City of Kingsville, Texas

AGENDA
CITY COMMISSION

TUESDAY, MAY 28, 2013
REGULAR MEETING

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

APPROVED BY:

Vincent J. Capell
City Manager

I. Preliminary Proceedings.

OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S) – Required by Law
Special Meeting – May 10, 2013
Regular Meeting – May 13, 2013

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

1. Public hearing regarding condemnation proceeding for structures located at 603 ½ W. Aveune D, Kingsville, Texas. (Director of Planning & Development Services).

2. Public hearing regarding condemnation proceeding for structures located at 2029 General Cavazos Blvd., Kingsville, Texas. (Director of Planning & Development Services).

3. Public hearing regarding condemnation proceeding for structures located at 426 W. Huisache, Kingsville, Texas. (Director of Planning & Development Services).

4. Public hearing regarding condemnation proceeding for structures located at 822 E. Ella, Kingsville, Texas. (Director of Planning & Development Services).

5. Public hearing regarding condemnation proceeding for structures located at 306 W. Huisache, Kingsville, Texas. (Director of Planning & Development Services).

6. Public hearing regarding condemnation proceeding for structures located at 609 E. Mesquite, Kingsville, Texas. (Director of Planning & Development Services).

7. Public hearing regarding condemnation proceeding for structures located at 1229 E. Avenue B, 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 Enforcement, Proposed Development Report; Accounting & Finance – Financial & 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 City of Kingsville Code of Ordinances Chapter VII, Article 8, Traffic Control Devices, providing for the installation of a stop sign on Huisache Ave. at 8th Street for east and west bound traffic. (City Engineer/Public Works Director).

2. Consider final passage of an ordinance of the City Commission of the City of Kingsville, Texas, amending Chapter V Public Works of the Code of Ordinances of the City of Kingsville, Texas by amending Article 6 entitled "Stormwater Utility Styem", as amended, to establish procedure for delinquent stormwater utility fee payments. (Finance Director).

3. Consider final passage of an ordinance amending the fiscal year 2012-2013 budget for the General Fund to assist with the renovation of the T45 Jet in Dick Kleberg Park in partnership with Kleberg County. (Finance Director).

4. Consider approving resolution authorizing the City Manager to execute contract between the City of Kingsville and Rusty Van Fleet Construction for a new Pump House for Water Well #19, which was previously awarded and is already funded. (City Engineer/Public Works Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

5. Consider condemnation of structures located at 603 ½ W. Avenue D, Kingsville, Texas. (Director of Planning & Development Services).

6. Consider condemnation of structures located at 2029 General Cavazos Blvd., Kingsville, Texas. (Director of Planning & Development Services).

7. Consider condemnation of structures located at 426 W. Huisache, Kingsville, Texas. (Director of Planning & Development Services).

8. Consider condemnation of structures located at 822 E. Ella, Kingsville, Texas. (Director of Planning & Development Services).

9. Consider condemnation of structures located at 306 W. Huisache, Kingsville, Texas. (Director of Planning & Development Services).

10. Consider condemnation of structures located at 609 E. Mesquite, Kingsville, Texas. (Director of Planning & Development Services).

11. Consider condemnation of structures located at 1229 E. Avenue B, Kingsville, Texas. (Director of Planning & Development Services).

12. Consider accepting donations for the Keep Kingsville Beautiful program from various individuals and organizations from a KKB luncheon and from t-shirt sales. (Director of Planning & Development Services).

13. Consider introduction of an ordinance of the City Commission of the City of Kingsville, Texas amending the fiscal year 2012-2013 General Fund budget for the City of Kingsville to accept donations made for the Keep Kingsville Beautiful program in conjunction with the Community Appearance Department. (Finance Director).

14. Consider accepting new COPsync equipment for four vehicles from Kleberg County District Attorney for the Kingsville Specialized Crimes & Narcotics Task. (Task Force Commander).

15. Consider resolution authorizing the City Manager to enter into the COPsync Services Agreement for the Kingsville Specialized Crimes & Narcotics Task. (Task Force Commander).

16. Consider loaning older COPsync equipment from Task Force to the four Kleberg County Constables for use in their vehicles. (Task Force Commander).

17. Consider resolution authorizing the City Manager to execute an amendment to the Commission Agreement for the Kingsville Historical Mural. (Director of Tourism).

18. Consider introduction of an ordinance amending the Fiscal Year 2012-2013 budget for the General Fund Capital Projects Fund for upfront infrastructure costs as per the the Economic Development Agreement with Zarsky Development Company, LLC for the Wildwood Trails Subdivision. (Finance Director).

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:

May 22, 2013 at 11:30 A.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)

MAY 10, 2013

A SPECIAL MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON FRIDAY, MAY 10, 2013 IN THE FRANK H. DOTTERWEICH COLLEGE OF ENGINEERING BUILDING TEXAS A&M UNIVERSITY-KINGSVILLE, 917 W. AVENUE B, ROOM 109 AT 8:00 A.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Dianne Leubert, Commissioner
Noel Pena, Commissioner
Al Garcia, Commissioner

CITY COMMISSION ABSENT:
Arturo Pecos, Commissioner

CITY STAFF PRESENT:
Vincent J. Capell, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Mark Rushing, Finance Director
Mike Kellam, Director of Planning & Development Services
David Mason, Purchasing/IT Director
Emilio Garcia, Health Director
Charlie Cardenas, Public Works Director/City Engineer
Melissa Perez, Risk Manager
Diana Gonzales, Human Resources Director
Hector Vela, Technical Service Assistant
Ruthie Valdez, Interim Library Director
Willie Vera, Task Force Commander
Bob Trescott, Tourism Director
James Bryson, Accounting Manager
Joey Reed, Fire Chief
Cynthia Martin, Downtown & Volunteer Manager
Bill Donnell, Assistant Public Works Director
Rick Torres, Chief of Police
Julian Cavazos, Lieutenant Commander
Donald Lobaugh, Sergeant
Johnny Campos, Sergeant
Antonio Verdin, Information Systems Technician

I. Preliminary Proceedings.
OPEN WORKSHOP

Mayor Fugate called the meeting to order at 8:20 A.M. and announced quorum as present. Commissioner Pecos absent.

II. Public Notice is hereby given that members of the City Commission of the City of Kingsville and its Staff shall be present and shall participate in a discussion of the goals for the City of Kingsville.

Mr. Capell introduced Ms. Rebecca Pace of National Seminars who will be speaking on Effective Goal-Setting and Planning Skills.

Mr. Capell asked Commission what they would like to see at the next workshop scheduled for Friday, May 17, 2013.

Commissioner Garcia stated that he would like to hear from staff as to what their wants and needs are for their department to make their job easier.

Mayor Fugate stated that he would like to see more of these workshops done annually. These type of workshops has been long overdue. He also stated that he would like to hear from staff about more realistic goals in the future.

Commissioner Leubert stated that there are great things coming to our City, and this should help our City grow.

III. Public Notice is hereby given that members of the City Commission of the City of Kingsville and its Staff will be touring the old H.M. King High School located at 100 N. 3rd Street and Water Well #19 located at 315 N. 6th Street and Pavilion adjacent to Water Well #19.

At this time staff adjourned from the meeting to take the tour of the old H.M. King High School located at 100 N. 3rd Street and Water Well #19 locted at 315 N. 6th Street and Pavilion adjacent to Water Well #19.

IV. Adjournment

There being no further business to come before the City Commission, the meeting was adjourned at 2:05 P.M.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

MAY 13, 2013

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MAY 13, 2013 IN THE HONORABLE ROBERT H. ALCORN COMMISSION CHAMBERS 200 EAST KLEBERG AVENUE AT 6:00 P.M.

CITY COMMISSION PRESENT:
Sam Fugate, Mayor
Dianne Leubert, Commissioner
Noel Pena, Commissioner
Al Garcia, Commissioner
Arturo Pecos, Commissioner

CITY STAFF PRESENT:
Vincent J. Capell, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Willie Vera, Task Force Commander
James Bryson, Accounting Manager
Mark Rushing, Finance Director
Mike Kellam, Director of Planning & Development Services
Bill Donnell, Assistant Public Works Director
Emilio Garcia, Health Director
Ruthie Valdez, Interim Library Director
Melissa Perez, Risk Manager
Joey Reed, Fire Chief
Ricardo Torres, Chief of Police
Bob Trescott, Tourism Director
Diana Gonzales, Human Resources Director
Charlie Cardenas, Public Works Director/City Engineer
Rose Morrow, Municipal Court Manager
Jennifer Bernal, Community Appearance Supervisor
Diana Medina, Collection Manager

I. Preliminary Proceedings.

OPEN MEETING
Mayor Fugate called the meeting to order in the City Commission Chamber at 6:00 P.M. and announced quorum as present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)
The invocation was delivered by Mark Rushing, Finance Director followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S) – Required by Law
Regular Meeting – April 22, 2013

Mayor Fugate asked for a motion from the Commission to approve the minutes as presented. **Commissioner Leubert made a motion to approved the minutes as presented, second by Commissioner Pecos. The motion was passed and approved by the following vote: Garcia, Leubert, Pecos, Pena and Fugate voting: "FOR".**

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

1. Public Hearing for an alcohol variance application for Charlie's located at 1206 N. 6th Street. (Director of Planning & Development Services).

Mayor Fugate opened the public hearing at 6:01 p.m.

Mr. Mike Kellam, Director of Planning & Development Services reported to Commission that Mr. Jose Suarez, operator of Charlie's is requesting an alcohol variance for a Wine and Beer Retailer's Permit and a Retail Dealer's On-Premise Late Hours License. This address is within 1000ft boundary of a school and two registered daycare facilities. The historical use of this property is that of a bar or lounge which has been closed for an unknown length of time, but has since been under application to be utilized as such. All required notices have been sent to the property owners within 300ft. Additionally, a public hearing notice was placed in the newspaper on April 24, 2013. Staff has received feedback in opposition to the request which came from a neighboring property owner. The property owner stated their concerns regarding intoxicated people in the area after the bar closes. This has been the only comment/concern received.

Mayor Fugate stated that this location has a historical use of a bar.

Mayor Fugate closed the public hearing at 6:04 p.m.

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 Enforcement, Proposed Development Report; Accounting & Finance – Financial & 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."

Mr. Vince Capell, City Manager reported that staff will be attending the 2013 Hurricane Conference in Robstown, TX May 14-16, 2013. He further reported to Commission that there is one opening on the Health Board. This position is appointed by the City of Kingsville and Kleberg County. This position was once

held by Ms. Amy Hubert who does not wish to sit on the board any longer. Mr. Capell further reported to Commission that the 2nd Goal Setting Workshop is scheduled for Friday, May 17, 2013 at the Frank H. Dotterweich College of Engineering building. The meeting will begin at 8:00 a.m. He further stated that he will be out for a few days of vacation from May 23rd – 28th, 2013. Mr. Capell took the time to wish the very best to Mr. Mike Kellam who will be leaving his position with the City of Kingsville at the end of May, 2013.

Mrs. Courtney Alvarez, City Attorney reported that the next regular schedule meeting will be Tuesday, May 28, 2013 due to Monday being a holiday, Memorial Day. She further reminded staff that agenda items for the May 28th Commission meeting are due Friday, May 17, 2013.

Mayor Fugate, Jennifer Bernal Community Appearance Supervisor and Susan Ivy Parks Director, representatives for Keep Kingsville Beautiful presented awards to the following businesses for "Because you Care Award". The following businesses received an award, Petsense for their monument, Border Tire for enclosure, Wilcox for landscaping and assisting with the Bigger Event, and Taco Bell for remodeling, landscaping and lighting.

IV. Public Comment on Agenda Items [3]

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

Rami Garza 2801 S. Brahma Blvd., reported that this meeting will not be aired live due to some technical difficulties on CMA Cablevision side. The meeting will aire beginning on Tuesday, May 14, 2013.

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)

Mayor Fugate asked for a motion to approve the consent agenda items as presented. Commissioner Pecos made a motion to approve the consent agenda as presented, second by Commissioner Leubert. The motion was

passed and approved by the following vote: Leubert, Pecos, Pena, Garcia, Fugate voting "FOR".

1. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 Budget in Fund 065 CO 2011- General Fund for the Fire Department improvements to Fire Station #2. (Finance Director).

2. Consider final passage of an ordinance amending the Fiscal Year 2012-2013 Budget for the Building Security Fund and Municipal Court Technology Fund to purchase security cameras for Municipal Court and Collections Departments, to update network load balancing, and to purchase a receipting machine and laptop computer for Municipal Court. (Finance Director).

3. Consider final passage of an ordinance abandoning an alley and retaining an easement for utility purposes in Block 34 of the Orignal Townsite of the City of Kingsville (alley is between Henrietta Ave & Yoakum Ave by the Epiphany School). (City Engineer/Public Works Director).

4. Motion to approve the reappointments of Joni B. Harrel and Otis Myers to the Health Board for another three (3) year term each. (Health Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.[4]

5. Consider approval of an alcohol variance for Charlie's located at 1206 N. 6th Street. (Director of Planning & Development Services).

Commissioner Garcia asked what the hours of operation will be for this establishment.

Mr. Suarez, operator of Charlie's stated that hours of operation will be from 12:00 p.m. to 2:00 a.m.

Motion made by Commissioner Pecos to approve the alcohol variance, second by Commissioner Garcia. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".

6. Consider approval of a resolution authorizing the Mayor to enter into a Mutual Use and Benefit Agreement between the City of Kingsville and Hidalgo County. (City Attorney).

Ms. Alvarez stated that the last time the City approved this item was in July 2008. It is similar to then with no fiscal impact to the City.

Motion made by Commissioner Garcia to approve this resolution, second by Commissioner Pecos. The motion was passed and approved by the following vote: Pena, Garcia, Leubert, Pecos, Fugate voting "FOR".

7. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 8, Traffic Control Devices, providing for the installation of a stop sign on Huisache Ave. at 8th Street for east and west bound traffic. (City Engineer/Public Works Director).

Mr. Charlie Cardenas, Public Works Director/Engineer, reported that this item is for replacing a yield sign on Huisache Ave. at 8th Street with a stop sign for East and West bound traffic. The Engineering Department has received a request on April 15, 2013 from a citizen to evaluate the safety of the intersection on Huisache and 8th Street. It was observed that vehicles travel through 8th street to get to the H.E.B Grocery store on King street. Since the signal is at the intersection of 8th street and King street, it is the safest and more efficient intersection to get to H.E.B from the area. Staff recommendation is to change from a Yield to a Stop sign at this location.

Introduction item only.

8. Consider introduction of an ordinance of the City Commission of the City of Kingsville, Texas, amending Chapter V Public Works of the Code of Ordinances of the City of Kingsville, Texas by amending Article 6 entitled "Stormwater Utility Styem", as amended, to establish procedure for delinquent stormwater utility fee payments. (Finance Director).

Mr. Mark Rushing, Finance Director reported that this ordinance is for delinquent strom water utility fees. Storm Water Ordinance No. 2012-51 is silent as to the treatment of delinquent storm water utility fee payments. Results based on a survey done by the City of Kingsville Legal Department, staff is recommending the revised ordinance be adopted.

Introduction item only.

9. Consider request from Park's Director to provide funding for up to half of an estimated $8,964 to assist with renovation of the T45 Jet in Dick Kleberg Park, with the County paying the other half. (Finance Director).

Mayor Fugated stated that the T45 Jet located at Dick Kleberg Park is property of the City of Kingsville. If Kleberg County wishes to pay for half of the cost for the rennovations of the jet, he is in favor of this item.

Susan Ivy, Parks Director stated that she has been working closely with Glenn Jones and Jon Gagne who are both representatives for NAS Kingsville on this project. She further stated that Mr. Carlos Garza will be the contractor leading this project who has experience in this kind of work.

Motion made by Commissioner Garcia to approve the funding for up to half of an estimated $8,964 to assist with renovation of the T45 Jet in Dick Kleberg Park, second by Commissioner Pena. The motion was passed and approved by the following vote: Pecos, Pena, Garcia, Leubert, Fugate voting "FOR".

10. Consider introduction of an ordinance amending the fiscal year 2012-2013 budget for the General Fund to assist with the renovation of the T45 Jet in Dick Kleberg Park in partnership with Kleberg County. (Finance Director).

Introduction item only.

VII. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 6:30 p.m.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING

#1

CITYOFKINGSVILLE

11-1-12

ADDRESS 603½ W. D.	OWNER Javier Vidal	INSPECTOR Manuel
LEGAL DESCRIPTION College View LOT 14-16		BLOCK 6
OWNER INFO Javier Vidal 603 W. Ave D. Kingsville, Tx. 78363		

PROPERTY CONDITION REPORT

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

Dilapidated structure

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

CITYOFKINGSVILLE 7/12/12

ADDRESS 603 1/2 W. AVE D	OWNER Javier Vidal	INSPECTOR Dan
LEGAL DESCRIPTION College view	LOT 14-16	BLOCK 6
OWNER INFO Same	Kingsville TX. 78363	

PROPERTY CONDITION REPORT

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

CODES	ADDITIONAL CONCERNS
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	

DATE 01/07/2013 STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-182-006-14000-192

COLLEGE VIEW, BLOCK 6, LOT 14-16

TOWN -
ACRES - .241

LOCATION- 603 W AVE D

LAND MKT VALUE 7020
LAND AGR VALUE

IMPR/PERS MKT VALUE 2000
MKT. BEFORE EXEMPTS 9020
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D

KINGSVILLE TX 78363-3629

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	281.32	67.52	69.76	418.60
TAXES 2012	283.50	.00	.00	283.50
	564.82	67.52	69.76	702.10

ACCT # 1-182-006-14000-192

TOTAL DUE 01/2013	702.10
TOTAL DUE 02/2013	725.35
TOTAL DUE 03/2013	734.37
TOTAL DUE 04/2013	743.43

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	134.92	16.26	16.80	167.98
CITY OF KINGSVILLE	151.94	18.24	18.84	189.02
KINGSVILLE ISD	266.80	31.68	32.74	331.22
SOUTH TX WATER AUTH	11.16	1.34	1.38	13.88

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	67.18
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	75.97
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	134.77
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	5.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	283.50

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **14256** R

Legal Description
COLLEGE VIEW, BLOCK 6, LOT 14-16

OWNER ID
56784

OWNERSHIP
100.00%

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363-3629

Ref ID2: R14256

118200614000192

ACRES: .0000
EFF. ACRES:

SITUS 603 W AVE D

APPR VAL METHOD: Cost

Entities

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

Values

IMPROVEMENTS		2,000
LAND MARKET	+	7,020
MARKET VALUE	=	9,020
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	9,020
HS CAP LOSS	-	0
ASSESSED VALUE	=	9,020

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2010
ROAD ACCESS	LAST INSP. DATE	04/07/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

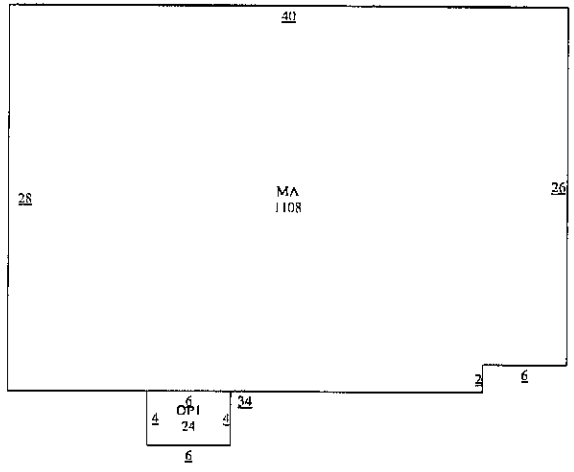
REMARKS FOR '10 CORR VALUE PER MERGED W/ACCT # 118200614001192 PER INHOUSE CONSOLIDATION 4/7/10 5/2/10 LR/VG/MMG -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

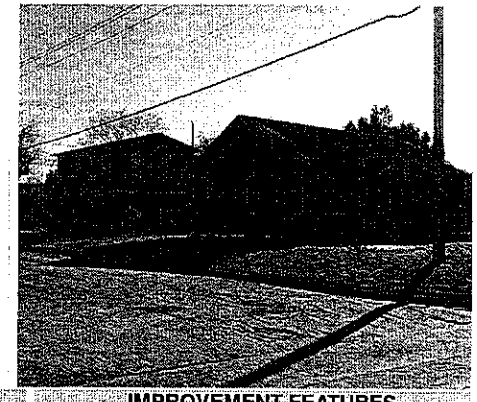
SALE DT	PRICE	GRANTOR	DEED INFO
06/01/2011	*****	TRINITY HOMES	WDVL / 451 / 988
10/22/2007	*****	TRINITY HOME LLC	CORR WD / 376 / 475
05/14/2007	*****	BOYUM PHIL	WD / 362 / 704

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S182 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/	1,108.0	42.09	1	1950	1950		1,000	50%	100%	100%	100%	100%	0.50	1,000
	OP1	OPEN PORCH B	F	NV/	24.0	0.00	1	1950	1950			50%	100%	100%	100%	100%	0.50	0
1.	RESIDENTIAL		STCD:	A1	1,132.0	Homesite: N					1,000							1,000
	603 W AVE D																	

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW6	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL6	0
Plumbing	1	1	0
			0

SUBD: S182 100.00% NBHD:

LAND INFORMATION

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	90.00	6,750	1.04	1.00	A	7,020	NO			0.00	0
Comment: F: 75 R: 75 D: 140 FF																		
													7,020					0

Effective Date of Appraisal: January 1 Date Printed: 11/01/2012 11:41:36AM by VICKI

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **14256** R

Legal Description
COLLEGE VIEW, BLOCK 6, LOT 14-16

OWNER ID
56784

OWNERSHIP
100.00%

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363-3629

Ref ID2: R14256

118200614000192

ACRES: .0000
EFF. ACRES:

SITUS 603 W AVE D

APPR VAL METHOD: Cost

Entities

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

Values

IMPROVEMENTS		2,000
LAND MARKET	+	7,020
MARKET VALUE	=	9,020
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	9,020
HS CAP LOSS	-	0
ASSESSED VALUE	=	9,020

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2010
ROAD ACCESS	LAST INSP. DATE	04/07/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

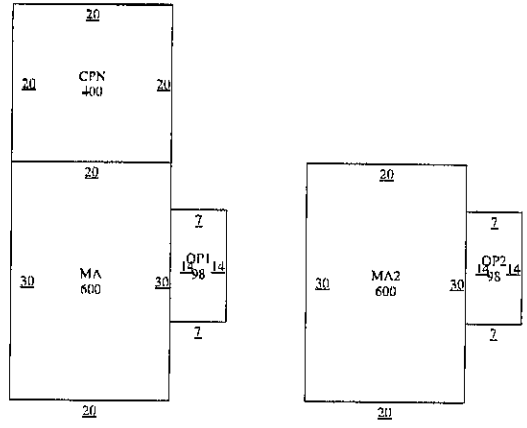
REMARKS FOR '10 CORR VALUE PER MERGED W/ACCT # 118200614001192 PER INHOUSE CONSOLIDATION 4/7/10 5/2/10 LR/VG/MMG -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

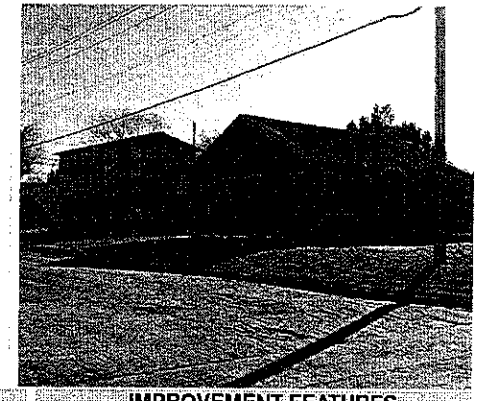
SALE DT	PRICE	GRANTOR	DEED INFO
06/01/2011	*****	TRINITY HOMES	WDVL / 451 / 988
10/22/2007	*****	TRINITY HOME LLC	CORR WD / 376 / 475
05/14/2007	*****	BOYUM PHIL	WD / 362 / 704

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE



SUBD: S182 100.00% NBHD:

IMPROVEMENT INFORMATION

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	F	FF2/	600.0	0.00	1	1950	1950		1,000	45%	100%	100%	100%	100%	0.45	1,000
	OP1	OPEN PORCH B	F	NV/	98.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	OP2	OPEN PORCH B	F	NV/	98.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	MA2	2ND STORY (8	F	NV/	600.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	CPN	CARPORT (NO	F	NV/	400.0	0.00	1					45%	100%	100%	100%	100%	0.45	0
2.	RESIDENTIAL		STCD:	A1	1,796.0	Homesite: N					1,000	100%	100%	100%	100%	100%	1.00	0
	603 1/2 W AVE D																	1,000

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM3	0
Plumbing	1	1	0
			0

SUBD: S182 100.00% NBHD:

LAND INFORMATION

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: 11/01/2012 11:41:36AM by VICKI

True Automation, Inc.

Prop ID	Owner	%	Legal Description	Values
20337	52287	100.00 R	**Geo: 118200609000192** COLLEGE VIEW, BLOCK 6, LOT 9, 10 ZAMORA STEVE 615 W D AVE KINGSVILLE, TX 78363-3629 State Codes: A Situs: 615 W D AVE TX	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 0 Imp NHS: 20,820 Land HS: 0 Land NHS: 4,680 Prod Use: 0 Prod Mkt: 0 Market: 25,500 Prod Loss: 0 Appraised: 25,500 Cap: 0 Assessed: 25,500 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			25,500	0	25,500	0.842200	214.76

Prop ID	Owner	%	Legal Description	Values
21104	52608	100.00 R	**Geo: 118200611000192** COLLEGE VIEW, BLOCK 6, LOT 11-13 TRINITY HOMES 222 E ALICE ST KINGSVILLE, TX 78363 State Codes: A Situs: 609 W AVE D	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 0 Imp NHS: 25,760 Land HS: 0 Land NHS: 7,020 Prod Use: 0 Prod Mkt: 0 Market: 32,780 Prod Loss: 0 Appraised: 32,780 Cap: 0 Assessed: 32,780 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,780	0	32,780	0.842200	276.07

Prop ID	Owner	%	Legal Description	Values
14256	56784	100.00 R	**Geo: 118200614000192** COLLEGE VIEW, BLOCK 6, LOT 14-16 VIDAL JAVIER SONIA CASTILLO 603 W AVE D KINGSVILLE, TX 78363-3629 State Codes: A Situs: 603 W AVE D	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 0 Imp NHS: 2,000 Land HS: 0 Land NHS: 7,020 Prod Use: 0 Prod Mkt: 0 Market: 9,020 Prod Loss: 0 Appraised: 9,020 Cap: 0 Assessed: 9,020 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			9,020	0	9,020	0.842200	75.97

Prop ID	Owner	%	Legal Description	Values
23397	42249	100.00 R	**Geo: 118200617000192** COLLEGE VIEW, BLOCK 6, LOT 17-20 PANTEL JAMES ETUX JESSICA DE LEON 604 W C AVE KINGSVILLE, TX 78363-3622 State Codes: A Situs: 604 W AVE C	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 23,310 Imp NHS: 0 Land HS: 9,360 Land NHS: 0 Prod Use: 0 Prod Mkt: 0 Market: 32,670 Prod Loss: 0 Appraised: 32,670 Cap: 0 Assessed: 32,670 Exemptions: DP,HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,670	0	32,670	0.842200	275.15

Prop ID	Owner	%	Legal Description	Values
24928	15755	100.00 R	**Geo: 118200621000192** COLLEGE VIEW, BLOCK 6, LOT 21, 22 SALDANA EDUARDO P 264 E COUNTY ROAD 2150 KINGSVILLE, TX 78363-8806 State Codes: A Situs: 608 W AVE C	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 0 Imp NHS: 15,390 Land HS: 0 Land NHS: 4,680 Prod Use: 0 Prod Mkt: 0 Market: 20,070 Prod Loss: 0 Appraised: 20,070 Cap: 0 Assessed: 20,070 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,070	0	20,070	0.842200	169.03

Prop ID	Owner	%	Legal Description	Values
25682	10299	100.00 R	**Geo: 118200623000192** COLLEGE VIEW, BLOCK 6, LOT 23-28, (APTS) YAKLIN DENNIS L 618 W AVE C (OFFICE) KINGSVILLE, TX 78363 State Codes: B Situs: 618 W AVE C	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 0 Imp NHS: 243,920 Land HS: 0 Land NHS: 14,040 Prod Use: 0 Prod Mkt: 0 Market: 257,960 Prod Loss: 0 Appraised: 257,960 Cap: 0 Assessed: 257,960 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			257,960	0	257,960	0.842200	2,172.54

Prop ID	Owner	%	Legal Description	Values
11923	11651	100.00 R	**Geo: 118200629000192** COLLEGE VIEW, BLOCK 6, LOT 29, 30 MONTALVO OSCAR ETUX ISABEL 624 W C AVE KINGSVILLE, TX 78363-3622 State Codes: A Situs: 624 W AVE C	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA: Imp HS: 17,220 Imp NHS: 0 Land HS: 4,680 Land NHS: 0 Prod Use: 0 Prod Mkt: 0 Market: 21,900 Prod Loss: 0 Appraised: 21,900 Cap: 0 Assessed: 21,900 Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			21,900	0	21,900	0.842200	184.44

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 603 ½ W. Ave D 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 February 11, 2008 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 February 11, 2008.

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 603 ½ W. Ave D to demolish the structures thereon by March 27, 2008.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 11th day of February, 2008.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

CONDEMNATION CHECKLIST

Property Address: 603 W Ave D
Phone: _____
Property Owner: Javier Vital and Sonia Castillo
Phone: _____
Owner's Address: 603 W Ave D Kingsville, TX 78363
Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 7-17-12	7-17-12	1. Identify structure unfit for human habitation.
☐ 7-17-	7-17-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 7-17-12	7-17-12	3. Determine ownership from county assessment & tax collection record.
☐ 7-17-12	7-17-12	4. Obtain legal description.
☐ 7-17-12	7-17-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 7-17-12 1-31-13	7-17-12 1-31-13	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:
☐ 5-2-13	5-2-13	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
☐ 5-2-13	5-2-13	
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	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 17, 2012

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: COLLEGE VIEW, BLOCK 6, LOT 14-16 603 W AVE D

Dear Sir or Madam:

It has been determined that the structure at 603 W AVE D 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

January 31, 2013

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: COLLEGE VIEW, BLOCK 6, LOT 14-16 603 W AVE D

Dear Sir or Madam:

It has been determined that the structure at **603 W AVE D** 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:
(I) 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

140.2

CITY OF KINGSVILLE

7011 0110 0000 4433 0812

78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 05.75°

0004247745 JUL 18 2012

MAILED FROM ZIP CODE 78363

7/25

Javier Vidal
Sonia Castillo

NIXIE 782 SC 1 00 07/22/12
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
*2393-02363-22-16

140.3

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.45°

0004247745 JUL 18 2012

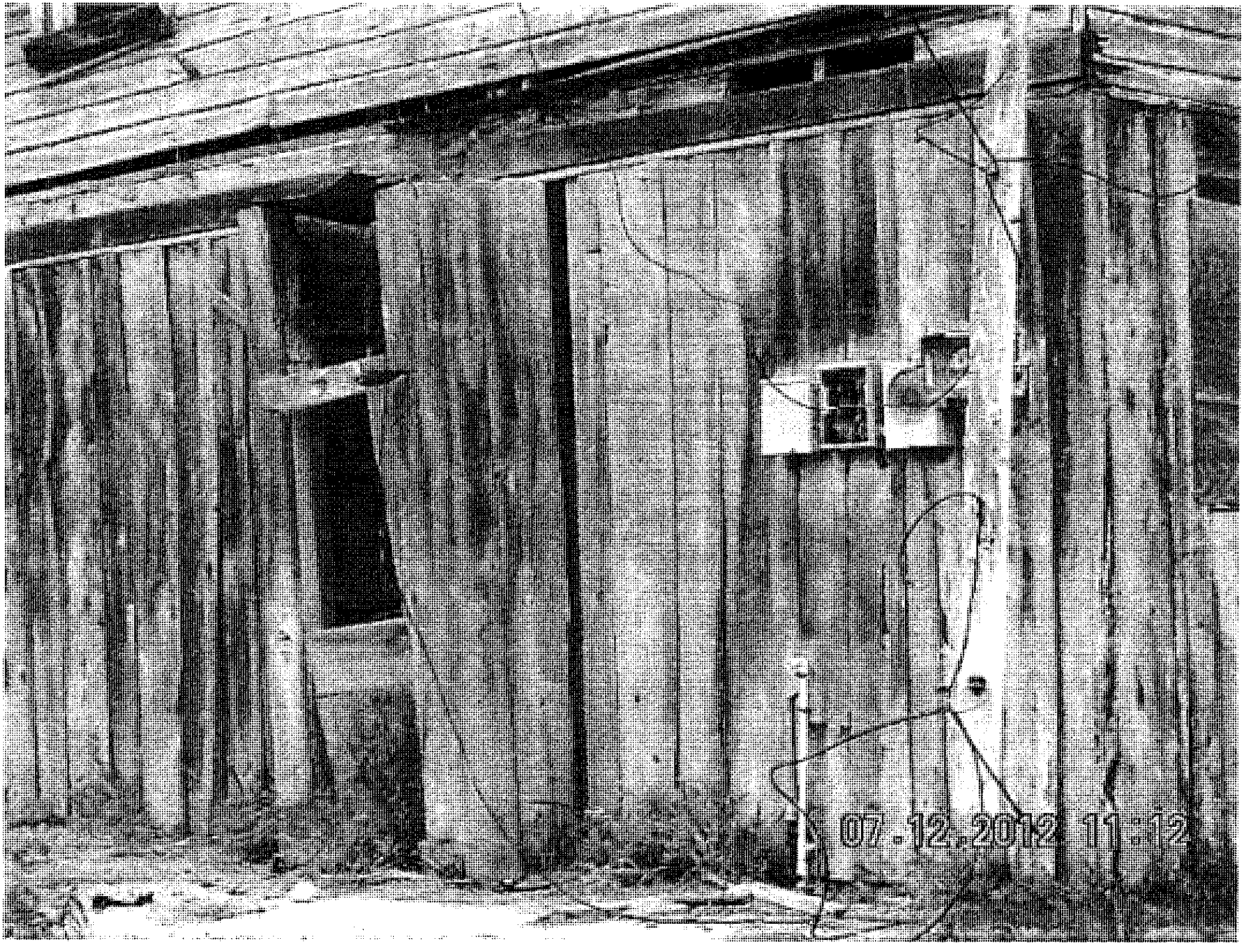
MAILED FROM ZIP CODE 78363

Javier Vidal
Sonia Castillo

NIXIE 782 SC 1 00 07/22/12
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 78364145855 *1488-00641-18-33

7836383623

78364@1458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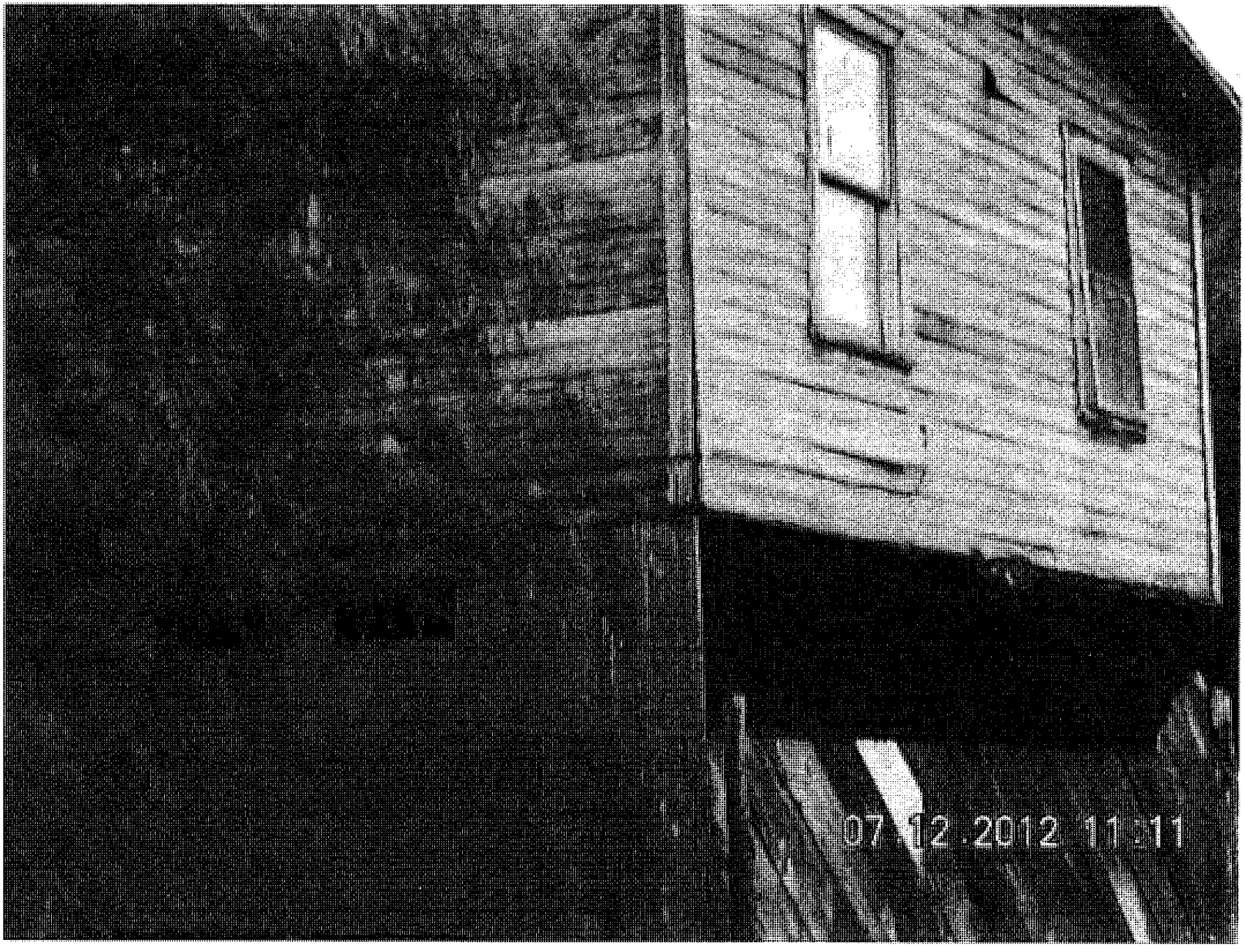
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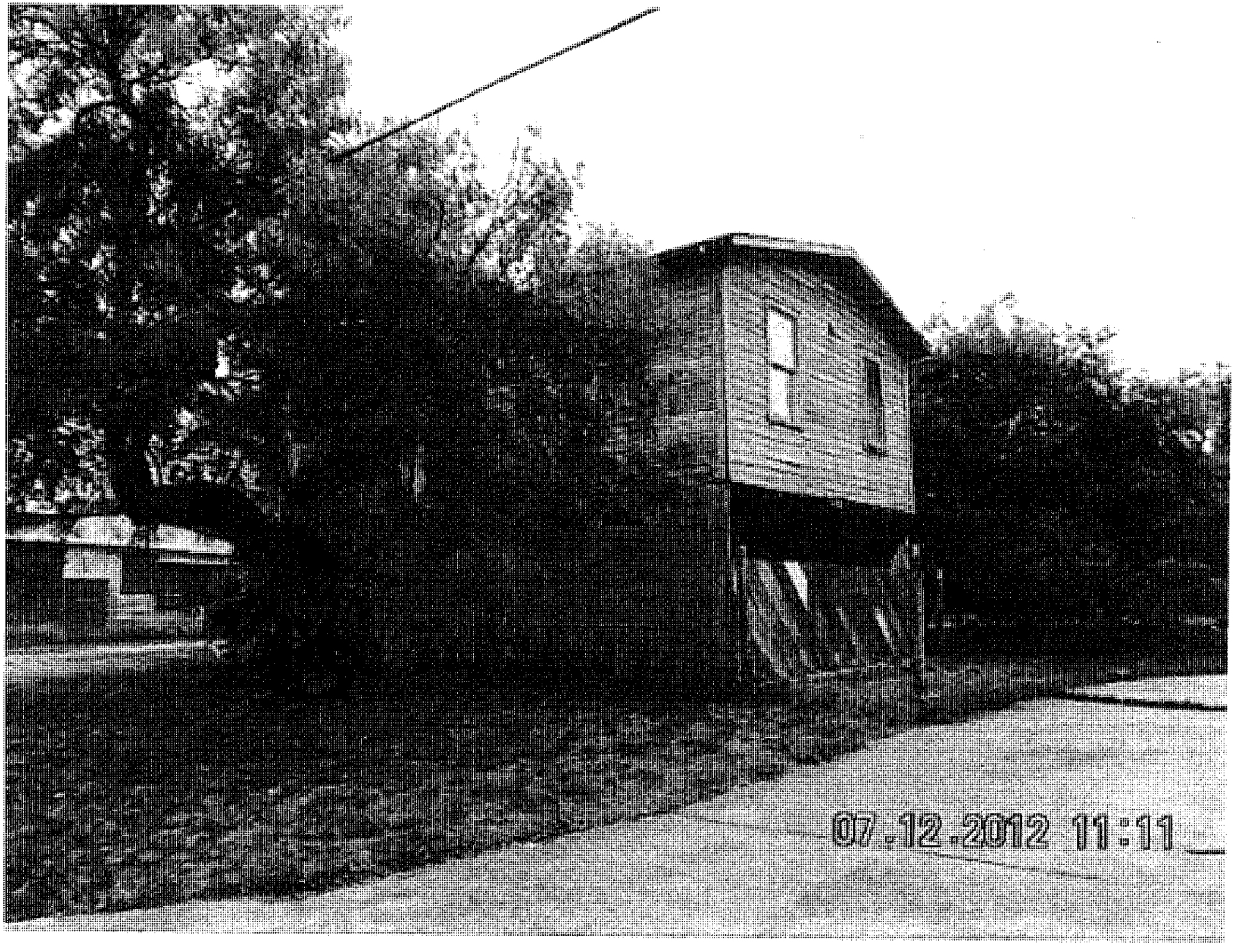
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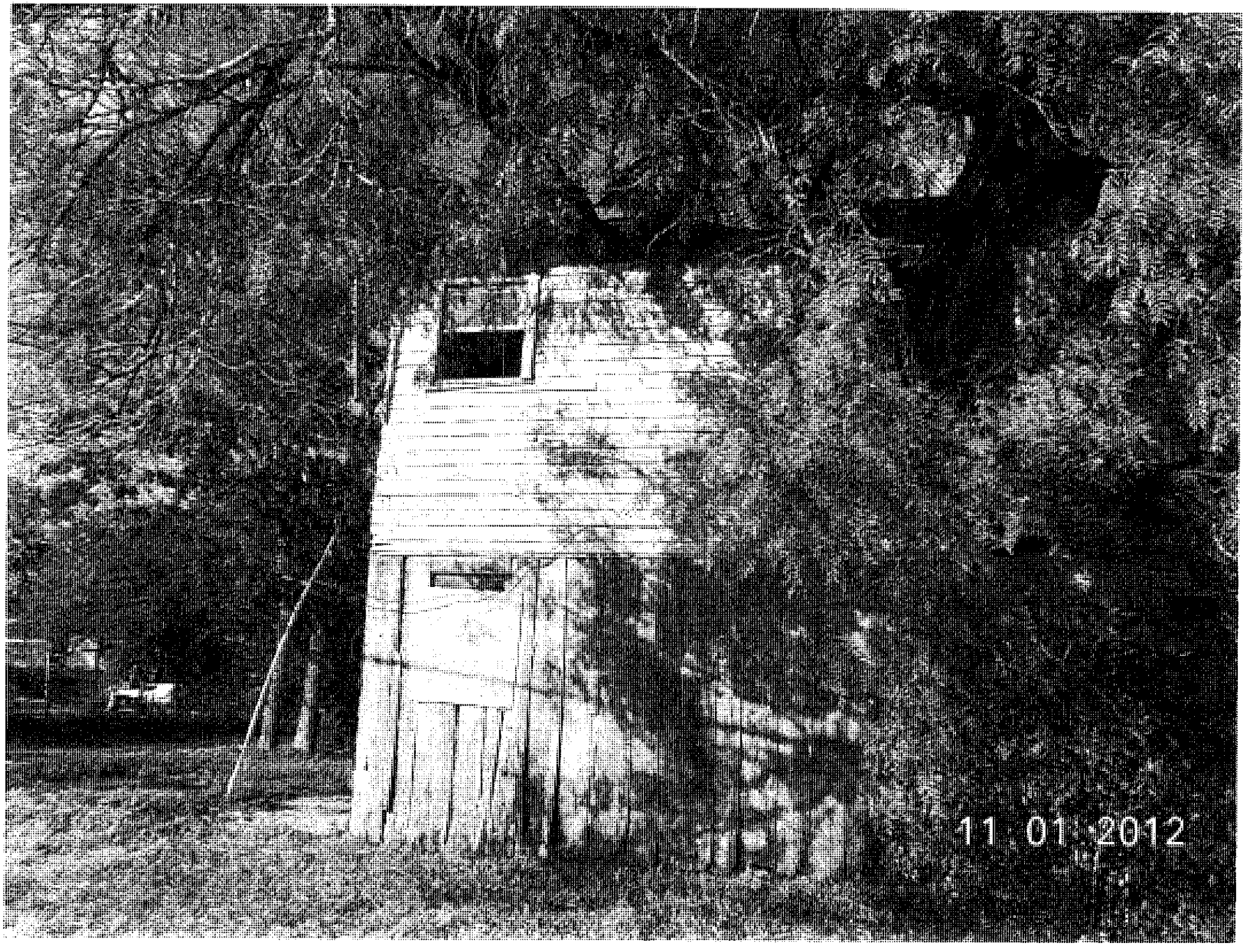
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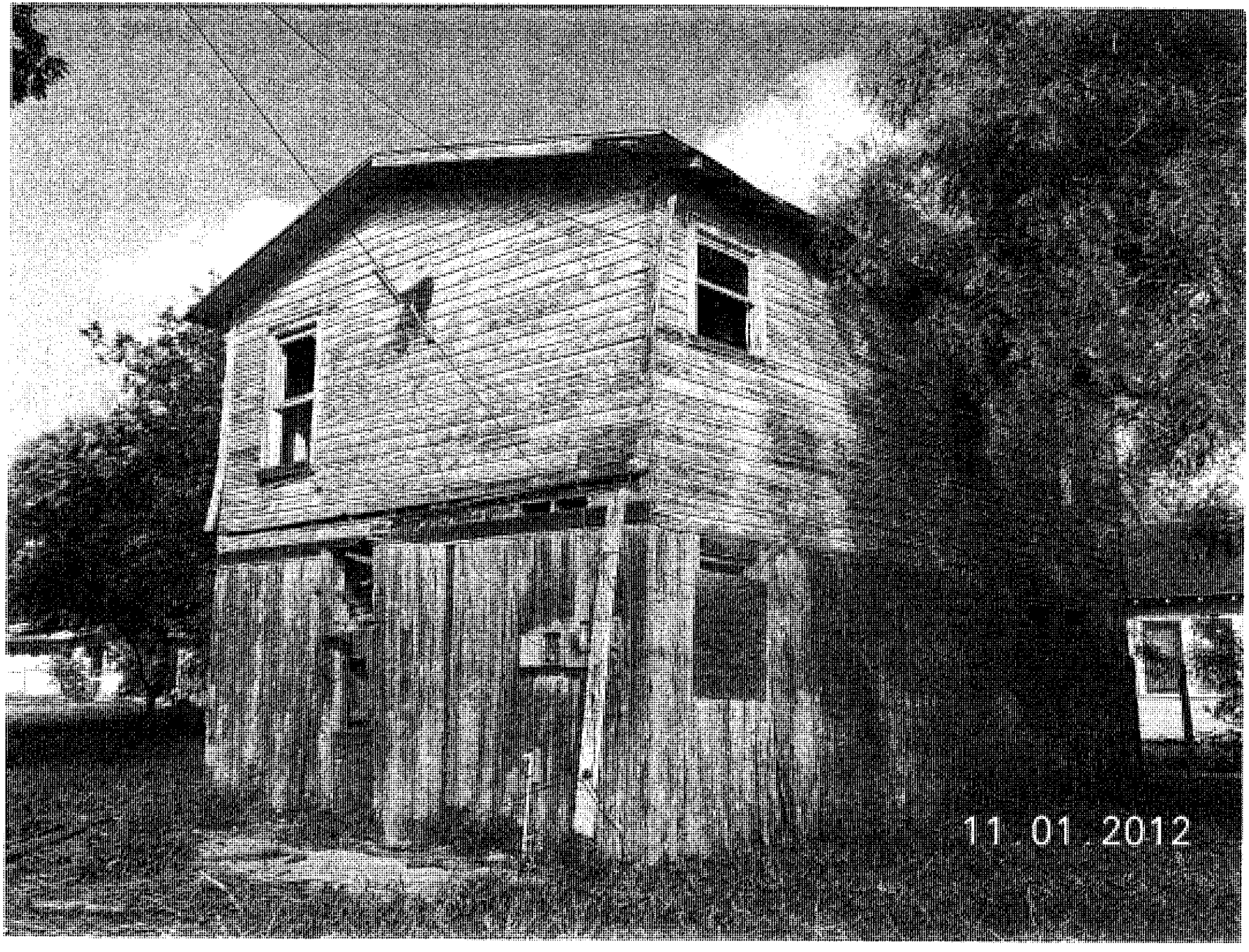
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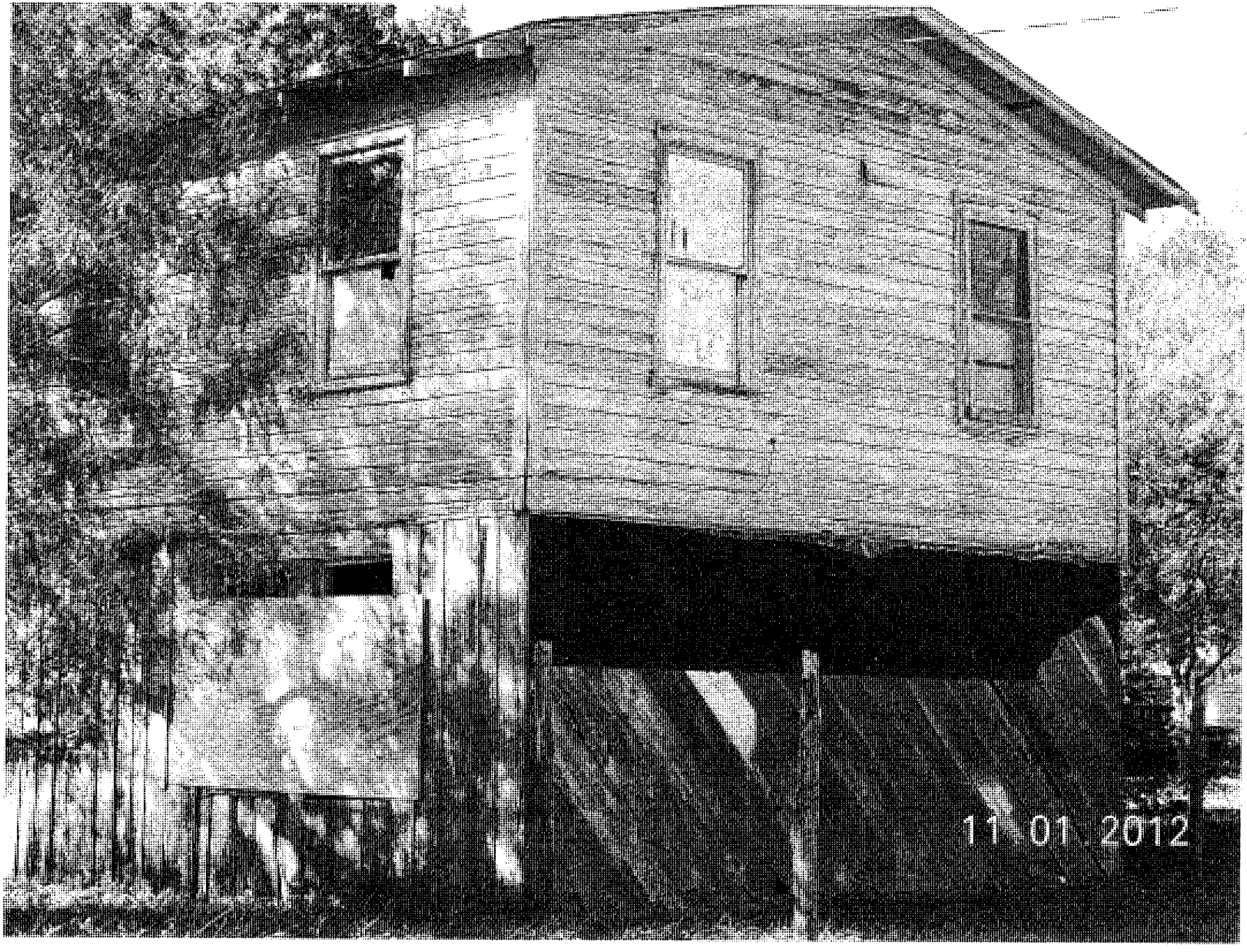
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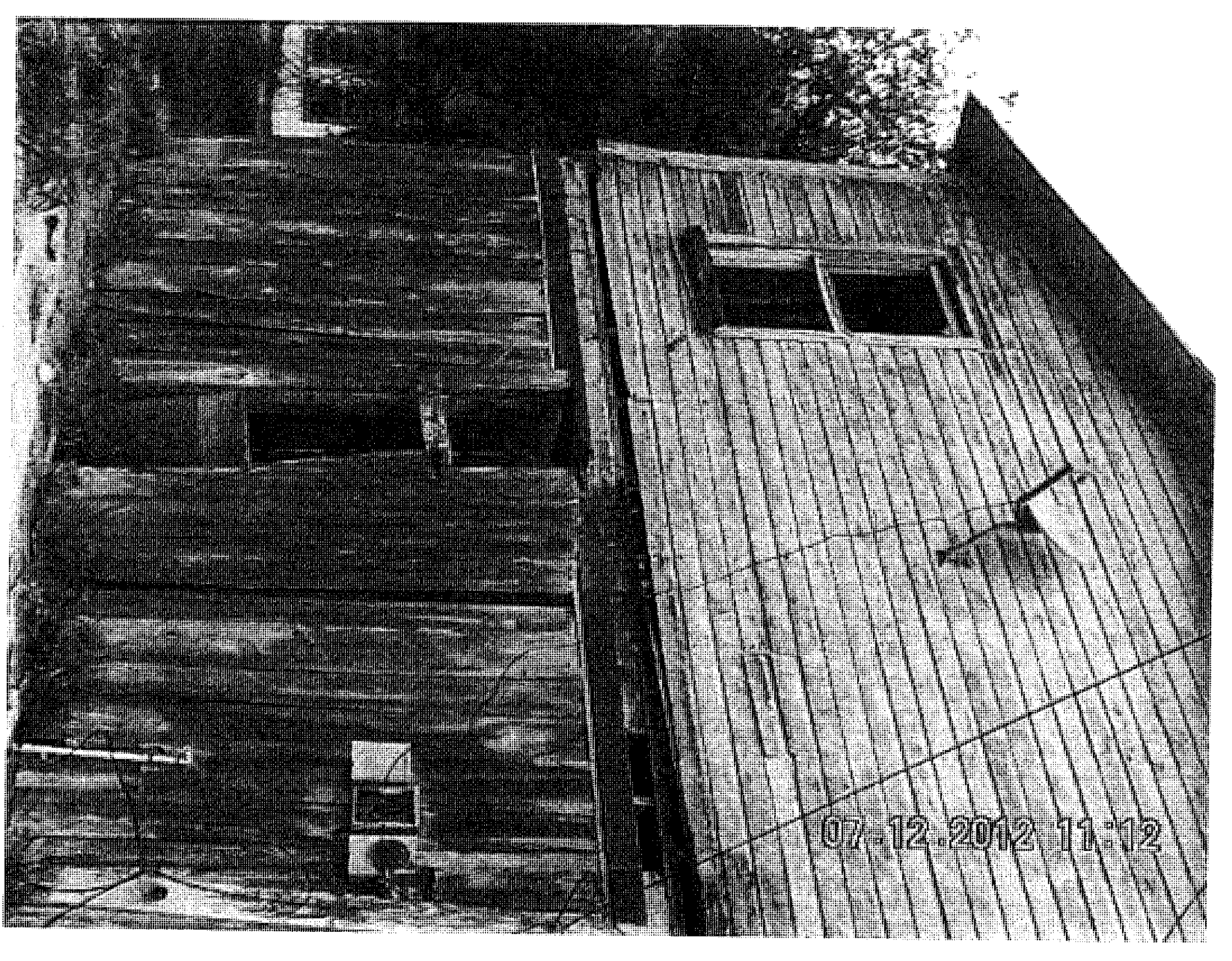
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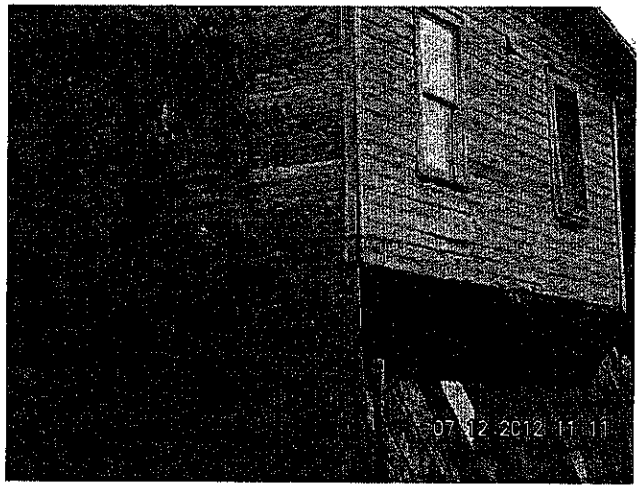
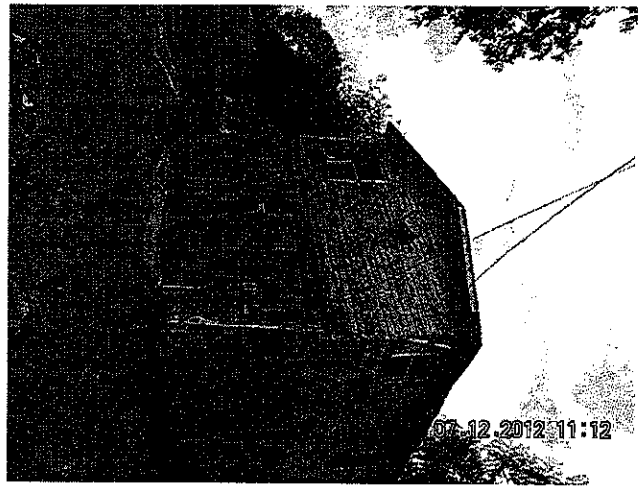
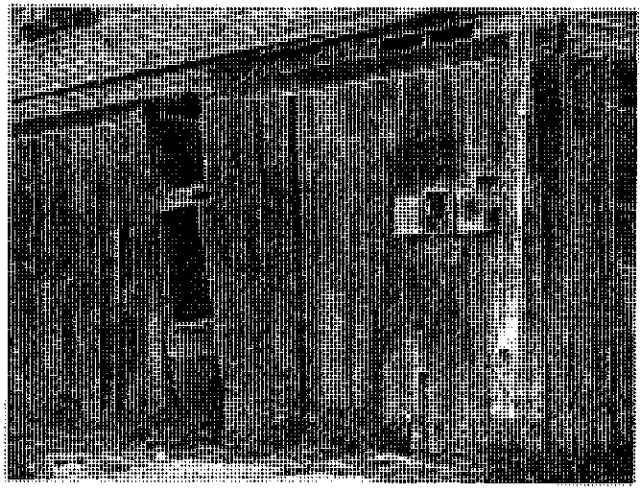
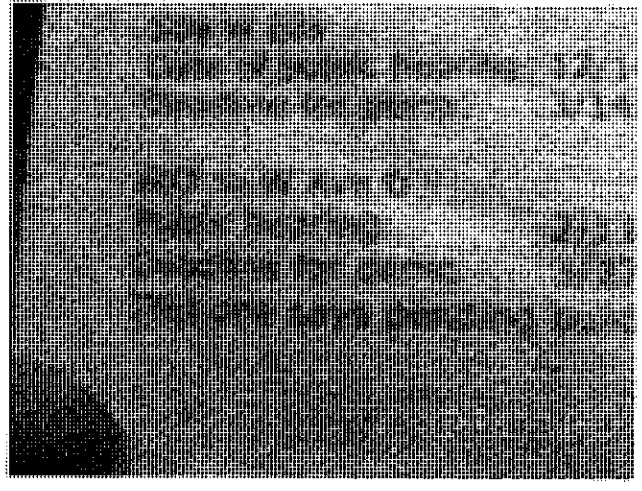
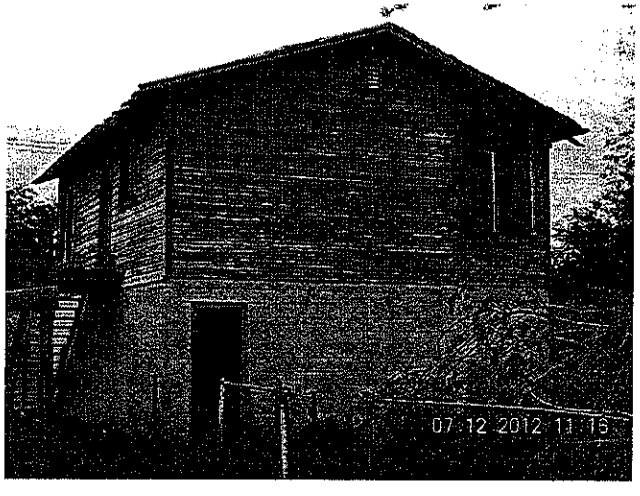
603 1/2 W Ave D

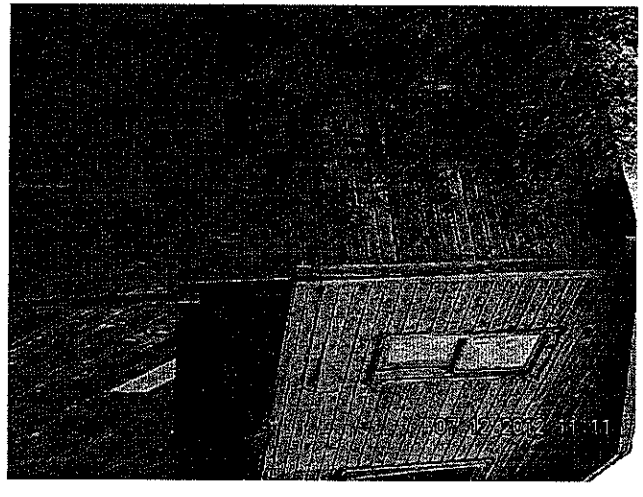


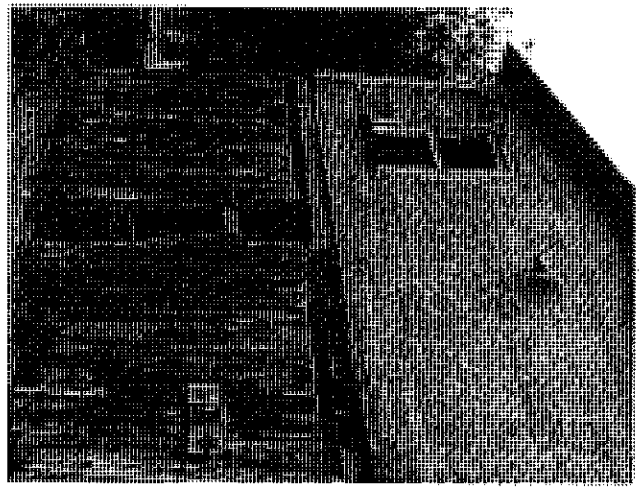




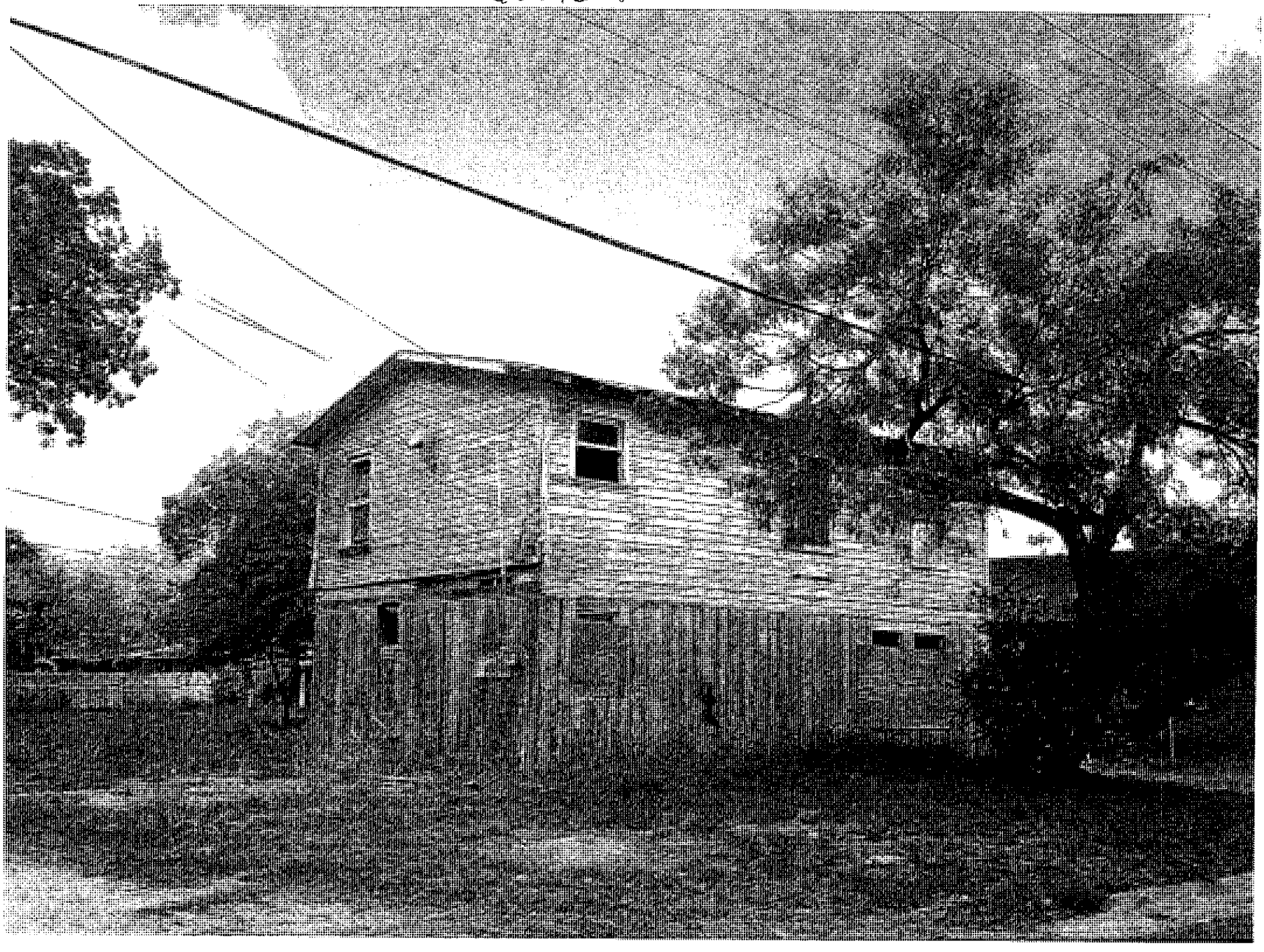








~~105~~ 6C 31/2 W AVE D



BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2205

May 2, 2013

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 603 ½ W AVE D**

Dear Sir or Madam:

On July 17, 2012, a letter was sent from the City of Kingsville stating that your property located at **603 ½ W Ave D** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

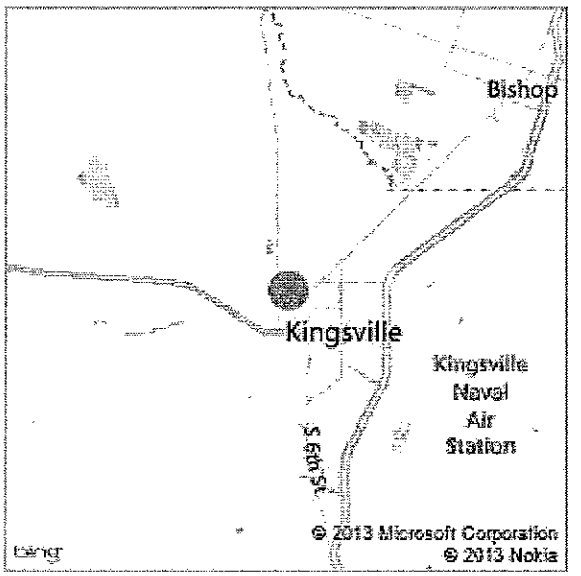
Daniel Ramirez
Building Official

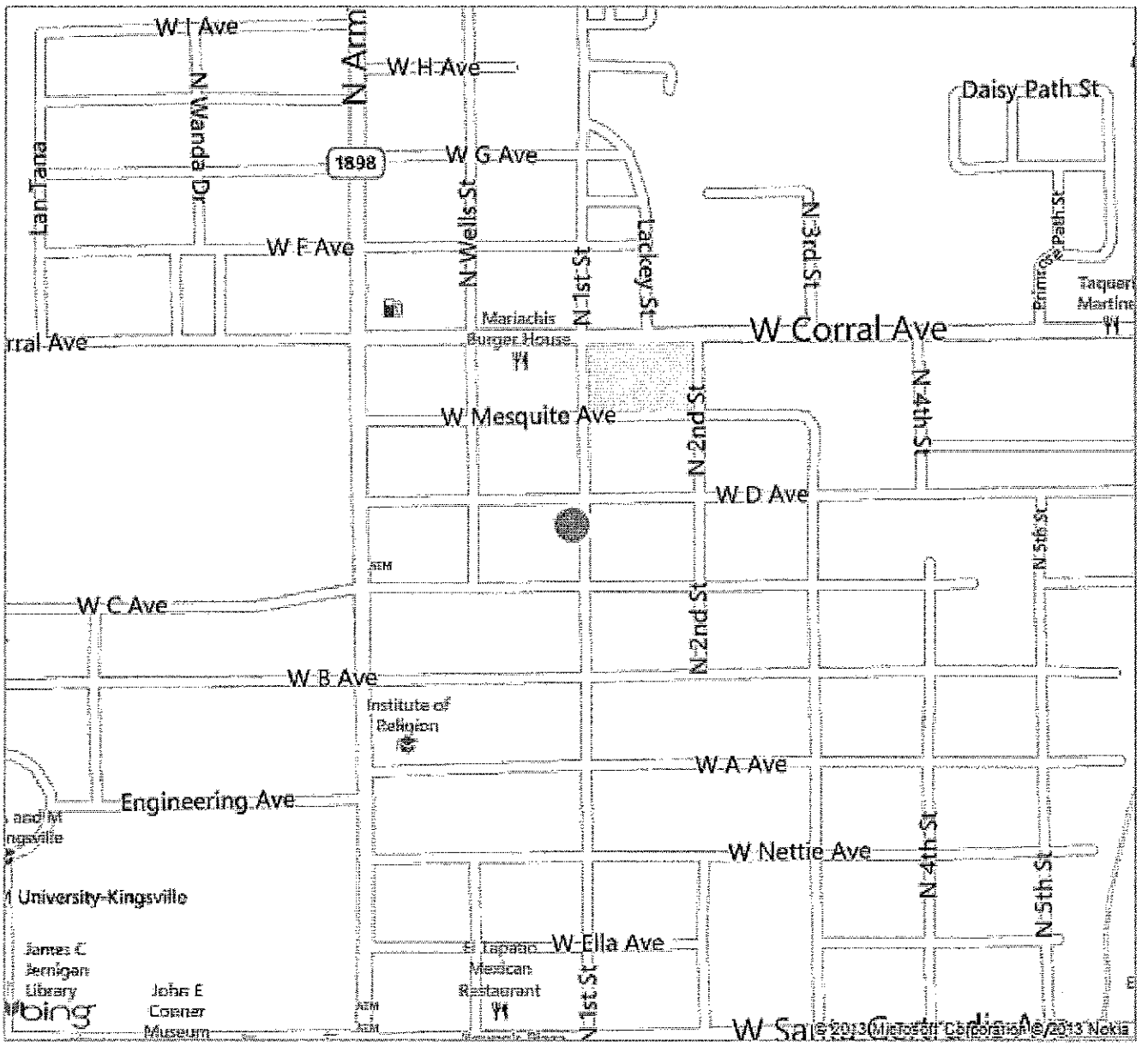
bing Maps

603 W D Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





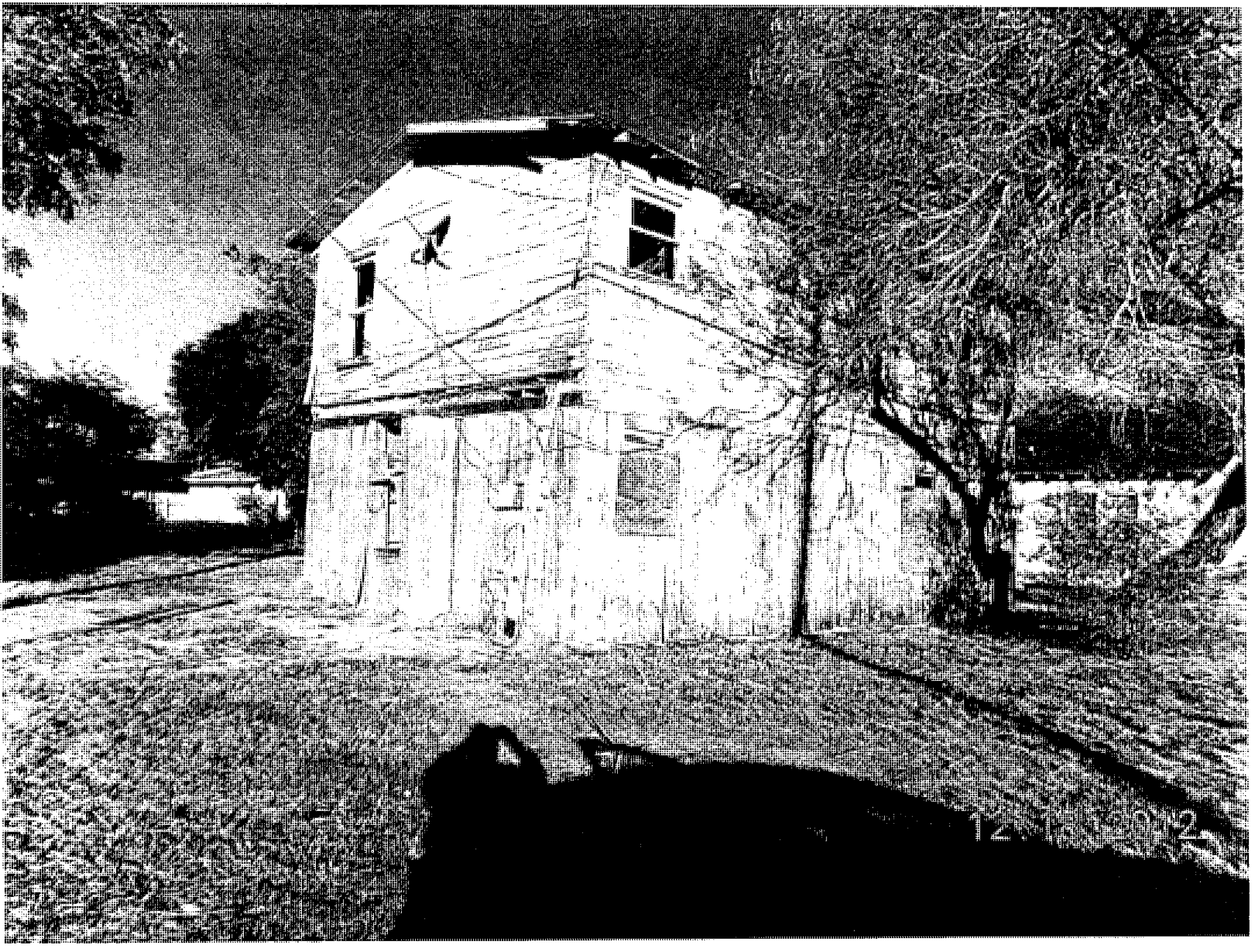
NOTICE

THIS PAGE IS TO ACKNOWLEDGE THAT
THE ORIGINAL DOCUMENT IS IN THE POSSESSION OF THE DESTINATION
AS:

Tuesday May 30 2006

THE ORIGINAL DOCUMENT WAS PRODUCED BY THE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES SECRET SERVICE
WASHINGTON, D.C.
AND WAS PRESENTED TO THE
DEPARTMENT OF HOMELAND SECURITY
UNITED STATES SECRET SERVICE
WASHINGTON, D.C.
ON THE DATE SHOWN ABOVE

Sub-B 05.06.2012



PUBLIC HEARING

#2

CITY OF KINGSVILLE

ADDRESS 2029 Gen Cavazos	OWNER	INSPECTOR [illegible]
LEGAL DESCRIPTION	LOT	BLOCK
OWNER INFO Joe Vaughn Johnsto		

Joe

PROPERTY CONDITION REPORT

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

30112

Reinspected no work done

CODES	ADDITIONAL CONCERNS
B. broken	2a Wires to low going to shed
M. missing	4a. Brick loose
D. dirty	3b. Roof structure collasping Main House
X. unacceptable	
Bd. Bedroom	Metal Shed collasping
Bt. Bathroom	
Kt. Kitchen	7. Septic tank lids broken
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt Right	

Front House

CITYOFKINGSVILLE

11-28-12

ADDRESS 2029 Gen Carazos	OWNER Joe Vaughn Johnson	INSPECTOR Daniel
LEGAL DESCRIPTION Paulson's Sub	LOT B.	BLOCK Acres .0
OWNER INFO Joe Vaughn Johnson C/o 54 Cedarlons Circle, Galveston, Tx. 77554		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X				X	Needs Cleaning
CONDITION		X				X	
2. UTILITIES							
a. ELECTRICITY		X					
b. GAS			X				
c. WATER		X					
3. ROOF							
a. COVERING							
b. STRUCTURE		X		X			Reenforce framing
4. WALLS		X		X			
a. EXTERIOR		X		X			
b. INTERIOR		X		X			
c. CEILINGS		X		X			
5. WINDOWS/		X				X	Secure
DOORS		X				X	Building
a. SECURED		X				X	
b.CONDITION		X				X	
6. FOUNDATION		X				X	redo subfloor
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

1. wires to shed to low
2. Brick loose
3. Roof Collapsing
4. metal shed Callapsing
5. Septic tank Lid Broken

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **25758** R
Legal Description
PAULSON'S SUB, LOT B, ACRES .0

OWNER ID
53650

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
JOHNSON JOE VAUGHN
2029 GENERAL CAVAZOS BLVD
KINGSVILLE, TX 78363-8827

Entities

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

Values

IMPROVEMENTS		75,820
LAND MARKET	+	9,300
MARKET VALUE	=	85,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	85,120
HS CAP LOSS	-	0
ASSESSED VALUE	=	85,120

Ref ID2: R25758

152700002000192

ACRES: .0000
EFF. ACRES:

SITUS 2029 E GENERAL CAVAZOS TX

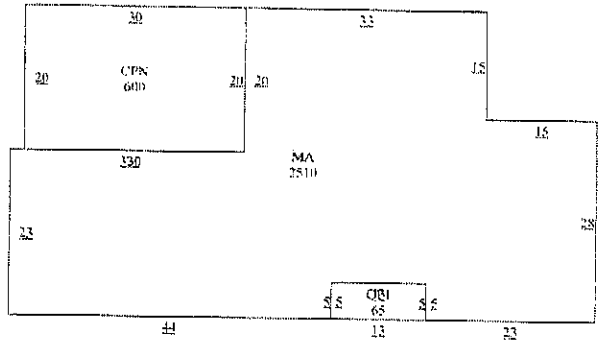
APPR VAL METHOD: Cost

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON

LAST APPR. LR
LAST APPR. YR 2012
LAST INSP. DATE 04/17/2012
NEXT INSP. DATE

SKETCH for Improvement #1 (RESIDENTIAL)

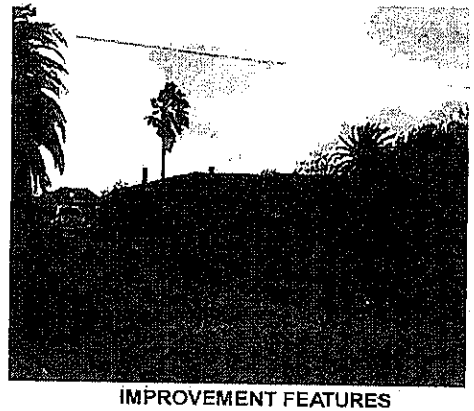


EXEMPTIONS

HS HOMESTEAD

REMARKS FOR 2012 NO VAL CHG TO ACCT PER APPR LR 4/17/12 4/18/12 MMG -- FOR '12 CHG LAND VAL TO SPEC PRICE - SAME AS OTHER LAND VAL IN SUB PER APPR IE 10/12/11 3/21/12 MMG --

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/12/2008	*****	JOHNSON JOE V	WDW/ASMP / 390 / 270
07/13/1994	*****	LACOUR WALTER E	OT / 102 / 511
	*****	UNKNOWN	OT / /

SUBD: S527 100.00% NBHD:

IMPROVEMENT INFORMATION

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	MM5/	2,510.0	50.72	1	1961	1961	A	133,830	70%	80%	100%	100%	100%	0.56	74,950
	OP1	OPEN PORCH B	R	*/	65.0	10.14	1	1961	1961	A	660	70%	80%	100%	100%	100%	0.56	370
	CPN	CARPORT (NO	F	NV/	600.0	0.00	1	1961	1961			70%	80%	100%	100%	100%	0.56	0
1.	RESIDENTIAL		STCD:	A1	3,175.0						134,490							75,320

Homesite: Y (100%)

FUNC % PER FLOOR LAYOUT

IMPROVEMENT FEATURES

Heating/Cooling	1	CM5	6,526
Foundation	1	FD6	0
Exterior Wall	1	EWG	0
Roof Style	1	RM1	0
Flooring	1	FL9	0
Plumbing	1	2	0
			6,526

SUBD: S527 100.00% NBHD:

LAND INFORMATION 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		P12	A1	Y (100%)	A	0.9300 AC	10,000.00	9,300	1.00	1.00	A	9,300	NO			0.00	0
													9,300					0

Effective Date of Appraisal: January 1 Date Printed: 11/28/2012 03:18:43PM by ANITAG

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
40050	57634	100.00 R	**Geo: 152400001000119**	Effective Acres: 0.000000	Imp HS:	0	Market:	134,720
KINGSVILLE NATURE'S			NATURES OWN RV RESORT, LOT 1 & 2, ACRES 15.946		Imp NHS:	0	Prod Loss:	0
OWN RV RESORT LLC					Land HS:	0	Appraised:	134,720
PO BOX 793				Acres: 15.9460	Land NHS:	134,720	Cap:	0
INGLESIDE, TX 78362-0793			State Codes: F1	Map ID:	Prod Use:	0	Assessed:	134,720
			Situs: 5151 S HWY 77 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			134,720	0	134,720	0.842200	1,134.61

Prop ID	Owner	%	Legal Description			Values		
34290	51679	100.00 R	**Geo: 152700001001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	26,200
HENNESSEY KINGSVILLE			PAULSON'S SUB, LOT PT A, (380 X 300), ACRES 2.62		Imp NHS:	0	Prod Loss:	0
INVESTMENT LLC					Land HS:	0	Appraised:	26,200
287 AUBURN ST				Acres: 2.6200	Land NHS:	26,200	Cap:	0
AUBURNDALE, MA 02466-1915			State Codes: C	Map ID:	Prod Use:	0	Assessed:	26,200
			Situs: 2709 CO RD 3320 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			26,200	0	26,200	0.842200	220.66

Prop ID	Owner	%	Legal Description			Values		
25758	53650	100.00 R	**Geo: 152700002000192**	Effective Acres: 0.000000	Imp HS:	75,320	Market:	85,120
JOHNSON JOE VAUGHN			PAULSON'S SUB, LOT B, ACRES .0		Imp NHS:	500	Prod Loss:	0
2029 GENERAL CAVAZOS BLV					Land HS:	9,300	Appraised:	85,120
KINGSVILLE, TX 78363-8827				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes. A	Map ID:	Prod Use:	0	Assessed:	85,120
			Situs: 2029 E GENERAL CAVAZOS TX	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			85,120	0	85,120	0.842200	716.88

Prop ID	Owner	%	Legal Description			Values		
4004742	53613	100.00 R	**Geo: 152800001000192**	Effective Acres: 0.000000	Imp HS:	124,780	Market:	143,090
GARCIA JOSE A SR			PAULSON FALLS SUB, LOT 1		Imp NHS:	0	Prod Loss:	0
1808 MARGARET LN					Land HS:	18,310	Appraised:	143,090
KINGSVILLE, TX 78363-2803				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	143,090
			Situs: 1808 MARGARET LANE TX	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			143,090	8,400	134,690	0.842200	1,134.36

Prop ID	Owner	%	Legal Description			Values		
4004743	49368	100.00 R	**Geo: 152800002000192**	Effective Acres: 0.000000	Imp HS:	145,630	Market:	163,940
SHORT THOMAS			PAULSON FALLS SUB, LOT 2		Imp NHS:	0	Prod Loss:	0
1806 MARGARET LN					Land HS:	18,310	Appraised:	163,940
KINGSVILLE, TX 78363-2803				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	163,940
			Situs: 1806 MARGARET LANE TX	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			163,940	8,400	155,540	0.842200	1,309.96

Prop ID	Owner	%	Legal Description			Values		
4004744	56883	100.00 R	**Geo: 152800003000192**	Effective Acres: 0.000000	Imp HS:	139,910	Market:	158,220
DOCK VIRGIL			PAULSON FALLS SUB, LOT 3		Imp NHS:	0	Prod Loss:	0
BETTY MAE DOCK					Land HS:	18,310	Appraised:	158,220
1804 MARGARET LANE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	Prod Use:	0	Assessed:	158,220
			Situs: 1804 MARGARET LANE TX	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			158,220	8,400	149,820	0.842200	1,261.78

Prop ID	Owner	%	Legal Description			Values		
4004745	49393	100.00 R	**Geo: 152800004000192**	Effective Acres: 0.000000	Imp HS:	124,780	Market:	143,090
DOW KENNETH			PAULSON FALLS SUB, LOT 4		Imp NHS:	0	Prod Loss:	0
ETUX MILDRED LOUISE					Land HS:	18,310	Appraised:	143,090
1802 MARGARET LN				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-2803			State Codes: A	Map ID:	Prod Use:	0	Assessed:	143,090
			Situs: 1802 MARGARET LANE TX	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			143,090	0	143,090	0.842200	1,205.10

Frost House

CONDEMNATION CHECKLIST

Property Address: 2029 E General Cavazos Phone: _____
Property Owner: Joe Vaughn Johnson Phone: _____
Owner's Address: 2029 E General Cavazos Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-29-12	11-29-12	1. Identify structure unfit for human habitation.
☐ 11-29-12	11-29-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-29-12	11-29-12	3. Determine ownership from county assessment & tax collection record.
☐ 11-29-12	11-29-12	4. Obtain legal description.
☐ 11-29-12	11-29-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-29-12	11-29-12	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.
☐		7. 2nd Notice Sent. (10 day response) (Optional)
☐ 5-2-13	5-2-13	8. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	9. 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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	10. Post sign on property advising date the City

		Council will consider condemnation of structure.
☐ 5-6-13		11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 5-6-13	5-6-13	12. Photograph posted sign with date stamp.
☐ 5-6-13	5-6-13	13. 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 with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐		14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐		15. City Council adopts condemnation resolution.
☐		16. File Notice of Condemnation with the County Clerk.
☐		17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐		18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐		19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐		20. Photograph posted notice with date stamp.
☐		21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐		22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐		23. 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

☐ _____ _____

24. 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.

Back House

CONDEMNATION CHECKLIST

Property Address: 2029 E General Cavazos Phone: _____

Property Owner: Joe Vaughn Johnston Phone: _____

Owner's Address: 2029 E General Cavazos Fax: _____
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-29-12	11-29-12	1. Identify structure unfit for human habitation.
☐ 11-29-12	11-29-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-29-12	11-29-12	3. Determine ownership from county assessment & tax collection record.
☐ 11-29-12	11-29-12	4. Obtain legal description.
☐ 11-29-12	11-29-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-29-12	11-29-12	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.
☐		7. 2nd Notice Sent. (10 day response) (Optional)
☐ 5-2-13	5-2-13	8. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	9. 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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 5-6-13 5-6-13 12. Photograph posted sign with date stamp.

☐ 5-6-13 5-6-13 13. 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 with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. 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

☐ _____ _____

24. 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

November 29, 2012

JOE VAUGHN JOHNSON
2029 E GENERAL CAVAZOS
KINGSVILLE, TX 78363

Re: PAULSON'S SUB, LOT B ACRES.0 2029 E GENERAL CAVAZOS

Dear Sir or Madam:

It has been determined that the structure at 2029 E GENERAL CAVAZOS 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

November 29, 2012

JOE VAUGHN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

Re: PAULSON'S SUB, LOT B ACRES.0 2029 E GENERAL CAVAZOS

Dear Sir or Madam:

It has been determined that the structure at 2029 E GENERAL CAVAZOS 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 20, 2012

JOE VAUGN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

RE: ABANDONED, DILAPIDATED PROPERTY AT 2029 E GENERAL CAVAZOS

Dear Mr. Joe Vaughn Johnson,

I am following up on a complaint regarding the abandoned dilapidated property at the above referenced address. You should be aware that Section 15, Article 165-170. Condemning Property.

I have attached copies of our Condemning Property Ordinance for you to review. Please respond by January 31, 2012, so that it will comply with our Housing Requirements.

Thank you in advance for your cooperation in this matter. If you have any questions feel free to contact me at 361-595-8021, Monday – Friday from 8: 00 a.m. – 5:00 p.m.

Respectfully,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 1, 2012

JOE VAUGN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

RE: ABANDONED, DILAPIDATED PROPERTY AT 2029 E GENERAL CAVAZOS

Dear Mr. Joe Vaughn Johnson,

I am following up on a complaint regarding the abandoned dilapidated property at the above referenced address. You should be aware that Section 15, Article 165-170. Condemning Property.

I have attached copies of our Condemning Property Ordinance for you to review. Please respond by March 11, 2012, so that it will comply with our Housing Requirements.

Thank you in advance for your cooperation in this matter. If you have any questions feel free to contact me at 361-595-8021, Monday – Friday from 8: 00 a.m. – 5:00 p.m.

Respectfully,

Abel Carrillo

Abel Carrillo
Building Official

Sec. 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.

(1962 Code, § 4-6-1)

Sec. 15-1-166. - Condemnation officer designated.

The City Building Official shall be and henceforth become the Condemnation Officer for the city and shall carry out the provisions of this subarticle as herein provided for.

(1962 Code, § 4-6-2; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-167. - Condemning buildings; procedure for determination.

(A)

The following procedure shall be followed in applying the foregoing conditions in determining if a building or other structure within the city is to be condemned:

(1)

The Plumbing Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine that the plumbing facilities in the building or other structure are in accordance and in compliance with the provisions of the City Plumbing Code as above, mentioned, and if it should be determined from the inspection, by the Plumbing Inspector, that all or any part of the plumbing installation is in violation of the provisions of the Plumbing Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(2) of this subarticle, then and in that event the Plumbing Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(2)

The Electrical Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine that the electrical facilities in the building or other structure are in accordance and in compliance with the provisions of the City Electrical Code as above mentioned, and if it should be determined from the inspection, by the Electrical Inspector, that all or any part of the electrical installation is in violation of the provisions of the Electrical Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(3) of this subarticle, then and in that event the Electrical Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(3)

The Building Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if the general structural condition of the building is in accordance and in compliance with the provisions of the City Building Code as above mentioned, and if it should be determined from the inspection, by the Building Inspector, that all or any part of the general structure is in violation of the provisions of the Building Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(4) of this subarticle, then and in that event the Building Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(4)

The Sanitation Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if the sanitary conditions of the building are in accordance and in compliance with the provisions of the city sanitation ordinances as above mentioned, and if it should be determined from the inspection, by the Sanitation Inspector, that all or any part of the sanitary condition is in violation of the provisions of the sanitary ordinances, and as a result thereof, the building or structure is in the condition as outlined in § 15-1-165(B)(5) of this subarticle, then and in that event the Sanitation Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided procedure by the Building Official in connection therewith.

(5)

The Fire Chief shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if there is any imminently dangerous existing condition which may or might result in a fire as determined and provided for in § 15-1-165(A) of this subarticle.

(B)

Upon receipt by the Building Official of such written notice and/or complaint from either the Plumbing Inspector, Building Inspector, Electrical Inspector or Sanitation Inspector, or upon the determination by the City Fire Chief, of the existence of a dangerous fire condition in any building or structure, then and in that event, the Building Official shall notify in writing, the person, group of persons, corporation or other entity owning or controlling the building or other structure, of such defective condition, such written notice to also order the correction and/or repair and/or replacement of such defective condition within a reasonable time (commensurate with the degree of danger and possible resulting in jury therefrom), the time allowed for the repair and/or correction and/or replacement of such defective condition not to exceed 30 days from the date of delivery of such notice. The notice shall be delivered in person by the Building Official or shall be mailed registered mail, return receipt requested, and in either event, the date of actual delivery shall be noted upon a copy of the written notice to be maintained in the condemnation files of the Building Official. The Building Official shall have the authority to order any building demolished if it is determined by him to be beyond repair.

(1962 Code, § 4-6-3; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-168. - Notice of violation.

(A)

Whenever the Building Official determines that there are reasonable grounds to believe that there has been a violation of this subarticle or of any rules or regulations adopted pursuant thereto, or when he or she has been notified by the other officials herein set out, he or she shall give notice of such alleged violation to the person or persons responsible therefor and such alleged violation shall constitute a nuisance. Such notice shall be in writing and shall be in the manner set out in § 15-1-167(B) of this subarticle.

(B)

Such notice shall be deemed properly served upon such person responsible if a copy is served upon him or her personally, or if a copy thereof is sent by registered or certified mail, return receipt requested, to the last known address of such person or a copy is posted in a conspicuous place in or about the building

affected by the notice. Failure of the owner or occupant to comply with such notice shall be deemed a violation of this subarticle.

(1962 Code, § 4-6-4; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-169. - Responsibilities of owner and occupant.

It shall be the responsibility of the owner of a building used, designed or intended for human occupancy, or his agent, to maintain such structure in good repair and fit for human habitation or in accordance with this subarticle. It shall be the responsibility of the occupant of every dwelling to keep the dwelling and every part thereof over which he has exclusive control including yards, lawns and premises clean and free from any accumulation of dirt, filth, garbage, rubbish or similar material and free from vermin or rodent infestation and to provide such approved receptacles as might be necessary to comply with the health ordinances of this city. Failure on the part of an owner or occupant to discharge the responsibilities set forth herein shall be deemed a violation of this subarticle.

(1962 Code, § 4-6-5)

Cross reference— *Penalty, see § 15-1-999.*

Sec. 15-1-170. - Order to vacate; posting vacant buildings.

(A)

Whenever proper notice of violation has been served to the person or persons responsible for the violation of any provisions of this subarticle, and compliance with such notice has not been effected within the time stated, the Building Official may order the occupant of the building, or portion thereof, in which the violation exists, to vacate same, and failure or refusal to comply with such order within the time stated for compliance shall constitute a violation of this subarticle. If in the opinion of the Building Official, the public safety or welfare requires immediate action he or she shall order the building vacated without "notice of violation" having been issued. No such buildings shall again be used for human habitation nor shall any notice posted thereon be removed until written approval is given by the Building Official. Refusal of occupant to vacate after having been duly ordered to do so or removal of any notice duly posted shall constitute a violation of this subarticle.

(1962 Code, § 4-6-6)

(B)

(1)

When in the opinion of the Building Official a violation of this subarticle exists with respect to any vacant building, he or she may cause to be posted at the entrance a notice to read:

WARNING

This building is in violation of the City Code of Kingsville, Texas.

It is unlawful to occupy until it complies with such Code.

(2)

Such notice shall remain posted until the required repair, demolition or removal is completed. Such notice shall not be removed without the permission of the Building Official. Occupancy of any building so posted shall constitute a violation of this subarticle.

(1962 Code, § 4-6-7; Ord. 2006-11, passed 4-10-06)

Cross reference— *Penalty, see § 15-1-999.*

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:

Joe Vaughn Johnson
54 Cadaloring Circle
Galveston, TX 77551

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
JOE VJOHNSON
C. Date of Delivery
12/6/12

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

3. Service Type
☐ Certified Mail ☐ Express Mail

7011 0110 0000 4433 1338

120312

TEXAS 78364

UNITED STATES POSTAGE
02 1M $ 05.95⁰
0001247745 DEC 13 2012
MAILED FROM ZIP CODE 78363

11-4-12
VARRAK

Joe Vaughn Johnson
2029 E General Cavazos
Kingsville, Tx 78363

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
02 1M $ 00.85⁰
0001247745 DEC 13 2012
MAILED FROM ZIP CODE 78363

Joe Vaughn Johnson
2029 E General Cavazos
Kingsville, TX 78363

782 DC 1 DC 12/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *2093 03149-07-22

78364@1458

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-527-000-02000-192

PAULSON'S SUB, LOT B, ACRES .0

TOWN - LOCATION- 2029 E GENERAL CAVAZOS
ACRES - .930

LAND MKT VALUE 9300 IMPR/PERS MKT VALUE 75820
LAND AGR VALUE MKT. BEFORE EXEMPTS 85120
LIMITED TXBL. VALUE 84620

EXEMPTIONS GRANTED: H SUIT NO. 7697C
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

JOHNSON JOE VAUGHN

2029 GENERAL CAVAZOS BLVD

KINGSVILLE TX 78363-8827

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	2,353.55	658.98	602.50	3,615.03
TAXES 2012	2,448.11	318.26	414.95	3,181.32
	4,801.66	977.24	1,017.45	6,796.35

ACCT # 1-527-000-02000-192

TOTAL DUE 05/2013	6,796.35
TOTAL DUE 06/2013	6,880.92
TOTAL DUE 07/2013	7,138.08
TOTAL DUE 08/2013	7,195.69

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,254.31	256.11	266.26	1,776.68
CITY OF KINGSVILLE	1,412.54	287.99	299.60	2,000.13
KINGSVILLE ISD	2,037.19	413.26	430.90	2,881.35
SOUTH TX WATER AUTH	97.62	19.88	20.69	138.19

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	633.98
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	716.88
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	1,047.66
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	49.59
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	2,448.11

ATTY DAT 03/22/2013 CONTRCT DTE

2.29 & Gen Law

CITY OF KINGSVILLE, TEXAS

NOTICE

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

2.29 & General Grants

Tuesday May 28, 2013

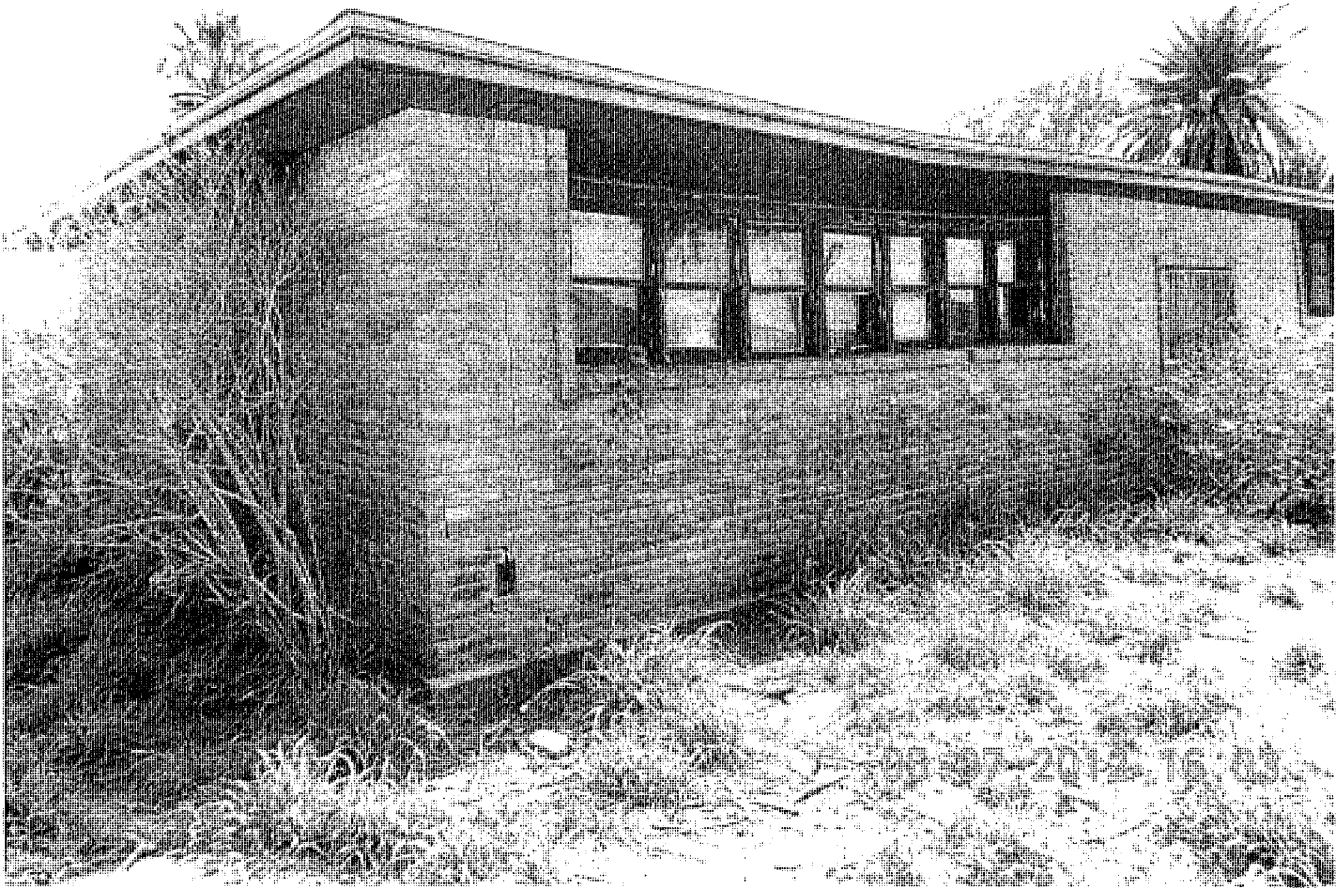
BY ORDER OF THE MAYOR

[illegible]

5-6-13

[illegible]

[illegible]



DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

```
*****************************************************************
* PROPERTY DESCRIPTION              ACCT # 1-527-000-02000-192  *
*                                                               *
*      PAULSON'S SUB, LOT B, ACRES .0                           *
*                                                               *
*                                                               *
*                                                               *
* TOWN      -                    LOCATION-  2029 E GENERAL CAVAZOS *
* ACRES     -      .930                                         *
*                                                               *
* LAND MKT VALUE       9300      IMPR/PERS MKT VALUE    75820  *
* LAND AGR VALUE                 MKT. BEFORE EXEMPTS    85120  *
*                                LIMITED TXBL. VALUE    84620  *
* EXEMPTIONS GRANTED:  H                 SUIT NO. 7697C         *
* (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)    *
*****************************************************************
```

JOHNSON JOE VAUGHN

2029 GENERAL CAVAZOS BLVD

KINGSVILLE TX 78363-8827

	LEVY	P & I	ATTY FEES	AMT DUE
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TAXES 2012	2,448.11	318.26	414.95	3,181.32
	4,801.66	977.24	1,017.45	6,796.35

	TOTAL DUE 05/2013	**6,796.35**
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TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	49.59
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	2,448.11

ATTY DAT 03/22/2013 CONTRCT DTE

PUBLIC HEARING

#3

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
426 W. HUISACHE		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		LOT
ORIG. TOWN	79		29,30
OWNER NAME	ADDRESS		CITY/STATE/ZIP

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof				X			
a.Covering		XNAP		XNAP			
b.Structure		XNAP		XNAP			
Walls		XNAP		XNAP			
a.Exterior		XNAP		XNAP			
b.Interior		XNAP		XNAP			
c.Ceilings		XNAP		XNAP			
Windows/Doors		XNAP		XNAP			
a.Secured		XNAP		XNAP			
b.Condition		XNAP		XNAP			
Foundation		XNAP		XNAP			
a.Floors		XNAP		XNAP			
Plumbing		XNAP		XNAP			
Electrical		XNAP		XNAP			

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

426 W. Huisache CITY OF KINGSVILLE 6-21-12

ADDRESS	OWNER	INSPECTOR

LEGAL DESCRIPTION Orig. Town LOT 29, 30 BLOCK 79

OWNER INFO New Life Fellowship P.O. Box 5190 C.C. TX. 78465-5190

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					Need clean-up
2. UTILITIES		X					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X					
3. ROOF	2 yr. roof						
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CONDEMNATION CHECKLIST

Property Address: 1426 W. Huisache
Property Owner: New Life Fellowship of Corpus Christi, Inc
Owner's Address: P.O. Box 5190 Corpus Christi, TX

Phone: _____
Phone: _____
Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-21-12	6-21-12	1. Identify structure unfit for human habitation.
☐ 6-21-12	6-21-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 6-21-12	6-21-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-21-12	6-21-12	4. Obtain legal description.
☐ 6-21-12	6-21-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-21-12	6-21-12	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.
4-4-13	4-4-13	
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 5-6-13	5-6-13	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.
☐ 5-6-13	5-6-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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.

Prop ID	Owner	%	Legal Description		Values			
22315	30484	100.00 R	**Geo: 100107919000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	1,000	
SANCHEZ MELITON DUARTE			ORIG TOWN, BLOCK 79, LOT 19, 20		Imp NHS: 0	Prod Loss:	0	
1707 CORITA ST					Land HS: 0	Appraised:	1,000	
SAN ANTONIO, TX 78209-2514				Acres: 0.0000	Land NHS: 1,000	Cap:	0	
			State Codes: C	Map ID: PLAT	Prod Use: 0	Assessed:	1,000	
			Situs: 410 W HUISACHE	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			1,000	0	1,000	0.842200	8.42

Prop ID	Owner	%	Legal Description		Values			
23068	19100	100.00 R	**Geo: 100107921000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	14,100	
WICKHAM KEVIN			ORIG TOWN, BLOCK 79, LOT 21, 22		Imp NHS: 13,100	Prod Loss:	0	
PO BOX 66					Land HS: 0	Appraised:	14,100	
KINGSVILLE, TX 78364-0066				Acres: 0.0000	Land NHS: 1,000	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed:	14,100	
			Situs: 412 W HUISACHE	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			14,100	0	14,100	0.842200	118.75

Prop ID	Owner	%	Legal Description		Values			
23820	55891	100.00 R	**Geo: 100107923000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	23,590	
PERKINS AMINTA A			ORIG TOWN, BLOCK 79, LOT 23, 24		Imp NHS: 22,590	Prod Loss:	0	
402 W HENRIETTA AVE					Land HS: 0	Appraised:	23,590	
KINGSVILLE, TX 78363-4318				Acres: 0.0000	Land NHS: 1,000	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed:	23,590	
			Situs: 414 W HUISACHE	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			23,590	0	23,590	0.842200	198.67

Prop ID	Owner	%	Legal Description		Values			
32779	57454	100.00 R	**Geo: 100107925005192**	Effective Acres: 0.000000	Imp HS: 0	Market:	21,950	
LOPEZ ZORIDA			ORIG TOWN, BLOCK 79, LOT 25, 26		Imp NHS: 20,950	Prod Loss:	0	
418 W HUISACHE					Land HS: 0	Appraised:	21,950	
KINGSVILLE, TX 78363-5348				Acres: 0.0000	Land NHS: 1,000	Cap:	0	
			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed:	21,950	
			Situs: 418 W HUISACHE 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			21,950	0	21,950	0.842200	184.86

Prop ID	Owner	%	Legal Description		Values			
25345	46823	100.00 R	**Geo: 100107927000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	250	
LAY VICTORIA R			ORIG TOWN, BLOCK 79, LOT 27		Imp NHS: 0	Prod Loss:	0	
% RAYNI SCOTT					Land HS: 0	Appraised:	250	
9710 CLOISTER DR				Acres: 0.0000	Land NHS: 250	Cap:	0	
DALLAS, TX 75228-3615			State Codes: C	Map ID: PLAT	Prod Use: 0	Assessed:	250	
Agent: RAYNI SCOTT			Situs: 400 W HUISACHE 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			250	0	250	0.842200	2.11

Prop ID	Owner	%	Legal Description		Values			
17768	28197	100.00 R	**Geo: 100107928000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	250	
CARTER BETTYE			ORIG TOWN, BLOCK 79, LOT 28		Imp NHS: 0	Prod Loss:	0	
829 S 24TH ST					Land HS: 0	Appraised:	250	
KINGSVILLE, TX 78363-6519				Acres: 0.0000	Land NHS: 250	Cap:	0	
			State Codes: C	Map ID: PLAT	Prod Use: 0	Assessed:	250	
			Situs: 422 W HUISACHE	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			250	0	250	0.842200	2.11

Prop ID	Owner	%	Legal Description		Values			
10057	10057	100.00 R	**Geo: 100107929000192**	Effective Acres: 0.000000	Imp HS: 0	Market:	39,130	
NEW LIFE FELLOWSHIP			ORIG TOWN, BLOCK 79, LOT 29, 30		Imp NHS: 38,130	Prod Loss:	0	
OF CORPUS CHRISTI INC					Land HS: 0	Appraised:	39,130	
PO BOX 5190				Acres: 0.0000	Land NHS: 1,000	Cap:	0	
CORPUS CHRISTI, TX 78465-51			State Codes: F1	Map ID: PLAT	Prod Use: 0	Assessed:	39,130	
			Situs: 426 W HUISACHE	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			39,130	0	39,130	0.842200	329.55

DATE 04/10/2013

SD

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-001-079-29000-192

ORIG TOWN, BLOCK 79, LOT 29, 30

TOWN -
ACRES - .160

LOCATION- 426 W HUISACHE

LAND MKT VALUE 1000
LAND AGR VALUE

IMPR/PERS MKT VALUE 38130
MKT. BEFORE EXEMPTS 39130
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI IN

PO BOX 5190

CORPUS CHRISTI TX 78465-5190

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	.00	.00	.00	.00
TAXES 2012	1,229.85	135.29	.00	1,365.14
	1,229.85	135.29	.00	1,365.14

ACCT # 1-001-079-29000-192

TOTAL DUE 04/2013	1,365.14
TOTAL DUE 05/2013	1,389.74
TOTAL DUE 06/2013	1,414.32
TOTAL DUE 07/2013	1,741.48

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	291.44	32.06	.00	323.50
CITY OF KINGSVILLE	329.55	36.25	.00	365.80
KINGSVILLE ISD	584.64	64.31	.00	648.95
SOUTH TX WATER AUTH	24.22	2.67	.00	26.89

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	291.44
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	329.55
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	584.64
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	24.22
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	1,229.85

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 21, 2012

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI
P O BOX 5190
CORPUS CHRISTI 78465-5190

Re: ORIGINAL TOWN, BLOCK 79, LOT 29, 30 **426 W HUISACHE**

Dear Sir or Madam:

It has been determined that the structure at **426 W HUISACHE** 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 21, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 30, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 21, 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

APRIL 4, 2013

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI, INC
P.O. BOX 5190
CORPUS CHRISTI, TX 78465

Re: ORIG TOWN, BLOCK 79, LOT 29, 30 426 W HUISACHE

Dear Sir or Madam:

It has been determined that the structure at **426 W HUISACHE** 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

CERTIFIED MAIL™

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER:

CTION ON DELIVERY

- 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:

New Life Fellowship of Corpus Christi
P. O. Box 5190
Corpus Christi, TX 78465-5190

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Yaneth Flores

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. A
n

7011 0110 0000 4433 0379

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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2243

May 2, 2013

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI
P.O. BOX 5190
CORPUS CHRISTI, TX 78465-5190

Re: **HEARING FOR PROPERTY AT 426 W HUISACHE**

Dear Sir or Madam:

On June 21, 2012, a letter was sent from the City of Kingsville stating that your property located at **426 E HUISACHE** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

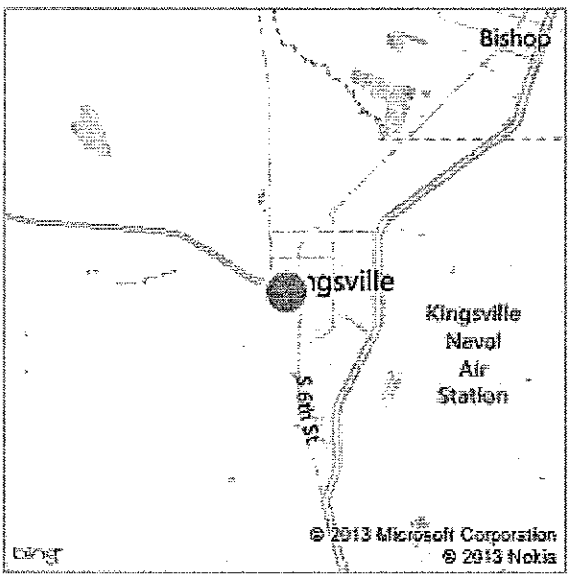
Daniel Ramirez
Building Official

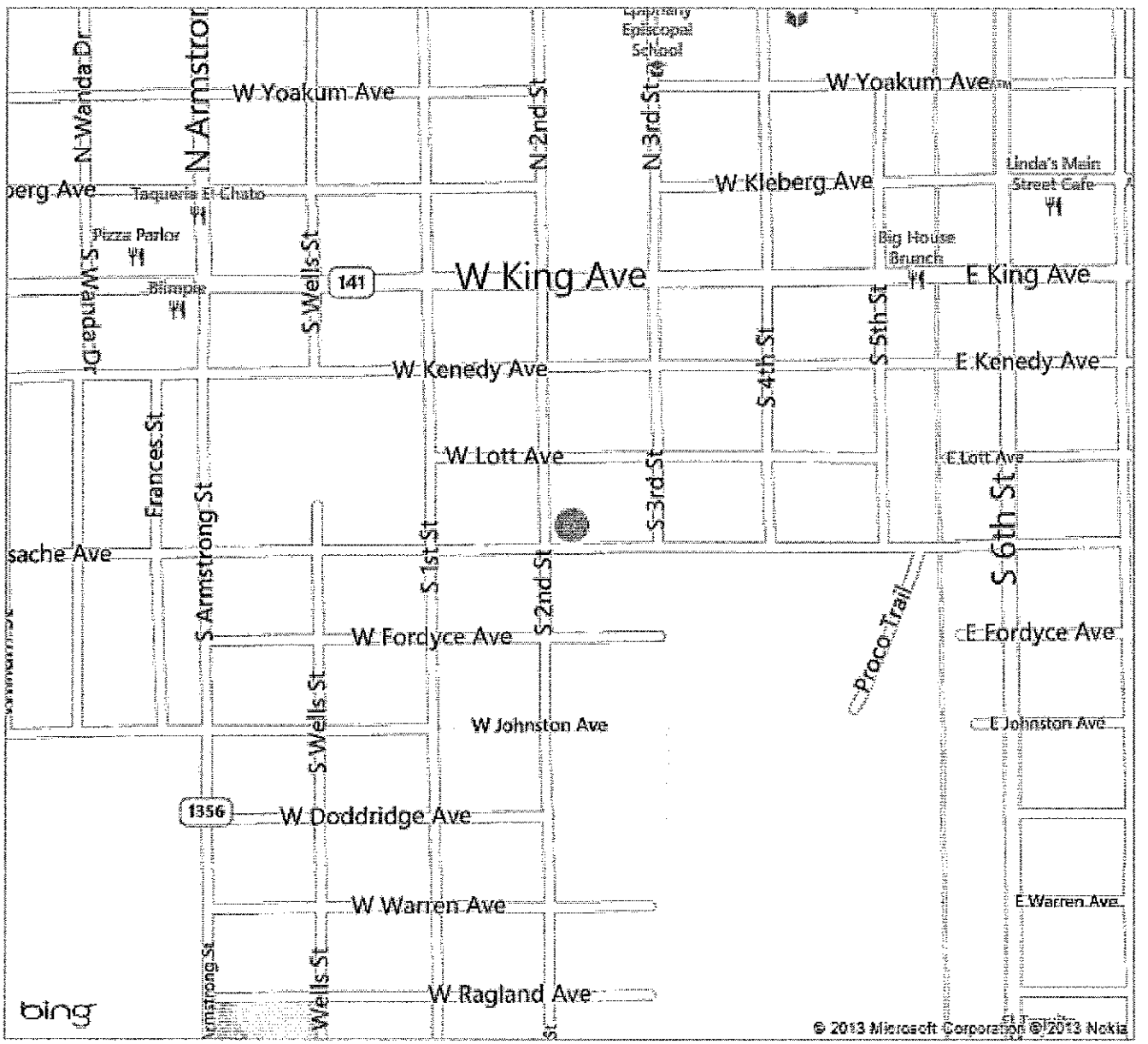
bing Maps

426 W Huisache Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY **10057** R

Legal Description
ORIG TOWN, BLOCK 79, LOT 29, 30

OWNER ID
10057

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
NEW LIFE FELLOWSHIP OF CORPUS CHRISTI INC
PO BOX 5190
CORPUS CHRISTI, TX 78465-5190

Entities

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

Values

IMPROVEMENTS		25,410
LAND MARKET	+	1,000
MARKET VALUE	=	26,410
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	26,410
HS CAP LOSS	-	0
ASSESSED VALUE	=	26,410

Ref ID2: R10057
100107929000192 Map ID PLAT

ACRES:
EFF. ACRES:

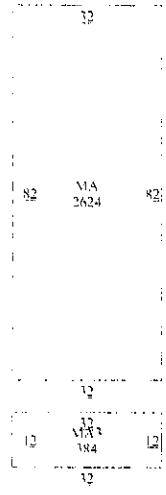
SITUS 426 W HUISACHE

APPR VAL METHOD: Cost

GENERAL

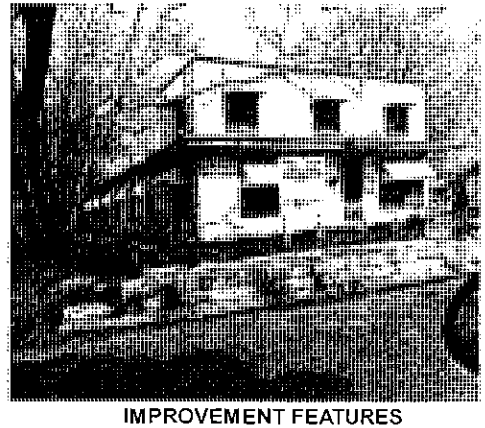
UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



REMARKS FOR 2013 ADD MKT FF TABLE FF20D140 PER IE 4/16/13 JO -- FOR '13 ADJ DEPR TO 30% ON MA & MA3 PER APPR LR 2/12/13 3/18/13 MMG -- FOR '10 NO CHG, ADJ SKETCH PER APPRS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
07/08/2009	REM	384	A	3,000

SALE DT	PRICE	GRANTOR	DEED INFO
12/01/1993	*****	SCOTT SUZANNE D	OT / 93 / 265
	*****	UNKNOWN	OT / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

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/	2,624.0	36.13	1	1935	1935		94,810	30%	100%	80%	100%	100%	0.24	22,750
	MA3	1/2 STORY (8	R	FF3/	384.0	28.90	1	1935	1935		11,100	30%	100%	80%	100%	100%	0.24	2,660
	SHD	SHED	F	NV/	.0	0.00	1	1935	1935			100%	100%	80%	100%	100%	0.80	0
	RES	RESIDENCE	F	NV/	.0	0.00	1	1935	1935	P		25%	100%	80%	100%	100%	0.20	0
1.	COMMERCIAL		STCD:	F1	3,008.0	Homesite: N					105,910							25,410

IMPROVEMENT FEATURES

Foundation	1	FD8	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2.RM1	0
Flooring	1	FL7	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S001 100.00% NBHD:

LAND INFORMATION 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		FF20D140	F1	N	FF	50X140	20.00	1,000	1.00	1.00	A	1,000	NO			0.00	0
													1,000					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:42AM by MARLENEP

True Automation, Inc.

426 W Huisache

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF 426 W Huisache ON:

Tuesday May 28, 2013

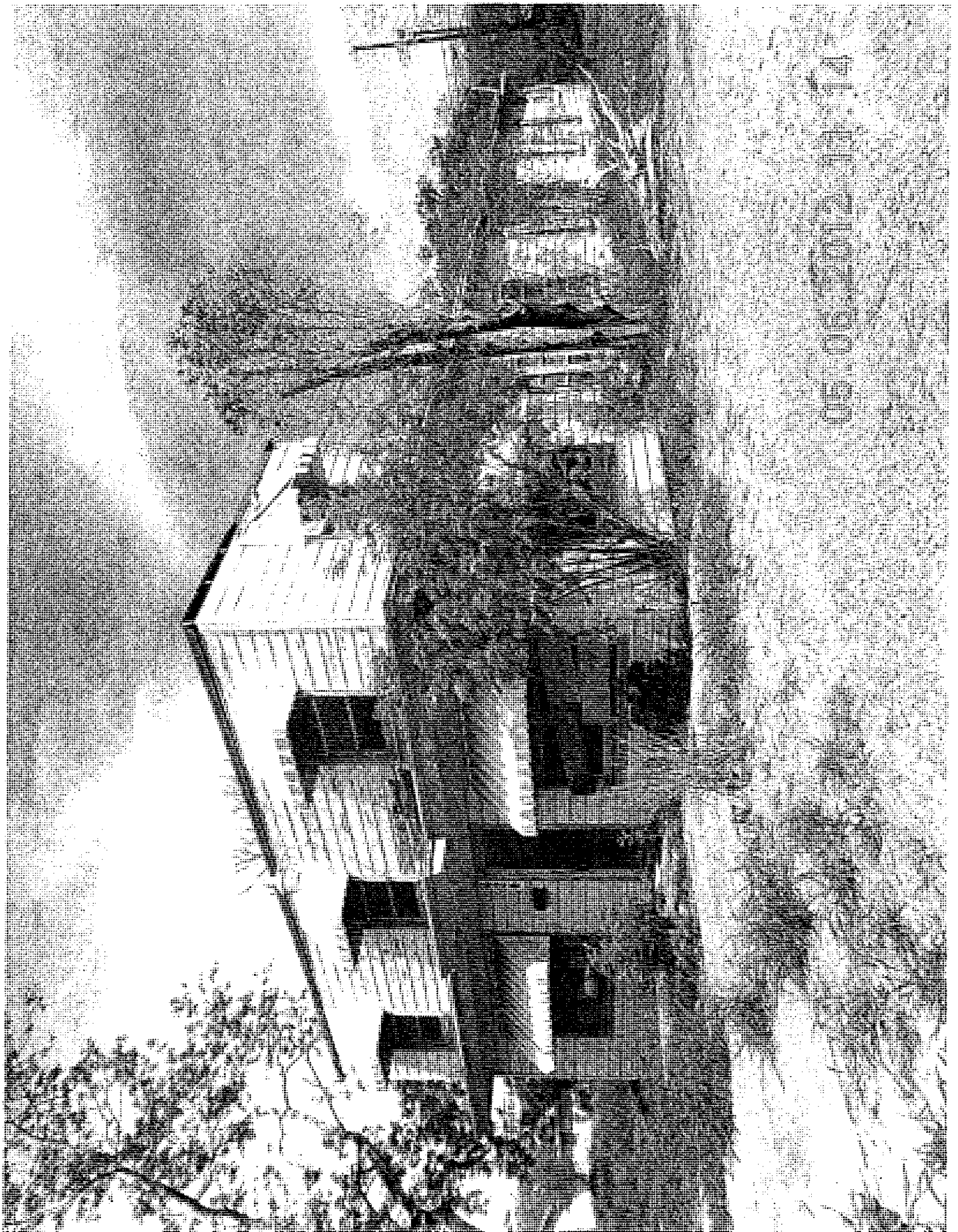
BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this notice, or any repairs and/or alternations 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 5-6-13 BY Daniel H. Lewis

05.06.2012 11:16



TRANSACTION REPORT

MAY/08/2013/WED 03:16 PM

FAX(TX)

#	DATE	START T.	RECEIVER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	MAY/08	03:15PM	918007317045--756#	0:00:56	1	MEMORY OK ECM	0280

PUBLIC HEARING

#4

822 E. Ella CITYOFKINGSVILLE 6-14-12

ADDRESS	OWNER	INSPECTOR

LEGAL DESCRIPTION Sims 2 LOT 43 BLOCK 4

OWNER INFO Maria Luevac (Life EST) mary Bel Sanchez 1311 Sam Bass Circle Round Rock TX. 78681

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD CONDITION		X					need clean up
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/ DOORS		X			X		Dilapidated structure
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
822 E. ELLA		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
SIMS 2	4		43
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**
MARIA LUERA 1311 SAM BASS CIRCLE #102 ROUND ROCK, TEXAS 78681			

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water							
Roof		XABP			XABP		
a.Covering		XABP			XABP		
b.Structure		XABP			XABP		
Walls		XABP			XABP		
a.Exterior		XABP			XABP		
b.Interior		XABP			XABP		
c.Ceilings		XABP			XABP		
Windows/Doors		XABP			XABP		
a.Secured		XABP			XABP		
b.Condition		XABP			XABP		
Foundation		XABP			XABP		
a.Floors		XABP			XABP		
Plumbing		XABP			XABP		
Electrical		XABP			XABP		

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

CONDEMNATION CHECKLIST

Property Address: 822 E Ella
Property Owner: Maria Cloera - Maybel Sanchez
Owner's Address: 1311 Sam Bass Circle #102 Round Rock, TX 78681

Phone:
Phone:
Fax:

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-14-12	6-14-12	1. Identify structure unfit for human habitation.
☐ 6-14-12	6-14-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-14-12	6-14 12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 6-14-12	6-14-12	4. Obtain legal description.
☐ 6-14-12	6-14 12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-14-12	6-14-12	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.
4-4-13	4-4-13	
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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.

Prop ID	Owner	%	Legal Description		Values			
10771	28196	100.00 R	**Geo: 166500436000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 12,880		
MUNOZ MARIA P			SIMS 2, BLOCK 4, LOT 36, 37		Imp NHS: 9,880	Prod Loss: 0		
1200 E ELLA AVE					Land HS: 0	Appraised: 12,880		
KINGSVILLE, TX 78363-4047				Acres: 0.0000	Land NHS: 3,000	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 12,880		
			Situs: 902 E ELLA	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			12,880	0	12,880	0.842200	108.48

Prop ID	Owner	%	Legal Description		Values			
11544	11350	100.00 R	**Geo: 166500438000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 50,540		
BELTRAN ÀNGEL RANGEL			SIMS 2, BLOCK 4, LOT 38-40, ACRES .0		Imp NHS: 46,040	Prod Loss: 0		
830 E ELLA AVE					Land HS: 0	Appraised: 50,540		
KINGSVILLE, TX 78363-3987				Acres: 0.0000	Land NHS: 4,500	Cap: 0		
			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed: 50,540		
			Situs: 830 E ELLA	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			50,540	0	50,540	0.842200	425.65

Prop ID	Owner	%	Legal Description		Values			
20846	17766	100.00 R	**Geo: 166500441000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 18,810		
BELTRAN ROSA M			SIMS 2, BLOCK 4, LOT 41, 42		Imp NHS: 15,810	Prod Loss: 0		
830 E ELLA AVE					Land HS: 0	Appraised: 18,810		
KINGSVILLE, TX 78363-3987				Acres: 0.0000	Land NHS: 3,000	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 18,810		
			Situs: 828 E ELLA 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			18,810	0	18,810	0.842200	158.42

Prop ID	Owner	%	Legal Description		Values			
21621	56089	100.00 R	**Geo: 166500443000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 6,540		
LUERA MARIA C (LIFE EST)			SIMS 2, BLOCK 4, LOT 43		Imp NHS: 5,040	Prod Loss: 0		
MARYBEL SANCHEZ					Land HS: 0	Appraised: 6,540		
1311 SAM BASS CIRCLE #10				Acres: 0.0000	Land NHS: 1,500	Cap: 0		
ROUND ROCK, TX 78681			State Codes: A	Map ID:	Prod Use: 0	Assessed: 6,540		
			Situs: 822 E ELLA	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			6,540	0	6,540	0.842200	55.08

Prop ID	Owner	%	Legal Description		Values			
13982	57626	100.00 R	**Geo: 166500444000192**	Effective Acres: 0.000000	Imp HS: 6,310	Market: 8,860		
GARCIA WILFREDO F			SIMS 2, BLOCK 4, LOT 44-47		Imp NHS: 0	Prod Loss: 0		
1220 E NETTIE					Land HS: 2,550	Appraised: 8,860		
KINGSVILLE, TX 78363-4053				Acres: 0.0000	Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 8,860		
			Situs: 820 E ELLA	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			8,860	0	8,860	0.842200	74.62

Prop ID	Owner	%	Legal Description		Values			
15552	10346	100.00 R	**Geo: 166500448000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 100		
CITY OF KINGSVILLE			SIMS 2, BLOCK 4, LOT 48, (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: 800 B E ELLA	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			100	100	0	0.842200	0.00

Prop ID	Owner	%	Legal Description		Values			
11877	10346	100.00 R	**Geo: 166500501000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 450		
CITY OF KINGSVILLE			SIMS 2, BLOCK 5, LOT 1, 2, S/3 28, 29-31, (DRAINAGE DITCH) (E X E M P		Imp NHS: 0	Prod Loss: 0		
PO BOX 1458			T)		Land HS: 0	Appraised: 450		
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS: 450	Cap: 0		
			State Codes: X	Map ID: PLAT	Prod Use: 0	Assessed: 450		
			Situs: 901 E ELLA	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			450	450	0	0.842200	0.00

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-665-004-43000-192

SIMS 2, BLOCK 4, LOT 43

TOWN -
ACRES - .080

LOCATION- 822 E ELLA

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 5040
MKT. BEFORE EXEMPTS 6540
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

ROUND ROCK TX 78681

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	205.55	22.61	.00	228.16
	205.55	22.61	.00	228.16

ACCT # 1-665-004-43000-192

TOTAL DUE 04/2013	228.16
TOTAL DUE 05/2013	232.26
TOTAL DUE 06/2013	236.39
TOTAL DUE 07/2013	291.07

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	48.71	5.36	.00	54.07
CITY OF KINGSVILLE	55.08	6.06	.00	61.14
KINGSVILLE ISD	97.71	10.75	.00	108.46
SOUTH TX WATER AUTH	4.05	.44	.00	4.49

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	48.71
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	55.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	97.71
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	4.05
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	205.55

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-665-004-43000-192

SIMS 2, BLOCK 4, LOT 43

TOWN -
ACRES - .080

LOCATION- 822 E ELLA

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 5040
MKT. BEFORE EXEMPTS 6540
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

ROUND ROCK TX 78681

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TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	97.71
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	4.05
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	205.55

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 14, 2012

MARIA C LOERA (LIFE ESTATE)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

Re: SIMS ADD #2, Block 4, Lot 43 **822 E Ella**

Dear Sir or Madam:

It has been determined that the structure at **822 E Ella** 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 15, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 27, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 15, 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

APRIL 4, 2013

MARIA C LUERA (LIFE EST) AND MARYBEL SANCHEZ
1311 SAM BASS CIRCLE # 10
ROUND ROCK, TX 78681

Re: SIMS 2, BLOCK 4, LOT 43 822 E ELLA

Dear Sir or Madam:

It has been determined that the structure at **822 E ELLA** 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:
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(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,

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(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.
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('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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2229

May 2, 2013

MARIA C LUERA (LIFE EST) MARYBEL SANCHEZ
1311 SAM BASS CIRCLE # 102
ROUND ROCK, TX 78681

Re: **HEARING FOR PROPERTY AT 822 E ELLA**

Dear Sir or Madam:

On June 14, 2012, a letter was sent from the City of Kingsville stating that your property located at **822 E ELLA** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

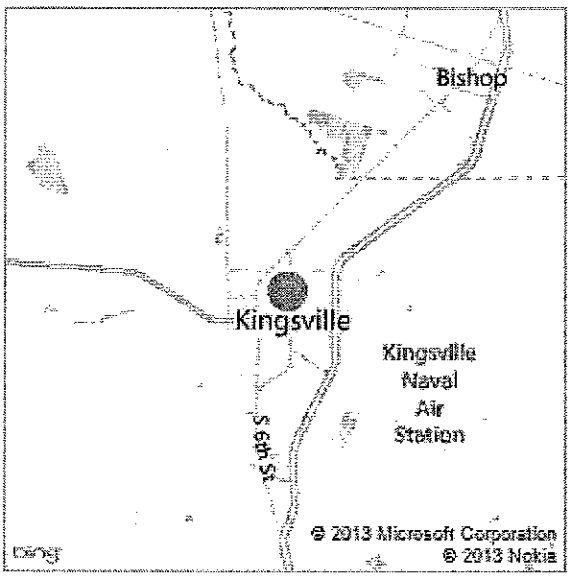
Daniel Ramirez
Building Official

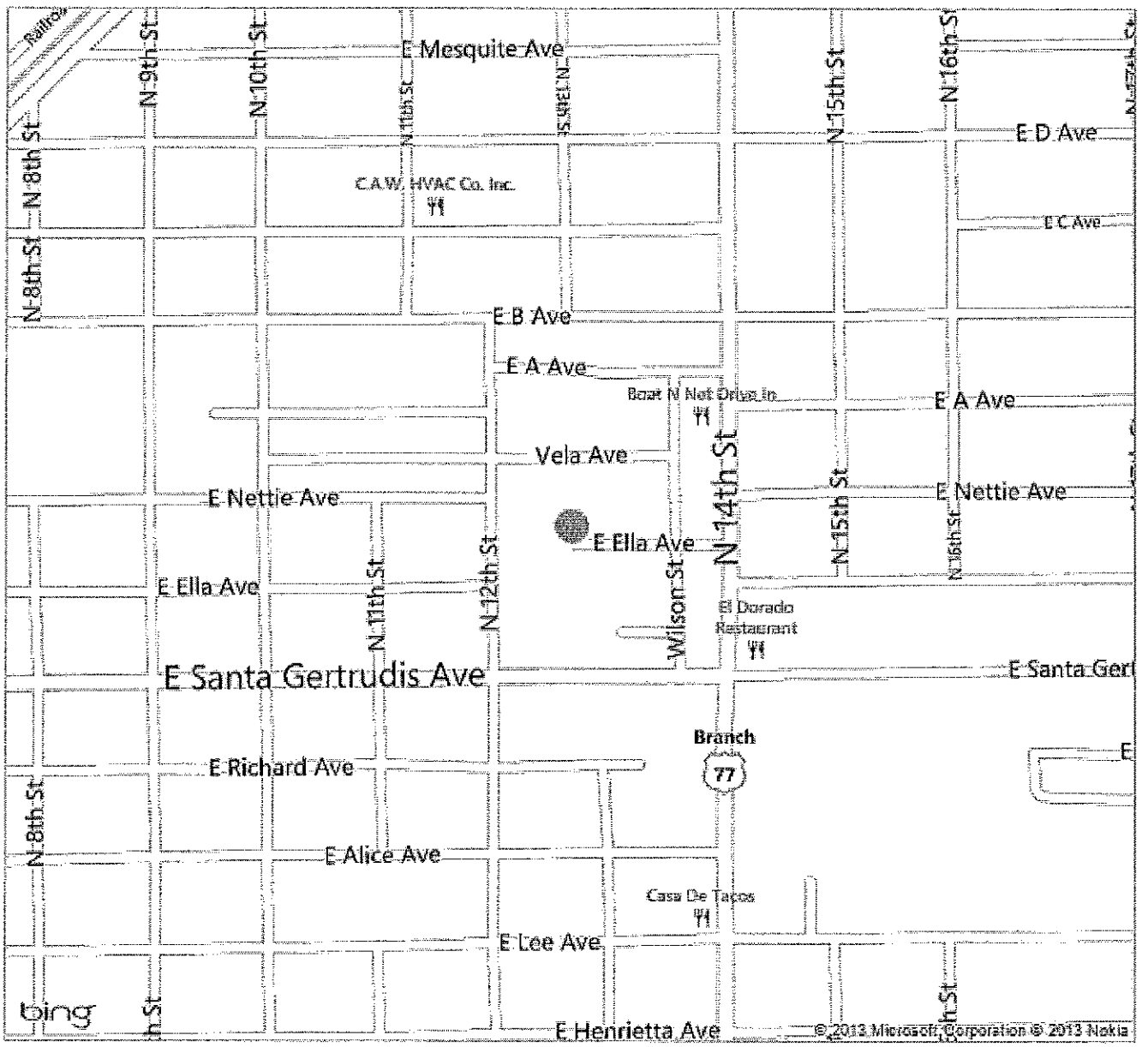
bing Maps

822 E Ella Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





1602

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.46°
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Maria C Luera (Life Est)
Marybel Sanchez
... Bass Circle #10

NIXIE 787 4E 1 02 04/15/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0588-03802-08-35

7008 3400 0000 3844 9458

CERTIFIED MAIL

1602

CITY OF KINGSVILLE

7011 1570 0003 3833 0721

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 06.11°
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Maria C Luera (Life Est)
Marybel Sanchez
Bass Circle #10

041813

NIXIE 787 CC 1 02 04/16/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*0793-13915-14-31

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **21621** R

Legal Description
SIMS 2, BLOCK 4, LOT 43

OWNER ID
56089

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102
ROUND ROCK, TX 78681

Entities

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

Values

IMPROVEMENTS		0
LAND MARKET	+	1,500
MARKET VALUE	=	1,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	1,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	1,500

Ref ID2: R21621

166500443000192

ACRES:
EFF. ACRES:

SITUS 822 E ELLA

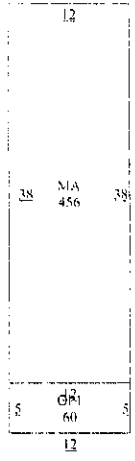
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

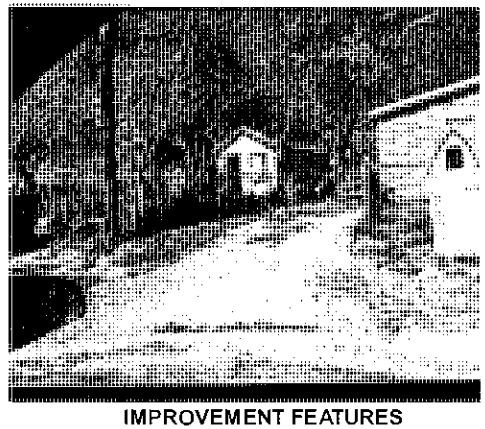
REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR '13 FLV IMPS @ 0, FOR
EXTENSIVE FIRE DAMAGE PER APPR LR
1/30/13 2/4/13 MMG -- FOR 2011 NO VAL CHG ON

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/09/2010	*****	LUERA MARIA C (L	CORR WD / 442 / 120
10/14/2010	*****	LUERA MARIA C	GWD / 440 / 422
03/01/1997	*****	MENDOZA EVANGEL	WD / 142 / 810

SUBD: S665 100.00% NBHD:

IMPROVEMENT INFORMATION

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	F	FLV/	456.0	0.00	1	1945	1945			100%	100%	100%	100%	100%	1.00	0
	OP1	OPEN PORCH B	F	FLV/	60.0	0.00	1	1945	1945			100%	100%	100%	100%	100%	1.00	0
1.	RESIDENTIAL		STCD:	A1	516.0	Homesite: N					0	(Flat Values)						0
																	0.90	0

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2.RM1	0
Flooring	1	FLA	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE

SUBJECT TO CHANGE

SUBD: S665 100.00% NBHD:

LAND INFORMATION

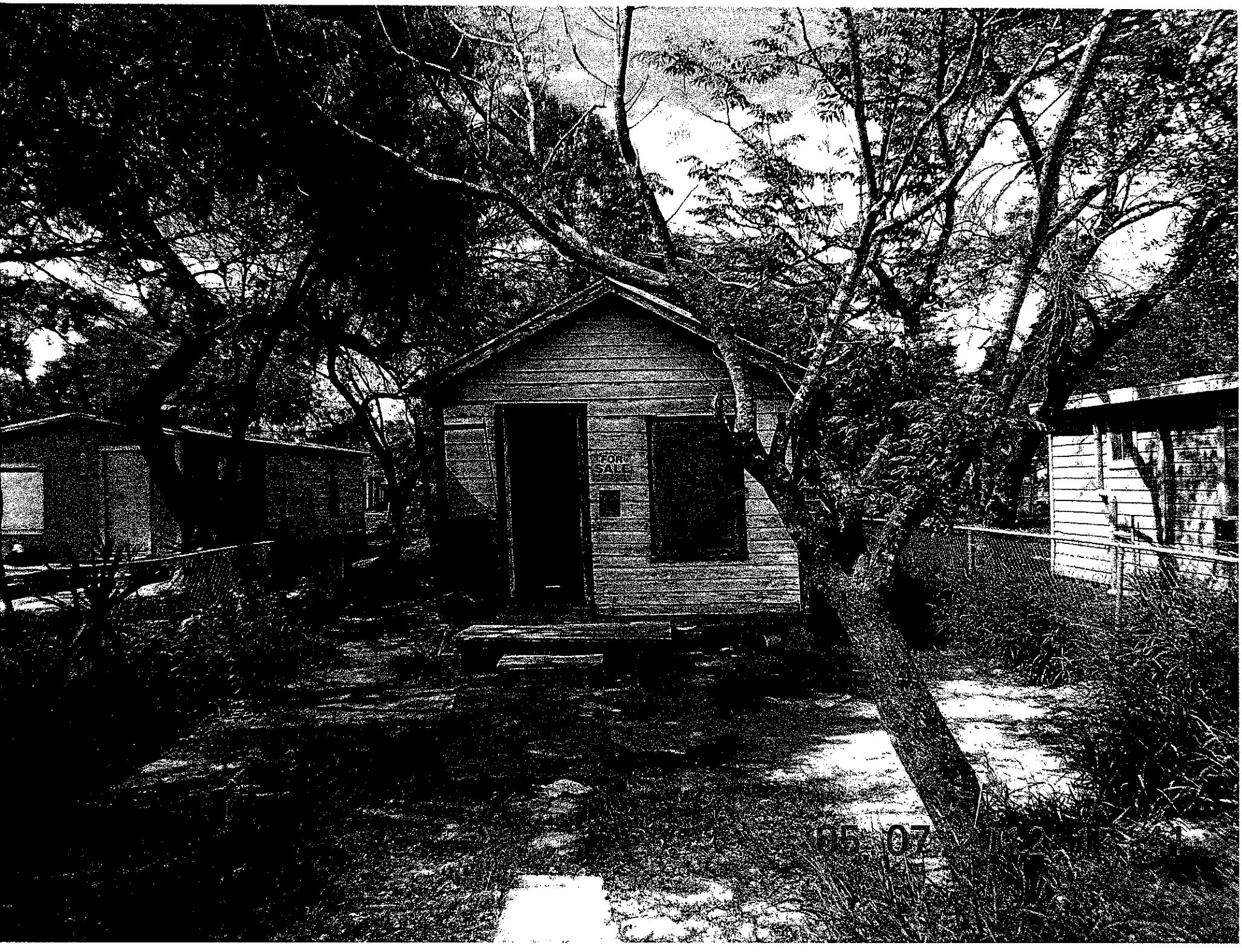
IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

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		FF60D140	A1	N	FF	25X140	60.00	1,500	1.00	1.00	A	1,500	NO			0.00	0
													1,500					0

Comment: F: 25 R: 25 FF

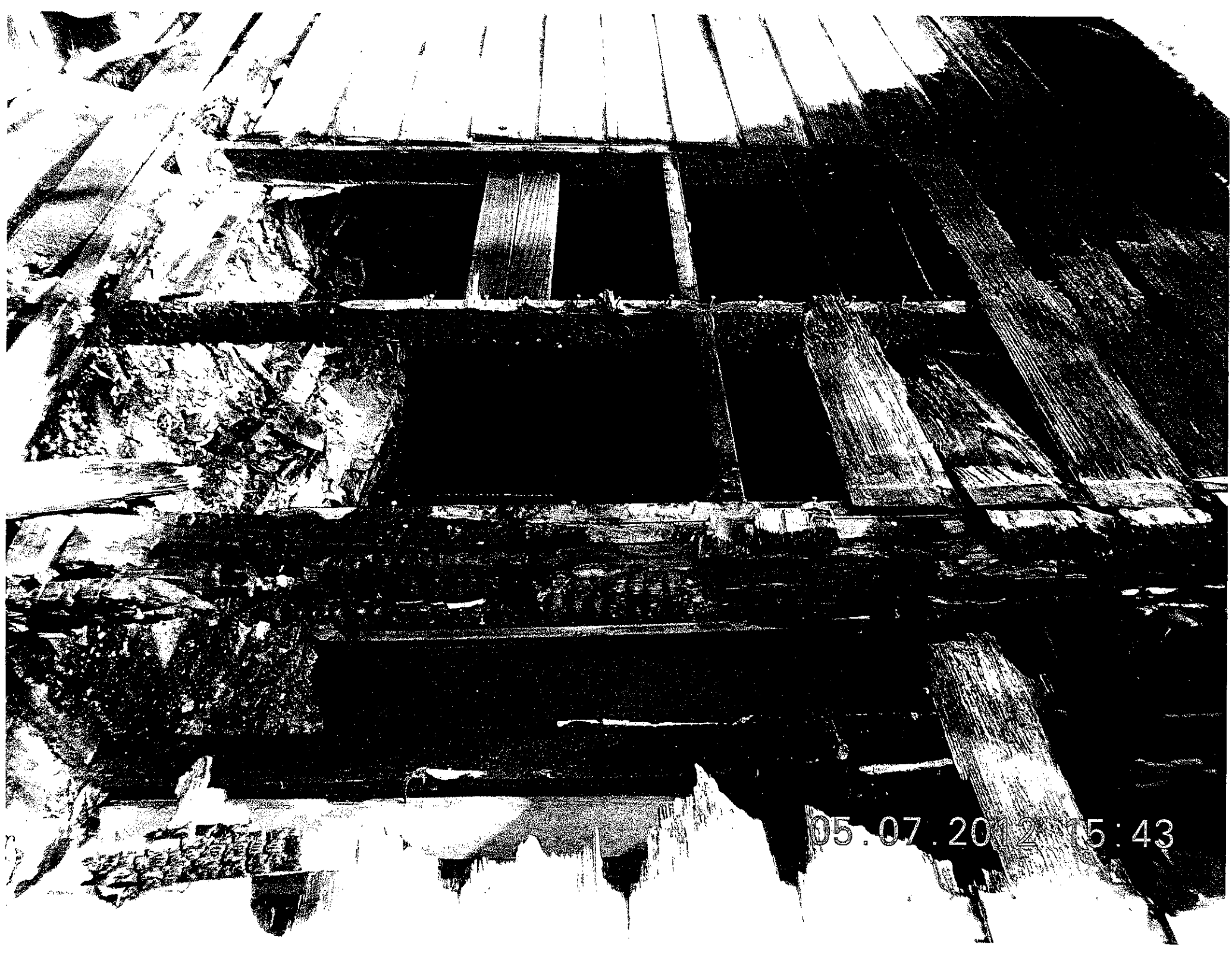
Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:24:48AM by MARLENEP

True Automation, Inc.


FOR
SALE

05 07 2012 15:43

05.07.2012 15:43


05.07.2012 15:43

05.07.2012 15:42

PUBLIC HEARING

#5

CITYOFKINGSVILLE

9-20-12

ADDRESS 306 W. Huisache	OWNER Robert Rhone	INSPECTOR Daniel
LEGAL DESCRIPTION Ori's Town	LOT 19, 20	BLOCK 78
OWNER INFO Robert Rhone 306 W. Huisache 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					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X					
3. ROOF		X					
a. COVERING		X					
b. STRUCTURE		X					
4. WALLS		X					
a. EXTERIOR		X					
b. INTERIOR		X					
c. CEILINGS		X					
5. WINDOWS/		X					
DOORS		X					
a. SECURED		X					
b.CONDITION		X					
6. FOUNDATION		X					Delapidated
a. FLOORS		X					
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
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	

CONDEMNATION CHECKLIST

Property Address: 306 W Huisache — Phone: _____
Property Owner: Robert L Rhone — Phone: _____
Owner's Address: 306 W Huisache, Kingsville, TX 78363 — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 9-20-12	9-20-12	1. Identify structure unfit for human habitation.
☐ 9-20-12	9-20-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 9-20-12	9-20-12	3. Determine ownership from county assessment & tax collection record.
☐ 9-20-12	9-20-12	4. Obtain legal description.
☐ 9-20-12	9-20-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 9-20-12	9-20-12	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.
☐ 11-13-12	11-13-12	7. If response is not received or is not adequate, proceed as follows:
☐ 11-13-12	11-13-12	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.
☐ 11-13-12	11-13-12	1) Post affidavit in newspaper twice a week for one week
☐ 11-13-12	11-13-12	9. Post sign on property advising date the City Council will consider condemnation of structure.

resend to paper May 2, 2013

☐	11-13-12	11-13-12
☐	11-13-12	11-13-12

repost sign

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.

Prop ID	Owner	%	Legal Description		Values			
10046	30857	100.00 R	**Geo: 100107803001192**	Effective Acres: 0.000000	Imp HS: 20,770	Market: 22,770		
VELA AUDENCIO III			ORIG TOWN, BLOCK 78, LOT 3, 4		Imp NHS: 0	Prod Loss: 0		
ETUX JUANA R VELA					Land HS: 2,000	Appraised: 22,770		
325 W LOTT AVE				Acres:	0.0000 Land NHS: 0	Cap: 0		
KINGSVILLE, TX 78363-5442			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 22,770		
			Situs: 325 W LOTT	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			22,770	0	22,770	0.842200	191.77

10202	31594	100.00 R	**Geo: 100107805000192**	Effective Acres: 0.000000	Imp HS: 14,690	Market: 16,690		
SOLIZ IGNACIO P			ORIG TOWN, BLOCK 78, LOT 5, 6		Imp NHS: 0	Prod Loss: 0		
323 W LOTT AVE					Land HS: 2,000	Appraised: 16,690		
KINGSVILLE, TX 78363-5442				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 16,690		
			Situs: 323 W LOTT	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			16,690	0	16,690	0.842200	140.56

10941	45099	100.00 R	**Geo: 100107807000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 18,750		
GARCIA MARIA			ORIG TOWN, BLOCK 78, LOT 7-10		Imp NHS: 14,750	Prod Loss: 0		
PO BOX 1718					Land HS: 0	Appraised: 18,750		
KINGSVILLE, TX 78364-1718				Acres:	0.0000 Land NHS: 4,000	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 18,750		
			Situs: 321 W LOTT	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			18,750	0	18,750	0.842200	157.91

12545	12125	100.00 R	**Geo: 100107811000192**	Effective Acres: 0.000000	Imp HS: 18,790	Market: 24,790		
GONZALES BERNARDO JR			ORIG TOWN, BLOCK 78, LOT 11-16		Imp NHS: 0	Prod Loss: 0		
ETUX MARIA M					Land HS: 6,000	Appraised: 24,790		
303 W LOTT AVE				Acres:	0.0000 Land NHS: 0	Cap: 0		
KINGSVILLE, TX 78363-5442			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 24,790		
			Situs: 303 W LOTT	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			24,790	0	24,790	0.842200	208.78

14964	42160	100.00 R	**Geo: 100107817000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 11,850		
SCOTT GERTIE			ORIG TOWN, BLOCK 78, LOT 17, 18		Imp NHS: 10,850	Prod Loss: 0		
602 W CAESAR AVE					Land HS: 0	Appraised: 11,850		
KINGSVILLE, TX 78363-5202				Acres:	0.0000 Land NHS: 1,000	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 11,850		
			Situs: 302 W HUISACHE	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			11,850	0	11,850	0.842200	99.80

15748	49492	100.00 R	**Geo: 100107819000192**	Effective Acres: 0.000000	Imp HS: 14,030	Market: 15,030		
RHONE ROBERT L			ORIG TOWN, BLOCK 78, LOT 19, 20, "DP TAX DEFERRAL 2010"		Imp NHS: 0	Prod Loss: 0		
306 W HUISACHE					Land HS: 1,000	Appraised: 15,030		
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 15,030		
			Situs: 306 W HUISACHE TX	Mtg Cd:	Prod Mkt: 0	Exemptions: DP,HS		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			15,030	0	15,030	0.842200	126.58

16477	13270	100.00 R	**Geo: 100107821000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 500		
KLEBERG COUNTY TRUSTEE			ORIG TOWN, BLOCK 78, LOT 21, (E X E M P T)		Imp NHS: 0	Prod Loss: 0		
PO BOX 1457					Land HS: 0	Appraised: 500		
KINGSVILLE, TX 78364-1457				Acres:	0.0000 Land NHS: 500	Cap: 0		
			State Codes: X	Map ID:	PLAT Prod Use: 0	Assessed: 500		
			Situs: 310 W HUISACHE	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			500	500	0	0.842200	0.00

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

September 20, 2012

ROBERT L. RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: ORIG. TOWN, BLOCK 78, LOT 17, 18 306 W HUISACHE

Dear Sir or Madam:

It has been determined that the structure at 306 W HUISACHE 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. UPON THE INSPECTION WE FOUND THAT THE PROPERTY HAD NO UTILITIES SINCE AUGUST 17, 2012. LOOSE ELECTRICIAL WIRES, DELAPIDATED WALLS, FLOORS, DOORS, CEILING AND BROKEN WINDOWS HAVE ALL BEEN CONFIRMED ON THIS PREMISES AND THEREFORE HAS BEEN DEEMED AN UNSAFE AND UNSANITARY HABITAT. THIS GIVES THE CITY OF KINGSVILLE NO ALTERNATIVE BUT TO CONDEMN THIS PROPERTY.

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
Building Official

DBA:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,790	0	24,790	0.801870	198.78

14964 42160 100.00 R **Geo: 100107817000192**
SCOTT GERTIE
602 W CAESAR AVE
KINGSVILLE, TX 78363-5202

ORIG TOWN, BLOCK 78, LOT 17, 18

State Codes: A
Situs: 302 W HUISACHE

Effective Acres: 0.000000
Acres: 0.0000
Map ID: PLAT
Mtg Cd:
DBA:

Imp HS:	19,330	Market:	20,330
Imp NHS:	0	Prod Loss:	0
Land HS:	1,000	Appraised:	20,330
Land NHS:	0	Cap:	0
Prod Use:	0	Assessed:	20,330
Prod Mkt:	0	Exemptions:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,330	0	20,330	0.801870	163.02

15748 49492 100.00 R **Geo: 100107819000192**
RHONE ROBERT L
306 W HUISACHE
KINGSVILLE, TX 78363

ORIG TOWN, BLOCK 78, LOT 19, 20

State Codes: A
Situs: 306 W HUISACHE

Effective Acres: 0.000000
Acres: 0.0000
Map ID: PLAT
Mtg Cd:
DBA:

Imp HS:	15,790	Market:	16,790
Imp NHS:	0	Prod Loss:	0
Land HS:	1,000	Appraised:	16,790
Land NHS:	0	Cap:	0
Prod Use:	0	Assessed:	16,790
Prod Mkt:	0	Exemptions:	DP,HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,790	0	16,790	0.801870	134.63

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1253

November 13, 2012

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W Huisache** 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, December 10, 2012** 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 OCTOBER 22, 2012.

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

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:

Robert C. Rhone
306 W Huisache
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Robert C Rhone ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) | C. Date of Delivery

Robert C Rhone | 9-22-12

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 Num
(*Transfer fro*) 7011 0110 0000 4433 0928

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

PUBLIC NOTICE

The City Commission will meet on Monday, December 10 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:

206 W HUISACHE

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.

Corpus Christi Caller 12/29/12

PUBLIC NOTICE

The City Commission will meet on Monday, December 10 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:

406 W HUISACHE

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.

November 14, 2012

DATE 05/08/2013 **STATEMENT OF ALL TAXES DUE**

SD

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

```
*****************************************************************
* PROPERTY DESCRIPTION                ACCT # 1-001-078-19000-192 *
*                                                                *
*      ORIG TOWN, BLOCK 78, LOT 19, 20, "DP TAX DEFERRAL         *
*      2010"                                                     *
*                                                                *
*                                                                *
* TOWN     -                     LOCATION-   306 W HUISACHE     *
* ACRES    -      .160                                           *
*                                                                *
* LAND MKT VALUE       1000      IMPR/PERS MKT VALUE    14030   *
* LAND AGR VALUE                 MKT. BEFORE EXEMPTS    15030   *
*                                LIMITED TXBL. VALUE    15030   *
* EXEMPTIONS GRANTED:  H   D                                     *
* (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)     *
*****************************************************************
```

RHONE ROBERT L

306 W HUISACHE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1992	135.03	345.67	72.11	552.81
TAXES 1993	213.99	522.12	110.41	846.52
TAXES 1994	225.98	524.28	112.54	862.80
TAXES 1995	222.29	489.04	106.69	818.02
TAXES 1996	234.54	487.85	108.36	830.75
TAXES 1998	164.91	303.42	70.25	538.58
TAXES 1999	181.25	311.75	73.95	566.95
TAXES 2004	354.56	397.11	150.33	902.00
TAXES 2005	356.20	356.20	142.47	854.87
TAXES 2006	398.60	350.77	149.87	899.24
TAXES 2007	482.95	367.04	169.99	1,019.98
TAXES 2008	482.26	308.66	158.18	949.10
TAXES 2009	248.04	128.98	75.41	452.43
TAXES 2010	231.11	43.14	.00	274.25
TAXES 2011	231.11	24.65	.00	255.76
TAXES 2012	231.11	6.17	.00	237.28
	4,393.93	4,966.85	1,500.56	10,861.34

ACCT # 1-001-078-19000-192

TOTAL DUE 05/2013	**10,861.34**
TOTAL DUE 06/2013	10,909.75
TOTAL DUE 07/2013	10,958.11
TOTAL DUE 08/2013	11,006.46

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,369.93	1,526.06	432.54	3,328.53
CITY OF KINGSVILLE	1,577.64	1,704.23	488.56	3,770.43
SOUTH TX WATER AUTH	95.98	153.01	41.07	290.06
KINGSVILLE ISD	1,350.38	1,583.55	538.39	3,472.32

TAX LEVY FOR THE CURRENT ROLL YEAR: 137 104.53
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 126.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR 231.11

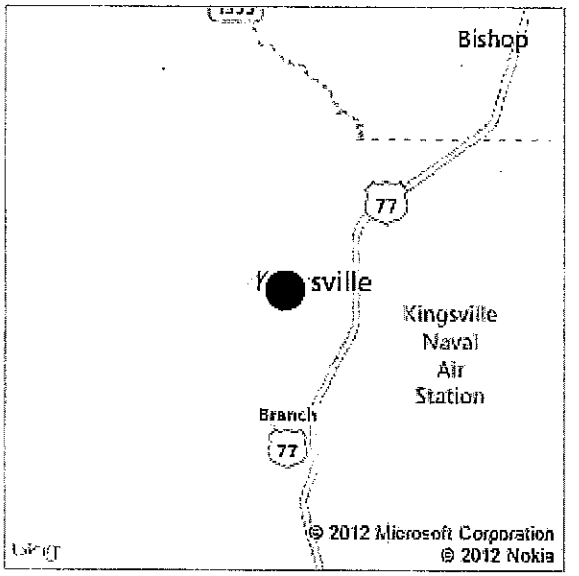
DEFERRAL DATE 05/27/2010 ATTY DAT CONTRCT DTE

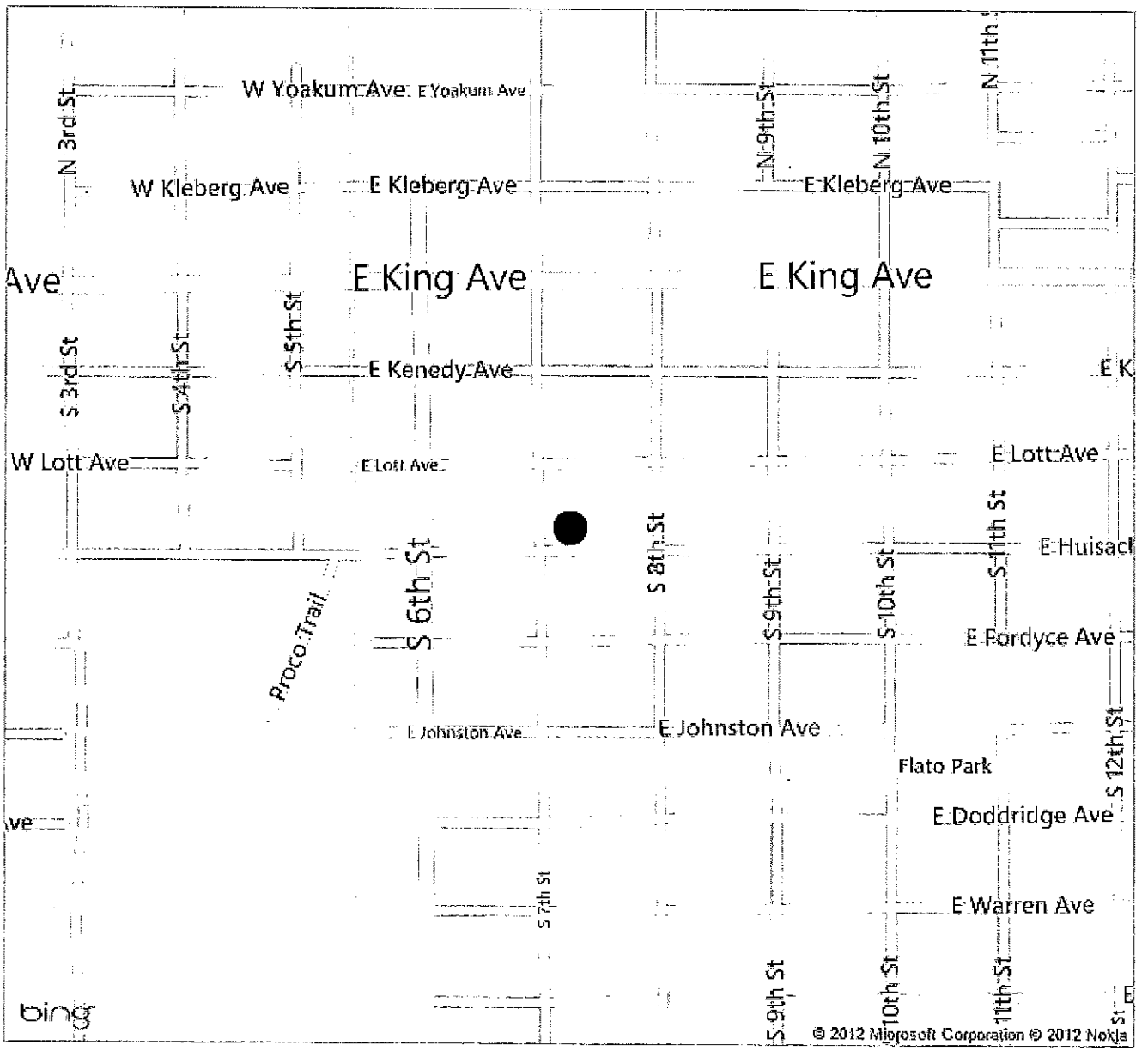
bing Maps

306 E Huisache Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1253

November 13, 2012

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W Huisache** 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, December 10, 2012** 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 OCTOBER 22, 2012.

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 1570 0000 4433 2199

May 2, 2013

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W HUISACHE** 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 **Tuesday, MAY 28, 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 MAY 28, 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

306 W Hurisa

CITY OF KINGSVILLE, TEXAS

NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT THE CITY COUNCIL WILL CONSIDER CONDEMNATION OF 306 W Hurisa ON: Tuesday, May 28, 2013

BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alternations 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: 5-6-13 BY: Daniel H. Lang

05.06.2012 11:19

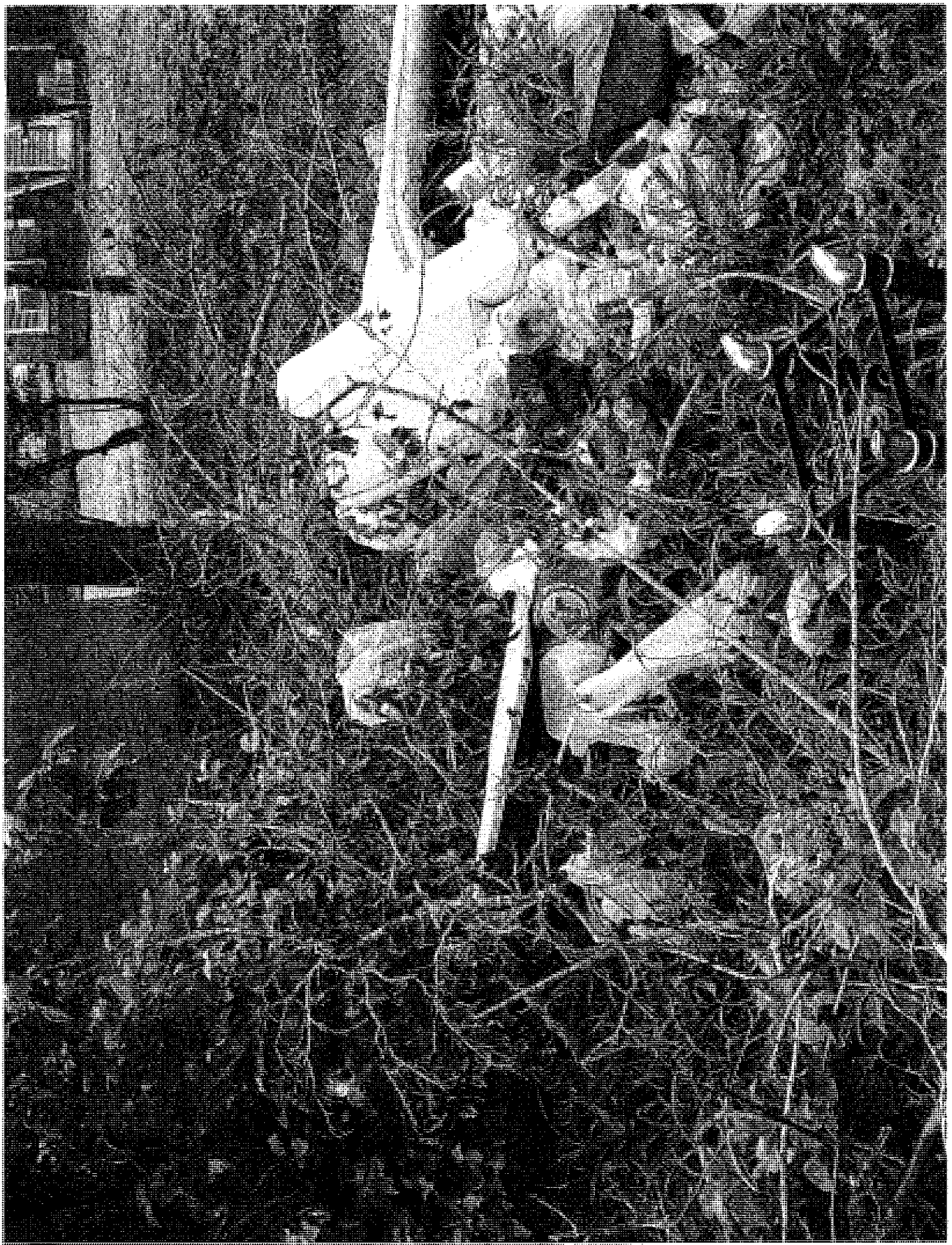
0 TO 365

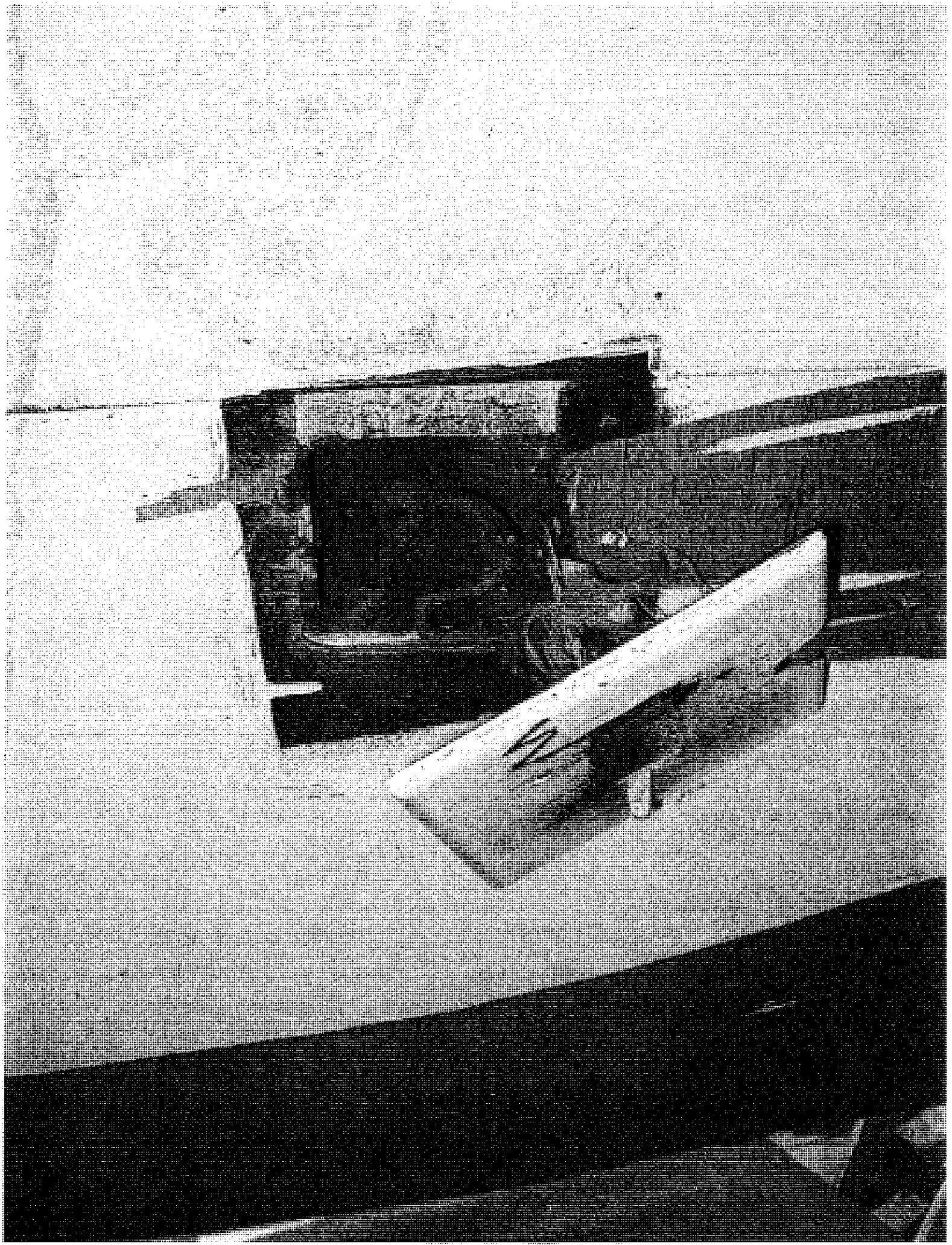
bing Maps

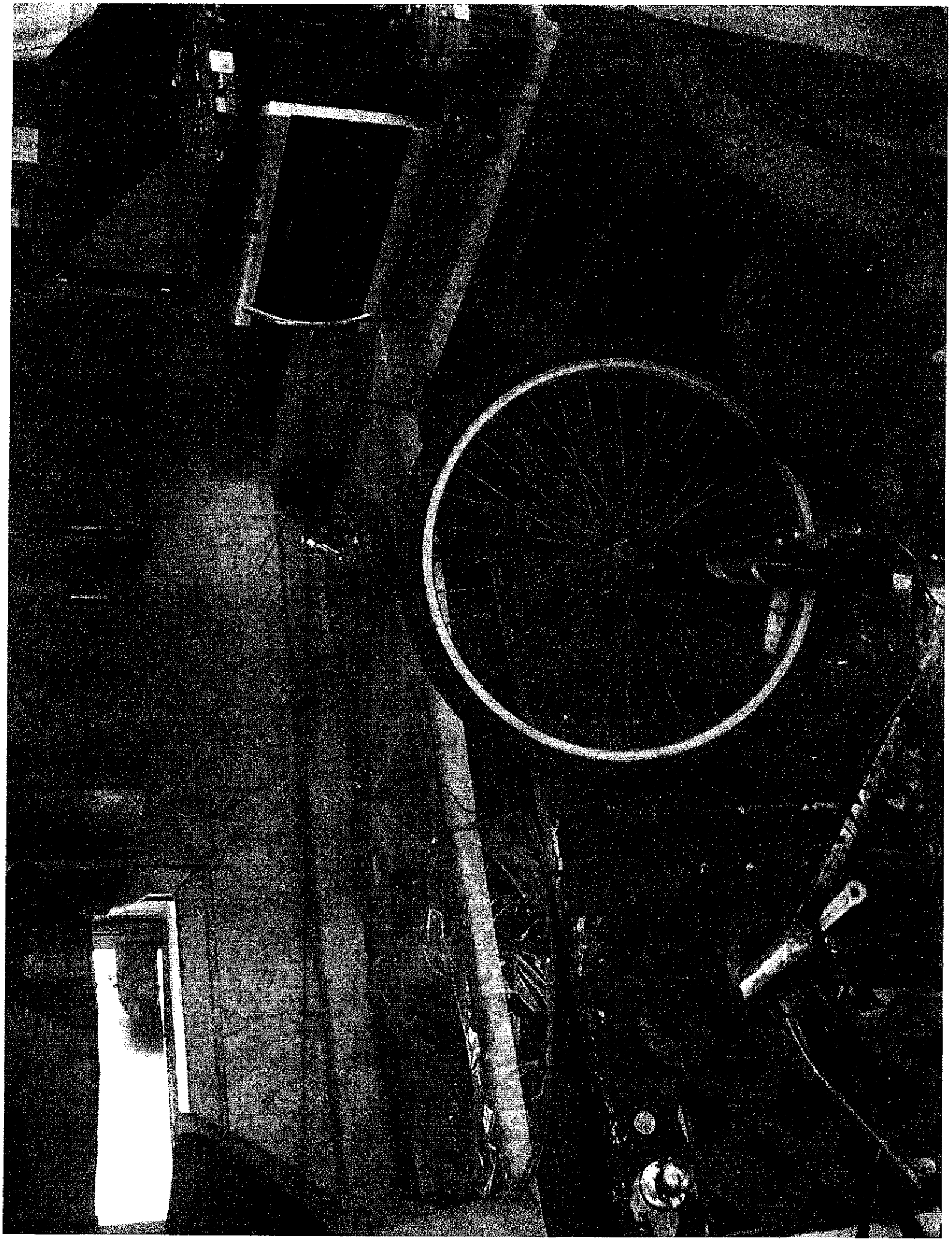
B shop

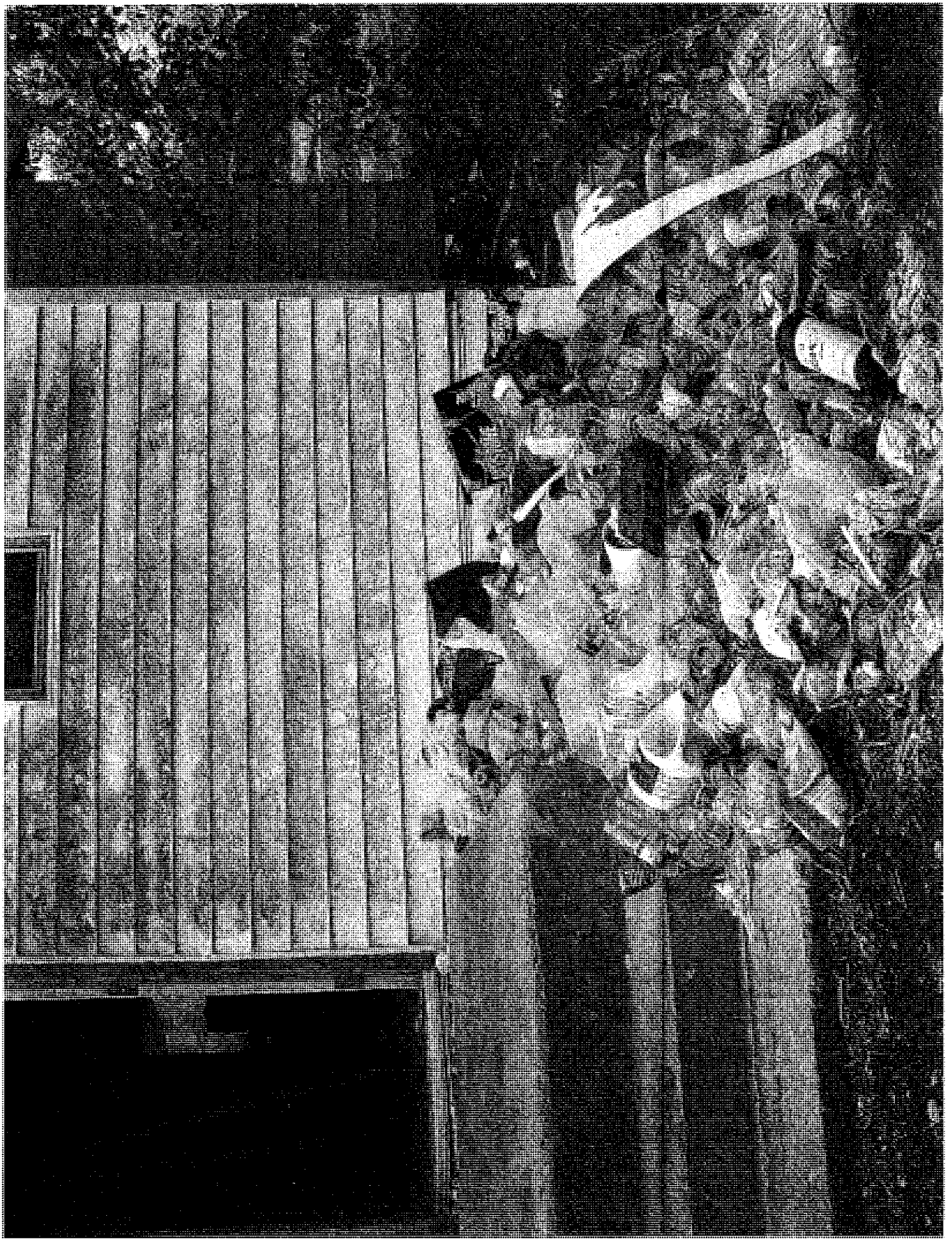
306 W Huisache Ave, Kingsville, TX 78363

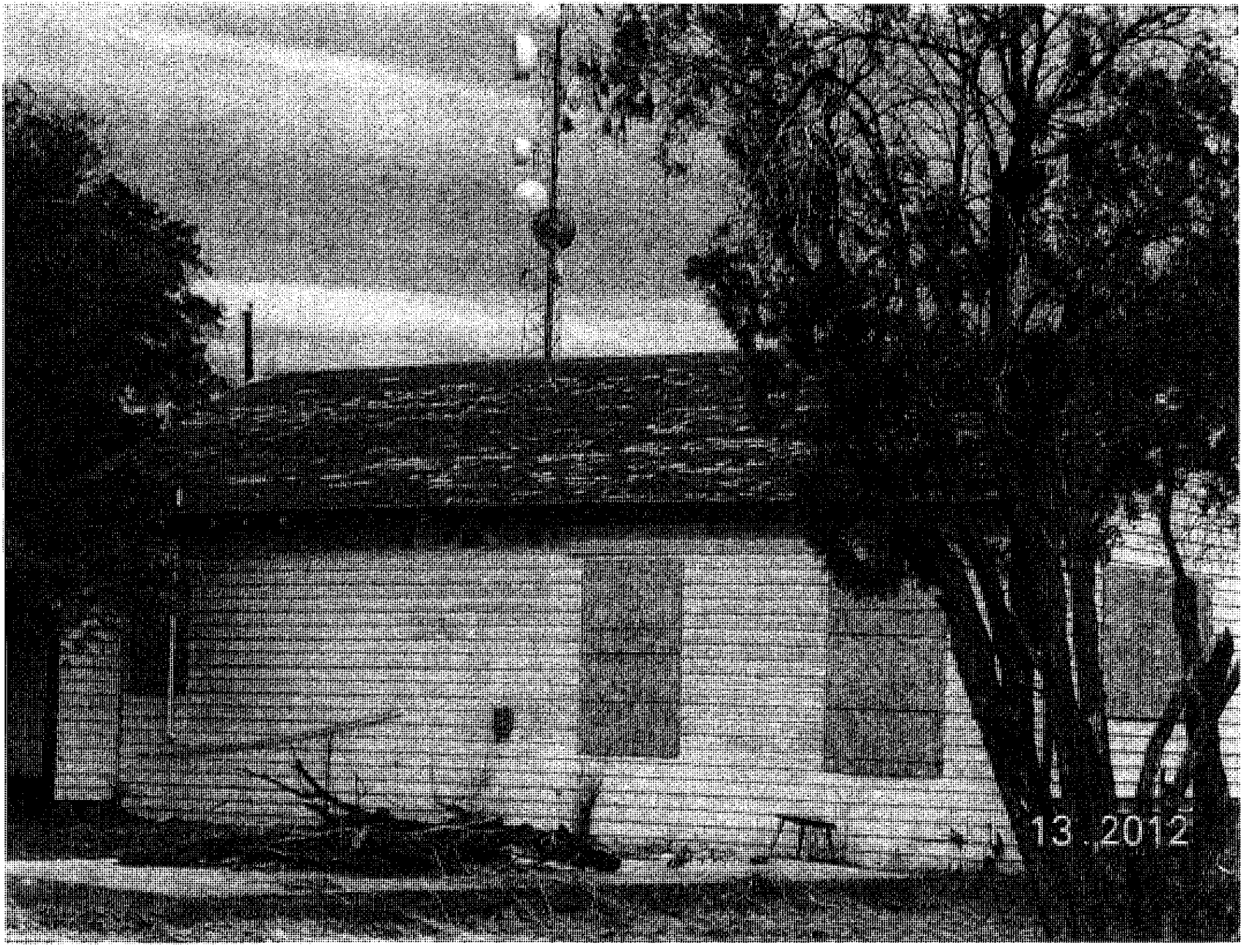
My Notes

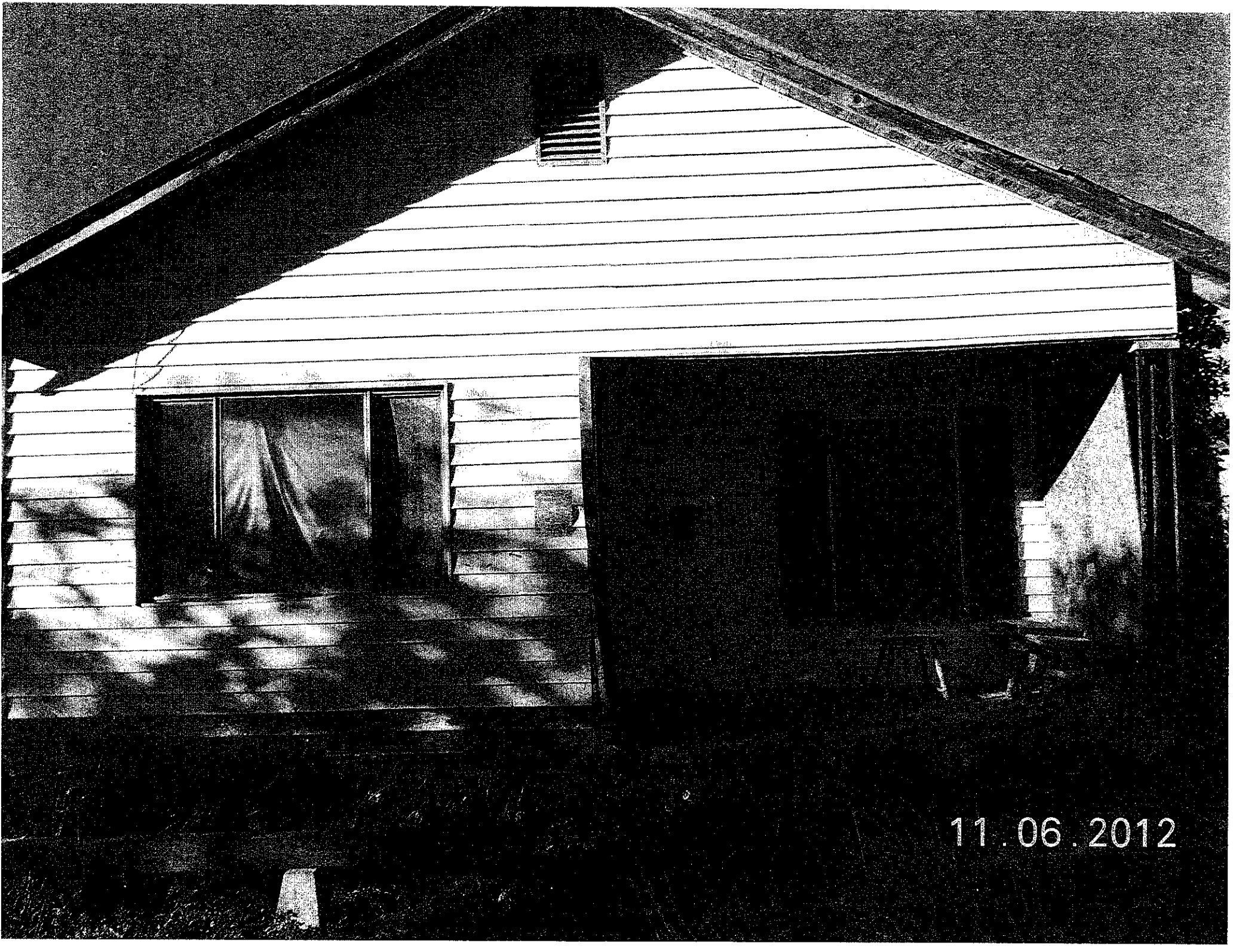









13 .2012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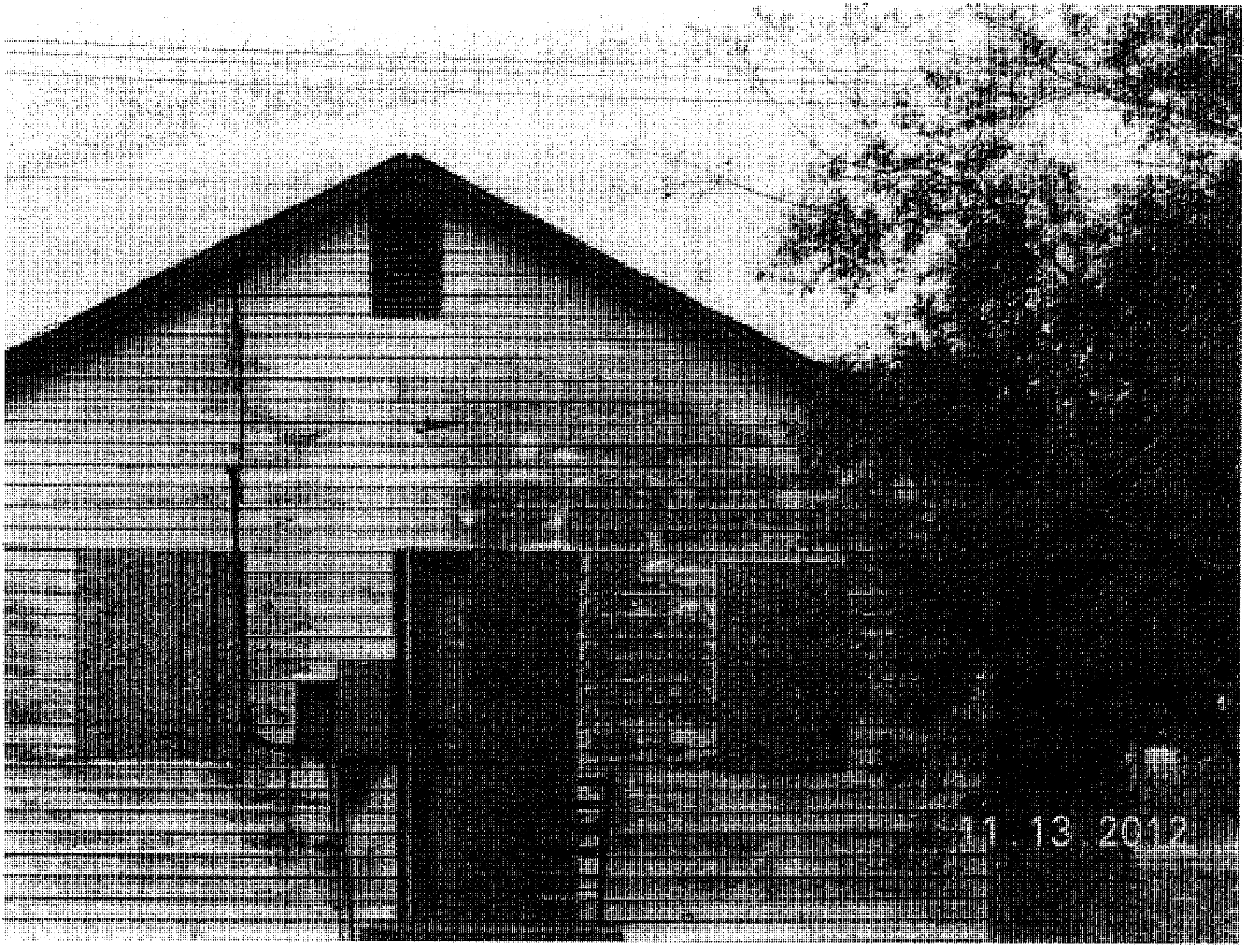
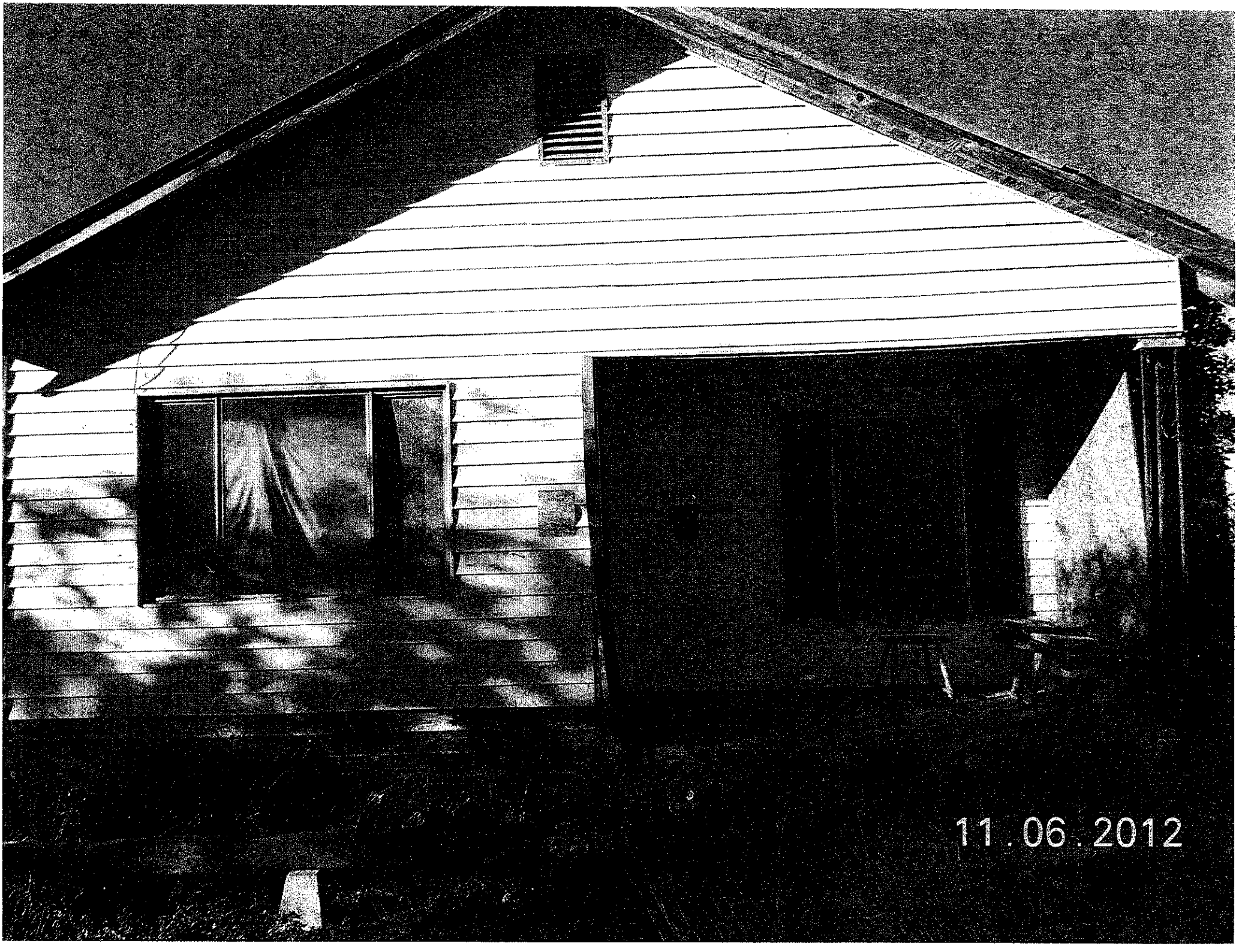

11 . 13 . 2012


11.06.2012

306 W. Hwy 82

CITY OF NINNEVILLE, TEXAS

NOTICE

In order of The Southern Building Code, The U.B.C. and The National Electrical Code of the Building Code for the City of Ninneville

OCCUPANCY OF THE STRUCTURE IS PROHIBITED
UNTIL ALL REQUIREMENTS OF RESCUE ARE MET

IN ORDER OF ADMINISTRATOR, FIRE DEPARTMENT

[illegible]

[illegible]

DATE: 11-21-12 BY: [illegible]

NOTICE

11-9-12

DEPARTMENT OF BUILDINGS

BUILDING DEPARTMENT, CITY OF KINGSTON

JOHN FASCKLEBERG

Telephone [illegible]

11-6-12 Harold Ramirez

PUBLIC HEARING

#6

CITY OF KINGSVILLE

ADDRESS 609 E. MESQUITE		**INSPECTOR** Daniel Ramirez	
LEGAL DESCRIPTION COL. MEX.	BLOCK 4		**LOT** 5,6
OWNER NAME HUBERTO ARISPE	**ADDRESS** 678 JUNIPER,CA.9251-8909		**CITY/STATE/ZIP**

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X		V			
a.Elec		X		X			
b.Gas		X		X			
c.Water		X		X			
Roof		XANP		X			
a.Covering		XANP		X			
b.Structure		XANP		X			
Walls		XANP		X			
a.Exterior		XANP		X			
b.Interior		XANP			X		
c.Ceilings		XANP			X		
Windows/Doors		XANP			X		
a.Secured		XANP		X			
b.Condition		XANP		X			
Foundation		XANP		X			
a.Floors		XANP		X			
Plumbing		XANP			X		
Electrical		XANP			X		

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

609 E. mesquite CITY OF KINGSVILLE 6-21-12

ADDRESS	OWNER Hubertto Arispe	INSPECTOR
LEGAL DESCRIPTION Col. Mex	LOT 5, 6	BLOCK 4
OWNER INFO Huberto Arispe 678 Juniper St. Imperial Ca. 92251-8908		

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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

DATE 04/10/2013

SD

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-191-004-05000-192

COL MEX, BLOCK 4, LOT 5, 6

TOWN -
ACRES - .160

LOCATION- 609 E MESQUITE

LAND MKT VALUE 3000
LAND AGR VALUE

IMPR/PERS MKT VALUE 900
MKT. BEFORE EXEMPTS 3900
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

SUIT NO. 7645C

ARISPE HUBERTO JR
ETUX LYDIA ELIZABETH
678 JUNIPER ST

IMPERIAL CA 92251-8908

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	187.10	207.67	78.95	473.72
TAXES 2005	326.48	323.23	129.94	779.65
TAXES 2006	303.51	264.06	113.52	681.09
TAXES 2007	315.83	236.89	110.55	663.27
TAXES 2008	229.78	144.77	74.91	449.46
TAXES 2009	228.50	116.54	69.00	414.04
TAXES 2010	236.39	92.19	65.72	394.30
TAXES 2011	121.64	32.83	30.89	185.36
TAXES 2012	122.58	13.48	20.41	156.47
	2,071.81	1,431.66	693.89	4,197.36

ACCT # 1-191-004-05000-192

TOTAL DUE 04/2013	**4,197.36**
TOTAL DUE 05/2013	4,223.54
TOTAL DUE 06/2013	4,249.79
TOTAL DUE 07/2013	4,284.61

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	460.88	310.89	152.75	924.52
CITY OF KINGSVILLE	543.28	367.07	180.23	1,090.58
KINGSVILLE ISD	1,027.00	725.89	347.35	2,100.24
SOUTH TX WATER AUTH	40.65	27.81	13.56	82.02

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	29.05
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	32.85
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	58.27
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.41
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	122.58

ATTY DAT 08/24/2012 CONTRCT DTE

ID811-LRKC

CONDEMNATION CHECKLIST

Property Address: 609 E Mesquite Phone: _____
Property Owner: Hubert O Crespo Jr Phone: _____
Owner's Address: 678 Juniper St Fax: _____
Imperial, CA 92251-8908

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-21-12	6-21-12	1. Identify structure unfit for human habitation.
☐ 6-21-12	6-21-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 6-21-12	6-21-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-21-12	6-21-12	4. Obtain legal description.
☐ 6-21-12	6-21-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-21-12	6-21-12	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.
☐ 4-4-13	4-4-13	7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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
☐ 5-2-13	5-2-13	
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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.

Prop ID	Owner	%	Legal Description		Values			
17805	54119	100.00 R	Geo: 119100403000192	Effective Acres: 0.000000	Imp HS: 0	Market:	21,860	
LOPEZ MARIA DEL			COL MEX, BLOCK 4, LOT 3, 4		Imp NHS: 18,860	Prod Loss:	0	
CARMEN EST					Land HS: 0	Appraised:	21,860	
JOSE LUIS LOPEZ (EXECUTO				Acres:	0.0000 Land NHS: 3,000	Cap:	0	
605 E MESQUITE AVE			State Codes: A	Map ID:	Prod Use: 0	Assessed:	21,860	
KINGSVILLE, TX 78363-3933			Situs: 605 E MESQUITE	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			21,860	0	21,860	0.842200	184.10

Prop ID	Owner	%	Legal Description		Values			
18595	16359	100.00 R	Geo: 119100405000192	Effective Acres: 0.000000	Imp HS: 0	Market:	3,900	
ARISPE HUBERTO JR			COL MEX, BLOCK 4, LOT 5, 6		Imp NHS: 900	Prod Loss:	0	
ETUX LYDIA ELIZABETH					Land HS: 0	Appraised:	3,900	
678 JUNIPER ST				Acres:	0.0000 Land NHS: 3,000	Cap:	0	
IMPERIAL, CA 92251-8908			State Codes: A	Map ID:	Prod Use: 0	Assessed:	3,900	
			Situs: 609 E MESQUITE	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			3,900	0	3,900	0.842200	32.85

Prop ID	Owner	%	Legal Description		Values			
19343	16830	100.00 R	Geo: 119100407000192	Effective Acres: 0.000000	Imp HS: 25,630	Market:	28,630	
MENDIETTA ALICIA			COL MEX, BLOCK 4, LOT 7, 8		Imp NHS: 0	Prod Loss:	0	
14200 W 101 ST S					Land HS: 3,000	Appraised:	28,630	
SAPULPA, OK 74066				Acres:	0.0000 Land NHS: 0	Cap:	0	
			State Codes: A	Map ID:	Prod Use: 0	Assessed:	28,630	
			Situs: 613 E MESQUITE	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			28,630	0	28,630	0.842200	241.12

Prop ID	Owner	%	Legal Description		Values			
20147	31224	100.00 R	Geo: 119100409000192	Effective Acres: 0.000000	Imp HS: 20,360	Market:	23,810	
GARCIA ROGELIO RIOS			COL MEX, BLOCK 4, LOT 9, 10		Imp NHS: 450	Prod Loss:	0	
ETUX OLGA RIOS GARCIA					Land HS: 3,000	Appraised:	23,810	
619 E MESQUITE AVE				Acres:	0.0000 Land NHS: 0	Cap:	0	
KINGSVILLE, TX 78363-3933			State Codes: A	Map ID:	Prod Use: 0	Assessed:	23,810	
			Situs: 619 E MESQUITE	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			23,810	8,400	15,410	0.842200	129.78

Prop ID	Owner	%	Legal Description		Values			
20932	17823	100.00 R	Geo: 119100411000192	Effective Acres: 0.000000	Imp HS: 0	Market:	11,360	
CAMPOS ABRAHAM V JR			COL MEX, BLOCK 4, LOT 11, 12		Imp NHS: 8,360	Prod Loss:	0	
% BRIGIDA C. RUIZ					Land HS: 0	Appraised:	11,360	
621 E MESQUITE AVE				Acres:	0.0000 Land NHS: 3,000	Cap:	0	
KINGSVILLE, TX 78363-3933			State Codes: A	Map ID:	Prod Use: 0	Assessed:	11,360	
			Situs: 621 E MESQUITE	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			11,360	0	11,360	0.842200	95.67

Prop ID	Owner	%	Legal Description		Values			
14064	18286	100.00 R	Geo: 119100413005192	Effective Acres: 0.000000	Imp HS: 2,450	Market:	5,450	
GARCIA MARIA			COL MEX, BLOCK 4, LOT 13, 14		Imp NHS: 0	Prod Loss:	0	
GUADALUPE (LIFE EST)					Land HS: 3,000	Appraised:	5,450	
EDNA MAE GARCIA (ETAL)				Acres:	0.0000 Land NHS: 0	Cap:	0	
625 1/2 E MESQUITE AVE			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed:	5,450	
KINGSVILLE, TX 78363-3933			Situs: 625 1/2 E MESQUITE TX	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			5,450	0	5,450	0.842200	45.90

Prop ID	Owner	%	Legal Description		Values			
22463	42670	50.00 R	Geo: 119100415000192	Effective Acres: 0.000000	Imp HS: 3,860	Market:	5,360	
CAMPOS REYNALDO			COL MEX, BLOCK 4, LOT 15, 16, 50% UNDIVIDED INTEREST		Imp NHS: 0	Prod Loss:	0	
629 E MESQUITE AVE					Land HS: 1,500	Appraised:	5,360	
KINGSVILLE, TX 78363-3933				Acres:	0.0000 Land NHS: 0	Cap:	0	
			State Codes: A	Map ID:	Prod Use: 0	Assessed:	5,360	
			Situs: 629 E MESQUITE	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			5,360	0	5,360	0.842200	45.14

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 21, 2012

HUBERTO ARISPE JR
678 JUNIPER ST.
IMPERIAL, CA 92251- 8908

Re: COLONIA MEXICANA, BLOCK 4, LOT 5,6 609 E MESQUITE

Dear Sir or Madam:

It has been determined that the structure at **609 E MESQUITE** 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 23, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 2, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 23, 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

APRIL 4, 2013

HUMBERTO ARISPE, JR AND LYDIA ELIZABETH ARISPE
678 JUNPIER ST
IMPERIAL , CA 92251-8908

Re: COL MEX, BLOCK 4, LOT 5, 6 609 E MESQUITE

Dear Sir or Madam:

It has been determined that the structure at **609 E MESQUITE** 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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2236

May 2, 2013

HUBERTO ARISPE, JR % LYDIA ELIZABETH ARISPE
678 JUNIPER ST
IMPERIAL, CA 92251-8908

Re: **HEARING FOR PROPERTY AT 609 E MESQUITE**

Dear Sir or Madam:

On June 21, 2012, a letter was sent from the City of Kingsville stating that your property located at **609 E MESQUITE** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

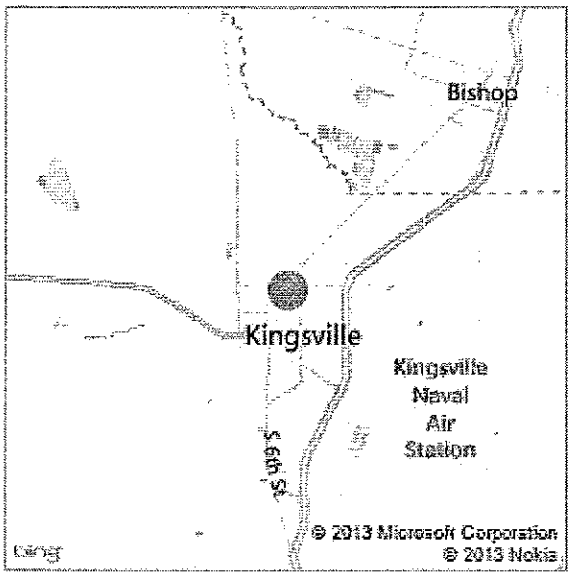
Daniel Ramirez
Building Official

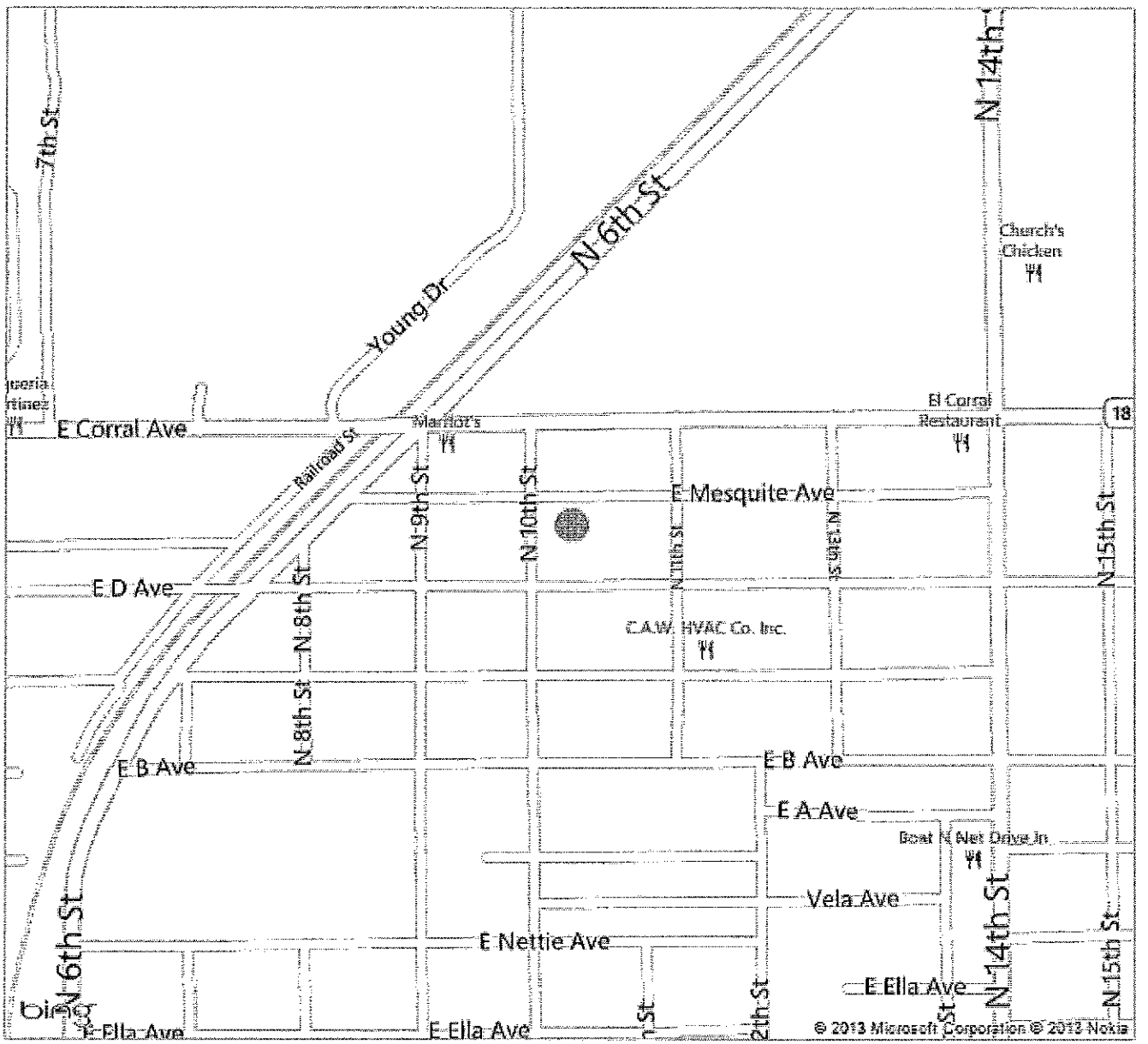
bing Maps

609 E Mesquite Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





1102

CITY KINGS

7011 0110 0000 4433 0386

TEXAS 78364

071612

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 05.75⁰
0004247745 JUN 21 2012
MAILED FROM ZIP CODE 78363

7/5

Humberto Arispe
178 Arispe St

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

92251889008

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **18595** R

Legal Description
COL MEX, BLOCK 4, LOT 5, 6

OWNER ID
16359

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

ARISPE HUBERTO JR
ETUX LYDIA ELIZABETH
678 JUNIPER ST
IMPERIAL, CA 92251-8908

Entities

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

Values

IMPROVEMENTS		900
LAND MARKET	+	3,000
MARKET VALUE	=	3,900
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,900
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,900

Ref ID2: R18595

119100405000192

ACRES:
EFF. ACRES:

SITUS 609 E MESQUITE

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

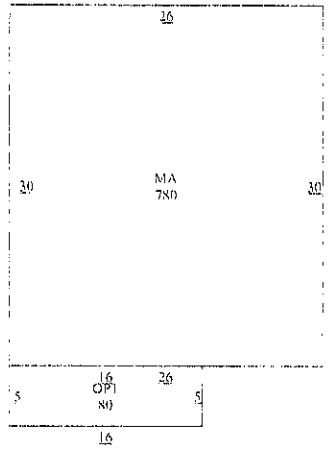
REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR '11 ADJ FLV ON IMPS TO 1,000
PER APPR LR 4/13/11 4/15/11 MMG -- FOR 2010
CHG HOMESITE CODE FROM "Y" TO "N" PER

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
07/01/1972	*****	UNKNOWN	OT / 264 / 140

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S191 100.00% NBHD:

IMPROVEMENT INFORMATION

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	F	FF2/	780.0	0.00	1	1945	1945		1,000	45%	100%	100%	100%	100%	0.45	1,000
	OP1	OPEN PORCH B	F	*/	80.0	0.00	1	1945	1945			45%	100%	100%	100%	100%	0.45	0
1.	RESIDENTIAL		STCD:	A1	860.0	Homesite: N					1,000							1,000
																	0.90	900

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S191 100.00% NBHD:

LAND INFORMATION

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		FF60D140	A1	N	FF	50X140	60.00	3,000	1.00	1.00	A	3,000	NO			0.00	0
													3,000					0

Comment: F: 50 R: 50 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:27AM by MARLENEP

True Automation, Inc.

Ca. 1915

PUBLIC HEARING

#7

1229 E. Ave B. CITYOFKINGSVILLE (5-18-12)

ADDRESS	OWNER	INSPECTOR

LEGAL DESCRIPTION Garcia AC LOT E/2 C/2 2 BLOCK 5

OWNER INFO Francisco Resendez 213 Fairview D Kingsville, TX. 78363

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					need cleaning
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
1229 E. AVE B.		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
GARCIA A C	5		E/2 E/22
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**
FRANCISCO RESENDEZ	213 FAIRVIEW DR. KINGSVILLE, TEXAS 78363		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Building							
a.Condition		X		UADP			
Yard							
a.Condition		X		VP			CLEANUP
Utilities							
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof							
a.Covering		X		UNIP			
b.Structure		X		UNIP			
Walls							
a.Exterior		X		UBNIDP			
b.Interior							
c.Ceilings							
Windows/Doors							
a.Secured		X		UNP			
b.Condition		X		UNP			
Foundation							
a.Floors		X		UDP			
Plumbing			XP				
Electrical			XP				

B-Broken	V-Over Grown	N-Needs Repairs	A-Abandoned
M-Missing	D-Dirty	I-Incomplete	D-Dilapidated
U-Unacceptable	H-Hazard	O-Outdated	P-Pictures

ADDITIONAL CONCERNS

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel N. Ramirez

CONDEMNATION CHECKLIST

Property Address: 1229 E Ave B Phone: _____
Property Owner: Francisco Resendez Phone: _____
Owner's Address: 1229 E Ave B Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-18-12	5-18-12	1. Identify structure unfit for human habitation.
☐ 5-18-12	5-18-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 5-18-12	5-18-12	☐ b. Photograph property.
		3. Determine ownership from county assessment & tax collection record.
☐ 5-18-12	5-18-12	4. Obtain legal description.
☐ 5-18-12	5-18-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 5-18-12	5-18-12	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.
6-11-12		
☐ 5-2-13	5-2-13	7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	5-6-13	5-6-13
☐	5-6-13	5-6-13

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

April 29, 2013

Re: Structure at 1229 E. Ave B

Property Owner: Francisco Resendez

Approximately mid-January 2013 Ms. Bernal and I personally spoke with Mr. Resendez regarding the above mentioned address and the dilapidated state the structure was in. Mr. Resendez agreed to do repairs to the exterior of the structure to include the siding and begin the roof repair. Also, he was to abate the property of any nuisances. Mr. Resendez stated that the work would be completed in two weeks. To this date, no work has commenced. We will proceed with the condemnation process.

Daniel Ramirez
Building Official

Estados Unidos
Censo 2000

letter received on 6/2/2012 through mail

6/11/2012

Proposed work for 1229 E AVE B

* I am in the process of obtaining estimates for repair or replacement of the roof

* I am in the process of obtaining estimates for Exterior siding repair

* I am in the process of obtaining estimates for the replacement of Electrical Service

* A Building Permit will be applied for by contractors licensed w/ the State of Texas & registered w/ city of Kingsville.

However, I can not begin working on this project until mid-July, As I live on a budgeted income. I am a plbg contractor just starting my business. I also have to provide medication for my insulin dependent daughter. Please consider granting my request for an extention period.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 18, 2012

FRANCISCO RESENDEZ SR
1229 E AVE B
KINGSVILLE, TX 78363

Re: REF #1322005020000192 1229 E AVE B

Dear Sir or Madam:

It has been determined that the structure at **1229 E AVE B** 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 21, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **May 31, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**June 21, 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

Prop ID	Owner	%	Legal Description			Values		
19341	46508	100.00 R	**Geo: 132200404003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,210
ESPINOZA PAULA L EST			GARCIA AC, BLOCK 4, LOT W/2 W/2		Imp NHS:	31,210	Prod Loss:	0
1230 E AVE B					Land HS:	0	Appraised:	34,210
KINGSVILLE, TX 78363-4010				Acres:	0.0000 Land NHS:	3,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	34,210
			Situs: 1230 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			34,210	0	34,210

Prop ID	Owner	%	Legal Description			Values		
16822	51755	100.00 R	**Geo: 132200501000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,000
GUAJARDO DOLORES			GARCIA AC, BLOCK 5, LOT W/2 1		Imp NHS:	0	Prod Loss:	0
PO BOX 421973					Land HS:	0	Appraised:	6,000
HOUSTON, TX 77242-1973				Acres:	0.0000 Land NHS:	6,000	Cap:	0
			State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	6,000
			Situs: 1219 E AVE B TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			6,000	0	6,000

Prop ID	Owner	%	Legal Description			Values		
11772	50908	100.00 R	**Geo: 132200501400192**	Effective Acres: 0.000000	Imp HS:	24,500	Market:	30,500
GARCIA RITA HERNANDEZ DE			GARCIA AC, BLOCK 5, LOT E/2 1, "DP TAX DEFERRAL 2010"		Imp NHS:	0	Prod Loss:	0
1235 E AVE B					Land HS:	6,000	Appraised:	30,500
KINGSVILLE, TX 78363-4009				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,500
			Situs: 1235 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,500	0	30,500

Prop ID	Owner	%	Legal Description			Values		
23301	50972	100.00 R	**Geo: 132200502000192**	Effective Acres: 0.000000	Imp HS:	25,700	Market:	28,700
GARCIA ANDREA L (LIFE			GARCIA AC, BLOCK 5, LOT W/2 W/2 2		Imp NHS:	0	Prod Loss:	0
EST)					Land HS:	3,000	Appraised:	28,700
ANNA ELIZA BARRERA				Acres:	0.0000 Land NHS:	0	Cap:	0
1245 E AVE B			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,700
KINGSVILLE, TX 78363-4009			Situs: 1245 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			28,700	8,400	20,300

Prop ID	Owner	%	Legal Description			Values		
23910	19620	100.00 R	**Geo: 132200502001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,000
DE LA GARZA CARLOS			GARCIA AC, BLOCK 5, LOT W/2 E/2 2		Imp NHS:	0	Prod Loss:	0
ETUX BELINDA					Land HS:	0	Appraised:	3,000
1247 E AVE B				Acres:	0.0000 Land NHS:	3,000	Cap:	0
KINGSVILLE, TX 78363-4009			State Codes: C	Map ID:	Prod Use:	0	Assessed:	3,000
			Situs: 1227 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			3,000	0	3,000

Prop ID	Owner	%	Legal Description			Values		
24546	28757	100.00 R	**Geo: 132200502002192**	Effective Acres: 0.000000	Imp HS:	14,240	Market:	17,240
RESENDEZ FRANCISCO			GARCIA AC, BLOCK 5, LOT E/2 E/2 2		Imp NHS:	0	Prod Loss:	0
1229 E AVE B					Land HS:	3,000	Appraised:	17,240
KINGSVILLE, TX 78363-4009				Acres:	0.0000 Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	17,240
			Situs: 1229 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			17,240	0	17,240

Prop ID	Owner	%	Legal Description			Values		
25786	19620	100.00 R	**Geo: 132200502004192**	Effective Acres: 0.000000	Imp HS:	81,560	Market:	84,560
DE LA GARZA CARLOS			GARCIA AC, BLOCK 5, LOT E/2 W/2 TR 2		Imp NHS:	0	Prod Loss:	0
ETUX BELINDA					Land HS:	3,000	Appraised:	84,560
1247 E AVE B				Acres:	0.0000 Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4009			State Codes: A	Map ID:	Prod Use:	0	Assessed:	84,560
			Situs: 1247 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

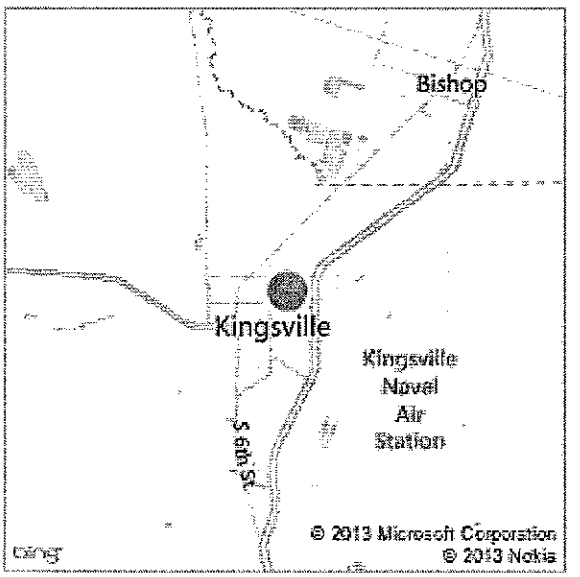
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			84,560	0	84,560

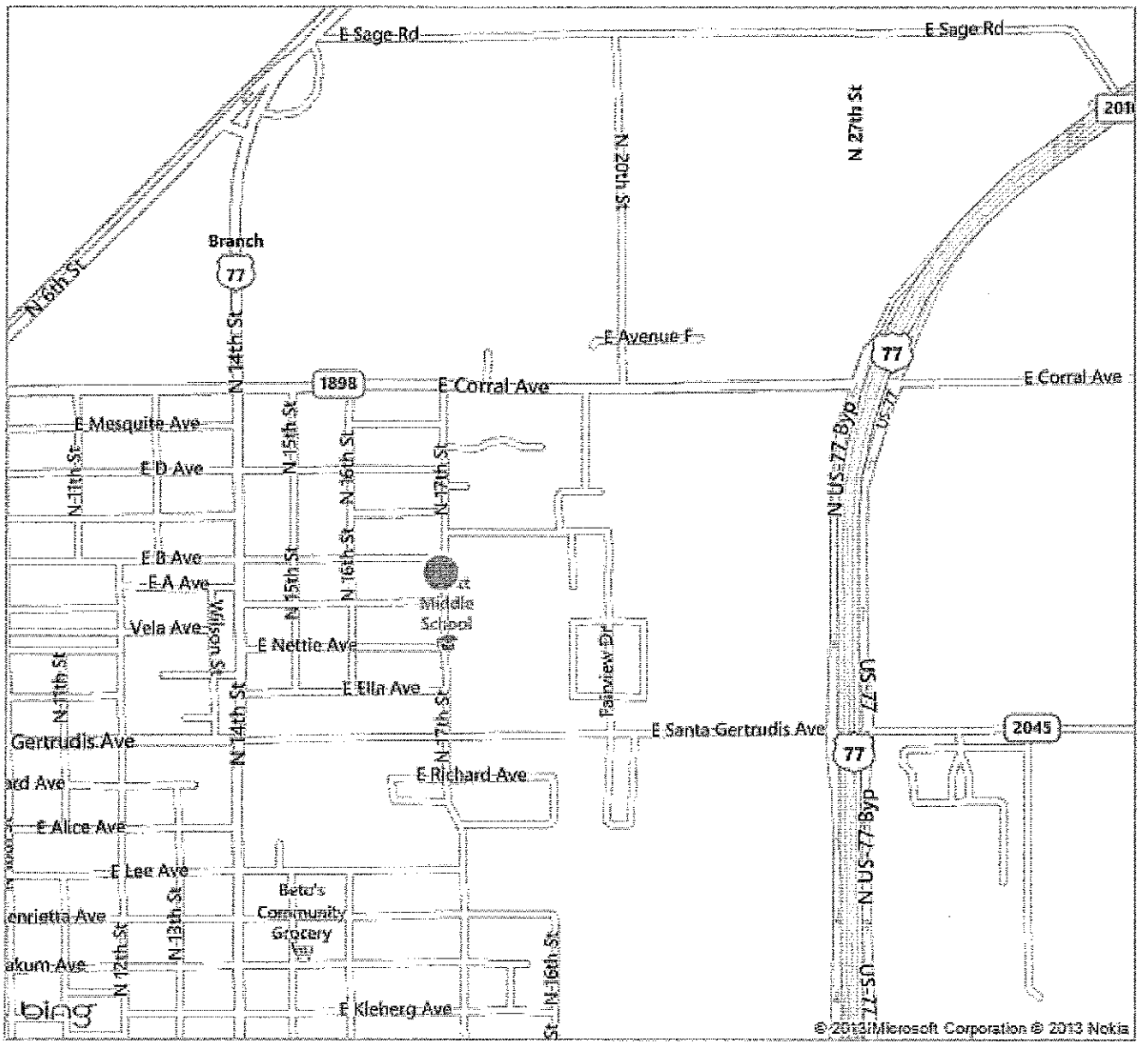
bing Maps

1229 E B Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





NO. 2

CITY OF KINGSVILLE

7011 0110 0000 4431 7295

78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75°
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

Francisco Resendez Sr
1229 E Ave B
Kingsville TX 78363

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2212

May 2, 2013

FRANCISCO RESENDEZ
1229 E AVE B
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1229 E AVE B**

Dear Sir or Madam:

On May 18, 2012, a letter was sent from the City of Kingsville stating that your property located at **1229 E AVE B** 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 **Tuesday, MAY 28, 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 MAY 28, 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

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-322-005-02002-192

GARCIA AC, BLOCK 5, LOT E/2 E/2 2

TOWN - LOCATION- 1229 E AVE B
ACRES - .160

LAND MKT VALUE 3000 IMPR/PERS MKT VALUE 14240
LAND AGR VALUE MKT. BEFORE EXEMPTS 17240
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

RESENDEZ FRANCISCO

213 FAIRVIEW DR

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	303.04	121.21	84.85	509.10
TAXES 2011	537.70	150.56	137.65	825.91
TAXES 2012	541.86	70.45	.00	612.31
	1,382.60	342.22	222.50	1,947.32

ACCT # 1-322-005-02002-192

TOTAL DUE 05/2013	**1,947.32**
TOTAL DUE 06/2013	1,968.22
TOTAL DUE 07/2013	2,122.42
TOTAL DUE 08/2013	2,139.05

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	377.78	100.92	66.72	545.42
CITY OF KINGSVILLE	435.60	117.61	77.83	631.04
KINGSVILLE ISD	540.30	116.28	73.10	729.68
SOUTH TX WATER AUTH	28.92	7.41	4.85	41.18

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	128.41
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	145.20
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	257.58
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	10.67
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	541.86

1229 E AVE B

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF 1229 E. AVE B ON:

Thursday, May 28, 2013

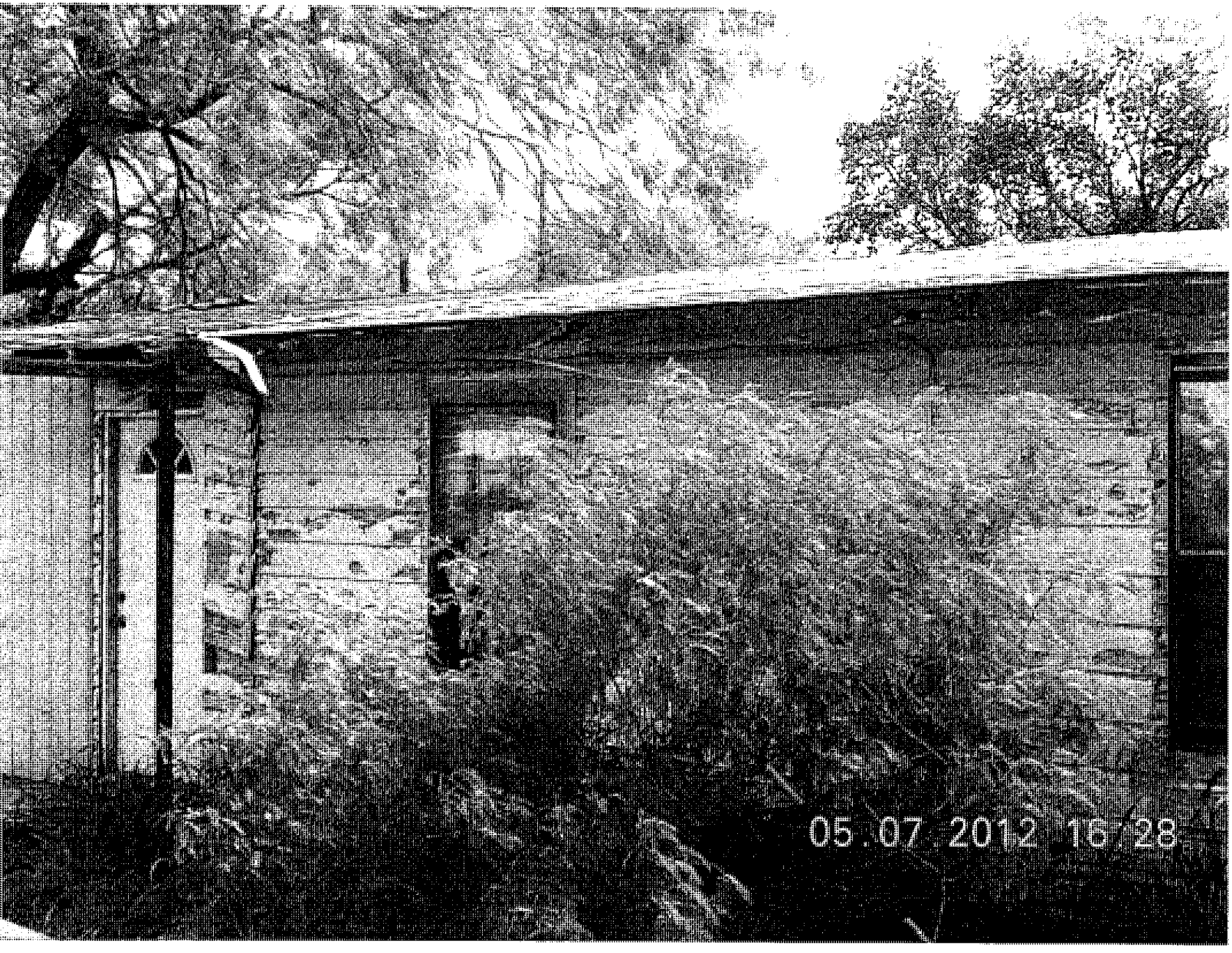
BY ORDER OF BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and/or alterations of this structure without APPROVAL 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
2001 S. FRUTE DRIVE
Telephone: (361) 595-8012

5-6-13

05.06.2012 10:45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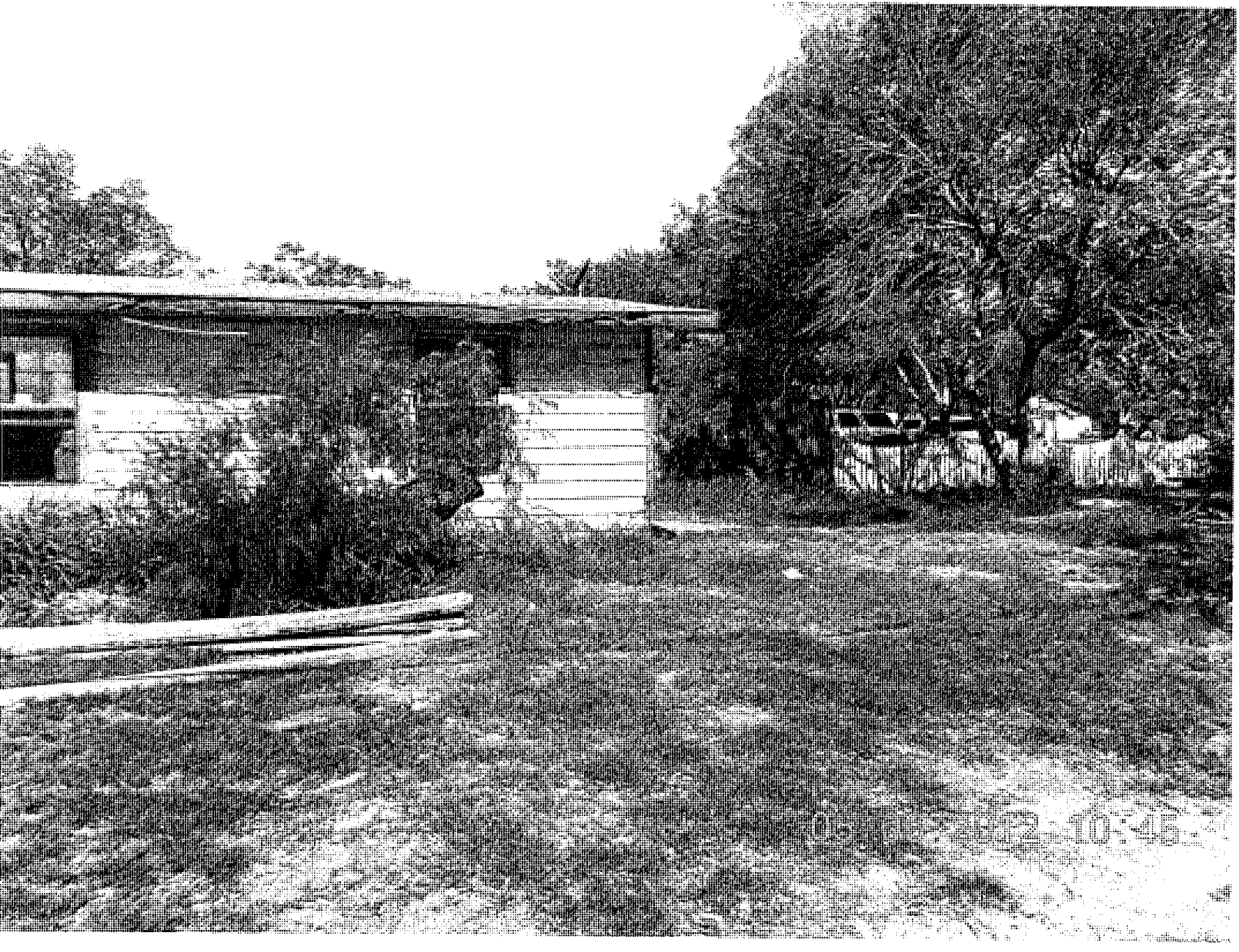


06/06/2006 9:46:42 AM

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY **24546** R

Legal Description
GARCIA AC, BLOCK 5, LOT E/2 E/2 2

OWNER ID
28757

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
RESENDEZ FRANCISCO
213 FAIRVIEW DR
KINGSVILLE, TX 78363

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

Values		
IMPROVEMENTS		14,240
LAND MARKET	+	3,000
MARKET VALUE	=	17,240
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	17,240
HS CAP LOSS	-	0
ASSESSED VALUE	=	17,240

Ref ID2: R24546

132200502002192

ACRES:
EFF. ACRES:

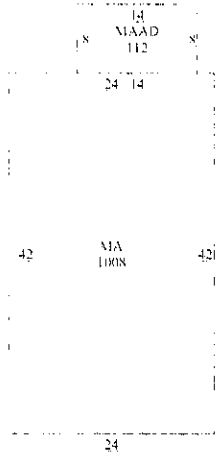
SITUS 1229 E AVE B

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR 2012 NO VAL CHG TO ACCT
PER APPR LR 4/27/12 4/30/12 MMG -- FOR '09
ADD PHY % (poor cond,roof)PER LR/RC 2/6/09

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
01/30/2004	MISC	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
04/12/1996	*****	RESENDEZ JUAQUIN	GFT / 129 / 761
	*****	UNKNOWN	OT / /

SUBD: S322 100.00% NBHD:

IMPROVEMENT INFORMATION

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/	1,008.0	42.09	1	1955	1945		45,210	45%	70%	100%	100%	100%	0.32	14,240
	MAAD	ADDN (INC W/	F	NV/	112.0	0.00	1	1955				45%	70%	100%	100%	100%	0.32	0
1.	RESIDENTIAL		STCD:	A1	1,120.0	Homesite: N					45,210							14,240

IMPROVEMENT FEATURES

Heating/Cooling	1	CF3	2,782
Foundation	1	FD1	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL7	0
Plumbing	1	1	0
			2,782

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S322 100.00% NBHD:

LAND INFORMATION 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		FF60D140	A1	N	FF	50X140	60.00	3,000	1.00	1.00	A	3,000	NO			0.00	0
													3,000					0

Comment: F: 50.0 R: 50.0 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:08AM by MARLENEP

True Automation, Inc.

CONSENT AGENDA

AGENDA ITEM #1

Engineering Department

361-595-8005
361-595-8035 Fax

DATE: April 17, 2013

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Replace yield sign with stop sign on Huisache Ave. at 8th Street

SUMMARY

This item authorizes the city to replace a yield sign on Huisache Ave. at 8th Street with a stop sign for east and west bound traffic.

BACKGROUND

The Engineering Department received a request on April 15, 2013 from a citizen to evaluate the safety of the intersection of Huisache Ave. and 8th Street. It was observed that the traffic control at this intersection is a yield sign on Huisache Ave. and a free flow movement on 8th Street. Furthermore, it was determined that 8th Street serves as a collector street. Related to this intersection, is the intersection of 8th and King Street, where there is currently a traffic light. It was observed that vehicles travel through 8th street to get to the H-E-B grocery store on King Street. Since the signal is at the intersection of 8th Street and King Street, it is the safest and more efficient intersection to get to H-E-B from the area.

RECOMMENDATION

Staff recommends that the yield sign on Huisache Ave. at 8th Street be changed to a stop sign for east and west bound traffic to enhance public safety.

FINANCIAL IMPACT

There is no financial impact to the City of Kingsville. Changing this sign is in accordance with state and federal guidelines and the Manual of Uniformed Traffic Control Devices (MUTCD).

Approved

_____

Vincent Capell, City Manager

ORDINANCE NO. 2013-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER VII, ARTICLE 8, TRAFFIC CONTROL DEVICES; PROVIDING FOR THE INSTALLATION OF A STOP SIGN ON HUISACHE AVE. AT 8TH STREET FOR EAST AND WEST BOUND TRAFFIC; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

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 COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 7-8-3 of Article 8: Traffic Control Devices of Chapter VII, Traffic Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

§ 7-8-3 TRAFFIC CONTROL AREAS.

...

(K)

...

AREA F		
Intersection	Direction	Device
1....		
[redacted]	[redacted]	[redacted]

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 codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 13th day of May, 2013.

PASSED AND APPROVED on this the 28th th day of May, 2013.

_____
Sam Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AGENDA ITEM #2

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 3, 2012

Vincent Capell
City Manager
City of Kingsville
P.O. Box 1458
Kingsville, Texas 78364

Re: Delinquent Storm Water Utility Fee

Mr. Capell,

The Storm Water Ordinance No. 2012-51 is silent as to the treatment of delinquent storm water utility fee payments. I have attached the results of a survey City of Kingsville Legal Department indicating the benchmark language in the industry. Based on the results of the survey, I am recommending the attached revised ordinance be adopted by the City of Kingsville.

Thank you for your consideration of this matter.

Sincerely,

Mark A. Rushing

Mark A. Rushing

ORDINANCE NO.2013-_____

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS, AMENDING CHAPTER V PUBLIC WORKS OF THE CODE OF ORDINANCES OF THE CITY OF KINGSVILLE, TEXAS BY AMENDING ARTICLE 6 ENTITLED "STORMWATER UTILITY SYSTEM", AS AMENDED, TO ESTABLISH PROCEDURE FOR DELINQUENT STORMWATER UTILITY FEE PAYMENTS; PROVIDING A CUMULATIVE CLAUSE; PROVIDNG A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Kingsville, Texas ("City Commission") has adopted Ordinance No.2012-48, to create a Stormwater Utility System and provide stormwater drainage service to collect and direct stormwater runoff for benefitted properties within the utility service area upon payment of Stormwater Drainage Utility Fee, and has adopted Ordinance No.2012-51, to create Stormwater Utility Fees for a stormwater service; and

WHEREAS, the City Commission, after holding a public hearing and finding that the fees are non-discriminatory, reasonable, and equitable, has approved an ordinance establishing a schedule of Stormwater Utility Fees for stormwater service; and

WHEREAS, in setting the schedule of Stormwater Utility Fees, the fees were based on an inventory of improved parcels within the utility service area;

WHEREAS, the ordinance was silent as to the treatment of delinquent stormwater utility fee payments, which is an issue to be clarified by the passage of this ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS THAT:

SECTION 1: The City Commission hereby establishes a procedure for delinquent Stormwater Utility Fees as set forth herein.

SECTION 2: The Chapter V, Article 6 "Stormwater Utility Fees", section 5-6-21 of the Code of Ordinances of the City of Kingsville, Texas is hereby amended to read as follows:

ARTICLE II. STORMWATER UTILITY FEES

...

Sec.5-6-21. Fee Calculation.

(a) *Stormwater Utility Fee Calculation.* Stormwater Utility Fees shall be calculated based on the total stormwater runoff potential for benefitted properties for all customers within the utility service area. The total stormwater runoff potential shall be measured as impervious cover in square feet (SF).

(b) *Stormwater Utility Fee.* The total stormwater runoff potential for the service area shall be allocated between the customer classes based on the relative amount of impervious area in each class established in Section 5-6-6. The monthly Stormwater Utility Fee is based on the average impervious area for an ERU, which is Two Thousand Four Hundred Twenty Five Square Feet (2,425.0 SF).

1) *Residential Property Class.* The monthly Stormwater Utility Fees for each residential property as defined in Section 5-6-4, shall be either a flat-rate fee per singly-family equivalent residential unit (ERU) or a flat-rate fee per dwelling unit on a residential parcel.
2) *Non-Residential Property Class.* The monthly Stormwater Utility Fees for each improved non-residential property or allocated portion of an improved non-residential property shall be equal to: Impervious Area in square feet divided by 2,425.0 square feet for the ERU time the applicable flat-rate ERU fee.
3) *Minimum Monthly Stormwater Utility Fee.* The minimum Stormwater Utility Fee for all customer classes shall be the fee for one ERU.

(c) *Revision of Fees or Rates.* The Stormwater Utility Fee or the stormwater utility rate may be revised by the City Commission through an ordinance from time to time as permitted by the Article and the Act.

(d) *Applicable Stormwater Utility Fee.* The applicable Stormwater Utility Fee is $1.25/ERU/month.

(e) [redacted]

SECTION 3: It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are specifically repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTROUCED on this the 13th day of May, 2013.

PASSED AND APPROVED by the City Commission on this the _____ day of _____, 2013.

_____

Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

AGENDA ITEM #3

Mark Rushing

From: Susan Ivy <sivy@klebergpark.org>
Sent: Wednesday, May 08, 2013 3:32 PM
To: Vincent J. Capell; Mark Rushing; Tony Ramirez
Subject: city comm may 13 2013 request for jet assistance
Attachments: city comm may 13 2013 request for jet assistance.docx; Plane Project (2).docx

Attached you will find our formal request for funding assistance along with a revised quote. The only revision to the quote is that is has the TOTAL LABOR AND MATERIALS FIGURE AT THE BOTTOM.

Thanks

Susan

KLEBERG COUNTY
PARKS & RECREATION

P. O. Drawer 512
Highway 77 & Escondido Road
Kingsville, Texas 78364
Phone 361-595-8591
Fax 361-595-8596
www.klebergpark.org

May 8, 2013

City Manager
City of Kingsville
P.O. Box 1458
Kingsville, Texas 78364

Re: Dick Kleberg Park T45 Jet Renovation Project

Mr. Capell,

The Kleberg County Commissioners approved on the May 6, 2013 County Commission Agenda:

Item #10 Appropriation of funding to assist with the renovation of the T45 Jet in Dick Kleberg Park in partnership with the City of Kingsville.

AGENDA ITEM #10

In The Matter Of Discussing And Acting On Approving Appropriation Of Funds To Assist With Renovation Of T45 Jet In Dick Kleberg Park In Partnership With City Of Kingsville

The above matter coming on for consideration, a motion was made by Commissioner Rosse and seconded by Commissioner Lomas to provide up to half of $8,964 with monies to come from Commissioners' Court Approved Fund; contingent upon the City of Kingsville paying half. Upon vote, the motion carried unanimously and so ordered.

Attached is the supporting documentation provided to the Kleberg County Commission in that meeting.

This project has been in development for some time. I have been working closely with Glenn Jones and Jon Gagne who are both reps for NAS Kingsville to make sure that any and all work to be done on the Jet follows Military standards and requirements. In discussions in the County Judge's office we found that the Judge's assistant's (Keisha) husband – Carlos Garza – was experienced in this kind of work and Keisha offered to talk to him about the possibility of doing the work. After much discussion about having to take the jet off the stick and get it painted in an off site location he presented a plan that has been approved by NAS Kingsville through Jon Gagne to get the job done without moving the jet. A group from NAS Kingsville has also offered volunteer time to assist with the project.

We would like to accept this proposal and contract Carlos Garza to complete this work. If he does it without volunteer assistance from NAS Kingsville the cost will be $8964.00 If the volunteers provide the assistance discussed the cost will be less. We are asking you to approve funding of ½ of $8964.00.00 quote.
If the partnership in this project is approved by the City of Kingsville Commission the total cost to the City of Kingsville would not exceed $4,482.00 (½ of the $8,964.00) for the work detailed in the quote. If anything additional comes up during the completion of this project you will be advised immediately. However, if the volunteers provide the assistance they have offered the reduced price will provide us some room to handle any unexpected expenses.

Your kind consideration of our request is appreciated and I thank you for your continual support of Park projects and improvements.

Sincerely,

Susan Ivy
Director, City County Parks
Kleberg County

Phase I Labor $200

Power Wash Plane

* Is there a company volunteering to power wash?

Bucket Truck

Phase II- Repairs Labor $2300

Tie Down- The Navy can assist with the tie downs on the plane.

Bucket Truck

* Repairs will be made with BONDO.

Materials:	
Bondo	$20
Sandpaper	$ 50
Tyvek Suits	Gagne Checking
Air Compressor	
Sander	No Charge

Phase III – Prime and Paint Labor $5900

* Scaffolding $15 per square/ week

5 squares X 2 weeks = $150.00

Sand, Power wash, Prime, Power Wash, Tape, Paint

Materials:	
Sander	No Charge
Air Compressor	
Sand Paper	Listed Above
Power Washer	
Primer	$92
Tape	$60
Brushes	$40
Rollers	$32
Paint	$120

Materials : $564.00 (Estimate)

Labor: $8400.00 (Estimate)
$6000.00 (If volunteers are available to assist)

TOTAL LABOR & MATERIALS $8964.00

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE GENERAL FUND TO ASSIST WITH THE RENOVATION OF THE T45 JET IN DICK KLEBERG PARK IN PARTNERSHIP WITH KLEBERG COUNTY.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures.

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 REVENUES AND EXPENSES
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
Fund 001	**General Fund**				
Revenue					
4-160.0	Plan /Dev. Svc	Demolition Recovery Rev	621.20	$4,482	
				$4,482	
Expense					
5-450.0	Parks Department	Prof. Services - Jet Rehab.	521.00	$4,482	
				$4,482	

[To provide funding for up to half of $8,964 to assist with the renovation of the T45 Jet in Dick Kleberg Park. This is contingent with Kleberg County paying the other half of the proposed costs. The City and County are to share equally in the cost of the project.]

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 _13th__ day of _May_, 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

AGENDA ITEM #4

Engineering Department
361-595-8005
361-595-8035 Fax

DATE: May 17, 2013

TO: City Commission through City Manager

FROM: Charlie Cardenas, P.E., City Engineer/Director of Public Works

SUBJECT: Contract for Construction of New Pump House for Water Well #19

SUMMARY

This item authorizes the city to enter into a construction contract for a bid the Commission previously awarded to Rusty Van Fleet Construction for a new pump house at Water Well #19.

BACKGROUND

Earlier this year, the City bid out (via RFP#13-08) for the construction of a new Pump House at Water Well #19 on 6th Street. On March 25th, the Commission awarded that bid to Van Fleet Construction. The contractor has submitted acceptable performance and payment bonds, and now the construction contract needs to be executed.

RECOMMENDATION

Staff recommends that the resolution authorizing execution of the construction contract be approved.

FINANCIAL IMPACT

This action will expend $287,000.00 from Fund 054, Capital Projects. Fund 54 capital projects are cash funded from utility revenues.

Approved

_____

Vincent Capell, City Manager

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT BETWEEN CITY OF KINGSVILLE AND RUSTY VAN FLEET CONSTRUCTION FOR A NEW PUMP HOUSE FOR WATER WELL #19; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville desires to have a new pump house constructed for Water Well #19 with funding coming from Fund 054 Capital Projects, which cash funds capital projects from utility revenues;

WHEREAS, the City previously bid out this project (RFP#13-08) and on March 25, 2013 awarded the bid to Rusty Van Fleet Construction, and the necessary performance and payment bonds have been submitted so that the contract for the project is ready for execution.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into a Contract for a New Pump House for Water Well #19 between the City of Kingsville and Rusty Van Fleet Construction in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the _____28th_ day of _May_, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____

Courtney Alvarez, City Attorney

Alpha John 3:3
Engineering F-16

Homero Castillo, PE
109 North Fifth Street
P.O. Box 1251
Kingsville, Texas 78364
Ph: 361-592-2977

TRANSMITTAL

PROJECT: Water Well 19 New Pump House

ENGINEER'S PROJECT NO: 1204-04

TO: City of Kingsville
P.O. Box 1458
Kingsville, Texas 78364

DATE: 20 May 2013

If enclosures are not as noted, please inform us immediately.

ATTENTION: Mr. Charlie Cardenas, P.E., City Engineer

If checked below, please
☐ Acknowledge receipt of enclosures.
☐ Return enclosures to us.

WE TRANSMIT: ☒ herewith ☐ in accordance with your request ☐ under separate cover via ☐ other:

FOR YOUR: ☒ approval ☒ review & comment ☒ use ☐ distribution to parties ☒ record ☐ ☐ information

THE FOLLOWING:
☐ Drawings ☐ Specifications ☐ Change Order ☐ Drawing Reproducible ☐ Application for Payment ☒ Form of Contracts ☐ Samples ☐ Product Literature

QUANTITY	DESCRIPTION	ACTION CODE
3	Form of Contract between the City and Rusty Van Fleet Construction, Inc.	E

ACTION REMARKS CODE	A. Action indicated on item transmitted B. No action required C. For signature and return to this office	D. For signature and forwarding as noted below under E. See REMARKS below

REMARKS: Please sign all three, keep one for your files, and remit two to my office

COPIES TO: (with enclosures)
☒
☐
☐

BY: Homero Castillo
Homero Castillo, PE License No. 57521

SECTION 00 50 00
FORM OF CONTRACT

This AGREEMENT made this 2ND day of APRIL , 2013 by and between RUSTY VAN FLEET CONSTRUCTION INC. a company organized and existing under the laws of the State of Texas, hereinafter called the "Contractor", and the **CITY OF KINGSVILLE** hereinafter called the "Owner",

WITNESSETH, That the Contractor and the Owner for the considerations stated herein mutually agree as follows:

ARTICLE 1. Statement of work. The Contractor shall furnish all labor, material, equipment and services, and perform and complete all the construction work required for the **WATER WELL 19 NEW PUMP HOUSE** in strict accordance with the specifications, and Addenda thereto numbered and the Drawings referred to herein, all as prepared by Alpha Engineering which said Specifications, Addenda and Drawings are incorporated herein by reference and made a part hereof.

ARTICLE 2. The Contract Price. The Owner shall pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in the Contract Documents, the sum of TWO HUNDRED EIGHTY-SEVEN THOUSAND FOUR HUNDRED---------- $ 287,400.00
Words (Numeric).

ARTICLE 3. Contract Documents. The Contract shall consist of the following parts: (a.) This instrument. (b.) General Conditions (c.) Technical Specifications (d.) Drawings (e) Proposal.

This instrument, together with the other documents enumerated in this Article 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, form the Contract. In the event that any provision in any component part of the Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in the Article 3 shall govern, except as otherwise specifically stated. The various provisions in Addenda shall be construed in the order of preference of the component part of the Contract which each modifies.

IN WITNESS WHEREOF, the parties hereto have caused This Instrument to be executed in three (3) original counterparts as of the day and year first above written.

Contractor: RUSTY VAN FLEET CONSTRUCTION INC.	Owner: CITY OF KINGSVILLE
By: RUSTY VAN FLEET, PRESIDENT	By:
Signature:	Signature:
Title: PRESIDENT	Title:
Address: PO BOX 5101KINGSVILLE TX 78364 5101	Address: P.O. Box 1458 Kingsville, Texas 78363 Phone: 361-595-8014
Phone: #361 516 1034FAX #361 516 1035	
Notary or Attest: Kathy V. Fleet	*Notary or Attest:*

CERTIFICATIONS:

I RUSTY VAN FLEET, certify that I am the PRESIDENT of the company named as Contractor herein; that who signed this Contract on behalf of the Contractor, was then of said corporation; that said Contract was fully signed for and in behalf of said company by authority of its governing body, and is within the scope of its company powers.

(Company Seal)

Bond # 1975114

SECTION 00 60 00
PERFORMANCE BOND

STATE OF TEXAS
COUNTY OF KLEBERG

KNOW ALL MEN BY THESE PRESENTS:

That we, Rusty Van Fleet Construction, Inc. as Principal, and

Citizenes Insurance Company of America as Surety are

hereby held and firmly bound unto the CITY OF KINGSVILLE, herein after called Owner, in the penal sum of: Two hundred eighty seven thousand four hundred and 00/00 Dollars $ 287,400 for the payment whereof, the said Principal and Surety bind themselves, their heirs, executors, administrators and successors, jointly and severally firmly by these presents.

The conditions of this obligation are such that, whereas the Principal entered into a certain contract, hereto attached and made part hereof, with the Owner, dated April 2nd 2013 for the

WATER WELL 19 NEW PUMP HOUSE (project)

Now, if the Principal shall faithfully perform the contract in accordance with the plans, specifications and contract documents, and shall fully indemnify and save harmless the Owner from all costs of damage which the Owner may suffer by reason of the Principal's default or failure to perform and shall fully reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any such default, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

In the event Principal is in default under the contract as defined herein, Surety will within (15) days of determination of such default take over and assume completion of such contract and become entitled to the payment of the balance of the contract price, or the Surety shall make other arrangements satisfactory with the obligee for the completion of the defaulted work but in no event shall the surety's liability exceed the penalty of this bond.

The surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed thereunder or to the specifications accompanying the same shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the work or to the specifications.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their several seals this 16th day of April, 2013, the name and corporate seal of each party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Rusty Van Fleet Construction, Inc., Principal (PRINCIPAL'S SEAL if a corporation)

By RUSTY VAN FLEET PREISDENT

Title:

Citizens Insurance Company of America, Surety

By Eric Grunwald Attorney-in-Fact (SURETY'S SEAL)

Bond # 1975114

SECTION 00 61 00
PAYMENT BOND

STATE OF TEXAS
COUNTY OF KLEBERG

KNOW ALL MEN BY THESE PRESENTS:

That we, Rusty Van Fleet Construction, Inc., as Principal, and Citizenes Insurance Company of America, as Surety, are hereby held and firmly bound unto the CITY OF KINGSVILLE, herein after called the Owner, in the penal sum of:

Two hundred eighty seven thousand four hundred and 00/00 Dollars $ 287,400

for the payment whereof, the said Principal and Surety bind themselves, their heirs, executors, administrators and successors, jointly and severally firmly by these presents.

The conditions of this obligation are such that, whereas the Principal entered into a certain contract, hereto attached and made part hereof, with the Owner, dated April 2nd 2013 for the

WATER WELL 19 NEW PUMP HOUSE (project)

Now, if the Principal shall promptly make payments to all claimants, as defined in Article 5160, Revised Civil Statutes of Texas, 1925, as amended, supplying labor and materials in the prosecution of the work provided for in said contract documents, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

This bond is made and entered into solely for the protection of all claimants supplying labor and material in the prosecution of the work provided for in said contract documents, and all such claimants shall have a direct right of action under the bond as provided in Article 5160, Revised Civil Statutes, 1925, as amended.

The surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract documents or to the work to be performed thereunder shall in any wise affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract documents or to the work to be performed thereunder.

IN WITNESS WHEREOF, the above bounded parties have executed this instrument under their several seals this 16th day of April, 2013, the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Rusty Van Fleet Construction, Inc., Principal

(PRINCIPAL'S SEAL)
(if a corporation)

By RUSTY VAN FLEET

PRESIDENT
Title:

Citizenes Insurance Company of America, Surety

(SURETY'S SEAL)

By Eric Grunwald Attorney-in-Fact

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint

Jacquelyn Kingsbury and/or Eric Grunwald

of Houston, TX and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated

any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States, not to exceed Ten Million and No/100 ($10,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **7th** day of **November 2011**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas, Vice President

Mark Fitzgerald, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this **7th** day of **November 2011** before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

BARBARA A. GARLICK
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 21, 2018

Barbara A. Garlick, Notary Public
My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 16th day of April 20 13 .

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Glenn Margosian, Vice President

The Hanover Insurance Group

FOR INFORMATION, OR
TO MAKE A COMPLAINT, CALL:
1-800-999-9239

PARA INFORMACION, O
PARA HACER UNA QUEJA, HABLE:
1-800-999-9239

COMPLAINT NOTICE - TEXAS

Should any dispute arise about your premium or about a claim that you have filed, contact the agent or write to the company that issued the policy, bond or certificate. If the problem is not resolved, you may also write the State Board of Insurance, P.O. Box 149091, Austin, Texas 78714-9091. FAX# (512) 475-1771. This notice of complaint procedure is for information only and does not become a part or condition of this policy, bond or certificate.

231-1314 TX (9-91)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/19/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Integrity Insurance Solutions
2050 North Loop West
Suite #110
Houston TX 77018

CONTACT NAME: Jacquelyn Kingsbury
PHONE (A/C, No, Ext): (713) 682-8600 FAX (A/C, No): (713) 682-8610
E-MAIL ADDRESS: jkingsbury@integrity-ins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: First Mercury Insurance Co	
INSURER B: Travelers Cas Ins Co Of America	
INSURER C: Texas Mutual Insurance Company	
INSURER D: Great American Ins Co Of NY	
INSURER E:	
INSURER F:	

INSURED (361) 877-6595
Rusty Van Fleet Construction, Inc.
GR&M, Inc DBA Gillespie Roofing & Sheet Metal

P. O. Box 5101
Kingsville TX 78364-5101

COVERAGES CERTIFICATE NUMBER: Cert ID 1583 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC	Y	Y	CGL000001927301	10/18/2012	10/18/2013	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ Excluded $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS X SCHEDULED AUTOS X HIRED AUTOS X NON-OWNED AUTOS X Incl Trlrs	Y	Y	BA-278M6971-12-SEL	10/18/2012	10/18/2013	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000	Y	Y	EX0000019266-01	10/18/2012	10/18/2013	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	TGF-0001123446	10/13/2013	10/13/2013	X WC STATUTORY LIMITS OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractor's Equipment	N	N	IMP3015938-1	10/18/2012	10/18/2013	Owned Schd Eqpt Deductible/Occr	$ On File W/Co $ 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Blanket Additional Insured applies with respect to the Auto Liability and General Liability Policies. Blanket Waiver of Subrogation applies with respect to the Auto Liability, General Liability and Workers' Compensation Policies. The Primary/Non-Contributory Endorsement and the Per Project Aggregate Endorsement (which is capped at $5MIL) apply with respect to the General Liability Policy. The Umbrella Policy is Follow Form. 30-Days Notice of Cancellation Applies, Except 10-Days Notice Due to Non-Payment of Premium **All as Required by Written Contract.** -----Job No. 1204-04 ----- Reference -- Water Well 19 New Pump House; City of Kingsville-----

CERTIFICATE HOLDER

City Of Kingsville

P. O. Box 1458
Kingsville TX 78364

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jacquelyn Kingsbury

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Project Billing Worksheet

As of: 04/25/2013

Next App Due:

Project ID: Water Well 19

Description: Water Well 19 New Pump House

For/Owner: City Of Kingsville

Category: Schedule of Values

Line #	Description	Scheduled Value	Completed to Date	Stored to Date	Pct Comp	Balance Remaining	Stored This Pd	Comp. This Pd or Pct Comp
1	General Conditions	$9,500.00	$0.00	$0.00	0.00%	$9,500.00		
2	Demolition	$1,500.00	$0.00	$0.00	0.00%	$1,500.00		
3	Earthwork	$2,500.00	$0.00	$0.00	0.00%	$2,500.00		
4	Concret Foundation	$9,500.00	$0.00	$0.00	0.00%	$9,500.00		
5	Masonry	$9,600.00	$0.00	$0.00	0.00%	$9,600.00		
6	Rough Carpentry	$7,200.00	$0.00	$0.00	0.00%	$7,200.00		
7	Roofing	$6,400.00	$0.00	$0.00	0.00%	$6,400.00		
8	Hollow Metal Doors/Hardware	$9,800.00	$0.00	$0.00	0.00%	$9,800.00		
9	Windows	$1,000.00	$0.00	$0.00	0.00%	$1,000.00		
10	Plaster	$7,500.00	$0.00	$0.00	0.00%	$7,500.00		
11	Painting	$9,000.00	$0.00	$0.00	0.00%	$9,000.00		
12	Fans	$3,500.00	$0.00	$0.00	0.00%	$3,500.00		
13	Mechanical	$129,000.00	$0.00	$0.00	0.00%	$129,000.00		
14	Electrical/Controls	$79,000.00	$0.00	$0.00	0.00%	$79,000.00		
15	Disinfection/Startup	$2,400.00	$0.00	$0.00	0.00%	$2,400.00		
	Category Totals:	$287,400.00	$0.00	$0.00	0.00%	$287,400.00		
	Project Totals:	$287,400.00	$0.00	$0.00	0.00%	$287,400.00		

Original Contract:	$287,400.00	**Completed/Stored:**	$0.00	**Bal. Remaining:** (including retainage)	$287,400.00
Change Orders:	$0.00	**Retainage:**	$0.00		
Contract Sum:	$287,400.00	**Comp. Less Ret.:**	$0.00		

CONTINUATION PAGE

PROJECT: Water Well 19
Water Well 19 New Pump House

Schedule of Values

APPLICATION #:
DATE OF APPLICATION:
PERIOD THRU:
PROJECT #s:

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
			COMPLETED WORK						
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
1	General Conditions	$9,500.00	$0.00	$0.00	$0.00	$0.00	0%	$9,500.00	
2	Demolition	$1,500.00	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00	
3	Earthwork	$2,500.00	$0.00	$0.00	$0.00	$0.00	0%	$2,500.00	
4	Concrete Foundation	$9,500.00	$0.00	$0.00	$0.00	$0.00	0%	$9,500.00	
5	Masonry	$9,600.00	$0.00	$0.00	$0.00	$0.00	0%	$9,600.00	
6	Rough Carpentry	$7,200.00	$0.00	$0.00	$0.00	$0.00	0%	$7,200.00	
7	Roofing	$6,400.00	$0.00	$0.00	$0.00	$0.00	0%	$6,400.00	
8	Hollow Metal Doors/Hardware	$9,800.00	$0.00	$0.00	$0.00	$0.00	0%	$9,800.00	
9	Windows	$1,000.00	$0.00	$0.00	$0.00	$0.00	0%	$1,000.00	
10	Plaster	$7,500.00	$0.00	$0.00	$0.00	$0.00	0%	$7,500.00	
11	Painting	$9,000.00	$0.00	$0.00	$0.00	$0.00	0%	$9,000.00	
12	Fans	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	
13	Mechanical	$129,000.00	$0.00	$0.00	$0.00	$0.00	0%	$129,000.00	
14	Electrical/Controls	$79,000.00	$0.00	$0.00	$0.00	$0.00	0%	$79,000.00	
15	Disinfection/Startup	$2,400.00	$0.00	$0.00	$0.00	$0.00	0%	$2,400.00	
	TOTALS	$287,400.00	$0.00	$0.00	$0.00	$0.00	0%	$287,400.00	

Quantum Software Solutions, Inc. Document

REGULAR AGENDA

AGENDA ITEM #5

CITYOFKINGSVILLE

11-1-12

ADDRESS 603½ W. D.	OWNER Javier Vidal	INSPECTOR Manuel
LEGAL DESCRIPTION College View LOT 14-16		BLOCK 6
OWNER INFO Javier Vidal 603 W. Ave D. Kingsville, Tx. 78363		

PROPERTY CONDITION REPORT

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

CODES	ADDITIONAL CONCERNS
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	

CITYOFKINGSVILLE 7/12/12

ADDRESS 603 1/2 W AVE D	OWNER Javier Vidal	INSPECTOR Dan
LEGAL DESCRIPTION College view	LOT 14-16	BLOCK 6
OWNER INFO Same	Kingsville TX. 78363	

PROPERTY CONDITION REPORT

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

CODES	ADDITIONAL CONCERNS
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	

DATE 01/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-182-006-14000-192

COLLEGE VIEW, BLOCK 6, LOT 14-16

TOWN -
ACRES - .241

LOCATION- 603 W AVE D

LAND MKT VALUE 7020
LAND AGR VALUE

IMPR/PERS MKT VALUE 2000
MKT. BEFORE EXEMPTS 9020
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D

KINGSVILLE TX 78363-3629

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	281.32	67.52	69.76	418.60
TAXES 2012	283.50	.00	.00	283.50
	564.82	67.52	69.76	702.10

ACCT # 1-182-006-14000-192

TOTAL DUE 01/2013	702.10
TOTAL DUE 02/2013	725.35
TOTAL DUE 03/2013	734.37
TOTAL DUE 04/2013	743.43

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	134.92	16.26	16.80	167.98
CITY OF KINGSVILLE	151.94	18.24	18.84	189.02
KINGSVILLE ISD	266.80	31.68	32.74	331.22
SOUTH TX WATER AUTH	11.16	1.34	1.38	13.88

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	67.18
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	75.97
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	134.77
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	5.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	283.50

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **14256** R

Legal Description
COLLEGE VIEW, BLOCK 6, LOT 14-16

Ref ID2: R14256

118200614000192

SITUS 603 W AVE D

OWNER ID
56784

OWNERSHIP
100.00%

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363-3629

ACRES: .0000
EFF. ACRES:

APPR VAL METHOD: Cost

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

Values		
IMPROVEMENTS		2,000
LAND MARKET	+	7,020
MARKET VALUE	=	9,020
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	9,020
HS CAP LOSS	-	0
ASSESSED VALUE	=	9,020

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2010
ROAD ACCESS	LAST INSP. DATE	04/07/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

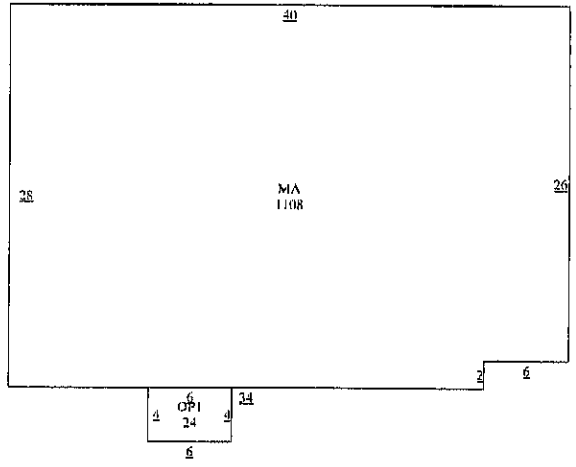
REMARKS FOR '10 CORR VALUE PER MERGED W/ACCT # 118200614001192 PER INHOUSE CONSOLIDATION 4/7/10 5/2/10 LR/VG/MMG -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/01/2011	*****	TRINITY HOMES	WDVL / 451 / 988
10/22/2007	*****	TRINITY HOME LLC	CORR WD / 376 / 475
05/14/2007	*****	BOYUM PHIL	WD / 362 / 704

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S182 100.00% NBHD:

IMPROVEMENT INFORMATION

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/	1,108.0	42.09	1	1950	1950		1,000	50%	100%	100%	100%	100%	0.50	1,000
	OP1	OPEN PORCH B	F	NV/	24.0	0.00	1	1950	1950			50%	100%	100%	100%	100%	0.50	0
1.	RESIDENTIAL		STCD:	A1	1,132.0	Homesite: N					1,000							1,000
	603 W AVE D																	

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW6	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM2	0
Flooring	1	FL6	0
Plumbing	1	1	0
			0

SUBD: S182 100.00% NBHD:

LAND INFORMATION

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	90.00	6,750	1.04	1.00	A	7,020	NO			0.00	0
Comment: F: 75 R: 75 D: 140 FF																		
													7,020					0

Effective Date of Appraisal: January 1 Date Printed: 11/01/2012 11:41:36AM by VICKI

True Automation, Inc.

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2012

PROPERTY **14256** R

Legal Description
COLLEGE VIEW, BLOCK 6, LOT 14-16

OWNER ID
56784

OWNERSHIP
100.00%

VIDAL JAVIER
SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363-3629

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

Values		
IMPROVEMENTS		2,000
LAND MARKET	+	7,020
MARKET VALUE	=	9,020
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	9,020
HS CAP LOSS	-	0
ASSESSED VALUE	=	9,020

Ref ID2: R14256

118200614000192

ACRES: .0000
EFF. ACRES:

SITUS 603 W AVE D

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2010
ROAD ACCESS	LAST INSP. DATE	04/07/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

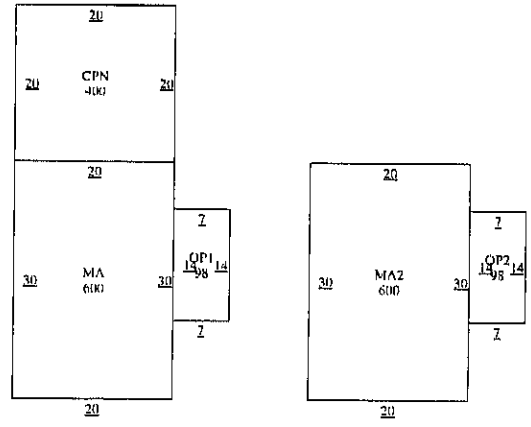
REMARKS FOR '10 CORR VALUE PER MERGED W/ACCT # 118200614001192 PER INHOUSE CONSOLIDATION 4/7/10 5/2/10 LR/VG/MMG -- FOR 2010 CHG HOMESITE CODE FROM "Y" TO

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
06/01/2011	*****	TRINITY HOMES	WDVL / 451 / 988
10/22/2007	*****	TRINITY HOME LLC	CORR WD / 376 / 475
05/14/2007	*****	BOYUM PHIL	WD / 362 / 704

SKETCH for Improvement #2 (RESIDENTIAL)



EXEMPTIONS

PICTURE

SUBD: S182 100.00% NBHD:

IMPROVEMENT INFORMATION

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	F	FF2/	600.0	0.00	1	1950	1950		1,000	45%	100%	100%	100%	100%	0.45	1,000
	OP1	OPEN PORCH B	F	NV/	98.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	OP2	OPEN PORCH B	F	NV/	98.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	MA2	2ND STORY (8	F	NV/	600.0	0.00	1	1950	1950			45%	100%	100%	100%	100%	0.45	0
	CPN	CARPORT (NO	F	NV/	400.0	0.00	1					100%	100%	100%	100%	100%	1.00	0
2.	RESIDENTIAL		STCD:	A1	1,796.0	Homesite: N					1,000							1,000

603 1/2 W AVE D

IMPROVEMENT FEATURES

Foundation	1	FD1	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style		RT2,RM3	0
Plumbing	1	1	0
			0

SUBD: S182 100.00% NBHD:

LAND INFORMATION

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: 11/01/2012 11:41:36AM by VICKI

True Automation, Inc.

Prop ID	Owner	%	Legal Description	Values
20337	52287	100.00 R	**Geo: 118200609000192** COLLEGE VIEW, BLOCK 6, LOT 9, 10	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 20,820 Land HS: 0 Acres: 0.0000 Land NHS: 4,680 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
ZAMORA STEVE 615 W D AVE KINGSVILLE, TX 78363-3629			State Codes: A Situs: 615 W D AVE TX	Market: 25,500 Prod Loss: 0 Appraised: 25,500 Cap: 0 Assessed: 25,500 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			25,500	0	25,500	0.842200	214.76

Prop ID	Owner	%	Legal Description	Values
21104	52608	100.00 R	**Geo: 118200611000192** COLLEGE VIEW, BLOCK 6, LOT 11-13	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 25,760 Land HS: 0 Acres: 0.0000 Land NHS: 7,020 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
TRINITY HOMES 222 E ALICE ST KINGSVILLE, TX 78363			State Codes: A Situs: 609 W AVE D	Market: 32,780 Prod Loss: 0 Appraised: 32,780 Cap: 0 Assessed: 32,780 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,780	0	32,780	0.842200	276.07

Prop ID	Owner	%	Legal Description	Values
14256	56784	100.00 R	**Geo: 118200614000192** COLLEGE VIEW, BLOCK 6, LOT 14-16	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 2,000 Land HS: 0 Acres: 0.0000 Land NHS: 7,020 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
VIDAL JAVIER SONIA CASTILLO 603 W AVE D KINGSVILLE, TX 78363-3629			State Codes: A Situs: 603 W AVE D	Market: 9,020 Prod Loss: 0 Appraised: 9,020 Cap: 0 Assessed: 9,020 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			9,020	0	9,020	0.842200	75.97

Prop ID	Owner	%	Legal Description	Values
23397	42249	100.00 R	**Geo: 118200617000192** COLLEGE VIEW, BLOCK 6, LOT 17-20	Effective Acres: 0.000000 Imp HS: 23,310 Imp NHS: 0 Land HS: 9,360 Acres: 0.0000 Land NHS: 0 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
PANTEL JAMES ETUX JESSICA DE LEON 604 W C AVE KINGSVILLE, TX 78363-3622			State Codes: A Situs: 604 W AVE C	Market: 32,670 Prod Loss: 0 Appraised: 32,670 Cap: 0 Assessed: 32,670 Exemptions: DP,HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			32,670	0	32,670	0.842200	275.15

Prop ID	Owner	%	Legal Description	Values
24928	15755	100.00 R	**Geo: 118200621000192** COLLEGE VIEW, BLOCK 6, LOT 21, 22	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 15,390 Land HS: 0 Acres: 0.0000 Land NHS: 4,680 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
SALDANA EDUARDO P 264 E COUNTY ROAD 2150 KINGSVILLE, TX 78363-8806			State Codes: A Situs: 608 W AVE C	Market: 20,070 Prod Loss: 0 Appraised: 20,070 Cap: 0 Assessed: 20,070 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,070	0	20,070	0.842200	169.03

Prop ID	Owner	%	Legal Description	Values
25682	10299	100.00 R	**Geo: 118200623000192** COLLEGE VIEW, BLOCK 6, LOT 23-28, (APTS)	Effective Acres: 0.000000 Imp HS: 0 Imp NHS: 243,920 Land HS: 0 Acres: 0.0000 Land NHS: 14,040 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
YAKLIN DENNIS L 618 W AVE C (OFFICE) KINGSVILLE, TX 78363			State Codes: B Situs: 618 W AVE C	Market: 257,960 Prod Loss: 0 Appraised: 257,960 Cap: 0 Assessed: 257,960 Exemptions:

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			257,960	0	257,960	0.842200	2,172.54

Prop ID	Owner	%	Legal Description	Values
11923	11651	100.00 R	**Geo: 118200629000192** COLLEGE VIEW, BLOCK 6, LOT 29, 30	Effective Acres: 0.000000 Imp HS: 17,220 Imp NHS: 0 Land HS: 4,680 Acres: 0.0000 Land NHS: 0 Map ID: Prod Use: 0 Mtg Cd: Prod Mkt: 0 DBA:
MONTALVO OSCAR ETUX ISABEL 624 W C AVE KINGSVILLE, TX 78363-3622			State Codes: A Situs: 624 W AVE C	Market: 21,900 Prod Loss: 0 Appraised: 21,900 Cap: 0 Assessed: 21,900 Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			21,900	0	21,900	0.842200	184.44

ORDER OF DEMOLITION

WHEREAS, the City of Kingsville Building Official Abel Carrillo inspected structures located at 603 ½ W. Ave D 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 February 11, 2008 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 February 11, 2008.

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 603 ½ W. Ave D to demolish the structures thereon by March 27, 2008.

PASSED AND APPROVED by a majority vote of the City Commission of the City of Kingsville, Texas on the 11th day of February, 2008.

Sam R. Fugate
Mayor

ATTEST:

Edna S. Lopez, City Secretary

CONDEMNATION CHECKLIST

Property Address: 603 W Ave D
Property Owner: Javier Vidal and Sonia Castillo
Owner's Address: 603 W Ave D Kingsville, TX 78363

Phone: _____
Phone: _____
Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 7-17-12	7-17-12	1. Identify structure unfit for human habitation.
☐ 7-17-	7-17-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 7-17-12	7-17-12	3. Determine ownership from county assessment & tax collection record.
☐ 7-17-12	7-17-12	4. Obtain legal description.
☐ 7-17-12	7-17-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 7-17-12 1-31-13	7-17-12 1-31-13	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:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	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 17, 2012

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: COLLEGE VIEW, BLOCK 6, LOT 14-16 603 W AVE D

Dear Sir or Madam:

It has been determined that the structure at 603 W AVE D 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

January 31, 2013

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: COLLEGE VIEW, BLOCK 6, LOT 14-16 603 W AVE D

Dear Sir or Madam:

It has been determined that the structure at **603 W AVE D** 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

140.2

CITY OF KINGSVILLE

7011 0110 0000 4433 0812

78364

UNITED STATES POSTAGE

$ 05.75⁰

MAILED FROM ZIP CODE

7/25

Javier Vidal
Sonia Castillo

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

140.8

CITY OF KINGSVILLE

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE

$ 00.45⁰

MAILED FROM ZIP CODE

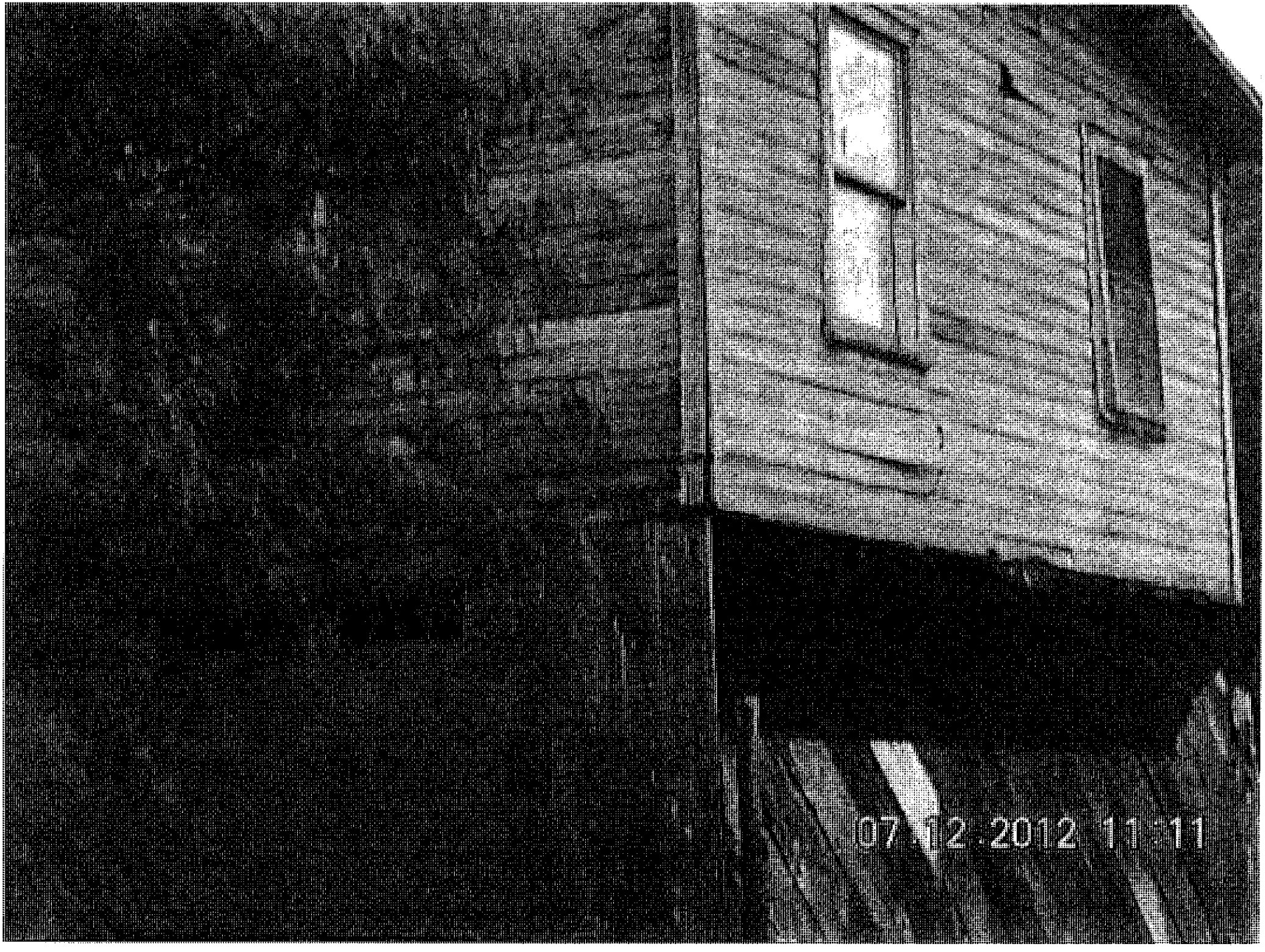
Javier Vidal
Sonia Castillo

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

7808080629

07:40 12.12.2012

11:11 2026/02/20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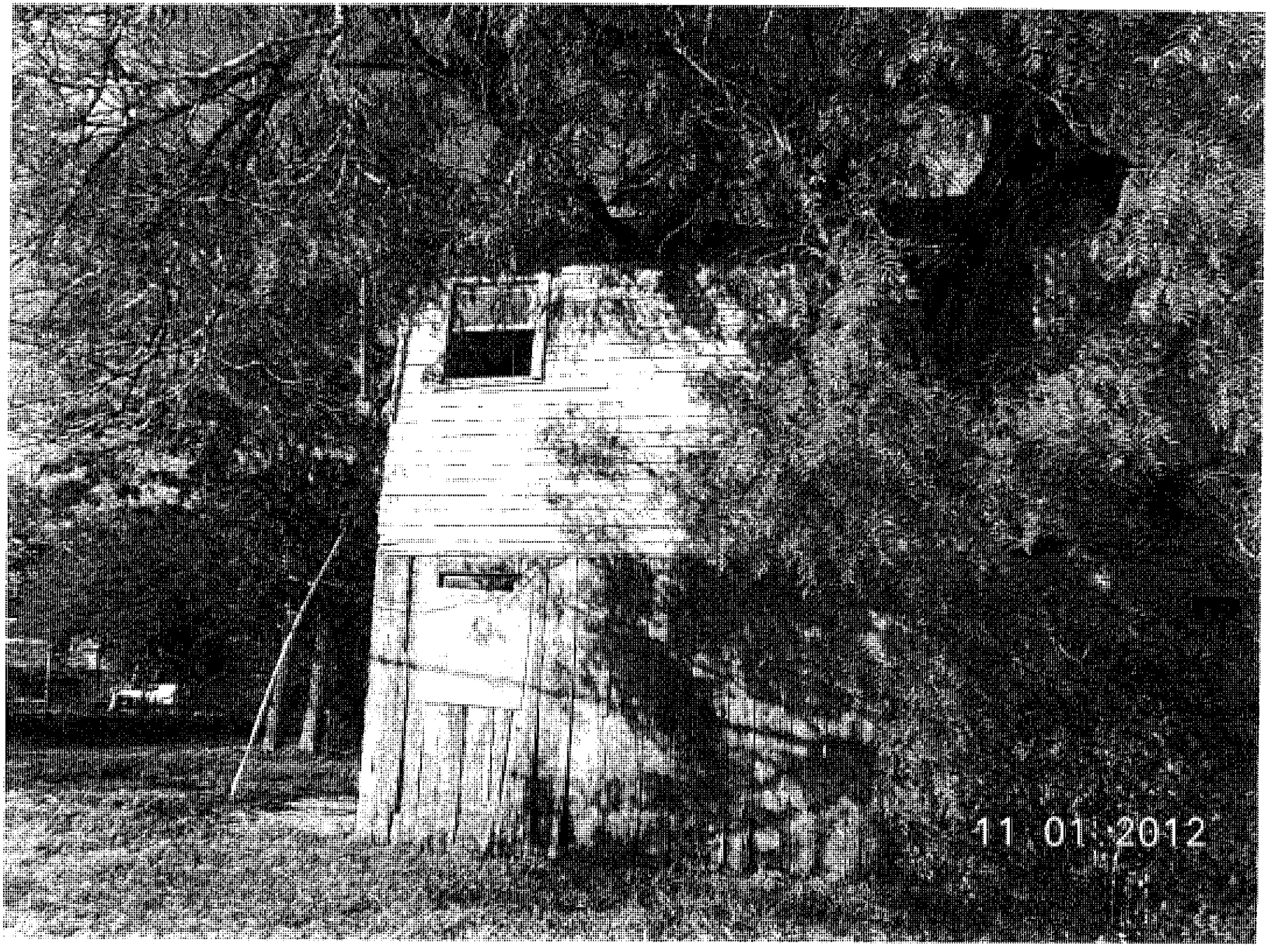
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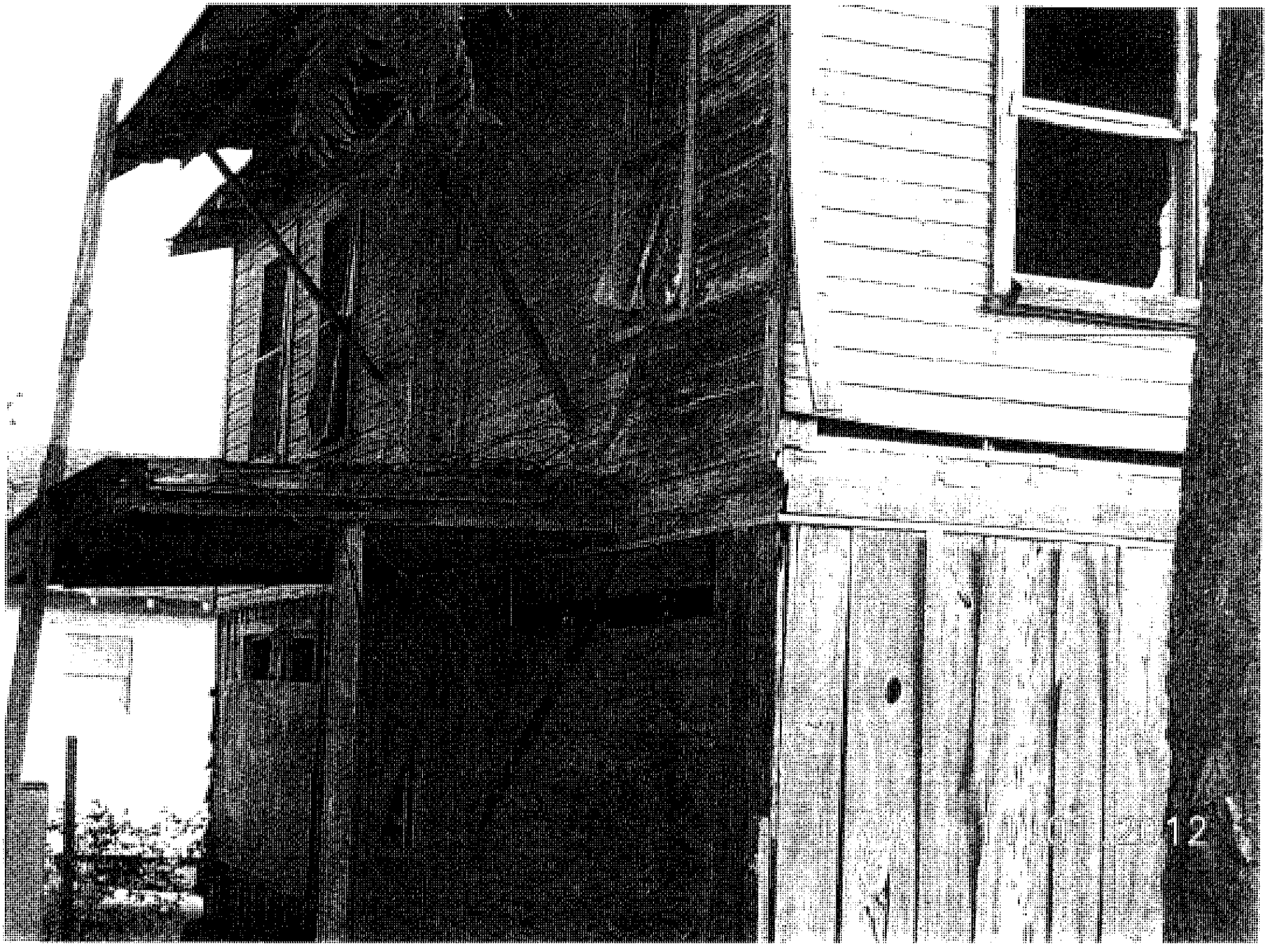

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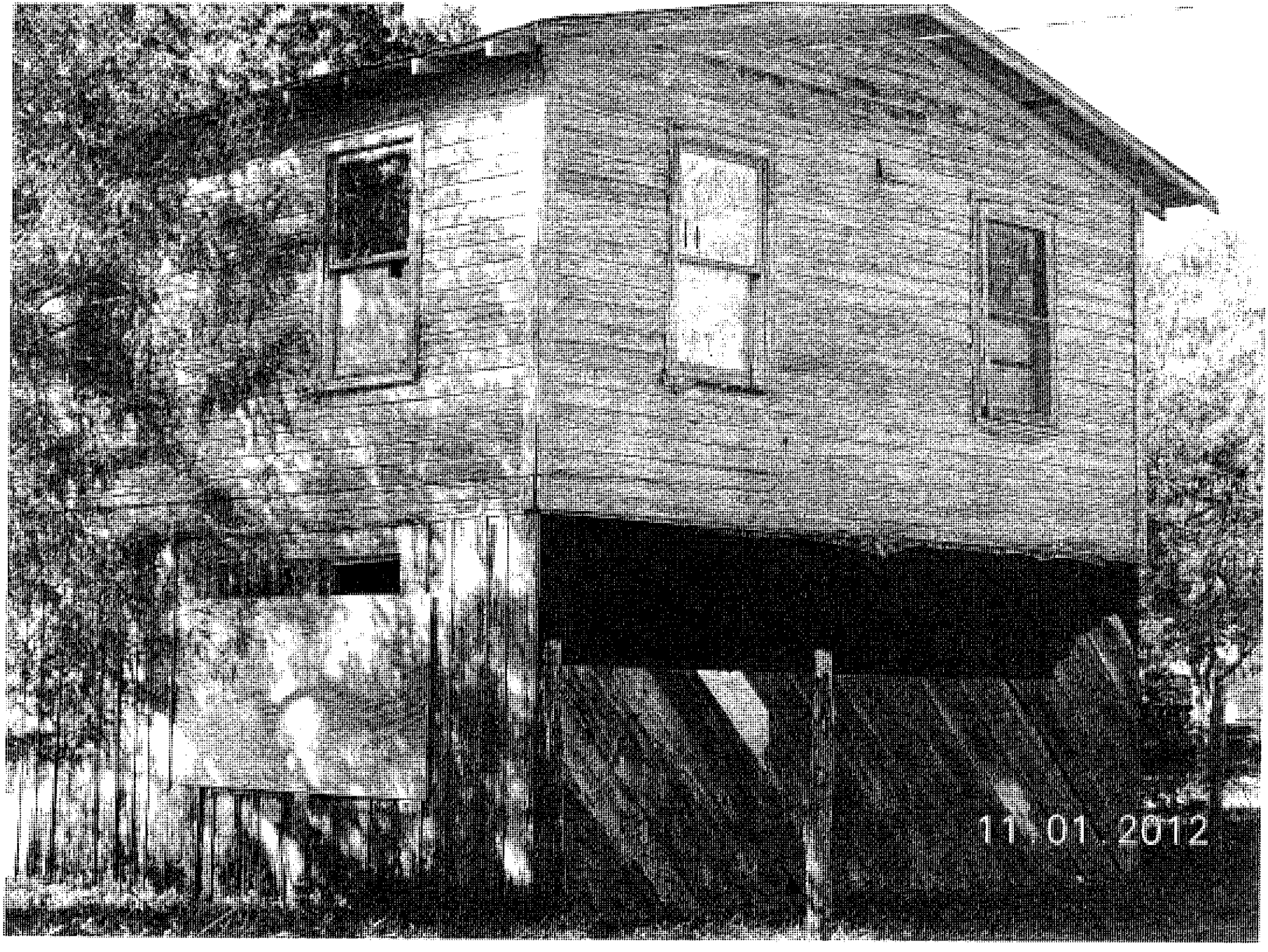
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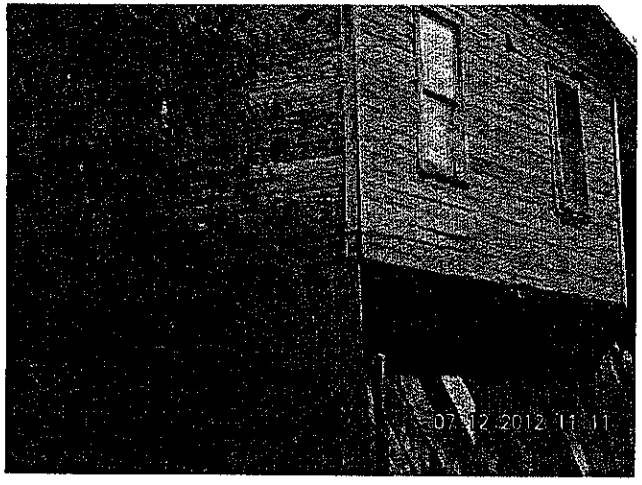
603½ W Ave D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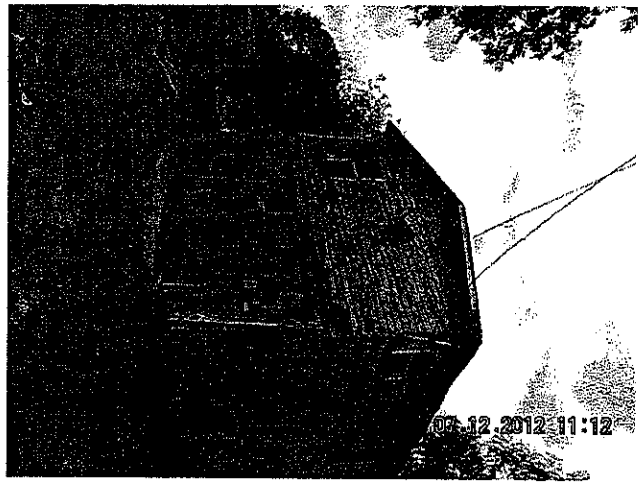
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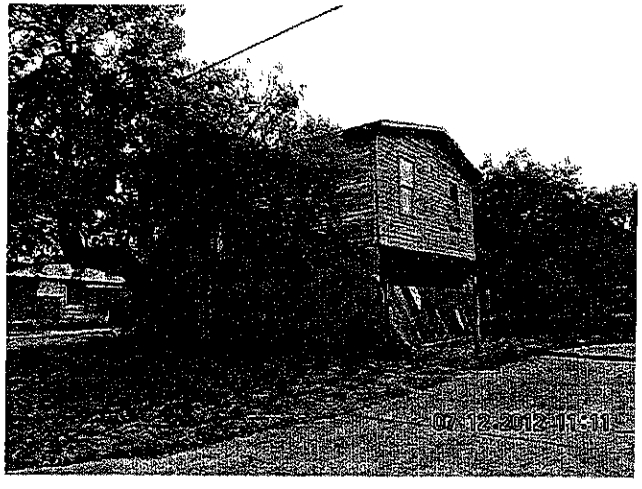
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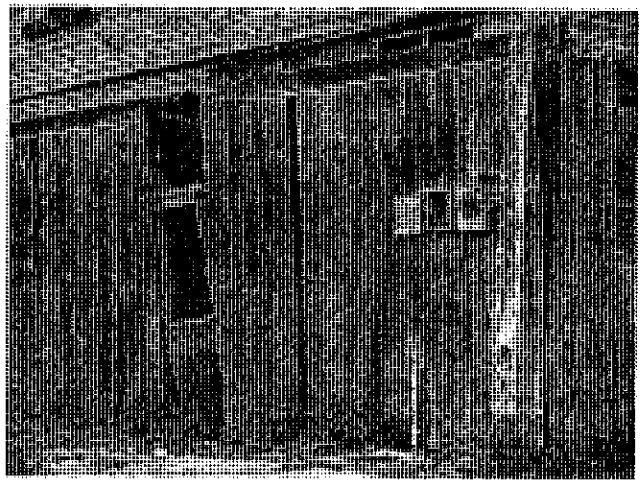

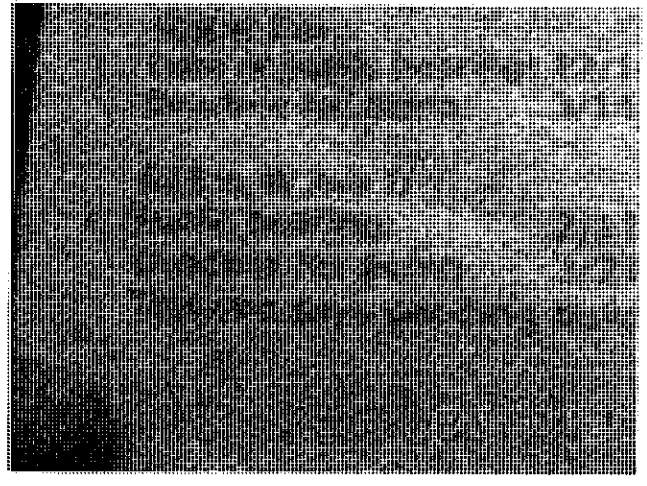

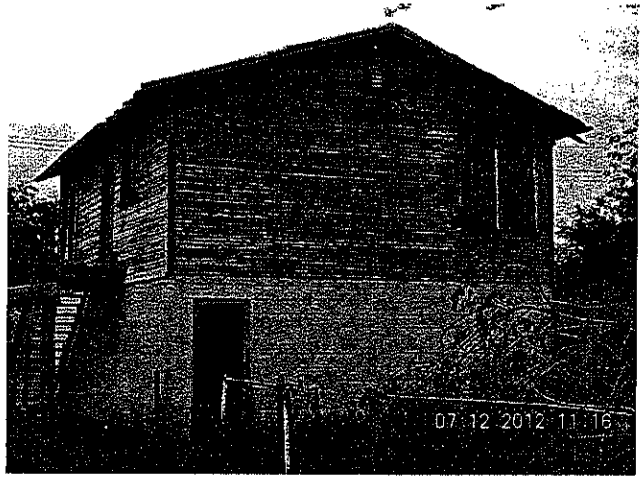
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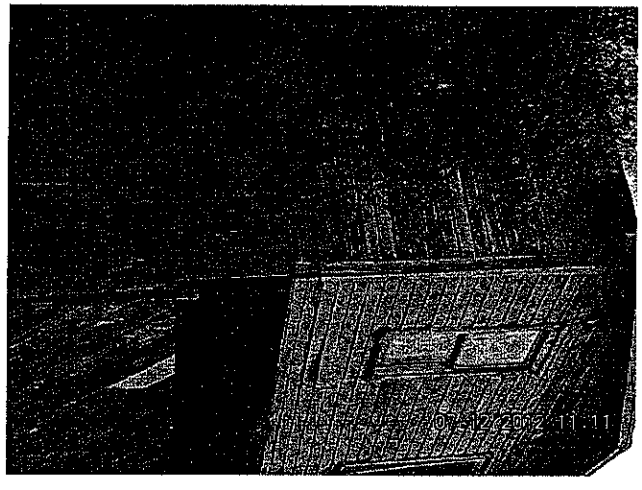
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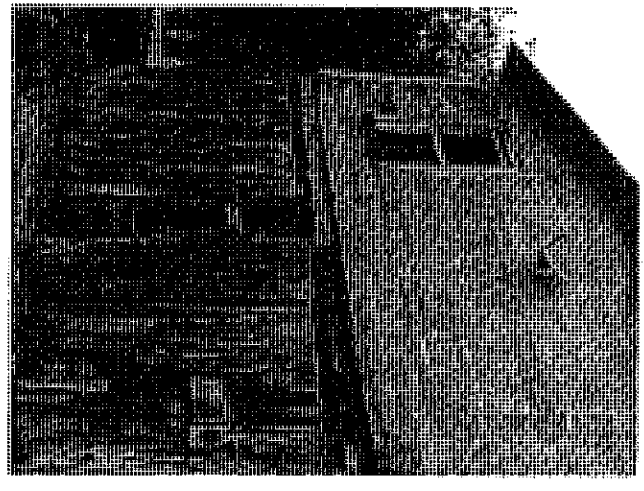
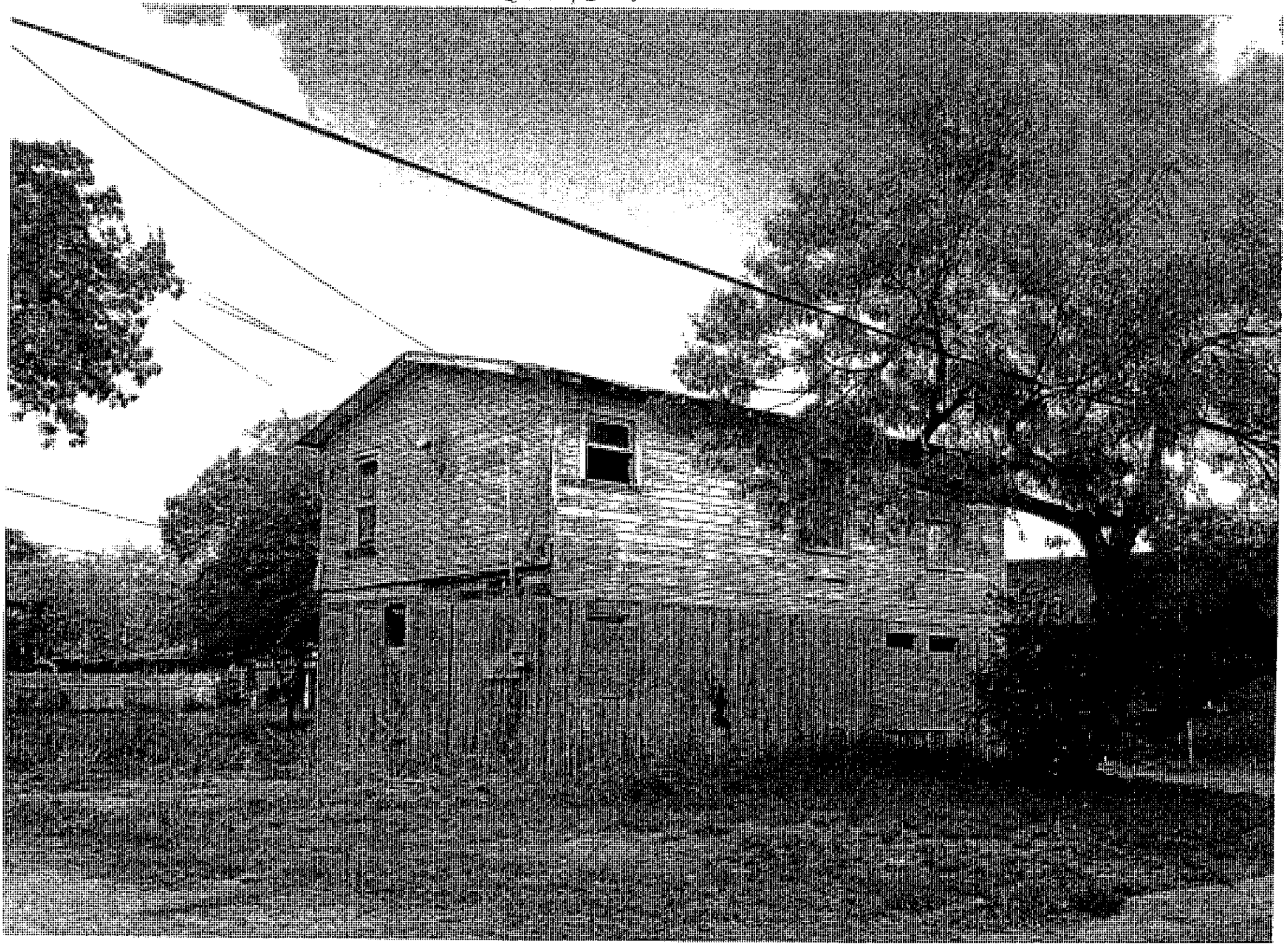


~~100~~ 60 31/2 W AVE D



BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2205

May 2, 2013

JAVIER VIDAL AND SONIA CASTILLO
603 W AVE D
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 603 ½ W AVE D**

Dear Sir or Madam:

On July 17, 2012, a letter was sent from the City of Kingsville stating that your property located at **603 ½ W Ave D** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

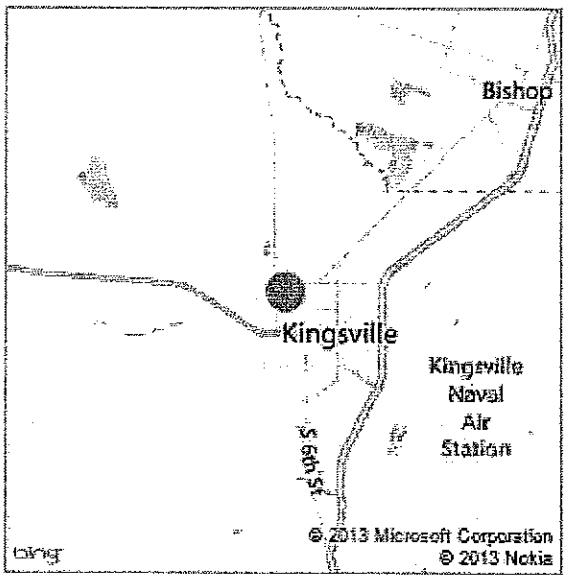
Daniel Ramirez
Building Official

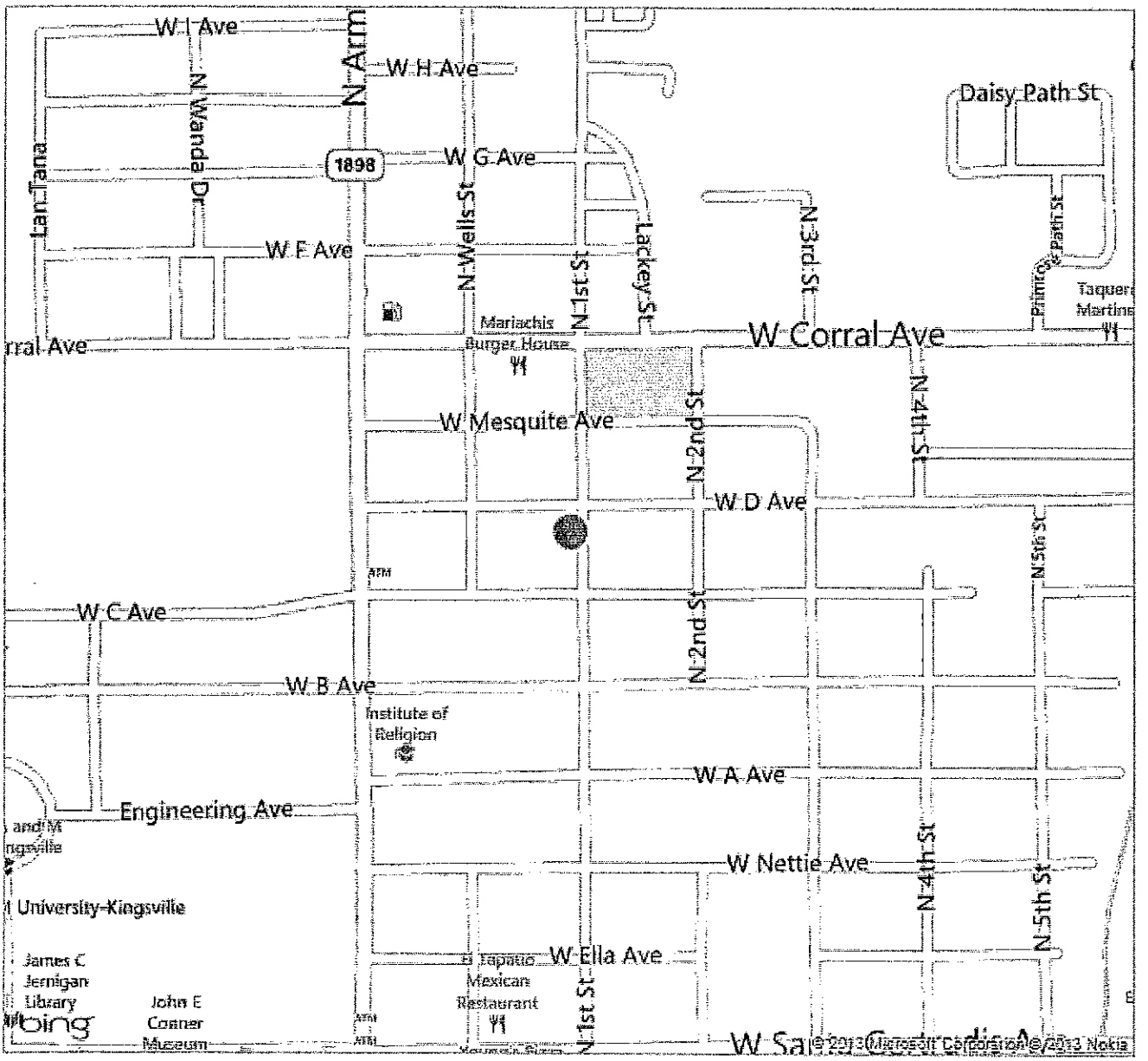
bing Maps

603 W D Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





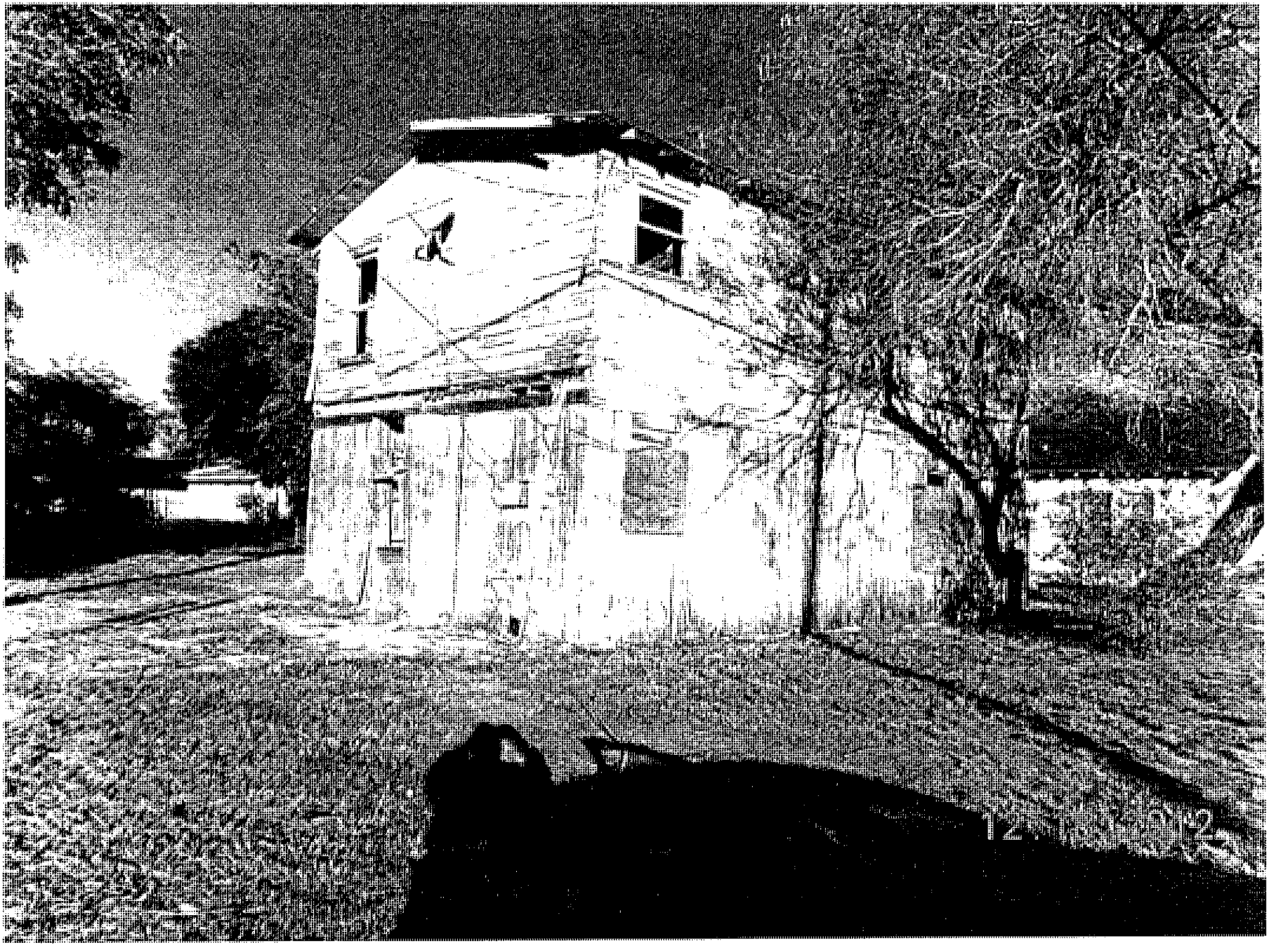
Lo 3/2 WAcD

NOTICE

Lo 3/2 WAcD

Tuesday, May 29, 2012

5-6-13 05.06 2012



AGENDA ITEM #6

CITY OF KINGSVILLE

ADDRESS 2029 Gen Carranza	OWNER	INSPECTOR
LEGAL DESCRIPTION	LOT	BLOCK
OWNER INFO Joe Vaughn Johnsto		

Joe

PROPERTY CONDITION REPORT

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

30112

Reinspected no work done

CODES	ADDITIONAL CONCERNS
B. broken	2a Wires to low going to shed
M. missing	4a. Brick loose
D. dirty	3b. Roof structure collasping Main House
X. unacceptable	
Bd. Bedroom	Metal Shed collasping
Bt. Bathroom	
Kt. Kitchen	7. Septic tank Lids broken
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt Right	

Front House

CITYOFKINGSVILLE

11-28-12

ADDRESS 2029 Gen Cavazos	OWNER Joe Vaughn Johnson	INSPECTOR Daniel
LEGAL DESCRIPTION Paulson's Sub	LOT B.	BLOCK Acres.0
OWNER INFO Joe Vaughn Johnson C/o 54 Cedarlons Circle, Galveston, TX. 77554		

PROPERTY CONDITION REPORT

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

CODES	ADDITIONAL CONCERNS
B. broken	
M. missing	1. wires to shed to low
D. dirty	
X. unacceptable	2. Brick loose.
Bd. Bedroom	
Bt. Bathroom	3. Roof Collapsing
Kt. Kitchen	
Lv. Livingroom	4. metal shed Collapsing
Dn. Diningroom	
Ft. front	5. septic tank Lid Broken
Bk back	
Lf. Left	
Rt. Right	

KLEBERG COUNTY APPRAISAL DISTRICT
PROPERTY 25758 R
Legal Description
PAULSON'S SUB, LOT B, ACRES .0

OWNER ID
53650

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
JOHNSON JOE VAUGHN
2029 GENERAL CAVAZOS BLVD
KINGSVILLE, TX 78363-8827

Entities

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

Values

IMPROVEMENTS		75,820
LAND MARKET	+	9,300
MARKET VALUE	=	85,120
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	85,120
HS CAP LOSS	-	0
ASSESSED VALUE	=	85,120

152700002000192

Ref ID2: R25758

ACRES: .0000
EFF. ACRES:

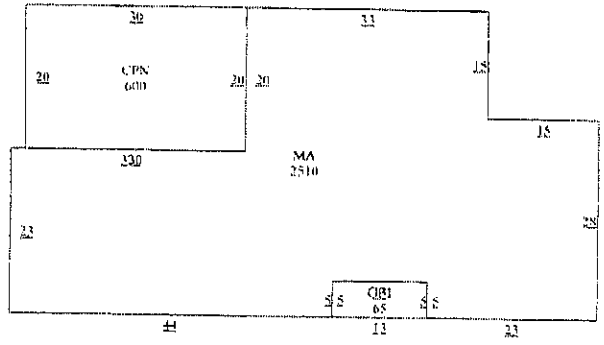
SITUS 2029 E GENERAL CAVAZOS TX

APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	LR
TOPOGRAPHY	LAST APPR. YR	2012
ROAD ACCESS	LAST INSP. DATE	04/17/2012
ZONING	NEXT INSP. DATE	
NEXT REASON		

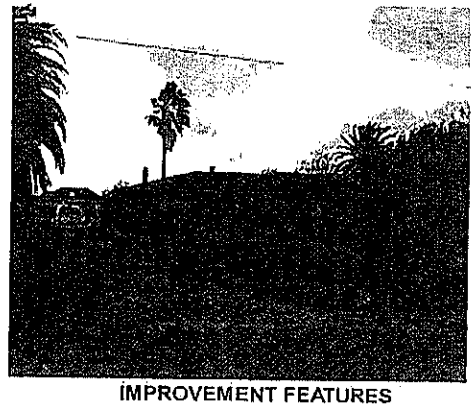
SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

HS	HOMESTEAD

PICTURE



REMARKS FOR 2012 NO VAL CHG TO ACCT PER APPR LR 4/17/12 4/18/12 MMG -- FOR '12 CHG LAND VAL TO SPEC PRICE - SAME AS OTHER LAND VAL IN SUB PER APPR IE 10/12/11 3/21/12 MMG --

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/12/2008	*****	JOHNSON JOE V	WDW/ASMP / 390 / 270
07/13/1994	*****	LACOUR WALTER E	OT / 102 / 511
	*****	UNKNOWN	OT / /

SUBD: S527 100.00% NBHD:

IMPROVEMENT INFORMATION

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	MM5/	2,510.0	50.72	1	1961	1961	A	133,830	70%	80%	100%	100%	100%	0.56	74,950
	OP1	OPEN PORCH B	R	*/	65.0	10.14	1	1961	1961	A	660	70%	80%	100%	100%	100%	0.56	370
	CPN	CARPORT (NO	F	NV/	600.0	0.00	1	1961	1961			70%	80%	100%	100%	100%	0.56	0
1.	RESIDENTIAL		STCD:	A1	3,175.0						134,490							75,320
	FUNC % PER FLOOR LAYOUT					Homesite: Y (100%)												

IMPROVEMENT FEATURES

Heating/Cooling	1	CM5	6,526
Foundation	1	FD6	0
Exterior Wall	1	EWG	0
Roof Style	1	RM1	0
Flooring	1	FL9	0
Plumbing	1	2	0
			6,526

SUBD: S527 100.00% NBHD:

LAND INFORMATION 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		P12	A1	Y (100%)	A	0.9300 AC	10,000.00	9,300	1.00	1.00	A	9,300	NO			0.00	0
													9,300					0

Effective Date of Appraisal: January 1 Date Printed: 11/28/2012 03:18:43PM by ANITAG

True Automation, Inc.

Prop ID	Owner	%	Legal Description			Values		
40050	57634	100.00 R	Geo: 152400001000119	Effective Acres: 0.000000	Imp HS:	0	Market:	134,720
KINGSVILLE NATURE'S			NATURES OWN RV RESORT, LOT 1 & 2, ACRES 15.946		Imp NHS:	0	Prod Loss:	0
OWN RV RESORT LLC					Land HS:	0	Appraised:	134,720
PO BOX 793				Acres: 15.9460	Land NHS:	134,720	Cap:	0
INGLESIDE, TX 78362-0793			State Codes: F1	Map ID:	Prod Use:	0	Assessed:	134,720
			Situs: 5151 S HWY 77 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			134,720	0	134,720	0.842200	1,134.61

Prop ID	Owner	%	Legal Description			Values		
34290	51679	100.00 R	Geo: 152700001001192	Effective Acres: 0.000000	Imp HS:	0	Market:	26,200
HENNESSEY KINGSVILLE			PAULSON'S SUB, LOT PT A, (380 X 300), ACRES 2.62		Imp NHS:	0	Prod Loss:	0
INVESTMENT LLC					Land HS:	0	Appraised:	26,200
287 AUBURN ST				Acres: 2.6200	Land NHS:	26,200	Cap:	0
AUBURNDALE, MA 02466-1915			State Codes: C	Map ID:	Prod Use:	0	Assessed:	26,200
			Situs: 2709 CO RD 3320 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			26,200	0	26,200	0.842200	220.66

Prop ID	Owner	%	Legal Description			Values		
25758	53650	100.00 R	Geo: 152700002000192	Effective Acres: 0.000000	Imp HS:	75,320	Market:	85,120
JOHNSON JOE VAUGHN			PAULSON'S SUB, LOT B, ACRES .0		Imp NHS:	500	Prod Loss:	0
2029 GENERAL CAVAZOS BLV					Land HS:	9,300	Appraised:	85,120
KINGSVILLE, TX 78363-8827				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	85,120
			Situs: 2029 E GENERAL CAVAZOS TX	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			85,120	0	85,120	0.842200	716.88

Prop ID	Owner	%	Legal Description			Values		
4004742	53613	100.00 R	Geo: 152800001000192	Effective Acres: 0.000000	Imp HS:	124,780	Market:	143,090
GARCIA JOSE A SR			PAULSON FALLS SUB, LOT 1		Imp NHS:	0	Prod Loss:	0
1808 MARGARET LN					Land HS:	18,310	Appraised:	143,090
KINGSVILLE, TX 78363-2803				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	143,090
			Situs: 1808 MARGARET LANE TX	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			143,090	8,400	134,690	0.842200	1,134.36

Prop ID	Owner	%	Legal Description			Values		
4004743	49368	100.00 R	Geo: 152800002000192	Effective Acres: 0.000000	Imp HS:	145,630	Market:	163,940
SHORT THOMAS			PAULSON FALLS SUB, LOT 2		Imp NHS:	0	Prod Loss:	0
1806 MARGARET LN					Land HS:	18,310	Appraised:	163,940
KINGSVILLE, TX 78363-2803				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	163,940
			Situs: 1806 MARGARET LANE TX	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			163,940	8,400	155,540	0.842200	1,309.96

Prop ID	Owner	%	Legal Description			Values		
4004744	56883	100.00 R	Geo: 152800003000192	Effective Acres: 0.000000	Imp HS:	139,910	Market:	158,220
DOCK VIRGIL			PAULSON FALLS SUB, LOT 3		Imp NHS:	0	Prod Loss:	0
BETTY MAE DOCK					Land HS:	18,310	Appraised:	158,220
1804 MARGARET LANE				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363			State Codes: A	Map ID:	Prod Use:	0	Assessed:	158,220
			Situs: 1804 MARGARET LANE TX	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			158,220	8,400	149,820	0.842200	1,261.78

Prop ID	Owner	%	Legal Description			Values		
4004745	49393	100.00 R	Geo: 152800004000192	Effective Acres: 0.000000	Imp HS:	124,780	Market:	143,090
DOW KENNETH			PAULSON FALLS SUB, LOT 4		Imp NHS:	0	Prod Loss:	0
ETUX MILDRED LOUISE					Land HS:	18,310	Appraised:	143,090
1802 MARGARET LN				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-2803			State Codes: A	Map ID:	Prod Use:	0	Assessed:	143,090
			Situs: 1802 MARGARET LANE TX	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			143,090	0	143,090	0.842200	1,205.10

Frost House

CONDEMNATION CHECKLIST

Property Address: 2029 E General Cavazos Phone: _____
Property Owner: Joe Vaughn Johnson Phone: _____
Owner's Address: 2029 E General Cavazos Fax: _____
Kingsville TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-29-12	11-29-12	1. Identify structure unfit for human habitation.
☐ 11-29-12	11-29-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-29-12	11-29-12	3. Determine ownership from county assessment & tax collection record.
☐ 11-29-12	11-29-12	4. Obtain legal description.
☐ 11-29-12	11-29-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-29-12	11-29-12	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.
☐		7. 2nd Notice Sent. (10 day response) (Optional)
☐ 5-2-13	5-2-13	8. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	9. 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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	10. Post sign on property advising date the City

		Council will consider condemnation of structure.
☐ 5-6-13		11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
☐ 5-6-13	5-6-13	12. Photograph posted sign with date stamp.
☐ 5-6-13	5-6-13	13. 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 with date stamp
		☐ c. Inspection report
		☐ d. Pre-condemnation notice
		☐ e. Condemnation resolution
☐ _____	_____	14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.
☐ _____	_____	15. City Council adopts condemnation resolution.
☐ _____	_____	16. File Notice of Condemnation with the County Clerk.
☐ _____	_____	17. Send owner(s) & other vested interests the following:
		☐ a. Copy of the City Council resolution.
		☐ b. 45-day order to demolish
☐ _____	_____	18. Post 45-day Order to Demolish on structure.
		☐ a. Take photo with date stamp
☐ _____	_____	19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.
☐ _____	_____	20. Photograph posted notice with date stamp.
☐ _____	_____	21. Notify utility companies to disconnect & remove services from structure for safe demolition.
☐ _____	_____	22. Issue Notice to Proceed to Public Works Director and Demolition Crew.
☐ _____	_____	23. 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

☐ _____ _____

24. 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.

Back House

CONDEMNATION CHECKLIST

Property Address: 2029 E General Cavazos Phone: _____

Property Owner: Joe Vaughn Johnston Phone: _____

Owner's Address: 2029 E General Cavazos Fax: _____
Kingsville, TX 78363

PLANNED DATE	ACTUAL DATE	ACTION
☐ 11-29-12	11-29-12	1. Identify structure unfit for human habitation.
☐ 11-29-12	11-29-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report and date.
		☐ b. Photograph property with date stamp.
☐ 11-29-12	11-29-12	3. Determine ownership from county assessment & tax collection record.
☐ 11-29-12	11-29-12	4. Obtain legal description.
☐ 11-29-12	11-29-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 11-29-12	11-29-12	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.
☐ _____	_____	7. 2nd Notice Sent. (10 day response) (Optional)
☐ 5-2-13	5-2-13	8. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	9. 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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	10. Post sign on property advising date the City

Council will consider condemnation of structure.

☐ _____ _____ 11. Within the Historical District. Meeting date to be heard by the Historical Development Board.

☐ 5-6-13 5-6-13 12. Photograph posted sign with date stamp.

☐ 5-6-13 5-6-13 13. 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 with date stamp

☐ c. Inspection report

☐ d. Pre-condemnation notice

☐ e. Condemnation resolution

☐ _____ _____ 14. Place condemnation action resolution & supporting documentation for placement on the City Council agenda.

☐ _____ _____ 15. City Council adopts condemnation resolution.

☐ _____ _____ 16. File Notice of Condemnation with the County Clerk.

☐ _____ _____ 17. Send owner(s) & other vested interests the following:

☐ a. Copy of the City Council resolution.

☐ b. 45-day order to demolish

☐ _____ _____ 18. Post 45-day Order to Demolish on structure.

☐ a. Take photo with date stamp

☐ _____ _____ 19. Evaluate status of owner's action on 46th day after Order of Demolition was issued. If no action taken by owner, proceed with demolition.

☐ _____ _____ 20. Photograph posted notice with date stamp.

☐ _____ _____ 21. Notify utility companies to disconnect & remove services from structure for safe demolition.

☐ _____ _____ 22. Issue Notice to Proceed to Public Works Director and Demolition Crew.

☐ _____ _____ 23. 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

☐ _____ _____

24. 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

November 29, 2012

JOE VAUGHN JOHNSON
2029 E GENERAL CAVAZOS
KINGSVILLE, TX 78363

Re: PAULSON'S SUB, LOT B ACRES.0 2029 E GENERAL CAVAZOS

Dear Sir or Madam:

It has been determined that the structure at 2029 E GENERAL CAVAZOS 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

November 29, 2012

JOE VAUGHN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

Re: PAULSON'S SUB, LOT B ACRES.0 2029 E GENERAL CAVAZOS

Dear Sir or Madam:

It has been determined that the structure at 2029 E GENERAL CAVAZOS 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 20, 2012

JOE VAUGN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

RE: ABANDONED, DILAPIDATED PROPERTY AT 2029 E GENERAL CAVAZOS

Dear Mr. Joe Vaughn Johnson,

I am following up on a complaint regarding the abandoned dilapidated property at the above referenced address. You should be aware that Section 15, Article 165-170. Condemning Property.

I have attached copies of our Condemning Property Ordinance for you to review. Please respond by January 31, 2012, so that it will comply with our Housing Requirements.

Thank you in advance for your cooperation in this matter. If you have any questions feel free to contact me at 361-595-8021, Monday – Friday from 8: 00 a.m. – 5:00 p.m.

Respectfully,

Abel Carrillo

Abel Carrillo
Building Official

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 1, 2012

JOE VAUGN JOHNSON
54 CEDARLONG CIRCLE
GALVESTON, TX 77551

RE: ABANDONED, DILAPIDATED PROPERTY AT 2029 E GENERAL CAVAZOS

Dear Mr. Joe Vaughn Johnson,

I am following up on a complaint regarding the abandoned dilapidated property at the above referenced address. You should be aware that Section 15, Article 165-170. Condemning Property.

I have attached copies of our Condemning Property Ordinance for you to review. Please respond by March 11, 2012, so that it will comply with our Housing Requirements.

Thank you in advance for your cooperation in this matter. If you have any questions feel free to contact me at 361-595-8021, Monday – Friday from 8: 00 a.m. – 5:00 p.m.

Respectfully,

Abel Carrillo

Abel Carrillo
Building Official

Sec. 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.

(1962 Code, § 4-6-1)

Sec. 15-1-166. - Condemnation officer designated.

The City Building Official shall be and henceforth become the Condemnation Officer for the city and shall carry out the provisions of this subarticle as herein provided for.

(1962 Code, § 4-6-2; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-167. - Condemning buildings; procedure for determination.

(A)

The following procedure shall be followed in applying the foregoing conditions in determining if a building or other structure within the city is to be condemned:

(1)

The Plumbing Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine that the plumbing facilities in the building or other structure are in accordance and in compliance with the provisions of the City Plumbing Code as above, mentioned, and if it should be determined from the inspection, by the Plumbing Inspector, that all or any part of the plumbing installation is in violation of the provisions of the Plumbing Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(2) of this subarticle, then and in that event the Plumbing Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(2)

The Electrical Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine that the electrical facilities in the building or other structure are in accordance and in compliance with the provisions of the City Electrical Code as above mentioned, and if it should be determined from the inspection, by the Electrical Inspector, that all or any part of the electrical installation is in violation of the provisions of the Electrical Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(3) of this subarticle, then and in that event the Electrical Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(3)

The Building Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if the general structural condition of the building is in accordance and in compliance with the provisions of the City Building Code as above mentioned, and if it should be determined from the inspection, by the Building Inspector, that all or any part of the general structure is in violation of the provisions of the Building Code, and as a result thereof, the building or other structure is in the condition as outlined in § 15-1-165(B)(4) of this subarticle, then and in that event the Building Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided proceedings by the Building Official in connection therewith.

(4)

The Sanitation Inspector shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if the sanitary conditions of the building are in accordance and in compliance with the provisions of the city sanitation ordinances as above mentioned, and if it should be determined from the inspection, by the Sanitation Inspector, that all or any part of the sanitary condition is in violation of the provisions of the sanitary ordinances, and as a result thereof, the building or structure is in the condition as outlined in § 15-1-165(B)(5) of this subarticle, then and in that event the Sanitation Inspector shall immediately file a written complaint and/or notice with the Building Official notifying him or her of the condition and requesting the hereinafter provided procedure by the Building Official in connection therewith.

(5)

The Fire Chief shall have the right to enter upon and inspect the premises of any building or other structure, permanent or temporary, of any type of material, within the city, at any time (being reasonable and commensurate with any dangerous conditions reasonably believed to exist and with due consideration and regard for the safety, respect and dignity of the owners or other occupants of the premises) for the purpose of inspecting same to determine if there is any imminently dangerous existing condition which may or might result in a fire as determined and provided for in § 15-1-165(A) of this subarticle.

(B)

Upon receipt by the Building Official of such written notice and/or complaint from either the Plumbing Inspector, Building Inspector, Electrical Inspector or Sanitation Inspector, or upon the determination by the City Fire Chief, of the existence of a dangerous fire condition in any building or structure, then and in that event, the Building Official shall notify in writing, the person, group of persons, corporation or other entity owning or controlling the building or other structure, of such defective condition, such written notice to also order the correction and/or repair and/or replacement of such defective condition within a reasonable time (commensurate with the degree of danger and possible resulting in jury therefrom), the time allowed for the repair and/or correction and/or replacement of such defective condition not to exceed 30 days from the date of delivery of such notice. The notice shall be delivered in person by the Building Official or shall be mailed registered mail, return receipt requested, and in either event, the date of actual delivery shall be noted upon a copy of the written notice to be maintained in the condemnation files of the Building Official. The Building Official shall have the authority to order any building demolished if it is determined by him to be beyond repair.

(1962 Code, § 4-6-3; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-168. - Notice of violation.

(A)

Whenever the Building Official determines that there are reasonable grounds to believe that there has been a violation of this subarticle or of any rules or regulations adopted pursuant thereto, or when he or she has been notified by the other officials herein set out, he or she shall give notice of such alleged violation to the person or persons responsible therefor and such alleged violation shall constitute a nuisance. Such notice shall be in writing and shall be in the manner set out in § 15-1-167(B) of this subarticle.

(B)

Such notice shall be deemed properly served upon such person responsible if a copy is served upon him or her personally, or if a copy thereof is sent by registered or certified mail, return receipt requested, to the last known address of such person or a copy is posted in a conspicuous place in or about the building

affected by the notice. Failure of the owner or occupant to comply with such notice shall be deemed a violation of this subarticle.

(1962 Code, § 4-6-4; Ord. 2006-11, passed 4-10-06)

Sec. 15-1-169. - Responsibilities of owner and occupant.

It shall be the responsibility of the owner of a building used, designed or intended for human occupancy, or his agent, to maintain such structure in good repair and fit for human habitation or in accordance with this subarticle. It shall be the responsibility of the occupant of every dwelling to keep the dwelling and every part thereof over which he has exclusive control including yards, lawns and premises clean and free from any accumulation of dirt, filth, garbage, rubbish or similar material and free from vermin or rodent infestation and to provide such approved receptacles as might be necessary to comply with the health ordinances of this city. Failure on the part of an owner or occupant to discharge the responsibilities set forth herein shall be deemed a violation of this subarticle.

(1962 Code, § 4-6-5)

Cross reference— *Penalty, see § 15-1-999.*

Sec. 15-1-170. - Order to vacate; posting vacant buildings.

(A)

Whenever proper notice of violation has been served to the person or persons responsible for the violation of any provisions of this subarticle, and compliance with such notice has not been effected within the time stated, the Building Official may order the occupant of the building, or portion thereof, in which the violation exists, to vacate same, and failure or refusal to comply with such order within the time stated for compliance shall constitute a violation of this subarticle. If in the opinion of the Building Official, the public safety or welfare requires immediate action he or she shall order the building vacated without "notice of violation" having been issued. No such buildings shall again be used for human habitation nor shall any notice posted thereon be removed until written approval is given by the Building Official. Refusal of occupant to vacate after having been duly ordered to do so or removal of any notice duly posted shall constitute a violation of this subarticle.

(1962 Code, § 4-6-6)

(B)

(1)

When in the opinion of the Building Official a violation of this subarticle exists with respect to any vacant building, he or she may cause to be posted at the entrance a notice to read:

WARNING

This building is in violation of the City Code of Kingsville, Texas.

It is unlawful to occupy until it complies with such Code.

(2)

Such notice shall remain posted until the required repair, demolition or removal is completed. Such notice shall not be removed without the permission of the Building Official. Occupancy of any building so posted shall constitute a violation of this subarticle.

(1962 Code, § 4-6-7; Ord. 2006-11, passed 4-10-06)

Cross reference— *Penalty, see § 15-1-999.*

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:

Joe Vaughn Johnson
514 Cedar Lang Circle
Galveston, TX 77551

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
JOE VAUGHN JOHNSON
C. Date of Delivery
12/6/12

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

3. Service Type
☐ Certified Mail ☐ Express Mail

7011 0110 0000 4433 1338

120312

TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.95⁰
0004247745 DEC 03 2012
MAILED FROM ZIP CODE 78363

Joe Vaughn Johnson
2029 E General Cavazos
Kingsville, Tx 78363

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 00.85⁰
0004247745 DEC 03 2012
MAILED FROM ZIP CODE 78363

Joe Vaughn Johnson
2029 E General Cavazos
Ki

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

78364145858 *2093 03143-07-22

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-527-000-02000-192

PAULSON'S SUB, LOT B, ACRES .0

TOWN - LOCATION- 2029 E GENERAL CAVAZOS
ACRES - .930

LAND MKT VALUE 9300 IMPR/PERS MKT VALUE 75820
LAND AGR VALUE MKT. BEFORE EXEMPTS 85120
LIMITED TXBL. VALUE 84620

EXEMPTIONS GRANTED: H SUIT NO. 7697C
(REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)

JOHNSON JOE VAUGHN

2029 GENERAL CAVAZOS BLVD

KINGSVILLE TX 78363-8827

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	2,353.55	658.98	602.50	3,615.03
TAXES 2012	2,448.11	318.26	414.95	3,181.32
	4,801.66	977.24	1,017.45	6,796.35

TOTAL DUE 05/2013	6,796.35
TOTAL DUE 06/2013	6,880.92
TOTAL DUE 07/2013	7,138.08
TOTAL DUE 08/2013	7,195.69

ACCT # 1-527-000-02000-192

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,254.31	256.11	266.26	1,776.68
CITY OF KINGSVILLE	1,412.54	287.99	299.60	2,000.13
KINGSVILLE ISD	2,037.19	413.26	430.90	2,881.35
SOUTH TX WATER AUTH	97.62	19.88	20.69	138.19

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	633.98
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	716.88
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	1,047.66
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	49.59
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	2,448.11

ATTY DAT 03/22/2013 CONTRCT DTE

2029 E Genlee

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF: 2029 E General Cavazos ON:

Tuesday May 28, 2013

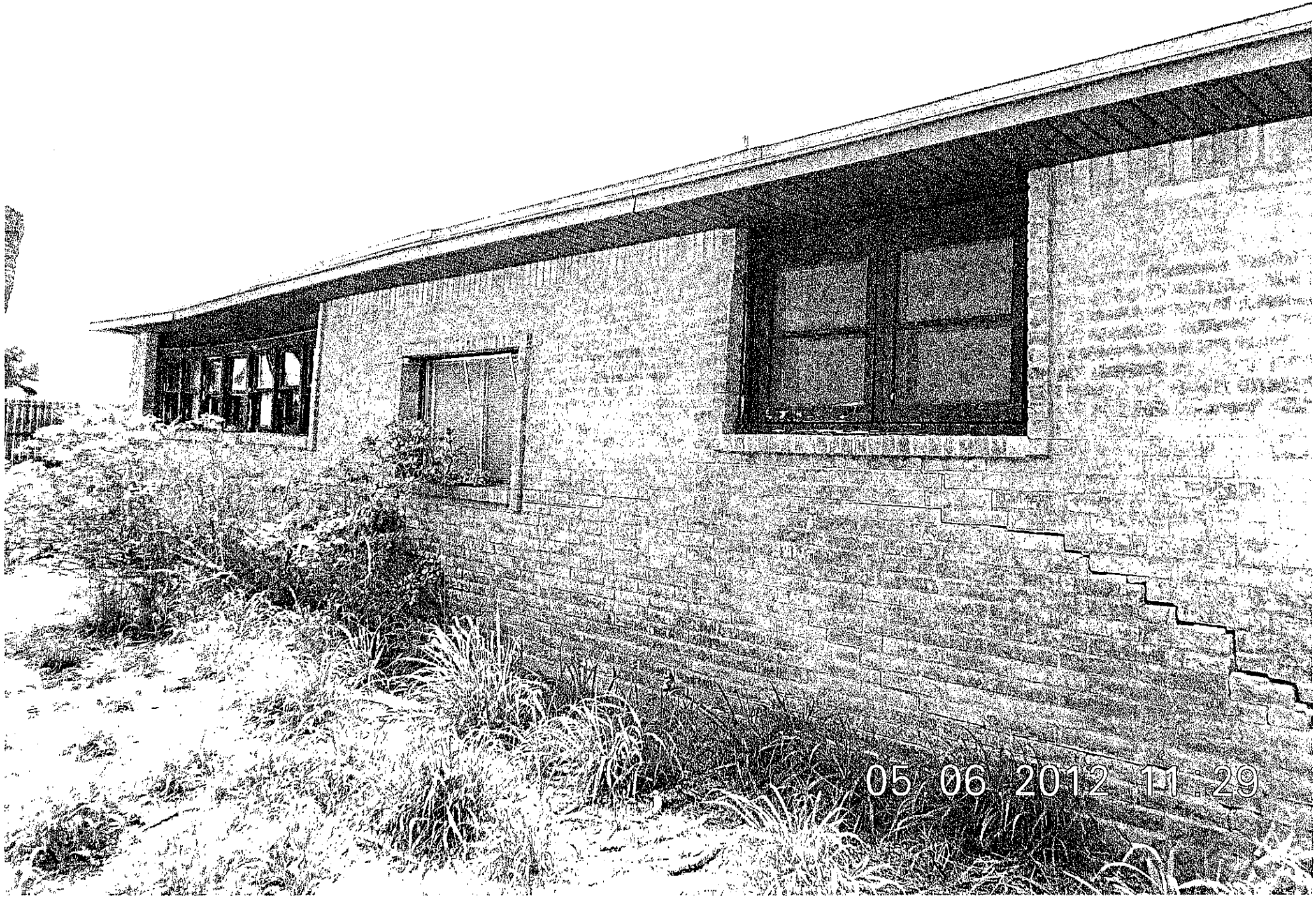
BY ORDER OF: BUILDING OFFICIAL

DEFACEMENT OR REMOVAL of this Notice, or any repairs and /or alternations 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: 5-6-13 BY: [signature]

05 06 2012 11 29


05 06 2012 11 29

05 07 2012 16 08

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-527-000-02000-192

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KINGSVILLE TX 78363-8827

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ATTY DAT 03/22/2013 CONTRCT DTE

AGENDA ITEM #7

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
426 W. HUISACHE		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
ORIG. TOWN	79		29,30
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof				X			
a.Covering		XNAP		XNAP			
b.Structure		XNAP		XNAP			
Walls		XNAP		XNAP			
a.Exterior		XNAP		XNAP			
b.Interior		XNAP		XNAP			
c.Ceilings		XNAP		XNAP			
Windows/Doors		XNAP		XNAP			
a.Secured		XNAP		XNAP			
b.Condition		XNAP		XNAP			
Foundation		XNAP		XNAP			
a.Floors		XNAP		XNAP			
Plumbing		XNAP		XNAP			
Electrical		XNAP		XNAP			

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

426 W. Huisache CITY OF KINGSVILLE 6-21-12

ADDRESS	OWNER	INSPECTOR
LEGAL DESCRIPTION Ori's Town	LOT 29, 30	BLOCK 79
OWNER INFO New Life Fellowship P.O. Box 5190 C.C. TX 78465-5190		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					need clean up
2. UTILITIES		X					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X					
3. ROOF	2 yr. roof						
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CONDEMNATION CHECKLIST

Property Address: 426 W. Huisache — Phone: _____
Property Owner: New Life Fellowship — Phone: _____
Owner's Address: Corpus Christi, Inc. P.O. Box 5190 Corpus Christi, TX — Fax: _____

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-21-12	6-21-12	1. Identify structure unfit for human habitation.
☐ 6-21-12	6-21-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 6-21-12	6-21-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-21-12	6-21-12	4. Obtain legal description.
☐ 6-21-12	6-21-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-21-12	6-21-12	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.
4-4-13	4-4-13	
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 5-6-13	5-6-13	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.
☐ 5-6-13	5-6-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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.

Prop ID	Owner	%	Legal Description	Values					
22315	30484	100.00 R	Geo: 100107919000192	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000
SANCHEZ MELITON DUARTE			ORIG TOWN, BLOCK 79, LOT 19, 20		Imp NHS:	0	Prod Loss:	0
1707 CORITA ST					Land HS:	0	Appraised:	1,000
SAN ANTONIO, TX 78209-2514				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	1,000
			Situs: 410 W HUISACHE	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			1,000	0	1,000	0.842200	8.42

Prop ID	Owner	%	Legal Description	Values				
23068	19100	100.00 R	Geo: 100107921000192	Effective Acres: 0.000000	Imp HS:	0	Market:	14,100
WICKHAM KEVIN			ORIG TOWN, BLOCK 79, LOT 21, 22		Imp NHS:	13,100	Prod Loss:	0
PO BOX 66					Land HS:	0	Appraised:	14,100
KINGSVILLE, TX 78364-0066				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	14,100
			Situs: 412 W HUISACHE	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			14,100	0	14,100	0.842200	118.75

Prop ID	Owner	%	Legal Description	Values				
23820	55891	100.00 R	Geo: 100107923000192	Effective Acres: 0.000000	Imp HS:	0	Market:	23,590
PERKINS AMINTA A			ORIG TOWN, BLOCK 79, LOT 23, 24		Imp NHS:	22,590	Prod Loss:	0
402 W HENRIETTA AVE					Land HS:	0	Appraised:	23,590
KINGSVILLE, TX 78363-4318				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	23,590
			Situs: 414 W HUISACHE	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			23,590	0	23,590	0.842200	198.67

Prop ID	Owner	%	Legal Description	Values				
32779	57454	100.00 R	Geo: 100107925005192	Effective Acres: 0.000000	Imp HS:	0	Market:	21,950
LOPEZ ZORIDA			ORIG TOWN, BLOCK 79, LOT 25, 26		Imp NHS:	20,950	Prod Loss:	0
418 W HUISACHE					Land HS:	0	Appraised:	21,950
KINGSVILLE, TX 78363-5348				Acres: 0.0000	Land NHS:	1,000	Cap:	0
			State Codes: A	Map ID: PLAT	Prod Use:	0	Assessed:	21,950
			Situs: 418 W HUISACHE 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			21,950	0	21,950	0.842200	184.86

Prop ID	Owner	%	Legal Description	Values				
25345	46823	100.00 R	Geo: 100107927000192	Effective Acres: 0.000000	Imp HS:	0	Market:	250
LAY VICTORIA R			ORIG TOWN, BLOCK 79, LOT 27		Imp NHS:	0	Prod Loss:	0
% RAYNI SCOTT					Land HS:	0	Appraised:	250
9710 CLOISTER DR				Acres: 0.0000	Land NHS:	250	Cap:	0
DALLAS, TX 75228-3615			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	250
Agent: RAYNI SCOTT			Situs: 400 W HUISACHE 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			250	0	250	0.842200	2.11

Prop ID	Owner	%	Legal Description	Values				
17768	28197	100.00 R	Geo: 100107928000192	Effective Acres: 0.000000	Imp HS:	0	Market:	250
CARTER BETTYE			ORIG TOWN, BLOCK 79, LOT 28		Imp NHS:	0	Prod Loss:	0
829 S 24TH ST					Land HS:	0	Appraised:	250
KINGSVILLE, TX 78363-6519				Acres: 0.0000	Land NHS:	250	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	250
			Situs: 422 W HUISACHE	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			250	0	250	0.842200	2.11

Prop ID	Owner	%	Legal Description	Values				
10057	10057	100.00 R	Geo: 100107929000192	Effective Acres: 0.000000	Imp HS:	0	Market:	39,130
NEW LIFE FELLOWSHIP			ORIG TOWN, BLOCK 79, LOT 29, 30		Imp NHS:	38,130	Prod Loss:	0
OF CORPUS CHRISTI INC					Land HS:	0	Appraised:	39,130
PO BOX 5190				Acres: 0.0000	Land NHS:	1,000	Cap:	0
CORPUS CHRISTI, TX 78465-51			State Codes: F1	Map ID: PLAT	Prod Use:	0	Assessed:	39,130
			Situs: 426 W HUISACHE	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			39,130	0	39,130	0.842200	329.55

DATE 04/10/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-001-079-29000-192

ORIG TOWN, BLOCK 79, LOT 29, 30

TOWN -
ACRES - .160

LOCATION- 426 W HUISACHE

LAND MKT VALUE 1000
LAND AGR VALUE

IMPR/PERS MKT VALUE 38130
MKT. BEFORE EXEMPTS 39130
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI IN

PO BOX 5190

CORPUS CHRISTI TX 78465-5190

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	.00	.00	.00	.00
TAXES 2012	1,229.85	135.29	.00	1,365.14
	1,229.85	135.29	.00	1,365.14

ACCT # 1-001-079-29000-192

TOTAL DUE 04/2013	1,365.14
TOTAL DUE 05/2013	1,389.74
TOTAL DUE 06/2013	1,414.32
TOTAL DUE 07/2013	1,741.48

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	291.44	32.06	.00	323.50
CITY OF KINGSVILLE	329.55	36.25	.00	365.80
KINGSVILLE ISD	584.64	64.31	.00	648.95
SOUTH TX WATER AUTH	24.22	2.67	.00	26.89

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	291.44
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	329.55
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	584.64
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	24.22
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	1,229.85

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 21, 2012

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI
P O BOX 5190
CORPUS CHRISTI 78465-5190

Re: ORIGINAL TOWN, BLOCK 79, LOT 29, 30 **426 W HUISACHE**

Dear Sir or Madam:

It has been determined that the structure at **426 W HUISACHE** 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 21, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 30, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 21, 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

APRIL 4, 2013

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI, INC
P.O. BOX 5190
CORPUS CHRISTI, TX 78465

Re: ORIG TOWN, BLOCK 79, LOT 29, 30 426 W HUISACHE

Dear Sir or Madam:

It has been determined that the structure at **426 W HUISACHE** 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

CERTIFIED MAIL

SENDER:

- 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:

New Life Fellowship of Corpus Christi
P. O. Box 5190
Corpus Christi, TX 78465-5190

SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Yaneth Flores

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 0379

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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2243

May 2, 2013

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI
P.O. BOX 5190
CORPUS CHRISTI, TX 78465-5190

Re: **HEARING FOR PROPERTY AT 426 W HUISACHE**

Dear Sir or Madam:

On June 21, 2012, a letter was sent from the City of Kingsville stating that your property located at **426 E HUISACHE** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

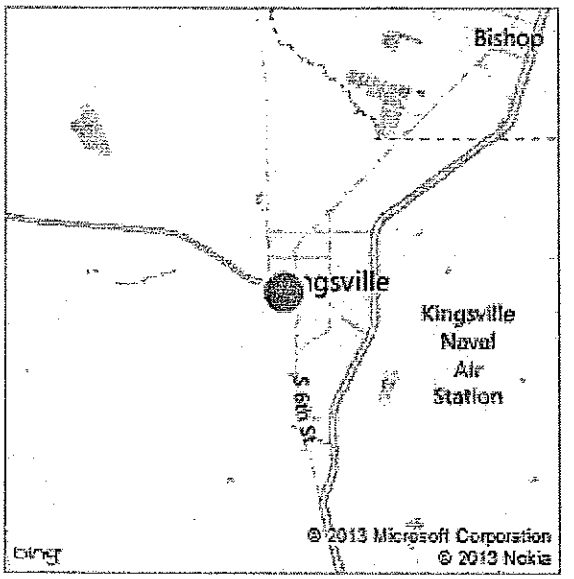
Daniel Ramirez
Building Official

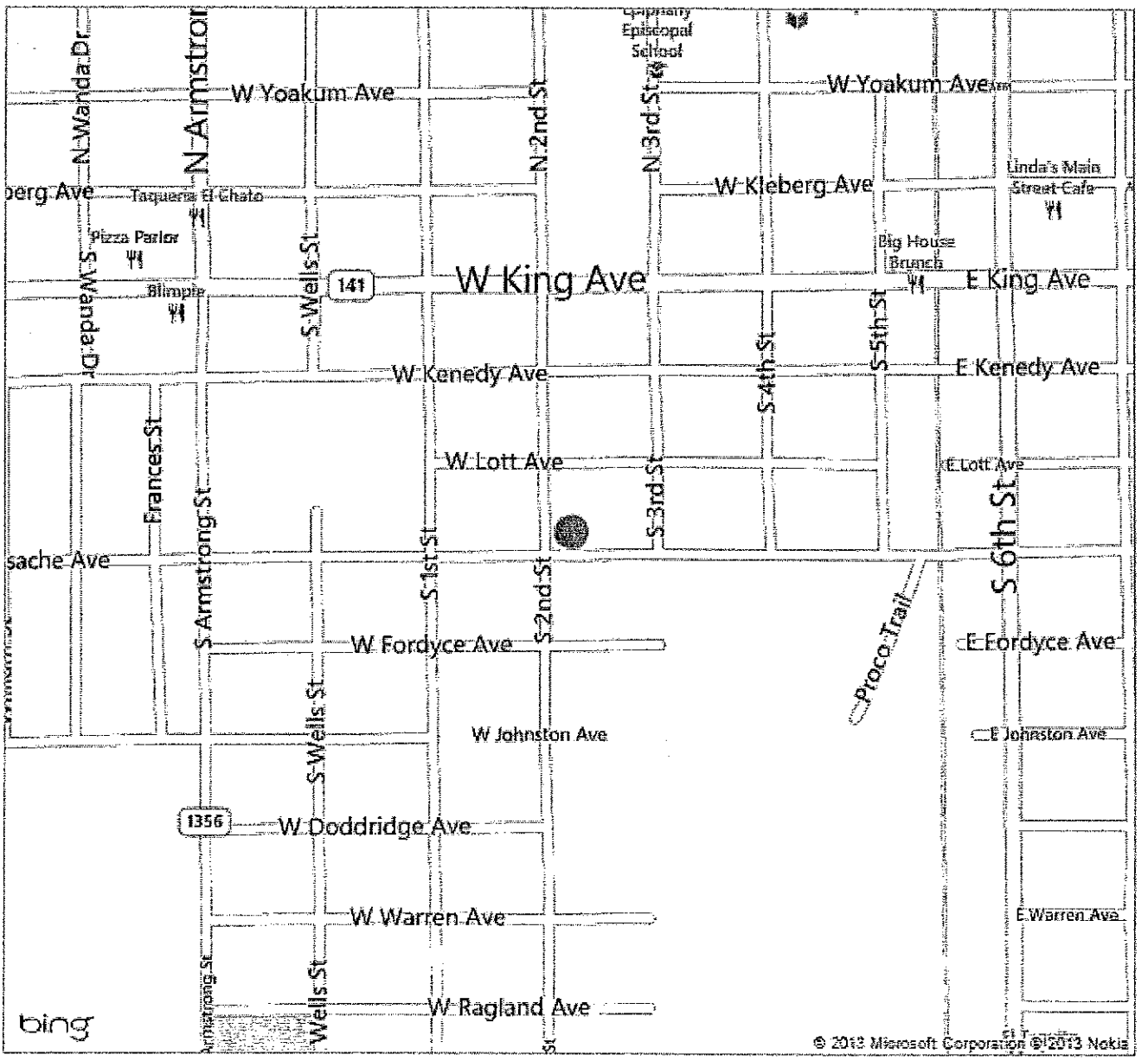
bing Maps

426 W Huisache Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 10057 R

Legal Description
ORIG TOWN, BLOCK 79, LOT 29, 30

OWNER ID
10057

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

NEW LIFE FELLOWSHIP OF CORPUS CHRISTI INC
PO BOX 5190
CORPUS CHRISTI, TX 78465-5190

Entities

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

Values

IMPROVEMENTS		25,410
LAND MARKET	+	1,000
MARKET VALUE	=	26,410
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	26,410
HS CAP LOSS	-	0
ASSESSED VALUE	=	26,410

Ref ID2: R10057
00107929000192 Map ID PLAT

ACRES:
EFF. ACRES:

SITUS 426 W HUISACHE

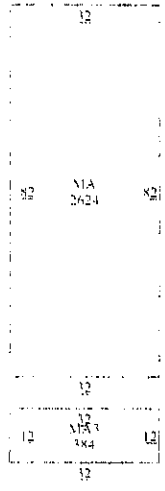
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

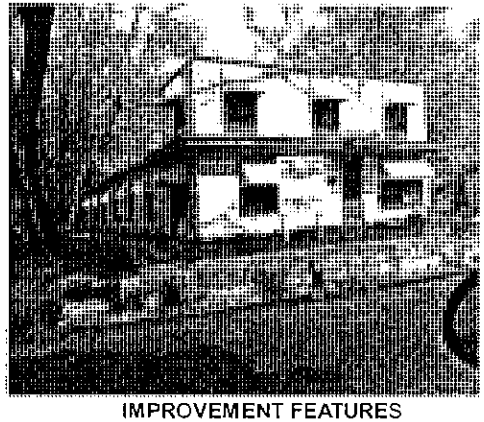
REMARKS FOR 2013 ADD MKT FF TABLE FF20D140 PER IE 4/16/13 JO -- FOR '13 ADJ DEPR TO 30% ON MA & MA3 PER APPR LR 2/12/13 3/18/13 MMG -- FOR '10 NO CHG, ADJ SKETCH PER APPRS

SKETCH for Improvement #1 (COMMERCIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
07/08/2009	REM	384	A	3,000

SALE DT	PRICE	GRANTOR	DEED INFO
12/01/1993	*****	SCOTT SUZANNE D	OT / 93 / 265
	*****	UNKNOWN	OT / /

SUBD: S001 100.00% NBHD:

IMPROVEMENT INFORMATION

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/	2,624.0	36.13	1	1935	1935		94,810	30%	100%	80%	100%	100%	0.24	22,750
	MA3	1/2 STORY (8	R	FF3/	384.0	28.90	1	1935	1935		11,100	30%	100%	80%	100%	100%	0.24	2,660
	SHD	SHED	F	NV/	.0	0.00	1	1935	1935			100%	100%	80%	100%	100%	0.80	0
	RES	RESIDENCE	F	NV/	.0	0.00	1	1935	1935	P		25%	100%	80%	100%	100%	0.20	0
1.	COMMERCIAL		STCD:	F1	3,008.0	Homesite: N					105,910							25,410

IMPROVEMENT FEATURES

Foundation	1	FD8	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2,RM1	0
Flooring	1	FL7	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S001 100.00% NBHD:

LAND INFORMATION 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		FF20D140	F1	N	FF	50X140	20.00	1,000	1.00	1.00	A	1,000	NO			0.00	0
													1,000					0

Comment: F: 50.0 R: 50.0 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:42AM by MARLENEP

True Automation, Inc.

426 W Huisache

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF 426 W Huisache ON:

Tuesday May 28, 2013

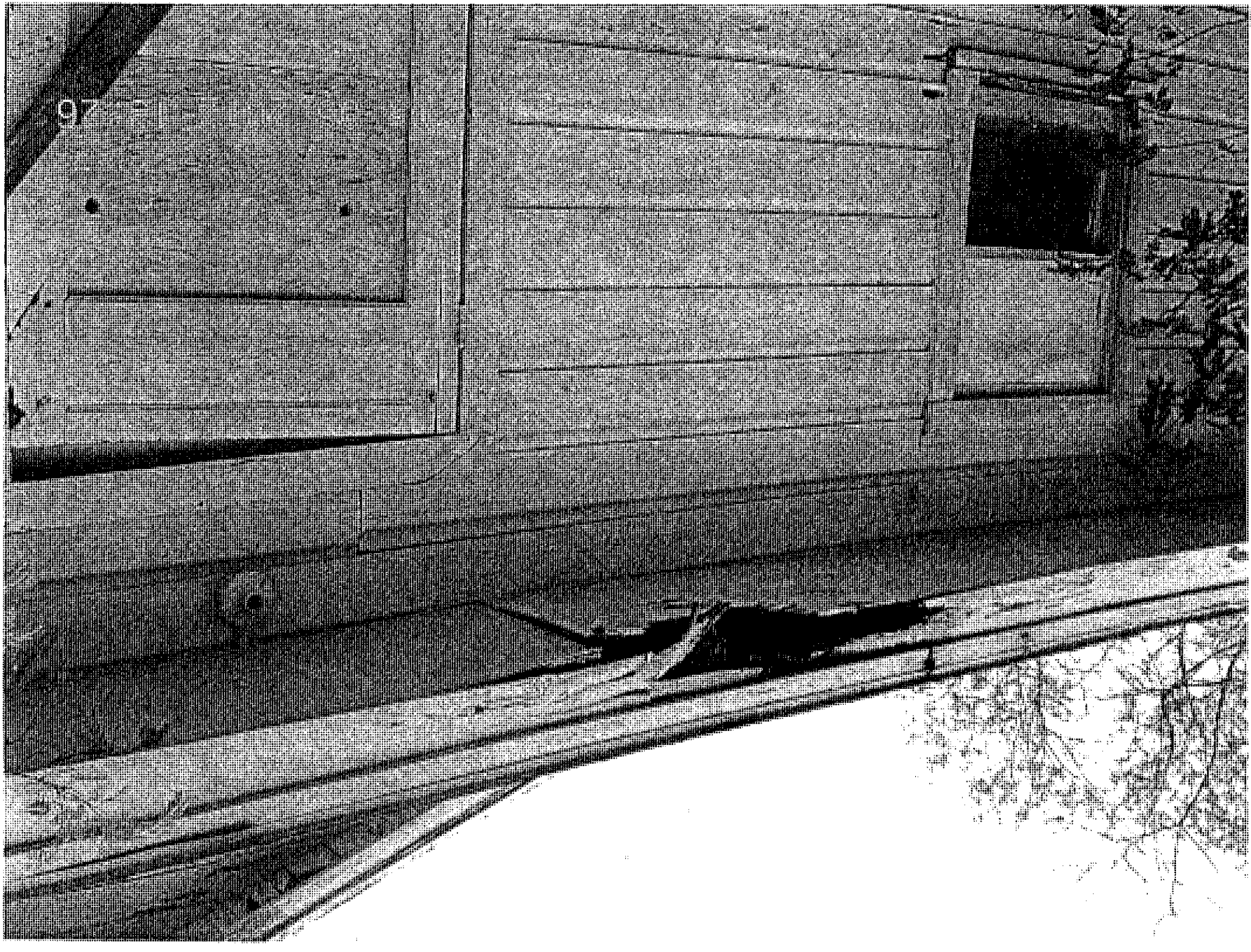
BY ORDER OF BUILDING OFFICIAL

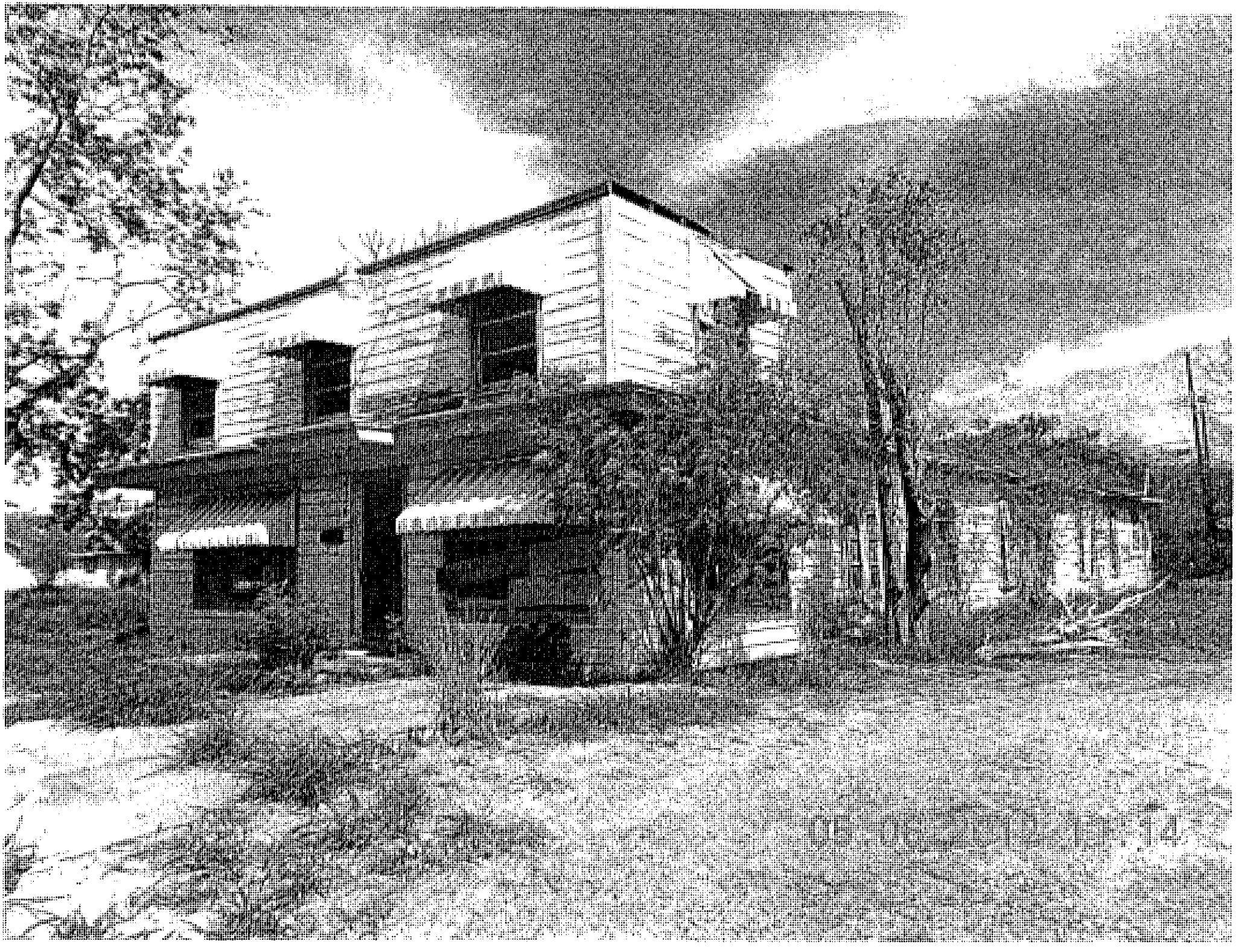
DEFACEMENT OR REMOVAL of this notice, or any repairs and/or alterations of this structure without express permission of the BUILDING DEPARTMENT, CITY OF KINGSVILLE, constitutes a misdemeanor and is punishable by a fine of Two Hundred ($200.00) Dollars.

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

DATE 5-6-13 BY [illegible]

05.06.2012 11:16





TRANSACTION REPORT

MAY/08/2013/WED 03:16 PM

FAX(TX)

#	DATE	START T.	RECEIVER	COM.TIME	PAGE	TYPE/NOTE	FILE
001	MAY/08	03:15PM	918007317045--756#	0:00:56	1	MEMORY OK ECM	0280

AGENDA ITEM #8

822 E. Ella CITY OF KINGSVILLE 6-14-12

ADDRESS	OWNER	INSPECTOR

LEGAL DESCRIPTION Sims 2 LOT 43 BLOCK 4

OWNER INFO Maria Luevac (Life EST) mary Bel Sanchez 1311 Sam Bass Circl Round Rock TX. 78681

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD CONDITION		X					need clean up
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/ DOORS		X			X		Dilapidated structure
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
822 E. ELLA		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
SIMS 2	4		43

OWNER NAME	ADDRESS	CITY/STATE/ZIP
MARIA LUERA	1311 SAM BASS CIRCLE #102	ROUND ROCK, TEXAS 78681

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X					
a.Elec		X					
b.Gas		X					
c.Water							
Roof		XABP			XABP		
a.Covering		XABP			XABP		
b.Structure		XABP			XABP		
Walls		XABP			XABP		
a.Exterior		XABP			XABP		
b.Interior		XABP			XABP		
c.Ceilings		XABP			XABP		
Windows/Doors		XABP			XABP		
a.Secured		XABP			XABP		
b.Condition		XABP			XABP		
Foundation		XABP			XABP		
a.Floors		XABP			XABP		
Plumbing		XABP			XABP		
Electrical		XABP			XABP		

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

CONDEMNATION CHECKLIST

Property Address: 822 E Ella
Phone:
Property Owner: Maria Cloera - Maybel Spencer
Phone:
Owner's Address: 1311 Sam Bass Circle #102 Round Rock, TX 78681
Fax:

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-14-12	6-14-12	1. Identify structure unfit for human habitation.
☐ 6-14-12	6-14-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 6-14-12	6-14 12	☐ b. Photograph property.
☐ 6-14-12	6-14-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-14-12	6-14 12	4. Obtain legal description.
☐ 6-14-12	6-14-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
4-4-13	4-4-13	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.
☐		7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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.

Prop ID	Owner	%	Legal Description		Values			
10771	28196	100.00 R	**Geo: 166500436000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 12,880		
MUNOZ MARIA P			SIMS 2, BLOCK 4, LOT 36, 37		Imp NHS: 9,880	Prod Loss: 0		
1200 E ELLA AVE					Land HS: 0	Appraised: 12,880		
KINGSVILLE, TX 78363-4047				Acres: 0.0000	Land NHS: 3,000	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 12,880		
			Situs: 902 E ELLA	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			12,880	0	12,880	0.842200	108.48

Prop ID	Owner	%	Legal Description		Values			
11544	11350	100.00 R	**Geo: 166500438000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 50,540		
BELTRAN ANGEL RANGEL			SIMS 2, BLOCK 4, LOT 38-40, ACRES .0		Imp NHS: 46,040	Prod Loss: 0		
830 E ELLA AVE					Land HS: 0	Appraised: 50,540		
KINGSVILLE, TX 78363-3987				Acres: 0.0000	Land NHS: 4,500	Cap: 0		
			State Codes: A	Map ID: PLAT	Prod Use: 0	Assessed: 50,540		
			Situs: 830 E ELLA	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			50,540	0	50,540	0.842200	425.65

Prop ID	Owner	%	Legal Description		Values			
20846	17766	100.00 R	**Geo: 166500441000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 18,810		
BELTRAN ROSA M			SIMS 2, BLOCK 4, LOT 41, 42		Imp NHS: 15,810	Prod Loss: 0		
830 E ELLA AVE					Land HS: 0	Appraised: 18,810		
KINGSVILLE, TX 78363-3987				Acres: 0.0000	Land NHS: 3,000	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 18,810		
			Situs: 828 E ELLA 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			18,810	0	18,810	0.842200	158.42

Prop ID	Owner	%	Legal Description		Values			
21621	56089	100.00 R	**Geo: 166500443000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 6,540		
LUERA MARIA C (LIFE EST)			SIMS 2, BLOCK 4, LOT 43		Imp NHS: 5,040	Prod Loss: 0		
MARYBEL SANCHEZ					Land HS: 0	Appraised: 6,540		
1311 SAM BASS CIRCLE #10				Acres: 0.0000	Land NHS: 1,500	Cap: 0		
ROUND ROCK, TX 78681			State Codes: A	Map ID:	Prod Use: 0	Assessed: 6,540		
			Situs: 822 E ELLA	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			6,540	0	6,540	0.842200	55.08

Prop ID	Owner	%	Legal Description		Values			
13982	57626	100.00 R	**Geo: 166500444000192**	Effective Acres: 0.000000	Imp HS: 6,310	Market: 8,860		
GARCIA WILFREDO F			SIMS 2, BLOCK 4, LOT 44-47		Imp NHS: 0	Prod Loss: 0		
1220 E NETTIE					Land HS: 2,550	Appraised: 8,860		
KINGSVILLE, TX 78363-4053				Acres: 0.0000	Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 8,860		
			Situs: 820 E ELLA	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			8,860	0	8,860	0.842200	74.62

Prop ID	Owner	%	Legal Description		Values			
15552	10346	100.00 R	**Geo: 166500448000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 100		
CITY OF KINGSVILLE			SIMS 2, BLOCK 4, LOT 48, (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: 800 B E ELLA	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			100	100	0	0.842200	0.00

Prop ID	Owner	%	Legal Description		Values			
11877	10346	100.00 R	**Geo: 166500501000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 450		
CITY OF KINGSVILLE			SIMS 2, BLOCK 5, LOT 1, 2, S/3 28, 29-31, (DRAINAGE DITCH) (E X E M P		Imp NHS: 0	Prod Loss: 0		
PO BOX 1458			T)		Land HS: 0	Appraised: 450		
KINGSVILLE, TX 78364-1458				Acres: 0.0000	Land NHS: 450	Cap: 0		
			State Codes: X	Map ID: PLAT	Prod Use: 0	Assessed: 450		
			Situs: 901 E ELLA	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			450	450	0	0.842200	0.00

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-665-004-43000-192

SIMS 2, BLOCK 4, LOT 43

TOWN -
ACRES - .080

LOCATION- 822 E ELLA

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 5040
MKT. BEFORE EXEMPTS 6540
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

ROUND ROCK TX 78681

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	205.55	22.61	.00	228.16
	205.55	22.61	.00	228.16

ACCT # 1-665-004-43000-192

TOTAL DUE 04/2013	228.16
TOTAL DUE 05/2013	232.26
TOTAL DUE 06/2013	236.39
TOTAL DUE 07/2013	291.07

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	48.71	5.36	.00	54.07
CITY OF KINGSVILLE	55.08	6.06	.00	61.14
KINGSVILLE ISD	97.71	10.75	.00	108.46
SOUTH TX WATER AUTH	4.05	.44	.00	4.49

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	48.71
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	55.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	97.71
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	4.05
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	205.55

DATE 04/05/2013

DG

STATEMENT OF ALL TAXES DUE

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

PROPERTY DESCRIPTION ACCT # 1-665-004-43000-192

SIMS 2, BLOCK 4, LOT 43

TOWN -
ACRES - .080

LOCATION- 822 E ELLA

LAND MKT VALUE 1500
LAND AGR VALUE

IMPR/PERS MKT VALUE 5040
MKT. BEFORE EXEMPTS 6540
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE

LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

ROUND ROCK TX 78681

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	205.55	22.61	.00	228.16
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BREAKDOWN OF TAX DUE BY JURISDICTION

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KLEBERG COUNTY	48.71	5.36	.00	54.07
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TAX LEVY FOR THE CURRENT ROLL YEAR: 137	48.71
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	55.08
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	97.71
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	4.05
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	205.55

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 14, 2012

MARIA C LOERA (LIFE ESTATE)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102

Re: SIMS ADD #2, Block 4, Lot 43 **822 E Ella**

Dear Sir or Madam:

It has been determined that the structure at **822 E Ella** 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 15, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JUNE 27, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 15, 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

APRIL 4, 2013

MARIA C LUERA (LIFE EST) AND MARYBEL SANCHEZ
1311 SAM BASS CIRCLE # 10
ROUND ROCK, TX 78681

Re: SIMS 2, BLOCK 4, LOT 43 822 E ELLA

Dear Sir or Madam:

It has been determined that the structure at **822 E ELLA** 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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2229

May 2, 2013

MARIA C LUERA (LIFE EST) MARYBEL SANCHEZ
1311 SAM BASS CIRCLE # 102
ROUND ROCK, TX 78681

Re: **HEARING FOR PROPERTY AT 822 E ELLA**

Dear Sir or Madam:

On June 14, 2012, a letter was sent from the City of Kingsville stating that your property located at **822 E ELLA** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

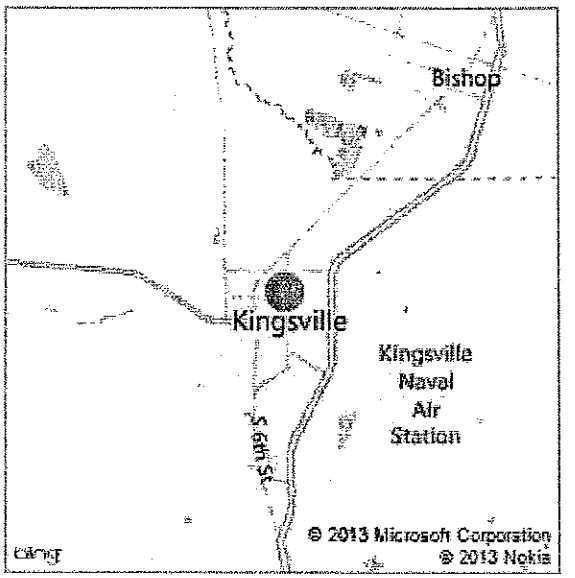
Daniel Ramirez
Building Official

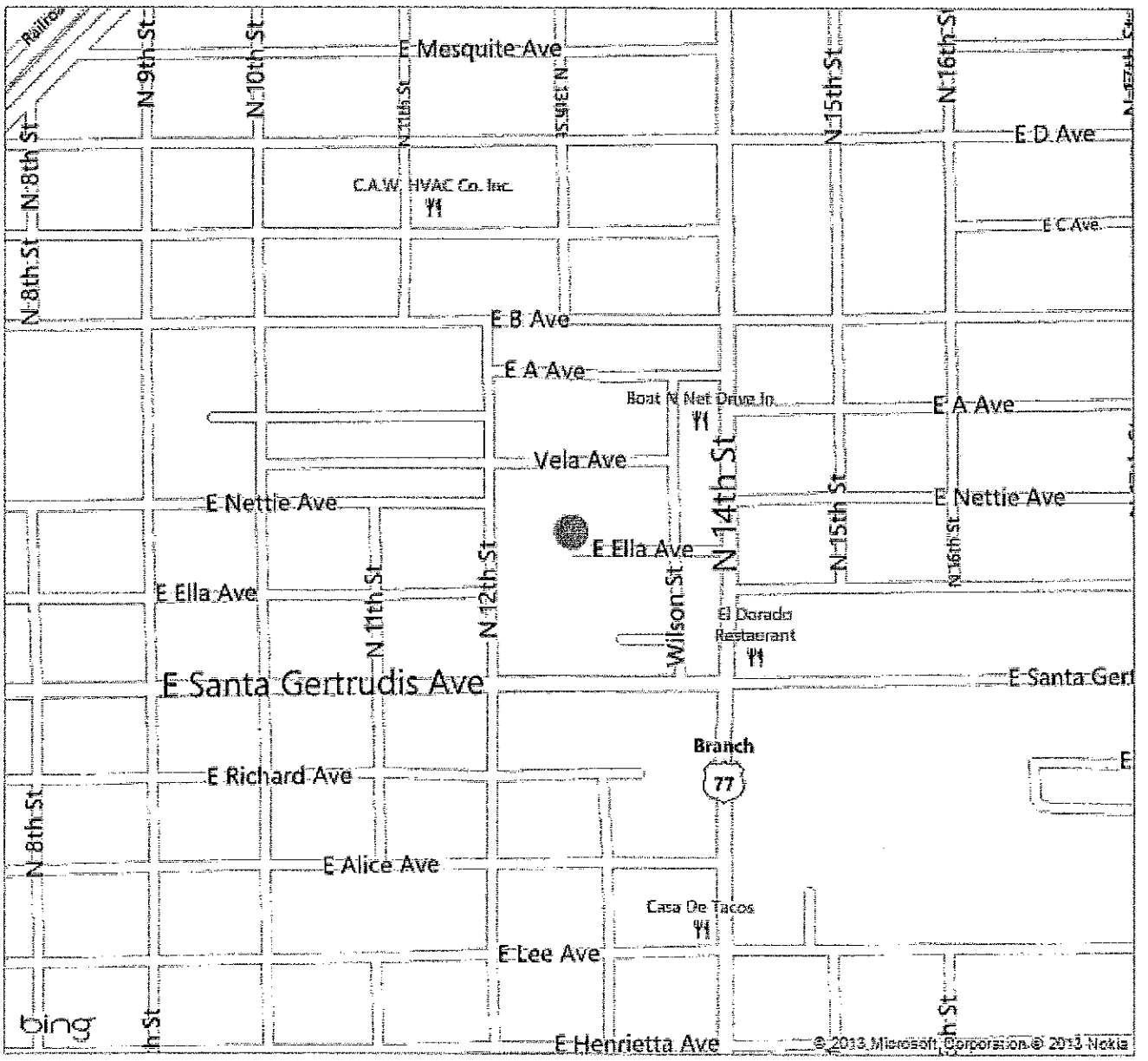
bing Maps

822 E Ella Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





160.2

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TEXAS 78364

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.46⁰
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Maria C Luna (Life Est)
MaryBel Sanchez
... Bass Circle #10

NIXIE 787 4E 1 02 04/15/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 78364145858 *0588-03802-08-35

78364145858

CERTIFIED MAIL™

160.2

7011 1570 0003 3833 0721

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 06.11⁰
0004247745 APR 08 2013
MAILED FROM ZIP CODE 78363

Maria C Luna (Life Est)
MaryBel Sanchez
... Bass Circle #10

041813

NIXIE 787 CC 1 02 04/16/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

*0793-13915-14-31

:LEBERG COUNTY APPRAISAL DISTRICT

'ROPERTY 21621 R

egal Description
:IMS 2, BLOCK 4, LOT 43

OWNER ID
56089

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

LUERA MARIA C (LIFE EST)
MARYBEL SANCHEZ
1311 SAM BASS CIRCLE #102
ROUND ROCK, TX 78681

Entities

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

Values

IMPROVEMENTS		0
LAND MARKET	+	1,500
MARKET VALUE	=	1,500
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	1,500
HS CAP LOSS	-	0
ASSESSED VALUE	=	1,500

Ref ID2: R21621

66500443000192

ACRES:
EFF. ACRES:

:ITUS 822 E ELLA

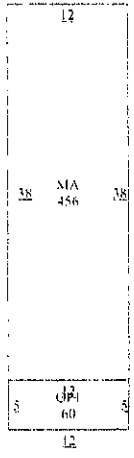
APPR VAL METHOD: Cost

GENERAL

:TILITIES	LAST APPR.	IE
'OPOGRAPHY	LAST APPR. YR	2013
:OAD ACCESS	LAST INSP. DATE	04/16/2013
:ONING	NEXT INSP. DATE	
:EXT REASON		

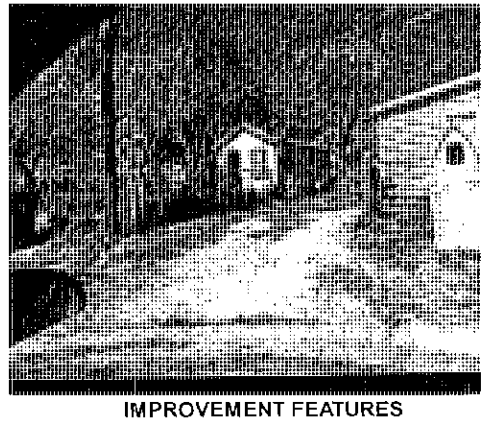
:EMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR '13 FLV IMPS @ 0, FOR
EXTENSIVE FIRE DAMAGE PER APPR LR
1/30/13 2/4/13 MMG -- FOR 2011 NO VAL CHG ON

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

SSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
11/09/2010	*****	LUERA MARIA C (L	CORR WD / 442 / 120
10/14/2010	*****	LUERA MARIA C	GWD / 440 / 422
03/01/1997	*****	MENDOZA EVANGEL	WD / 142 / 810

SUBD: S665 100.00% NBHD:

IMPROVEMENT INFORMATION

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	F	FLV/	456.0	0.00	1	1945	1945			100%	100%	100%	100%	100%	1.00	0
	OP1	OPEN PORCH B	F	FLV/	60.0	0.00	1	1945	1945			100%	100%	100%	100%	100%	1.00	0
1.	RESIDENTIAL		STCD:	A1	516.0	Homesite: N					0	(Flat Values)						0
																	0.90	0

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style		RT2.RM1	0
Flooring	1	FLA	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE

SUBJECT TO CHANGE

SUBD: S665 100.00% NBHD:

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

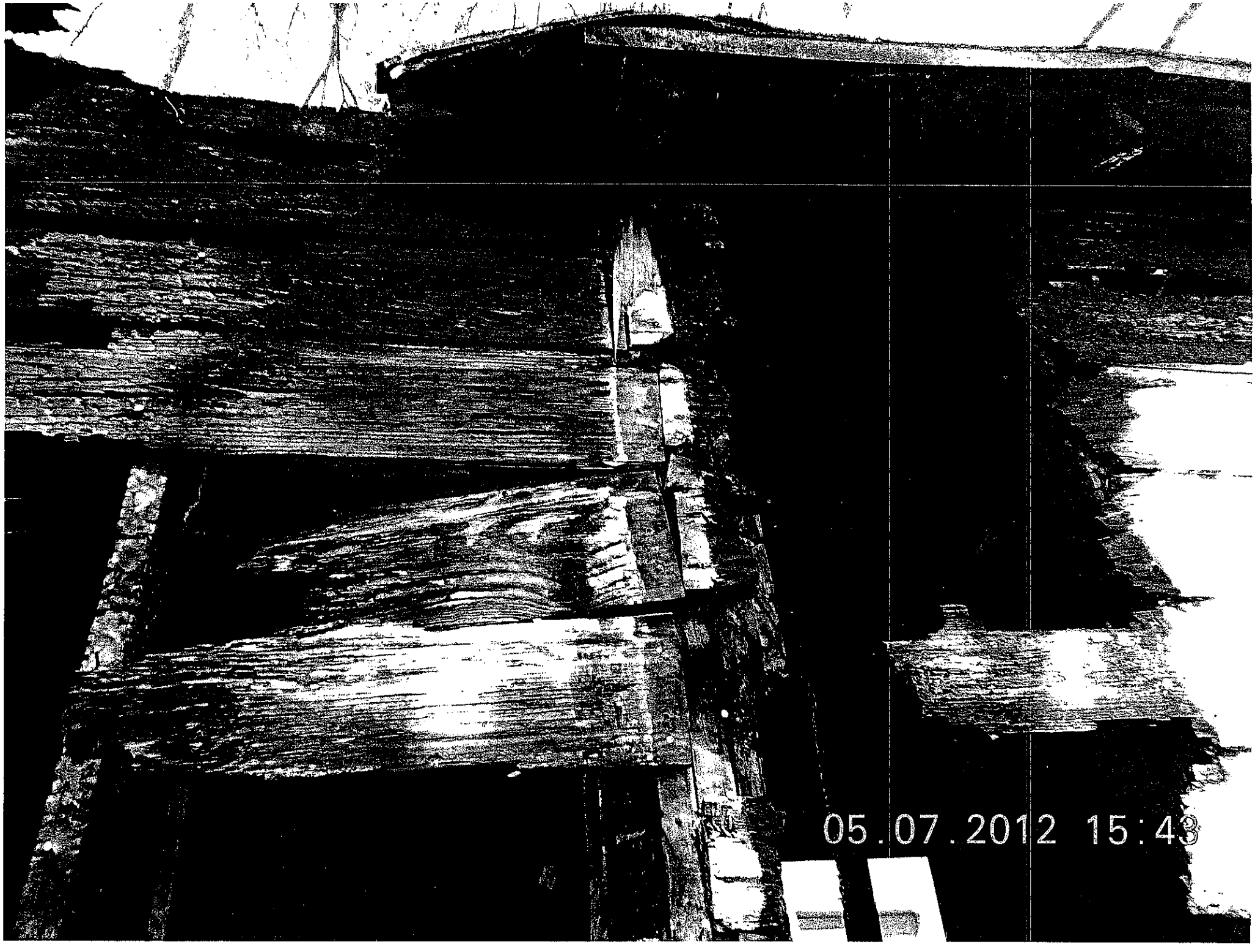
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	A1		FF60D140	A1	N	FF	25X140	60.00	1,500	1.00	1.00	A	1,500	NO			0.00	0
													1,500					0

Comment: F: 25 R: 25 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:24:48AM by MARLENEP

True Automation, Inc.

05 07 2012 15:43


05.07.2012 15:43

05.07.2012 15:43

05.07.2012 15:42

AGENDA ITEM #9

CITYOFKINGSVILLE

9-20-12

ADDRESS 306 W. Huisache	OWNER Robert Rhone	INSPECTOR Daniel
LEGAL DESCRIPTION Ori's Town	LOT 19, 20	BLOCK 78
OWNER INFO Robert Rhone 306 W. Huisache 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					
a. ELECTRICITY		X					
b. GAS		X					
c. WATER		X					
3. ROOF		X					
a. COVERING		X					
b. STRUCTURE		X					
4. WALLS		X					
a. EXTERIOR		X					
b. INTERIOR		X					
c. CEILINGS		X					
5. WINDOWS/		X					
DOORS		X					
a. SECURED		X					
b.CONDITION		X					
6. FOUNDATION		X					Delapidated
a. FLOORS		X					
7.PLUMBING		X			X		
8. ELECTRICAL		X			X		

CODES	ADDITIONAL CONCERNS
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	

CONDEMNATION CHECKLIST

Property Address: 306 W Huisache Phone: _____
Property Owner: Robert L Rhone Phone: _____
Owner's Address: 306 W Huisache Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 9-20-12	9-20-12	1. Identify structure unfit for human habitation.
☐ 9-20-12	9-20-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 9-20-12	9-20-12	3. Determine ownership from county assessment & tax collection record.
☐ 9-20-12	9-20-12	4. Obtain legal description.
☐ 9-20-12	9-20-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 9-20-12	9-20-12	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.
☐ 11-13-12	11-13-12	7. If response is not received or is not adequate, proceed as follows:
☐ 11-13-12	11-13-12	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.
☐ 11-13-12	11-13-12	1) Post affidavit in newspaper twice a week for one week
☐ 11-13-12	11-13-12	9. Post sign on property advising date the City Council will consider condemnation of structure.

resend to paper May 2, 2013

☐	11-13-12	11-13-12
☐	11-13-12	11-13-12

repost sign

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.

Prop ID	Owner	%	Legal Description		Values			
10046	30857	100.00 R	**Geo: 100107803001192**	Effective Acres: 0.000000	Imp HS: 20,770	Market: 22,770		
VELA AUDENCIO III			ORIG TOWN, BLOCK 78, LOT 3, 4		Imp NHS: 0	Prod Loss: 0		
ETUX JUANA R VELA					Land HS: 2,000	Appraised: 22,770		
325 W LOTT AVE				Acres:	0.0000 Land NHS: 0	Cap: 0		
KINGSVILLE, TX 78363-5442			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 22,770		
			Situs: 325 W LOTT	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			22,770	0	22,770	0.842200	191.77

Prop ID	Owner	%	Legal Description		Values			
10202	31594	100.00 R	**Geo: 100107805000192**	Effective Acres: 0.000000	Imp HS: 14,690	Market: 16,690		
SOLIZ IGNACIO P			ORIG TOWN, BLOCK 78, LOT 5, 6		Imp NHS: 0	Prod Loss: 0		
323 W LOTT AVE					Land HS: 2,000	Appraised: 16,690		
KINGSVILLE, TX 78363-5442				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 16,690		
			Situs: 323 W LOTT	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			16,690	0	16,690	0.842200	140.56

Prop ID	Owner	%	Legal Description		Values			
10941	45099	100.00 R	**Geo: 100107807000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 18,750		
GARCIA MARIA			ORIG TOWN, BLOCK 78, LOT 7-10		Imp NHS: 14,750	Prod Loss: 0		
PO BOX 1718					Land HS: 0	Appraised: 18,750		
KINGSVILLE, TX 78364-1718				Acres:	0.0000 Land NHS: 4,000	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 18,750		
			Situs: 321 W LOTT	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			18,750	0	18,750	0.842200	157.91

Prop ID	Owner	%	Legal Description		Values			
12545	12125	100.00 R	**Geo: 100107811000192**	Effective Acres: 0.000000	Imp HS: 18,790	Market: 24,790		
GONZALES BERNARDO JR			ORIG TOWN, BLOCK 78, LOT 11-16		Imp NHS: 0	Prod Loss: 0		
ETUX MARIA M					Land HS: 6,000	Appraised: 24,790		
303 W LOTT AVE				Acres:	0.0000 Land NHS: 0	Cap: 0		
KINGSVILLE, TX 78363-5442			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 24,790		
			Situs: 303 W LOTT	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			24,790	0	24,790	0.842200	208.78

Prop ID	Owner	%	Legal Description		Values			
14964	42160	100.00 R	**Geo: 100107817000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 11,850		
SCOTT GERTIE			ORIG TOWN, BLOCK 78, LOT 17, 18		Imp NHS: 10,850	Prod Loss: 0		
602 W CAESAR AVE					Land HS: 0	Appraised: 11,850		
KINGSVILLE, TX 78363-5202				Acres:	0.0000 Land NHS: 1,000	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 11,850		
			Situs: 302 W HUISACHE	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			11,850	0	11,850	0.842200	99.80

Prop ID	Owner	%	Legal Description		Values			
15748	49492	100.00 R	**Geo: 100107819000192**	Effective Acres: 0.000000	Imp HS: 14,030	Market: 15,030		
RHONE ROBERT L			ORIG TOWN, BLOCK 78, LOT 19, 20, "DP TAX DEFERRAL 2010"		Imp NHS: 0	Prod Loss: 0		
306 W HUISACHE					Land HS: 1,000	Appraised: 15,030		
KINGSVILLE, TX 78363				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 15,030		
			Situs: 306 W HUISACHE TX	Mtg Cd:	Prod Mkt: 0	Exemptions: DP,HS		
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			15,030	0	15,030	0.842200	126.58

Prop ID	Owner	%	Legal Description		Values			
16477	13270	100.00 R	**Geo: 100107821000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 500		
KLEBERG COUNTY TRUSTEE			ORIG TOWN, BLOCK 78, LOT 21, (E X E M P T)		Imp NHS: 0	Prod Loss: 0		
PO BOX 1457					Land HS: 0	Appraised: 500		
KINGSVILLE, TX 78364-1457				Acres:	0.0000 Land NHS: 500	Cap: 0		
			State Codes: X	Map ID:	PLAT Prod Use: 0	Assessed: 500		
			Situs: 310 W HUISACHE	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			500	500	0	0.842200	0.00

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

September 20, 2012

ROBERT L. RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: ORIG. TOWN, BLOCK 78, LOT 17, 18 306 W HUISACHE

Dear Sir or Madam:

It has been determined that the structure at 306 W HUISACHE 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. UPON THE INSPECTION WE FOUND THAT THE PROPERTY HAD NO UTILITIES SINCE AUGUST 17, 2012. LOOSE ELECTRICIAL WIRES, DELAPIDATED WALLS, FLOORS, DOORS, CEILING AND BROKEN WINDOWS HAVE ALL BEEN CONFIRMED ON THIS PREMISES AND THEREFORE HAS BEEN DEEMED AN UNSAFE AND UNSANITARY HABITAT. THIS GIVES THE CITY OF KINGSVILLE NO ALTERNATIVE BUT TO CONDEMN THIS PROPERTY.

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
Building Official

Situs: [illegible] Mtg Cd: DBA: Prod Mkt: 0 Exemptions: HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			24,790	0	24,790	0.801870	198.78

14964 42160 100.00 R **Geo: 100107817000192**
SCOTT GERTIE
602 W CAESAR AVE
KINGSVILLE, TX 78363-5202

ORIG TOWN, BLOCK 78, LOT 17, 18

State Codes: A
Situs: 302 W HUISACHE

Effective Acres: 0.000000
Acres: 0.0000
Map ID: PLAT
Mtg Cd:
DBA:

Imp HS:	19,330	Market:	20,330
Imp NHS:	0	Prod Loss:	0
Land HS:	1,000	Appraised:	20,330
Land NHS:	0	Cap:	0
Prod Use:	0	Assessed:	20,330
Prod Mkt:	0	Exemptions:	

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			20,330	0	20,330	0.801870	163.02

15748 49492 100.00 R **Geo: 100107819000192**
RHONE ROBERT L
306 W HUISACHE
KINGSVILLE, TX 78363

ORIG TOWN, BLOCK 78, LOT 19, 20

State Codes: A
Situs: 306 W HUISACHE

Effective Acres: 0.000000
Acres: 0.0000
Map ID: PLAT
Mtg Cd:
DBA:

Imp HS:	15,790	Market:	16,790
Imp NHS:	0	Prod Loss:	0
Land HS:	1,000	Appraised:	16,790
Land NHS:	0	Cap:	0
Prod Use:	0	Assessed:	16,790
Prod Mkt:	0	Exemptions:	DP,HS

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			16,790	0	16,790	0.801870	134.63

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1253

November 13, 2012

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W Huisache** 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, December 10, 2012** 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 OCTOBER 22, 2012.

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

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:

Robert C. Rhone
306 W Huisache
Kingsville, TX 78363

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Robert C Rhone ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) | C. Date of Delivery

Robert C Rhone | 9-22-12

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 Num
(*Transfer fro*) 7011 0110 0000 4433 0928

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

PUBLIC NOTICE

The City Commission will meet on Monday, December 10 at 6:00 PM. The following items are set for public hearing and discussion and/or action.

Request to condemn the unsafe structures located at:

306 W HUSACHE

If you are the property owner, owner of mortgages, or anyone having a substantial interest in mentioned 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.

Nueces Times 12/2/2012

PUBLIC NOTICE

The City Commission will meet on Monday, December 10 at 6:00 PM. The following items are set for public hearing and discussion and/or action.

Request to condemn the unsafe structures located at:

306 W HUSACHE

If you are the property owner, owner of mortgages, or anyone having a substantial interest in mentioned 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.

Nueces Times November 14, 2012

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

```
*****************************************************************
* PROPERTY DESCRIPTION                ACCT # 1-001-078-19000-192        *
*                                                                       *
*      ORIG TOWN, BLOCK 78, LOT 19, 20, "DP TAX DEFERRAL                *
*      2010"                                                            *
*                                                                       *
*                                                                       *
* TOWN     -                      LOCATION-   306 W HUISACHE           *
* ACRES    -      .160                                                  *
*                                                                       *
* LAND MKT VALUE       1000       IMPR/PERS MKT VALUE    14030         *
* LAND AGR VALUE                  MKT. BEFORE EXEMPTS    15030         *
*                                 LIMITED TXBL. VALUE    15030         *
* EXEMPTIONS GRANTED:  H   D                                            *
* (REMOVAL OF EXEMPTIONS MAY RESULT IN ADDITIONAL TAXES DUE)            *
*****************************************************************
```

RHONE ROBERT L

306 W HUISACHE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 1992	135.03	345.67	72.11	552.81
TAXES 1993	213.99	522.12	110.41	846.52
TAXES 1994	225.98	524.28	112.54	862.80
TAXES 1995	222.29	489.04	106.69	818.02
TAXES 1996	234.54	487.85	108.36	830.75
TAXES 1998	164.91	303.42	70.25	538.58
TAXES 1999	181.25	311.75	73.95	566.95
TAXES 2004	354.56	397.11	150.33	902.00
TAXES 2005	356.20	356.20	142.47	854.87
TAXES 2006	398.60	350.77	149.87	899.24
TAXES 2007	482.95	367.04	169.99	1,019.98
TAXES 2008	482.26	308.66	158.18	949.10
TAXES 2009	248.04	128.98	75.41	452.43
TAXES 2010	231.11	43.14	.00	274.25
TAXES 2011	231.11	24.65	.00	255.76
TAXES 2012	231.11	6.17	.00	237.28
	4,393.93	4,966.85	1,500.56	10,861.34

ACCT # 1-001-078-19000-192

TOTAL DUE 05/2013	**10,861.34**
TOTAL DUE 06/2013	10,909.75
TOTAL DUE 07/2013	10,958.11
TOTAL DUE 08/2013	11,006.46

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	1,369.93	1,526.06	432.54	3,328.53
CITY OF KINGSVILLE	1,577.64	1,704.23	488.56	3,770.43
SOUTH TX WATER AUTH	95.98	153.01	41.07	290.06
KINGSVILLE ISD	1,350.38	1,583.55	538.39	3,472.32

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	104.53
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	126.58
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	231.11

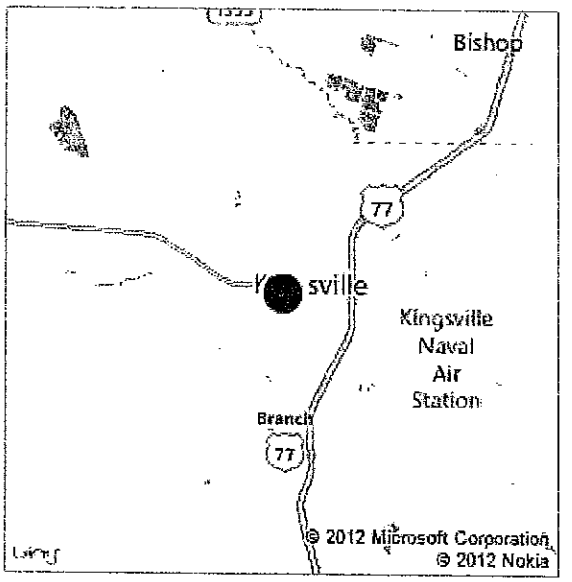
DEFERRAL DATE 05/27/2010 ATTY DAT CONTRCT DTE

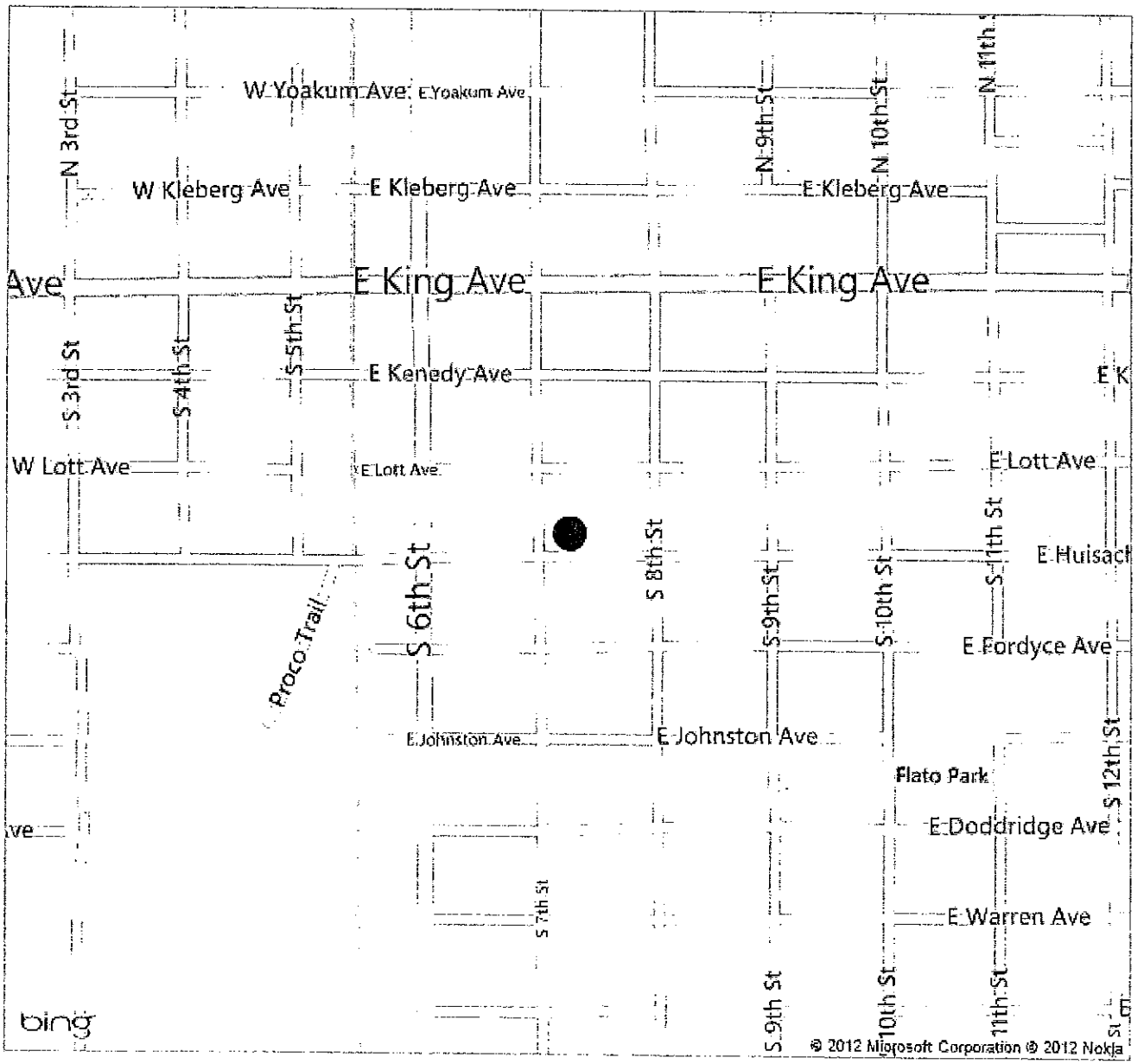
bing Maps

306 E Huisache Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 1253

November 13, 2012

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W Huisache** 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, December 10, 2012** 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 OCTOBER 22, 2012.

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 1570 0000 4433 2199

May 2, 2013

ROBERT L RHONE
306 W HUISACHE
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 306 W HUISACHE**

Dear Sir or Madam:

On September 20, 2012, a letter was sent from the City of Kingsville stating that your property located at **306 W HUISACHE** 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 **Tuesday, MAY 28, 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 MAY 28, 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

506 W Kleberg

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF 206 W Kleberg ON

Tuesday, May 28, 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 5-6-13 BY Harold H. Lowery

0 TO 3 6 5

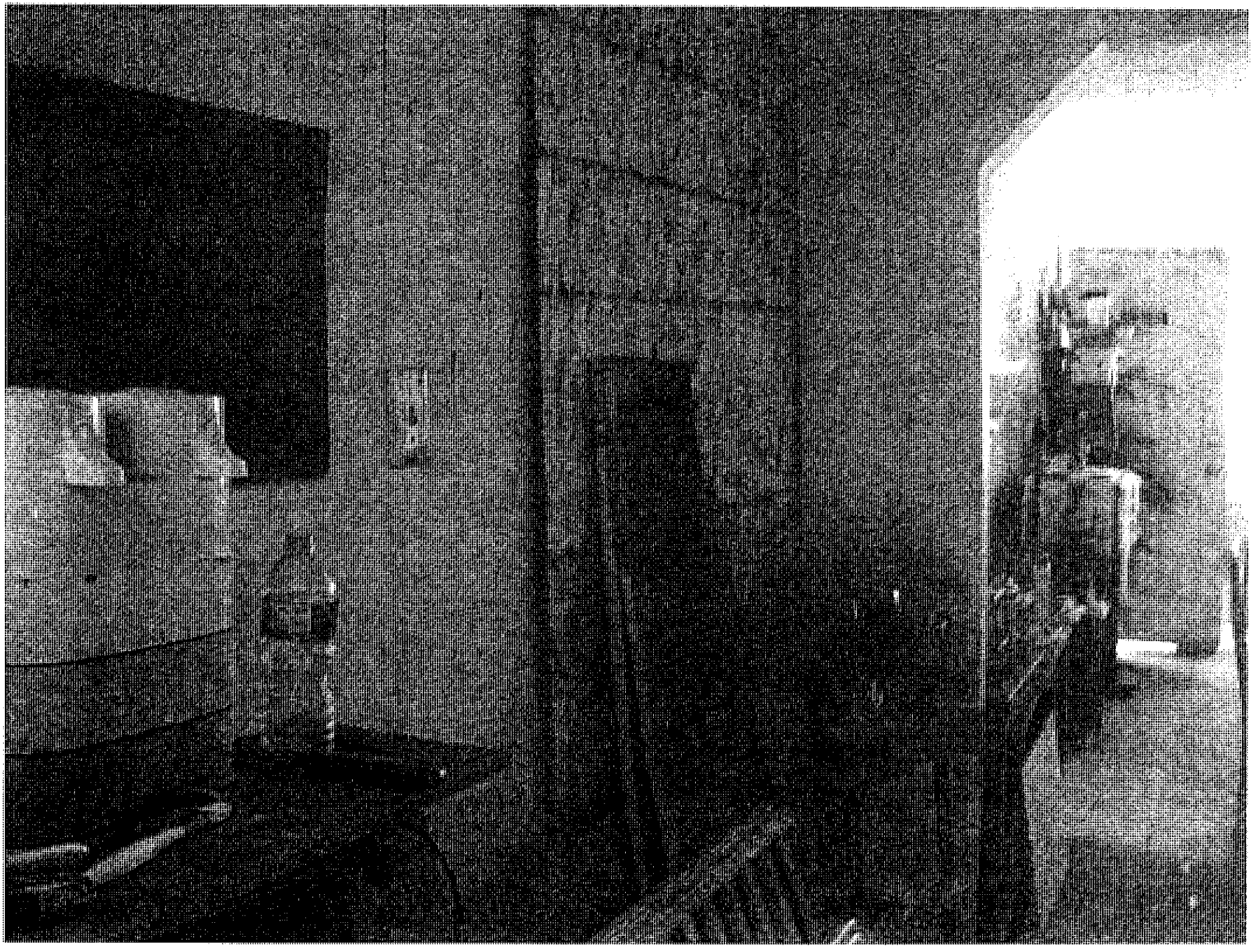
05.06.2012 11:19

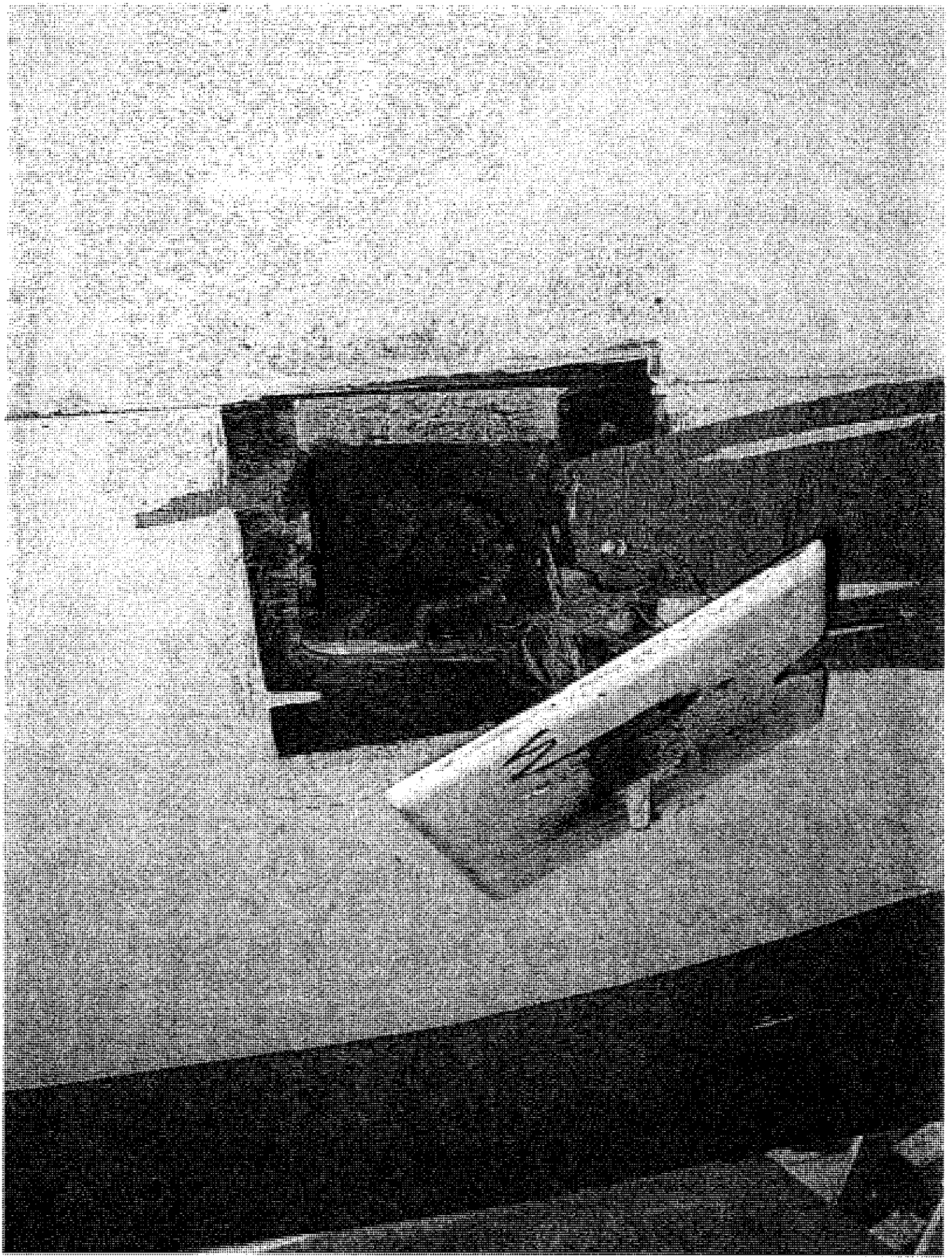
bing Maps

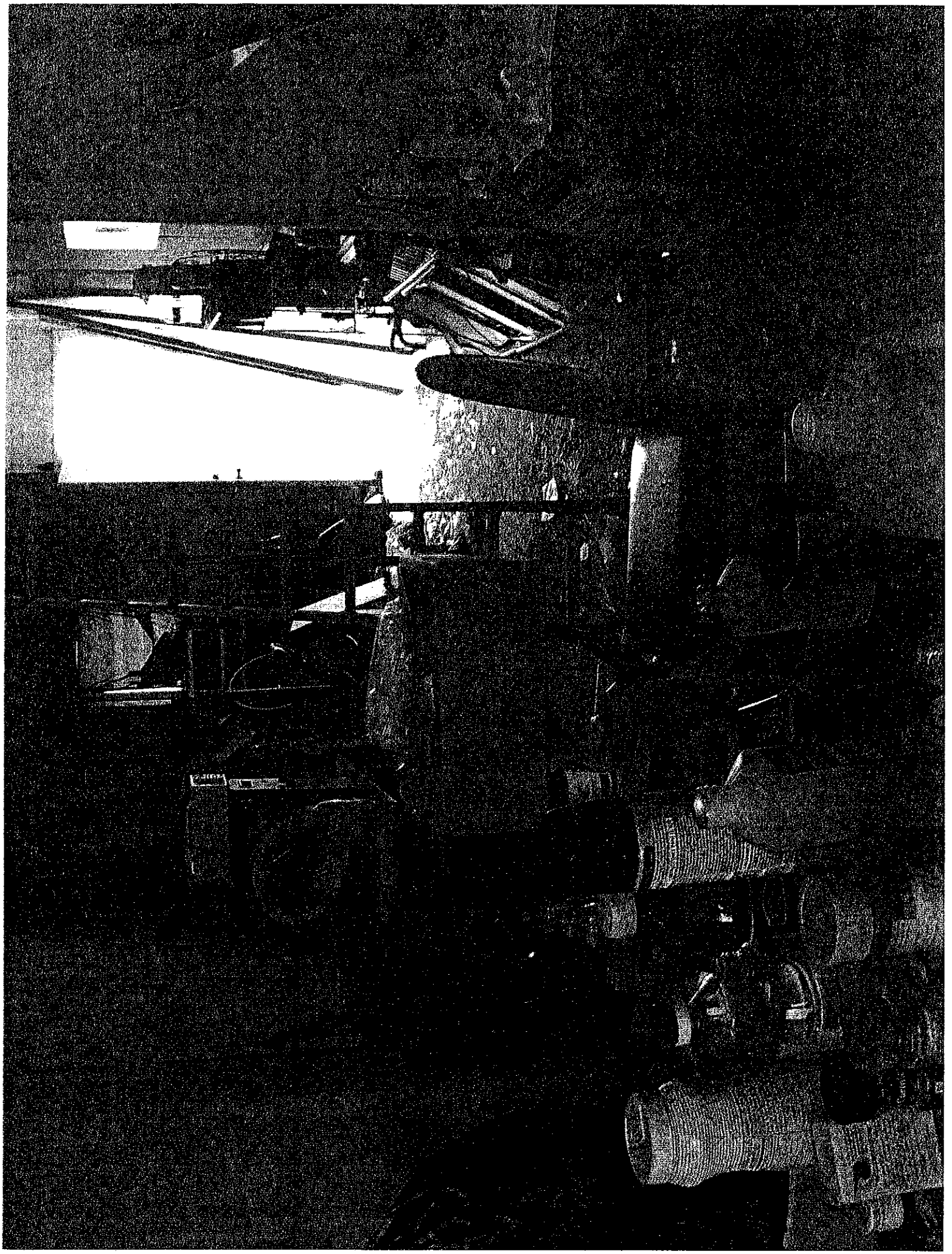
Bishop

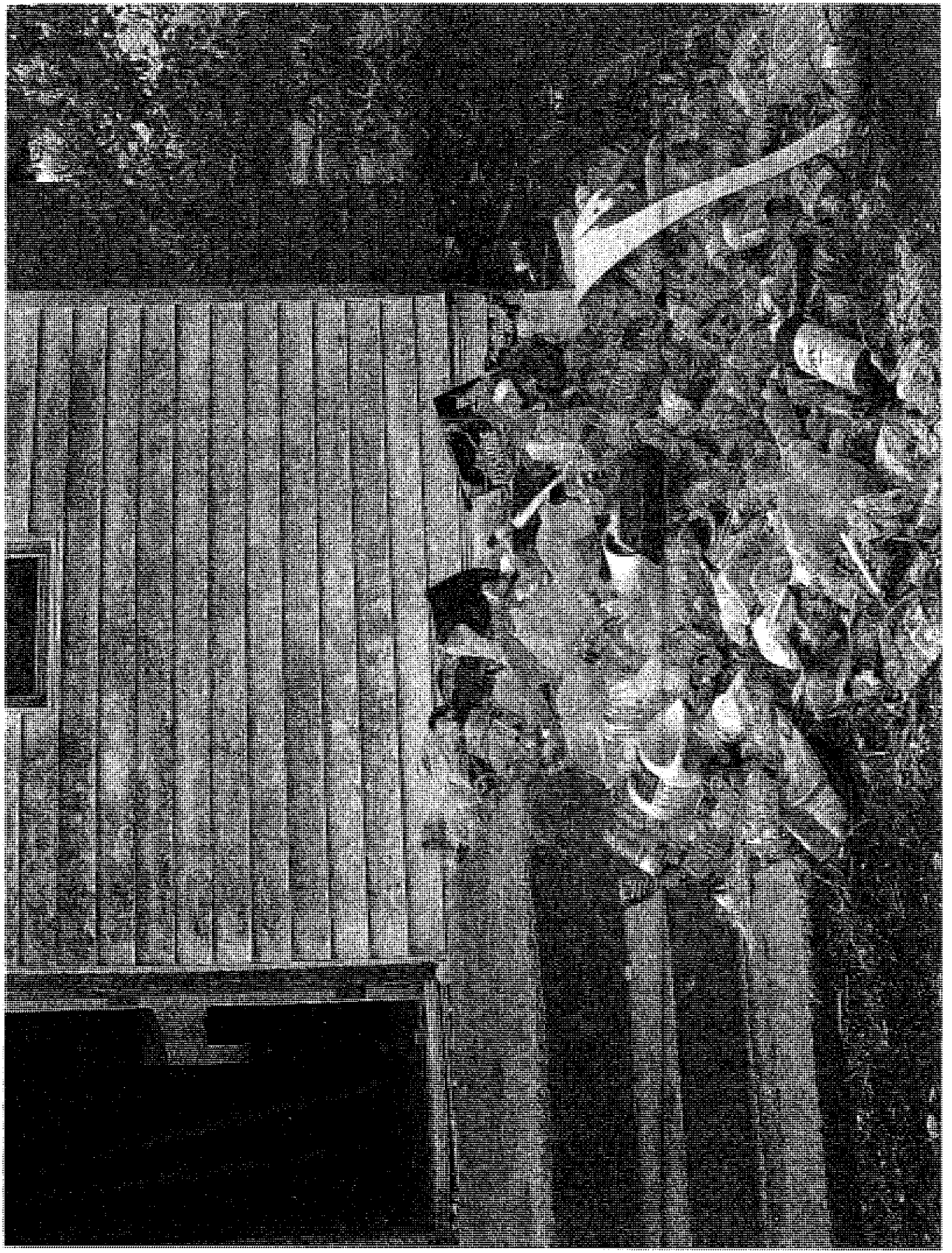
306 W Huisache Ave, Kingsville, TX 78363

My Notes









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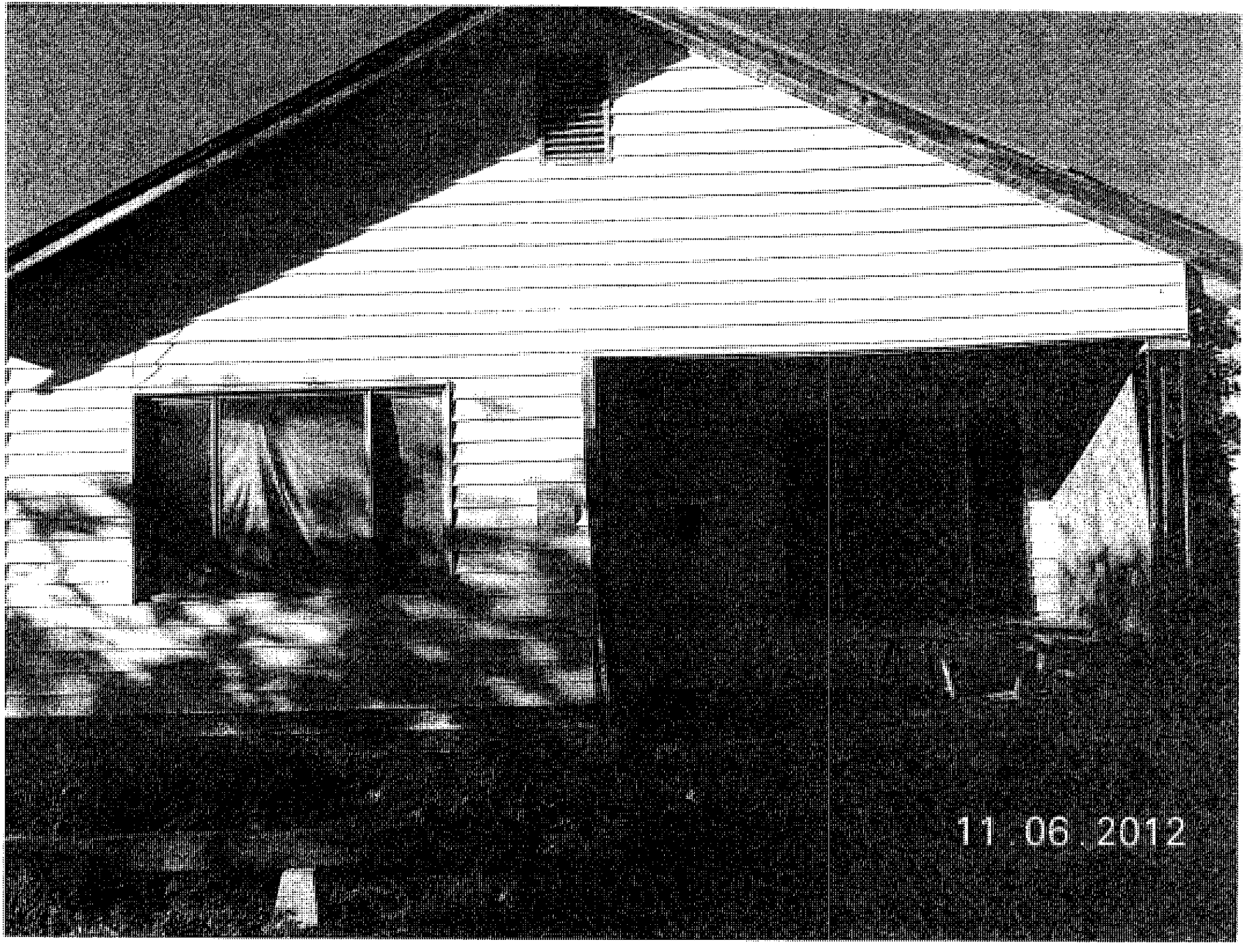
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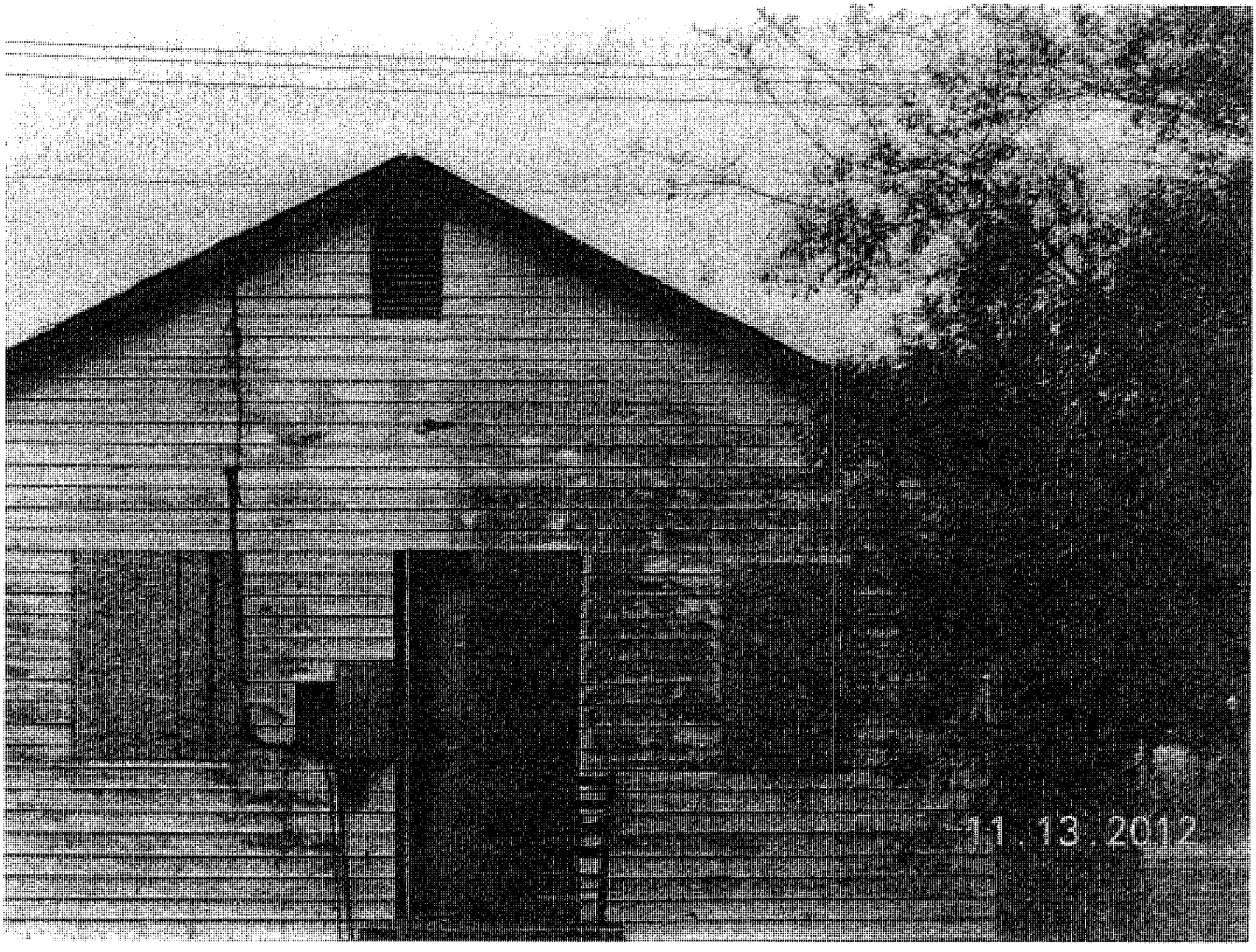
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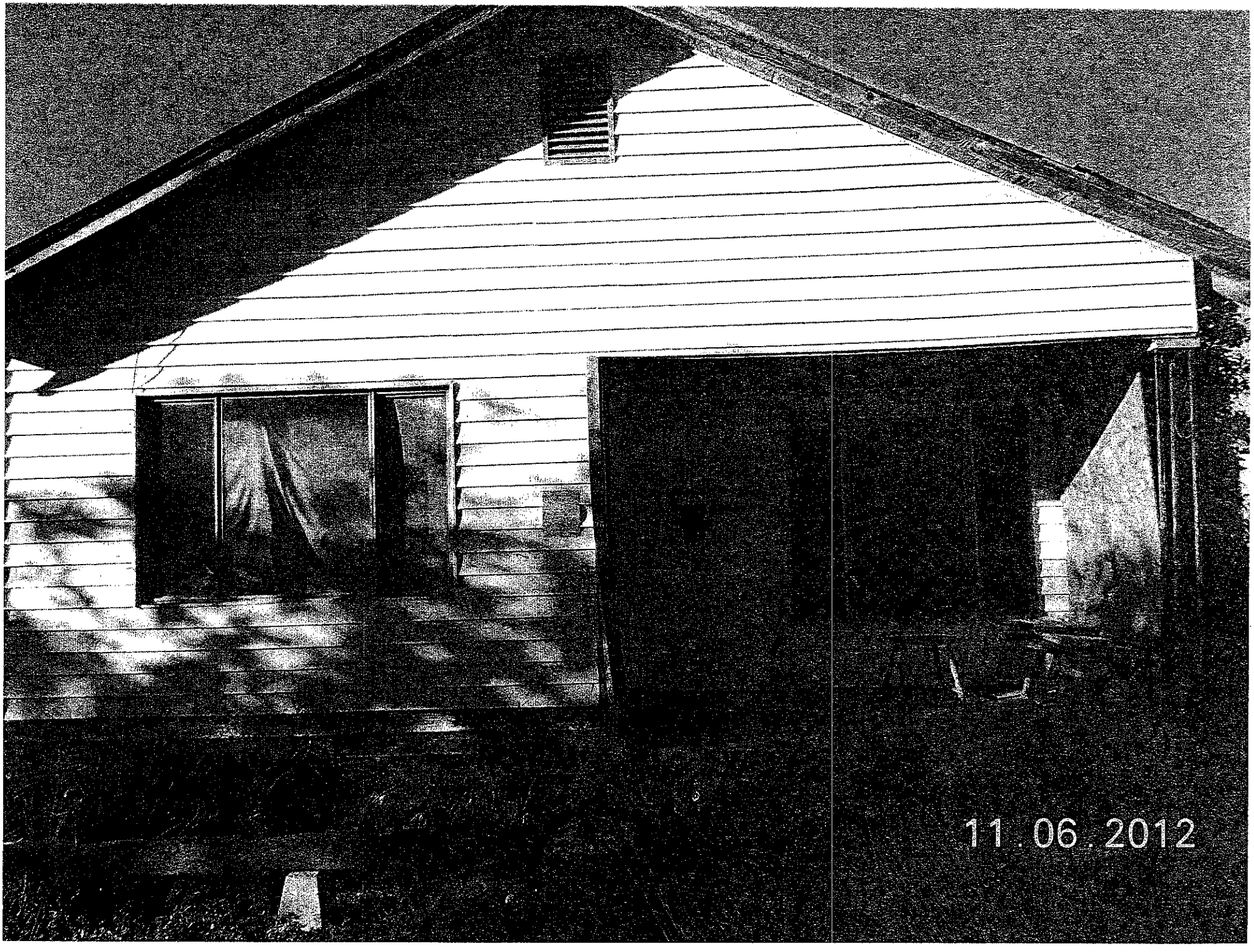
11.06.2012

ZOLLICH

NOTICE

11-7-12

11-6-12 Hamid Ramey

AGENDA ITEM #10

CITY OF KINGSVILLE

ADDRESS 609 E. MESQUITE		**INSPECTOR** Daniel Ramirez	
LEGAL DESCRIPTION COL. MEX.	BLOCK 4		**LOT** 5,6
OWNER NAME HUBERTO ARISPE	**ADDRESS** 678 JUNIPER,CA.9251-8909		**CITY/STATE/ZIP**

PROPERTY CONDITION REPORT

	ACCEPTABLE		CONDITIONS				
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Yard Condition		X					CLEANUP
Utilities		X		V			
a.Elec		X		X			
b.Gas		X		X			
c.Water		X		X			
Roof		XANP		X			
a.Covering		XANP		X			
b.Structure		XANP		X			
Walls		XANP		X			
a.Exterior		XANP		X			
b.Interior		XANP			X		
c.Ceilings		XANP			X		
Windows/Doors		XANP			X		
a.Secured		XANP		X			
b.Condition		XANP		X			
Foundation		XANP		X			
a.Floors		XANP		X			
Plumbing		XANP			X		
Electrical		XANP			X		

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

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel H. Ramirez

609 E. mesquite CITY OF KINGSVILLE 6-21-12

ADDRESS	OWNER Huberto Arispe	INSPECTOR
LEGAL DESCRIPTION Col-Mex	LOT 5, 6	BLOCK 4
OWNER INFO Huberto Arispe 678 Juniper St. Imperial Ca. 92251-8908		

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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

DATE 04/10/2013

STATEMENT OF ALL TAXES DUE

SD

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

PROPERTY DESCRIPTION ACCT # 1-191-004-05000-192

COL MEX, BLOCK 4, LOT 5, 6

TOWN -
ACRES - .160

LOCATION- 609 E MESQUITE

LAND MKT VALUE 3000
LAND AGR VALUE

IMPR/PERS MKT VALUE 900
MKT. BEFORE EXEMPTS 3900
LIMITED TXBL. VALUE

EXEMPTIONS GRANTED: NONE SUIT NO. 7645C

ARISPE HUBERTO JR
ETUX LYDIA ELIZABETH
678 JUNIPER ST

IMPERIAL CA 92251-8908

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2004	187.10	207.67	78.95	473.72
TAXES 2005	326.48	323.23	129.94	779.65
TAXES 2006	303.51	264.06	113.52	681.09
TAXES 2007	315.83	236.89	110.55	663.27
TAXES 2008	229.78	144.77	74.91	449.46
TAXES 2009	228.50	116.54	69.00	414.04
TAXES 2010	236.39	92.19	65.72	394.30
TAXES 2011	121.64	32.83	30.89	185.36
TAXES 2012	122.58	13.48	20.41	156.47
	2,071.81	1,431.66	693.89	4,197.36

ACCT # 1-191-004-05000-192

TOTAL DUE 04/2013	4,197.36
TOTAL DUE 05/2013	4,223.54
TOTAL DUE 06/2013	4,249.79
TOTAL DUE 07/2013	4,284.61

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	460.88	310.89	152.75	924.52
CITY OF KINGSVILLE	543.28	367.07	180.23	1,090.58
KINGSVILLE ISD	1,027.00	725.89	347.35	2,100.24
SOUTH TX WATER AUTH	40.65	27.81	13.56	82.02

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	29.05
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	32.85
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	58.27
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	2.41
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	122.58

ATTY DAT 08/24/2012 CONTRCT DTE

HD811-LRKC

CONDEMNATION CHECKLIST

Property Address: 609 E Mesquite Phone: _____
Property Owner: Hubeto Crisp Jr Phone: _____
Owner's Address: 678 Juniper ST Fax: _____
Imperial, CA 92251-8908

BEGINNING DATE	ENDING DATE	ACTION
☐ 6-21-12	6-21-12	1. Identify structure unfit for human habitation.
☐ 6-21-12	6-21-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
		☐ b. Photograph property.
☐ 6-21-12	6-21-12	3. Determine ownership from county assessment & tax collection record.
☐ 6-21-12	6-21-12	4. Obtain legal description.
☐ 6-21-12	6-21-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
☐ 6-21-12	6-21-12	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.
☐ 4-4-13	4-4-13	7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐	5-6-13	5-6-13
☐	5-6-13	5-6-13
		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.

Prop ID	Owner	%	Legal Description		Values			
17805	54119	100.00 R	**Geo: 119100403000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 21,860		
LOPEZ MARIA DEL			COL MEX, BLOCK 4, LOT 3, 4		Imp NHS: 18,860	Prod Loss: 0		
CARMEN EST					Land HS: 0	Appraised: 21,860		
JOSE LUIS LOPEZ (EXECUTO				Acres:	0.0000 Land NHS: 3,000	Cap: 0		
605 E MESQUITE AVE			State Codes: A	Map ID:	Prod Use: 0	Assessed: 21,860		
KINGSVILLE, TX 78363-3933			Situs: 605 E MESQUITE	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			21,860	0	21,860	0.842200	184.10

Prop ID	Owner	%	Legal Description		Values			
18595	16359	100.00 R	**Geo: 119100405000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 3,900		
ARISPE HUBERTO JR			COL MEX, BLOCK 4, LOT 5, 6		Imp NHS: 900	Prod Loss: 0		
ETUX LYDIA ELIZABETH					Land HS: 0	Appraised: 3,900		
678 JUNIPER ST				Acres:	0.0000 Land NHS: 3,000	Cap: 0		
IMPERIAL, CA 92251-8908			State Codes: A	Map ID:	Prod Use: 0	Assessed: 3,900		
			Situs: 609 E MESQUITE	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			3,900	0	3,900	0.842200	32.85

Prop ID	Owner	%	Legal Description		Values			
19343	16830	100.00 R	**Geo: 119100407000192**	Effective Acres: 0.000000	Imp HS: 25,630	Market: 28,630		
MENDIETTA ALICIA			COL MEX, BLOCK 4, LOT 7, 8		Imp NHS: 0	Prod Loss: 0		
14200 W 101 ST S					Land HS: 3,000	Appraised: 28,630		
SAPULPA, OK 74066				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 28,630		
			Situs: 613 E MESQUITE	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			28,630	0	28,630	0.842200	241.12

Prop ID	Owner	%	Legal Description		Values			
20147	31224	100.00 R	**Geo: 119100409000192**	Effective Acres: 0.000000	Imp HS: 20,360	Market: 23,810		
GARCIA ROGELIO RIOS			COL MEX, BLOCK 4, LOT 9, 10		Imp NHS: 450	Prod Loss: 0		
ETUX OLGA RIOS GARCIA					Land HS: 3,000	Appraised: 23,810		
619 E MESQUITE AVE				Acres:	0.0000 Land NHS: 0	Cap: 0		
KINGSVILLE, TX 78363-3933			State Codes: A	Map ID:	Prod Use: 0	Assessed: 23,810		
			Situs: 619 E MESQUITE	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			23,810	8,400	15,410	0.842200	129.78

Prop ID	Owner	%	Legal Description		Values			
20932	17823	100.00 R	**Geo: 119100411000192**	Effective Acres: 0.000000	Imp HS: 0	Market: 11,360		
CAMPOS ABRAHAM V JR			COL MEX, BLOCK 4, LOT 11, 12		Imp NHS: 8,360	Prod Loss: 0		
% BRIGIDA C. RUIZ					Land HS: 0	Appraised: 11,360		
621 E MESQUITE AVE				Acres:	0.0000 Land NHS: 3,000	Cap: 0		
KINGSVILLE, TX 78363-3933			State Codes: A	Map ID:	Prod Use: 0	Assessed: 11,360		
			Situs: 621 E MESQUITE	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			11,360	0	11,360	0.842200	95.67

Prop ID	Owner	%	Legal Description		Values			
14064	18286	100.00 R	**Geo: 119100413005192**	Effective Acres: 0.000000	Imp HS: 2,450	Market: 5,450		
GARCIA MARIA			COL MEX, BLOCK 4, LOT 13, 14		Imp NHS: 0	Prod Loss: 0		
GUADALUPE (LIFE EST)					Land HS: 3,000	Appraised: 5,450		
EDNA MAE GARCIA (ETAL)				Acres:	0.0000 Land NHS: 0	Cap: 0		
625 1/2 E MESQUITE AVE			State Codes: A	Map ID:	PLAT Prod Use: 0	Assessed: 5,450		
KINGSVILLE, TX 78363-3933			Situs: 625 1/2 E MESQUITE TX	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			5,450	0	5,450	0.842200	45.90

Prop ID	Owner	%	Legal Description		Values			
22463	42670	50.00 R	**Geo: 119100415000192**	Effective Acres: 0.000000	Imp HS: 3,860	Market: 5,360		
CAMPOS REYNALDO			COL MEX, BLOCK 4, LOT 15, 16, 50% UNDIVIDED INTEREST		Imp NHS: 0	Prod Loss: 0		
629 E MESQUITE AVE					Land HS: 1,500	Appraised: 5,360		
KINGSVILLE, TX 78363-3933				Acres:	0.0000 Land NHS: 0	Cap: 0		
			State Codes: A	Map ID:	Prod Use: 0	Assessed: 5,360		
			Situs: 629 E MESQUITE	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			5,360	0	5,360	0.842200	45.14

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

June 21, 2012

HUBERTO ARISPE JR
678 JUNIPER ST.
IMPERIAL, CA 92251- 8908

Re: COLONIA MEXICANA, BLOCK 4, LOT 5,6 609 E MESQUITE

Dear Sir or Madam:

It has been determined that the structure at **609 E MESQUITE** 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 23, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 2, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**JULY 23, 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

APRIL 4, 2013

HUMBERTO ARISPE, JR AND LYDIA ELIZABETH ARISPE
678 JUNPIER ST
IMPERIAL , CA 92251-8908

Re: COL MEX, BLOCK 4, LOT 5, 6 609 E MESQUITE

Dear Sir or Madam:

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(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

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2236

May 2, 2013

HUBERTO ARISPE, JR % LYDIA ELIZABETH ARISPE
678 JUNIPER ST
IMPERIAL, CA 92251-8908

Re: **HEARING FOR PROPERTY AT 609 E MESQUITE**

Dear Sir or Madam:

On June 21, 2012, a letter was sent from the City of Kingsville stating that your property located at **609 E MESQUITE** 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 **Tuesday, MAY 28, 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 MAY 28, 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,

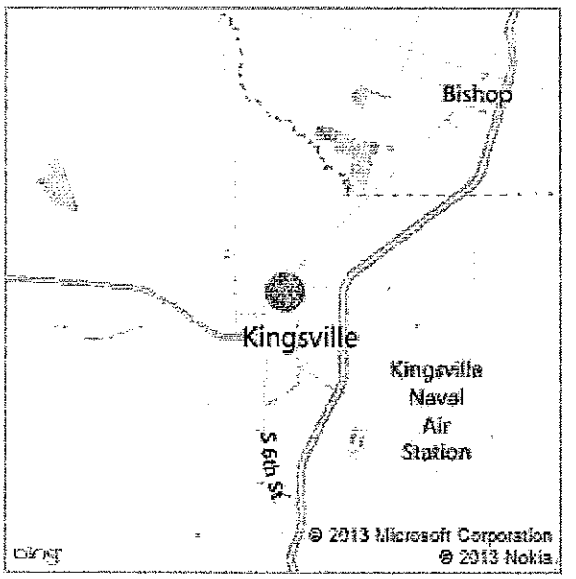
Daniel Ramirez
Building Official

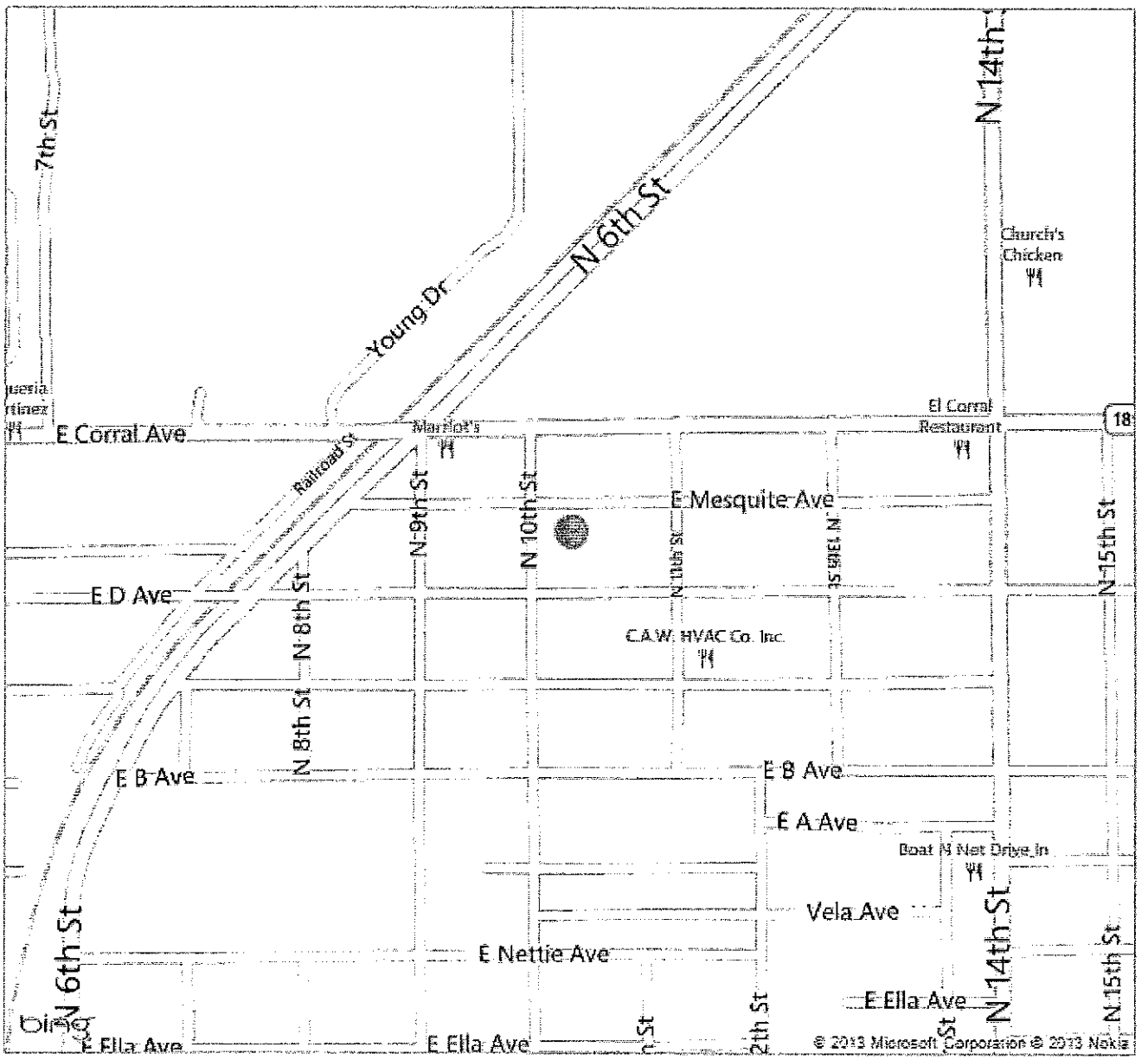
bing Maps

609 E Mesquite Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





1102

CITY KINGS

7011 0110 0000 4433 0386

071612

TEXAS 78364

UNITED STATES POSTAGE
PITNEY BOWES
02 1M $ 05.75⁰
0004247745 JUN 21 2012
MAILED FROM ZIP CODE 78363

7/5

Humberto Arispe
178 Rincon St

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

92251 8808

KLEBERG COUNTY APPRAISAL DISTRICT

PROPERTY 18595 R

Legal Description
COL MEX, BLOCK 4, LOT 5, 6

OWNER ID
16359

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013

ARISPE HUBERTO JR
ETUX LYDIA ELIZABETH
678 JUNIPER ST
IMPERIAL, CA 92251-8908

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

Values		
IMPROVEMENTS		900
LAND MARKET	+	3,000
MARKET VALUE	=	3,900
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	3,900
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,900

Ref ID2: R18595

19100405000192

ACRES:
EFF. ACRES:

SITUS 609 E MESQUITE

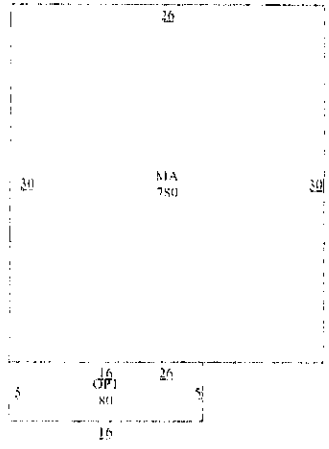
APPR VAL METHOD: Cost

GENERAL

UTILITIES	LAST APPR.	IE
TOPOGRAPHY	LAST APPR. YR	2013
ROAD ACCESS	LAST INSP. DATE	04/16/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR '11 ADJ FLV ON IMPS TO 1,000
PER APPR LR 4/13/11 4/15/11 MMG -- FOR 2010
CHG HOMESITE CODE FROM "Y" TO "N" PER

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
07/01/1972	*****	UNKNOWN	OT / 264 / 140

SUBD: S191 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	F	FF2/	780.0	0.00	1	1945	1945		1,000	45%	100%	100%	100%	100%	0.45	1,000
	OP1	OPEN PORCH B	F	*/	80.0	0.00	1	1945	1945			45%	100%	100%	100%	100%	0.45	0
1.	RESIDENTIAL		STCD:	A1	860.0	Homesite: N					1,000							1,000
																	0.90	900

IMPROVEMENT FEATURES

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	RT2,RM1		0
Flooring	1	FL7	0
Heating/Cooling	1	HA2	0
Plumbing	1	1	0
			0

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S191 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
1.	A1		FF60D140	A1	N	FF	50X140	60.00	3,000	1.00	1.00	A	3,000	NO			0.00	0
	Comment: F: 50 R: 50 D: 140 FF												3,000					0

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:27AM by MARLENEP

True Automation, Inc.

NOTICE

THE ORIGINAL DOCUMENT MICROFILMED HEREWITH IS BEING SOLD AS PART OF A LIMITED QUANTITY PRODUCTION RUN.

THE QUALITY OF THE MICROFILM REPRODUCTION IS DEPENDENT UPON THE QUALITY OF THE ORIGINAL DOCUMENT.

IN ORDER TO MAKE THE MICROFILM AVAILABLE AT THE LOWEST POSSIBLE PRICE, WE HAVE ELECTED TO PRODUCE THE MICROFILM FROM THE ORIGINAL DOCUMENT WITHOUT ALTERATION OR ENHANCEMENT.

05 13 2010 3 41

2012

AGENDA ITEM #11

1229 E. Ave B. CITYOFKINGSVILLE (5-18-12)

ADDRESS	OWNER	INSPECTOR

LEGAL DESCRIPTION Garcia AC LOT E/2 C/2 2 BLOCK 5

OWNER INFO Francisco Resendez 213 Fairview D Kingsville, TX. 78363

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies
1. YARD		X					
CONDITION		X					need cleaning
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	
D. dirty	
X. unacceptable	
Bd. Bedroom	
Bt. Bathroom	
Kt. Kitchen	
Lv. Livingroom	
Dn. Diningroom	
Ft. front	
Bk back	
Lf. Left	
Rt. Right	

CITY OF KINGSVILLE

ADDRESS		INSPECTOR	
1229 E. AVE B.		Daniel Ramirez	
LEGAL DESCRIPTION	BLOCK		**LOT**
GARCIA A C	5		E/2 E/22
OWNER NAME	**ADDRESS**		**CITY/STATE/ZIP**
FRANCISCO RESENDEZ	213 FAIRVIEW DR. KINGSVILLE, TEXAS 78363		

PROPERTY CONDITION REPORT

	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
Building							
a.Condition		X		UADP			
Yard							
a.Condition		X		VP			CLEANUP
Utilities							
a.Elec		X					
b.Gas		X					
c.Water		X					
Roof							
a.Covering		X		UNIP			
b.Structure		X		UNIP			
Walls							
a.Exterior		X		UBNIDP			
b.Interior							
c.Ceilings							
Windows/Doors							
a.Secured		X		UNP			
b.Condition		X		UNP			
Foundation							
a.Floors		X		UDP			
Plumbing			XP				
Electrical			XP				

B-Broken	V-Over Grown	N-Needs Repairs	A-Abandoned
M-Missing	D-Dirty	I-Incomplete	D-Dilapidated
U-Unacceptable	H-Hazard	O-Outdated	P-Pictures

ADDITIONAL CONCERNS

1. Deteriorated foundation. 2. An attractive nuisance to children. 3. A harbor for vagrants, vermin, criminals and immoral people. 4. Partially collapsed walls. 5. Exterior walls and other vertical structural members are found to be leaning. 6. Unsecured structure, 7. graffiti on walls. No remedies. 8 asbestos siding

5/10/2013 Sign: Daniel D. Ramirez

CONDEMNATION CHECKLIST

Property Address: 1229 E Ave B Phone: _____
Property Owner: Francisco Resendez Phone: _____
Owner's Address: 1229 E Ave B Fax: _____
Kingsville, TX 78363

BEGINNING DATE	ENDING DATE	ACTION
☐ 5-18-12	5-18-12	1. Identify structure unfit for human habitation.
☐ 5-18-12	5-18-12	2. Inspect Property. (Building Official)
		☐ a. Prepare inspection report.
☐ 5-18-12	5-18-12	☐ b. Photograph property.
☐ 5-18-12	5-18-12	3. Determine ownership from county assessment & tax collection record.
☐ 5-18-12	5-18-12	4. Obtain legal description.
☐ 5-18-12	5-18-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
6-11-12		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.
☐ 5-2-13	5-2-13	7. If response is not received or is not adequate, proceed as follows:
☐ 5-2-13	5-2-13	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.
☐ 5-2-13	5-2-13	1) Post affidavit in newspaper twice a week for one week
☐ 5-6-13	5-6-13	9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 5-6-13	5-6-13	10. Photograph posted sign.
☐ 5-6-13	5-6-13	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

April 29, 2013

Re: Structure at 1229 E. Ave B

Property Owner: Francisco Resendez

Approximately mid-January 2013 Ms. Bernal and I personally spoke with Mr. Resendez regarding the above mentioned address and the dilapidated state the structure was in. Mr. Resendez agreed to do repairs to the exterior of the structure to include the siding and begin the roof repair. Also, he was to abate the property of any nuisances. Mr. Resendez stated that the work would be completed in two weeks. To this date, no work has commenced. We will proceed with the condemnation process.

Daniel Ramirez
Building Official

Estados Unidos
Censo 2000

letter received on 6/2/2012 through mail

6/11/2012

Proposed work for 1229 E AVE B

* I am in the process of obtaining estimates for repair or replacement of the roof

* I am in the process of obtaining estimates for Exterior siding repair

* I am in the process of obtaining estimates for the replacement of Electrical Service

* A Building Permit will be applied for by contractors licensed w/ the State of Texas & registered w/ city of Kingsville.

However, I can not begin working on this project until mid-July, As I live on a budgeted income. I am a plbg contractor just starting my business. I also have to provide medication for my insulin dependent daughter. Please consider granting my request for an extention period.

CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

May 18, 2012

FRANCISCO RESENDEZ SR
1229 E AVE B
KINGSVILLE, TX 78363

Re: REF #1322005020000192 1229 E AVE B

Dear Sir or Madam:

It has been determined that the structure at **1229 E AVE B** 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 21, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **May 31, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDER (**June 21, 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

Prop ID	Owner	%	Legal Description			Values		
19341	46508	100.00 R	**Geo: 132200404003192**	Effective Acres: 0.000000	Imp HS:	0	Market:	34,210
ESPINOZA PAULA L EST			GARCIA AC, BLOCK 4, LOT W/2 W/2		Imp NHS:	31,210	Prod Loss:	0
1230 E AVE B					Land HS:	0	Appraised:	34,210
KINGSVILLE, TX 78363-4010				Acres: 0.0000	Land NHS:	3,000	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	34,210
			Situs: 1230 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			34,210	0	34,210

Prop ID	Owner	%	Legal Description			Values		
16822	51755	100.00 R	**Geo: 132200501000192**	Effective Acres: 0.000000	Imp HS:	0	Market:	6,000
GUAJARDO DOLORES			GARCIA AC, BLOCK 5, LOT W/2 1		Imp NHS:	0	Prod Loss:	0
PO BOX 421973					Land HS:	0	Appraised:	6,000
HOUSTON, TX 77242-1973				Acres: 0.0000	Land NHS:	6,000	Cap:	0
			State Codes: C	Map ID: PLAT	Prod Use:	0	Assessed:	6,000
			Situs: 1219 E AVE B TX	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			6,000	0	6,000

Prop ID	Owner	%	Legal Description			Values		
11772	50908	100.00 R	**Geo: 132200501400192**	Effective Acres: 0.000000	Imp HS:	24,500	Market:	30,500
GARCIA RITA HERNANDEZ DE			GARCIA AC, BLOCK 5, LOT E/2 1, "DP TAX DEFERRAL 2010"		Imp NHS:	0	Prod Loss:	0
1235 E AVE B					Land HS:	6,000	Appraised:	30,500
KINGSVILLE, TX 78363-4009				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	30,500
			Situs: 1235 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	DP,HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			30,500	0	30,500

Prop ID	Owner	%	Legal Description			Values		
23301	50972	100.00 R	**Geo: 132200502000192**	Effective Acres: 0.000000	Imp HS:	25,700	Market:	28,700
GARCIA ANDREA L (LIFE			GARCIA AC, BLOCK 5, LOT W/2 W/2 2		Imp NHS:	0	Prod Loss:	0
EST)					Land HS:	3,000	Appraised:	28,700
ANNA ELIZA BARRERA				Acres: 0.0000	Land NHS:	0	Cap:	0
1245 E AVE B			State Codes: A	Map ID:	Prod Use:	0	Assessed:	28,700
KINGSVILLE, TX 78363-4009			Situs: 1245 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS,OV65
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			28,700	8,400	20,300

Prop ID	Owner	%	Legal Description			Values		
23910	19620	100.00 R	**Geo: 132200502001192**	Effective Acres: 0.000000	Imp HS:	0	Market:	3,000
DE LA GARZA CARLOS			GARCIA AC, BLOCK 5, LOT W/2 E/2 2		Imp NHS:	0	Prod Loss:	0
ETUX BELINDA					Land HS:	0	Appraised:	3,000
1247 E AVE B				Acres: 0.0000	Land NHS:	3,000	Cap:	0
KINGSVILLE, TX 78363-4009			State Codes: C	Map ID:	Prod Use:	0	Assessed:	3,000
			Situs: 1227 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			3,000	0	3,000

Prop ID	Owner	%	Legal Description			Values		
24546	28757	100.00 R	**Geo: 132200502002192**	Effective Acres: 0.000000	Imp HS:	14,240	Market:	17,240
RESENDEZ FRANCISCO			GARCIA AC, BLOCK 5, LOT E/2 E/2 2		Imp NHS:	0	Prod Loss:	0
1229 E AVE B					Land HS:	3,000	Appraised:	17,240
KINGSVILLE, TX 78363-4009				Acres: 0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	Prod Use:	0	Assessed:	17,240
			Situs: 1229 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			17,240	0	17,240

Prop ID	Owner	%	Legal Description			Values		
25786	19620	100.00 R	**Geo: 132200502004192**	Effective Acres: 0.000000	Imp HS:	81,560	Market:	84,560
DE LA GARZA CARLOS			GARCIA AC, BLOCK 5, LOT E/2 W/2 TR 2		Imp NHS:	0	Prod Loss:	0
ETUX BELINDA					Land HS:	3,000	Appraised:	84,560
1247 E AVE B				Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4009			State Codes: A	Map ID:	Prod Use:	0	Assessed:	84,560
			Situs: 1247 E AVE B	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
				DBA:				

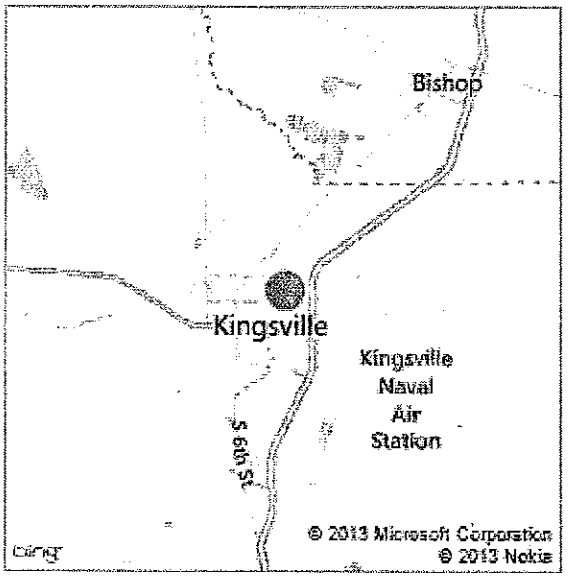
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable
CKI	CITY OF KINGSVILLE			84,560	0	84,560

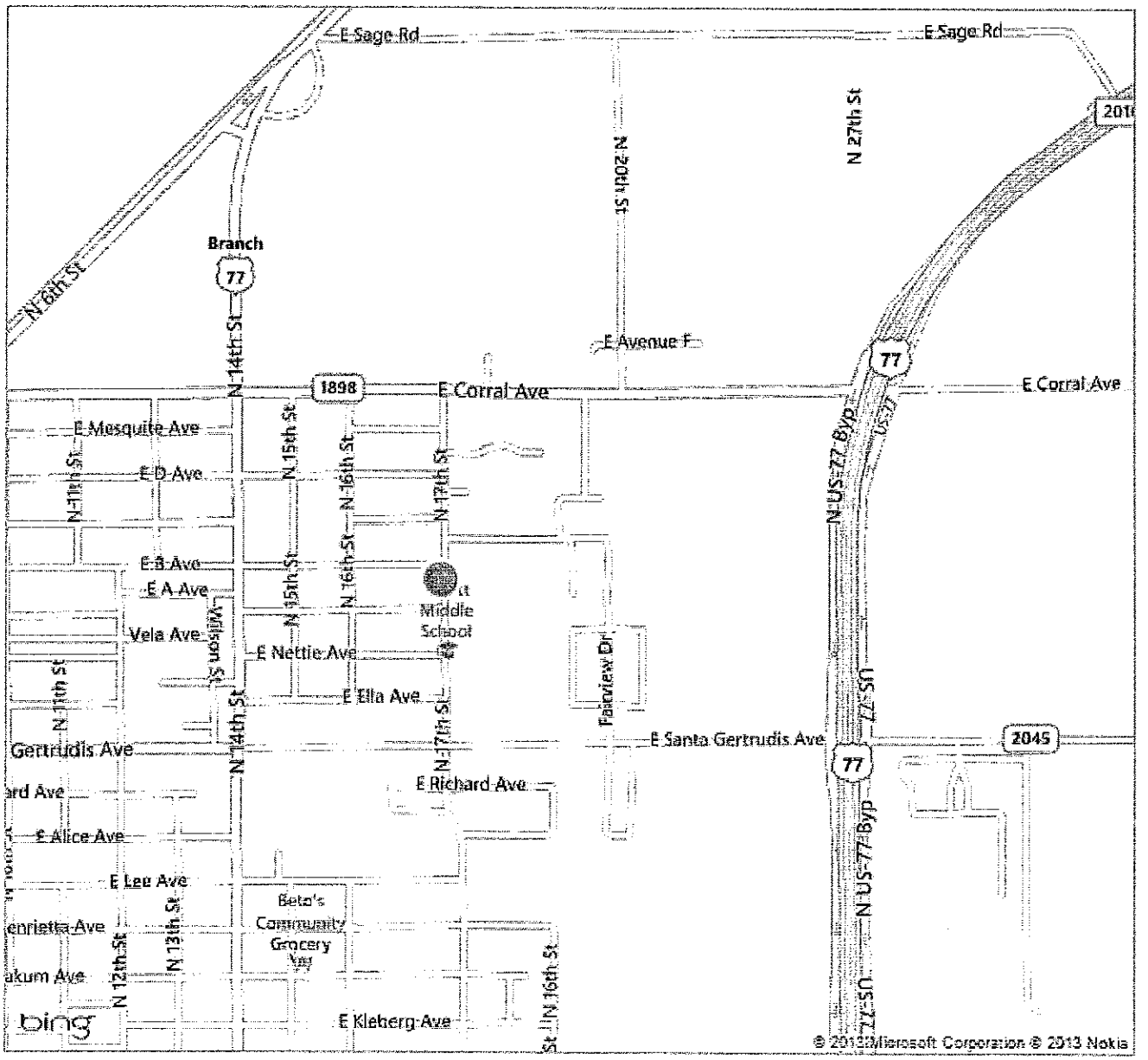
bing Maps

1229 E B Ave, Kingsville, TX 78363

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more





No. 2

CITY OF KINGSVILLE

7011 0110 0000 4431 7295

78364

UNITED STATES POSTAGE

02 1M $ 05.75⁰
0004247745 MAY 21 2012
MAILED FROM ZIP CODE 78363

RETURN TO SENDER

☐ REFUSED ☐ UNCLAIMED
☐ NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
☐ INTERCEPTED - NOT FORWARD
☐ VACANT ☐ MOVED
☐ NOT DELIVERED - NO MAIL RECEPTACLE
☐ NO SUCH STREET ☐ NO SUCH NUMBER
☐ INSUFFICIENT ADDRESS
☐ RECEIVER MOVED
☐ NO MAIL RECEIVED

2-22-12
5-6-9
6-9

Francisco Resendez Sr
1229 E Ave B
Kingsville TX 78363

BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0000 4433 2212

May 2, 2013

FRANCISCO RESENDEZ
1229 E AVE B
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 1229 E AVE B**

Dear Sir or Madam:

On May 18, 2012, a letter was sent from the City of Kingsville stating that your property located at **1229 E AVE B** 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 **Tuesday, MAY 28, 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 MAY 28, 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

DATE 05/08/2013 STATEMENT OF ALL TAXES DUE

SD

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

```
*****************************************************************
* PROPERTY DESCRIPTION                ACCT # 1-322-005-02002-192        *
*                                                                       *
*      GARCIA AC, BLOCK 5, LOT E/2 E/2 2                                *
*                                                                       *
*                                                                       *
*                                                                       *
* TOWN      -                         LOCATION-  1229 E AVE B           *
* ACRES     -      .160                                                 *
*                                                                       *
* LAND MKT VALUE       3000           IMPR/PERS MKT VALUE    14240     *
* LAND AGR VALUE                      MKT. BEFORE EXEMPTS    17240     *
*                                     LIMITED TXBL. VALUE              *
* EXEMPTIONS GRANTED:   NONE
*****************************************************************
```

RESENDEZ FRANCISCO

213 FAIRVIEW DR

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	303.04	121.21	84.85	509.10
TAXES 2011	537.70	150.56	137.65	825.91
TAXES 2012	541.86	70.45	.00	612.31
	1,382.60	342.22	222.50	1,947.32

	TOTAL DUE 05/2013	**1,947.32**
ACCT # 1-322-005-02002-192	TOTAL DUE 06/2013	1,968.22
	TOTAL DUE 07/2013	2,122.42
	TOTAL DUE 08/2013	2,139.05

BREAKDOWN OF TAX DUE BY JURISDICTION

JURISDICTION	TAXES	PEN & INT	ATTY FEES	TOTAL
KLEBERG COUNTY	377.78	100.92	66.72	545.42
CITY OF KINGSVILLE	435.60	117.61	77.83	631.04
KINGSVILLE ISD	540.30	116.28	73.10	729.68
SOUTH TX WATER AUTH	28.92	7.41	4.85	41.18

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	128.41
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	145.20
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	257.58
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	10.67
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR	541.86

1229 E. AVE B

CITY OF KINGSVILLE, TEXAS

NOTICE

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

OF 1229 E. AVE B

Thursday, May 28, 2013

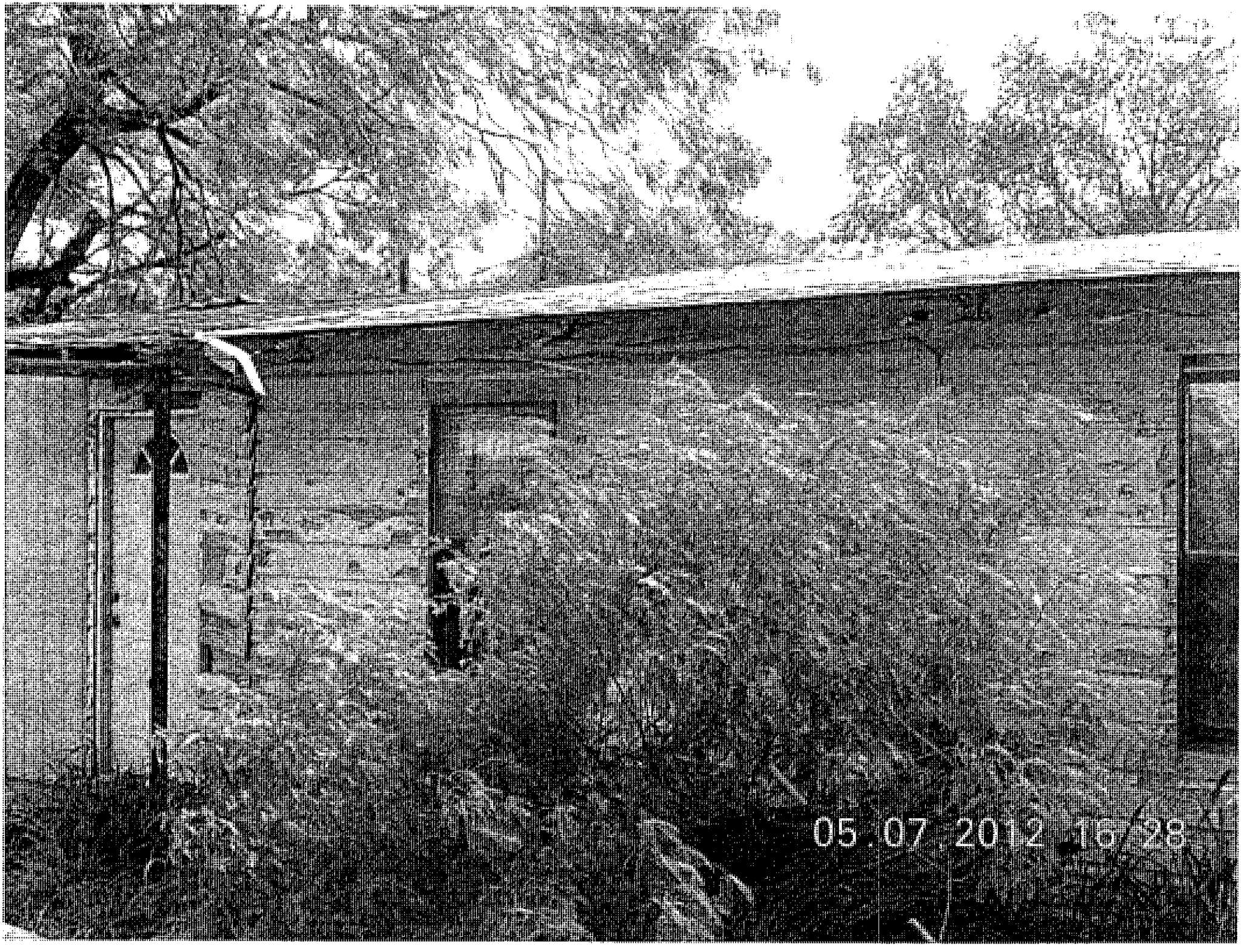
BY ORDER OF BUILDING OFFICIAL

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
200 EAST KLEBERG
Telephone (361) 595-8109

DATE 5-6-13

05.06.2012 10:45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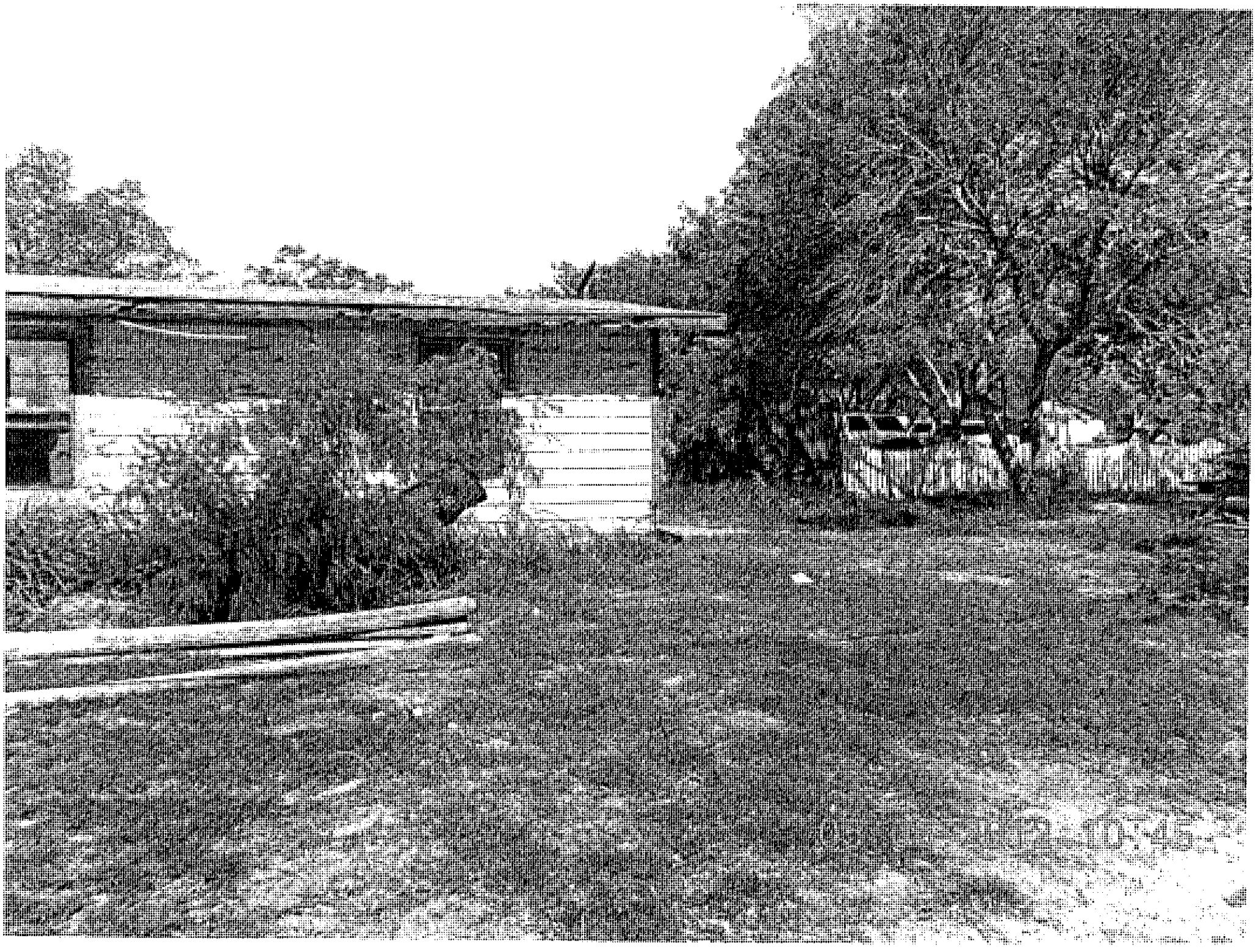


:LEBERG COUNTY APPRAISAL DISTRICT
ROPERTY 24546 R
egal Description
ARCIA AC. BLOCK 5. LOT E/2 E/2 2

OWNER ID
28757

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2013
RESENDEZ FRANCISCO
213 FAIRVIEW DR
KINGSVILLE, TX 78363

Entities

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

Values

IMPROVEMENTS		14,240
LAND MARKET	+	3,000
MARKET VALUE	=	17,240
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	17,240
HS CAP LOSS	-	0
ASSESSED VALUE	=	17,240

Ref ID2: R24546

32200502002192

ACRES:
EFF. ACRES:

ITUS 1229 E AVE B

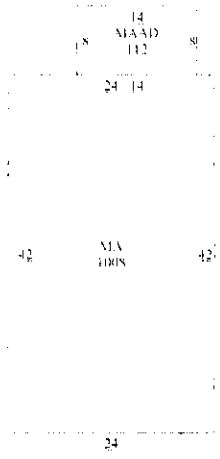
APPR VAL METHOD: Cost

GENERAL

TILITIES	LAST APPR.	IE
OPOGRAPHY	LAST APPR. YR	2013
OAD ACCESS	LAST INSP. DATE	04/16/2013
ONING	NEXT INSP. DATE	
EXT REASON		

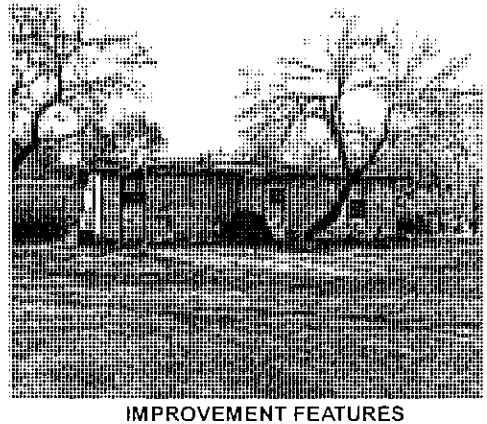
EMARKS FOR 2013 ADD FF TABLE FF60D140 PER IE
4/16/13 JO -- FOR 2012 NO VAL CHG TO ACCT
PER APPR LR 4/27/12 4/30/12 MMG -- FOR '09
ADD PHY % (poor cond,roof)PER LR/RC 2/6/09

SKETCH for Improvement #1 (RESIDENTIAL)



EXEMPTIONS

PICTURE



BUILDING PERMITS

SSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
)1/30/2004	MISC	0	A	2,000

SALE DT	PRICE	GRANTOR	DEED INFO
)4/12/1996	*****	RESENDEZ JUAQUIN	GFT / 129 / 761
	*****	UNKNOWN	OT / /

SUBD: S322 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/	1,008.0	42.09	1	1955	1945		45,210	45%	70%	100%	100%	100%	0.32	14,240
	MAAD	ADDN (INC W/	F	NV/	112.0	0.00	1	1955				45%	70%	100%	100%	100%	0.32	0
1.	RESIDENTIAL		STCD:	A1	1,120.0	Homesite: N					45,210							14,240

IMPROVEMENT FEATURES

Heating/Cooling	1	CF3	2,782
Foundation	1	FD1	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN1	0
Roof Style	1	RT2	0
Flooring	1	FL7	0
Plumbing	1	1	0
			2,782

PRELIMINARY VALUE
SUBJECT TO CHANGE

SUBD: S322 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
1.	A1		FF60D140	A1	N	FF	50X140	60.00	3,000	1.00	1.00	A	3,000	NO			0.00	0
													3,000					0

omment: F: 50.0 R: 50.0 D: 140 FF

Effective Date of Appraisal: January 1 Date Printed: 05/02/2013 10:25:08AM by MARLENEP

True Automation, Inc.

AGENDA ITEM #12

MEMO

Community Appearance Division

TO: Vince Capell, City Manager
through Mr. Mike Kellam, Director of Planning & Development Services

FROM: Jennifer Bernal, Community Appearance Supervisor

SUBJECT: Agenda Item

DATE: May 14, 2013

Keep Kingsville Beautiful held a donation luncheon on April 3rd, 2013 in McCulley Hall at Texas A&M University-Kingsville. Donations totaled $729.50 from various individuals and organizations from the community.

KKB also sold T-Shirts at various functions to total $242.00.

We would like to accept the total amount of $971.50 at the Commission Meeting scheduled for May 28th, 2013.

AGENDA ITEM #13

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 GENERAL FUND BUDGET FOR THE CITY OF KINGSVILLE TO ACCEPT DONATIONS MADE FOR THE KEEP KINGSVILLE BEAUTIFUL PROGRAM IN CONJUNCTION WITH THE COMMUNITY APPEARANCE DEPARTMENT.

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**				
Liability					
1-000		Due to Keep Kingsville Beautiful	478.00	$971.50	
				$971.50	
Expenditures					
5-160.3	Comm. Appearance - KKB Donation Exp.		344.10	$971.50	
				$971.50	

[To accept various donations totaling $971.50 from the Keep Kingsville Beautiful Luncheon held on April 3rd, 2013 and periodic T-shirt sales.]

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 Monday this the ___ day of _____, 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

MEMO

Community Appearance Division

TO: Vince Capell, City Manager
through Mr. Mike Kellam, Director of Planning & Development Services

FROM: Jennifer Bernal, Community Appearance Supervisor

SUBJECT: Agenda Item

DATE: May 14, 2013

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We would like to accept the total amount of $971.50 at the Commission Meeting scheduled for May 28th, 2013.

AGENDA ITEM #14

---------- Forwarded message ----------
From: **COMMANDERVERA@kingsvilletaskforce.com** <commandervera@kingsvilletaskforce.com>
Date: Thu, May 16, 2013 at 4:45 PM
Subject: Fw: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force
To: vcapell@cityofkingsville.com, mvalenzuela@cityofkingsville.com, calvarez@cityofkingsville.com
Cc: tfadmin@kingsvilletaskforce.com, John Hubert <johnhubertesq@gmail.com>, Rebecca Tamez <rtamez@copsync.com>

Mr. Capell,

The Kingsville Task Force is requesting for an agenda item be placed on the City Commission's Regular Session on Tuesday May 28, 2013. The agenda item will cover a new revised Service Agreement with COPsync, Inc. which will include the purchase of new upgraded software and hardware to be installed in four Task Force Interdiction patrol units. Our District Attorney, Mr. John Hubert, will incur the cost for all the equipment and installation of such. The current COPsync equipment in the four Task Force Interdiction patrol units will be contributed to the four Kleberg County Constables. Kleberg County Constable Precinct 3, Cid Zavala, will incur the cost for the needed equipment and installation for all four constables.

All four constables will have direct communication capabilities and intelligence alerts with all existing COPsync networked agencies. The collaboration between the District Attorney, the Kleberg County Constables and the City of Kingsville Task Force is due mainly to the successful Interlocal Working Agreements currently in effect. You will be given the entire package of documents tomorrow during the City's Retreat. Your kind assistance to this request will be greatly appreciated.

Sincerely,
Willie Vera
Guillermo (Willie) Vera, Commander
Kingsville Specialized Crimes & Narcotics Task Force
Office 361-595-5778
Fax 361-595-5781
Cell 361-675-0399
commandervera@kingsvilletaskforce.com
——Original Message——

From: Rebecca Tamez
Date: 5/16/2013 10:45:31 AM
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

www.vidtac.com

------- Original message -------
From: Rebecca Tamez <rtamez@copsync.com>
Date: 05/15/2013 2:12 PM (GMT-06:00)
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

Commander,

Attached is the revised service agreement.
Thank you

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

www.vidtac.com

------- Original message -------
From: Wesley Harris <wharris@copsync.com>

Date: 05/15/2013 12:29 PM (GMT-06:00)
To: Rebecca Tamez <rtamez@copsync.com>
Subject: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca,

Here's the revised Kingsville Task Force Welcome Package.

Wesley

--
Kathy Rios
Administrative Assistant
Kingsville Specialized Crimes & Narcotics
P.O.Box 213
Kingsville, TX 78364
361-595-5778 (Office)
361-595-5781 (Fax)
kathyrios@kingsvilletaskforce.com

May 15, 2013

Kingsville SC and Narcotics Task Force
P.O. Box 213
Kingsville, Texas 78364

Dear Commander Vera:

We understand that Kingsville SC and Narcotics Task Force desires to join the COPsync information sharing network. I am writing this letter to inform you that COPsync is awarding Kingsville SC and Narcotics Task Force a grant in order to enable it to join the network.

The amount of the grant is Seven Thousand Twenty Dollars ($7,020.00). This award is to be applied against the COPsync software licenses as stated in quote number 6343 and expires 60 days from the date of the quote.

Please contact your COPsync account executive if you have any questions about the quote or this COPsync grant.

We appreciate your business and look forward to having you as a member of the network!

Sincerely,

Barry W. Wilson
Chief Financial Officer

P.O. Box 802108, Dallas, Texas 75380-2108
972-865-6192(o); 972-201-9646(fax)
www.copsync.com

AGENDA ITEM #15

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO THE COPSYNC SERVICES AGREEMENT FOR THE KINGSVILLE SPECIALIZED CRIMES AND NARCOTICS TASK FORCE; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville Specialized Crimes and Narcotics Task Force desires to and would benefit from use of the COPsync system and the attached documents are all related to and necessary for use of the COPsync system.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to enter into the COPsync Services Agreement in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 28th day of May, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

Dear Kingsvlle SC and Narcotics Task Force

Welcome to COPsync -- the largest law enforcement real-time, in-car information sharing, communication and data interoperability network in the U.S.!

Enclosed is the quote we committed to provide along with each of the supporting documents outlined in our meeting. These materials are intended to expedite youracquisition of the COPsync product or service you are acquiring as quickly as possible.

If you find any points in the enclosed documents for which you need clarification or discussion, please do not hesitate to contact your account executive or your customer support representative. Their contact information appears in the enclosed materials.

COPsync provides its commitment to you that we will work diligently with you to ensure you become an active customer in the timeliest manner as possible. It will assist us if you will fax your documents prior to mailing. We will be calling and/or visiting you throughout the process to keep you informed of the progress in processing your order.

For more information about COPsync and its suite of products and services, visit

We appreciate your business and look forward to serving your agency's needs. Please don't hesitate to call us with your questions or concerns as they arise.

The COPsync Customer Care Team

Agency Implementation Manager:
Wesley Harris, (214) 215-8072, wharris@copsync.com

Regional Sales Manager:
Rebecca Tamez, (361) 668-6216, rtamez@copsync.com

Index of Attachments

Attachment A -- COPsync Service Agreement

Attachment D -- Sole Source Letter

Attachment E -- Texas Counties with COPsync Presence

Attachment F -- COPsync Grant Letter

P.O. Box 802108, Dallas, Texas 75380-2108
972-865-6192(o); 972-201-9646(fax)
www.copsync.com

COPsync, Inc.

Revised

Service Agreement

P.O. Box 802108
Dallas, Texas 75380-2108

Office 972-885-6192
Fax 972-201-8646

CUSTOMER:
Agency Kingsville SC and Narcotics Task Force
Address P.O. Box 213
Kingsville, Texas 78364
Contact Commander Vera
Phone 361-595-5778
Email

Sales Rep Rebecca Tamez
Sales Reg 2

SHIP EQUIPMENT TO:
Name Same
Attention
Address

Phone

SEND INVOICE TO:
Name Same
Attention
Address

Phone

Quote # 6343
Issue Date 5/15/2013
Valid Thru 7/14/2013

Sales Tax Exempt

Final Yes

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	---COPSYNC SOFTWARE AND SUPPORT---		
9	100-010 COPsync Full Time Offices [12 mo. at $99.95]	$ 1,199.40	$ 10,794.60
1	100-030 COPsync Software License Grant	$ (7,020.00)	$ (7,020.00)
1	100-025 COPsync Command Staff [12 mo. at $.00]	N/C	
1	100-035 COPsync Administrator [12 mo. at $.00]	N/C	
	---COPSYNC OTHER---		
1	Additional COPsync costs for the following:	$ 1,436.00	$ 1,436.00
4	100-740 COPsync Software Configuration	Incl.	
4	100-752 COPsync Vehicle Installation COPsync only - Full MDT; with Accessories	Incl.	
	---VIDTAC HARDWARE/SOFTWARE---		
4	400-015 In-car Video Hardware and Software Introductory Price, including Installation, Setup, Training Services, and Year 1 Maintenance and Support	$ 3,850.00	$ 15,400.00
	---COMPUTERS AND ACCESSORIES---		
4	830-102 Fujitsu LifeBook T731, 8GB, Dual Touch Display, WIN7PRO(64-BIT)MUI INTEL CORE i5-2520M, vPro,3 YR, DVDRW, 250GB(5400RPM) HDD, INTEL WLAN(ABGN), BT,12.1WVA, WEBCAM, US KB 6CELL, 63WHr > 4 Year Accidental Damage Protection Warranty > Swing away monitor mount with adjustable swing arm keyboard tray > Rugged backlit keyboard with touchpad > Brite Electronics Package: Tablet Bare End Vehicle Adapter, Powered USB Hub, 90degree USB Cable	$ 3,864.00	$ 15,456.00
4	895-810 Laptop shipping and handling	$ 24.75	$ 99.00

SPECIAL TERMS

All amounts are due upon execution of this services agreement as described in Item 1, "Invoicing and Payment."

The hardware and accessories component of this invoice is due and payable within 10 days of invoice date. COPsync will procure the hardware components of this order following receipt of $30,955.00.

DO NOT PAY, THIS IS NOT AN INVOICE

COPSYNC	$	5,210.60
VIDTAC	$	15,400.00
COMPUTERS & ACCES	$	15,555.00
GRAND TOTAL	$	36,165.60

Classify: Service Agreement / Budget
Workbook: Kingsville SC and Narcotics Task Force_6343_Service Agreement_Budget_2013 05 15.xls
Use File Name: Kingsville SC and Narcotics Task Force_6343_Service Agreement_Budget_2013 05 15
Generated: 05/15/2013 at 12:20
Tool Version: Ver. 2013 01 17

COPsync, Inc.

P.O. Box 802108
Dallas, Texas 75380-2108

Service Agreement

Office 972-835-6192
Fax 972-201-9545

CUSTOMER:
Agency: Kingsville SC and Narcotics Task Force
Address: P.O. Box 213
Kingsville, Texas 78364
Contact: Commander Vera
Phone: 361-595-5776
Email:

Sales Rep: Rebecca Tamez
Sales Reg: 2

SHIP EQUIPMENT TO:
Name: Same
Attention:
Address:

Phone:

SEND INVOICE TO:
Name: Same
Attention:
Address:

Phone:

Quote #: 6343
Issue Date: 3/13/2013
Valid Thru: 5/12/2013

Sales Tax: Exempt

Final: Yes

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	---COPSYNC SOFTWARE AND SUPPORT---		
9	100-010 COPsync Full Time Officer [12 mo. at $99.95]	$ 1,199.40	$ 10,794.60
1	100-090 COPsync Software License Grant	$ (7,020.00)	$ (7,020.00)
1	100-025 COPsync Command Staff [12 mo. at $.00]	N/C	
1	100-035 COPsync Administrator [12 mo. at $.00]	N/C	
	---COPSYNC OTHER---		
1	Additional COPsync costs for the following:	$ 1,436.00	$ 1,436.00
4	100-740 COPsync Software Configuration	Incl.	
4	100-752 COPsync Vehicle Installation: COPsync only - Full MDT; with Accessories	Incl.	
	---VIDTAC HARDWARE/SOFTWARE---		
4 (5)	400-015 In-car Video Hardware and Software Introductory Price, including Installation, Setup, Training Services, and Year 1 Maintenance and Support	$ 3,850.00	$ 19,250.00
	---COMPUTERS AND ACCESSORIES---		
4	630-102 Fujitsu LifeBook T731, 8GB, Dual Touch Display, WIN7PRO(64-BIT)MUI, INTEL CORE i5-2520M, vPro,3 YR, DVDRW, 250GB(5400RPM) HDD, INTEL WLAN(ABGN), BT,12.1WVA, WEBCAM, US KB, 6CELL, 63WHr > 4 Year Accidental Damage Protection Warranty > Swing away monitor mount with adjustable swing arm keyboard tray > Rugged backlit keyboard with touchpad > Brite Electronics Package. Tablet Bare End Vehicle Adapter, Powered USB Hub, 90degree USB Cable	$ 3,864.00	$ 15,456.00
4	695-810 Laptop shipping and handling	$ 24.75	$ 99.00

Note:
① 400-015 In-Car Video
System purchased by KTF,
PO #131604
Total $3850.00

SPECIAL TERMS		
	COPSYNC	$ 5,210.60
	VIDTAC	$ 19,250.00
	COMPUTERS & ACCES	$ 15,555.00
	GRAND TOTAL	$ 40,015.60

All amounts are due upon execution of this services agreement as described in Item 1, 'Invoicing and Payment.'

The hardware and accessories component of this invoice is due and payable within 10 days of invoice date. COPsync will procure the hardware components of this order following receipt of $34,805.00.

DO NOT PAY, THIS IS NOT AN INVOICE

Classify: Service Agreement / Budget
Workbook: Kingsville SC and Narcotics Task Force_6343_Service Agreement_Budget_2013 03 20.xlt
Like File Name: Kingsville SC and Narcotics Task Force_6343_Service Agreement_Budget_2013 03 20
Generated: 03/20/2013 at 20:51
Tool Version: Ver. 2013.01.17

1. **Invoicing & Payment.** COPsync, Inc. ("COPsync") may issue invoices upon the execution of this Services Agreement, and customer agrees to pay all invoices in U.S. dollars within 30 days of the date of invoice unless otherwise provided in the invoice. By signing below Customer is agreeing to subscribe to the COPsync services and agreeing to purchase the hardware and other items stated on the face of this Services Agreement. Annual subscription and maintenance fees are to be paid at the beginning of each service year, unless otherwise stated on the Services Agreement, with the initial subscription period beginning on the 60th day following the date of this Services Agreement or, if earlier, on the date the installation and training are completed and/or the services are initiated and made available to Customer. **Make all checks payable to:** COPsync, Inc., Attn: Accounts Receivable, P.O. Box 802018, Dallas, Texas. 75380-2108.

2. **Term.** This Services Agreement shall be for the period stated on the face of the Services Agreement. This Services Agreement cannot be cancelled or terminated before the expiration of the contract term indicated on the face of this Services Agreement except as provided in the attached Terms & Conditions.

3. **Installation.** COPsync shall provide, directly or through designated third-party service providers, installation services for the hardware being purchased by Customer and set-up and training (if stated on the face of the Services Agreement) in the use of the COPsync services. The Customer agrees to execute COPsync's acceptance forms upon completion of hardware installation and training, as applicable.

4. **Taxes.** Upon presentation of invoices by COPsync, Customer agrees to pay any tariffs, duties or taxes imposed or levied by any government or governmental agency, including without limitation, federal, state and local sales, imposed use, value-added and personal property taxes (other than franchise and income taxes imposed on COPsync's net income).

5. **Title.** Title to the Service and Software is reserved to COPsync. Title to, and risk of loss, for Hardware provided under this Services Agreement passes to customer upon delivery.

6. **Interface.** The parties shall enter into a separate integration agreement if the COPsync™ database is to be integrated with Customer's existing record, court, jail management or computer aided dispatch (CAD) software systems to permit the exchange of data between these systems and the COPsync database.

7. **Sales and Use Tax.** The products and services provided under this Services Agreement are tax-exempt from Sales and Use Tax per Title 34, Part 1, Chapter 3, Rule 3.322, Exempt Organizations.

8. **TLETS Application.** If applicable, Customer is solely responsible for making application and securing approval of its TLETS ("Texas Law Enforcement Telecommunications System") application. Customer agrees to comply with the payment terms outlined in this Services Agreement regardless of whether or not the TLETs application has been approved.

9. **Number of Users:** COPsync agrees to provide the total number of user licenses, at the specified monthly pricing per user, for use of the Service and related Software as indicated on the face of this Services Agreement. Additionally, COPsync agrees to provide a maximum of five (5) user licenses for the COPsync Service at no charge to Customer for administrators and support staff.

COPsync, Inc

Signature: _____ Print Name: _____

Title: _____ Date: _____

Subscriber*

Signature: _____ Print Name: _____

Title: _____ Date: _____

*The person signing represents they are an authorized signatory.

Terms and Conditions

These Terms and Conditions describe the terms and conditions under which COPsync, Inc. ("COPsync" or "we") provides a subscription to you ("Subscriber" or "you") and your authorized users the service ("Service") to which you are subscribing as noted in the Services Agreement and related computer software ("Software")

1. **Subscription.** We grant you and your authorized users a nonexclusive subscription to use the executable form of the Software and related documentation files in connection with your subscription to and use of the Service. The fees for your use of the Software and the Service are specified in the Services Agreement to which these Terms and Conditions are attached

2. **Term.** The initial term (the "Initial Term") of the Services Agreement shall be as stated in the Services Agreement, unless terminated sooner as provided herein. At the end of the Initial Term, the Services Agreement shall automatically renew for successive one year periods (the "Renewal Term") at our then-current prices, unless either you or we notifies the other in writing thirty days prior to the end of the Initial Term or Renewal Term, as applicable.

3. **Permitted Use Only.** The COPsync Service and the related Software may be used only by law enforcement officers, administrators and authorized support staff, in each case that are registered with us and for law enforcement purposes only. The COPsync 911 Service, COURTsync Service and the related Software may be used solely to communicate with the law enforcement officers that use the COPsync Service. The COPsync VidTac video system may be used only for law enforcement purposes. All other access is unauthorized and shall constitute a violation of these Terms and Conditions.

4. **Restrictions.** You may not (1) copy or duplicate any part of the Service or Software; (2) allow any unauthorized person or third party to use the Service or Software or any of the data or confidential information accessible through use of the Service or Software or transfer, publish, distribute, sell or sublicense the Service or Software or any portion thereof; or (3) allow more than one individual to share a unique identification/registration number to access the Service or Software, except in the case of the VidTac system multiple users of the evidence dashboards are permitted; (4) use the Service or Software in any fashion that infringes any of our copyrights, intellectual property rights, or proprietary or property rights.

   Additionally you may not (5) use the Service or Software to develop your own law enforcement product or service (either electronic, print, or a combination, now existing or developed in the future); (6) sell, rent, license, distribute, transfer, or disclose the Software or Service or its contents; (7) copy, reproduce, manufacture, reverse engineer, disassemble, or reverse compile the software comprising the Service or Software, or disclose or distribute the design, structure, or operation of the Service or Software or part thereof to any person, corporation or other entity; (8) use any robot, bot, automated user, spider, site search/retrieval application, or other program or device to retrieve or index any portion of the Service or Software source code or content or collect information, or for any purpose; or (9) remove or obscure any of our copyright, patent, or other intellectual property notices.

5. **Title; Confidentiality.** Title, ownership rights, and intellectual property rights in and to the Software and Service shall remain with us. The Software and Service are protected by the copyright laws of the United States and international copyright treaties. To our knowledge, your use of the Software and Service will not infringe any third party patent.

6. **Grant-Back License.** You grant us a fully-paid up, non-revocable, worldwide, non-exclusive, and transferable (as permitted in Section 8) license to (a) allow users of the Service to access and view "background data" and "foreground" data in connection with their use of the Service; and (b) use publicly-available data, whether background or foreground, and "de-identified" data, whether background or foreground, for research and academic purposes and for any other lawful purpose, including licensing or other transfers for value to unaffiliated third parties. "Background data" is any of your data, including publicly-available data, that is uploaded to our data bases. "Foreground data" is any data, including publicly-available data, arising in connection with the use of the Software and Service by you and your users and that is captured in our data bases.

   We claim no ownership rights in the background data or the foreground data. "De-identified" data is data that does not contain any information that could reasonably serve to identify any natural person or entity. The provisions of this Section shall survive the expiration or termination of the Services Agreement

7. **Warranty Provisions.** We warrant that the Service and the Software will perform substantially as set forth in our published documentation. As our sole liability and your sole remedy for any breach of the foregoing warranty, we shall use commercially reasonable efforts to cause the Service and the Software to perform substantially in accordance with the published documentation and you shall give us a reasonable opportunity to do so. If we are unable to do so, you may terminate the Services Agreement upon 5 days written notice to us and we shall refund any pre-paid fees paid by you that relate to the period following the effective date of the termination. To the maximum extent permitted by applicable law, we expressly disclaim all warranties with respect to your use of the Software and Service.

   Other than the warranty of title and the warranty provided in the first sentence of this section, the Software and the Services are provided "as is," "as available" without warranties of any kind, either express or implied including, but not limited to, implied warranties of merchantability, fitness for a particular purpose or non-infringement (subject to section 5) or non-interference. This limited warranty gives you specific legal rights. You may have others, which vary from state and jurisdiction. Some states and jurisdictions do not allow limitations with respect to implied warranties, so the above limitation may not apply.

8. **Limitation of Liability.** To the maximum extent permitted by applicable law, neither you, on the one hand, nor we nor any of our contractors, suppliers, and other parties who may be associated with providing the Software or Service (a "Disclaiming Party"), on the other hand, will be liable to the other or any third party for any indirect, incidental, special, punitive, exemplary, or consequential damages of any kind arising under this Agreement or otherwise in connection with your use, or a Disclaiming Party's provision, of the Software of Service. Our aggregate liability to you arising under this Agreement or otherwise in connection with your use, or a Disclaiming Party's provision, of the Service or Software shall not exceed, for all causes of action that arose in a calendar year, the amounts you actually paid to us under this Agreement for such calendar year, unless otherwise specifically agreed in writing between the parties.

   Our limits of liability apply regardless of the type of claim brought, including those for negligence. Some states and jurisdictions do not allow the exclusion or limitation of liability, so the above limitation may not apply to you

9. **Termination.** We may terminate this Agreement upon written notice to you if you breach any of the terms hereof or other agreement between you and us. Upon termination, you agree to (i) discontinue use of Software and Service; (ii) remove the Software and Service from any servers upon which they have been installed; and (iii) destroy or return to us the Software and Service and any archived copies of the Software and Service, except as may be necessary for you to transfer data to yourself or a new software/service provider. You shall also have "read only" access to the data stored in our data bases relating to the Service for a period of 30 days after termination. Within 90 business days after termination, we shall provide you a copy of the foreground data stored in our data bases in a mutually agreed format.

10. **General.** This Agreement represents the complete agreement between the parties concerning this subscription and service arrangement and supersedes all prior agreements and representations between us. The Services Agreement may only be amended by mutual written agreement. If any provision of these Terms and Conditions is held to be void and unenforceable, it will not affect the validity of the balance of these Terms and Conditions, which shall remain valid and enforceable according to its terms.

In any action to enforce the Services Agreement, the prevailing party shall be entitled to recover, in addition to other relief granted, reasonable attorneys' fees and expenses of litigation. We shall have the right to assign our rights and obligations hereunder to (a) any controlled subsidiary of ours, (b) any joint venture in which we are a participant, (c) any entity which is the survivor in a merger of COPsync with or into such other entity, or (d) any acquirer of all or substantially all of our assets. The Services Agreement shall be governed by the laws of the State of Texas (without regard to the conflicts of law provisions thereof) and applicable U.S. federal law.

Dear Kingsville SC and Narcotics Task Force

This is a letter to advise that we are the sole source provider of the COPsync™ law enforcement real-time, in-car information sharing, communication and data interoperability network. We hold all copyrights for the software and have pending patent applications covering elements of the functionality. The COPsync™ solution is unique, in part, because it provides all the following functionality in one consolidated software solution:

1. Real-time information sharing among all users at the point of incident – Data is gathered electronically at the point of incident, and is immediately available system wide. The COPsync network allows user agencies to exchange information from disparate record management systems through a common medium;

2. Instant access to all reports and citations among all users – All activity conducted on individuals, their associates, vehicles and locations is immediately available to all users;

3. Eliminates redundant data entry providing dividends in efficiency – Information captured from a driver's license scan or already resident in the system is populated across all forms automatically. Data collection and entry is standardized;

4. Multi-Jurisdictional Compatibility – Information sharing at the point of incident is available among users in all states;

5. GPS/AVL (Global Positioning/Auto Vehicle Locator) – The location, direction, speed and current activity of every user on the system is available to all COPsync network users;

6. Distance-Based Alerts – If a user enters the name, address, vehicle license plate, or associate of someone with a BOLO, the five nearest officers are automatically notified regardless of the agency;

7. Instant communication among all users – Any user on the system can be sent an instant message by selecting them on a list. The messaging is multi-jurisdictional and encrypted so it can only be monitored by COPsync users.

8. Map-Based Messaging – Messages can also be sent by clicking the receiving vehicle on the AVL map;

9. National, State and Local criminal database access – Criminal and vehicle history can be requested from the vehicle;

10. Vehicle Crash Reporting and Diagram Builder – All state forms and crash reports are generated electronically in COPsync, as well as the diagram;

11. e-Citation Utility – Tickets can be written in the system and are viewable by all users;

12. Law Reference Library – All relevant codes are loaded into the system and legislative updates are included and can be searched by keyword, section or statute;

13. BOLO (Be On the Lookout) Database – Notices from Officer Safety Alerts to Missing Persons can be entered into the system. Officers making contact with a person, vehicle, location or associate of a person with a BOLO are immediately alerted;

14. Electronic Reporting including Driving While Intoxicated Utility – All reports can be completed electronically, in the field, and without redundant data entry. Forms like Booking Sheets, Complaint Forms, Towed Vehicle Inventories, and many others can be generated from the same centralized

15. COPsync Cache – Officers can continue to work seamlessly even in a disconnected state or in areas where they do not have a cellular signal.

16. Criminal Trespass Database – Officers can quickly and easily generate Criminal Trespass Warnings and print them in the field. They are then tracked in the database and available to all users;

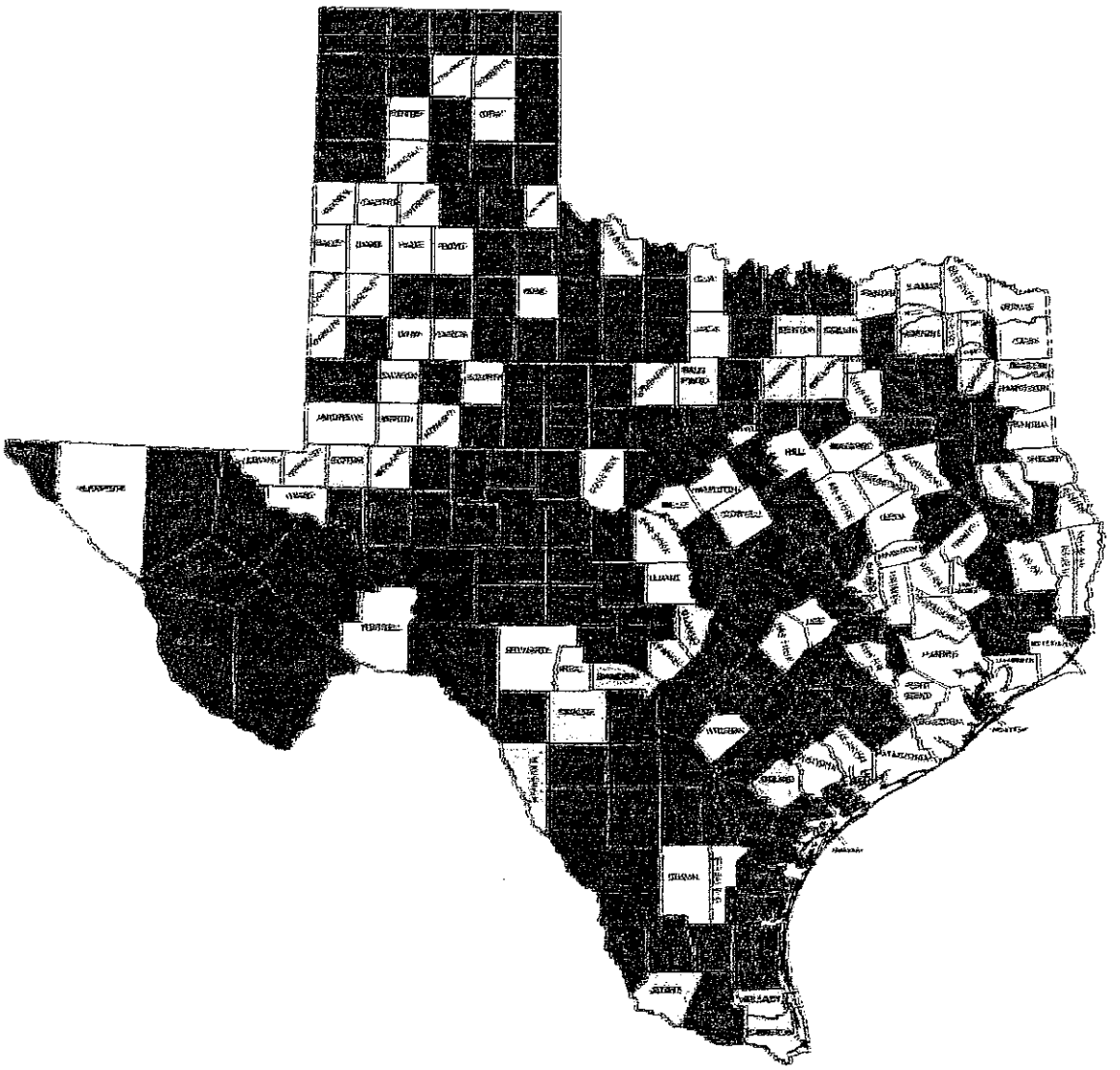
17. No Technology Changes Required – COPsync can be used effectively without making changes to your current record, jail, or court management technology infrastructure. COPsync can also be interfaced with any record, jail, court, or computer-aided dispatch system;

18. GJXDM/NIEM Compliant – COPsync is compliant with the Global Justice XML and the National Information Exchange Model.

In summary, more than 300 law enforcement agencies in Texas, including the Texas Commission on Law Enforcement Officer Standards and Education (TCLEOSE), have purchased COPsync on a sole-source basis. If you have any questions relating to this topic please feel free to contact the COPsync customer support team between the hours of 8am – 5pm, Monday through Friday at 972-865-6192.

Very truly yours,

Ronald A. Woessner
Chief Executive Officer



P.O. Box 802108, Dallas, Texas 75380-2108
972-865-6192(o); 972-201-9646(fax)
www.copsync.com

---------- Forwarded message ----------
From: **COMMANDERVERA@kingsvilletaskforce.com** <commandervera@kingsvilletaskforce.com>
Date: Thu, May 16, 2013 at 4:45 PM
Subject: Fw: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force
To: vcapell@cityofkingsville.com, mvalenzuela@cityofkingsville.com, calvarez@cityofkingsville.com
Cc: tfadmin@kingsvilletaskforce.com, John Hubert <johnhubertesq@gmail.com>, Rebecca Tamez <rtamez@copsync.com>

Mr. Capell,

The Kingsville Task Force is requesting for an agenda item be placed on the City Commission's Regular Session on Tuesday May 28, 2013. The agenda item will cover a new revised Service Agreement with COPsync, Inc. which will include the purchase of new upgraded software and hardware to be installed in four Task Force Interdiction patrol units. Our District Attorney, Mr. John Hubert, will incur the cost for all the equipment and installation of such. The current COPsync equipment in the four Task Force Interdiction patrol units will be contributed to the four Kleberg County Constables. Kleberg County Constable Precinct 3, Cid Zavala, will incur the cost for the needed equipment and installation for all four constables.

All four constables will have direct communication capabilities and intelligence alerts with all existing COPsync networked agencies. The collaboration between the District Attorney, the Kleberg County Constables and the City of Kingsville Task Force is due mainly to the successful Interlocal Working Agreements currently in effect. You will be given the entire package of documents tomorrow during the City's Retreat. Your kind assistance to this request will be greatly appreciated.

Sincerely,
Willie Vera
Guillermo (Willie) Vera, Commander
Kingsville Specialized Crimes & Narcotics Task Force
Office 361-595-5778
Fax 361-595-5781
Cell 361-675-0399
commandervera@kingsvilletaskforce.com
-----Original Message-----

From: Rebecca Tamez
Date: 5/16/2013 10:45:31 AM
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

www.vidtac.com

-------- Original message --------
From: Rebecca Tamez <rtamez@copsync.com>
Date: 05/15/2013 2:12 PM (GMT-06:00)
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

Commander,

Attached is the revised service agreement.
Thank you

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

www.vidtac.com

-------- Original message --------
From: Wesley Harris <wharris@copsync.com>

Date: 05/15/2013 12:29 PM (GMT-06:00)
To: Rebecca Tamez <rtamez@copsync.com>
Subject: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca,

Here's the revised Kingsville Task Force Welcome Package.

Wesley

--
Kathy Rios
Administrative Assistant
Kingsville Specialized Crimes & Narcotics
P.O.Box 213
Kingsville, TX 78364
361-595-5778 (Office)
361-595-5781 (Fax)
kathyrios@kingsvilletaskforce.com

May 15, 2013

Kingsvlle SC and Narcotics Task Force
P.O. Box 213
Kingsville, Texas 78364

Dear Commander Vera:

We understand that Kingsvlle SC and Narcotics Task Force desires to join the COPsync information sharing network. I am writing this letter to inform you that COPsync is awarding Kingsvlle SC and Narcotics Task Force a grant in order to enable it to join the network.

The amount of the grant is Seven Thousand Twenty Dollars ($7,020.00). This award is to be applied against the COPsync software licenses as stated in quote number 6343 and expires 60 days from the date of the quote.

Please contact your COPsync account executive if you have any questions about the quote or this COPsync grant.

We appreciate your business and look forward to having you as a member of the network!

Sincerely,

Barry W. Wilson
Chief Financial Officer

P.O. Box 802108, Dallas, Texas 75380-2108
972-865-6192(o); 972-201-9646(fax)
www.copsync.com

AGENDA ITEM #16

---------- Forwarded message ----------
From: **COMMANDERVERA@kingsvilletaskforce.com** <commandervera@kingsvilletaskforce.com>
Date: Thu, May 16, 2013 at 4:45 PM
Subject: Fw: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force
To: vcapell@cityofkingsville.com, mvalenzuela@cityofkingsville.com, calvarez@cityofkingsville.com
Cc: tfadmin@kingsvilletaskforce.com, John Hubert <johnhubertesq@gmail.com>, Rebecca Tamez <rtamez@copsync.com>

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Sincerely,
Willie Vera
Guillermo (Willie) Vera, Commander
Kingsville Specialized Crimes & Narcotics Task Force
Office 361-595-5778
Fax 361-595-5781
Cell 361-675-0399
commandervera@kingsvilletaskforce.com
——Original Message——

From: Rebecca Tamez
Date: 5/16/2013 10:45:31 AM
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

www.vidtac.com

------- Original message -------
From: Rebecca Tamez <rtamez@copsync.com>
Date: 05/15/2013 2:12 PM (GMT-06:00)
To: commandervera@kingsvilletaskforce.com
Subject: Fwd: COPsync/VidTac Services Agreement for Kingsville Task Force

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Thank you

Rebecca Tamez

Regional Manager

CopSync, Inc

rtamez@copsync.com

361-688-6216

www.COPsync.com

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------- Original message -------
From: Wesley Harris <wharris@copsync.com>

Date: 05/15/2013 12:29 PM (GMT-06:00)
To: Rebecca Tamez <rtamez@copsync.com>
Subject: COPsync/VidTac Services Agreement for Kingsville Task Force

Rebecca,

Here's the revised Kingsville Task Force Welcome Package.

Wesley

--
Kathy Rios
Administrative Assistant
Kingsville Specialized Crimes & Narcotics
P.O.Box 213
Kingsville, TX 78364
361-595-5778 (Office)
361-595-5781 (Fax)
kathyrios@kingsvilletaskforce.com

May 15, 2013

Kingsville SC and Narcotics Task Force
P.O. Box 213
Kingsville, Texas 78364

Dear Commander Vera:

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Please contact your COPsync account executive if you have any questions about the quote or this COPsync grant.

We appreciate your business and look forward to having you as a member of the network!

Sincerely,

Barry W. Wilson
Chief Financial Officer

P.O. Box 802108, Dallas, Texas 75380-2108
972-865-6192(o); 972-201-9646(fax)
www.copsync.com

AGENDA ITEM #17

From: R. R. Trescott, Tourism Director

To: City Commission via City Manager

Subject: Artist Commission Agreement for Downtown Historical Mural

Date: May 20, 2013

In August of 2012, the City of Kingsville contract with the Kingsville Convention and Visitors' Bureau expired and created the Tourism Department to manage the City's tourism program.

As part of the related transfer of operations, the City assumed certain rights, responsibilities and contractual obligations.

One of the contractual obligations was the Downtown Historical Mural contract with Mr. Gerald Lopez, artist, dated April 25, 2012..

The City Tourism Department and Mr. Lopez have agreed to certain changes to that contract to facilitate the completion of the project. They include: clarification of the desired content for the mural; extension of the contract delivery date; and establishing a process for selection of a site for the installation of the completed mural.

A Resolution and a Contract Amendment are attached.

RESOLUTION #2013-_____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE COMMISSION AGREEMENT FOR THE KINGSVILLE HISTORICAL MURAL; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, last year, City of Kingsville authorized the Kingsville Convention and Visitors Bureau, Inc. to enter into a Commission Agreement with artist Gerald Lopez (the Artist), which was done April 25, 2012;

WHEREAS, the Kingsville Convention and Visitors Bureau, Inc. (KCVB) ceased tourism operations for the City of Kingsville in August of 2012 and the City then assumed the KCVB's contractual obligations, which included the Commission Agreement for a historical mural that is to be located in the downtown area;

WHEREAS, the City and the Artist now mutually desire to modify the previously agreed to Commission Agreement, as set out in the attached document.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Manager is authorized and directed as an act of the City of Kingsville, Texas to execute an Amendment to the Commission Agreement for the Kingsville Historical Mural, as per the attached document.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 28th day of May, 2013.

_____
Sam R. Fugate, Mayor

ATTEST:

_____
Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

_____
Courtney Alvarez, City Attorney

AMENDMENT TO COMMISSION AGREEMENT
For City of Kingsville Historical Mural

WHEREAS, last year, City of Kingsville authorized the Kingsville Convention and Visitors Bureau, Inc. to enter into a Commission Agreement with artist Gerald Lopez (the Artist), which was done April 25, 2012;

WHEREAS, the Kingsville Convention and Visitors Bureau, Inc. (KCVB) ceased tourism operations for the City of Kingsville in August of 2012 and the City then assumed the KCVB's contractual obligations, which included the Commission Agreement for a historical mural that is to be located in the downtown area;

WHEREAS, the City and Artist now mutually desire to modify the previously agreed to Commission Agreement as set out below;

NOW THEREFORE, in consideration of the mutual covenants contained herein and in the Commission Agreement dated 4/25/12, the parties hereto agree as follows:

1. Description of Work.
Scope of the Artist's Work is amended to read that the four main themes of "The History of Kingsville" Mural will be: Cattle Ranching, the Railroad Industry, Education, and the Navy Base. The mural will be approximately 12' in height and 32' in width. The size of the mural may be modified per agreement between Artist and Purchaser. The mural will be placed on an unspecified building within Kingsville's historic Downtown, the location of which shall be determined by public process. (All other items in this section remain the same.)

...

3. Date of Delivery is amended to read: The Artist agrees to complete the work by August 31, 2013. (All other items in this section remain the same).

...

Item 4 Insurance, Shipping and Installation: . . .
a. shall be amended to read: Upon completion, the Work shall be shipped F.O.B. Artist's studio at Artist's expense or seek donations to cover expenses to an address in Kingsville's historic downtown that is to be determined by public process. (All other items in this section remain the same).

...

IN WITNESS WHEREOF the parties have hereunto set their hands.

By: Gerald J. Lopez (Gerald Lopez, Artist)

Date: 5-15-13

City of Kingsville
By: _____ (Purchaser)

Date: _____

AGENDA ITEM #18

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.

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

ORDINANCE NO. 2013-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2012-2013 BUDGET FOR THE GENERAL FUND CAPITAL PROJECTS FUND FOR UPFRONT INFRASTRUCTURE COSTS AS PER THE ECONOMIC DEVELOPMENT AGREEMENT WITH ZARSKY DEVELOPMENT COMPANY, LLC. FOR THE WILDWOOD TRAILS SUBDIVISION.

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 01 General Fund					
Capital					
2 Fund Balance		Unreserved Fund Bal.	610.00		$300,000
					$300,000
Expenses					
5-690.0 Transfer To		FundExp/Trsfrs Fund 091	394.93	$300,000	
				$300,000	
Fund 091	**General Fund Capital Projects Fund**				
Revenues					
4-000.0		Transfer from Fund 001	750.13	$300,000	
				$300,000	
Expenses					
5-305.0 Street Dept.		Street & Bridge-Wildwood	521.26	$300,000	
				$300,000	

[To budget for the City's upfront infrastructure cost for the Economic Development Agreement with Zarsky Development Company, LLC. for the Wildwood Trails Subdivision, which agreement was approved by the City Commission on March 25, 2013]

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 28th day of May, 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