO ONLY, SEE: ETS MOBILE HOME PARK		Land HS:	0	Appraised:	0
622 W KENEDY AVE				Acres:	3.6500 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5234			State Codes:	Map ID:	F-5 Prod Use:	0	Assessed:	0
			Situs: 1107 W KENEDY	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			0	0	0	0.842200	0.00

Prop ID	Owner	%	Legal Description		Values			
20792	56408	100.00 R	Geo: 290000910248192	Effective Acres: 0.000000	Imp HS:	0	Market:	7,270
DONAHUE KEVIN			K T & I CO, BLOCK 9, LOT PT 10, (79X200')		Imp NHS:	0	Prod Loss:	0
PO BOX 1534					Land HS:	0	Appraised:	7,270
KINGSVILLE, TX 78364-1534				Acres:	0.0000 Land NHS:	7,270	Cap:	0
			State Codes: C	Map ID:	F-5 Prod Use:	0	Assessed:	7,270
			Situs: 1131 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			7,270	0	7,270	0.842200	61.23

Prop ID	Owner	%	Legal Description		Values			
22024	54284	100.00 R	Geo: 290000910250192	Effective Acres: 0.000000	Imp HS:	0	Market:	16,760
RHODE LIVING TRUST			K T & I CO, BLOCK 9, LOT PT 10, ACRES .272		Imp NHS:	10,440	Prod Loss:	0
JOHN BAILEY & JANET RHOD					Land HS:	0	Appraised:	16,760
1207 WARBLER DR				Acres:	0.2720 Land NHS:	6,320	Cap:	0
KERRVILLE, TX 78028			State Codes: A	Map ID:	F-5 Prod Use:	0	Assessed:	16,760
			Situs: 1129 W KENEDY TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,760	0	16,760	0.842200	141.15

Prop ID	Owner	%	Legal Description		Values			
22668	46492	100.00 R	Geo: 290000910251192	Effective Acres: 0.000000	Imp HS:	0	Market:	36,390
FLORES DELMA G			K T & I CO, BLOCK 9, LOT PT 10, ACRES .079		Imp NHS:	33,460	Prod Loss:	0
ETVIR FELIX					Land HS:	0	Appraised:	36,390
1129 1/2 W KENEDY AVE				Acres:	0.0790 Land NHS:	2,930	Cap:	0
KINGSVILLE, TX 78363-4938			State Codes: A	Map ID:	F-5 Prod Use:	0	Assessed:	36,390
			Situs: 1129 1/2 W KENEDY AVE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			36,390	0	36,390	0.842200	306.48

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2012

PROPERTY 35612 R 05/12/2009

Legal Description
ETS MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 - REDMAN HOMES, LAS BRISAS)

OWNER ID 54338

OWNERSHIP 100.00%

GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		23,230
LAND MARKET	+	23,650
MARKET VALUE	=	46,880
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	46,880
HS CAP LOSS	-	0
ASSESSED VALUE	=	46,880

125100001000192

ACRES:
EFF. ACRES:

SITUS 1107 W KENEDY TX

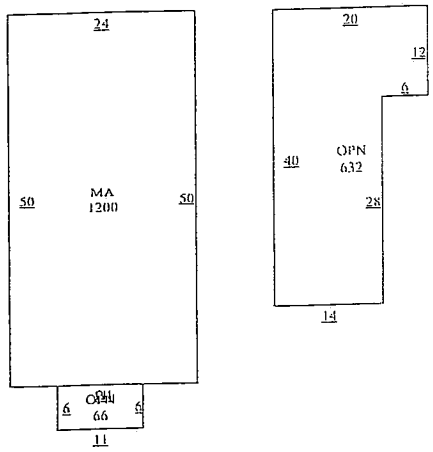
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	CT
TOPOGRAPHY	LAST APPR. YR	2012
ROAD ACCESS	LAST INSP. DATE	04/17/2012
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS PRV #725100001000192 NOW #125100001000192 -- FOR 2012 NO VAL CHG TO ACCT PER APPR CT 4/17/12 4/18/12 MMG -- FOR '12 CHG GEO ID FROM 725100001000192 TO

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009		GUTIERREZ EVAN J	WD / 407 / 087

IMPROVEMENT INFORMATION

SUBD: M7251 100.00% NBHD:

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	1,200.0	42.09	1	0			50,510	45%	100%	100%	100%	100%	0.45	22,730
	OPN	OPEN PORCH (	F	NV/	66.0	0.00	1	0				100%	100%	100%	100%	100%	1.00	0
	OPN	OPEN PORCH (	F	NV/	632.0	0.00	1	0				100%	100%	100%	100%	100%	1.00	0
	SGN	STORAGE (NO	F	SP/		0.00	1					100%	100%	100%	100%	100%	1.00	0
2.	RESIDENTIAL		STCD:	A1	1,898.0	Homesite: N					50,510							22,730

IMPROVEMENT FEATURES

Foundation	1	FD3	0
Exterior Wall	1	EW8	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL2	0
Heating/Cooling	1	HA5	0
Plumbing	1	1	0
			0

LAND INFORMATION

IRR Wells 0 Capacity 0 IRR Acres 0 Oil Wells 0

SUBD: M7251 100.00% NBHD:

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 12/20/2012 08:54:54AM by MARLENEP

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2012

PROPERTY 35612 R 05/12/2009

Legal Description
ETS MOBILE HOME PARK, LOT 1, ACRES 3.62, (MH 14X66 - REDMAN HOMES, LAS BRISAS)

OWNER ID
54338

OWNERSHIP
100.00%

GUTIERREZ SANDRA
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		23,230
LAND MARKET	+	23,650
MARKET VALUE	=	46,880
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	46,880
HS CAP LOSS	-	0
ASSESSED VALUE	=	46,880

125100001000192

ACRES:
EFF. ACRES:

SITUS 1107 W KENEDY TX

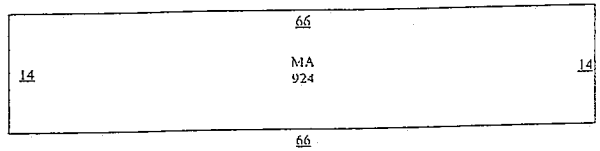
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	CT
TOPOGRAPHY	LAST APPR. YR	2012
ROAD ACCESS	LAST INSP. DATE	04/17/2012
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS PRV #725100001000192 NOW #125100001000192 -- FOR 2012 NO VAL CHG TO ACCT PER APPR CT 4/17/12 4/18/12 MMG -- FOR '12 CHG GEO ID FROM 725100001000192 TO

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE HISTORY

SALE DT	PRICE	GRANTOR	DEED INFO
02/23/2009		GUTIERREZ EVAN J	WD / 407 / 087

IMPROVEMENT INFORMATION

SUBD: M7251 100.00% NBHD

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	MA (LAS BRISAS) (LAS BRISAS)	MAIN AREA	F STCD: F1	T2S/	924.0 924.0	0.00	1 Homesite: N	1971	1973		500 500	5%	100%	100%	100%	100%	0.05	500 500

IMPROVEMENT FEATURES

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SUBD: M7251 100.00% NBHD

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	F1		SQ015	F1	N	SQ	157,687.2000 SQ	.15	23,650	1.00	1.00	A	23,650 23,650				0.00	0 0

Effective Date of Appraisal: January 1 Date Printed: 12/20/2012 08:54:53AM by MARLENEP

ue Automation, Inc.

CONDEMNATION CHECKLIST

Property Address: 1107 W Kenedy Phone: _____

Property Owner: Juan Gutierrez Phone: _____

Owner's Address: 622 W Kenedy Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-27-12	6-27-12	1. Identify structure unfit for human habitation.
☐ 6-27-12	6-27-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-27-12	6-27-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-27-12	6-27-12	4. Obtain legal description.
☐ 6-27-12	6-27-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-27-12	6-27-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
2-7-13	2-7-13	
☐ 2/25/13	2/25/13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 27, 2012

EVAN GUTIERREZ JR
622 W KENEDY
KINGSVILLE TEXAS 78363

Re: ETS MOBILE HOME PARK, LOT 1, 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 11, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 27, 2012

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST TX. 78239-2033

Re: ETS MOBILE HOME PARK, LOT 1, 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at 1107 W KENEDY is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 11, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 7, 2013

EVAN GUTIERREZ, JR
622 W KENEDY
KINGSVILLE, TX 78363

Re: ETS MOBILE HOME PARK, LOT 1 ACRES 3.62 (MH 14X66 REDMAN HOMES, LAS BRISAS) 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 7, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: ETS MOBILE HOME PARK, LOT 1 ACRES 3.62 (MH 14X66 REDMAN HOMES, LAS BRISAS) 1107 W KENEDY

Dear Sir or Madam:

It has been determined that the structure at **1107 W KENEDY** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 1107 W. Kenedy and found them to be unsafe and in violation of numerous city ordinances; and

WHEREAS, Building Official Carrillo sent a certified letter return receipt requested to the last known property owner as listed on the Kleberg County Appraisal District records for said location, advising said property owner of the need to correct the numerous city ordinances violations observed at the property in order to avoid further condemnation proceedings and published notice in the newspaper; and

WHEREAS, the violations were not corrected at the property within the time provided, a public hearing was held at the City Commission meeting on October 8, 2007 with regard to the property and the Building Official's findings were presented to the Commission; and

WHEREAS, the City Commission found the structures on the property to be unsafe, in violation of city ordinances, unable to be corrected without substantial expense of reconstruction, and a public nuisance; and

WHEREAS, by majority vote of the Kingsville City Commission the mobile home structures on the property were ordered to be demolished by the owner/agent/person in charge within 45 days of October 8, 2007.

NOW THEREFORE, I Sam R. Fugate as Mayor of the City of Kingsville, Texas, do hereby provide notice of the Kingsville City Commission's order for the property owner/agent/person in charge of 1107 W. Kenedy to demolish the mobile home structures thereon by November 22, 2007.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 8th day of October, 2007.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1697

March 8, 2013

EVAN GUTIERREZ, JR
622 E KENEDY
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1107 E KENEDY**

Dear Sir or Madam:

On JUNE 27, 2012 a letter was sent from the City of Kingsville stating that your property located at 1107 E KENEDY was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1680

March 8, 2013

SANDRA GUTIERREZ
8738 MIDCROWN DR
WINDCREST, TX 78239-2033

Re: **HEARING FOR PROPERTY AT 1107 E KENEDY**

Dear Sir or Madam:

On JUNE 27, 2012 a letter was sent from the City of Kingsville stating that your property located at 1107 E KENEDY was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

Sonia Gutierrez
8138 Huntsman Dr
[illegible] 78363

7011 0110 0000 4433 0720

TEXAS 78364

CERTIFIED MAIL

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $05.750
0004247745 JUN 28 2012
MAILED FROM ZIP CODE 78363

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Evan Gutierrez Jr
122 Wendy
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Anna Gutierrez ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
ANNA Gutierrez 2-15-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

POST OFFICE FEB 15 2012 KING

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 1987

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

UNITED STATES POSTAL SERVICE
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Life of Liberty
Plum & Dye
300 E Lucas St
Lampasas, TX 76550

Lpmedia.com

Sandra Gutierrez
8738 Midcrown Dr

NIXIE 782 5E 1 00 0:
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145858 *0488-18035-:

78238 2030
78364 1458

CERTIFIED MAIL™

160.2

CITY OF KINGSVILLE

AS 78364

7011 0110 0000 4433 0713

080112

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

Evan Gutierrez Jr
622 W Kenedy
78363

NIXIE 782 4C 1 01 0:
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*0488-17538-28

78238 6234

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

Sandra Gutierrez
8738 Midcrown Dr

NIXIE 782 5E 1 00 06/30
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145858 *0588 12813 2

Google

Address 1107 W Kenedy Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453

©2013 Google - Map data ©2013 Google -

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

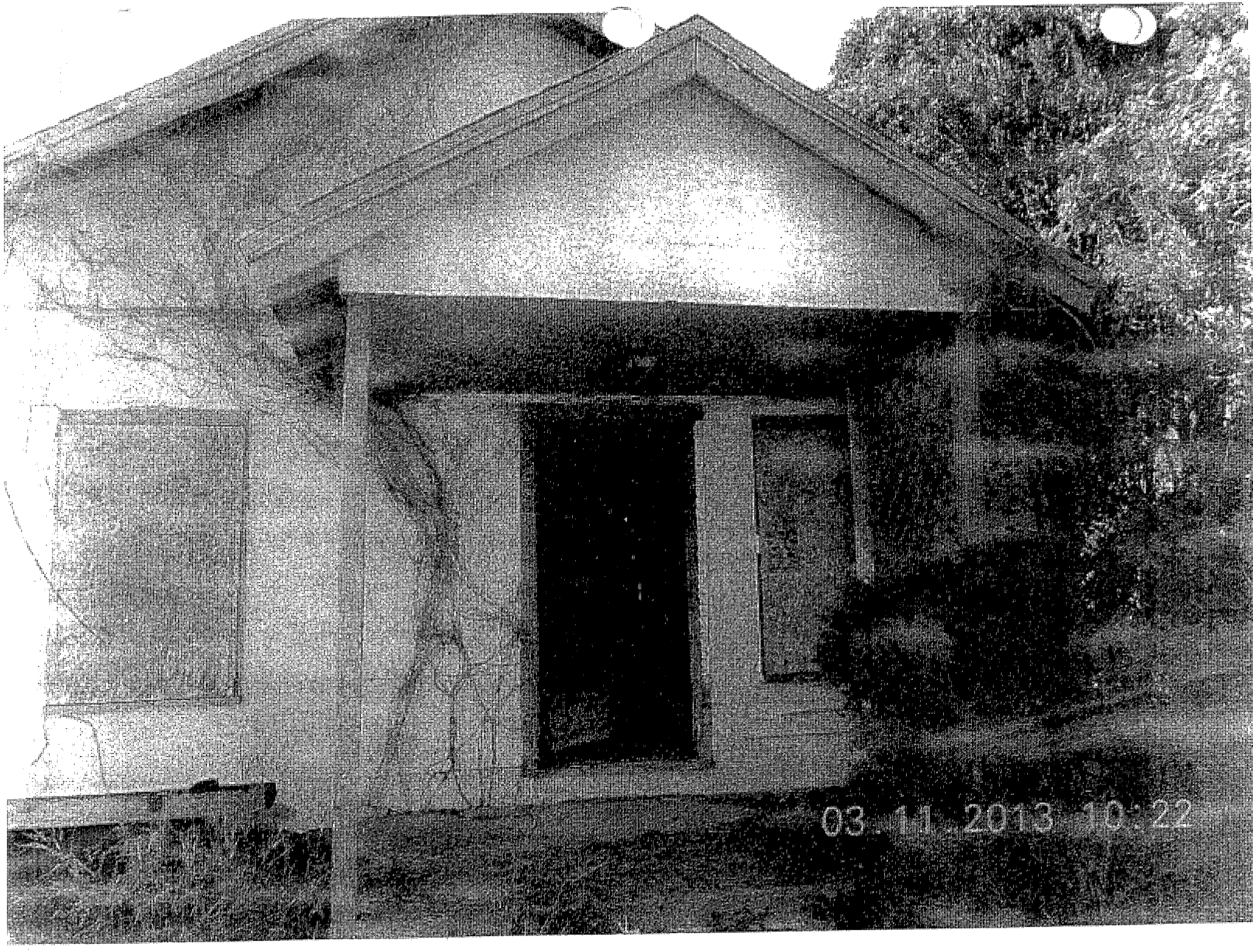
OF 1107 W Kennedy ON

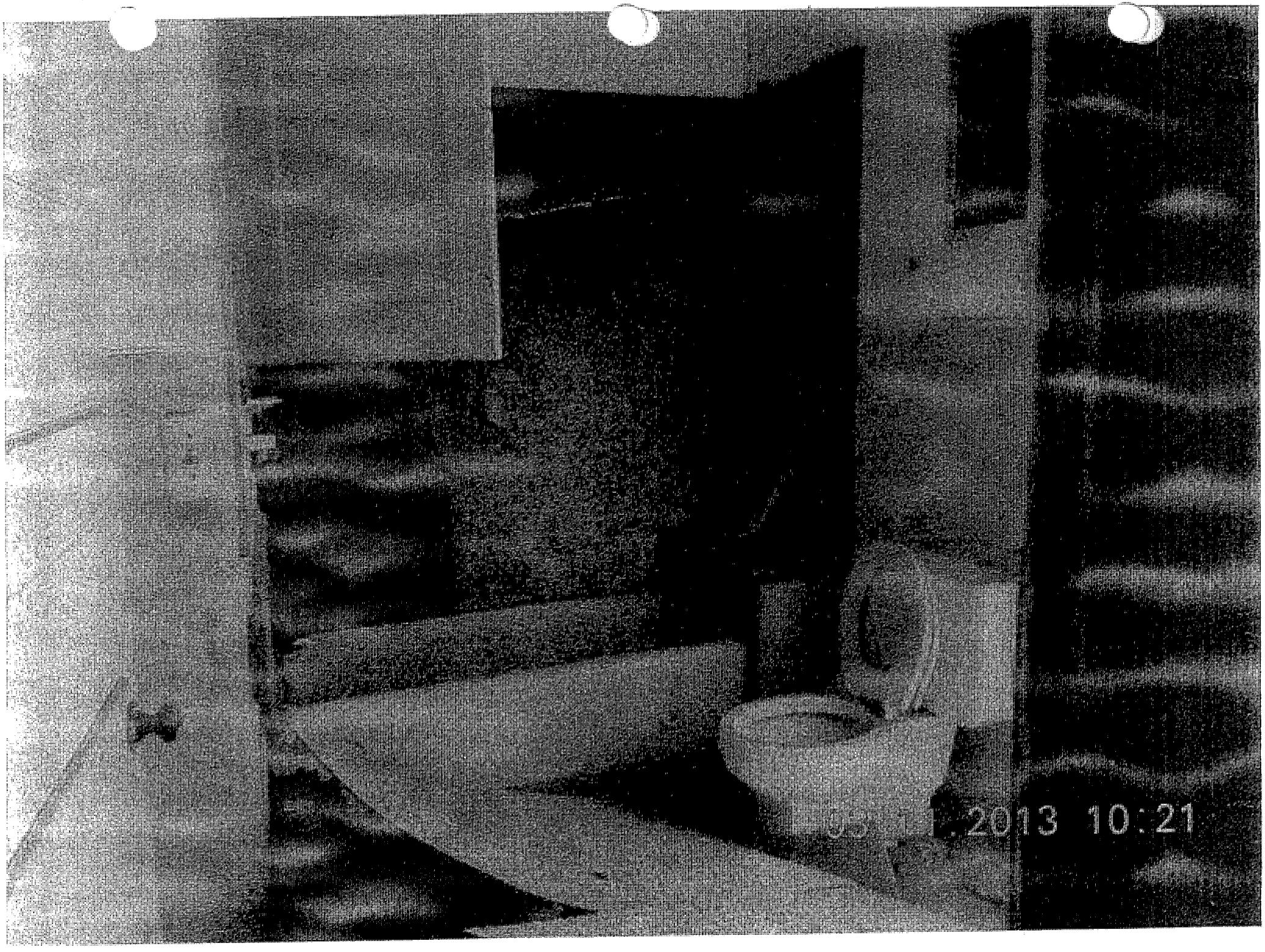
Monday April 8, 2013

BY ORDER OF BUILDING OFFICIAL

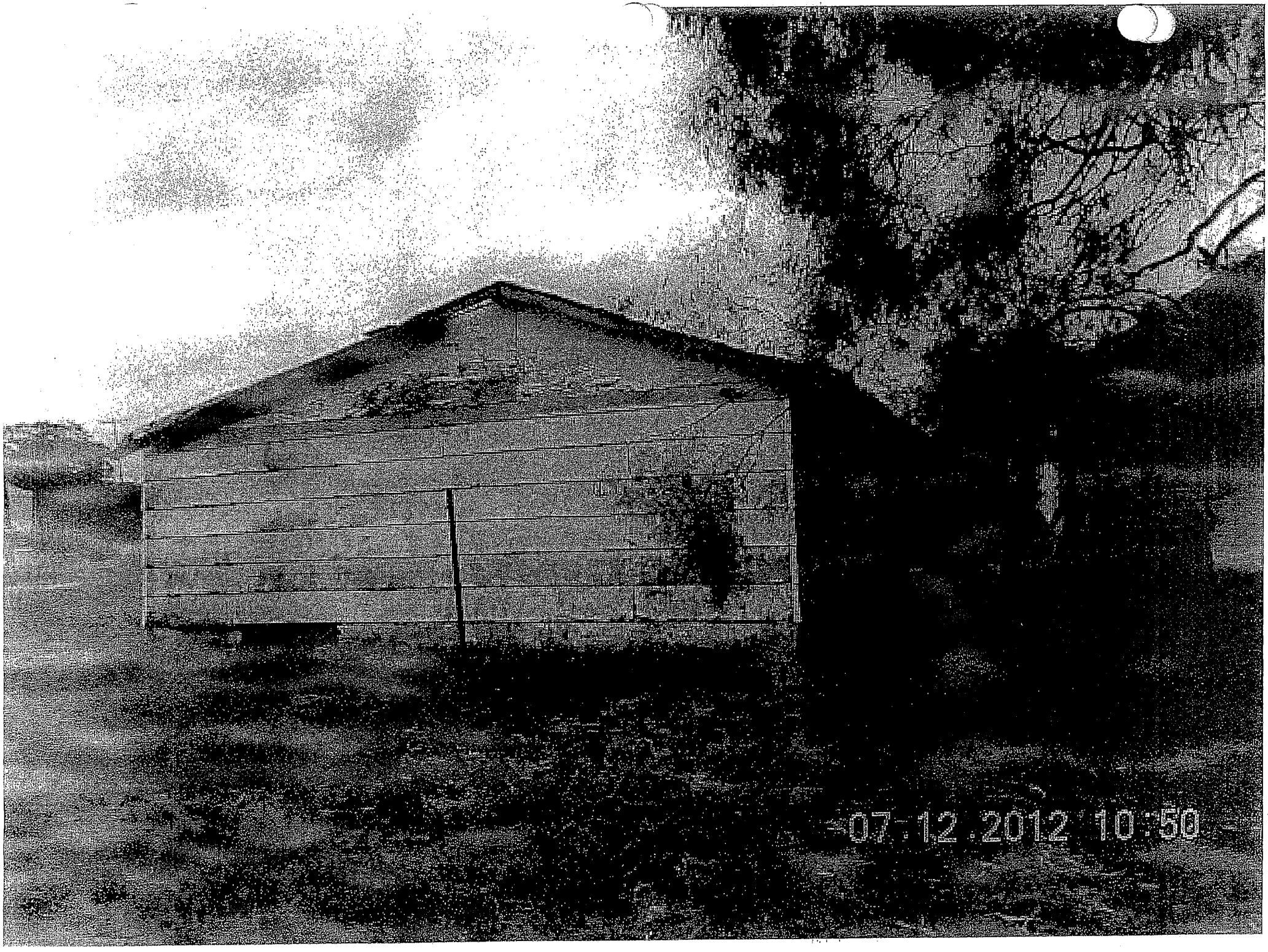
DEFACEMENT OR REMOVAL of this Notice or any repairs or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

CONTACT THE Building Department
200 EAST KLEBERG
Telephone (361) 595-8115


03.11.2013 10:22


2013 10:21

06/12/2010 50

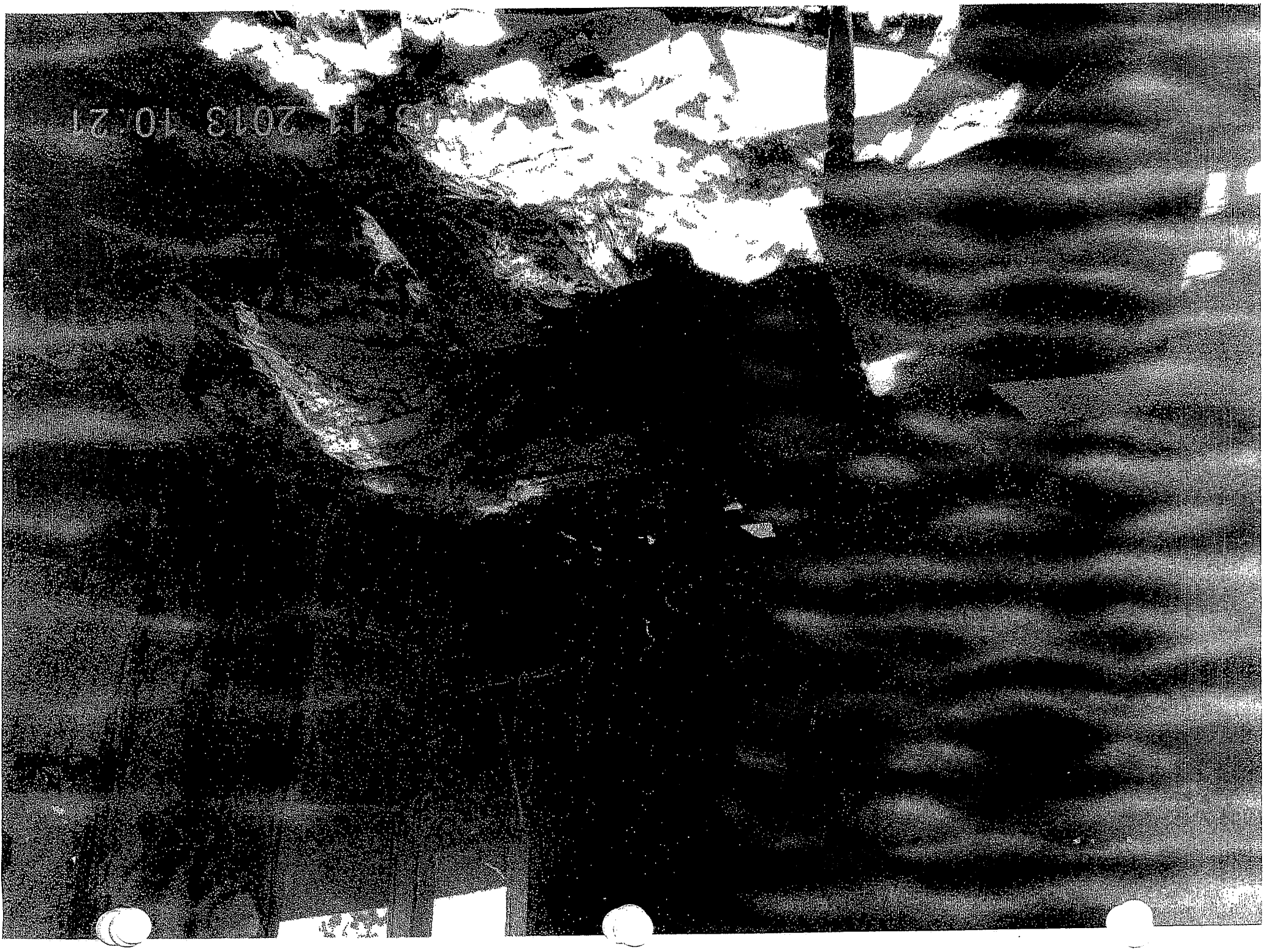

07 12 2012 10 50

03 11 2013 10 20

08
09
10
11
12

03 11 2013 10 20

03 . 11 . 2013 10 : 20


05.11.2018 10:21

AGENDA ITEM #7

CITYOFKINGSVILLE 11-27-12

ADDRESS 619 E. Lee	OWNER Daniel Garza	INSPECTOR Daniel
LEGAL DESCRIPTION 6th	LOT E 6,9,10, 50%	BLOCK 8
OWNER INFO Daniel Garza P.O. 618 Kingsville TX. 78363		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X		X			
CONDITION		X		X			
2. UTILITIES		X		X			
a. ELECTRICITY		X		X			
b. GAS		X		X			
c. WATER		X		X			
3. ROOF		X			X		
a. COVERING		X			X		
b. STRUCTURE		X			X		
4. WALLS		X			X		Dilapidated
a. EXTERIOR		X			X		
b. INTERIOR		X			X		
c. CEILINGS		X			X		
5. WINDOWS/		X			X		
DOORS		X			X		
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) Broken windows not properly secured
D. dirty	
X. unacceptable	2.) high grass need clean-up
Bd. Bedroom	
Bt. Bathroom	3.) no WATER since 5/2006
Kt. Kitchen	
Lv. Livingroom	4.) unstable foundation
Dn. Diningroom	
Ft. front	5.) Abandoned structure
Bk back	
Lf. Left	6.) Decomposed interior walls due to
Rt. Right	termites, mold, rodents

address 619 E Lee			owner			date of inspctn 5-8-12		
ector	A		type of insp			Res	type of building	
B=broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	m		present			lits/plgs		
yard	D		electricty			elec hzrds		
foundation	B		elec hazds			security		
skirt	mX		security			windows		
walls	BXm		windows			ceiling		
roof	✓		ceiling			walls		
ft door	✓		walls			floors		
bk door	✓		floors			smk detectr		
secured	XH		commode			other rm	rt/ctr/lft	ft/ctr/rr
windows	XHB		lavatory			lits/plgs		
stairs	✓		tub/shower			elec hzrds		
porches	XH		ventalation			security		
electric	XmH		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	XmH		lits/plgs			ceiling		
gas	✓		elec hzrds			walls		
es	HX		security			floors		
ewalk	✓		windows			smk detectr		
parking	✓		ceiling			HEATER	mX	
LIVN RM			walls			WTR HTR	mX	
present			floors			VENTILATION	BX	
electric			smk detectr			COOLING	mX	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	OmX	
secured			lits/plgs			SEWER TAP	m	
windows			elec hzrds			WATER TAP	m	
ceiling			security			ACCESS TO UNIT	✓	
walls			windows			FIRE EXITS	✓	
floor			ceiling			INFESTATION	✓	
KITCHEN			walls			GARBAGE	DX	
present			floors			DEBRIS	DX	
electricty			smk detectr			REFUSE DISPOSAL	DX	
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR	NA	
secured			lits/plgs			HALLS	NA	
windows			elec hzrds			STAIRS	NA	
ceiling			security			INTR HZRDS	✓	
walls			windows			AIR QLTY	✓	
floor			ceiling					
ove			walls			No Access to		
rrigerator			floors			Interior		
sink			smk detectr					

Open framming on inside

Assory Bldg Unsecured

Prop ID	Owner	%	Legal Description		Values			
16689	46654	100.00 R	Geo: 100800804000192	Effective Acres: 0.000000	Imp HS:	0	Market:	6,000
COLIN MARY ANN			6TH, BLOCK 8, LOT 4-6		Imp NHS:	0	Prod Loss:	0
429 E FORDYCE AVE					Land HS:	0	Appraised:	6,000
KINGSVILLE, TX 78363-5638				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	6,000
			Situs: 609 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53

Prop ID	Owner	%	Legal Description		Values			
25789	45975	100.00 R	Geo: 100800807000192	Effective Acres: 0.000000	Imp HS:	0	Market:	5,520
TORRES CYNTHIA			6TH, BLOCK 8, LOT 7, 8, W19' 9		Imp NHS:	0	Prod Loss:	0
5009 MCKNIGHT RD					Land HS:	0	Appraised:	5,520
PEARLAND, TX 77584-7563				Acres: 0.0000	Land NHS:	5,520	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	5,520
			Situs: 613 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,520	0	5,520	0.842200	46.49

Prop ID	Owner	%	Legal Description		Values			
10479	10451	50.00 R	Geo: 100800809000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,295
GARZA WILLIE J			6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST		Imp NHS:	3,055	Prod Loss:	0
911 S 17TH ST					Land HS:	0	Appraised:	4,295
KINGSVILLE, TX 78363-6443				Acres: 0.0000	Land NHS:	1,240	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,295
			Situs: 619 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17

Prop ID	Owner	%	Legal Description		Values			
11101	10987	50.00 R	Geo: 100800809001192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,295
GARZA WILLIAM DANIEL			6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST		Imp NHS:	3,055	Prod Loss:	0
PO BOX 618					Land HS:	0	Appraised:	4,295
KINGSVILLE, TX 78364-0618				Acres: 0.0000	Land NHS:	1,240	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,295
			Situs: 619 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17

Prop ID	Owner	%	Legal Description		Values			
11233	28796	100.00 R	Geo: 100800811000192	Effective Acres: 0.000000	Imp HS:	38,610	Market:	42,610
ALANIZ ARGELIO			6TH, BLOCK 8, LOT 11, 12		Imp NHS:	0	Prod Loss:	0
621 E LEE AVE					Land HS:	4,000	Appraised:	42,610
KINGSVILLE, TX 78363-4657				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	42,610
			Situs: 621 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			42,610	0	42,610	0.842200	356.86

Prop ID	Owner	%	Legal Description		Values			
12048	57660	100.00 R	Geo: 100800813000192	Effective Acres: 0.000000	Imp HS:	0	Market:	22,340
SUAZO FRANCISCO			6TH, BLOCK 8, LOT 13, 14		Imp NHS:	18,340	Prod Loss:	0
ARGELIO ALANIS					Land HS:	0	Appraised:	22,340
523 ANGLE ROAD				Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-8952			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	22,340
			Situs: 625 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,340	0	22,340	0.842200	188.15

Prop ID	Owner	%	Legal Description		Values			
12839	56002	100.00 R	Geo: 100800815000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
MORENO ELIDA (LIFE EST)			6TH, BLOCK 8, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
ROEL M MORENO					Land HS:	0	Appraised:	4,000
ANGELITA G MORENO				Acres: 0.0000	Land NHS:	4,000	Cap:	0
629 E LEE AVE			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	4,000
KINGSVILLE, TX 78363-4657			Situs: 629 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

KLEBERG COU APPRAISAL DISTRICT

PROPERTY 11 R

Legal Description:
GTL BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST

OWNER ID
10987

OWNERSHIP
50.00%

PROPERTY APPRAISAL INFORMATION 2012

GARZA WILLIAM C
PO BOX 618
KINGSVILLE, TX 78364-0618

Entities		Values		
CAD	100%	IMPROVEMENTS		3,055
CKI	100%	LAND MARKET		1,240
GKL	100%	MARKET VALUE	=	4,295
SKI	100%	PRODUCTIVITY LOSS	-	0
WST	100%	APPRAISED VALUE	=	4,295
		HS CAP LOSS	-	0
		ASSESSED VALUE	=	4,295

Ref ID2: R11101
Map ID PLAT

100800809001192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 619 E LEE

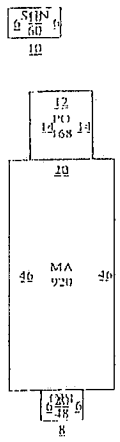
GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON

LAST APPR.	LR
LAST APPR. YR	2011
LAST INSP. DATE	04/11/2011
NEXT INSP. DATE	

REMARKS: FOR '11 ADJ PHYS TO 50% PER APPR LR 4/11/11
4/15/11 MMG -- FOR 2008 NO VALUE CHANGE
PER LR 2/22/08 MM -- FOR '06 CORR VALUE
PER CHG'D DEPR% FROM 50% TO 30% - ADD

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
02/01/2003	ROOF	0	A	700

SALE DT	PRICE	GRANTOR	DEED INFO
03/01/1983	*****	GARZA MANUEL A E	OT / 430 / 130
	*****	UNKNOWN	OT / /

IMPROVEMENT INFORMATION

SUBD: S008 100.00% NBHD:

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	920.0	43.65	1	1940			40,160	30%	50%	100%	100%	100%	0.15	6,020
	OP1	OPEN PORCH B	R	*/	48.0	8.73	1	1940			420	30%	50%	100%	100%	100%	0.15	60
	PO	PATIO (SPECI	SP	SP/	168.0	1.25	1	1940			210	30%	50%	100%	100%	100%	0.15	30
	SGN	STORAGE (NO	F	SP/	60.0	0.00	1	0				30%	50%	100%	100%	100%	0.15	0
1	RESIDENTIAL		STCD: A1		1,196.0		Homesite: N				40,790							6,110

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SUBD: S008 100.00% NBHD:

#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	A1		SPECIAL	A1	N	FF	31X140	80.00	2,480	1.00	1.00	A	2,480	NO			0.00	0
													2,480					0

Comment: OTHER 1/2 INT ON #10080080 9001192 FF

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:31:54PM by MARLENEP

True Automation, Inc.

KLEBERG COUN APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2012

PROPERTY 104 R

Legal Description: 6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTEREST

OWNER ID 10451

OWNERSHIP 50.00%

GARZA WILLIE J
911 S 17TH ST
KINGSVILLE, TX 78363-6443

Entities		Values	
CAD	100%	IMPROVEMENTS	3,055
CKI	100%	LAND MARKET	1,240
GKL	100%	MARKET VALUE =	4,295
SKI	100%	PRODUCTIVITY LOSS -	0
WST	100%	APPRAISED VALUE =	4,295
		HS CAP LOSS -	0
		ASSESSED VALUE =	4,295

Ref ID2: R10479
Map ID PLAT

100800809000192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 619 E LEE

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS PC
ZONING
NEXT REASON

LAST APPR. LR
LAST APPR. YR 2011
LAST INSP. DATE 04/11/2011
NEXT INSP. DATE

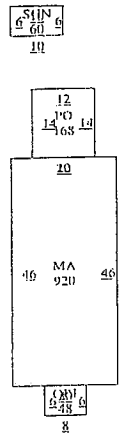
REMARKS FOR '11 ADJ PHYS TO 50% PER APPR LR 4/11/11
4/15/11 MMG -- FOR 2008 NO VALUE CHANGE
PER LR 2/22/08 MM -- FOR '06 CORR VALUE
PER CHG'D DEPR% FROM 50% TO 30% - ADD

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
	*****	UNKNOWN	OT / /

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

IMPROVEMENT INFORMATION

SUBD: S008 100.00% NBHD:

W.	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	920.0	43.65	1	1940			40,160	30%	50%	100%	100%	100%	0.15	6,020
	OPN	OPEN PORCH B	R	*/	48.0	8.73	1	1940			420	30%	50%	100%	100%	100%	0.15	60
	PO	PATIO (SPECI	SP	SP/	168.0	1.25	1	1940			210	30%	50%	100%	100%	100%	0.15	30
	SGN	STORAGE (NO	F	SP/	60.0	0.00	1	0				30%	50%	100%	100%	100%	0.15	0
1.	RESIDENTIAL		STCD:	A1	1,196.0	Homesite: N					40,790							6,110

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	1	RT2,RM1	0
Flooring	1	FL6	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

SUBD: S008 100.00% NBHD:

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	31X140	80.00	2,480	1.00	1.00	A	2,480	NO			0.00	0
													2,480					0

Comment: OTHER 1/2 INT ON #10080080 9001192 FF

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:32:19PM by MARLENEP

True Automation, Inc.

DATE 01/02/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-008-008-09001-192

6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTERES
T

TOWN -
ACRES - .099

LOCATION- 619 E LEE

LAND MKT VALUE 1240
LAND AGR VALUE

IMPR/PERS MKT VALUE 3055
MKT. BEFORE EXEMPTS 4295
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7486C

GARZA WILLIAM DANIEL

PO BOX 618

KINGSVILLE TX 78364-0618

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	299.22	320.16	123.88	743.26
TAXES 2005	274.14	260.43	106.91	641.48
TAXES 2006	152.59	126.65	55.85	335.09
TAXES 2007	158.77	112.73	54.29	325.79
TAXES 2008	158.56	93.54	50.41	302.51
TAXES 2009	157.67	74.11	46.35	278.13
TAXES 2010	163.11	57.10	44.04	264.25
TAXES 2011	133.96	30.81	32.96	197.73
TAXES 2012	134.99	.00	.00	134.99
	1,633.01	1,075.53	514.69	3,223.23

ACCT # 1-008-008-09001-192

TOTAL DUE 12/2012	3,223.23
TOTAL DUE 01/2013	3,241.19
TOTAL DUE 02/2013	3,268.66
TOTAL DUE 03/2013	3,289.31

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	361.90	230.84	112.15	704.89
CITY OF KINGSVILLE	424.00	271.13	131.78	826.91
KINGSVILLE ISD	815.27	552.89	260.81	1,628.97
SOUTH TX WATER AUTH	31.84	20.67	9.95	62.46

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	31.99
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	36.17
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	64.17
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.66
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	134.99

ATTY DAT 12/30/2010 CONTRCT DTE

DATE 01/02/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

ACCT # 1-008-008-09000-192

6TH, BLOCK 8, LOT E6' 9, 10, 50% UNDIVIDED INTERES
T

TOWN -
ACRES - .099

LOCATION- 619 E LEE

LAND MKT VALUE 1240
LAND AGR VALUE

IMPR/PERS MKT VALUE 3055
MKT. BEFORE EXEMPTS 4295
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7486C

GARZA WILLIE J

911 S 17TH ST

KINGSVILLE TX 78363-6443

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	287.46	307.58	119.02	714.06
TAXES 2005	274.14	260.43	106.91	641.48
TAXES 2006	152.59	126.65	55.85	335.09
TAXES 2007	158.77	112.73	54.29	325.79
TAXES 2008	158.56	93.54	50.41	302.51
TAXES 2009	157.67	74.11	46.35	278.13
TAXES 2010	163.11	57.10	44.04	264.25
TAXES 2011	133.96	30.81	32.96	197.73
TAXES 2012	134.99	.00	.00	134.99
	1,621.25	1,062.95	509.83	3,194.03

ACCT # 1-008-008-09000-192

TOTAL DUE 12/2012	3,194.03
TOTAL DUE 01/2013	3,211.85
TOTAL DUE 02/2013	3,239.15
TOTAL DUE 03/2013	3,259.67

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	359.48	228.25	111.15	698.88
CITY OF KINGSVILLE	421.21	268.14	130.63	819.98
KINGSVILLE ISD	808.94	546.12	258.19	1,613.25
SOUTH TX WATER AUTH	31.62	20.44	9.86	61.92

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	31.99
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	36.17
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	64.17
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.66
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	134.99

ATTY DAT 12/30/2010 CONTRCT DTE

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1819

March 8, 2013

WILLIE J GARZA
911 S 17TH
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 619 E LEE**

Dear Sir or Madam:

On FEBRUARY 23, 2012 a letter was sent from the City of Kingsville stating that your property located at 619 E LEE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1802

March 8, 2013

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78364-0618

Re: **HEARING FOR PROPERTY AT 619 E LEE**

Dear Sir or Madam:

On FEBRUARY 23, 2012 a letter was sent from the City of Kingsville stating that your property located at 619 E LEE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez

Daniel Ramirez
Building Official

CONDEMNATION CHECKLIST

Property Address: 619 E Lee — Phone: _____

Property Owner: William Garza — Phone: _____

Owner's Address: 911 5th / P.O. Box 618, Kingsville TX 78363 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-23-12	2-23-12	1. Identify structure unfit for human habitation.
☐ 2-23-12	2-23-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-23-12	2-23-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-23-12	2-23-12	4. Obtain legal description.
☐ 2-23-12	2-23-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-23-12	2-23-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second notice 3-14-12 4-26-12	3-14-12 4-26-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
☐ 3-8-13	3-8-13	
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	3-11-13	3-11-13
☐	3-27-13	3-27-13
		10. Photograph posted sign.
		11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☑ b. Photographs of the structure
		☑ c. Inspection report
		☑ d. Pre-condemnation notice
		☑ e. Condemnation resolution
☐	_____	_____ 12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐	_____	_____ 13. City Council adopts condemnation resolution.
☐	_____	_____ 14. File Notice of Condemnation with the County Clerk.
☐	_____	_____ 15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐	_____	_____ 16. Post 45-day Order to Demolish on structure.
☐	_____	_____ 17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐	_____	_____ 18. Photograph posted notice.
☐	_____	_____ 19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐	_____	_____ 20. Issue Notice to Proceed to Public Works Dir.
☐	_____	_____ 21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 23, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE TX

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10 **619 E LEE**

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 23, 2012

WILLIAM DANIEL GARZA
P. O. 618
KINGSVILLE TX

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10 **619 E LEE**

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE TX

SECOND NOTICE

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10

619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

WILLIAM DANIEL GARZA
P. O. 618
KINGSVILLE TX

SECOND NOTICE

Re: 16TH ADDITION, BLOCK 8, LOT E6' 9, 10

619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE, TX 78363

Re: 16TH ADDITION, BLOCK 8, LOT E 6'9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78364

Re: 16TH ADDITION, BLOCK 8, LOT E 6'9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at 619 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons, who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

WILLIAM DANIEL GARZA
P.O. BOX 618
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 8, E6 9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

WILLIE J GARZA
911 S 17TH ST
KINGSVILLE, TX 78363

Re: 6TH, BLOCK 8, E6 9, 10 619 E LEE

Dear Sir or Madam:

It has been determined that the structure at **619 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

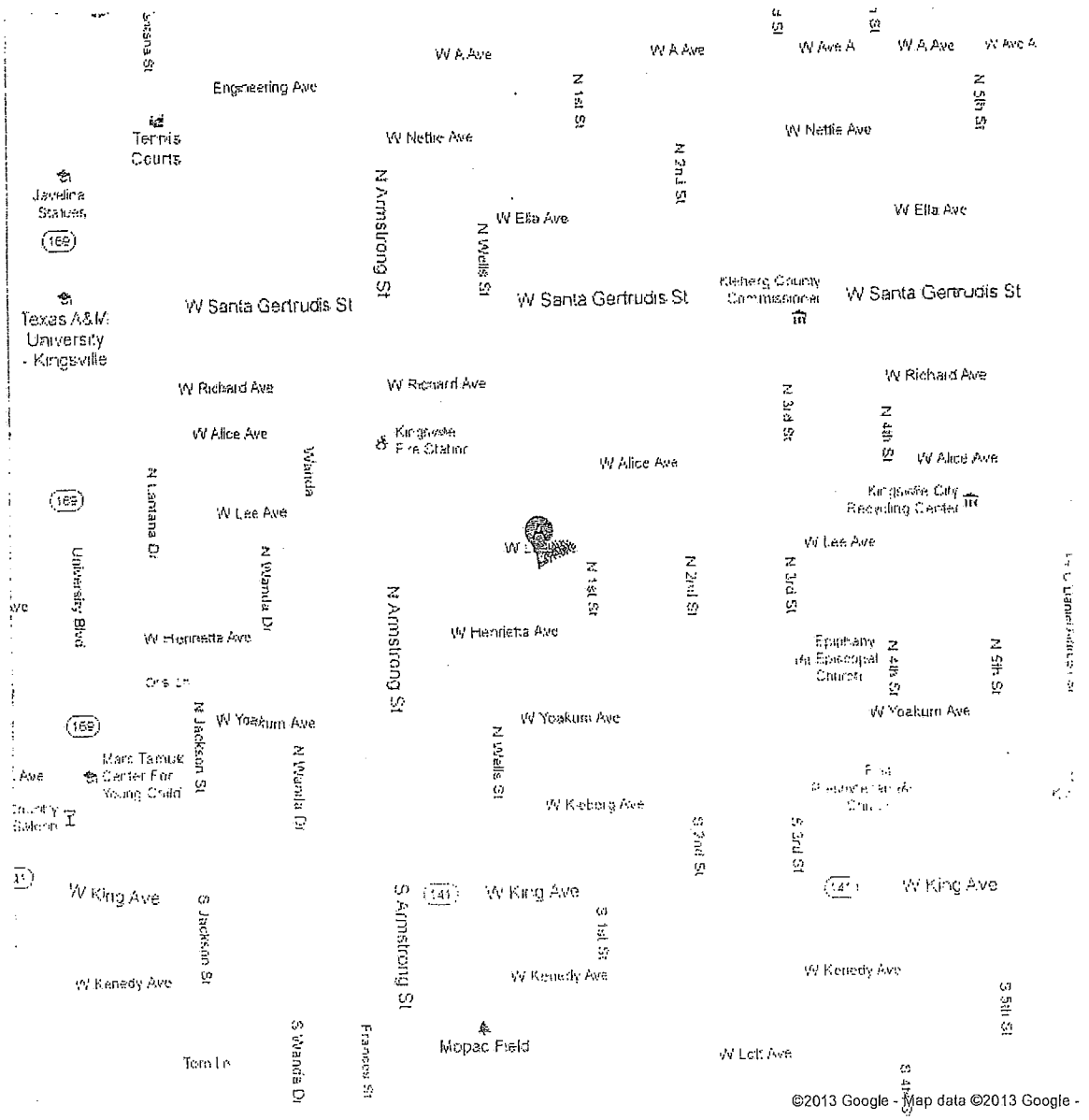
Daniel Ramirez
Building Official

Enclosure

Google

Address 619 W Lee Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



Attle William David Garza
P.O. Box 618

CITY OF KINGSVILLE
P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
$ 00.46°
0004247745 MAR 12 2013
MAILED FROM ZIP CODE 78364

CERTIFIED MAIL™

160.2

7011 0110 0000 4433 1802

TEXAS 78364

UNITED STATES POSTAGE
02 1M
$
0004247745
MAILED FROM ZIP C

William Daniel Garza
P.O. Box 618
Ill. TX 78364-06

032113

GARZ618 782 CC 1 N C 01 03/1
UNABLE TO FORWARD/FOR REVIEW
**###

BC: 78364 DU *2093-08014-1

160.2

7011 0110 0000 4433 1451

E, TEXAS 78364

UNITED STATES POSTAGE
02 1M
$
0004247745
MAILED FROM ZIP

032013

2-7-13
2-14
2-22

William J Garza
011 S 17th St

NTXTE 782 CC 1 01 03/1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

*2093 05873 6

William Daniel Garza
P.O. Box 618
Kerrville, TX 78363

NIXIE 782 DZ 1 01 02/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *2093-01965-1

78364-78363 @1458

CITY KINGS

7011 0110 0000 4433 1581

EXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

022313

William Daniel Garza
P.O. Box 618
TX 78363

NIXIE 782 CC 1 01 02/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*2093-08980-1

7010 0780 0000 7424 4558

78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $05.750
0004247745 APR 27 2012
MAILED FROM ZIP CODE 78363

William Daniel Garza
P.O. Box 618
Kerrville, TX 78363

RETURN TO SENDER
MOVED, LEFT NO ADDRESS
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
ATTEMPTED - NOT KNOWN
UNCLAIMED REFUSED
NO SUCH STREET - NUMBER
DO NOT REMAIL IN THIS ENVELOPE
INSUFFICIENT ADDRESS
NO MAIL RECEPTACLE
BOX CLOSED NO ORDER

7836430618

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78364

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0000247745
MAILED FROM ZIP

RETURNED TO SENDER

☐ MOVED LEFT ADDRESS
☐ BOX CLOSED
☐ ATTEMPTED
☐ UNCLAIMED
☐ NO SUCH STREET
☐ DID NOT RECEIVE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEPTACLE
☐ BOX CLOSED

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78363

78364+0618

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0000247745
MAILED FROM ZI

William Daniel Garza
P.O. Box 618
Kingsville, Tx 78364

NIXIE 782 4E 1 06 09/

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145859 *0498-09259-

78364+0618
78364+01459

031518

NL 3-3 3-11

☐ NO MAIL RECEPTACLE
☐ BOX CLOSED NO ORDER

Willie J. Garza
911 S. 17th
Kingsville TX 78363

CERTIFIED MAIL™

160.2

CITY OF KINGSVILLE

7011 0110 0000 4431 6038

TEXAS 78364

UNITED STATES POSTAGE
02 1M $
0004247745 FE
MAILED FROM ZIP C

RETURNED TO SENDER

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
☐ UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NUMBER
☐ DO NOT REMAIL IN THIS ENVELOPE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEPTACLE
☐ BOX CLOSED NO ORDER

Willie Daniel Garza
P.O. Box 418
Kingsville, TX 78364

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M $
0004247745 F
MAILED FROM ZIP C

Willie Daniel Garza
P.O. Box 418
Kingsville, TX 78364

GARZ618* 792 SE 1 N C 86 03/01
UNABLE TO FORWARD/FOR REVIEW
**BOC

BC: 78364061818 DU *0588-01401-24

78364-0618

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willie J. Garza
9115 17th St
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [illegible] ☐ Agent ☐ Addressee

B. Received by (Printed Name): Willie J. Garza
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

U.S. POSTAL SERVICE POST OFFICE MAY 2 2002

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7010 0780 0000 7424 4541

PS 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

3-11-13

CITY OF KINGSVILLE

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OW
THE CITY COUNCIL WILL CONSIDER CONS

OF 619 E Lee ON

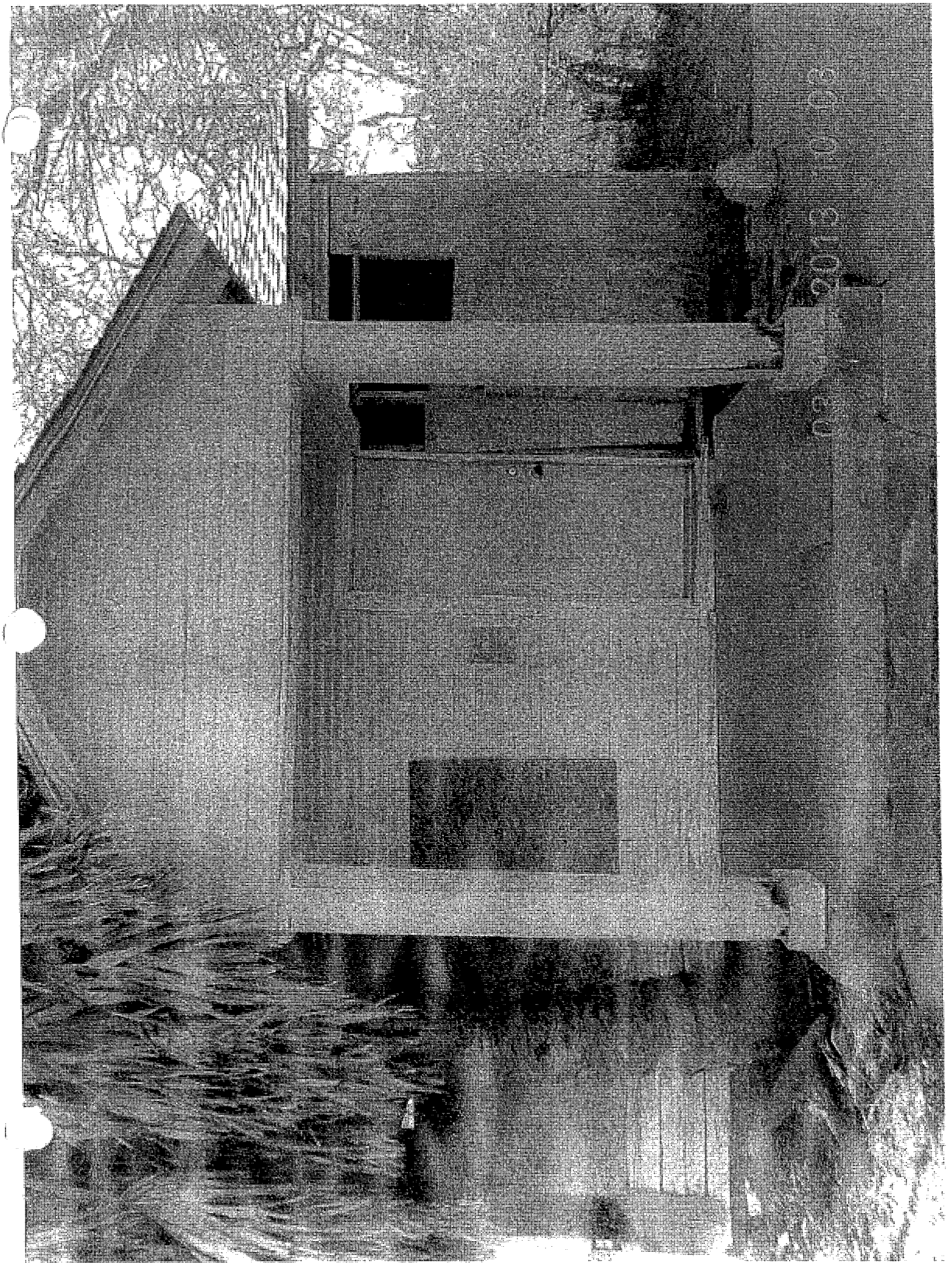
Monday, April 8, 2013

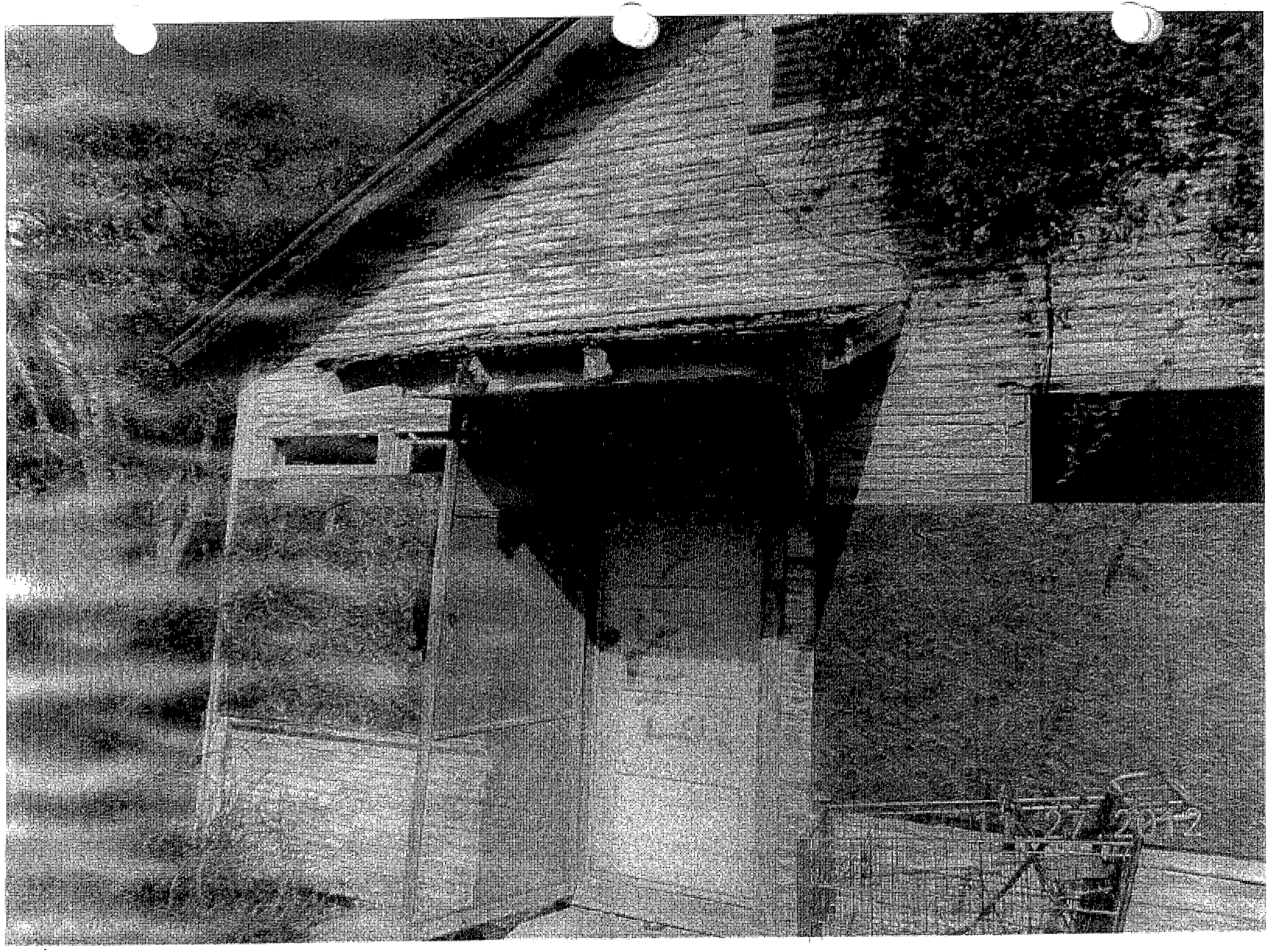
BY ORDER OF: BUILDING OFFICIAL

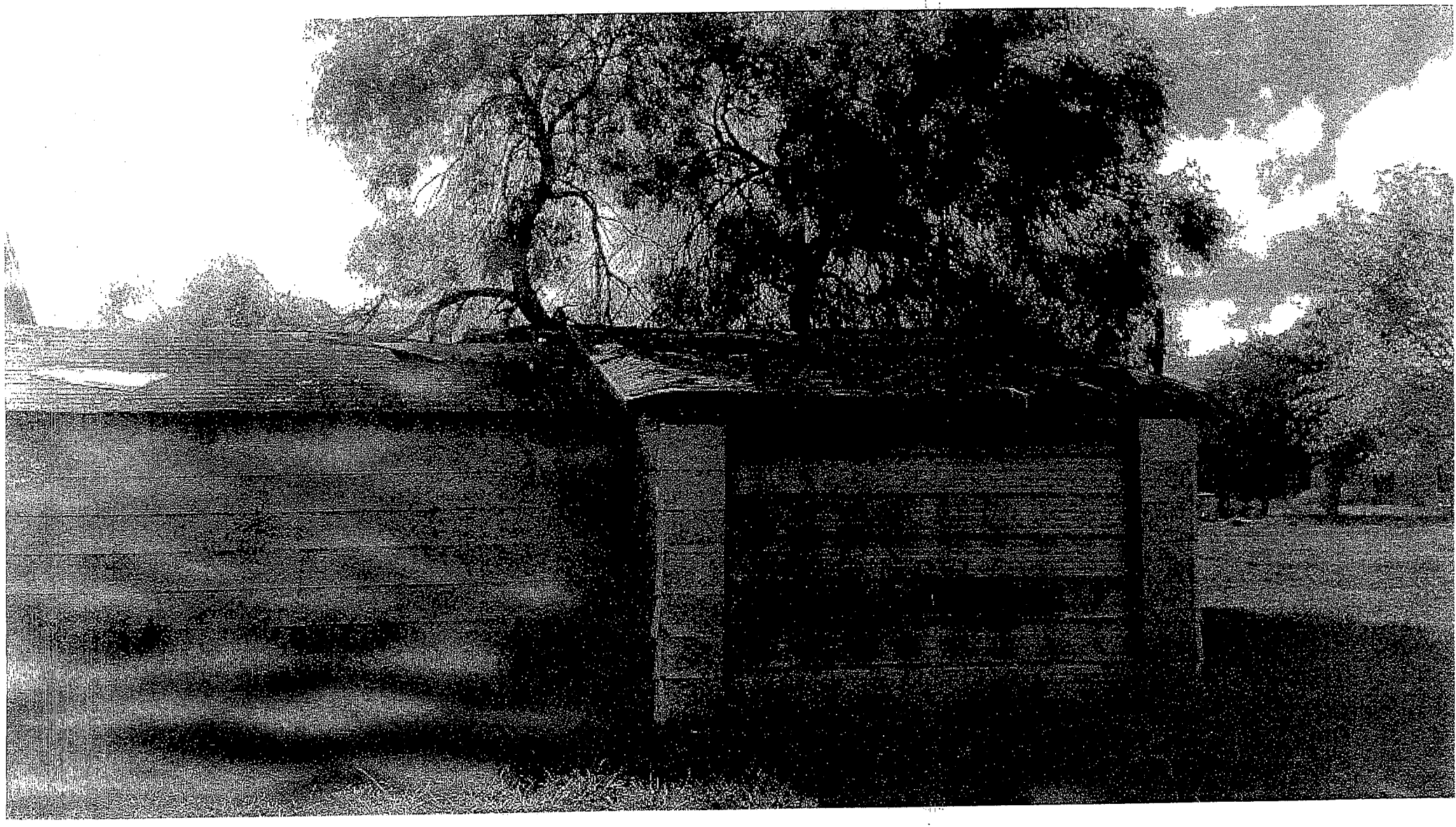
DEFACEMENT OR REMOVAL of this Notice or any
and/or alterations of this structure without express permi
of the BUILDING DEPARTMENT, CITY OF KINGSVILL
constitutes a misdemeanor and is punishable by a fine of Fi
Hundred ($200.00) Dollars.

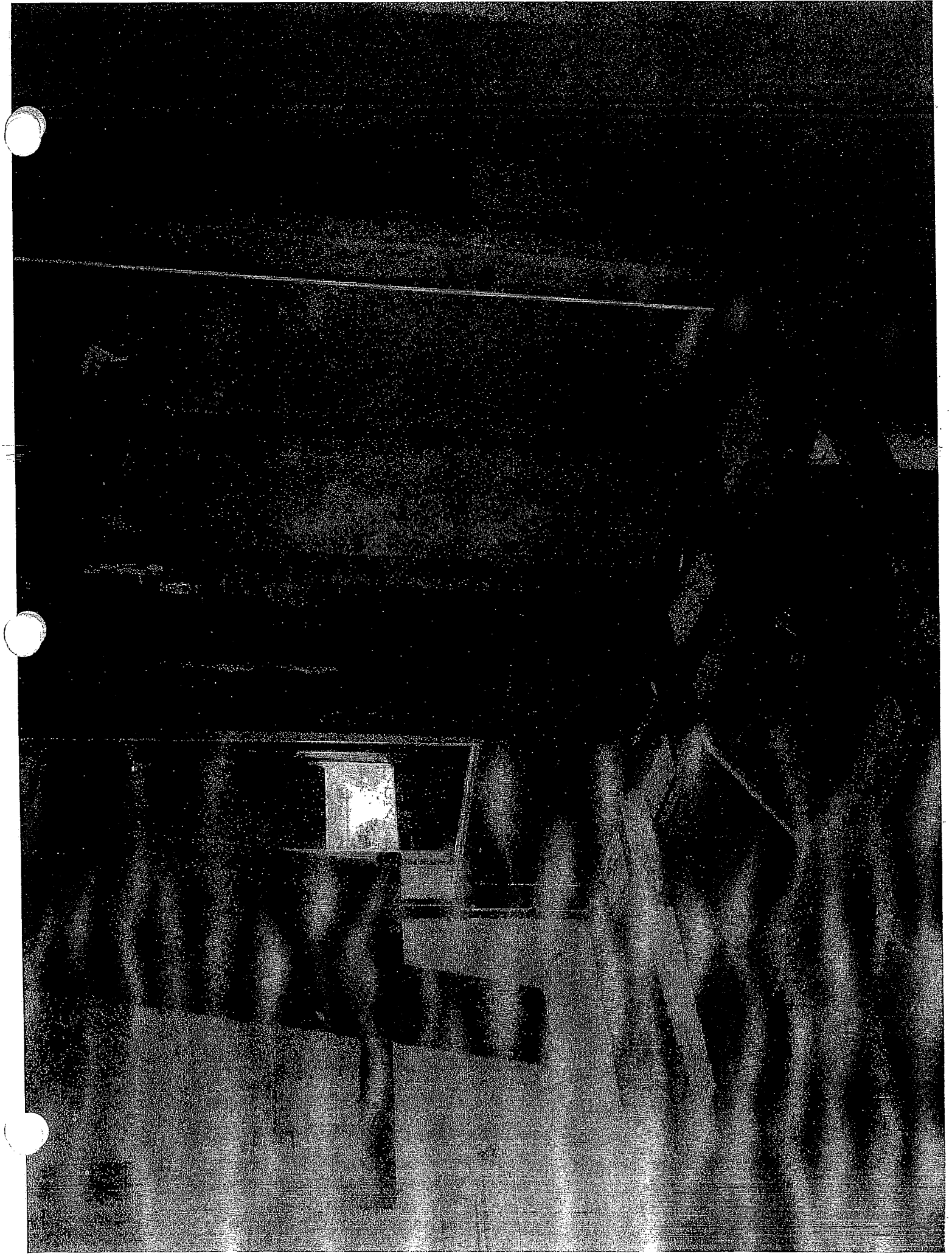
CONTACT THE Building Department at
200 E ASTRODUBURG
Telephone (361) 595-8019

3-11-13

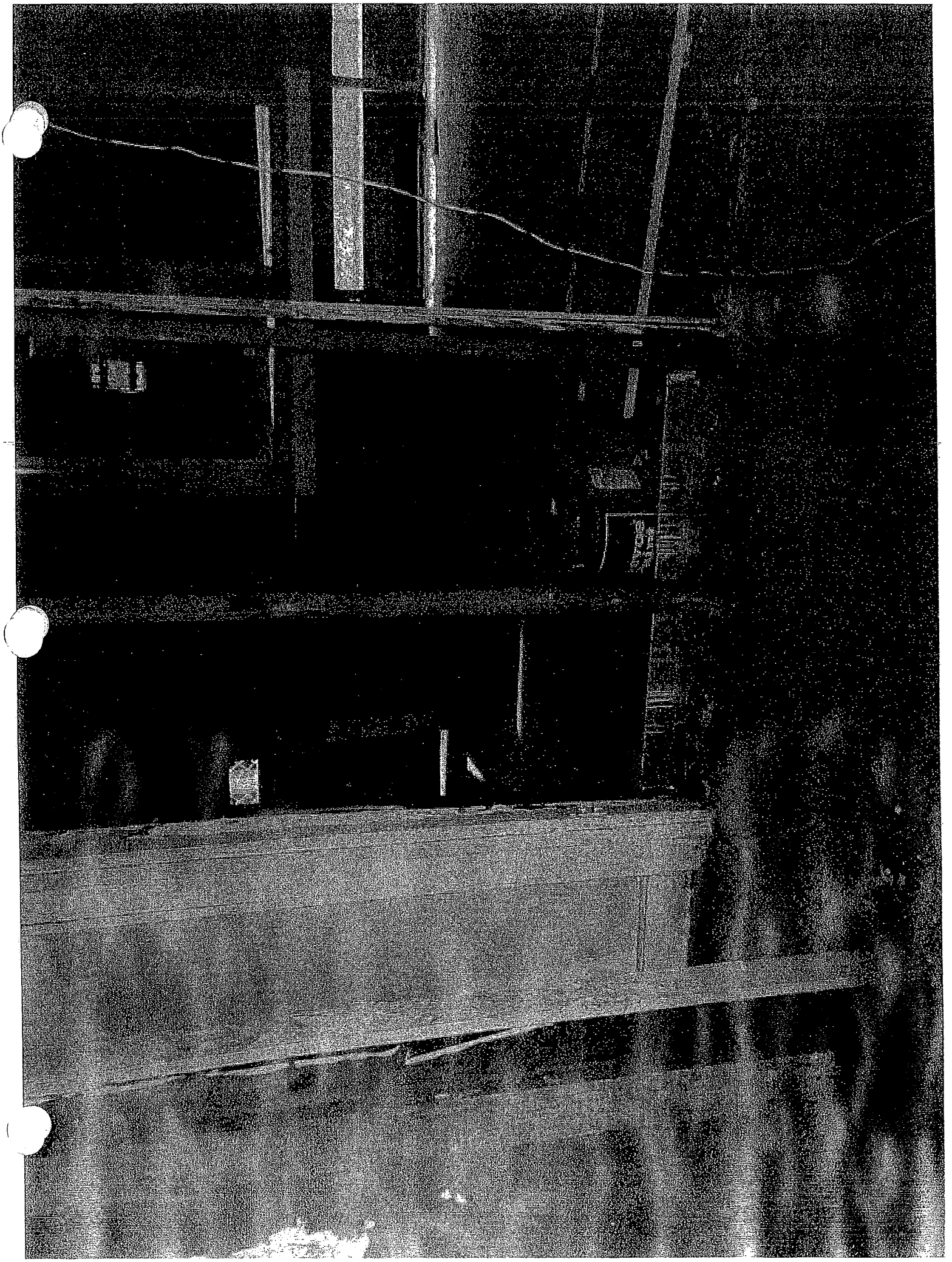








[redacted]



12.18.2012

AGENDA ITEM #8

CITYOFKINGSVILLE

7/30/12

ADDRESS 512 E. Alice	OWNER Esteban Torres	INSPECTOR Daniel
LEGAL DESCRIPTION Orig. Town	LOT 27, 28	BLOCK 9
OWNER INFO Esteban Torres P.O. Box 252 Rivera, TX. 78379		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					
2. UTILITIES		X					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X					
3. ROOF		X		X			
a. COVERING		X		X			
b. STRUCTURE		X		X			
4. WALLS		X		X			
a. EXTERIOR		X		X			
b. INTERIOR		X		X			
c. CEILINGS		X		X			
5. WINDOWS/		X		X			
DOORS		X		X			
a. SECURED		X		X			
b.CONDITION		X		X			
6. FOUNDATION		X		X			
a. FLOORS		X		X			
7.PLUMBING		X		X			
8. ELECTRICAL		X		X			

CODES
B. broken
M. missing
D. dirty
X. unacceptable
Bd. Bedroom
Bt. Bathroom
Kt. Kitchen
Lv. Livingroom
Dn. Diningroom
Ft. front
Bk back
Lf. Left
Rt. Right

ADDITIONAL CONCERNS

Pictures taken

1.) no Roof

2.) no- electricity

3.) no- water since 10-12003

4.) unsecured - Abandoned

5.) no plumbing sanitary utilities

Prop ID	Owner	%	Legal Description			Values			
11051	55111	100.00 R	Geo: 100100920000192	Effective Acres: 0.000000	Imp HS:	0	Market:	16,560	
GUERRERO-SILVA PEDRO			ORIG TOWN, BLOCK 9, LOT 20		Imp NHS:	14,560	Prod Loss:	0	
ETUX NELLIE GARZA-SILVA					Land HS:	0	Appraised:	16,560	
7956 N DOFFING				Acres:	0.0000 Land NHS:	2,000	Cap:	0	
MISSION, TX 78574			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	16,560	
			Situs: 524 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,560	0	16,560	0.842200	139.47

Prop ID	Owner	%	Legal Description			Values			
19563	33378	100.00 R	Geo: 100100921000192	Effective Acres: 0.000000	Imp HS:	31,050	Market:	35,050	
ELIZONDO AGAPITO ETUX			ORIG TOWN, BLOCK 9, LOT 21, 22		Imp NHS:	0	Prod Loss:	0	
DOMINGA					Land HS:	4,000	Appraised:	35,050	
JESUS SALINAS ETUX JENNY				Acres:	0.0000 Land NHS:	0	Cap:	0	
2205 LAS PALMAS DR			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,050	
KINGSVILLE, TX 78363-3040			Situs: 520 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS	
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,050	0	35,050	0.842200	295.19

Prop ID	Owner	%	Legal Description			Values			
20361	53818	100.00 R	Geo: 100100923000192	Effective Acres: 0.000000	Imp HS:	0	Market:	35,100	
CARRANZA JORGE LUIS			ORIG TOWN, BLOCK 9, LOT 23, 24		Imp NHS:	31,100	Prod Loss:	0	
ANGELICA CARRANZA					Land HS:	0	Appraised:	35,100	
516 E ALICE AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
KINGSVILLE, TX 78363-3857			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	35,100	
			Situs: 516 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			35,100	0	35,100	0.842200	295.61

Prop ID	Owner	%	Legal Description			Values			
21121	55092	100.00 R	Geo: 100100925000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
CARRANZA JORGE LUIS JR			ORIG TOWN, BLOCK 9, LOT 25, 26		Imp NHS:	0	Prod Loss:	0	
516 E ALICE					Land HS:	0	Appraised:	4,000	
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 514 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description			Values			
21882	51127	100.00 R	Geo: 100100927000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
TORRES ESTEVAN N EST			ORIG TOWN, BLOCK 9, LOT 27, 28		Imp NHS:	0	Prod Loss:	0	
ETUX MARIA E EST					Land HS:	0	Appraised:	4,000	
PO BOX 252				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
RIVIERA, TX 78379-0252			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 512 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description			Values			
22648	19313	100.00 R	Geo: 100100929000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000	
RODRIGUEZ JOSE C EST			ORIG TOWN, BLOCK 9, LOT 29, 30		Imp NHS:	0	Prod Loss:	0	
PO BOX 579					Land HS:	0	Appraised:	4,000	
KINGSVILLE, TX 78364-0579				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000	
			Situs: 508 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69

Prop ID	Owner	%	Legal Description			Values			
23415	19313	100.00 R	Geo: 100100931000192	Effective Acres: 0.000000	Imp HS:	0	Market:	22,680	
RODRIGUEZ JOSE C EST			ORIG TOWN, BLOCK 9, LOT 31, 32		Imp NHS:	18,680	Prod Loss:	0	
PO BOX 579					Land HS:	0	Appraised:	22,680	
KINGSVILLE, TX 78364-0579				Acres:	0.0000 Land NHS:	4,000	Cap:	0	
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	22,680	
			Situs: 502 E ALICE	Mtg Cd:	Prod Mkt:	0	Exemptions:		
				DBA:					

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			22,680	0	22,680	0.842200	191.01

DATE 01/02/2013

STATEMENT OF ALL TAXES DUE

SD

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-001-009-27000-192

ORIG TOWN, BLOCK 9, LOT 27, 28

TOWN -
ACRES - .160

LOCATION- 512 E ALICE

LAND MKT VALUE 4000
LAND AGR VALUE

IMPR/PERS MKT VALUE
MKT. BEFORE EXEMPTS 4000
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7633C

TORRES ESTEVAN N EST
ETUX MARIA E EST
% ROSALINDA GUTIERREZ
P O BOX 138
KINGSVILLE TX 78364-0138

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	242.61	172.25	82.98	497.84
TAXES 2008	333.77	196.92	106.14	636.83
TAXES 2009	331.91	155.99	97.58	585.48
TAXES 2010	118.20	41.38	31.92	191.50
TAXES 2011	124.76	28.69	30.69	184.14
TAXES 2012	125.72	.00	.00	125.72
	1,276.97	595.23	349.31	2,221.51

ACCT # 1-001-009-27000-192

TOTAL DUE 12/2012	2,221.51
TOTAL DUE 01/2013	2,235.35
TOTAL DUE 02/2013	2,257.93
TOTAL DUE 03/2013	2,274.30

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	299.13	138.54	81.58	519.25
CITY OF KINGSVILLE	352.19	164.28	96.56	613.03
KINGSVILLE ISD	600.25	280.59	164.22	1,045.06
SOUTH TX WATER AUTH	25.40	11.82	6.95	44.17

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	29.79
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	33.69
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	59.76
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.48
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	125.72

ATTY DAT 08/24/2012 CONTRCT DTE

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1796

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % MARIO H TORRES
6102 GOLD NUGGET
CORPUS CHRISTI, TX 78417

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1741

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % ESTABAN S TORRES, JR
14230 WINDERLICH # 188
HOUSTON, TX 77069

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1734

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % JUAN RAFAEL TORRES
717 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1710

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % MARIA VALERIO
P.O. BOX 252
RIVERA, TX 78379

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1703

March 8, 2013

ESTEVEN TORRES EST MARIA TORRES % ROSALINDA GUTIERREZ
P.O. BOX 138
KINGSVILLE, TX 78364-0138

Re: **HEARING FOR PROPERTY AT 512 E ALICE**

Dear Sir or Madam:

On JULY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 512 E ALICE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 150 W. 512 E. Alice and found them to be unsafe and in violation of numerous city ordinances; and

WHEREAS, Building Official Carrillo sent a certified letter return receipt requested to the last known property owner as listed on the Kleberg County Appraisal District records for said location, advising said property owner of the need to correct the numerous city ordinance violations observed at the property in order to avoid further condemnation proceedings and published notice in the newspaper; and

WHEREAS, the violations were not corrected at the property within the time provided, a public hearing was held at the City Commission meeting on June 22, 2009 with regard to the property and the Building Official's findings were presented to the Commission; and

WHEREAS, the City Commission found the structures on the property to be unsafe, in violation of city ordinances, unable to be corrected without substantial expense of reconstruction, and a public nuisance; and

WHEREAS, by majority vote of the Kingsville City Commission the structures on the property were ordered to be demolished by the owner/agent/person in charge within 45 days of June 22, 2009.

NOW THEREFORE, I Sam R. Fugate as Mayor of the City of Kingsville, Texas, do hereby provide notice of the Kingsville City Commission's order for the property owner/agent/person in charge of 512 E. Alice to demolish the structures thereon by August 6, 2009.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 22nd day of June, 2009.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

CONDEMNATION CHECKLIST

Property Address: 512 E Alice — Phone:
Property Owner: Estevan N Jones & Maria Estevan — Phone:
Owner's Address: P.O. Box 252, Riviera, TX 78363 — Fax:

BEGINNING DATE	ENDING DATE	ACTION
☐ 7-30-12	7-30-12	1. Identify structure unfit for human habitation.
☐ 7-30-12	7-30-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 7-30-12	7-30-12	3. Determine ownership from county assessment & tax collection record.
☐ 7-30-12	7-30-12	4. Obtain legal description.
☐ 7-30-12	7-30-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 7-30-12	7-30-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
☐ 3-8-13	3-8-13	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	3-11-13	3-11-13
☐	3-27-13	3-27-13

10. Photograph posted sign.

11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of

☐ a. Location Map

☐ b. Photographs of the structure

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐	_____	_____

12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐	_____	_____

13. City Council adopts condemnation resolution.

☐	_____	_____

14. File Notice of Condemnation with the County Clerk.

☐	_____	_____

15. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐	_____	_____

16. Post 45-day Order to Demolish on structure.

☐	_____	_____

17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐	_____	_____

18. Photograph posted notice.

☐	_____	_____

19. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐	_____	_____

20. Issue Notice to Proceed to Public Works Dir.

☐	_____	_____

21. Prepare demolition cost statement consisting of:

☐ a. Mailing fees

☐ b. Publication fees

☐ c. Demolition costs

☐ d. Landfill tipping fees

☐ e. Filing fees

☐ f. Administrative fees

☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JULY 30, 2012

TENANTS
512 E ALICE
KINGSVILLE, TX 78363

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JULY 30, 2012

ESTEVAN N TORRES % MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 **512 E ALICE**

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

July 30, 2012

ESTEVAN TORRES ETUX MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379-0252

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Tenant:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Interim Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

July 30, 2012

ESTEVAN TORRES ETUX MARIA E TORRES
P.O. BOX 252
RIVIERA, TX 78379-0252

Re: ORIG TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at 512 E ALICE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Interim Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
MARIA VALERIO
P.O. BOX 252
RIVIERA, TX 78379

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
JUAN RAFAEL TORRES
717 W HUISACHE
KINGSVILLE, TX 78363

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
ESTABAN S TORRES, JR
14230 WINDERLICH # 188
HOUSTON, TX 77069

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

January 31, 2013

ESTEVAN TORRES ETUX MARIA E TORRES
MARIO H TORRES
6102 GOLD NUGGET
CORPUS CHRISTI, TX 78417

Re: ORIGINAL TOWN, BLOCK 9 LOT 27, 28 512 E ALICE

Dear Sir or Madam:

It has been determined that the structure at **512 E ALICE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

1 0110 0000 4433 1611

LE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 06.11
0004247745 FEB 26 2013
MAILED FROM ZIP CODE 78363

030713

Esteven Jones & Mx Maria E Jones
Juan Rafael Jones
717 ...

LN 2-7-13
2-13
2-22

NIXIE 782 CC 1 01 02/27/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78364 *2193-08832-27-01

Agent
Addressee

B. Received by (Printed Name)
C. Date of Delivery 2-7-13

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
Express Mail
Certified Mail
Return Receipt for Merchandise
Registered
Insured Mail
C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

If Restricted Delivery is desired.
your name and address on the reverse
nat we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

1. Article Addressed to:
Esteven Jones & Maria E Jones
Maria H. Jones
6102 Gold Nugget
Corpus Christi, Tx 78417

2. Article
(Trans

7011 0110 0000 4433 1598

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Esteven Jones & Maria Jones
Maria H Jones
6102 Gold Nugget
Corpus Christi Tx 78417

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Maria Longoria
Agent
Address

B. Received by (Printed Name)
C. Date of Delive 3/14/13

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
Certified Mail
Express Mail
Registered
Return Receipt for Merchandi
Insured Mail
C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article N
(Transfer 7011 0110 0000 4433 1796

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Esteven Jones / Maria Jones
Rosalinda Gutierrez
P.O. BOX 138
Kingsville, Tx 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rosalinda Gutierrez
Agent
Address

B. Received by (Printed Name)
Rosalinda Gutierrez
C. Date of Delive

D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type
Certified Mail
Express Mail
Registered
Return Receipt for Merchandi
Insured Mail
C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Arti

Tenant
Alice

NIXIE 782 5E 1 00 08/06
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 78364145858 *0588 04107 3:

78364@1458

160.2

CITY OF KINGSVILLE

AS 78364

7011 0110 0000 4433 0966

UNITED STATES POSTAGE
02 1M $
0004247745 AL
MAILED FROM ZIP C

Rosalinda Jones
512 E Alice
Kingsville TX 78363

NIXIE 782 CE 1 01 08/14
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
*2093-05805-13

160.2

CITY OF KINGSVILLE

CITY OF KINGSVILLE
P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM Z

Rosalinda Jones
512 E Alice
Kingsville TX 78363

NIXIE 782 5E 1 00 08/
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 78364145858 *0488-17849

78364@1458

Esteven Jones
Esteban S Jones, Jr
14230 Winderlich #188
Hou

NIXIE 773 SE 1 00 02/

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSE
UNABLE TO FORWARD

BC: 78364145858 *0588-04581

77069-8457-01458

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

Esteven Jones etux Maria E Jone
Esteban S Jones Jr
14230 Winderlich #188
Houston, Tx 77069

NIXIE 773 SE 1 72 03/17/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0493-01538-17-

77069-8457

CERTIFIED MAIL

7011 0110 0000 4433 1604

LE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

160.2

UNDELIVERABLE AS ADDRESSED NO FORWARDING ORDER ON FILE

Esteven Jones etux Maria E Jo
Esteban S Jones, Jr
14230 Winderlich #188

NIXIE 773 CE 1 72 03/21/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364 *1310-01641-06-

77069-8999

UNC 82412

Estevan Jones
Maria C Jones
P.O. Box 252
Riviera, Tx 78379-0252

RETURN
TO SENDER
UNCLAIMED

78379-0252

CERTIFIED MAIL™

1602

CITY OF KINGSVILLE

78364

7011 0110 0000 4433 0850

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

UTF

RETURN TO SENDER

☐ MOVED, LEFT NO ADDRESS
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ ATTEMPTED - NOT KNOWN
☐ UNCLAIMED ☐ REFUSED
☐ NO SUCH STREET - NUMBER
☐ DO NOT REMAIL IN THIS ENVELOPE
☐ INSUFFICIENT ADDRESS
☐ NO MAIL RECEPTACLE
☐ BOX CLOSED - NO ORDER

Tenants
512 E Alice
Kingsville, Tx 78363

CERTIFIED MAIL™

1602

CITY OF KINGSVILLE

78364

7011 0110 0000 4433 1635

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

022613

Estevan Jones & Maria C Jo
Maria Valerio
P.O. Box 252

NIXIE 782 CE 1 01 02/24/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

78379-0025 BC: 78364 *1310-01643-06-43

Google

Address 512 E Alice Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453

3-11-13

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT
THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 512 E Alice ON

Monday, April 8, 2013

BY ORDER OF BUILDING OFFICIAL

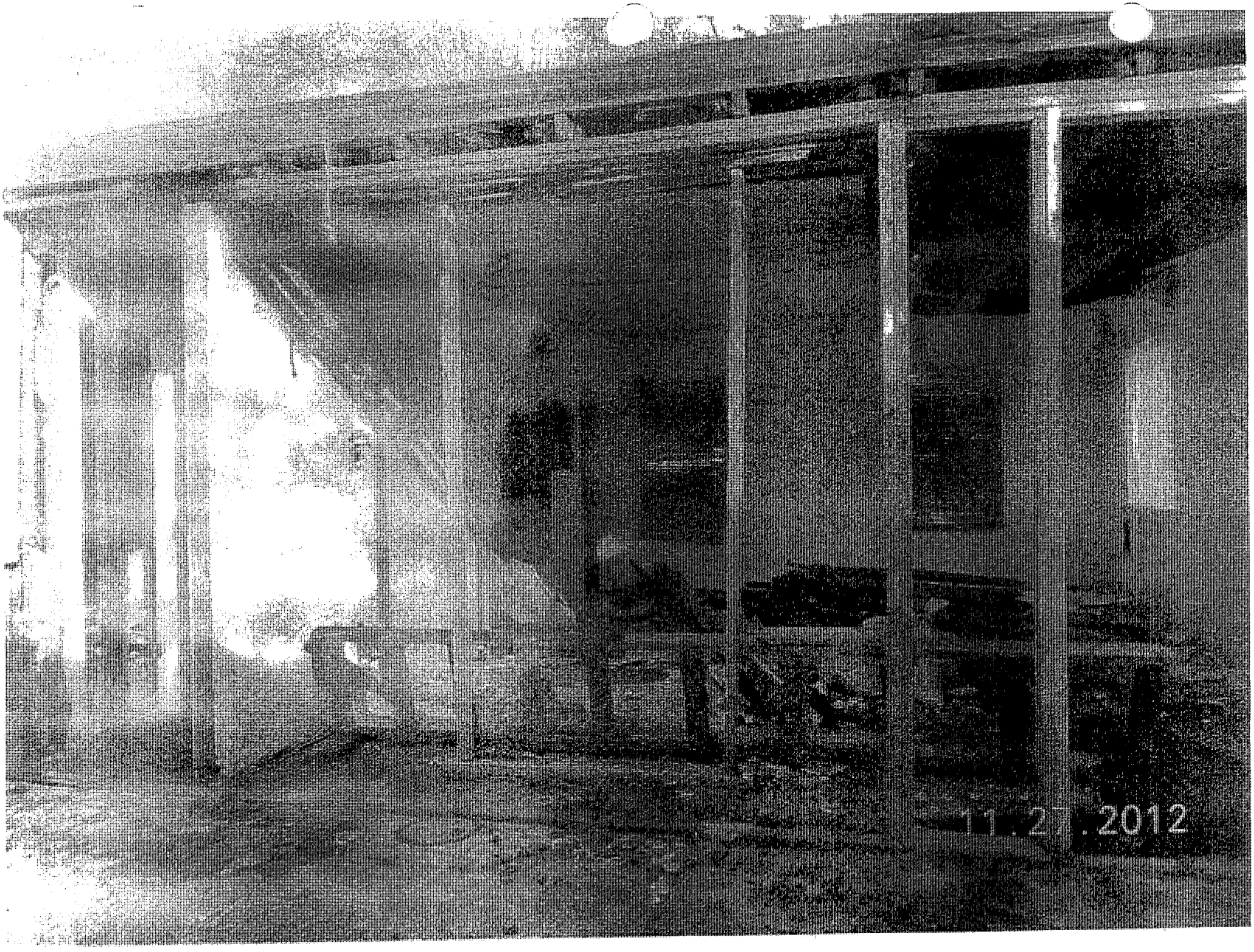
[redacted]

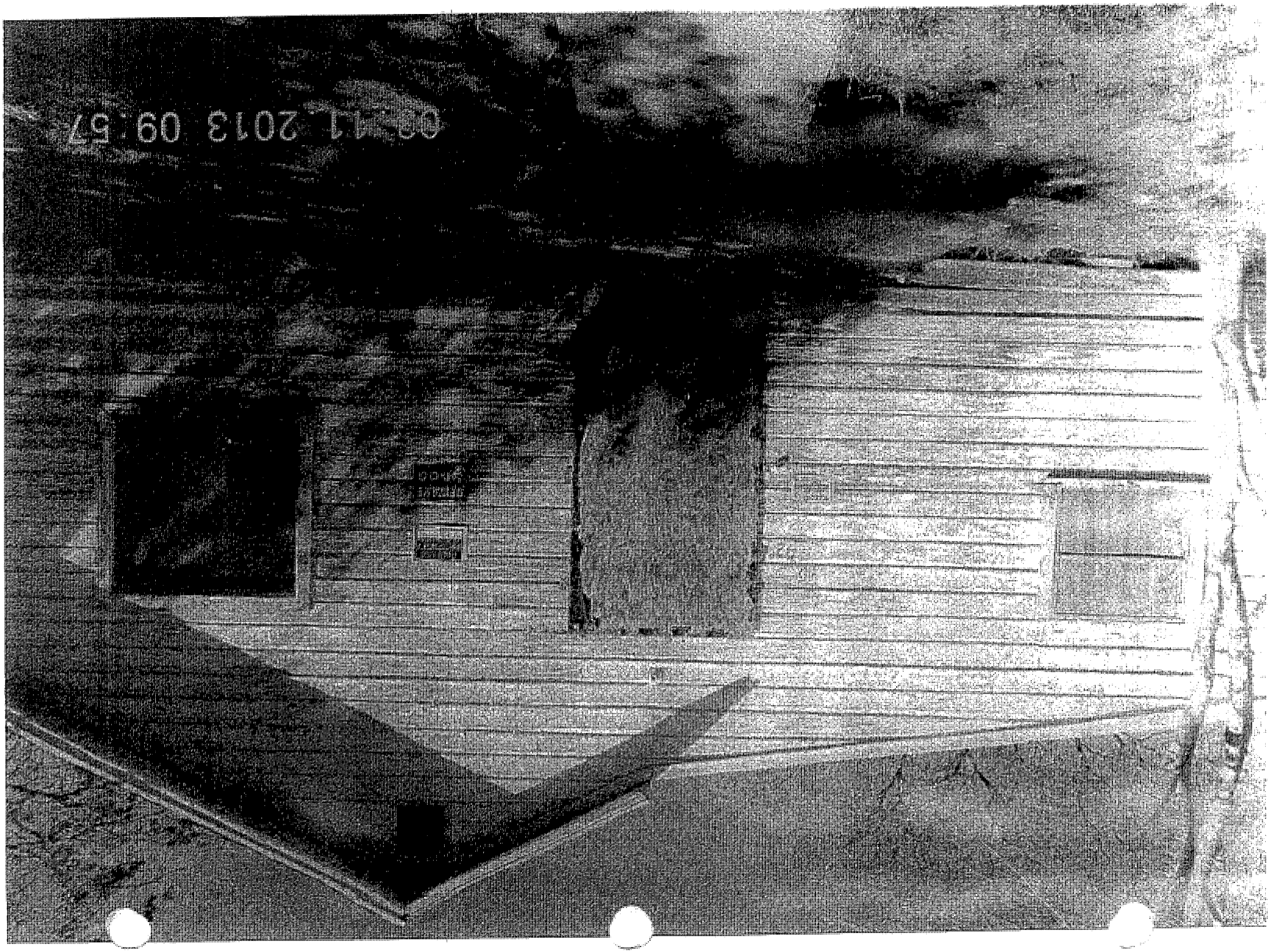
ACTUAL ENT OR REMOVAL of this Notice, or any repairs and alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a Fine of Five Hundred ($500.00) Dollars.

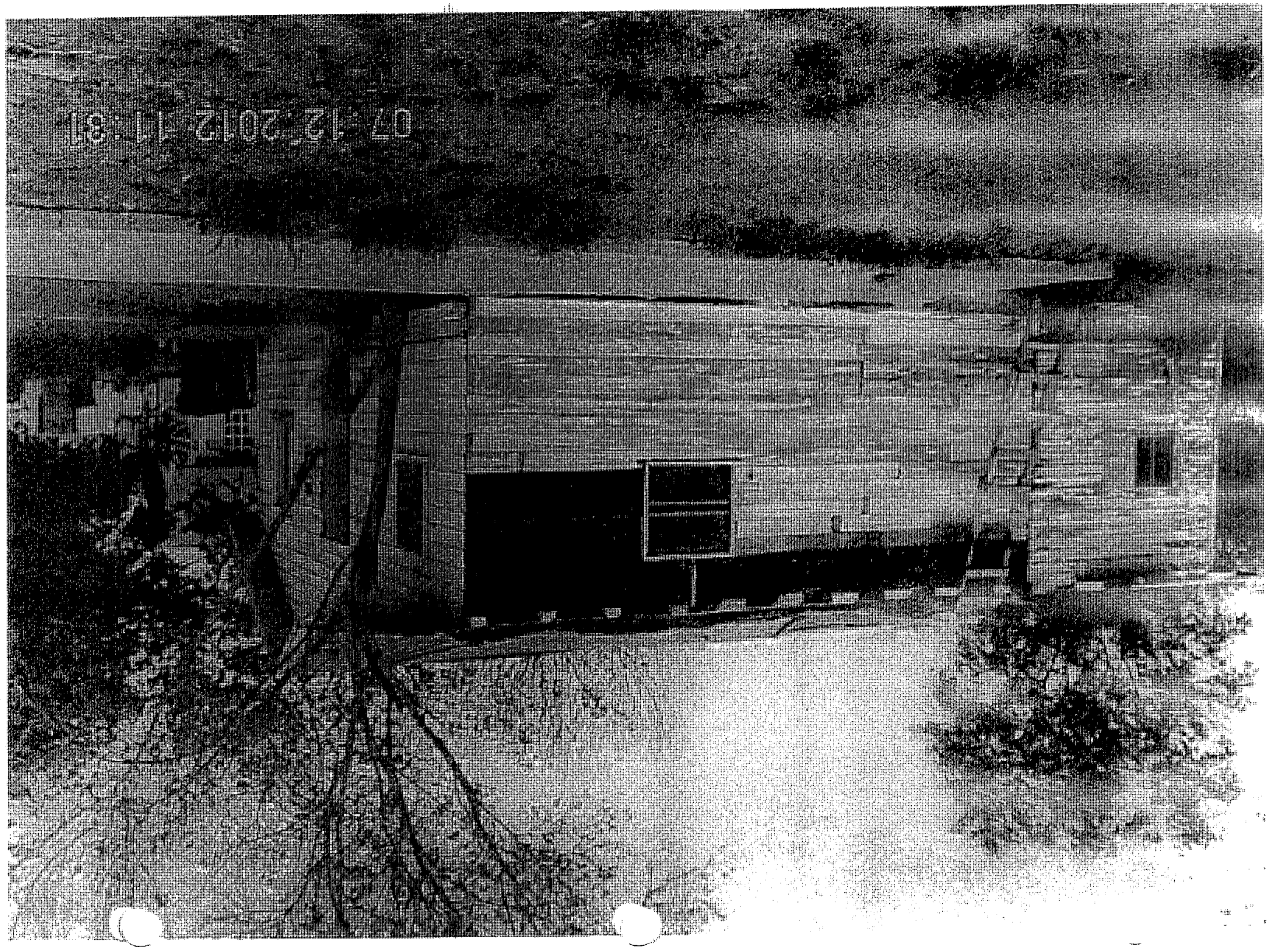
CONTRACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

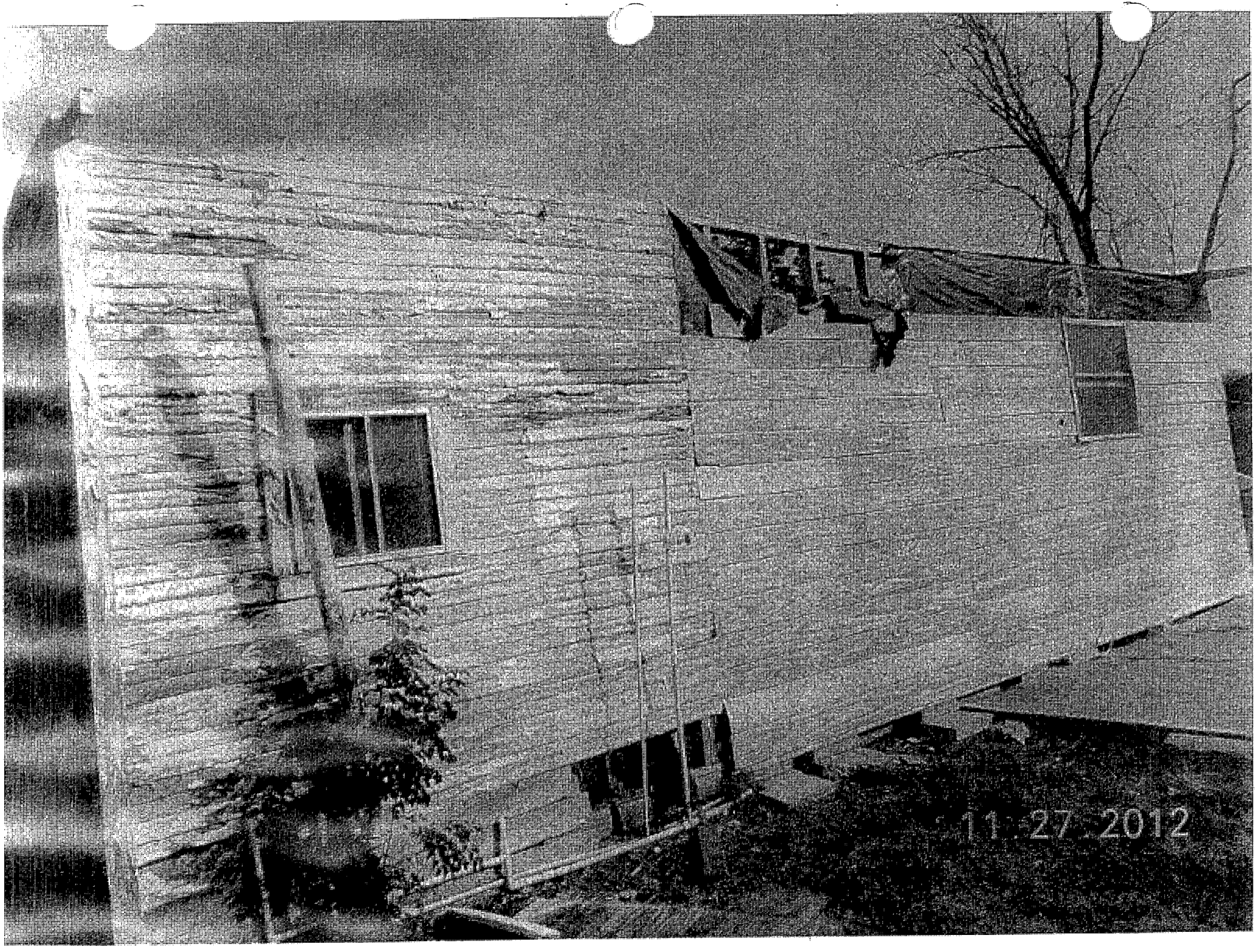
DATE 3-11-13 BY [signature]

03 11 2013 09:58


11 . 27 . 2012




07/13/2012 11:31


11.27.2012

AGENDA ITEM #9

CITY OF KINGSVILLE 11-27-12

ADDRESS 330 W. Nettie	OWNER Israel Ortiz	INSPECTOR Daniel
LEGAL DESCRIPTION Tranquitas	LOT 30-32/33-34	BLOCK 18
OWNER INFO		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X			X		
CONDITION		X			X		
2. UTILITIES		X		X			
a. ELECTRICITY		X		X			
b. GAS		X		X			
c. WATER		X		X			
3. ROOF		X		X			
a. COVERING		X			X		
b. STRUCTURE		X		X			
4. WALLS		X		X			
a. EXTERIOR		X		X			
b. INTERIOR		X		X			
c. CEILINGS		X		X			
5. WINDOWS/		X			X		
DOORS		X			X		
a. SECURED		X			X		
b.CONDITION		X			X		
6. FOUNDATION		X			X		
a. FLOORS		X			X		
7.PLUMBING		X			X		
8. ELECTRICAL		X					

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1.) unsecured
D. dirty	
X. unacceptable	2.) tall weeds
Bd. Bedroom	
Bt. Bathroom	3.) dilapidated walls S.W. Wall
Kt. Kitchen	
Lv. Livingroom	4.) Deteriorating north wall
Dn. Diningroom	
Ft. front	5.) Cracking foundation
Bk back	
Lf. Left	6.) No water since 3/2005
Rt. Right	

address 330 W nettie			owner			date of inspctn 5-8-12		
ector	Alvo		type of insp			Res	type of building	
B=broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	X H B		present			lits/plgs		
yard	D		electricty			elec hzrds		
foundation	✓		elec hazds			security		
skirt	mX		security			windows		
walls	✓		windows			ceiling		
roof	✓		ceiling			walls		
ft door	✓		walls			floors		
bk door	H A X		floors			smk detectr		
secured	X H B		commode			other rm	rt/ctr/lft	ft/ctr/rr
windows	O		lavatory			lits/plgs		
stairs	NA		tub/shower			elec hzrds		
porches	HX		ventalation			security		
electric	X O		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	X O		lits/plgs			ceiling		
gas	X O		elec hzrds			walls		
es	V HX		security			floors		
sidewalk	NA		windows			smk detectr		
parking	G		ceiling			HEATER	NX	
LIVN RM			walls			WTR HTR	mX	
present			floors			VENTILATION	✓	
electric			smk detectr			COOLING	mX	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	O	
secured			lits/plgs			SEWER TAP	m	
windows			elec hzrds			WATER TAP	m	
ceiling			security			ACCESS TO UNIT	✓	
walls			windows			FIRE EXITS	✓	
floor			ceiling			INFESTATION	NA	
KITCHEN			walls			GARBAGE	HXD	
present			floors			DEBRIS	HXD	
electricty			smk detectr			REFUSE DISPOSAL	X	
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR	Na	
secured			lits/plgs			HALLS	Na	
windows			elec hzrds			STAIRS	Na	
ceiling			security			INTR HZRDS	Na	
walls			windows			AIR QLTY	✓	
floor			ceiling	unit is fenced & has no				
ve			walls	trespassing sign				
efrigerator			floors	Open rear door				
sink			smk detectr					

PROPERTY 11697 R

Legal Description
TRANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDED INTEREST

OWNER ID 57142

OWNERSHIP 33.34%

ORTIZ ISRAEL G
PO BOX 531124
GRAND PRAIRIE, TX 75050

CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

IMPROVEMENTS		3,781
LAND MARKET	+	2,000
MARKET VALUE	=	5,781
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	5,781
HS CAP LOSS	-	0
ASSESSED VALUE	=	5,781

Ref ID2: R11697
Map ID PLAT

178401830000192

ACRES:
EFF. ACRES:

SITUS 330 W NETTIE TX

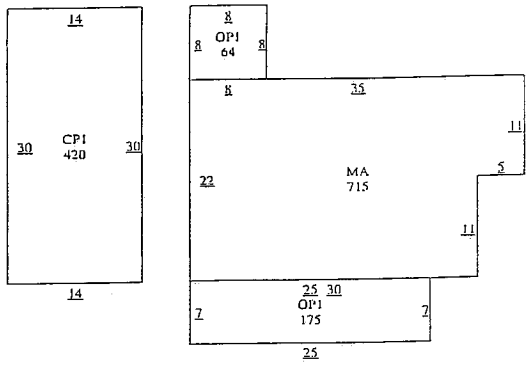
APPR VAL METHOD: Cost

GENERAL

UTILITIES		LAST APPR.	LR
TOPOGRAPHY		LAST APPR. YR	2011
ROAD ACCESS	PC	LAST INSP. DATE	04/13/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

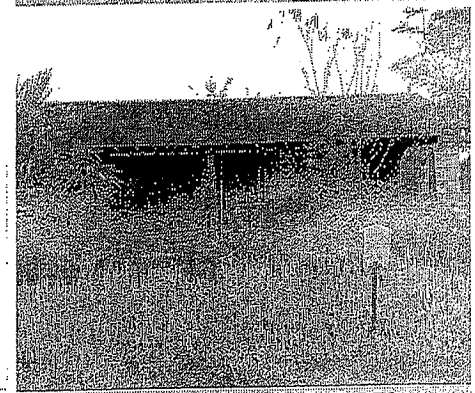
REMARKS FOR '12 CORRECT OWNER, OWNERSHIP %, VALUE & LEGAL DESCRIPTION PER SPLIT OUT 66.66% UDI TO NEW ACCT #1-784-018-30005-192 PER GWD 288/336 8/2/04

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/20/1999	ROOF		A	2,500

SALE HISTORY

SALE DT	PRICE	GRANTOR	DEED INFO
08/02/2004	*****	ORTIZ NOELIA G	GWD / 288 / 336
07/26/2004	*****	ORTIZ GUADALUPE	AFF / 287 / 871
07/13/2004	*****	ORTIZ GUADALUPE	DEATH / /

IMPROVEMENT INFORMATION

SUBD: S784 100.00% NBHD:

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	FF3/	715.0	45.56	1	1950			32,580	50%	70%	100%	100%	100%	0.35	11,400
	OP1	OPEN PORCH B	R	*/	175.0	9.11	1	1950			1,590	50%	70%	100%	100%	100%	0.35	560
	OP1	OPEN PORCH B	R	*/	64.0	9.11	1	1950			580	50%	70%	100%	100%	100%	0.35	200
	CP1	CARPORT BASI	SP	SP/	420.0	5.25	1	1950			2,210	50%	70%	100%	100%	100%	0.35	770
1.	RESIDENTIAL		STCD:	A1	1,374.0	Homesite: N					36,960							12,930
																	0.80	10,340

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW2	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM1	0
Flooring	1	FL2	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

LAND INFORMATION

SUBD: S784 100.00% NBHD: IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		SPECIAL	A1	N	FF	75X140	80.00	6,000	1.00	1.00	A	6,000	NO			0.00	0
Comment: F: 75 R: 75 FF													6,000					0

Effective Date of Appraisal: January 1 Date Printed: 11/26/2012 03:33:00PM by MARLENEP

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
14000	13196	100.00 R	Geo: 178401815000192	Effective Acres: 0.000000	Imp HS:	42,910	Market:	46,830
ARREDONDO ALONZO V			TRANQUITAS 1, BLOCK 18, LOT 15, 16		Imp NHS:	0	Prod Loss:	0
303 W A AVE					Land HS:	3,920	Appraised:	46,830
KINGSVILLE, TX 78363-3747				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	46,830
			Situs: 303 W AVE A	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			46,830	8,400	38,430	0.842200	323.66

Prop ID	Owner	%	Legal Description			Values		
14785	51277	100.00 R	Geo: 178401817000192	Effective Acres: 0.000000	Imp HS:	0	Market:	23,840
ORTIZ ROGELIO			TRANQUITAS 1, BLOCK 18, LOT 17-18		Imp NHS:	19,840	Prod Loss:	0
MARIA ORTIZ					Land HS:	0	Appraised:	23,840
302 W NETTIE AVE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-3752			State Codes: A	Map ID:	Prod Use:	0	Assessed:	23,840
			Situs: 302 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			23,840	0	23,840	0.842200	200.78

Prop ID	Owner	%	Legal Description			Values		
30981	47679	100.00 R	Geo: 178401819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	75,110
CSC SUNDRIES LIMITED			TRANQUITAS 1, BLOCK 18, LOT 19 - 23		Imp NHS:	65,110	Prod Loss:	0
5603 SWISS AVE					Land HS:	0	Appraised:	75,110
DALLAS, TX 75214-4636				Acres:	0.0000 Land NHS:	10,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	75,110
			Situs: 306 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			75,110	0	75,110	0.842200	632.58

Prop ID	Owner	%	Legal Description			Values		
25447	20530	100.00 R	Geo: 178401824000192	Effective Acres: 0.000000	Imp HS:	0	Market:	28,500
CASTANEDA YOLANDA S			TRANQUITAS 1, BLOCK 18, LOT 24 - 26		Imp NHS:	22,500	Prod Loss:	0
7940 ABRAMSHIRE AVE					Land HS:	0	Appraised:	28,500
DALLAS, TX 75231-4713				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,500
			Situs: 318 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			28,500	0	28,500	0.842200	240.03

Prop ID	Owner	%	Legal Description			Values		
18640	12070	100.00 R	Geo: 178401827000192	Effective Acres: 0.000000	Imp HS:	0	Market:	30,420
GUEVARA ALONZO			TRANQUITAS 1, BLOCK 18, LOT 27-29		Imp NHS:	24,420	Prod Loss:	0
ETUX IMELDA					Land HS:	0	Appraised:	30,420
726 E AVENUE A				Acres:	0.0000 Land NHS:	6,000	Cap:	0
KINGSVILLE, TX 78363-3950			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,420
			Situs: 328 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			30,420	0	30,420	0.842200	256.20

Prop ID	Owner	%	Legal Description			Values		
11697	57142	33.34 R	Geo: 178401830000192	Effective Acres: 0.000000	Imp HS:	0	Market:	5,781
ORTIZ ISRAEL G			TRANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDED INTEREST		Imp NHS:	3,781	Prod Loss:	0
PO BOX 531124					Land HS:	0	Appraised:	5,781
GRAND PRAIRIE, TX 75050				Acres:	0.0000 Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	5,781
			Situs: 330 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			5,781	0	5,781	0.842200	48.69

Prop ID	Owner	%	Legal Description			Values		
39982	57143	66.66 R	Geo: 178401830005192	Effective Acres: 0.000000	Imp HS:	0	Market:	11,559
GARZA LUCIANO			TRANQUITAS 1, BLOCK 18, LOT 30-32, 66.66% UNDIVIDED INTEREST		Imp NHS:	7,559	Prod Loss:	0
ETUX ZULEMA M					Land HS:	0	Appraised:	11,559
330 1/2 W NETTIE				Acres:	0.0000 Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	11,559
			Situs: 330 W NETTIE TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			11,559	0	11,559	0.842200	97.35

Prop ID	Owner	%	Legal Description			Values		
30981	47679	100.00 R	Geo: 178401819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	10,000
CSC SUNDRIES LIMITED			TRANQUITAS 1, BLOCK 18, LOT 19 - 23		Imp NHS:	0	Prod Loss:	0
5603 SWISS AVE					Land HS:	0	Appraised:	10,000
DALLAS, TX 75214-4636				Acres: 0.0000	Land NHS:	10,000	Cap:	0
			State Codes: C	Map ID:	Prod Use:	0	Assessed:	10,000
			Situs: 300 B W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			10,000	0	10,000

Prop ID	Owner	%	Legal Description			Values		
25447	20530	100.00 R	Geo: 178401824000192	Effective Acres: 0.000000	Imp HS:	0	Market:	28,500
CASTANEDA YOLANDA S			TRANQUITAS 1, BLOCK 18, LOT 24 - 26		Imp NHS:	22,500	Prod Loss:	0
7940 ABRAMSHIRE AVE					Land HS:	0	Appraised:	28,500
DALLAS, TX 75231-4713				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,500
			Situs: 318 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			28,500	0	28,500

Prop ID	Owner	%	Legal Description			Values		
18640	12070	100.00 R	Geo: 178401827000192	Effective Acres: 0.000000	Imp HS:	0	Market:	30,420
GUEVARA ALONZO			TRANQUITAS 1, BLOCK 18, LOT 27-29		Imp NHS:	24,420	Prod Loss:	0
ETUX IMELDA					Land HS:	0	Appraised:	30,420
726 E AVENUE A				Acres: 0.0000	Land NHS:	6,000	Cap:	0
KINGSVILLE, TX 78363-3950			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,420
			Situs: 328 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,420	0	30,420

Prop ID	Owner	%	Legal Description			Values		
11697	48576	100.00 R	Geo: 178401830000192	Effective Acres: 0.000000	Imp HS:	0	Market:	17,340
ORTIZ NOELIA G			TRANQUITAS 1, BLOCK 18, LOT 30-32		Imp NHS:	11,340	Prod Loss:	0
ETAL					Land HS:	0	Appraised:	17,340
3926 PANAMA DR APT 185				Acres: 0.0000	Land NHS:	6,000	Cap:	0
CORPUS CHRISTI, TX 78415-33			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	17,340
			Situs: 330 W NETTIE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			17,340	0	17,340

Prop ID	Owner	%	Legal Description			Values		
17044	10346	100.00 R	Geo: 178500101000192	Effective Acres: 0.000000	Imp HS:	0	Market:	630
CITY OF KINGSVILLE			TRANQUITAS 2, BLOCK 1, LOT 1-3, S3/4 4, S/2 5, S/4 6, (CREEK) (E X E M		Imp NHS:	0	Prod Loss:	0
PO BOX 1458			P T)		Land HS:	0	Appraised:	630
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS:	630	Cap:	0
			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	630
			Situs: 300 W AVE D BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			630	630	0

Prop ID	Owner	%	Legal Description			Values		
10084	42052	100.00 R	Geo: 178500104000192	Effective Acres: 0.000000	Imp HS:	33,400	Market:	41,630
HINOJOSA RAUL GOMEZ JR			TRANQUITAS 2, BLOCK 1, LOT PT 4-6, 7-8, W15' 9, "DP TAX DEFERRAL		Imp NHS:	0	Prod Loss:	0
ETUX EMETERIA H HINOJOSA			2010"		Land HS:	8,230	Appraised:	41,630
300 W D AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-3733			State Codes: A	Map ID:	Prod Use:	0	Assessed:	41,630
			Situs: 300 W AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			41,630	0	41,630

Prop ID	Owner	%	Legal Description			Values		
20129	10346	100.00 R	Geo: 178500109000192	Effective Acres: 0.000000	Imp HS:	0	Market:	100
CITY OF KINGSVILLE			TRANQUITAS 2, BLOCK 1, LOT E10' 9, 10-12, (STREET) (E X E M P T)		Imp NHS:	0	Prod Loss:	0
PO BOX 1458					Land HS:	0	Appraised:	100
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS:	100	Cap:	0
			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	100
			Situs: 330 W AVE D	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			100	100	0

DATE 03/01/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

ACCT # 1-784-018-30005-192

TRANQUITAS 1, BLOCK 18, LOT 30-32, 66.66% UNDIVIDE
D INTEREST

TOWN -
ACRES - .241

LOCATION- 330 W NETTIE

LAND MKT VALUE 4000
LAND AGR VALUE

IMPR/PERS MKT VALUE 7559
MKT. BEFORE EXEMPTS 11559
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

GARZA LUCIANO
ETUX ZULEMA M
330 1/2 W NETTIE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	479.75	129.54	121.86	731.15
TAXES 2008	372.60	100.60	94.64	567.84
TAXES 2009	370.51	100.02	94.11	564.64
TAXES 2010	383.30	103.49	97.36	584.15
TAXES 2011	360.51	93.73	90.85	545.09
TAXES 2012	363.29	32.69	.00	395.98
	2,329.96	560.07	498.82	3,388.85

ACCT # 1-784-018-30005-192

TOTAL DUE 03/2013	3,388.85
TOTAL DUE 04/2013	3,419.75
TOTAL DUE 05/2013	3,450.59
TOTAL DUE 06/2013	3,481.51

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	546.15	131.09	116.68	793.92
CITY OF KINGSVILLE	640.05	154.31	137.65	932.01
KINGSVILLE ISD	1,097.26	263.49	234.51	1,595.26
SOUTH TX WATER AUTH	46.50	11.18	9.98	67.66

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	86.09
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	97.35
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	172.70
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	7.15
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	363.29

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

DATE 03/01/2013

DG

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-784-018-30000-192

TRANQUITAS 1, BLOCK 18, LOT 30-32, 33.34% UNDIVIDED INTEREST

TOWN -
ACRES - .241

LOCATION- 330 W NETTIE

LAND MKT VALUE 2000
LAND AGR VALUE

IMPR/PERS MKT VALUE 3781
MKT. BEFORE EXEMPTS 5781
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7391C

ORTIZ ISRAEL G

PO BOX 531124

GRAND PRAIRIE TX 75050

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2007	239.92	177.54	83.48	500.94
TAXES 2008	186.36	115.57	60.39	362.32
TAXES 2009	185.32	92.66	55.61	333.59
TAXES 2010	191.71	72.85	52.91	317.47
TAXES 2011	180.31	46.88	45.43	272.62
TAXES 2012	181.70	16.35	.00	198.05
	1,165.32	521.85	297.82	1,984.99

ACCT # 1-784-018-30000-192

TOTAL DUE 03/2013	1,984.99
TOTAL DUE 04/2013	2,000.38
TOTAL DUE 05/2013	2,015.84
TOTAL DUE 06/2013	2,031.30

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	273.15	121.28	69.50	463.93
CITY OF KINGSVILLE	320.12	143.46	82.10	545.68
KINGSVILLE ISD	548.78	246.70	140.26	935.74
SOUTH TX WATER AUTH	23.27	10.41	5.96	39.64

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	43.06
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	48.69
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	86.37
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	3.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	181.70

ATTY DAT 05/20/2010 CONTRCT DTE

JUDGEMENT DATE 07/30/2010

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1864

March 8, 2013

NOELIA G ORTIZ
3926 PANAMA DR APT # 185
CORPUS CHRISTI, TX 78415

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1857

March 8, 2013

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRIE, TX 75050

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1833

March 8, 2013

ZUELMA M GARZA
509 S CAVANCAHUA #13
CORPUS CHRISTI, TX 78401

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1840

March 8, 2013

LUCIANO GARZA
4937 CEDAR PASS#12
CORPUS CHRISTI, TX 78413

Re: **HEARING FOR PROPERTY AT 330 W NETTIE**

Dear Sir or Madam:

On FEBRUARY 22, 2012 a letter was sent from the City of Kingsville stating that your property located at 330 W NETTIE was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

CONDEMNATION CHECKLIST

Property Address: 330 W Nettie — Phone: _____
Property Owner: Luciano Garza — Phone: _____
Owner's Address: 4937 Cidar Pass #12, Corpus Christi, TX 78413 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
3-14-12	3-14-12	
third notice 4-26-12	4-26-12	
6-6-12	6-12-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI TX 78413

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI TX 78413

SECOND NOTICE

Re: TRAQUITAS 1, BLOCK 18, LOT 30, 31, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

LUCIANO GARZA
4937 CEDAR PASS #12
CORPUS CHRISTI, TX 78413

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE.

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

LUCIANO GARZA AND ZULEMA M GARZA
330 ½ W NETTIE
KINGSVILLE, TX 78363

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CONDEMNATION CHECKLIST

Property Address: 330 W Nettie Phone: _____

Property Owner: Zulma M Barza Phone: _____

Owner's Address: 509 S ~~Carrol~~ Cavanaugh #13 Fax: _____
Corpus Christi, TX 78401

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second notice 3-14-12	3-14-12	
Linda Portia 4-26-12	4-26-12	
☐ 3-8-13	3-8-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
☐ 3-8-13	3-8-13	☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas. 1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI TX 78401

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI TX 78401

SECOND NOTICE

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

ZULEMA M GARZA
509 S CAUANCAHUA #13
CORPUS CHRISTI, TX 78401

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CONDEMNATION CHECKLIST

Property Address: 3304 Nettie — Phone: _____
Property Owner: Israel G Ortiz — Phone: _____
Owner's Address: P.O. Box 531124 Grand Prairie, Tx 75050 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 2-22-12	2-22-12	1. Identify structure unfit for human habitation.
☐ 2-22-12	2-22-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 2-22-12	2-22-12	3. Determine ownership from county assessment & tax collection record.
☐ 2-22-12	2-22-12	4. Obtain legal description.
☐ 2-22-12	2-22-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 2-22-12	2-22-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
Second Notice 3-14-12	3-14-12	
final Notice 4-26-12	4-26-12	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
		1) Post affidavit in newspaper twice a week for one week
☐ 3-8-13	3-8-13	
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

February 22, 2012

ISRAEL G. ORTIZ
P. O. BOX 531124
GRAND PRAIRIE TX 75050

Re: TRANQUITAS 1, BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 10,2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

ISRAEL G. ORTIZ
P. O. BOX 531124
GRAND PRAIRIE TX 75050

SECOND NOTICE

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 31, 32

330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair

provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 29, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

April 26, 2012

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRIE, TX 75050

Re: TRANQUITAS 1, BLOCK 18 LOT 24-26 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at 330 W NETTIE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

ISRAEL G ORTIZ
P.O. BOX 531124
GRAND PRAIRIE, TX 75050

Re: TRANQUITAS 1, BLOCK 18, LOT 30, 32 330 W NETTIE

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property,

and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

CONDEMNATION CHECKLIST

Property Address: 330 Whettie — Phone: _____

Property Owner: Noelia G Ortiz, Et al — Phone: _____

Owner's Address: 3926 Panama Dr Apt 185 Corpus Christi, TX 78415-33 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-6-12	6-6-12	1. Identify structure unfit for human habitation.
☐ 6-6-12	6-6-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-6-12	6-6-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-6-12	6-6-12	4. Obtain legal description.
☐ 6-6-12	6-6-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-6-12	6-6-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
☐ 3-8-13	3-8-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 6, 2012

NOELIA G ORTIZ, ETAL
3926 PANAMA DR. APT 185
CORPUS CHRISTI TEXAS 78415-33

Re: TRAQUITAS , BLOCK 18, LOT 30,31,32 **330 W NETTIE**

Dear Sir or Madam:

It has been determined that the structure at **330 W NETTIE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JULY 9, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 20, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 9, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

330 W Nettie

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

330 W Nettie

UNITED STATES POSTAL SERVICE

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Kingsville
Permit Dept
200 E Kleberg
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAR 15 2004

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7011 0110 0000 4433 1857

102595-02-M-1540 Domestic Return Receipt

3811, February 2004

COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete
item 4 if Restricted Delivery is desired.
Print your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

Article Addressed to:

City of Ortiz
Box 5 3134
Alpine, TX 79830

7011 0110 0000 4431 6304

TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75⁰
0004247745 MAR 15 2012
MAILED FROM ZIP CODE 78363

LN
3/17
3-23
4-4

Luciano Garza
4937 Cedar Pass #12
[illegible] TX 78443

NIXIE 782 CC 1 85 04/07/12
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 78364 *2089-09851-07-05

CITY OF KINGSVILLE
P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.45⁰
0004247745 MAR 15 2012
MAILED FROM ZIP CODE 78363

Zuelma M Garza
519 S Cayanchelua #B
[illegible]

NIXIE 782 SC 1 00 03/29/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 78364145858 *0488-12236-15-39

7840138464
7840[illegible]1458

7841385144

Luciano Garza
4937 Cedar Pass #12
[illegible] TX 78443

NIXIE 782 CC 1 85 03/3[illegible]
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1910-05859-05

Zulema M Garza
509 S Cavancahua #13
Corpus

NIXIE 782 5E 1 00 02/2

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145958 *0488-01269-2

78401834E4
78364001458

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZI

Zulema M Garza
509 S Cavancahua #13
78401

NIXIE 782 5E 1 00 05/

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 78364145958 *0588-19779-

78401784E401458

CERTIFIED MAIL

160.2

CITY OF KINGSVILLE

TEXAS 78364

7011 0110 0000 4431 6311

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

LN
3/24/12

Zulema M Garza
509 S Cavancahua #13
Corpus Christi, TX 78401

RETURN
TO SENDER
ATTEMPTED
NOT KNOWN

Zulma M Garza #12
5095 Cauancahua
Corpus Christi, Tx 78401

TO SENDER
ATTEMPTED
NOT KNOWN

7840183454

CERTIFIED MAIL

160.2

7011 0110 0000 4433 0188

.E, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP C

Noelia G Ortiz
2911 Panama Dr Apt

NIXIE 782 CE 1 86 07/05
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1310-04521-08

7841583351

CERTIFIED MAIL

140.2

7010 0780 0000 7424 4466

TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZIP

0524 Luciano Garza #12
4937 Cedar Pass
78413

C NIXIE 782 CE 1 96 05/1
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
*1310-17099-2

7841385144

1002

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.46°
0004247745 FEB 06 2013
MAILED FROM ZIP CODE 78363

Luciano Garza
Zuelma M Garza
330 1/2 W Nettie
K[illegible] TX 78363

NIXIE 782 5E 1 00 02/13/13
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 78364145858 *0488-05134-06-39

~~78363-1458~~ 78364@1458

002013

Zuelma M Garza
5009 Cavanaha #13
Cor

NIXIE 782 CC 1 01 03/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*2093-01999-1

160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M
0004247745
MAILED FROM ZI

Zuelma M Garza
5009 Cavanaha #13
Cor

NIXIE 782 5C 1 00 03/1

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0488-01946-

78364@1458

Zuelma M Garza
Cor

NIXIE 782 CC 1 01 02/14/13

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

*2193-05689-13-13

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $06.41p
0004247745 FEB 06 2013
MAILED FROM ZIP CODE 78363

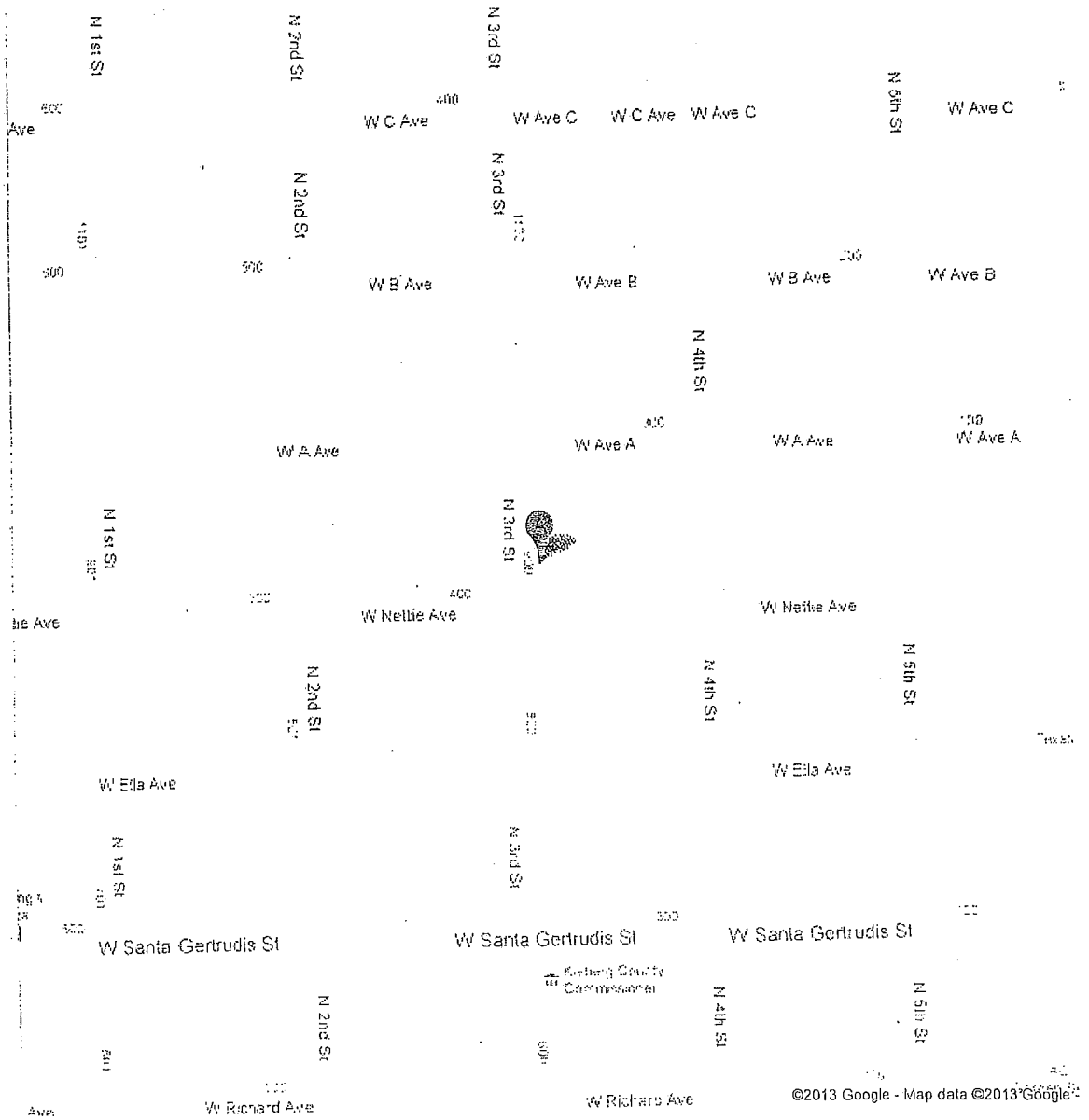
US 78364

7011 0110 0000 4433 1574

Google

Address 330 W Nettie Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453



CITY OF HARLINGEN, TEXAS

THIS NOTICE ADVISES PROPERTY OWNERS THAT
THE CITY COUNCIL CONSIDERS CONDEMNATION

OF 220 W Nettie

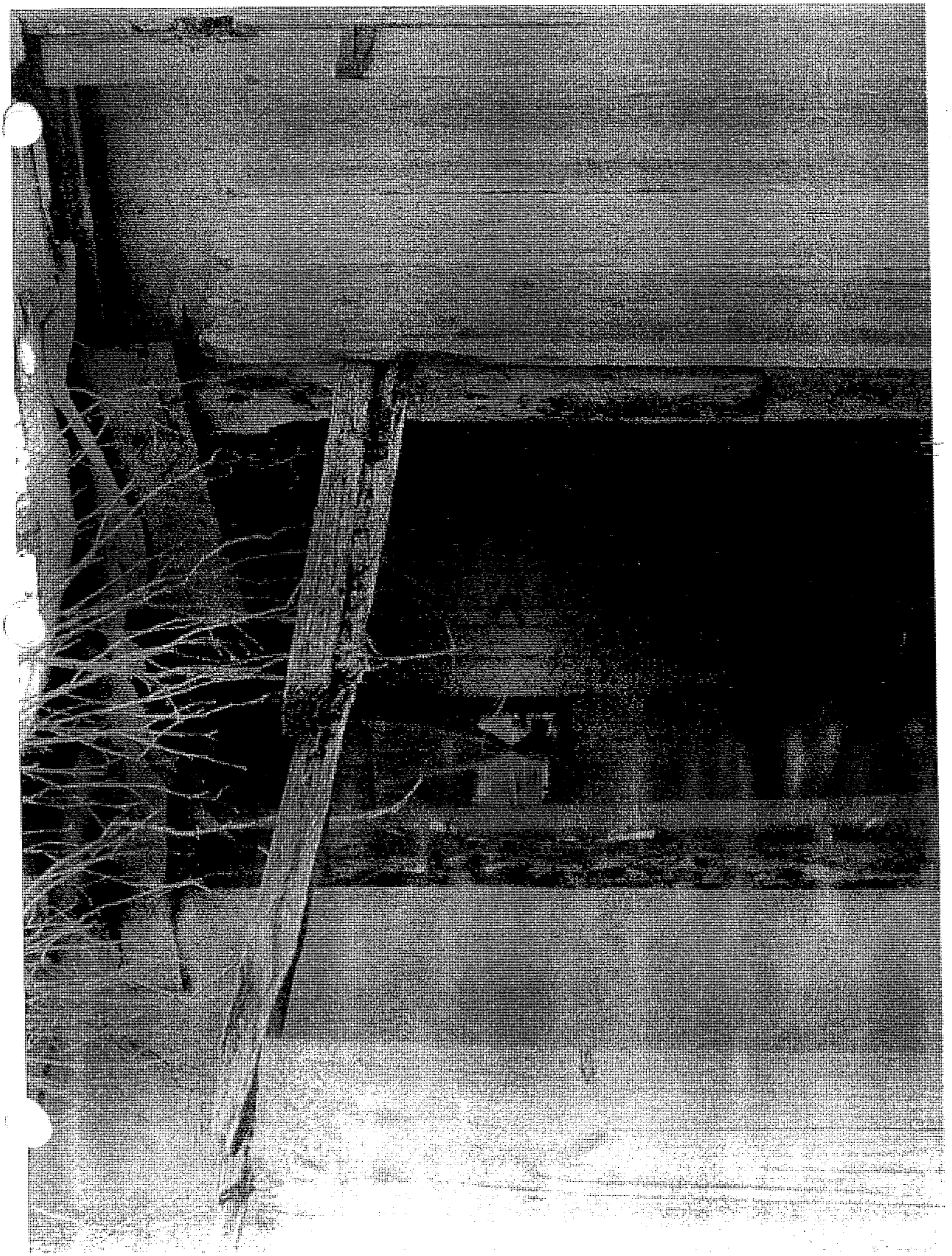
on Wed, April 8, 2013

BY ORDER OF BUILDING OFFICIAL

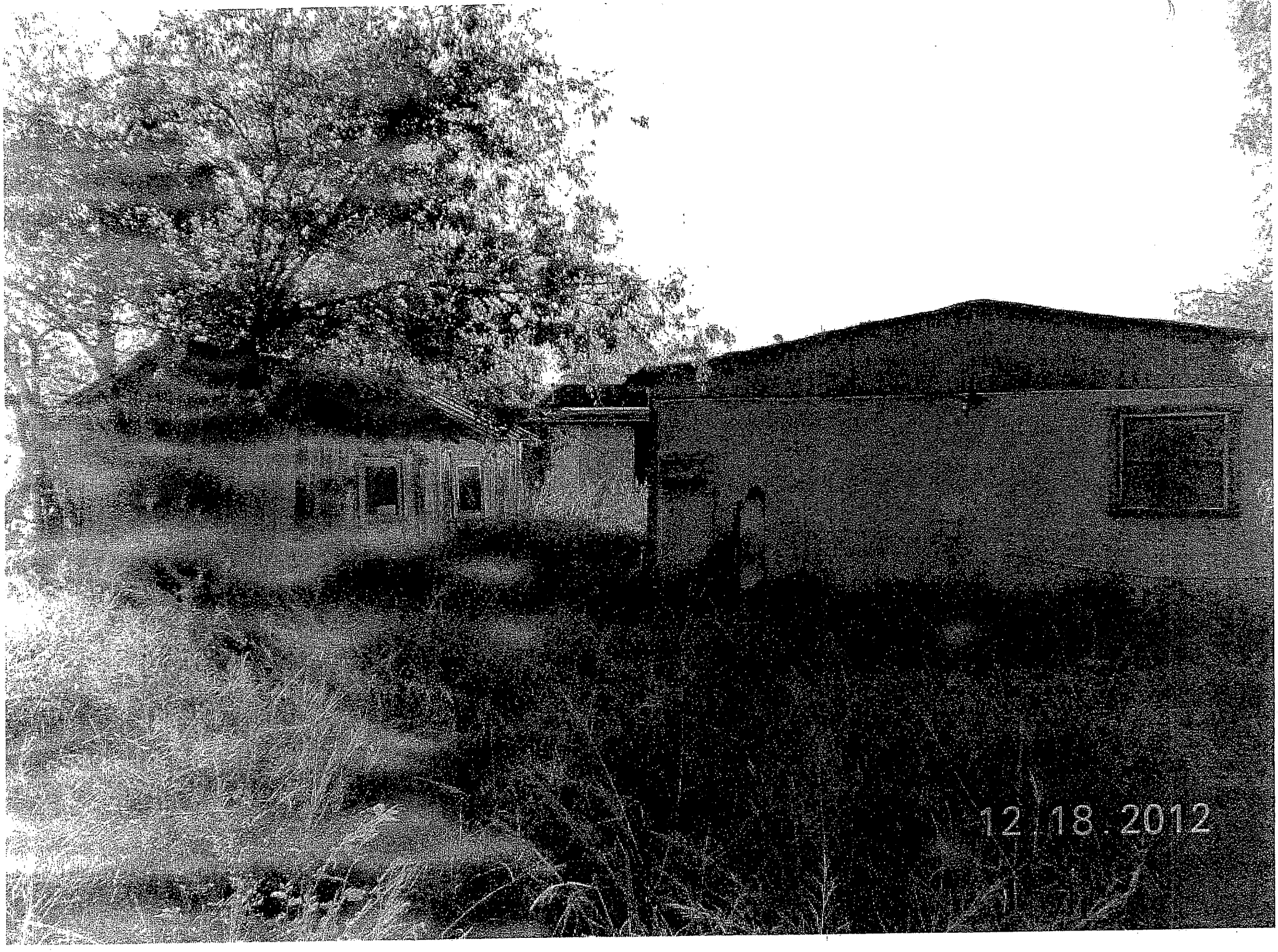
DEFACEMENT OR REMOVAL of this Notice
and/or alterations of this structure without
of the BUILDING DEPARTMENT, CITY OF
constitutes a misdemeanor and is punishable by a fine of Two
Hundred ($200.00) Dollars

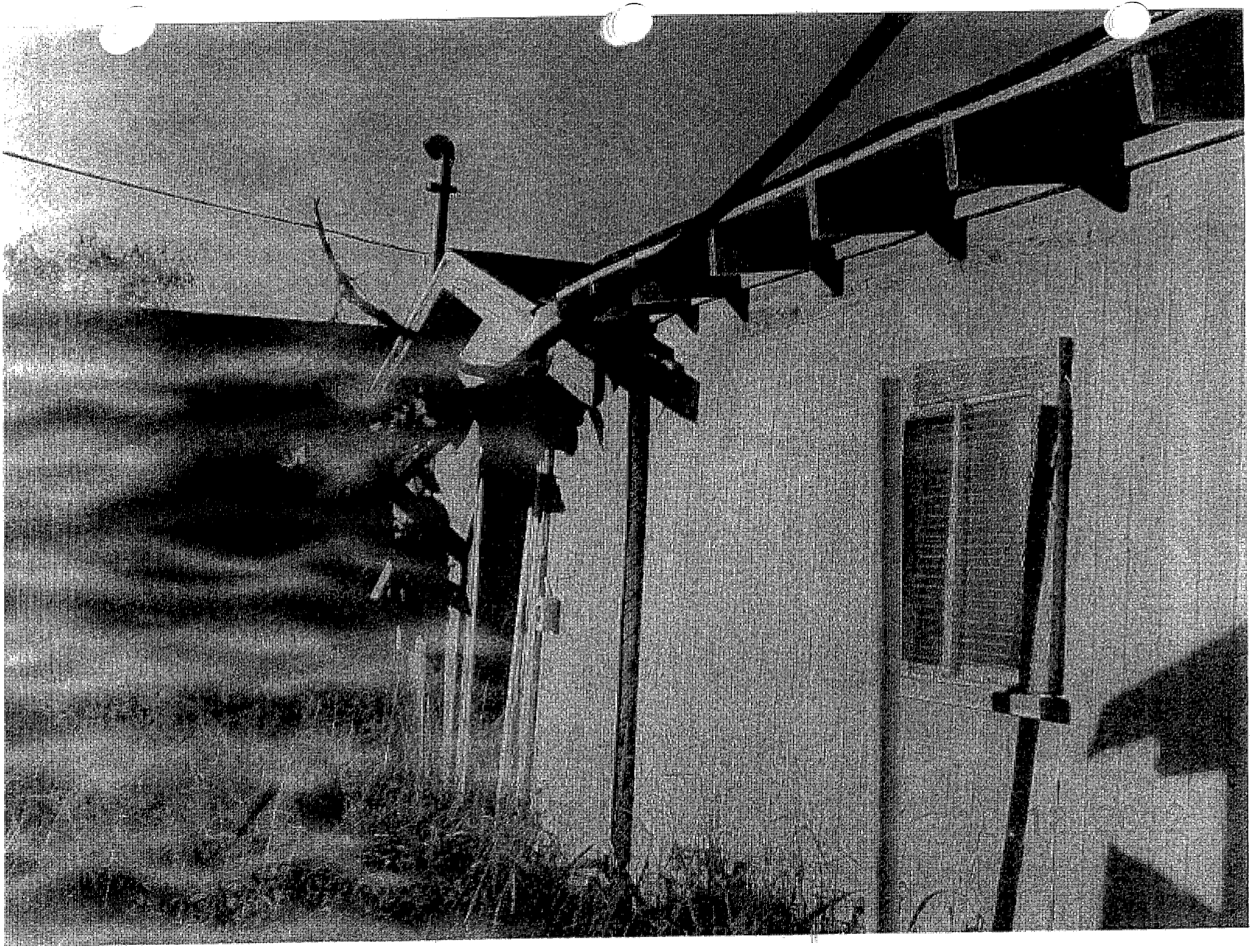
CONTACT THE Building Departmental
200 EAST KLEBERG
Telephone (361) 595-8019

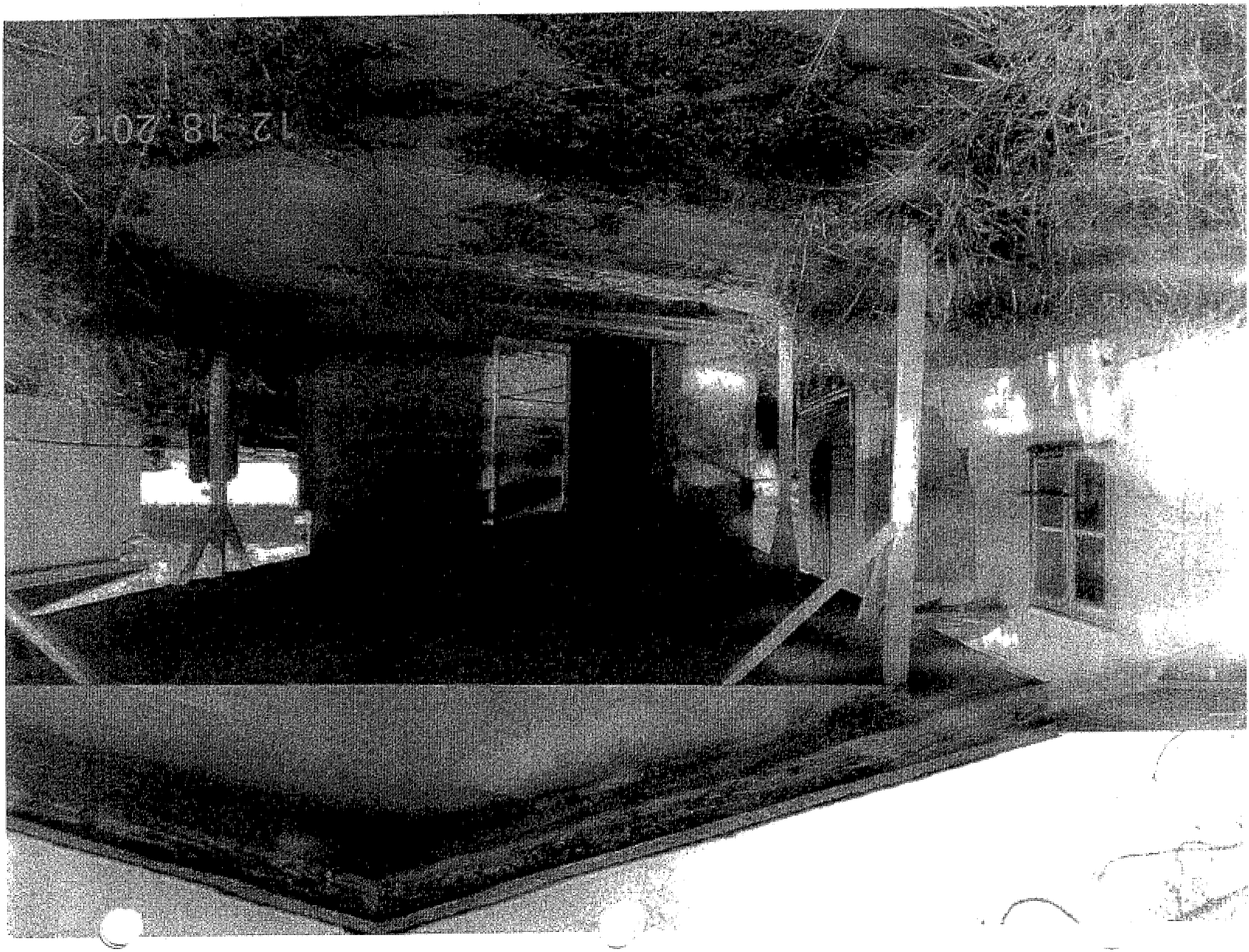
DATE 3-11-13 BY [illegible]

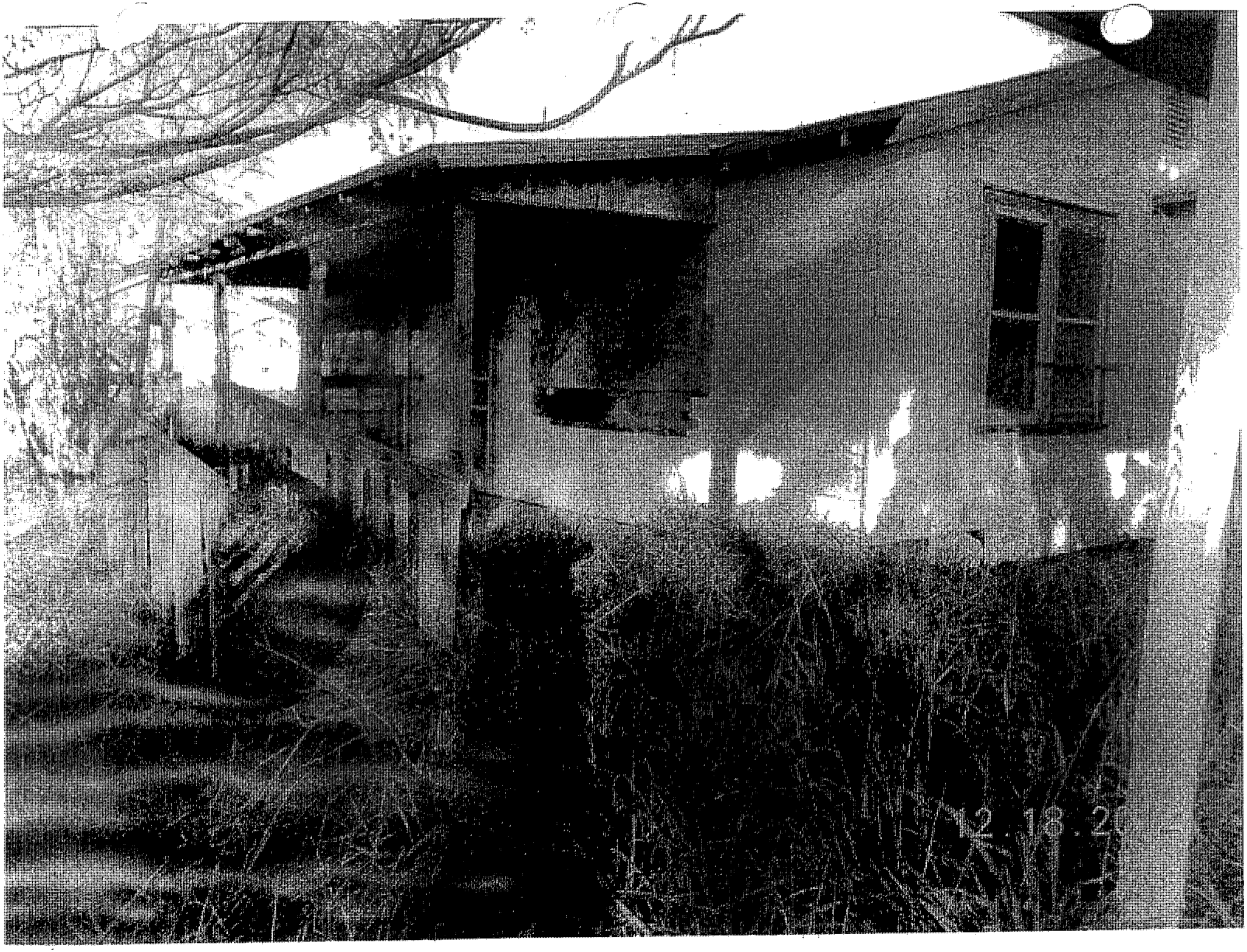


2018-2019


12 18 2012




12.18.2012



AGENDA ITEM #10

CITY OF KINGSVILLE 3/1/13

ADDRESS	INSPECTOR	
400 E. Ceasar	Hamid	
LEGAL DESCRIPTION	LOT	BLOCK
9th Block 24,	S/2 Closed Rockland St old Hospital	
OWNER NAME		
Buford Hickman 416 E. Ceasar Ave. Kingsville Tx. 78363 — 6320		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		VXP		V			
Utilities			X				
a.Elec			X				
b.Gas			X				
c.Water			X				
Roof			n/a				
a.Covering			n/A				
b.Structure		XDAP					
Walls		XDAP					
a.Exterior		XDAP					
b.Interior			n/A				
c.Ceilings			n/A				
Windows/Doors		BXHP					
a.Secured		BXHP					
b.Condition		BXHP					
Foundation		RAXP					
a.Floors		RAXP					
Plumbing		BXAP					
Electrical		BXAP					

B-Broken	P-Pictures	R-Needs Repair	A-Abandoned,Dilapidated
M-Missing	D-Dirty	I-Incomplete	V-Over Grown
X-Unacceptable	H-Hazard	O-Outdated	N-Needs Repairs

ADDITIONAL CONCERNS

since 4/2010

no utilities, old Abandoned Hospital

Has Broken windows overgrown yard

unsafe structure

have had numerous fires due to electrical

address	400 + Causar		owner	old Hospital		date of inspctn	5-31-12	
pector	[illegible]		type of insp	Condm	Hospital		type of building	
B=broken		P= pictures		R= needs repair		A= abandoned,dilapidated		
M= missing		D= dirty		I= incomplete		V= over grown		
X=unaccepatle		H= hazard		O= out dated		N= need repairs		
EXTERIOR			BATHROOM			other rm	rt/ctr/lft	ft/ctr/rr
fence	none		present			lits/plgs		
yard	✓		electricty			elec hzrds		
foundation	HX		elec hazds			security		
skirt	X		security			windows		
walls	D		windows			ceiling		
roof	Na		ceiling			walls		
ft door	BX		walls			floors		
bk door	BX		floors			smk detectr		
secured	XXX		commode			other rm	rt/ctr/lft	ft/ctr/rr
windows	BHX		lavatory			lits/plgs		
stairs	DX		tub/shower			elec hzrds		
porches	DX		ventalation			security		
electric	✓		Bedroom 1	rt/ctr/lft	ft/ctr/rr	windows		
plumbing	O		lits/plgs			ceiling		
gas	O		elec hzrds			walls		
ees	VH		security			floors		
dewalk	✓		windows			smk detectr		
parking	✓		ceiling			HEATER	Na	
LIVN RM			walls			WTR HTR	Na	
present			floors			VENTILATION	Na	
electric			smk detectr			COOLING	Na	
elec hazrds			Bedroom 2	rt/ctr/lft	ft/ctr/rr	PLUMBING	O	
secured			lits/plgs			SEWER TAP	m	
windows			elec hzrds			WATER TAP	m	
ceiling			security			ACCESS TO UNIT	X	H
walls			windows			FIRE EXITS	X	H
floor			ceiling			INFESTATION		
KITCHEN			walls			GARBAGE	DX	
present			floors			DEBRIS	DX	
electricty			smk detectr			REFUSE DISPOSAL		
elec hzrds			Bedroom 3	rt/ctr/lft	ft/ctr/rr	INTERIOR		
secured			lits/plgs			HALLS	N	
windows			elec hzrds			STAIRS	DX	
ceiling			security			INTR HZRDS		
walls			windows			AIR QLTY		
floor			ceiling					
tove			walls					
efrigerator			floors					
sink			smk detectr					

DATE 01/07/2013

SD

STATEMENT OF ALL TAXES DUE

MELISSA T DELAGARZA, RTA
P O BOX 1457
KINGSVILLE, TX 78364-1457
(361) 595-8542

PROPERTY DESCRIPTION ACCT # 1-010-024-01000-192

9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL STORAGE)

TOWN -
ACRES - 3.030

LOCATION- 400 E CAESAR BLK

LAND MKT VALUE 48800
LAND AGR VALUE

IMPR/PERS MKT VALUE 66560
MKT. BEFORE EXEMPTS 115360
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7557D

HICKMAN BUFFORD W EST

416 E CAESAR AVE

KINGSVILLE TX 78363-6320

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2009	1,577.89	757.40	467.06	2,802.35
TAXES 2010	3,408.60	1,227.10	927.13	5,562.83
TAXES 2011	3,597.95	863.52	892.29	5,353.76
TAXES 2012	3,625.76	.00	.00	3,625.76
	12,210.20	2,848.02	2,286.48	17,344.70

ACCT # 1-010-024-01000-192

TOTAL DUE 01/2013	17,344.70
TOTAL DUE 02/2013	17,701.51
TOTAL DUE 03/2013	17,877.02
TOTAL DUE 04/2013	18,052.58

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	2,900.98	675.85	543.52	4,120.35
CITY OF KINGSVILLE	3,357.66	795.57	636.33	4,789.56
KINGSVILLE ISD	5,705.72	1,318.56	1,060.13	8,084.41
SOUTH TX WATER AUTH	245.84	58.04	46.50	350.38

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	859.21
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	971.56
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	1,723.59
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	71.40
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	3,625.76

ATTY DAT 01/05/2012 CONTRCT DTE

2011 CERTIFIED APPRAISAL ROLL

As of Supplement # 0

CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2011 12:22PM

Prop ID	Owner	%	Legal Description	Values					
17716	50279	100.00 R	Geo: 101002309000192	Effective Acres: 0.000000	Imp HS:	36,590	Market:	44,470
GARCIA URBANO GILBERTO			9TH, BLOCK 23, LOT 9-11, W/2 12		Imp NHS:	0	Prod Loss:	0
DOLORES B GARCIA					Land HS:	7,880	Appraised:	44,470
PO BOX 5315				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78364			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	44,470
			Situs: 517 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,470	0	44,470

Prop ID	Owner	%	Legal Description	Values				
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS:	25,320	Market:	30,950
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS:	0	Prod Loss:	0
ETUX ANTONIA R					Land HS:	5,630	Appraised:	30,950
525 E RAGLAND AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	30,950
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550

Prop ID	Owner	%	Legal Description	Values				
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS:	0	Market:	33,870
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS:	29,370	Prod Loss:	0
REVOC TRUST					Land HS:	0	Appraised:	33,870
JAVIER BARBA JR (C/D)				Acres: 0.0000	Land NHS:	4,500	Cap:	0
403 S 6TH ST			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	33,870
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			33,870	0	33,870

Prop ID	Owner	%	Legal Description	Values				
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS:	0	Market:	145,650
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS:	130,650	Prod Loss:	0
TOMMIE I & REBECCA S TR					Land HS:	0	Appraised:	145,650
820 S 18TH ST				Acres: 0.0000	Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID: PLAT	Prod Use:	0	Assessed:	145,650
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			145,650	0	145,650

Prop ID	Owner	%	Legal Description	Values				
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS:	0	Market:	113,030
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS:	100,530	Prod Loss:	0
1311 GENERAL CAVAZOS BLV					Land HS:	0	Appraised:	113,030
STE 301				Acres: 0.0000	Land NHS:	12,500	Cap:	0
KINGSVILLE, TX 78363-7123			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	113,030
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			113,030	0	113,030

Prop ID	Owner	%	Legal Description	Values				
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS:	0	Market:	158,360
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS:	145,860	Prod Loss:	0
ASSOCIATION					Land HS:	0	Appraised:	158,360
3845 S PADRE ISLAND DR				Acres: 0.0000	Land NHS:	12,500	Cap:	0
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	158,360
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			158,360	0	158,360

Prop ID	Owner	%	Legal Description	Values				
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS:	0	Market:	115,360
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS:	66,560	Prod Loss:	0
416 E CAESAR AVE			STORAGE)		Land HS:	0	Appraised:	115,360
KINGSVILLE, TX 78363-6320				Acres: 0.0000	Land NHS:	48,800	Cap:	0
			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	115,360
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			115,360	0	115,360

Prop ID	Owner	%	Legal Description	Values					
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS:	25,320	Market:	30,950
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS:	0	Prod Loss:	0
ETUX ANTONIA R					Land HS:	5,630	Appraised:	30,950
525 E RAGLAND AVE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	30,950
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550	0.842200	189.92

Prop ID	Owner	%	Legal Description	Values				
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS:	0	Market:	33,870
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS:	29,370	Prod Loss:	0
REVOC TRUST					Land HS:	0	Appraised:	33,870
JAVIER BARBA JR (C/D)				Acres: 0.0000	Land NHS:	4,500	Cap:	0
403 S 6TH ST			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	33,870
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			33,870	0	33,870	0.842200	285.25

Prop ID	Owner	%	Legal Description	Values				
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS:	0	Market:	145,650
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS:	130,650	Prod Loss:	0
TOMMIE I & REBECCA S TR					Land HS:	0	Appraised:	145,650
820 S 18TH ST				Acres: 0.0000	Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID: PLAT	Prod Use:	0	Assessed:	145,650
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			145,650	0	145,650	0.842200	1,226.66

Prop ID	Owner	%	Legal Description	Values				
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS:	0	Market:	113,030
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS:	100,530	Prod Loss:	0
510 E CAESAR					Land HS:	0	Appraised:	113,030
KINGSVILLE, TX 78363				Acres: 0.0000	Land NHS:	12,500	Cap:	0
			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	113,030
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			113,030	0	113,030	0.842200	951.94

Prop ID	Owner	%	Legal Description	Values				
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS:	0	Market:	158,360
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS:	145,860	Prod Loss:	0
ASSOCIATION					Land HS:	0	Appraised:	158,360
3845 S PADRE ISLAND DR				Acres: 0.0000	Land NHS:	12,500	Cap:	0
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	158,360
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			158,360	0	158,360	0.842200	1,333.71

Prop ID	Owner	%	Legal Description	Values				
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS:	0	Market:	115,360
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS:	66,560	Prod Loss:	0
416 E CAESAR AVE			STORAGE)		Land HS:	0	Appraised:	115,360
KINGSVILLE, TX 78363-6320				Acres: 0.0000	Land NHS:	48,800	Cap:	0
			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	115,360
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			115,360	0	115,360	0.842200	971.56

Prop ID	Owner	%	Legal Description	Values				
11747	42715	100.00 R	Geo: 101002501000192	Effective Acres: 0.000000	Imp HS:	0	Market:	370,610
UNITED PENTECOSTAL			9TH, BLOCK 25, LOT 1-6, (E X E M P T)		Imp NHS:	355,610	Prod Loss:	0
CHURCH					Land HS:	0	Appraised:	370,610
PO BOX 1817				Acres: 0.0000	Land NHS:	15,000	Cap:	0
KINGSVILLE, TX 78364-1817			State Codes: X	Map ID: PLAT	Prod Use:	0	Assessed:	370,610
			Situs: 508 S 10TH ST	Mtg Cd:	Prod Mkt:	0	Exemptions:	EX
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			370,610	370,610	0	0.842200	0.00

Prop ID	Owner	%	Legal Description	Values			
17716	50279	100.00 R	Geo: 101002309000192	Effective Acres: 0.000000	Imp HS: 36,590	Market: 44,470	
GARCIA URBANO GILBERTO			9TH, BLOCK 23, LOT 9-11, W/2 12		Imp NHS: 0	Prod Loss: 0	
DOLORES B GARCIA					Land HS: 7,880	Appraised: 44,470	
PO BOX 5315				Acres: 0.0000	Land NHS: 0	Cap: 0	
KINGSVILLE, TX 78364			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed: 44,470	
			Situs: 517 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions: DP,HS	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			44,470	0	44,470

Prop ID	Owner	%	Legal Description	Values			
10758	50743	100.00 R	Geo: 101002312000192	Effective Acres: 0.000000	Imp HS: 25,320	Market: 30,950	
ALVAREZ JOSE G EST			9TH, BLOCK 23, LOT E/2 12, 13, 14		Imp NHS: 0	Prod Loss: 0	
ETUX ANTONIA R					Land HS: 5,630	Appraised: 30,950	
525 E RAGLAND AVE				Acres: 0.0000	Land NHS: 0	Cap: 0	
KINGSVILLE, TX 78363-5616			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed: 30,950	
			Situs: 525 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions: HS,OV65	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,950	8,400	22,550

Prop ID	Owner	%	Legal Description	Values			
20041	55775	100.00 R	Geo: 101002315000192	Effective Acres: 0.000000	Imp HS: 0	Market: 33,870	
NIELSEN BEVERLY			9TH, BLOCK 23, LOT 15, 16		Imp NHS: 29,370	Prod Loss: 0	
REVOC TRUST					Land HS: 0	Appraised: 33,870	
JAVIER BARBA JR (C/D)				Acres: 0.0000	Land NHS: 4,500	Cap: 0	
403 S 6TH ST			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed: 33,870	
KINGSVILLE, TX 78363-5501			Situs: 529 E RAGLAND	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			33,870	0	33,870

Prop ID	Owner	%	Legal Description	Values			
20827	34161	100.00 R	Geo: 101002317000192	Effective Acres: 0.000000	Imp HS: 0	Market: 145,650	
T&R TRUST			9TH, BLOCK 23, LOT 17-22		Imp NHS: 130,650	Prod Loss: 0	
TOMMIE I & REBECCA S TR					Land HS: 0	Appraised: 145,650	
820 S 18TH ST				Acres: 0.0000	Land NHS: 15,000	Cap: 0	
KINGSVILLE, TX 78363-6482			State Codes: A,B	Map ID: PLAT	Prod Use: 0	Assessed: 145,650	
			Situs: 1021 S 10TH ST	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			145,650	0	145,650

Prop ID	Owner	%	Legal Description	Values			
23120	52159	100.00 R	Geo: 101002323000192	Effective Acres: 0.000000	Imp HS: 0	Market: 113,030	
MURPHY PATRICIA U			9TH, BLOCK 23, LOT 23-27, (DR. MURPHY)		Imp NHS: 100,530	Prod Loss: 0	
1311 GENERAL CAVAZOS BLV					Land HS: 0	Appraised: 113,030	
STE 301				Acres: 0.0000	Land NHS: 12,500	Cap: 0	
KINGSVILLE, TX 78363-7123			State Codes: F1	Map ID: PLAT	Prod Use: 0	Assessed: 113,030	
			Situs: 510 E CAESAR	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			113,030	0	113,030

Prop ID	Owner	%	Legal Description	Values			
17062	52717	100.00 R	Geo: 101002328000192	Effective Acres: 0.000000	Imp HS: 0	Market: 158,360	
R & R PROFESSIONAL			9TH, BLOCK 23, LOT 28-32 , (KINGSVILLE MEDICAL PLAZA)		Imp NHS: 145,860	Prod Loss: 0	
ASSOCIATION					Land HS: 0	Appraised: 158,360	
3845 S PADRE ISLAND DR				Acres: 0.0000	Land NHS: 12,500	Cap: 0	
CORPUS CHRISTI, TX 78415-29			State Codes: F1	Map ID: PLAT	Prod Use: 0	Assessed: 158,360	
			Situs: 500 E CAESAR	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			158,360	0	158,360

Prop ID	Owner	%	Legal Description	Values			
21247	50103	100.00 R	Geo: 101002401000192	Effective Acres: 0.000000	Imp HS: 0	Market: 115,360	
HICKMAN BUFFORD W EST			9TH, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST), (OLD HOSPITAL		Imp NHS: 66,560	Prod Loss: 0	
416 E CAESAR AVE			STORAGE)		Land HS: 0	Appraised: 115,360	
KINGSVILLE, TX 78363-6320				Acres: 0.0000	Land NHS: 48,800	Cap: 0	
			State Codes: F1	Map ID: PLAT	Prod Use: 0	Assessed: 115,360	
			Situs: 400 E CAESAR BLK	Mtg Cd:	Prod Mkt: 0	Exemptions:	
				DBA:			

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			115,360	0	115,360

LEBERG COUNTY / GAL DISTRICT
OPERTY 21247 R

gal Description
H, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST),
LD HOSPITAL STORAGE)

OWNER ID
50103

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2012

HICKMAN BUFFORD W
416 E CAESAR AVE
KINGSVILLE, TX 78363-6320

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		66,560
LAND MARKET		48,800
MARKET VALUE	=	115,360
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	115,360
HS CAP LOSS	-	0
ASSESSED VALUE	=	115,360

Ref ID2: R21247
Map ID PLAT

1002401000192

ACRES:
EFF. ACRES:

APPR VAL METHOD: Cost

TUS 400 E CAESAR BLK

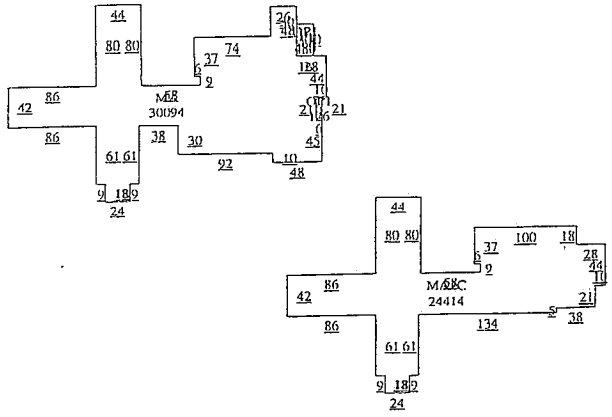
EXEMPTIONS

GENERAL

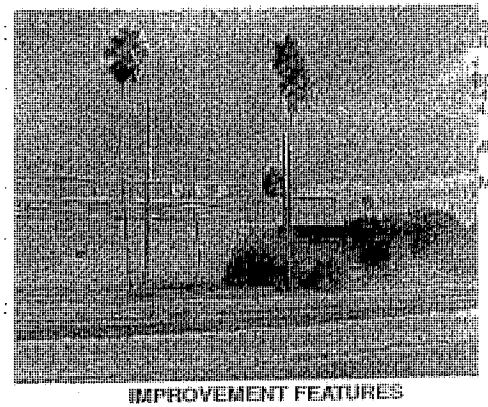
ILITIES		LAST APPR.	AYG
OPOGRAPHY		LAST APPR. YR	2011
OAD ACCESS		LAST INSP. DATE	04/05/2011
ONING	C2	NEXT INSP. DATE	
XT REASON			

EMARKS FOR '13 CORR DEPTH FACTOR PER APPR IE 10/2/12 12/13/12 MMG -- FOR '11 NO VAL CHG - CHG LEGAL DESC PER AYG 4/5/11 4/17/11 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR

SKETCH for Improvement #1 (COMMERCIAL)



PICTURE



BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

ALE DT	PRICE	GRANTOR	DEED INFO
2/24/2006	*****	HICKMAN BUFFORD	DEATH / /
7/01/1993	*****	RAMEY L E	OT / 78 / 481
7/01/1990	*****	DONNELLY ALLEN M	OT / 40 / 200

IMPROVEMENT FEATURES

UBD: S010 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	C	WH2A/	30,094.0	19.04	1	1960		572,990	50%	100%	40%	30%	100%	0.06	34,380
MA2C	COMM 2ND STO	C	*/	24,414.0	17.14	1	1960		418,460	50%	100%	40%	30%	100%	0.06	25,110
OP1	OPEN PORCH B	R	*/	126.0	3.81	1	1960		480	50%	100%	40%	30%	100%	0.06	30
OP1	OPEN PORCH B	R	*/	480.0	3.81	1	1960		1,830	50%	100%	40%	30%	100%	0.06	110
COMMERCIAL		STCD: F1		55,114.0	Homesite: N				993,760							59,630

UBD: S010 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
F1		SPECIAL	F1	N	FF	400X330	100.00	40,000	1.22	1.00	A	48,800	NO			0.00	0
												48,800					0

nment: F: 400 R: 400 FF D: 330

Effective Date of Appraisal: January 1 Date Printed: 03/01/2013 10:05:36AM by VICKI

True Automation, Inc.

EBERG COUNTY
OPERTY 21247
gal Description
I, BLOCK 24, LOT ALL, (S/2 CLOSED RAGLAND ST),
D HOSPITAL STORAGE)

AL DISTRICT
R

OWNER ID
50103

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2012

HICKMAN BUFFORD W
416 E CAESAR AVE
KINGSVILLE, TX 78363-6320

Entities	
CAD	100%
CKI	100%
GKL	100%
SKI	100%
WST	100%

Values		
IMPROVEMENTS		66,560
LAND MARKET		48,800
MARKET VALUE	=	115,360
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	115,360
HS CAP LOSS	-	0
ASSESSED VALUE	=	115,360

002401000192

Ref ID2: R21247
Map ID PLAT

ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost

US 400 E CAESAR BLK

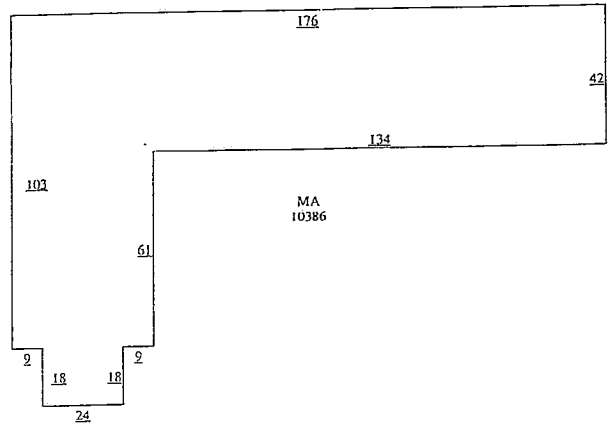
EXEMPTIONS

GENERAL

LITIES		LAST APPR.	AYG
OGRAPHY		LAST APPR. YR	2011
AD ACCESS		LAST INSP. DATE	04/05/2011
NING	C2	NEXT INSP. DATE	
XT REASON			

MARKS FOR '13 CORR DEPTH FACTOR PER APPR IE 10/2/12 12/13/12 MMG -- FOR '11 NO VAL CHG - CHG LEGAL DESC PER AYG 4/5/11 4/17/11 JO -- FOR 2011 NO VAL CHG ON ACCT PER APPR LR

SKETCH for Improvement #2 (COMMERCIAL)



PICTURE

BUILDING PERMITS

SUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

LE DT	PRICE	GRANTOR	DEED INFO
'24/2006	*****	HICKMAN BUFFORD DEATH	/ /
'01/1993	*****	RAMEY L E	OT / 78 / 481
07/1990	*****	DONNELLY ALLEN M	OT / 40 / 200

IMPROVEMENT INFORMATION

JBD: S010 100.00% NBHD:

TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA	MAIN AREA	C	WH2A/	10,386.0	19.04	1				197,750	50%	100%	40%	30%	100%	0.02	4,750
CW	CONCRETE WAL	F	SP/	1,640.0	0.00	1				617	50%	100%	40%	30%	100%	0.06	620
ASP	ASPHALT (100	SP	SP/	40,000.0	0.65	1				26,000	50%	100%	40%	30%	100%	0.06	1,560
COMMERCIAL		STCD: F1		52,026.0		Homesite: N				224,367							6,930

IMPROVEMENT FEATURES

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

JBD: S010 100.00% NBHD:

DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1 Date Printed: 03/01/2013 10:05:36AM by VICKI

True Automation, Inc.

CONDEMNATION CHECKLIST

Property Address: 416 E Caesar
Property Owner: Buford W Hickman Est
Owner's Address: 416 E Caesar
Kingsville, TX 78363

Phone: _____
Phone: _____
Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-30-12	5-30-12	1. Identify structure unfit for human habitation.
☐ 5-30-12	5-30-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 5-30-12	5-30-12	3. Determine ownership from county assessment & tax collection record.
☐ 5-30-12	5-30-12	4. Obtain legal description.
☐ 5-30-12	5-30-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-30-12	5-30-12	6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.
1-31-13	1-31-13	
☐ 1-31-13	1-31-13	7. If response is not received or is not adequate, proceed as follows:
☐ 3-8-13	3-8-13	8. Send 20-day pre notification letter owner(s) & others with vested interest in property advising the date the property will be presented to City Council for consideration of condemnation.
		☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
☐ 3-8-13	3-8-13	1) Post affidavit in newspaper twice a week for one week
☐ 3-11-13	3-11-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 3-11-13	3-11-13	10. Photograph posted sign.
☐ 3-27-13	3-27-13	11. Prepare information packet for each City Council member, plus one each for City Manager, City Attorney & City Secretary consisting of
		☐ a. Location Map
		☐ b. Photographs of the structure
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	12. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	13. City Council adopts condemnation resolution.
☐ _____	_____	14. File Notice of Condemnation with the County Clerk.
☐ _____	_____	15. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	16. Post 45-day Order to Demolish on structure.
☐ _____	_____	17. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	18. Photograph posted notice.
☐ _____	_____	19. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	20. Issue Notice to Proceed to Public Works Dir.
☐ _____	_____	21. Prepare demolition cost statement consisting of:
		☐ a. Mailing fees
		☐ b. Publication fees
		☐ c. Demolition costs
		☐ d. Landfill tipping fees
		☐ e. Filing fees
		☐ f. Administrative fees
		☐ g. Any documentation miscellaneous costs

☐ _____ _____

22. Send a letter & cost statement to the Collections Department so they can send out bill. Make copy of documents and send to the City Attorney requesting a lien to be place on the property.

PUBLIC NOTICE

The City Commission will meet on Monday, April 8, 2013 at 6:00 P.M. The following items are set for public hearing and discussion and / or action:
Request to condemn the unsafe structures located at:

330 W NETTIE
400 E CAESAR
619 E LEE
512 E ALICE
1107 W KENEDY

If you are the property owner, holder of mortgage(s), or anyone having a substantial interest in any these properties, we would request that you attend the meeting.
The meeting will be held at City Hall, 200 E Kleberg, at the City Commission Chambers.
If you have any questions about the items on agenda, please contact the Building Department at (361) 595-8019 or (361) 595-8020.

BUILDING DEPARTMENT

City of Kingsville
Phone: 361-595-8019 Fax: 361-595-8035

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1826

March 8, 2013

BUFFORD HICKMAN EST
416 E CAESAR
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 400 E CAESAR**

Dear Sir or Madam:

On MAY 30, 2012 a letter was sent from the City of Kingsville stating that your property located at 400 E CAESAR was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **Monday, APRIL 8, 2013** at **6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work. The condemnation hearing is set for APRIL 8, 2013.

The hearing will take place at the Alcorn Commission Chambers located on the first floor of City Hall, 200 E. Kleberg Avenue, Kingsville, Texas, during a regularly scheduled meeting of the City Commission.

If you have any questions about the condemnation process or how to get a building permit to fix the structures, please contact me at (361) 595-8019.

Sincerely,

Daniel Ramirez
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 30, 2012

BUFFORD W. HICKMAN EST.
416 E CAESAR
KINGSVILLE TX 78363

Re: 9TH ADDITION BLOCK 24 ALL LOTS **400 E CEASAR**

Dear Sir or Madam:

It has been determined that the structure at 400 E CEASAR is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JUNE 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 13, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JUNE 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 30, 2012

BUFFORD W. HICKMAN EST.
416 E CAESAR
KINGSVILLE TX 78363

Re: 9TH ADDITION BLOCK 24 ALL LOTS 416 E CEASAR

Dear Sir or Madam:

It has been determined that the structure at 416 E CEASAR is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.

(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.

(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:

(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.

(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.

('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS (**JUNE 30, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 13, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JUNE 30, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a case will be processed through Municipal Court. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.

If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

JANUARY 31, 2013

BUFFORD E HICKMAN
416 E CAESAR
KINGSVILLE, TX 78363

Re: 9TH, BLOCK 24, LOT ALL (S2 CLOSED RAGLAND ST) (OLD HOSPITAL STORAGE) 400 E CAESAR

Dear Sir or Madam:

It has been determined that the structure at **400 E CAESAR** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

§ 15-1-165 CONDEMNED BUILDING OR STRUCTURE; SPECIFICATIONS.
(A) Any building or structure of any type of material, whether public or private property, existing within the city limits, which is determined to be unsafe for or dangerous to human occupancy, shall be declared and be and become a condemned building or structure.
(B) The condemned buildings or structures mentioned in division (A) shall be determined to be such under the following listed terms and conditions:
(1) Any building or structure which, for want of repair or by reason of age or dilapidated condition, or for any causes, is especially liable to fire, and which is so situated as to endanger other buildings or property, or so occupied that fire would endanger persons or property therein.
(2) Any building or other structure which shall be determined to have a permanent or temporary plumbing condition existing in violation of the installation, maintenance and repair provisions of the City Plumbing Code presently duly enacted or to be duly enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Plumbing Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(3) Any building or other structure which shall be determined to have a permanent or temporary electrical installation condition existing in violation of the installation, maintenance or repair provisions of the City Electrical Code as it is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the Electrical Code to endanger

the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(4) Any building or structure which shall be determined to contain a faulty and defective structural condition existing in violation of the construction, maintenance and repair provisions of the City Building Code as is presently duly enacted or may be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the Building Code to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
(5) Any building or structure which shall be determined to have a permanent or temporary sanitary condition existing in violation of the various health and sanitation ordinances duly enacted and to be enacted from time to time, and which shall be further determined, by virtue of such condition in violation of the provisions of the sanitation ordinances to endanger the safety of the building or structure or other buildings or structures or other property, and to endanger the safety and health of persons who may have occasion to occupy and/or be in, on or about the premises, whether they be the owner thereof or not.
('62 Code, § 4-6-1)

AN INVESTIGATION HAS BEEN CONDUCTED ON THESE PREMISES FOR NON-COMPLIANCE WITH CITY ORDINANCES. YOU ARE HEREBY NOTIFIED THAT THE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER. PLEASE REFER TO THE ENCLOSED PROPERTY CONDITION REPORT REGARDING THE SPECIFIC VIOLATIONS REQUIRING CORRECTIVE ACTION.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

If these violations are not mitigated within thirty (30) calendar days of the date of this letter, a condemnation will be processed through City Commission. If you should commit another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expense against the property.

Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

Daniel Ramirez
Building Official

Enclosure

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Burford W Stickman
416 S Caesar
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Terry Schlomer C. Date of Delivery 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 5 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 0072

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Burford W Stickman
416 S Caesar St
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Terry Schlomer C. Date of Delivery 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 6 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 0072

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Burford W Stickman
416 S Caesar
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Terry Schlomer C. Date of Delivery 6-5-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 0110 0000 4433 1567

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

400 E Caesar

Google

Address 440 E Caesar Ave
Kingsville, TX 78363

Get Google Maps on your phone
Text the word "GMAPS" to 466453

3-11-13

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION

OF 400 E Caesar ON

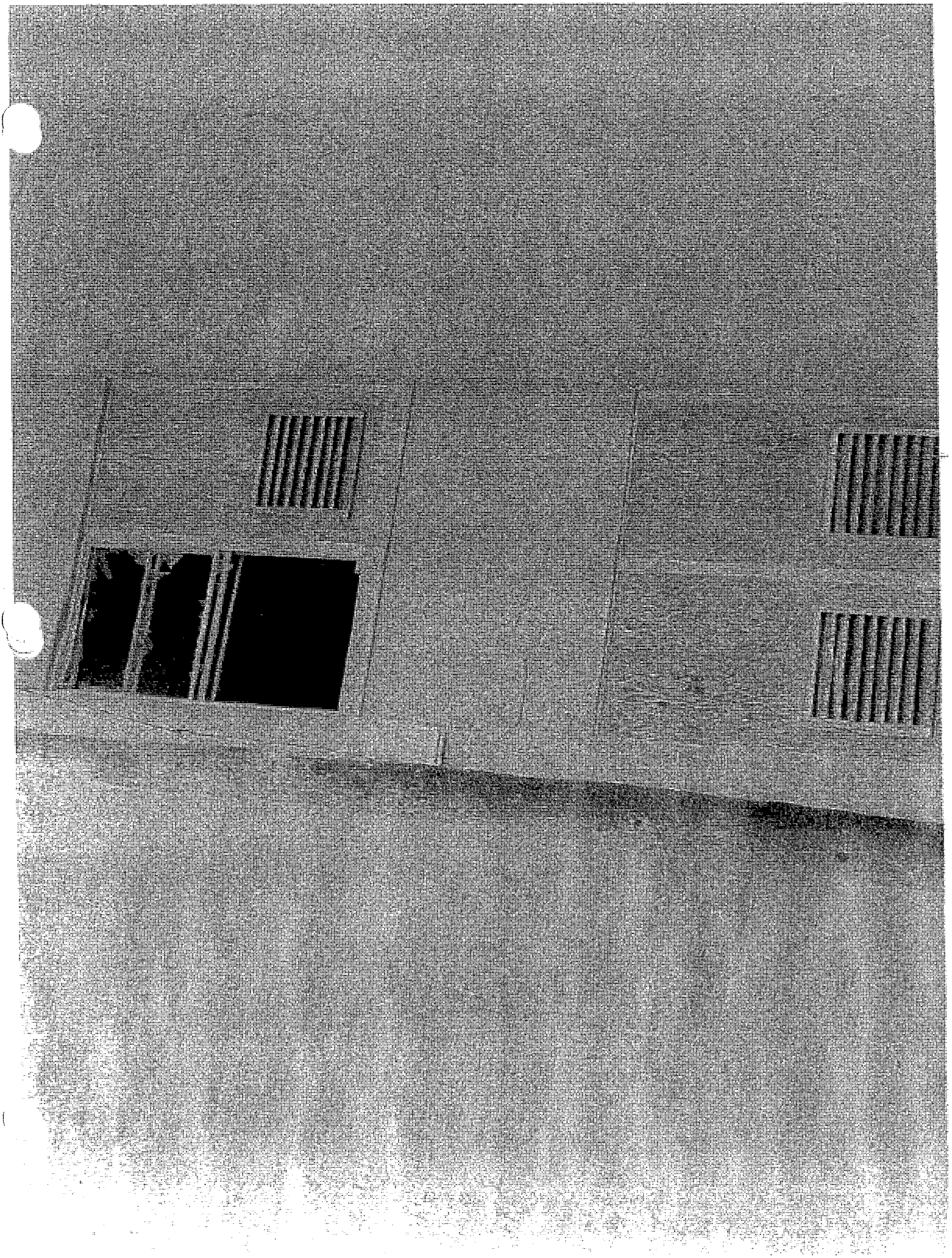
Monday, April 8, 2013

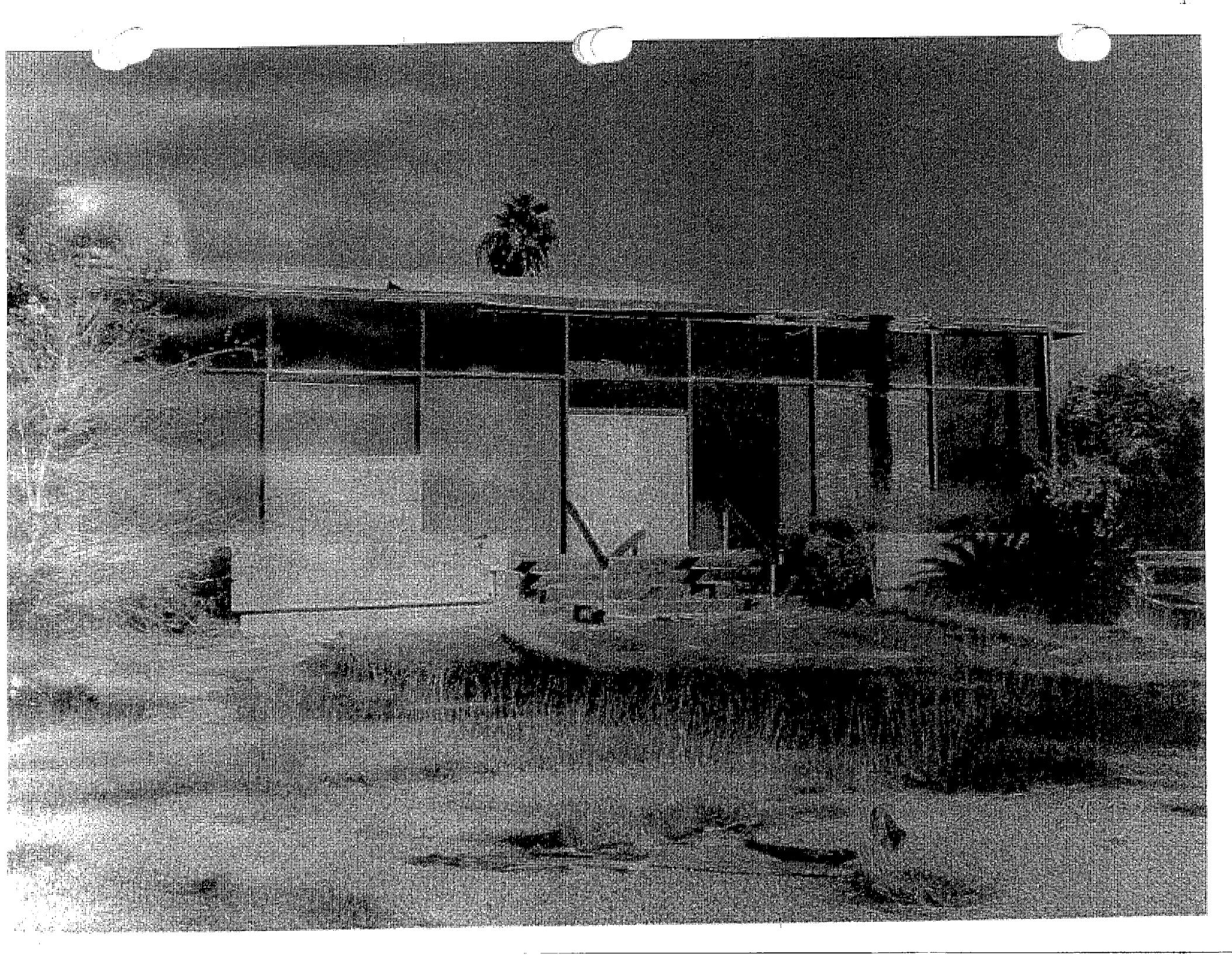
BY ORDER OF BUILDING OFFICIAL

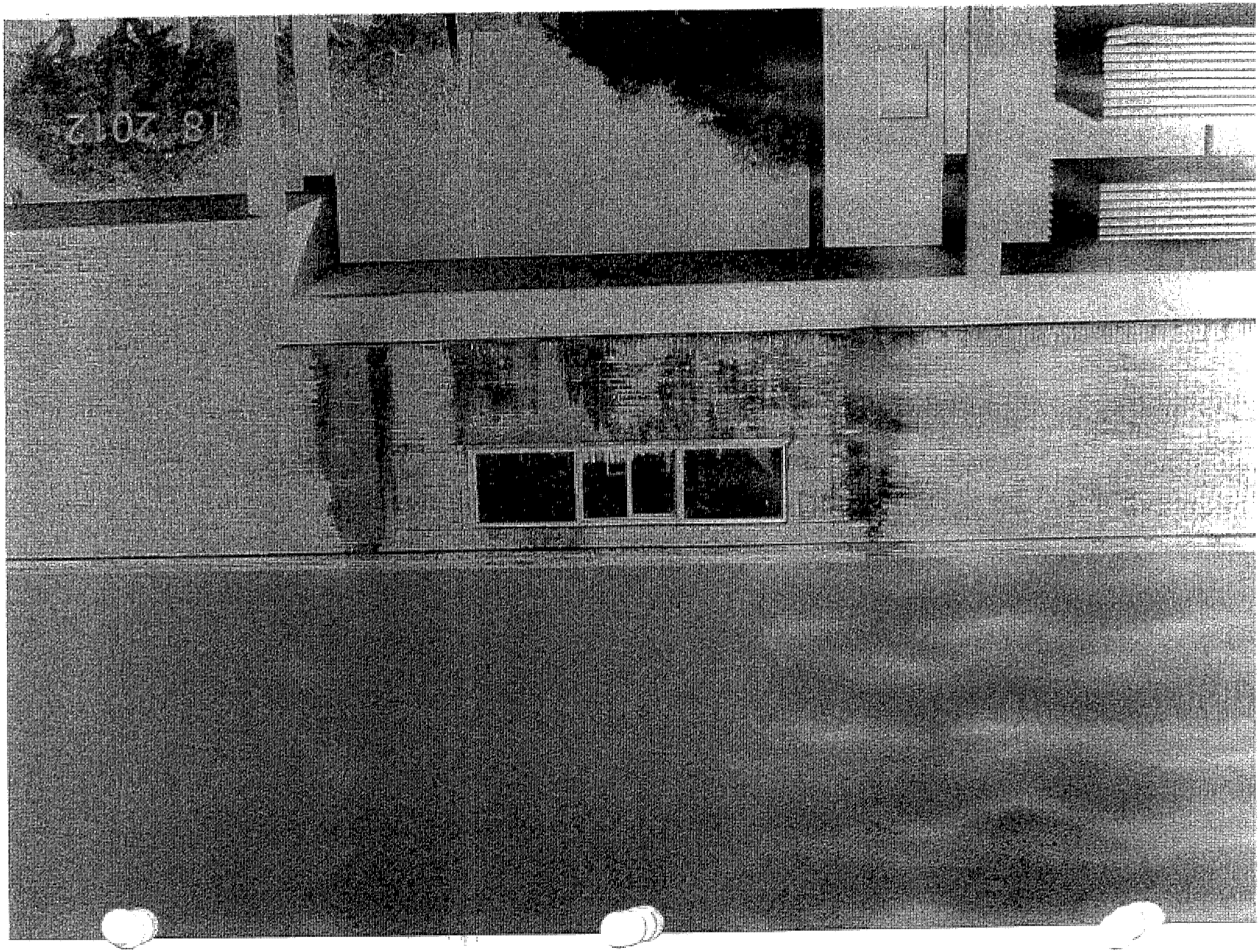
DEFACEMENT OR REMOVAL of this notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT CITY OF KINGSVILLE constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

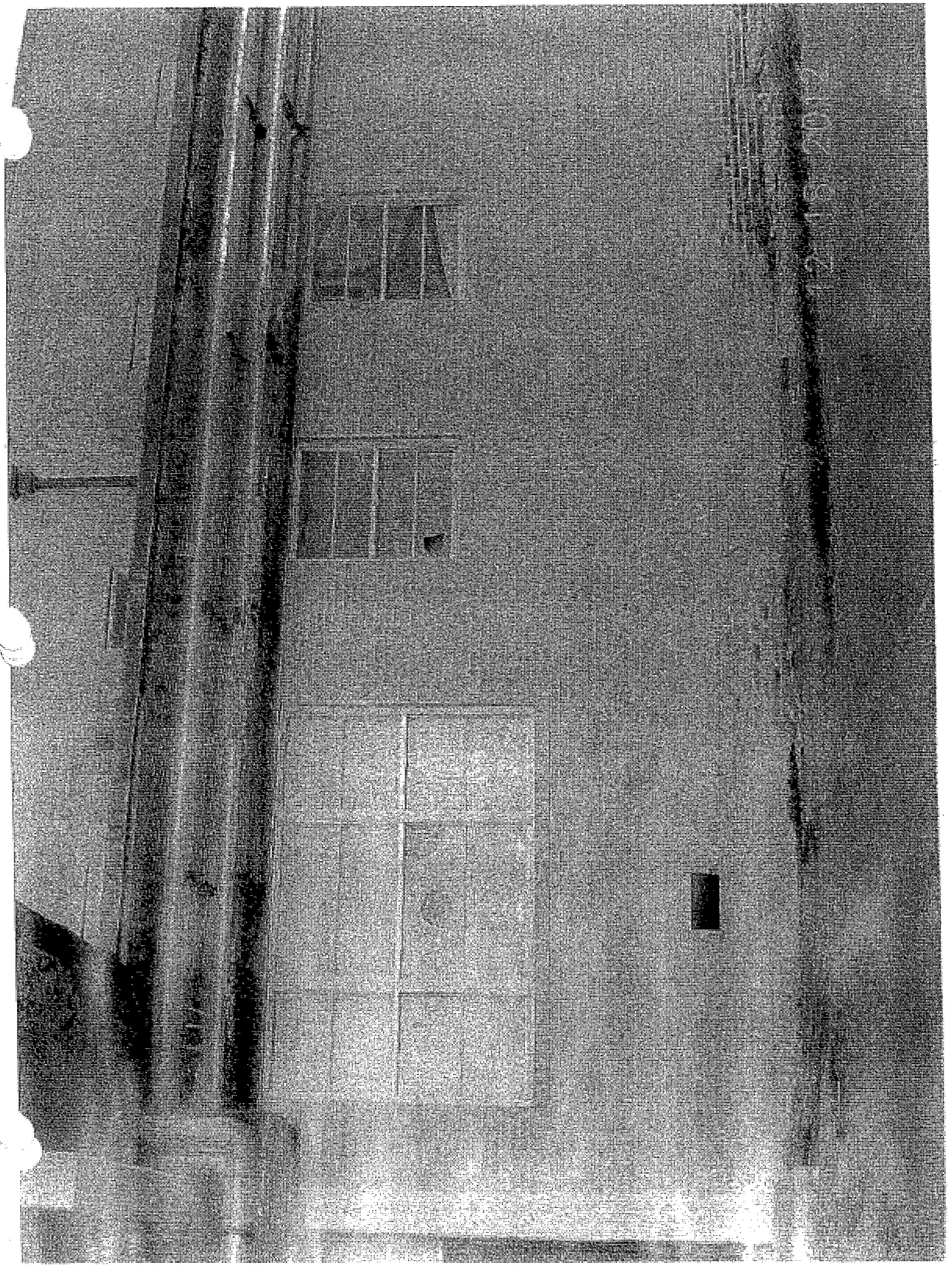
CONTACT THE Building Department at
200 EAST KLEBERG
Telephone: (361) 595-8019

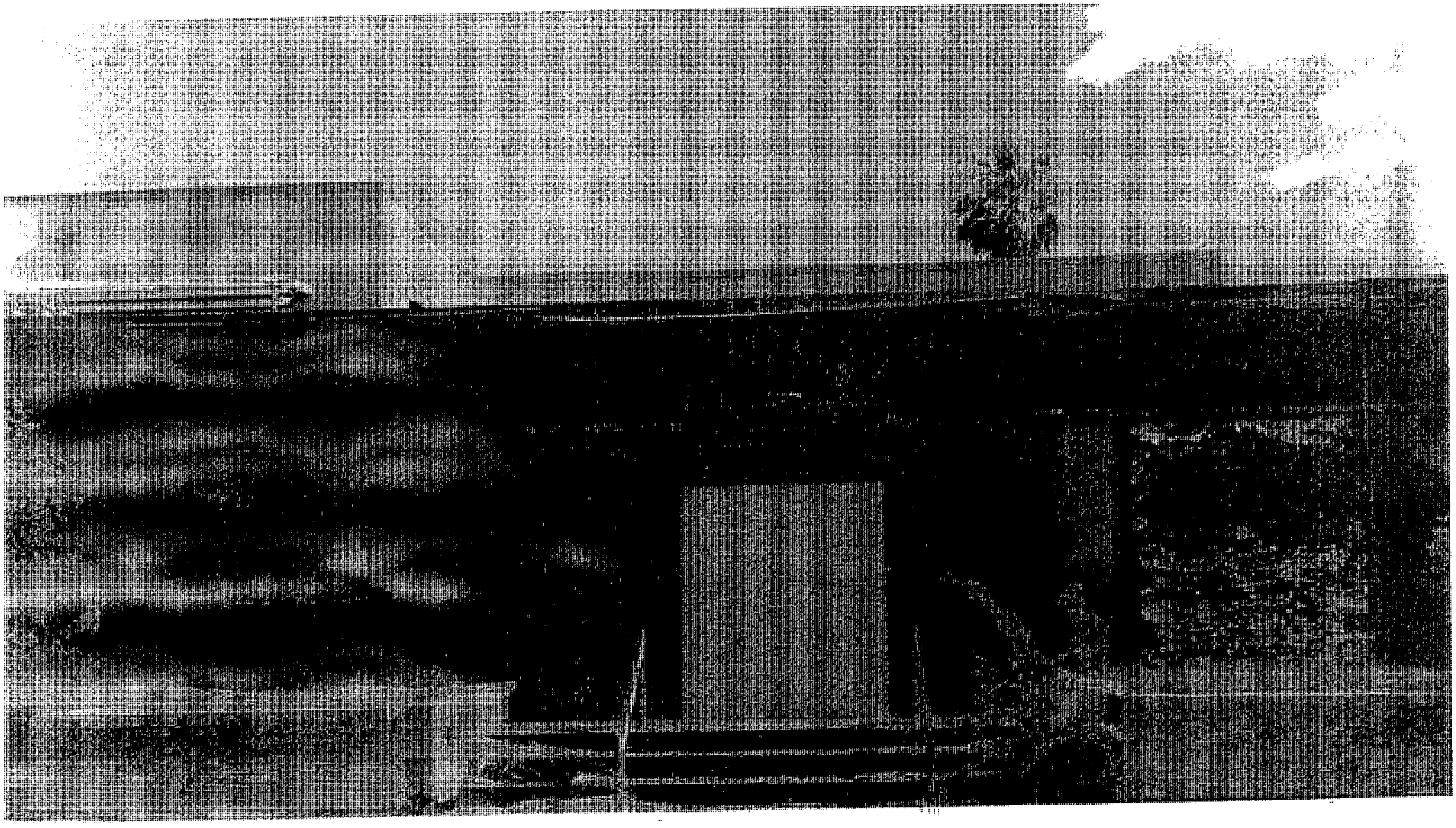
DATE 3-11-13 BY Harold Kamm

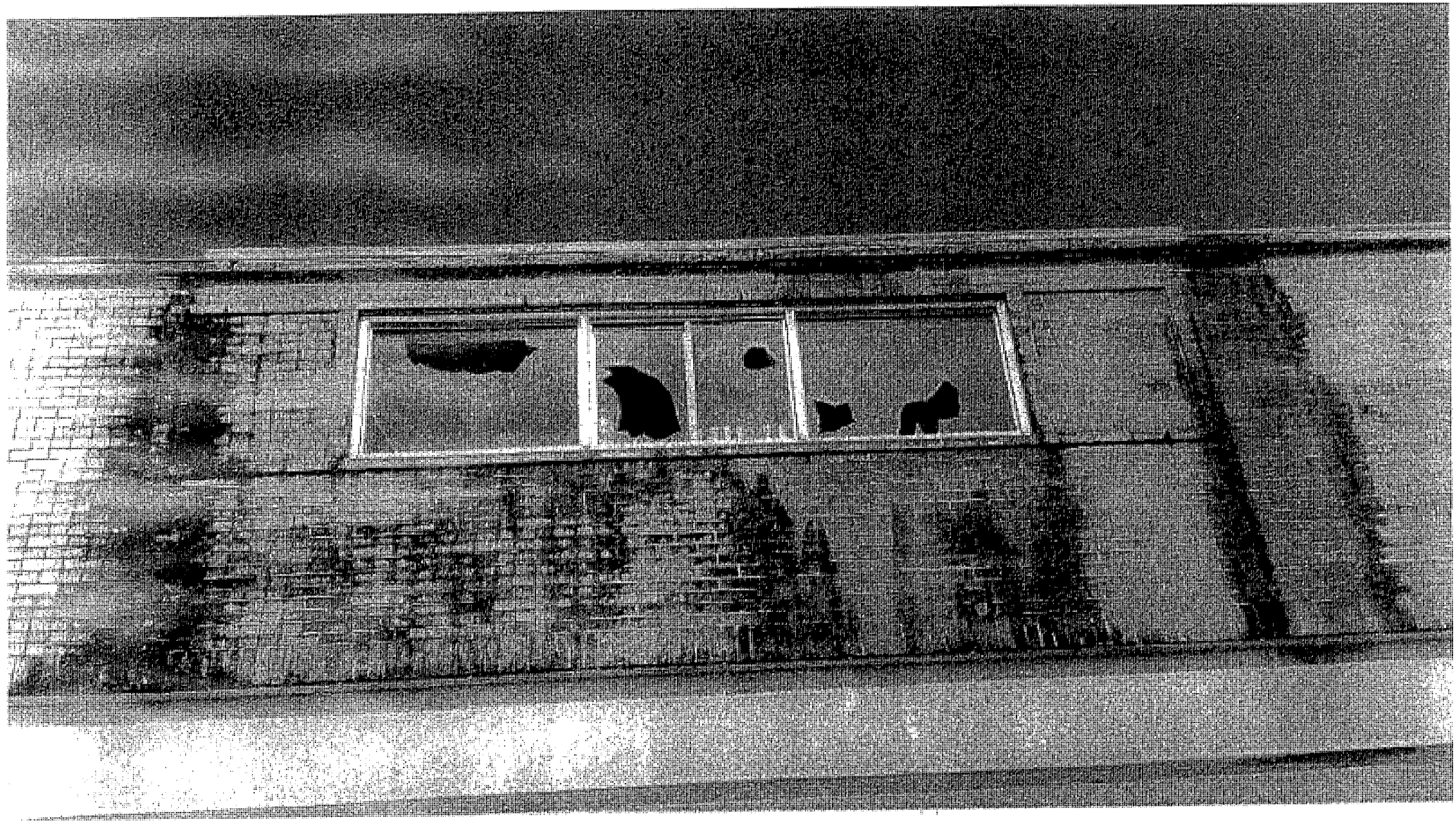


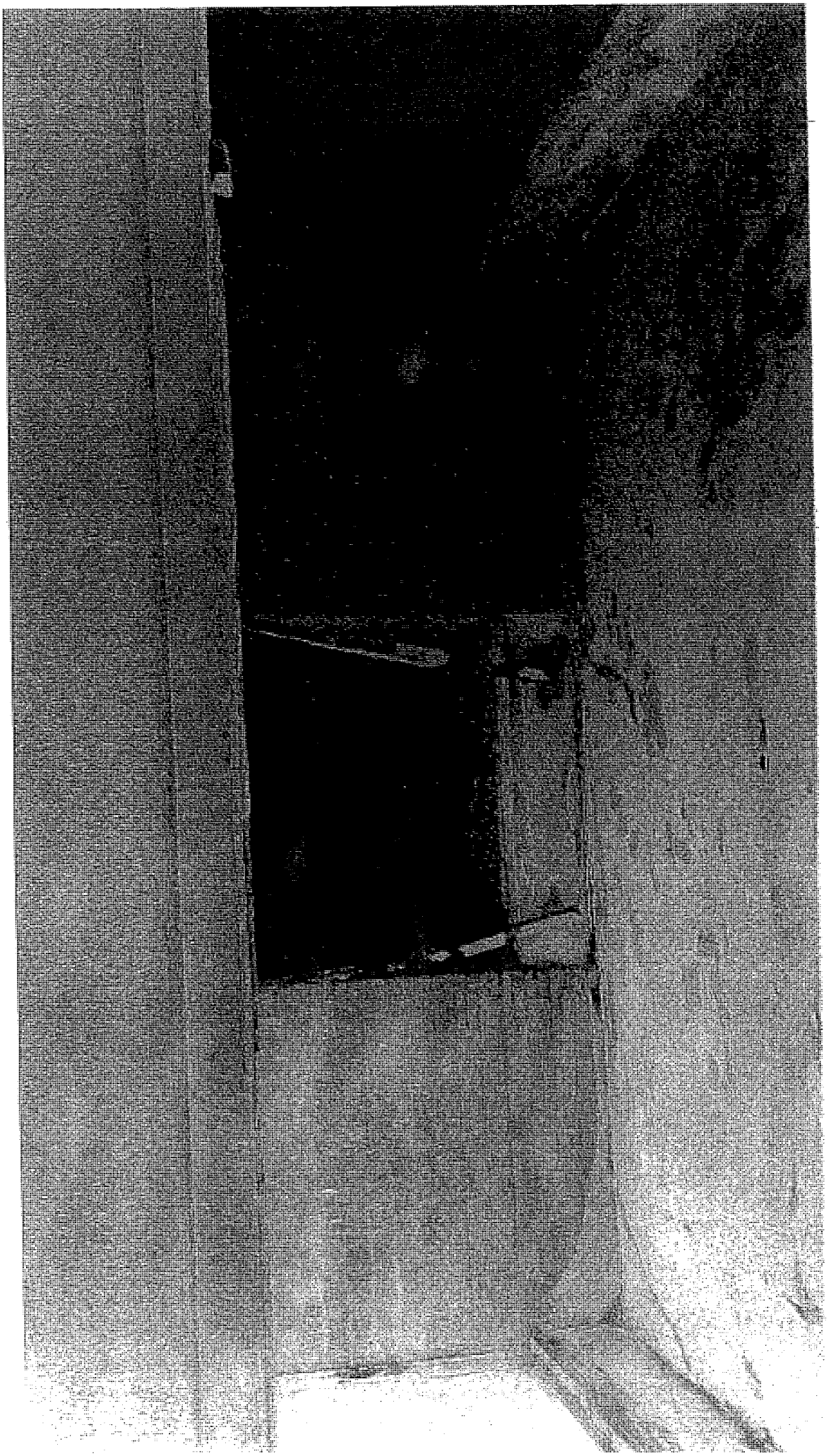












AGENDA ITEM #11

ORDINANCE NO.2013-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING SECTION 15-1-56, ADOPTING THE 2011 EDITION OF THE NATIONAL ELECTRIC CODE, & SECTION 15-1-62, REPEALING OWNERS PERMITS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City is updating its building codes and desires to adopt the 2011 version of the National Electric Code and repeal owners permits to enhance public safety;

WHEREAS, staff already has a copy of the 2011 version of the National Electric Code;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF KINGSVILLE BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Sections 15-1-56 & 15-1-62 of Article I: Building Regulations of Chapter XV, Land Usage, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

...

§ 15-1-56 DEFINITIONS.

For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words not defined in this section shall have the meaning given to them in the 2011 ~~2005~~ Edition of NFPA 70, National Electric Code.

APPROVED or *APPROVAL.* Approved by the Planning Department. Nationally recognized standards shall be the basis of such approval.

AUTHORIZED PERSON. An individual or authorized representative of a firm or corporation who is licensed under the provisions of this subarticle to do the work provided by this subarticle.

BOARD. The Electrical Examining Board as created in this subarticle.

CITY. The territory within the corporate limits of the City of Kingsville, Texas.

CONDUCTOR. A wire or cable or other form of metal suitable for carrying electrical current or potential.

ELECTRICAL CONSTRUCTION. All work and material used in installing, maintaining and extending a system of electrical wiring and all appurtenances, apparatus and equipment used in connection therewith, inside of or attached to any building or structure.

ELECTRICAL CONTRACTOR. Any person engaged in the business of installing, maintaining or altering, by contract, electrical conductors or equipment, and who is qualified under terms and provisions of this subarticle.

ELECTRICIAN. A person engaged in the business of electrical construction, maintenance and repair, and who is qualified under the provisions of this subarticle.

EQUIPMENT. Materials, fittings, motors and the like, used as a part of or in connection with electrical installations.

INSPECTOR. An individual who has been designated by the city as an Electrical Inspector.

MAINTENANCE WORK. The act of keeping in safe operating condition any conductor or piece of equipment in any and all existing electrical installations, but does not include the installation of additional electrical work, electrical equipment or apparatus.

OWNER. Any person holding legal title to any real property within the city.

REGISTERING. That person who has satisfied the Examining Board of Electricians and has satisfied the Board that he is qualified to do the work stated in the application, that he has paid the necessary registration fees to date, and that his name is carried in the records of the Electrical Inspector as qualified under the provisions of this code.

SPECIAL RULING. A written ruling or decision passed by the Board and filed in the office of the Electrical Inspector.

...

§ 15-1-62 PERMITS & FEES; ELECTRICAL INSPECTIONS.

...

(H) *Special permits.*

(1) *Unusual construction permit.* Where additional fixtures or alterations are to be made, which cannot practically be constructed in accordance with all provisions of this subarticle, a special permit in writing may be issued by the inspector for such work, if in his judgment the conditions require; however, such fixtures or alterations shall be of a character that will make the electrical system

in the building as a whole conform to the spirit of this subarticle. In the event of a special ruling by the inspector for some unusual type of construction or occupancy not outlined therein, and which will establish a policy for future work, the inspector shall make a written ruling, obtain approval from the Board and shall place the same on file in his office for public information.

(2) Owner-owned, upon successful completion of a homeowners electrical examination administered by the inspector, a permit for the installation of electrical work in one-family any building used or to be used as a homestead in which shall be issued by the inspector to the owner of the building provided the electrical fixture work is done by a homeowner. Immediately before of such owner of the homestead, shall furnish the inspector with the name of the person who is to install the electrical work covered by the permit. The named person shall appear before the inspector and shall be prepared to answer any such questions as may be asked by the inspector or his representative that he has sufficient knowledge to do or install such electrical or fixture work. If a permit from the owner of the work installed under such a permit that the owner or person named in the permit is not qualified or competent to do or install the electrical or fixture work, the inspector may require such portion of the work that is in violation of this subarticle to be changed, altered or repaired by a qualified licensed electrician. For the purposes of this section the actual occupant of a single-family home shall be deemed to be homesteads only when used or occupied by the owner and located upon land to which the owner holds title or contract of sale. The non-refundable fee for taking the homeowner's examination is $25. The homeowner is allowed two chances to pass the homeowner's exam before being required to hire a licensed electrician to do the work. The homeowner's exam is only applicable to the project for which a permit is obtained.

(l) *Time limitations on permits.* The inspector shall have the power to cancel permits, where the electrical or fixture work therein has not been started within 60 days from and after the date of issuance of the permit therefor, and in the event of such cancellation of such permit the fees paid therefor shall be credited to the account of the person paying the same and may be treated as a payment of an equal amount of the estimated fees payable on any subsequent application or applications for a permit to do electrical or fixture work.

...

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law. That being said, the Planning Department does not intend to begin active enforcement of these regulations until after April 8, 2013.

V.

THAT nothing in this ordinance or in the National Electric Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

INTRODUCED on this day on the 25th day of March, 2013.

PASSED AND APPROVED on this the ___ day of April, 2013.

_____

Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

EFFECTIVE: _____

Planning Department

TO:	Mayor & City Commission Members
Through:	Vince Capell, City Manager
FROM:	Mike Kellam, AICP, Director of Planning & Development Services
SUBJECT:	Adoption of the 2011 NEC Code
DATE:	March 18, 2013

In an effort to improve the consistency in design review and effectiveness of our development code guidelines and regulatory enforcement, staff is proposing the adoption of the following code as provided by the 2011 American National Safety Industry or NFPA 70:

- 2011 National Electric Code

The reasoning behind the proposed change is based upon two needs. The first being that our existing NEC regulation is over 6 years old and two editions behind, as the NEC codes are updated every three years. As with all regulatory codes, they are ever-changing to address new scenarios, construction types, disaster avoidance and federal mandates, therefore the local codes need to be appropriately updated as well. Secondly, design professionals, including but not limited to engineers and architects, are currently designing projects under the 2011 edition. As you can imagine this can create inconsistencies in current design practices vs. the outdated codes we use as a minimum standard.

Section 15-1-56, Definitions, text shall read "For the purpose of this subarticle, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words not defined in this section shall have the meaning given in the 2011 Edition of NFPA 70, National Electric Code." Section 15-1-62(2), Owners Permit, proposes language amendments wherein the section 15-1-62(h)(2), Owners Permit is removed. The current code language allows for untrained residents the ability to take an electrical exam administered by the city in order to perform electrical work within their own home. This section is proposed to be removed from the ordinance due to several safety concerns and problems that were arising in the field such as incorrect and unsafe installation of electric service by the home owners causing extreme fire hazards if not detected by the inspectors during installation.

We anticipate an effective date to which we will begin utilizing the aforementioned NEC code will be April 8, 2013. This will allow us to notify those in which it effects, while also allowing the Building Regulations staff time to bring themselves up to date with the new codes. To inform

the contractors & builders of the proposed change we will be sending a notice by mail to all who are licensed with the City. Please let me know if you have any further questions regarding the adoption of the NEC code.

Attachments: Proposed Section 15-1-56 Definitions
Proposed Section 15-1-62(h)(2) Owners Permit

Cc: Courtney Alvarez, City Attorney
Daniel Ramirez, Building Official
Dionicio Perez, Building Inspector
Theresa Cavazos, Permit Clerk
Bill Donnell, Asst. Director of Public Works

AGENDA ITEM #12

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 UTILITY FUND BUDGET FOR WATER TREATMENT OPERATION AND MODIFIED PERMIT PENALTIES IMPOSED BY TCEQ.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2012-2013 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 51 Utilities Fund					
Capital					
2	Fund Balance	Unreserved Fund Balance	610.00		$34,040
					$34,040
Expenses					
5-700.1	North Plant	State Fees-TCEQ Penalties	321.10	$26,390	
5-700.3	Sewer Constr.	State Fees-TCEQ Penalties	321.10	$7,650	
				$34,040	

[To budget for Waste Water Treatment operation and modified permit penalties imposed by TCEQ.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 8th day of April, 2013.

PASSED AND APPROVED on this the __ day of _____, 2013.

EFFECTIVE DATE:_____

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

ENGINEERING

DATE: March 12, 2013

TO: Vincent Capell, City Manager

FROM: Naim Khan, City Engineer/Director of Public Works

SUBJECT: TCEQ - Notice of Enforcement Action for effluent violations

Texas Commission on Environmental Quality conducted an investigation on October 1 through October 9, 2012 for the City's wastewater effluent compliance. They documented several violations.

a. There was an unauthorized discharge of untreated wastewater caused by a broken sewer collection line at the intersection of Lee Avenue and 17th Street that allegedly killed approximately 33 fish in Tranquitas Creek;
b. The City was not submitting the total copper attainment progress reports on a quarterly basis to TCEQ for the period of October 2010 through October 2012;
c. Staff was using arithmetic average rather than geometric mean for the bacteria calculation for the daily average concentration of Enterococci bacteria;
d. The annual sludge report submitted by the City for the monitoring period ending July 31, 2012 did not include the following required information: identity of sludge hauler and identification number, owner of disposal site, location of disposal site and dates of disposal.

The City receives notice of violations from TCEQ on December 11, 2012. The Executive Director of TCEQ recognizes that the City has already implemented the following:

a. On October 1, 2012 the City crews used a Jet-vac truck to remove the wastewater, properly disposed of the dead fish, and replaced the 80 foot section of damaged sewer main;
b. On October 09, 2012 the staff submitted documentation demonstrating that staff had been trained on calculating the geometric mean for daily average concentration of Enterococci bacteria;
c. On October 22, 2012 began submitting the total copper attainment progress reports on a quarterly basis; and
d. On January 30, 2013 submitted a revised annual sludge report for the monitoring period ending July 31, 2012.

However TCEQ has assessed an administrative penalty of $34,040 for the above violations. The penalties for the items are as follows:

a. Although the ruptured pipe on Lee Avenue and 17th Street was repaired immediately, TCEQ believes the City failed to prevent the unauthorized discharge of untreated wastewater to the creek so they penalized the City $7,650;
b. Since in the past the City failed to correctly calculate the daily average bacteria concentration, TCEQ fined $256;
c. In September 2010, TCEQ implemented the requirement of quarterly submittal of copper attainment progress report. The City's permit was modified to meet this requirement. The staff failed to submit the report to TCEQ from October 2010 to September 2011 and October 2011 to September 2012 although all the required tests were done. TCEQ fined $10,200 for not submitting the report for 1st four quarters of 2010-2011 and $15,300 for 2nd four quarters of 2011-2012. TCEQ also fines $318 for not submitting the quarterly report to Corpus Christi office and TCEQ Enforcement Division by October 1 of October 2012.
d. Total fines for failing to submit complete annual sludge report are $318.

Courtney Alvarez, William Donnell, Frank Garcia and I talked to TCEQ yesterday morning. Some of the reports which were sent to Austin office have been sent to Corpus Christi office today along with a letter from William Donnell. The staff respectfully requested TCEQ to review and adjust the findings and the Penalty Compliance Worksheet to reflect the additional quarter of compliance and to see what other reductions might be allowable. The City's desire to perform a Supplemental Environment Project (SEP) in lieu of straight monetary payment of assessed fines was also mentioned in the letter.

Wastewater - TCEQ

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 30, 2012

CERTIFIED MAIL 91 7199 9991 7031 0286 0571
RETURN RECEIPT REQUESTED

The Honorable Sam Fugate, Mayor
City of Kingsville
P.O. Box 1458
Kingsville, TX 78364

Re: Notice of Violation for Comprehensive Compliance Inspection at:
Kingsville One MGD Wastewater Treatment Facility, located north of FM Road 1717, approximately 1.5 miles east of the intersection of FM Rd. 1717 and US Highway 77, Kingsville (Kleberg County), Texas
Regulated Entity No.:101612877, TCEQ ID No.:WQ0010696-004, EPA ID No.: TX0117978, Investigation No.: 1034494

Dear Mayor Fugate,

On October 1, and 9, 2012, Ms. Kelsey McGill of the Texas Commission on Environmental Quality (TCEQ) Corpus Christi Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable requirements for wastewater treatment. Enclosed is a summary which lists the investigation findings. During the investigation, some concerns were noted which were alleged non-compliances that have been resolved as Areas of Concern based on subsequent corrective action. In addition, certain outstanding alleged violations were identified for which compliance documentation is required. Please submit to this office by December 30, 2012, a written description of corrective action taken and the required documentation demonstrating that compliance has been achieved for each of the outstanding alleged violations.

In the listing of the alleged violations, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled *Obtaining TCEQ Rules* (GI 032) are located on our agency website at http://www.tceq.texas.gov for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Corpus Christi Region Office at (361) 825-3100 or the Central Office Publications Ordering Team at 512-239-0028.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. We anticipate that you will resolve the alleged violations as required in order to protect the State's environment. If you have additional information that we are unaware of, you have the opportunity to contest the violations documented in this notice.

Should you choose to do so, you must notify the Corpus Christi Region Office within 10 days from the date of this letter. At that time, a manager will schedule a violation review meeting to be conducted within 21 days from the date of this letter. However, please be advised that if you decide to participate in the violation review process, the TCEQ may still require you to adhere to the compliance schedule included in the attached Summary of Investigation Findings until an official decision is made regarding the status of any or all of the contested violations.

If you or members of your staff have any questions, please feel free to contact Ms. McGill in the Corpus Christi Region Office at (361) 825-3100.

Sincerely,

Melanie Edwards, Water Section Work Leader
Corpus Christi Region Office
Texas Commission on Environmental Quality

ME/KAM/jmc

Enclosure: Summary of Investigation Findings

Summary of Investigation Findings

CITY OF KINGSVILLE ONE M WASTWATER TREATMENT PLANT Investigation # 1034494
Investigation Date: 10/01/2012

, KLEBERG COUNTY,

Additional ID(s): TX0117978
WQ0010696004

OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 484288 Compliance Due Date: 12/30/2012

30 TAC Chapter 305.125(1)

PERMIT WQ0010696004, Sludge Provisions, Sect. III G (1-9)

The permittee shall report annually to the TCEQ Regional Office and Water Quality Compliance Monitoring Team of the Enforcement Division by September 30 of each year the following information: TCLP Results, annual sludge production, amount of sludge disposed in a landfill, amount of sludge transported interstate, certification that sludge meets 30 TAC 330, identity of sludge hauler and ID#, owner of disposal site, location of disposal site, and dates of disposal.

Alleged Violation:

Investigation: 1034494 Comment Date: 11/29/2012

Failed to submit all information required in the annual sludge report to the TCEQ Region Office and Enforcement Division by September 30 of each year.

Specifically, an investigation which took place on October 1 and 9, 2012 at the City Kingsville 1.0 MGD WWTP revealed that the facility's 2012 sludge report had not been submitted to the TCEQ Region 14 office or the Enforcement Division by September 30, 2012. A copy of the report was received by Region 14 on October 22, 2012; however, the report lacked the following information: identity of sludge hauler and ID#, owner of disposal site, location of disposal site, and dates of disposal.

Recommended Corrective Action: Submit a complete copy of the annual sludge report to Water Quality Compliance Monitoring Team of the Enforcement Division. Send an additional copy to:

TCEQ Region 14
Attn: Kelsey McGill
6300 Ocean Dr. NRC Blg.
Suite 1200, Unit 5839
Corpus Christi, TX 78412-5839

Track No: 484293 Compliance Due Date: 12/30/2012

30 TAC Chapter 319.11(d)

Alleged Violation:

Investigation: 1034494 Comment Date: 11/30/2012

Failed to conform to the flow measurements, equipment, installation, and procedures prescribed in the Water Measurement Manual, United States Department of the Interior Bureau of Reclamation, Washington, D.C., or methods that are equivalent as approved by the executive director.

Specifically, an investigation conducted on October 1 and 9, 2012 revealed that the staff gauge was installed on the face of the weir plate. The staff gauge must be "located four to six times the measuring head upstream from the center of the weir blade." Additionally, both the staff gauge and ultra-sonic meter were located in an aerated basin subject to high turbulence at the point of measurement.

The device (staff gauge) for measuring the head should be placed upstream at a distance of at least four times the maximum expected head on the weir and should be located in a quiet section of the channel away from all disturbances.

Recommended Corrective Action: To achieve compliance, the permittee shall conform to the flow measurements, equipment, installation, and procedures prescribed in the Water Measurement Manual, United States Department of the Interior Bureau of Reclamation, Washington, D.C., or methods that are equivalent as approved by the executive director. To verify compliance, please send documentation indicating compliance with this requirement to:

TCEQ Region 14
Attn: Kelsey McGill
6300 Ocean Dr. NRC Bldg.
Ste. 1200 Unit 5839
Corpus Christi, TX 78412-5839

AREA OF CONCERN

Track No: 484294

30 TAC Chapter 305.125(1)

PERMIT WQ0010696004, Definitions & Std. Permit Cond. 2.e.

Bacteria concentration- The daily average bacteria concentration is a geometric mean of the values for the effluent samples collected in a calendar month.

PERMIT WQ0010696004, Monitoring and Reporting Req. 2.a.

Measurements, tests, and calculations shall be accurately accomplished in a representative manner.

Alleged Violation:

Investigation: 1034494 Comment Date: 11/30/2012

Failed to accurately accomplish measurements, tests, and calculations in a representative manner.

Specifically, an investigation which took place on October 1 and 9, 2012 at the City of Kingsville 1.0 MGD WWTP revealed that the facility was calculating an arithmetic mean instead of a geometric mean for the daily average concentration of E. coli.

Resolution: On November 20, 2012, Mr. Garcia faxed compliance documentation to Region 14 which included a signed statement, dated October 19, 2012, indicating that the E. coli daily average is now calculated using a geometric mean.

Track No: 485235

30 TAC Chapter 305.125(5)

PERMIT WQ0010696004, OPERATIONAL REQUIREMENTS (1)

The permittee shall at all times ensure that the facility and all of its systems of collection, treatment, and disposal are properly operated and maintained.

Alleged Violation:

Investigation: 1034494 Comment Date: 11/29/2012

Failed to at all times sure that the facility and all of its systems of collection, treatment and disposal are properly operated and maintained.

Specifically, an investigation conducted on October 1 and 9, 2012 revealed the fencing at the 1717 lift station was missing three strands of barbed wire. Spools of barbed wire were at the lift station, but facility personnel had failed to install the new strands.

Resolution: On November 20, 2012, Mr. Garcia faxed compliance documentation to Region 14 which included photographs of the 1717 lift station with three strands of barbed wire. A document signed by Mr. Garcia, dated October 19, 2012 indicated that the fencing had been repaired on the date of the investigation.