

# *City of Kingsville, Texas*

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## **AGENDA CITY COMMISSION**

**MONDAY, FEBRUARY 24, 2014  
REGULAR MEETING**

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


### **I. Preliminary Proceedings.**

#### **OPEN MEETING**

**INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)**

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

APPROVED BY:

  
\_\_\_\_\_  
Vincent J. Capell  
City Manager

### **II. Public Hearing - (Required by Law).<sup>1</sup>**

1. Public hearing regarding request for an alcohol variance for a Wine and Beer Retailer's Off-Premise Permit for the establishment known as The Garage located at 1026 E. Lott. St. (Director of Planning & Development Services).
2. Public hearing regarding request for an alcohol variance for a Wine and Beer Retailer's Permit for the establishment known as Pizza Hut located at 1330 14<sup>th</sup> St. (Director of Planning & Development Services).
3. Public hearing regarding condemnation proceeding for structures located at 324 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).
4. Public hearing regarding condemnation proceeding for structures located at 501 ½ W. Avenue D, Kingsville, Texas. (Director of Planning & Development Services).
5. Public hearing regarding condemnation proceeding for structures located at 629 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).
6. Public hearing regarding condemnation proceeding for structures located at 619 W. Warren, Kingsville, Texas. (Director of Planning & Development Services).
7. Public hearing regarding condemnation proceeding for structures located at 715 E. Richard, Kingsville, Texas. (Director of Planning & Development Services).

### **III. Reports from Commission & Staff.<sup>2</sup> (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<sup>3</sup>**

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. Motion to approve final passage of an ordinance amending the fiscal year 2013-2014 budget for the General Fund to provide funding for ½ the purchase costs needed for the Kleberg County Veteran's Service Office to acquire a van with ADA specifications. (Finance Director).
2. Motion to approve resolution authorizing the release of Chapter 59 Funds of the Kingsville Police Department for donation to the Boy Scouts of America for Drug Abuse Prevention Programs. (Chief of Police).

##### **REGULAR AGENDA**

##### **CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:**

#### **VI. Items for consideration by Commissioners.<sup>4</sup>**

3. Consider request for an alcohol variance for a Wine and Beer Retailer's Off-Premise Permit for the establishment known as The Garage located at 1026 E. Lott. St. (Director of Planning & Development Services).

4. Consider request for an alcohol variance for a Wine and Beer Retailer's Permit for the establishment known as Pizza Hut located at 1330 14<sup>th</sup> St. (Director of Planning & Development Services).
5. Consider condemnation of structures located at 324 E. Henrietta, Kingsville, Texas. (Director of Planning & Development Services).
6. Consider condemnation of structures located at 501 ½ W. Avenue D, Kingsville, Texas. (Director of Planning & Development Services).
7. Consider condemnation of structures located at 629 E. Lee, Kingsville, Texas. (Director of Planning & Development Services).
8. Consider condemnation of structures located at 619 W. Warren, Kingsville, Texas. (Director of Planning & Development Services).
9. Consider condemnation of structures located at 715 E. Richard, Kingsville, Texas. (Director of Planning & Development Services).
10. Consider approval of re-plat of Lot 1, Block 1, Kingsville Plaza, a 7.77 acre plat located at 1814 S. Brahma Blvd. (Director of Planning & Development Services).
11. Consider acceptance of KKB funds from fundraising and donations for community beautification projects. (Director of Planning & Development Services).
12. Consider acceptance of a grant of \$5,000 from the Union Pacific Foundation for community beautification projects. (Director of Planning & Development Services).
13. Consider introduction of an ordinance amending the Fiscal Year 2013-2014 Budget for Fund 001 the General Fund to assist with the renovation of the T45 Jet in Dick Kleberg Park in partnership with Kleberg County. (Finance Director).
14. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter IX, General Regulations, Article 7, Sections 9-7-1 through 9-7-6, providing for adoption of the International Property Maintenance Code, additions and amendments to said code, prohibited acts, and administrative fees. (Director of Planning and Development Services).
15. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Land Use, Article 3, Section 57, providing for street trees. (Director of Planning and Development Services).
16. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Land Use, Article 6, adopting Section 26-Home Occupations. (Director of Planning and Development Services).
17. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XV, Land Use, Article 6, Section 92, changing rear yard regulations for accessory buildings. (Director of Planning and Development Services).
18. Consider introduction of an ordinance authorizing the acceptance of three deeds from the Kingsville Independent School District for land near the Old High School building and authorizing the City Manager to execute any documents necessary for this transaction. (City Attorney).
19. Consider introduction of an ordinance amending the Code of Ordinances of the City of Kingsville, Texas, Chapter VII ("Traffic Code"), to add new Article 9- Wireless Telecommunication Devices that would create restrictions on the use of wireless telecommunication devices while driving; creating an offense. (City Attorney).

20. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the evaluation & duties of the City Attorney. (Commissioner Leubert).

21. Consider authorizing the City Manager to enter into letter agreement for drainage pipe at Schubert Property to alleviate BASH hazard, which serves a public purpose. (Director of Planning & Development Services).

## VII. Adjournment.

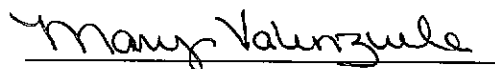
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative 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 are 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](mailto: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:

February 20, 2014 at 11:00 A.M. and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting.



Mary Valenzuela  
City Secretary  
City of Kingsville, Texas

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

By: \_\_\_\_\_  
City Secretary's Office  
City of Kingsville, Texas



# **MINUTES OF PREVIOUS MEETING(S)**

# **PUBLIC HEARING(S)**

# **PUBLIC HEARING #1**



## Planning & Development Services Department

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**TO:** Mayor & City Commission

**THROUGH:** Vincent Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services

**SUBJECT:** Request for Alcohol Variance at 1026 E. Lott St.

**DATE:** February 18, 2014

---

Ernest Perez, operator of The Garage is requesting an alcohol variance for a Wine and Beer Retailer's Off-Premise Permit. This address is located at 1026 E. Lott St. and is within 1000ft of a public school. The property in question therefore requires a variance according to City ordinance ORD-2004-20.

Also, all required notices have been sent to the property owners within 300ft. Additionally, a public hearing notice was placed in the newspaper on February 9, 2014. As of this point, we have not received any negative feedback from the property owners and or citizens that have been noticed.



CITY OF  
**KINGSVILLE**

**MEMORANDUM**

**DATE**

Friday, January 24, 2014

**TO**

Mary Valenzuela, City Secretary

**FROM**

Engineering Department

**SUBJECT**

Alcohol License for 1026 East Lott

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 1026 East Lott, we have concluded that the property in question does fall within the 1,000 ft boundary of a (1 of school); therefore, it will require a variance according to City Ordinance sections 11-3-4&5.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

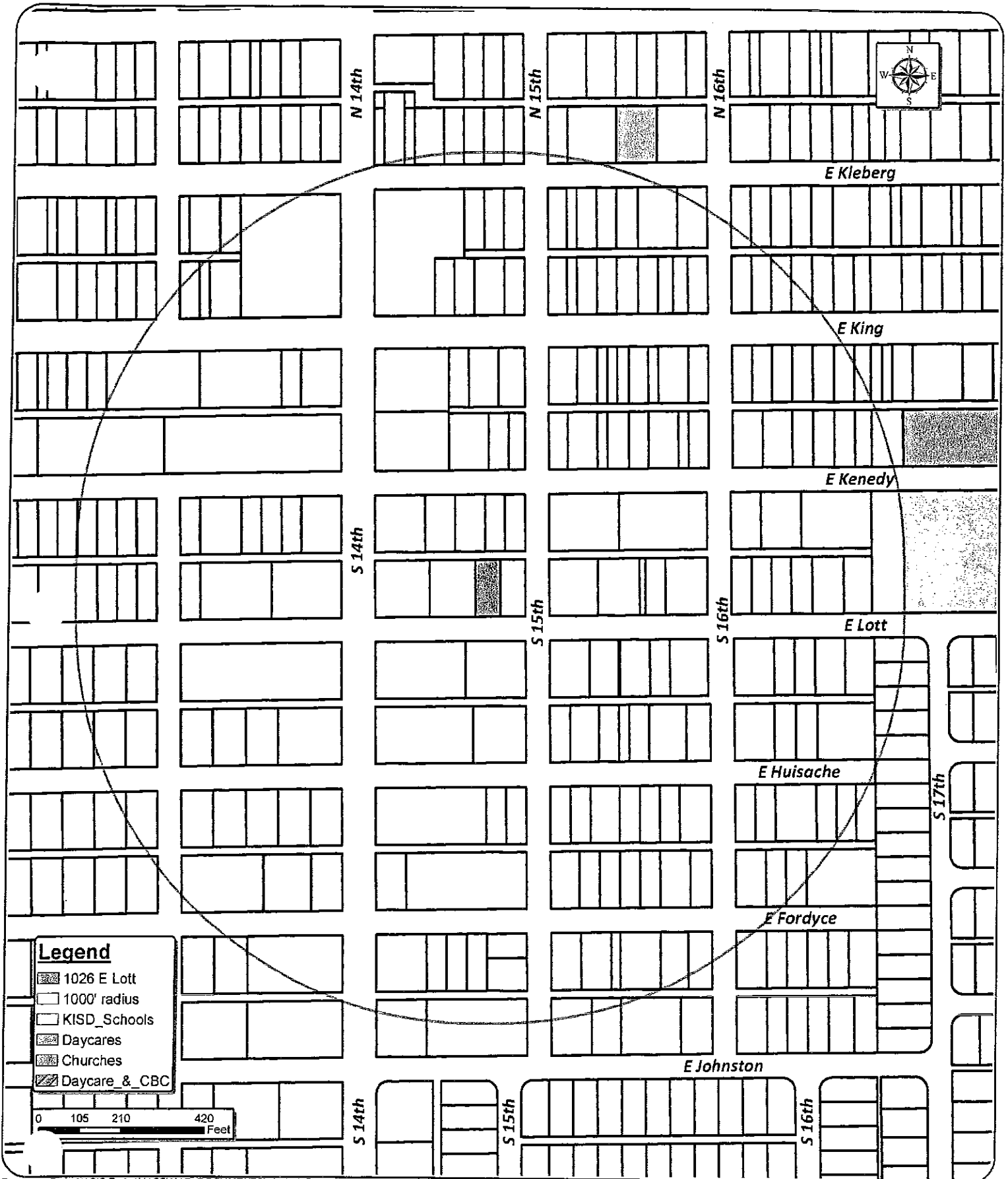
Thank you,

Engineering Department

Attachment 1 shows the property and the relative location of the (1 of School); suspected to be close to the property Harvey Elementary School is within the 1,000 foot boundary.

**Attachment 2** shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

# Alcohol Permit





# **PUBLIC HEARING #2**





## Planning & Development Services Department

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**TO:** Mayor & City Commission

**THROUGH:** Vincent Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services

**SUBJECT:** Request for Alcohol Variance at 1330 14<sup>th</sup> St.

**DATE:** February 18, 2014

---

Muy Pizza, LLC, owner and operator of Pizza Hut Restaurant is requesting an alcohol variance for a Wine and Beer Retailers Permit. This address is located at 1330 S. 14<sup>th</sup> St. and is within 1000ft of a registered daycare, church and school. The property in question therefore requires a variance according to City ordinance ORD-2004-20.

Also, all required notices have been sent to the property owners within 300ft. Additionally, a public hearing notice was placed in the newspaper on February 9, 2014. As of this point, we have not received any negative feedback from the property owners and or citizens that have been noticed.



CITY OF  
**KINGSVILLE**

MEMORANDUM

DATE

Friday, January 23, 2014

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 1330 S. 14<sup>th</sup> Street

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 1330 S. 14<sup>th</sup> Street, we have concluded that the property in question does fall within the 1,000 ft boundary of a (1 school, 2 daycare, and church); therefore, it will require a variance according to City Ordinance sections 11-3-4&5. Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

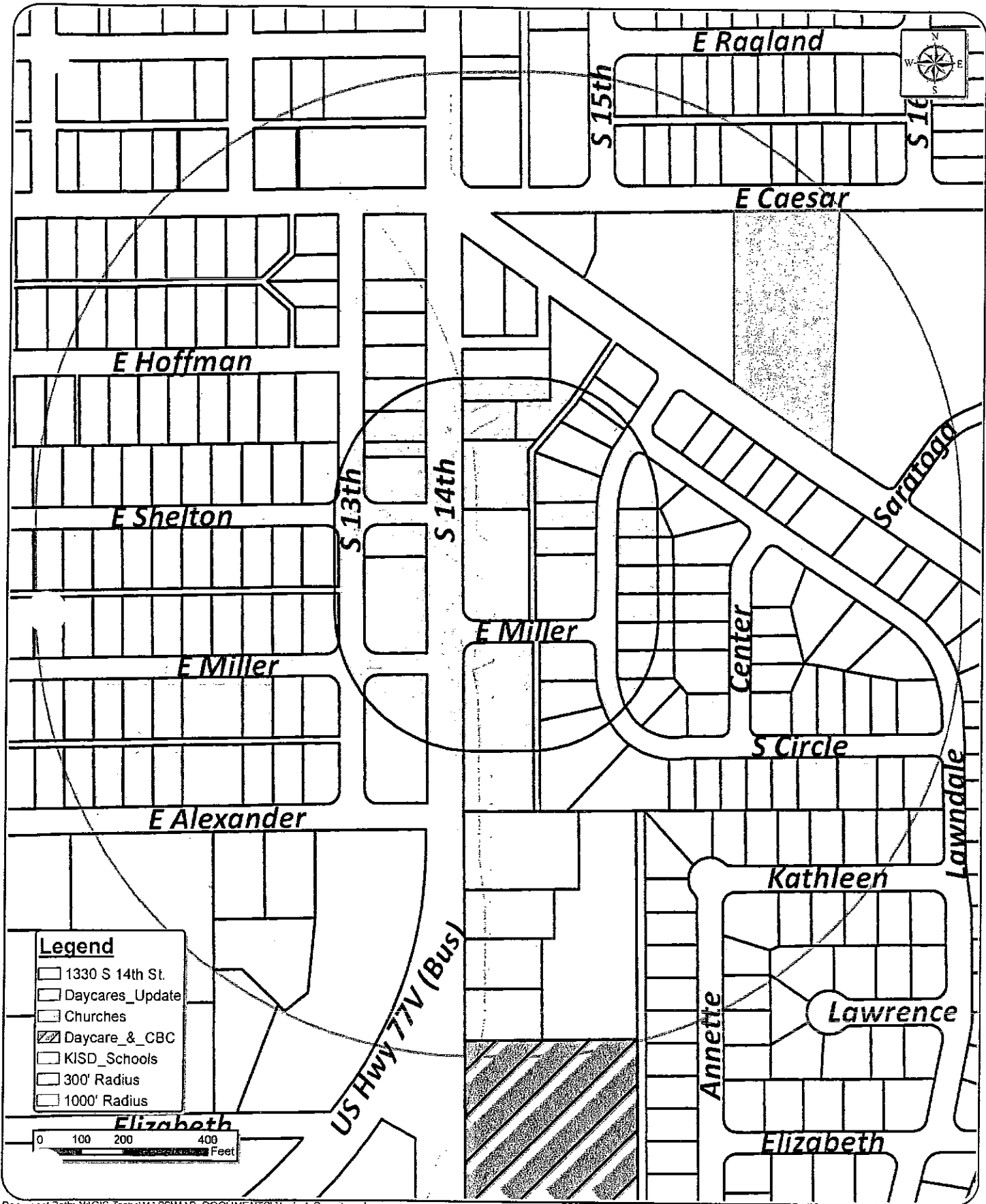
Valerie Valero

Engineering Department

**Attachment 1** shows the property and the relative location of the (1 school, 2 daycare, and church) suspected to be close to the property. Coastal Bend College & Community Action Head Start are located on the same property, Christ Methodist Church, and Wishing Well Day Care Center are within the 1,000 foot boundary.

**Attachment 2** shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

# Alcohol Permit



Document Path: N:\GIS Tech\MAPSMAP\_DOCUMENTS\Alcohol\_Permit.mxd

<div> <div>Page</div> <div>1 / 1</div> </div>	<div> <div>Drawn By:</div> <div>Engineering Dept.</div> </div> <div> <div>Last Update: 2/18/2014</div> </div> <div> <div>Note: Please see attachment</div> <div>documentations.</div> </div>	<div> <div>DISCLAIMER</div> <div>THIS MAP IS FOR VISUAL PURPOSES ONLY</div> <div>THE INFORMATION ON THIS SHEET MAY</div> <div>CONTAIN INACCURACIES OR ERRORS</div> <div>THE CITY OF KINGSVILLE IS NOT</div> <div>RESPONSIBLE IF THE INFORMATION CONTAINED</div> <div>HEREIN IS USED FOR ANY DESIGN,</div> <div>CONSTRUCTION, PLANNING, BUILDING,</div> <div>OR ANY OTHER PURPOSE.</div> </div>	<div> <div>CITY OF KINGSVILLE</div> <div>ENGINEERING DEPARTMENT</div> <div>200 East Kleberg</div> <div>Kingsville, Texas 78363</div> <div>Office: 361-595-8005</div> <div>Fax: 361-595-8035</div> </div>

Check out our website at  
[www.KingsvilleRecord.com](http://www.KingsvilleRecord.com)


[illegible]

## A black and white photograph of a group of seven people, including students and faculty, standing in front of a building with large windows. The group consists of four women and three men. They are all smiling and looking towards the camera. The building behind them has large, multi-paned windows. The image is grainy and has a high-contrast, black-and-white aesthetic.

Santa Gertrudis Independent School District board members honored at the reception include Jesse Garcia Jr., president; Rhonda Silgerni, vice president; Bob Kinnan, secretary; Carrie DeLaney, trustee; Flo Falcon, trustee; Patti Longoria, trustee; and Catherine Montalvo, trustee.

As part of National Catholic School Week, St. Gertrude School students celebrated "We Love to Read" Day on Jan. 30. Students dressed as their favorite book characters. Pictured, from left, are Benjamin Salinas as Percy Jackson, Sebastian Read as Stuart Little, Roy Gonzalez as Jesse from Toy Story, Nikki Aleman as Pete the Cat and Dale Gonzalez as Pecos Pan. (Submitted)

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The meeting will be held at City Hall, 200 East Kleberg Ave., Kingsville, Texas in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

# **PUBLIC HEARING #3**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 324 E. HENRIETTA		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION ORIG. TOWN	BLOCK 27	LOT 21	
OWNER NAME LIONEL ALARCON H.	OWNER'S ADDRESS 1501 E. WARREN	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-6542	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES	
		YES	NO	N/A			
<b>Building</b>							
	Condition		X		H,B,D,L,OU,AB	1,2	
<b>Yard</b>							
	Condition		X		H,OV		
<b>Utilities</b>							
	Electric		X	X			
	Gas		X	X			
	Water		X	X			
<b>Roof</b>							
	Covering		X		H,B,D,OU,L,AB		
<b>Walls</b>							
	Exterior		X		H,B,D,OU,L,AB		
	Interior		X		H,B,D,OU,L,AB		
	Ceilings		X		H,B,D,OU,L,AB		
<b>Windows/Doors</b>							
	Secured		X		H,B,D,OU,L,AB		
	Condition		X		H,B,D,OU,L,AB		
<b>Foundation</b>							
	Exterior		X		H,B,D,OU,L,AB		
	Interior		X		H,B,D,OU,L,AB		
<b>Plumbing</b>							
			X	X			
<b>Electrical</b>							
			X	X			
<b>REASON CODES:</b>							
AB-Abandoned		C-Collapsed		I-Incomplete		MO-Mold	
AS-Asbestos		D-Deteriorated		L-Leaning		OU-Outdated	
B-Broken		H-Hazardous		MI-Missing		OV-Overgrown	
<b>COMMENT CODES:</b>							
1. AN ATTRACTIVE NUCIANCE TO CHILDREN							
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE							
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND							
4. PARTIAL							
5. UNCOVERED ROOF							
6. GRAFFITI							
<b>BUILDING OFFICIAL COMMENTS:</b>							
FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.VACANT ADDRESS							
SIGNATURE: <u>Daniel H. Ramirez</u> DATE: <u>12/31/2013</u>							
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL							

324 E. Henrietta CITY OF KINGSVILLE 12-20-12

ADDRESS		OWNER		INSPECTOR		Daniel	
LEGAL DESCRIPTION		Orig Tract		LOT		21	
				BLOCK		27	
OWNER INFO		Stephen Woodward P.O. Box 18 West Terre Haute, IN. 47885-0018					
PROPERTY CONDITION REPORT							
		ACCEPTABLE			CONDITIONS		
		YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD
1. YARD			X		X		
CONDITION			X		X		
2. UTILITIES			X		X		
a. ELECTRICITY			X		X		
b. GAS			X		X		
c. WATER			X		X		
3. ROOF			X			X	
a. COVERING			X			X	
b. STRUCTURE			X			X	
4. WALLS			X			X	
a. EXTERIOR			X			X	
b. INTERIOR			X			X	
c. CEILINGS			X			X	
5. WINDOWS/DOORS			X			X	
a. SECURED			X			X	
b. CONDITION			X			X	
6. FOUNDATION			X			X	
a. FLOORS			X			X	
7. PLUMBING			X			X	
8. ELECTRICAL			X			X	
CODES		ADDITIONAL CONCERNS					
B. broken							
M. missing		1.) NO DOORS, WINDOWS,					
D. dirty		2.) NO FLOORS, CEILINGS					
X. unacceptable		3.) YARD IN A HAZARD					
Bd. Bedroom		4.) rodents all over roaches, rats, snakes, etc					
Bt. Bathroom		5.)					
Kt. Kitchen							
Lv. Livingroom							
Dn. Diningroom							
Ft. front							
Bk back							
Lf. Left							
Rt. Right							

needs clean up  
none  
Drip dated  
broken  
none  
none

# CONDEMNATION CHECKLIST

Property Address: 324 E Hennetta  
 Property Owner: Stephen Woodward  
 Owner's Address: P.O. Box 18  
West Terre, Kentucky  
47785

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

**BEGINNING  
DATE**

**ENDING  
DATE**

**ACTION**

☐ 6-23-12

6-23-12

1. Identify structure unfit for human habitation.

☐ 6-23-12

6-23-12

2. Inspect Property. (Building Official)

☐ a. Prepare inspection report.

☐ 6-23-12

6-23-12

☐ b. Photograph property.

3. Determine ownership from county assessment & tax collection record.

☐ 6-23-12

6-23-12

4. Obtain legal description.

☐ 6-23-12

6-23-12

5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.

☐ 6-23-12

6-23-12

6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.

New Owner  
1-3-13

1-3-13

7. If response is not received or is not adequate, proceed as follows:

Second  
☐ 9-17-13

9-17-13

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.

☐ 1-24-14

1-24-14

☐ 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

☐ 1-27-14

1-27-14

9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 1-27-14

1-27-14



☐ \_\_\_\_\_  
☐ 1-24-14 1-24-14

☐ 1-24-14 1-24-14

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

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 46<sup>th</sup> 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.

# CONDEMNATION CHECKLIST

Property Address:

324 E Henrietta

Phone: \_\_\_\_\_

Property Owner:

Lionel Alarcon

Phone: \_\_\_\_\_

Owner's Address:

1501 E Whitten  
Kingsville Tx 78303

Fax: \_\_\_\_\_

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	4. Obtain legal description.
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>9-17-13</u>	<u>9-17-13</u>	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.
<input type="checkbox"/> _____	_____	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	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.
		<input type="checkbox"/> 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
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>	10. Post sign on property advising date the City
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>	

<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	<u>1-27-14</u>	<u>1-27-14</u>
<input type="checkbox"/>	<u>1-24-14</u>	<u>1-24-14</u>
<input type="checkbox"/>	<u>1-24-14</u>	<u>1-24-14</u>
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

Council will consider condemnation of structure.

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

12. Photograph posted sign with date stamp.

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 46<sup>th</sup> 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.

DATE 01/02/2013

STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-001-027-21000-192 \*  
\* ORIG TOWN, BLOCK 27, LOT 21 \*  
\* \*  
\* TOWN - LOCATION- 324 E HENRIETTA \*  
\* ACRES - .080 \*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 200 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 2200 \*  
\* EXEMPTIONS GRANTED: NONE LIMITED TXBL. VALUE \*  
\* SUIT NO. 7136D \*  
\*\*\*\*\*  
WOODWARD STEPHEN & KLEBERG CO TRUSTEES

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2005	74.33	70.62	28.98	173.93
TAXES 2006	69.12	57.36	25.30	151.78
TAXES 2007	63.28	44.94	21.64	129.86
TAXES 2008	63.19	37.29	20.09	120.57
TAXES 2009	62.84	29.53	18.48	110.85
TAXES 2010	65.00	22.75	17.55	105.30
TAXES 2011	68.61	15.77	16.87	101.25
TAXES 2012	69.15	.00	.00	69.15
	535.52	278.26	148.91	962.69

ACCT # 1-001-027-21000-192

TOTAL DUE	DATE	AMT DUE
TOTAL DUE 12/2012	12/2012	962.69
TOTAL DUE 01/2013	01/2013	968.26
TOTAL DUE 02/2013	02/2013	978.71
TOTAL DUE 03/2013	03/2013	985.72

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 121.62 61.28 33.29 216.19 \*  
\* CITY OF KINGSVILLE 142.65 72.53 39.33 254.51 \*  
\* KINGSVILLE ISD 260.68 139.01 73.36 473.05 \*  
\* SOUTH TX WATER AUTH 10.57 5.44 2.93 18.94 \*  
\*\*\*\*\*  
TAX LEVY FOR THE CURRENT ROLL YEAR: 137 16.39  
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 18.53  
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 32.87  
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 1.36  
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR: 69.15

ATTY DAT 08/28/2008 CONTRCT DTE

JUDGEMENT DATE 09/27/2012

DATE 01/04/2013

## STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-001-027-21000-192 \*  
\* ORIG TOWN, BLOCK 27, LOT 21 \*  
\* \*  
\* TOWN LOCATION- 324 E HENRIETTA \*  
\* ACRES - .080 \*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 200 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 2200 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE SUIT NO. 7136D \*  
\*\*\*\*\*  
WOODWARD STEPHEN & KLEBERG CO TRUSTESS

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2005	74.33	71.36	29.13	174.82
TAXES 2006	69.12	58.06	25.43	152.61
TAXES 2007	63.28	45.56	21.77	130.61
TAXES 2008	63.19	37.92	20.22	121.33
TAXES 2009	62.84	30.16	18.60	111.60
TAXES 2010	65.00	23.40	17.68	106.08
TAXES 2011	68.61	16.44	17.01	102.06
TAXES 2012	69.15	.00	.00	69.15
	535.52	282.90	149.84	968.26

ACCT # 1-001-027-21000-192

TOTAL DUE 01/2013 968.26  
TOTAL DUE 02/2013 978.71  
TOTAL DUE 03/2013 985.72  
TOTAL DUE 04/2013 992.71

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 121.62 62.32 33.50 217.44 \*  
\* CITY OF KINGSVILLE 142.65 73.77 39.58 256.00 \*  
\* KINGSVILLE ISD 260.68 141.28 73.82 475.78 \*  
\* SOUTH TX WATER AUTH 10.57 5.53 2.94 19.04 \*  
\*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 16.39  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 18.53  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 32.87  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 1.36  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR: 69.15

ATTY DAT 08/28/2008 CONTRCT DTE

JUDGEMENT DATE 09/27/2012

DATE 09/13/2013

## STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-001-037-11000-192 \*  
\* \*  
\* ORIG TOWN, BLOCK 37, LOT 11, 12 \*  
\* \*  
\* \*  
\* TOWN ~ LOCATION- 323 E HENRIETTA \*  
\* ACRES ~ .160 \*  
\* \*  
\* LAND MKT VALUE 4000 IMPR/PERS MKT VALUE \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 4000 \*  
\* \*  
\* EXEMPTIONS GRANTED: NONE LIMITED TXBL. VALUE \*  
\* \*  
\*\*\*\*\*

ALARCON LIONEL H

1501 E WARREN AVE

KINGSVILLE TX 78363-6542

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00
				=====
ACCT # 1-001-037-11000-192		TOTAL DUE 09/2013		.00
		TOTAL DUE 10/2013		.00
		TOTAL DUE 11/2013		.00
		TOTAL DUE 12/2013		.00

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY .00 .00 .00 .00 \*  
\* CITY OF KINGSVILLE .00 .00 .00 .00 \*  
\* KINGSVILLE ISD .00 .00 .00 .00 \*  
\* SOUTH TX WATER AUTH .00 .00 .00 .00 \*  
\*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 29.79  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 33.69  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 59.76  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 2.48  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 125.72



DATE 09/13/2013

STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
ACCT # 1-001-027-21000-192

\*  
\* ORIG TOWN, BLOCK 27, LOT 21 \*  
\*  
\*  
\* TOWN - LOCATION- 324 E HENRIETTA \*  
\* ACRES - .080 \*  
\*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 200 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 2200 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE SUIT NO. 7136D \*  
\*

\*\*\*\*\*

WOODWARD STEPHEN & KLEBERG CO TRUSTESS

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2005	.00	.00	.00	.00
TAXES 2006	.00	.00	.00	.00
TAXES 2011	.00	.00	.00	.00
TAXES 2012	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00

ACCT # 1-001-027-21000-192	TOTAL DUE 09/2013	.00
	TOTAL DUE 10/2013	.00
	TOTAL DUE 11/2013	.00
	TOTAL DUE 12/2013	.00

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY .00 .00 .00 .00 \*  
\* CITY OF KINGSVILLE .00 .00 .00 .00 \*  
\* KINGSVILLE ISD .00 .00 .00 .00 \*  
\* SOUTH TX WATER AUTH .00 .00 .00 .00 \*  
\*\*\*\*\*

TAX LEVY FOR THE CURRENT ROLL YEAR: 137	16.39
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY	18.53
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD	32.87
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA	1.36
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR: .....	69.15

ATTY DAT 08/28/2008

JUDGEMENT DATE 09/27/2012

DATE 09/13/2013

## STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-001-037-13000-192 \*  
\* ORIG TOWN, BLOCK 37, LOT 13, 14, (ASPH PARKING) \*  
\* \*  
\* TOWN - LOCATION- 327 E HENRIETTA \*  
\* ACRES - .160 \*  
\* LAND MKT VALUE 4000 IMPR/PERS MKT VALUE \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 4000 \*  
\* EXEMPTIONS GRANTED: NONE LIMITED TXBL. VALUE \*  
\* SUIT NO. 7136D \*  
\*\*\*\*\*

WOODWARD STEPHEN &amp; KLEBERG CO TRUSTEES

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2005	.00	.00	.00	.00
TAXES 2006	.00	.00	.00	.00
TAXES 2007	.00	.00	.00	.00
TAXES 2008	.00	.00	.00	.00
TAXES 2012	.00	.00	.00	.00
	-----	-----	-----	-----
	.00	.00	.00	.00

ACCT # 1-001-037-13000-192	TOTAL DUE 09/2013	.00
	TOTAL DUE 10/2013	.00
	TOTAL DUE 11/2013	.00
	TOTAL DUE 12/2013	.00

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY .00 .00 .00 .00 \*  
\* CITY OF KINGSVILLE .00 .00 .00 .00 \*  
\* KINGSVILLE ISD .00 .00 .00 .00 \*  
\* SOUTH TX WATER AUTH .00 .00 .00 .00 \*  
\*\*\*\*\*

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

ATTY DAT 08/22/2008

JUDGEMENT DATE 09/27/2012

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:17AM

Prop ID	Owner	% Legal Description	Values				
15790	54787	100.00 R Geo: 100102709001192	Effective Acres: 0.000000	Imp HS:	0	Market:	8,030
	ALVAN ELAINE P	ORIG TOWN, BLOCK 27, LOT 9, 10, (IMP ONLY)		Imp NHS:	8,030	Prod Loss:	0
	FAL			Land HS:	0	Appraised:	8,030
2106 E LOTT			Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	8,030
		Situs: 319 E LEE 1/2	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			8,030	0	8,030	0.842200	67.63

15920	31570	100.00 R Geo: 100102711000192	Effective Acres: 0.000000	Imp HS:	27,940	Market:	31,940
	SALAZAR JORGE R	ORIG TOWN, BLOCK 27, LOT 11, 12		Imp NHS:	0	Prod Loss:	0
	ETUX OFELIA M			Land HS:	4,000	Appraised:	31,940
321 E LEE AVE			Acres: 0.0000	Land NHS:	0	Cap:	0
KINGSVILLE, TX 78363-4564		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	31,940
		Situs: 321 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	HS
			DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			31,940	0	31,940	0.842200	269.00

16672	31570	100.00 R Geo: 100102713000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000
	SALAZAR JORGE R	ORIG TOWN, BLOCK 27, LOT 13, 14		Imp NHS:	0	Prod Loss:	0
	ETUX OFELIA M			Land HS:	0	Appraised:	4,000
321 E LEE AVE			Acres: 0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-4564		State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	4,000
		Situs: 323 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
			DBA:				

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

17431	30521	100.00 R Geo: 100102715000192	Effective Acres: 0.000000	Imp HS:	0	Market:	47,360
	BALBOA ABEL JR	ORIG TOWN, BLOCK 27, LOT 15, 16		Imp NHS:	43,360	Prod Loss:	0
	PO BOX 5963			Land HS:	0	Appraised:	47,360
KINGSVILLE, TX 78364-5963			Acres: 0.0000	Land NHS:	4,000	Cap:	0
		State Codes: B	Map ID:	PLAT Prod Use:	0	Assessed:	47,360
		Situs: 329 E LEE	Mtg Cd:	Prod Mkt:	0	Exemptions:	
			DBA:				

Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			47,360	0	47,360	0.842200	398.87

18197	10488	100.00 R Geo: 100102717000192	Effective Acres: 0.000000	Imp HS:	0	Market:	8,000
	ALARCON LIONEL H	ORIG TOWN, BLOCK 27, LOT 17-20		Imp NHS:	0	Prod Loss:	0
	1501 E WARREN AVE			Land HS:	0	Appraised:	8,000
KINGSVILLE, TX 78363-6542			Acres: 0.0000	Land NHS:	8,000	Cap:	0
		State Codes: C	Map ID:	PLAT Prod Use:	0	Assessed:	8,000
		Situs: 330 E HENRIETTA	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			8,000	0	8,000	0.842200	67.38

19750	49231	100.00 R Geo: 100102721000192	Effective Acres: 0.000000	Imp HS:	0	Market:	2,200
	WOODWARD STEPHEN	ORIG TOWN, BLOCK 27, LOT 21		Imp NHS:	200	Prod Loss:	0
	P O BOX 18			Land HS:	0	Appraised:	2,200
WEST TERRE HAUTE, IN 47885			Acres: 0.0000	Land NHS:	2,000	Cap:	0
		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	2,200
		Situs: 324 E HENRIETTA	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			2,200	0	2,200	0.842200	18.53

12032	32155	100.00 R Geo: 100102722000192	Effective Acres: 0.000000	Imp HS:	0	Market:	31,610
	CARRILLO DOMINGO C	ORIG TOWN, BLOCK 27, LOT 22		Imp NHS:	29,610	Prod Loss:	0
	ETUX DONNA			Land HS:	0	Appraised:	31,610
PO BOX 538			Acres: 0.0000	Land NHS:	2,000	Cap:	0
KINGSVILLE, TX 78364-0538		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	31,610
		Situs: 322 E HENRIETTA	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			31,610	0	31,610	0.842200	266.22

# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:44AM

Prop ID	Owner	% Legal	Description	Values					
15920	31570	100.00	R Geo: 100102711000192 SALAZAR JORGE R ETUX OFELIA M 21 E LEE AVE KINGSVILLE, TX 78363-4564	Effective Acres: 0.000000	Imp HS: 27,940 Imp NHS: 0 Land HS: 4,000 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 31,940 Prod Loss: 0 Appraised: 31,940 Cap: 0 Assessed: 31,940 Exemptions: HS			
			State Codes: A Situs: 321 E LEE	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				31,940	0	31,940	0.842200	269.00
16672	31570	100.00	R Geo: 100102713000192 SALAZAR JORGE R ETUX OFELIA M 321 E LEE AVE KINGSVILLE, TX 78363-4564	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 4,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 4,000 Prod Loss: 0 Appraised: 4,000 Cap: 0 Assessed: 4,000 Exemptions:			
			State Codes: C1 Situs: 323 E LEE	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				4,000	0	4,000	0.842200	33.69
17431	30521	100.00	R Geo: 100102715000192 BALBOA ABEL JR PO BOX 5963 KINGSVILLE, TX 78364-5963	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 43,360 Land HS: 0 Land NHS: 4,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 47,360 Prod Loss: 0 Appraised: 47,360 Cap: 0 Assessed: 47,360 Exemptions:			
			State Codes: B Situs: 329 E LEE	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				47,360	0	47,360	0.842200	398.87
18197	10488	100.00	R Geo: 100102717000192 ALARCON LIONEL H 1501 E WARREN AVE KINGSVILLE, TX 78363-6542	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 8,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 8,000 Prod Loss: 0 Appraised: 8,000 Cap: 0 Assessed: 8,000 Exemptions:			
			State Codes: C1 Situs: 330 E HENRIETTA	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				8,000	0	8,000	0.842200	67.38
150	13270	100.00	R Geo: 100102721000192 KLEBERG COUNTY TRUSTEE PO BOX 1457 KINGSVILLE, TX 78364-1457	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 200 Land HS: 0 Land NHS: 2,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 2,200 Prod Loss: 0 Appraised: 2,200 Cap: 0 Assessed: 2,200 Exemptions: EX			
			State Codes: A Situs: 324 E HENRIETTA	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				2,200	2,037	163	0.842200	1.37
12032	32155	100.00	R Geo: 100102722000192 CARRILLO DOMINGO C ETUX DONNA PO BOX 538 KINGSVILLE, TX 78364-0538	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 29,610 Land HS: 0 Land NHS: 2,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 31,610 Prod Loss: 0 Appraised: 31,610 Cap: 0 Assessed: 31,610 Exemptions:			
			State Codes: A Situs: 322 E HENRIETTA	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				31,610	0	31,610	0.842200	266.22
20553	17581	100.00	R Geo: 100102723000192 ESQUIVEL PETRONILO 320 E HENRIETTA AVE KINGSVILLE, TX 78363-4561	Effective Acres: 0.000000	Imp HS: 9,280 Imp NHS: 0 Land HS: 8,000 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 17,280 Prod Loss: 0 Appraised: 17,280 Cap: 0 Assessed: 17,280 Exemptions: HS.OV65			
			State Codes: A Situs: 320 E HENRIETTA	Acres: 0.0000 Map ID: PLAT Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				17,280	8,400	8,880	0.842200	74.79



# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



June 23, 2012

STEPHEN WOODWARD  
P O BOX 18  
WEST HAUTE, IN 47885-0018

Re: ORIGINAL TOWN,BLOCK 27, LOT 21

324 E HENRIETTA

Dear Sir or Madam:

It has been determined that the structure at **324 E HENRIETTA** 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 25, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **JULY 6, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) CALENDAR (**JULY 25, 2012**) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



September 17, 2013

STEPHEN WOODWARD  
P.O. BOX 18  
WEST TERRE HAUTE, IN 47885-0018

**Re: ORING TOWN, BLOCK 27, LOT 21      324 E HENRIETTA**

Dear Sir or Madam:

It has been determined that the structure at **324 E HENRIETTA** 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.

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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,



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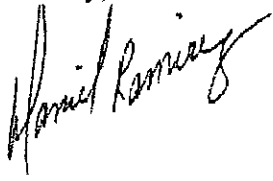
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364



September 17, 2013

LIONEL ALARCON  
1501 E WARREN  
KINGSVILLE, TX 78363

**Re: ORING TOWN, BLOCK 27, LOT 21      324 E HENRIETTA**

Dear Sir or Madam:

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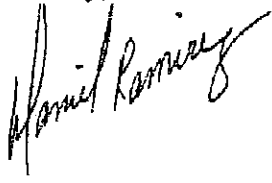
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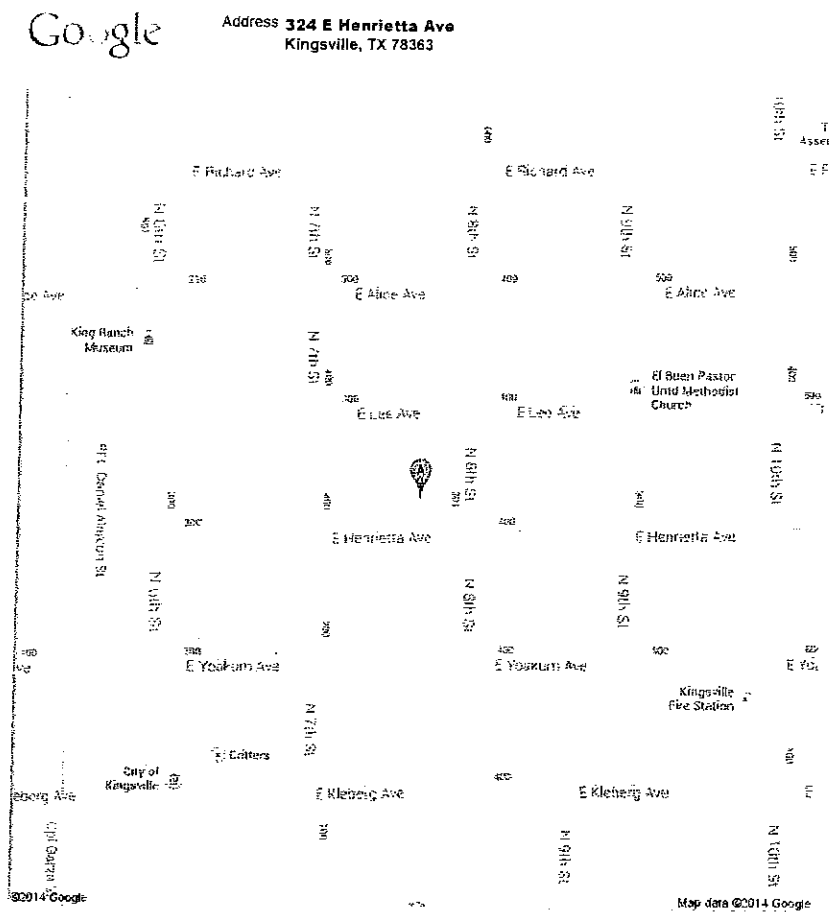
Sincerely,

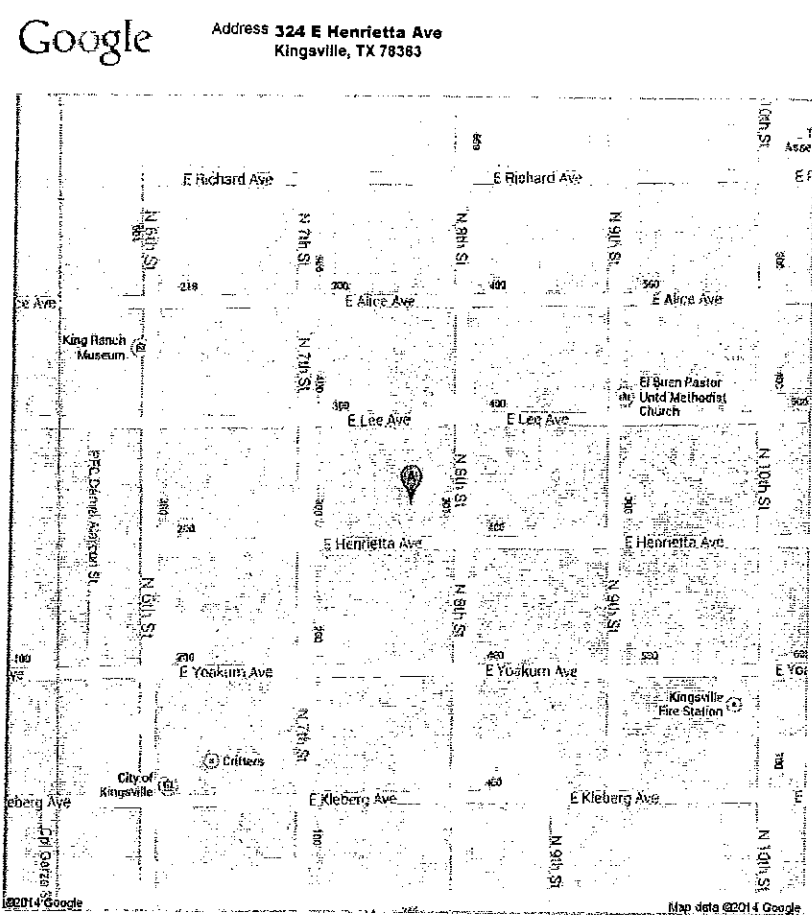
A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

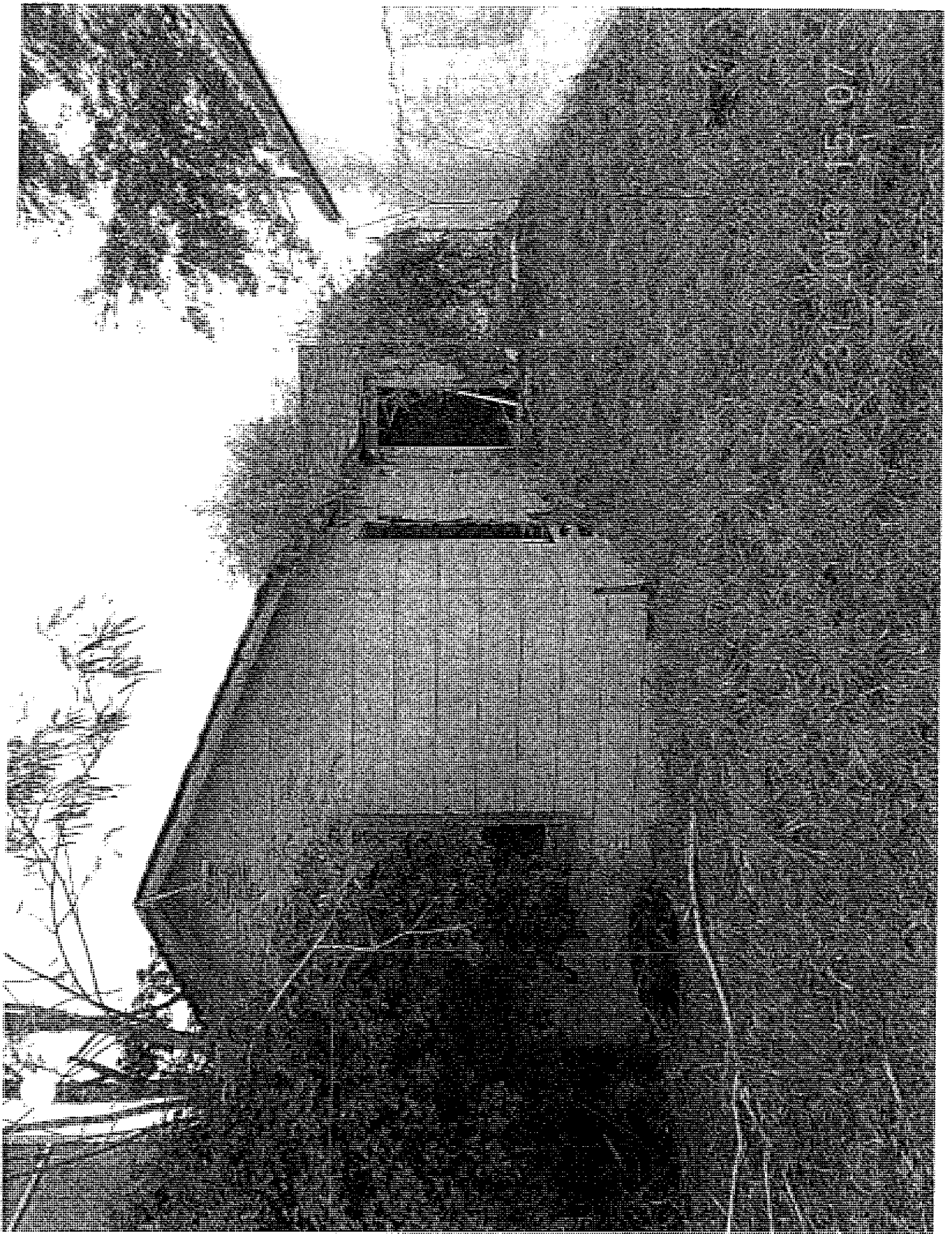
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Daniel Ramirez  
Building Official

Enclosure



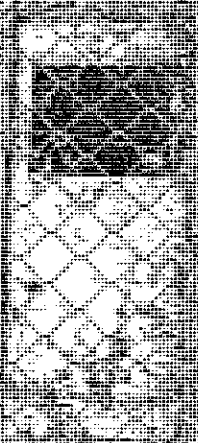




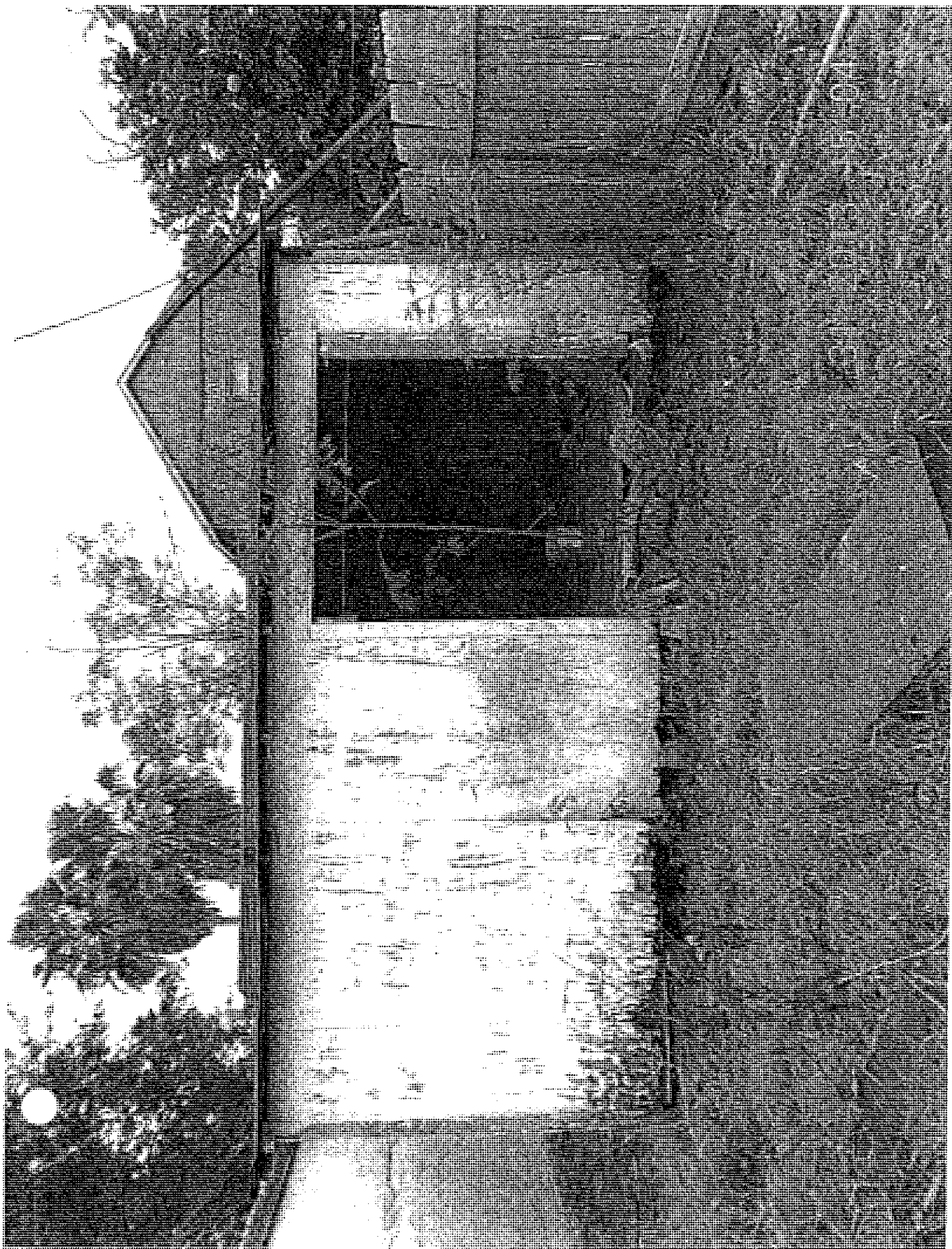




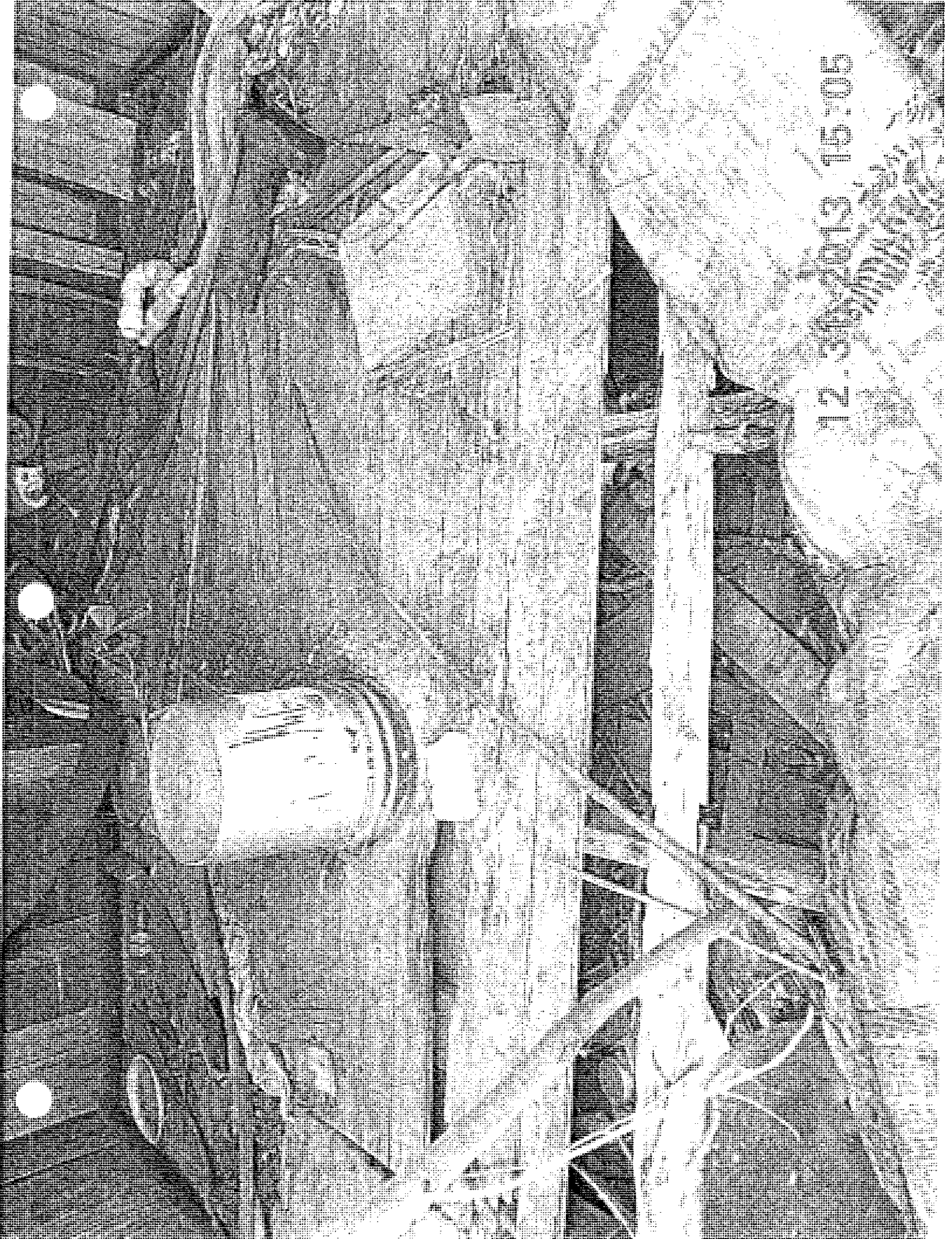
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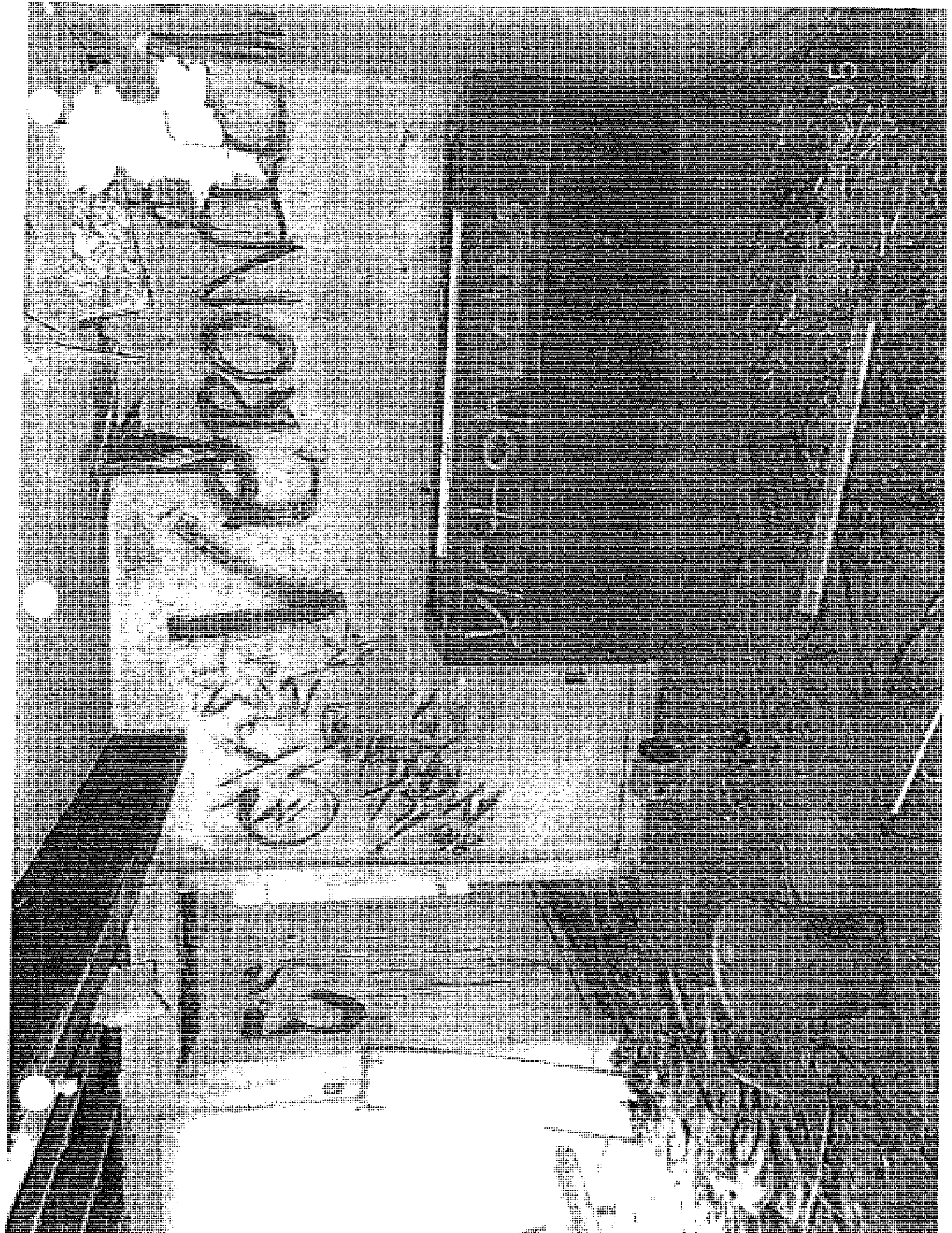




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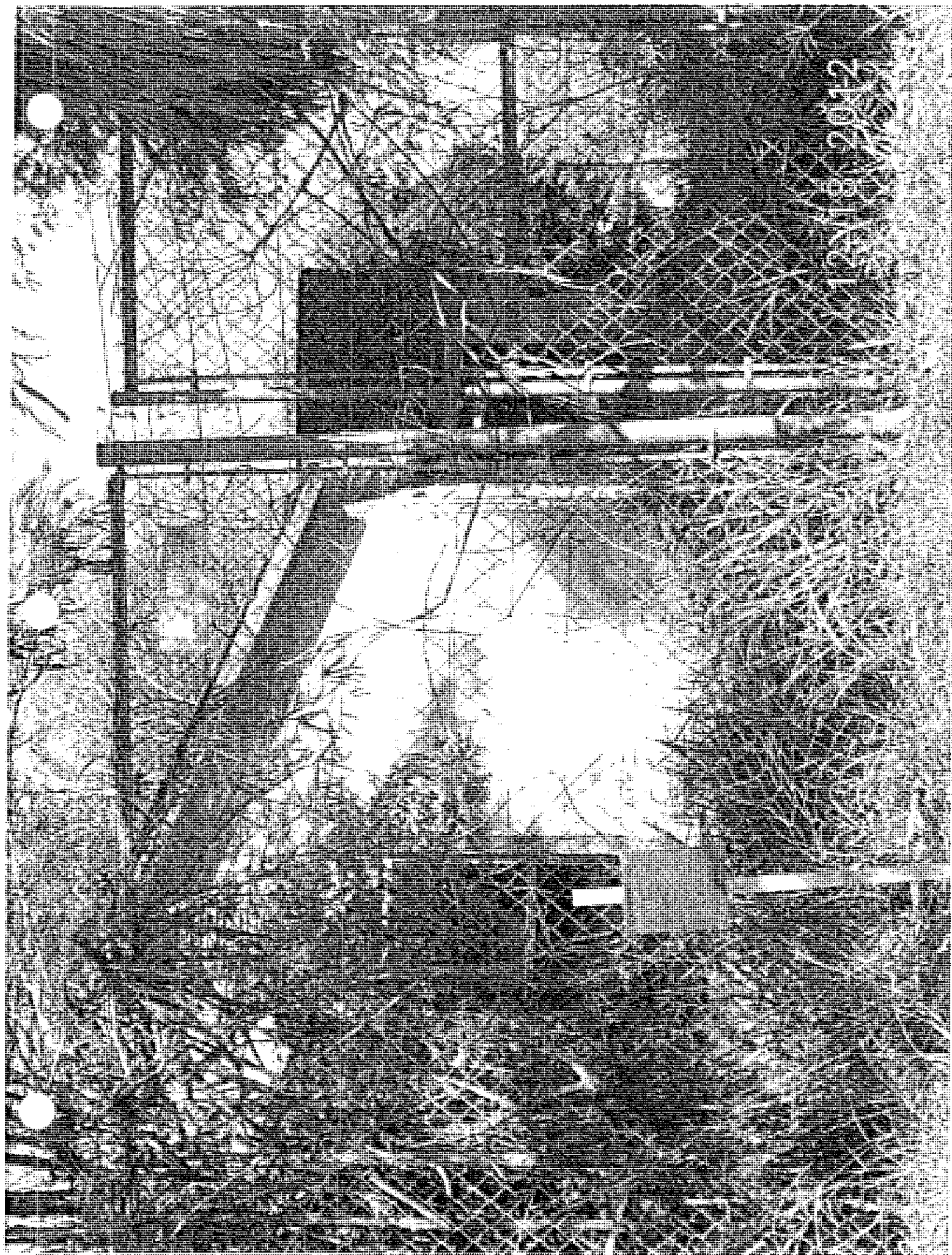


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VICTORY

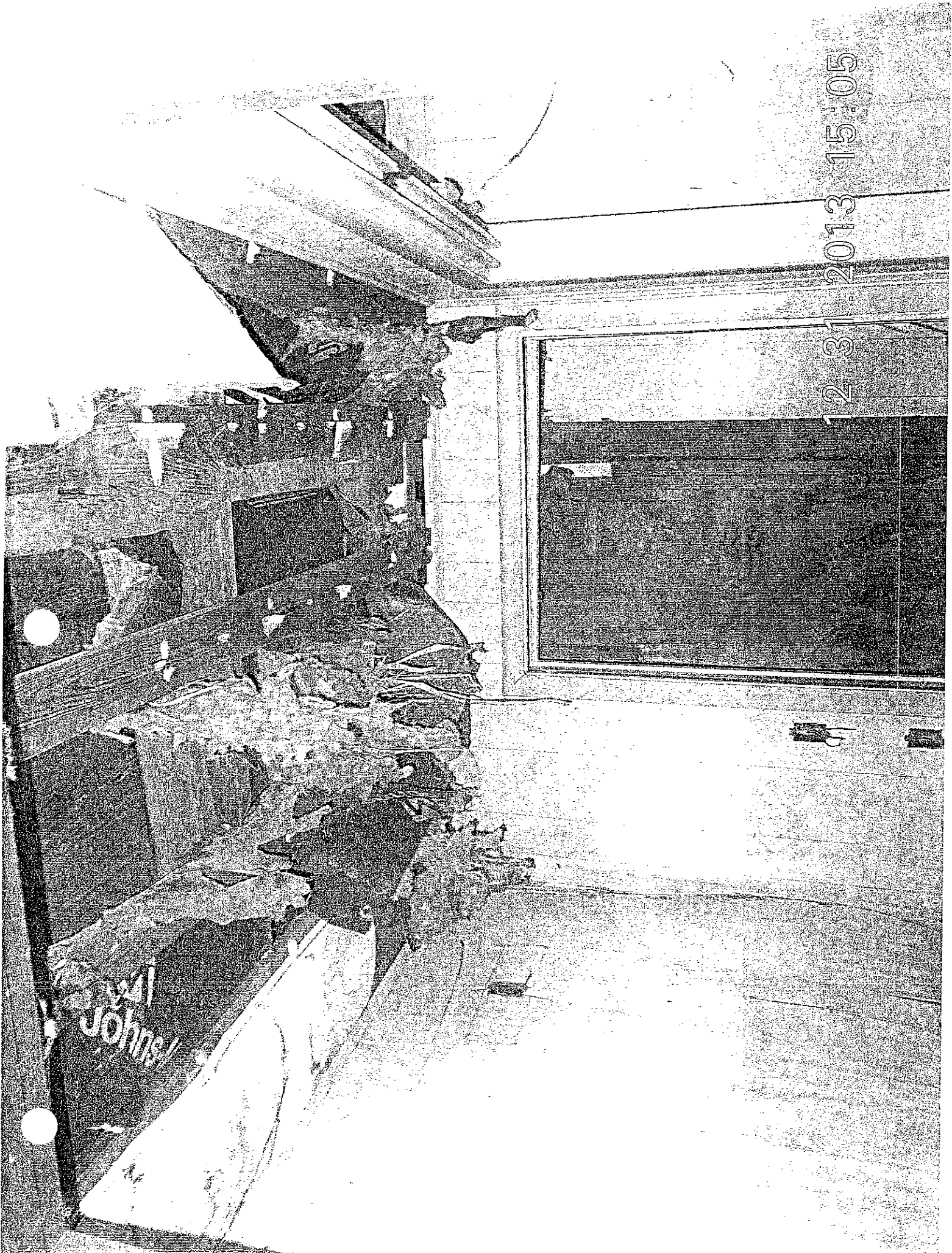
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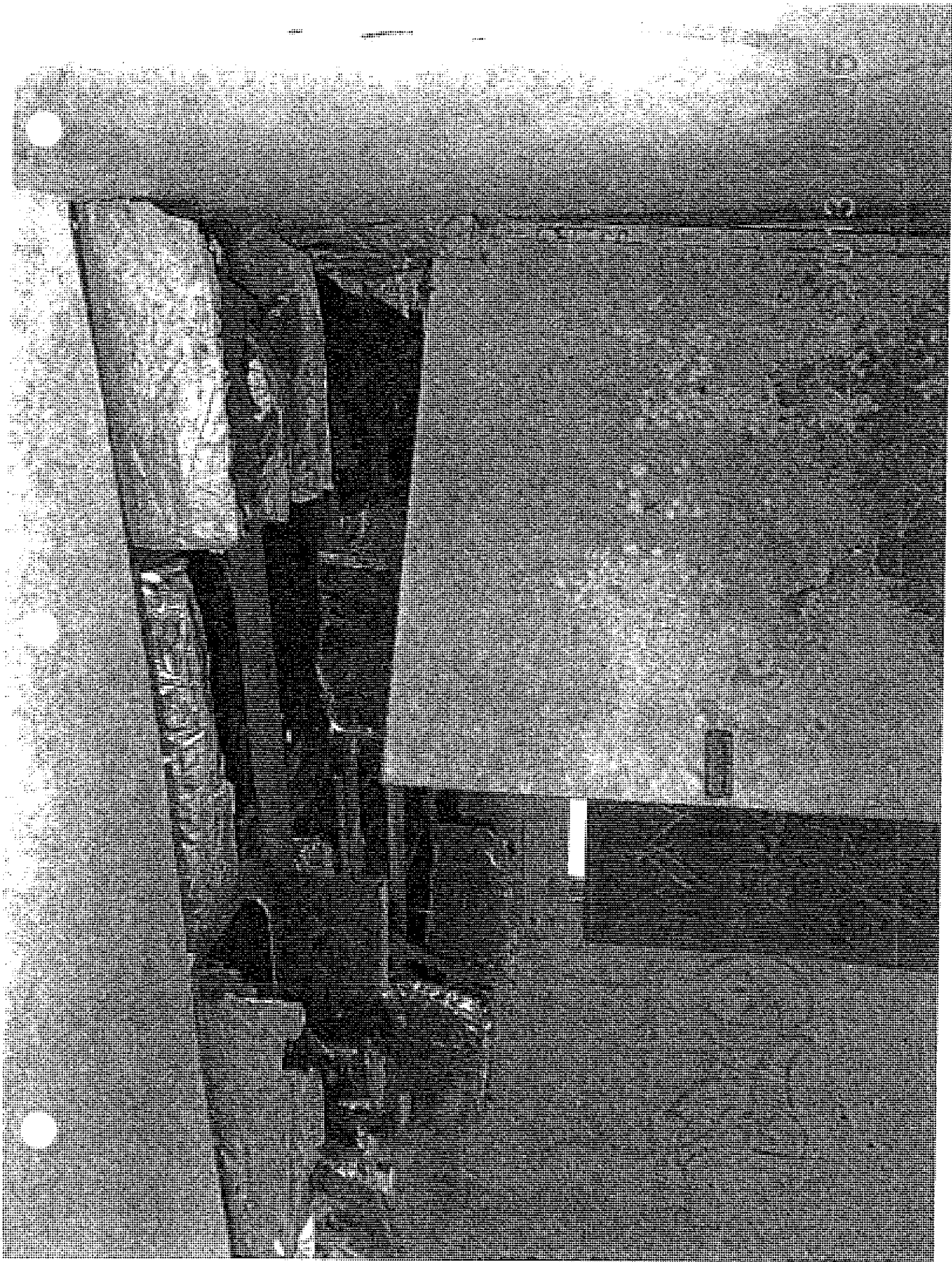


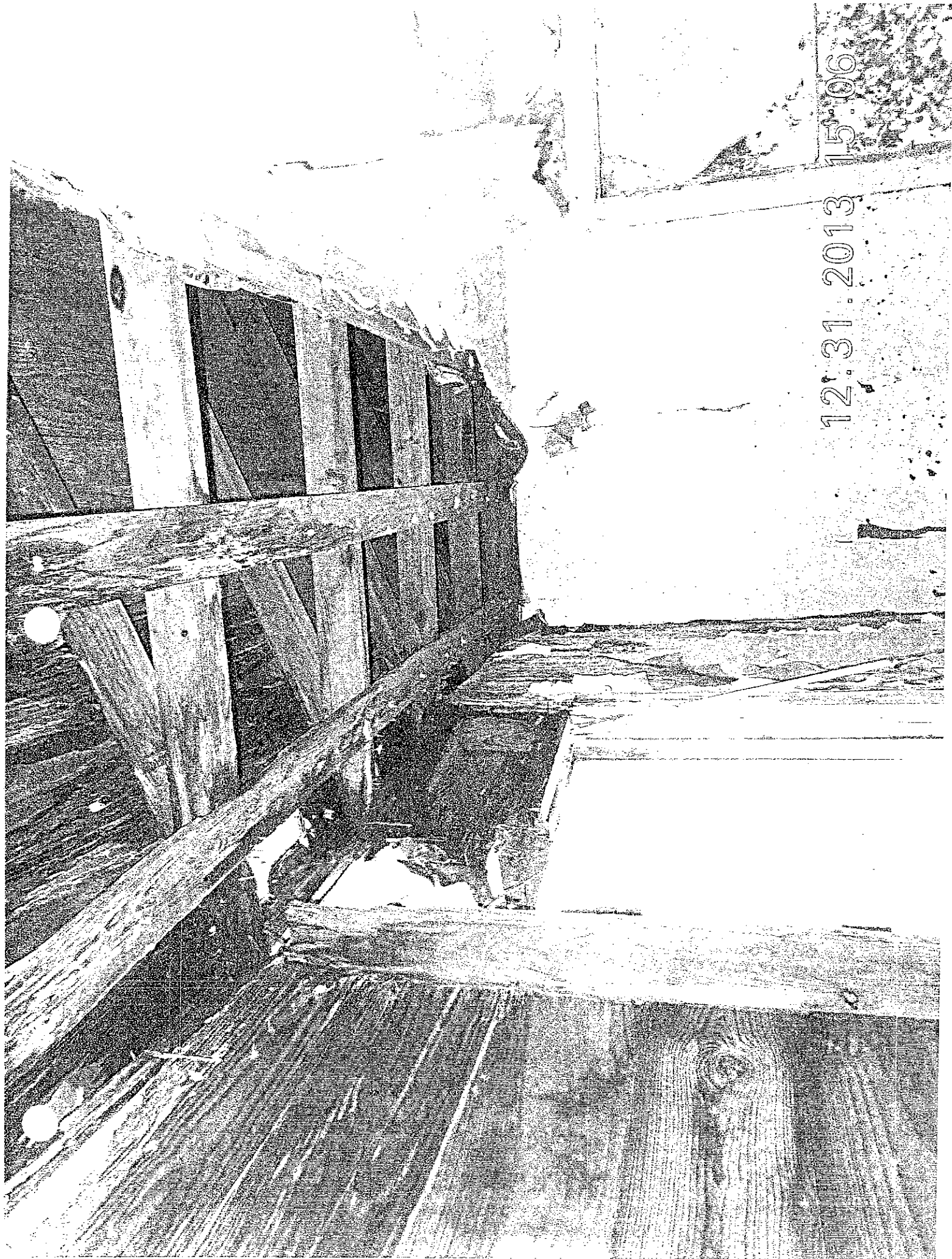
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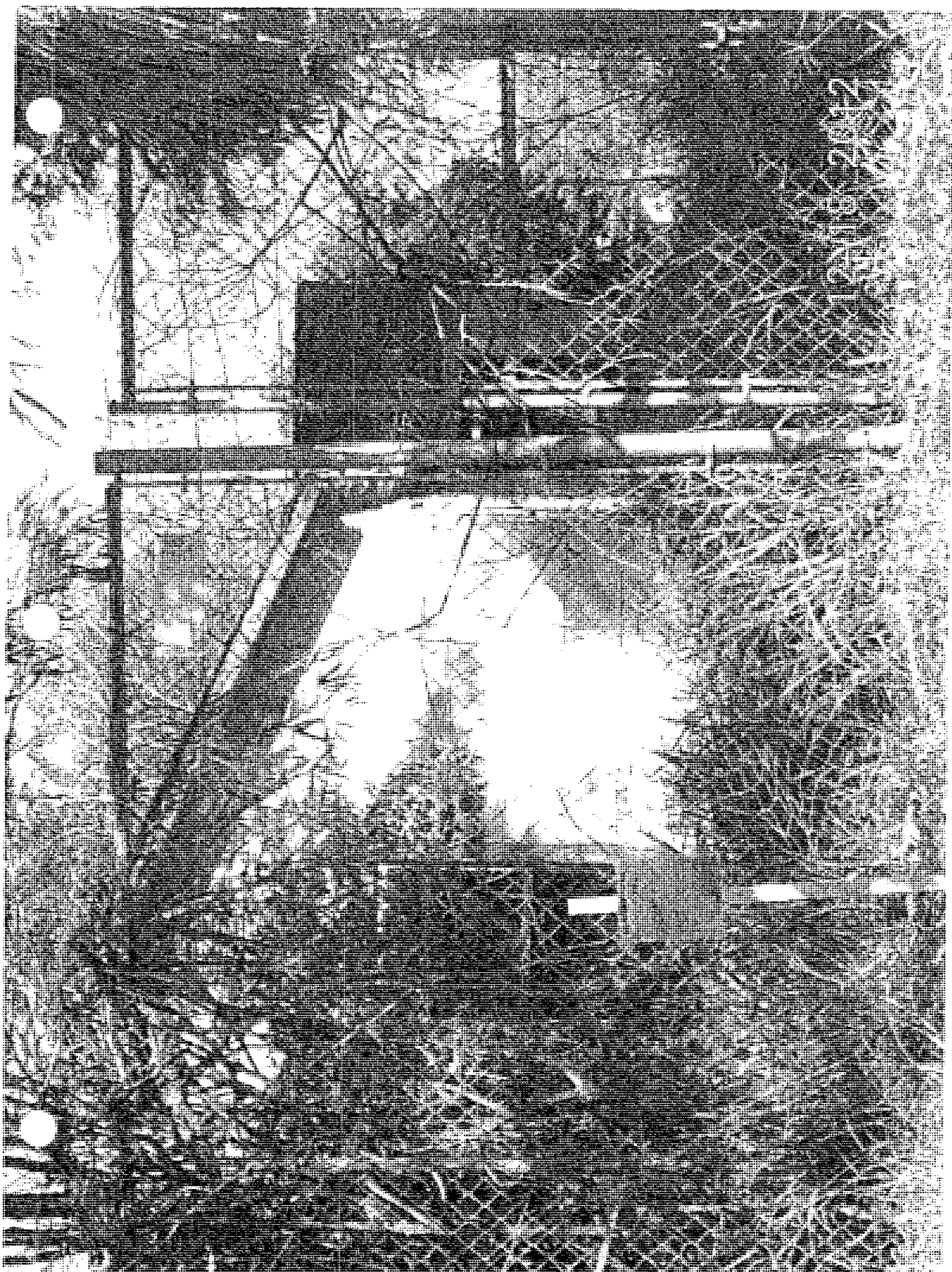
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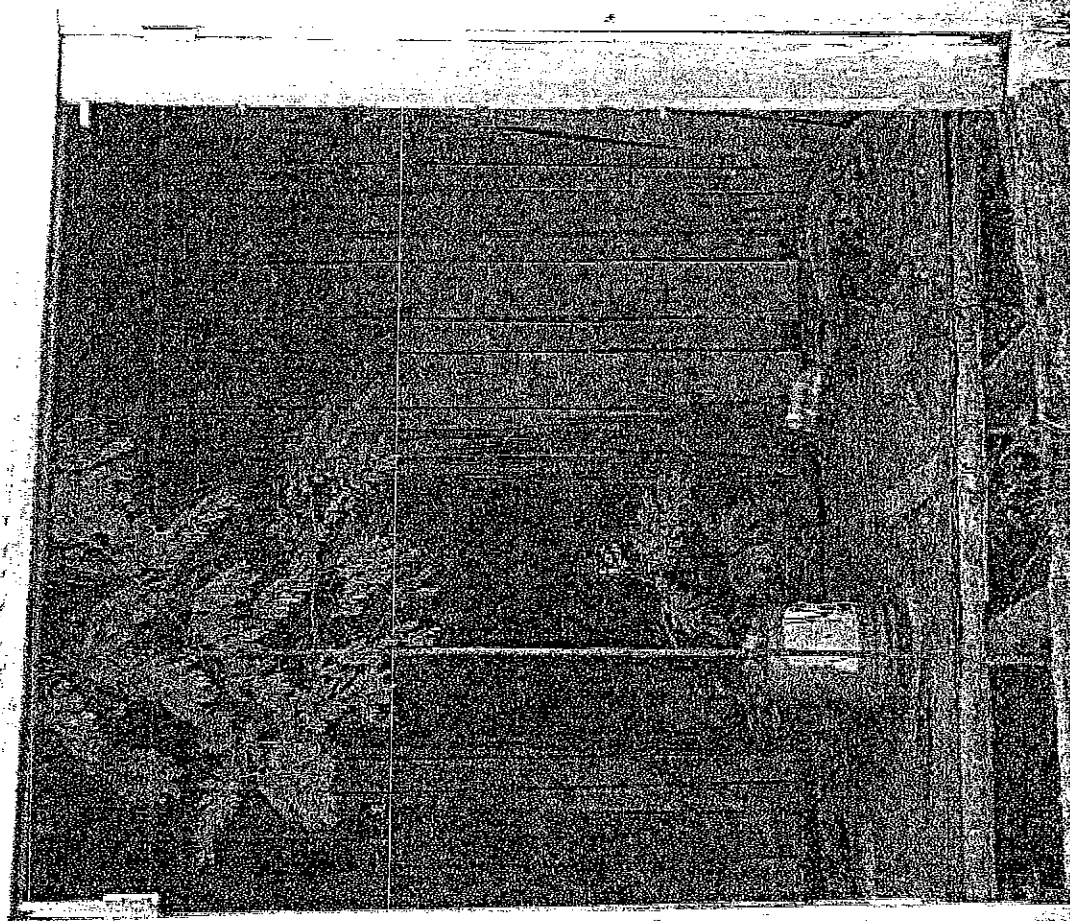
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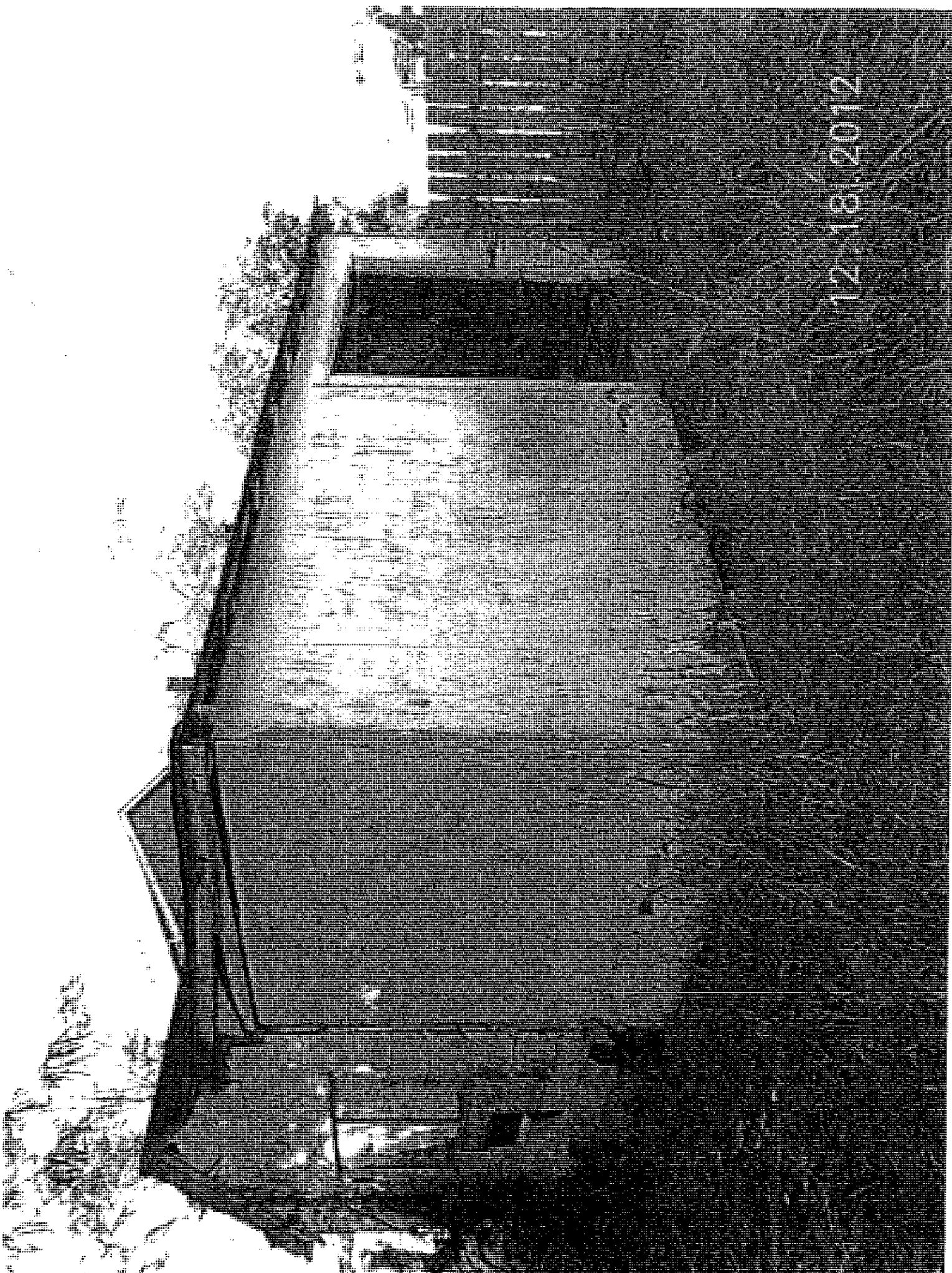




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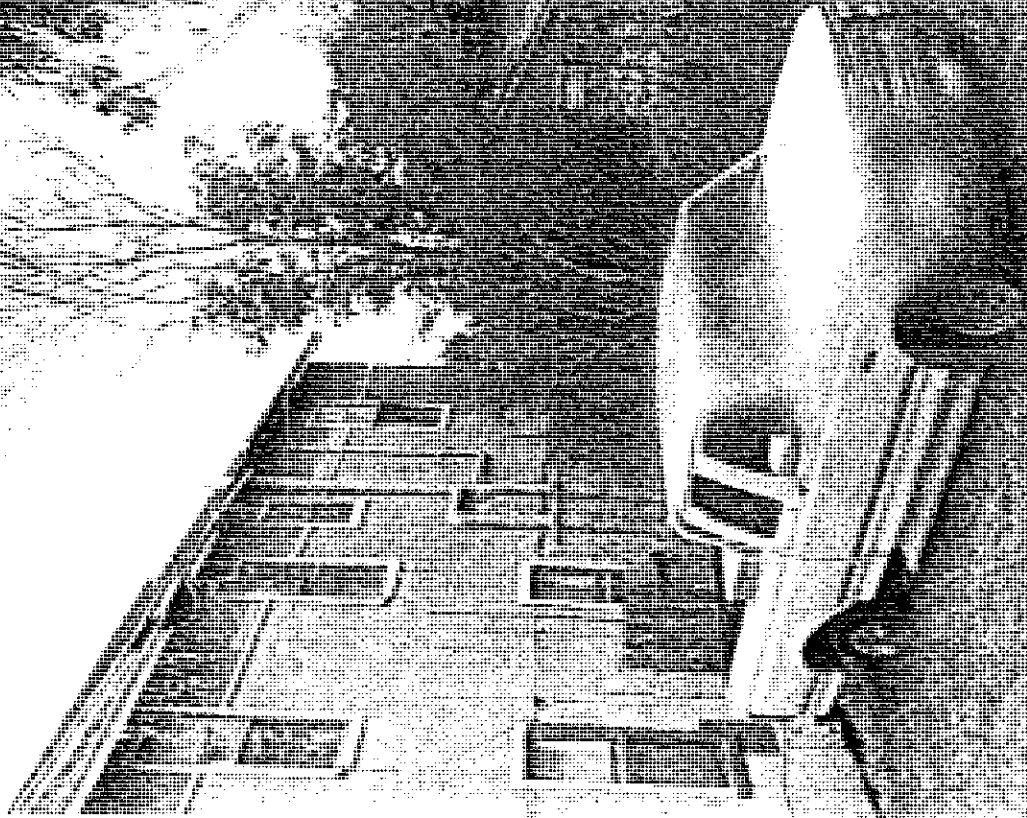


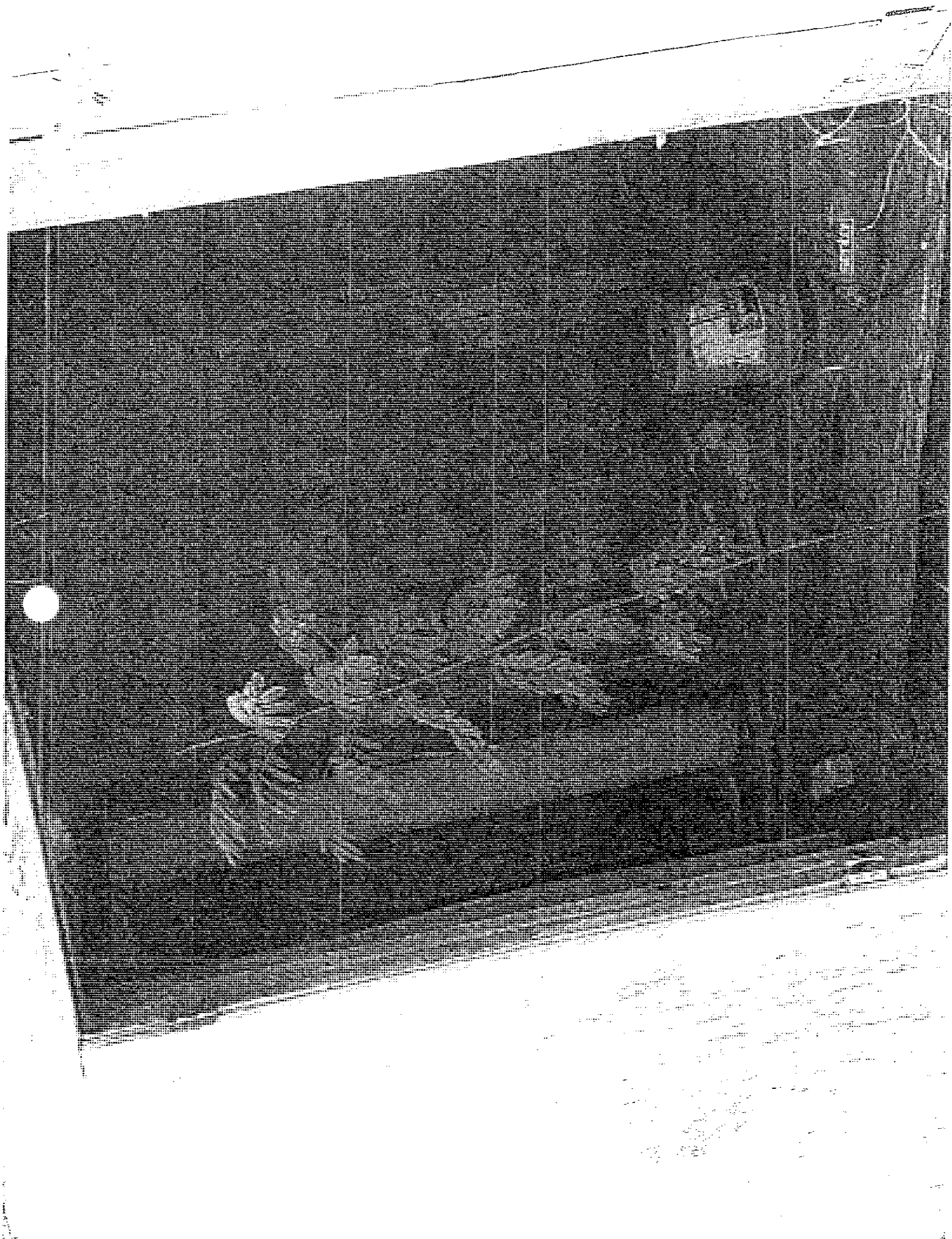
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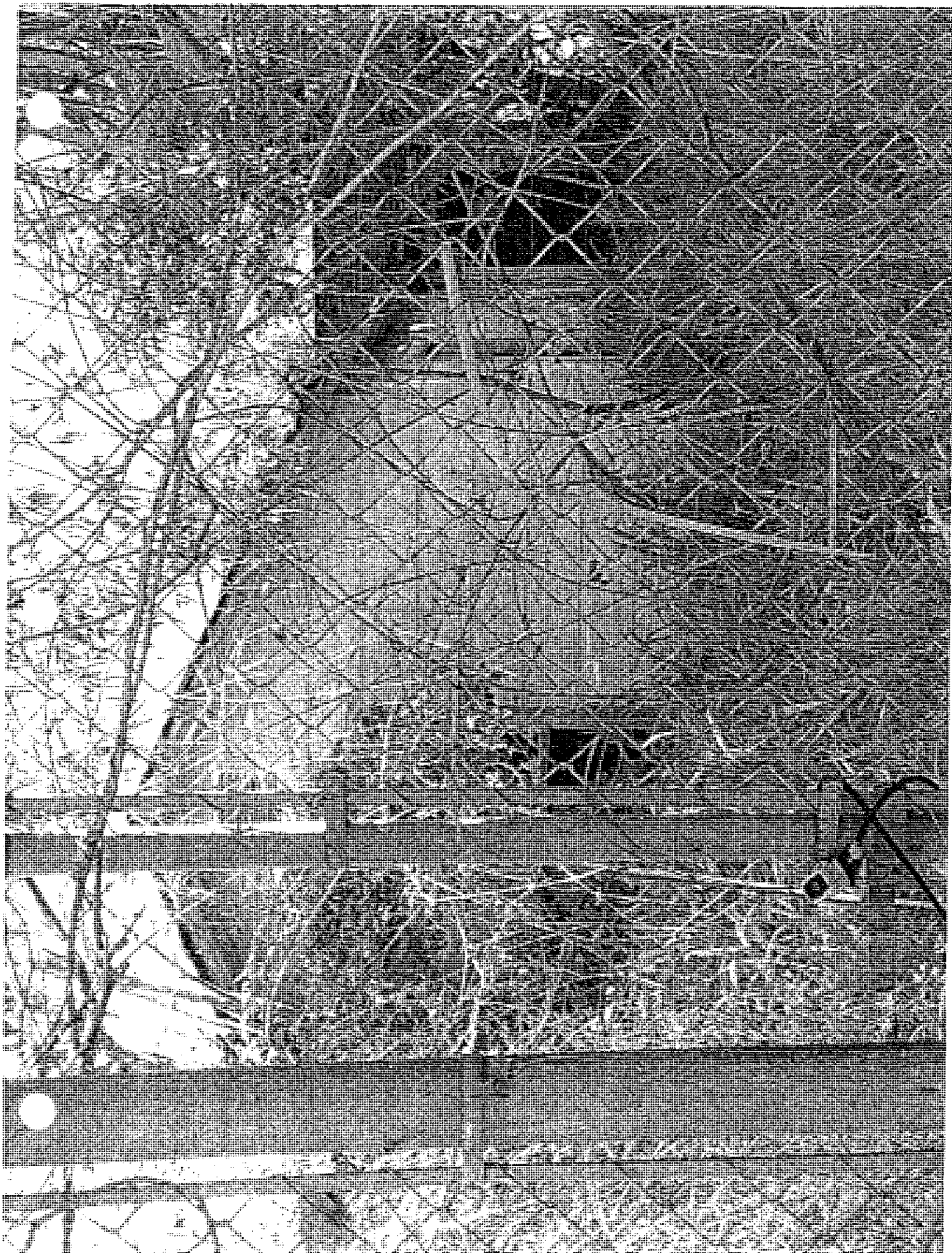


324 E Henrietta Ave, Kingville, TX 78363









12.18.2012





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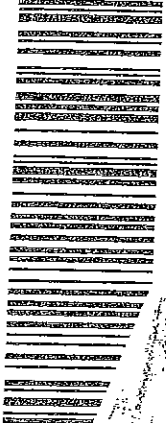
LS 78864



NOT DELIVERABLE  
AS ADDRESSEE  
UNABLE TO FOR

JK Stephen Wood ward  
P.O. Box 18  
West Tene Hawk, La 47885-0018

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Leonel Alarcon  
1501 E Warren  
La 78363

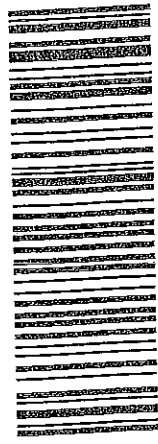
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Stephen Woodward  
P.O. Box 18

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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

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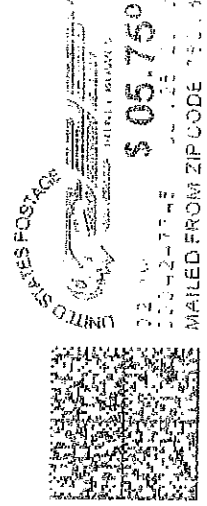
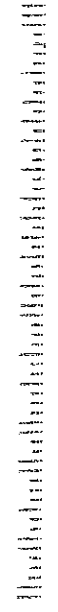
Stephen Woodward  
P.O. Box 18

W

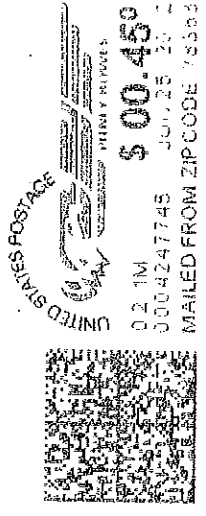
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SC: 78364 04247-25-39

47883+0012



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004247745 JUL 25 2012  
MAILED FROM ZIP CODE 78364



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MAILED FROM ZIP CODE 78364



CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

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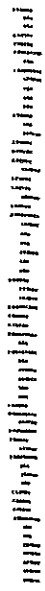
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462 SE 1989 5489/23/13  
PC: 7836414583  
10725-58759-29-33

Stephen Woodward  
P.O. Box 18  
West Tene Haute, La 70885-0018

4788530018



# **PUBLIC HEARING #4**





# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 501-1/2W. AVE W. AVE D.		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION COLLEGE HEIGHTS	BLOCK 5	LOT 13-14	
OWNER NAME CLAUD F. HODGE	OWNER'S ADDRESS 128 E. F.M. 1118	CITY/STATE/ZIP KINGSVILLE, TEXAS 18363-2611	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		H,AB,D,B,OU,L	1,2
Yard						
Condition			X		H,OV	
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X		X,	
Walls						
Exterior			X		X,D,B,OU	
Interior			X		X,D,B,OU	
Ceilings			X		X,D,B,OU	
Windows/Doors						
Secured			X		X,D,B,OU	
Condition			X		X,D,B,OU	
Foundation						
Exterior			X		X,D,OU,	
Interior			X		X,D,OU,	
Plumbing			X		X,D,OU,	
Electrical			X		X,D,OU,	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZARDOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN WITHOUT WATER SINCE 3/08/10

SIGNATURE:

*Daniel H. Ramirez*

DATE: 12/31/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

## CITY OF KINGSVILLE

ADDRESS 501-1/2 W. AVE D.		INSPECTOR Daniel Ramirez	
LEGAL DESCRIPTION COLLEGE HGTS		BLOCK 5	LOT 13-14
OWNER NAME CLAUDE F. HODGE		ADDRESS 128 E FM 1118	
		CITY/STATE/ZIP KINGSVILLE, TX. 78363-2611	
PROPERTY CONDITION REPORT			
	ACCEPTABLE		CONDITIONS
	YES	NO	N/A
Yard Condition		XDAP	
Utilities			X
a. Elec			X
b. Gas			X
c. Water			X
Roof		XDAP	
a. Covering		XDAP	
b. Structure		XDAP	
Walls		XDAP	
a. Exterior		XDAP	
b. Interior		XDAP	
c. Ceilings		XDAP	
Windows/Doors		XDAP	
a. Secured		XDAP	
b. Condition		XDAP	
Foundation		XDAP	
a. Floors		XDAP	
Plumbing		XDAP	
Electrical		XDAP	
B-Broken		P-Pictures	R-Needs Repair
M-Missing		D-Dirty	A-Abandoned, Dilapidated
X-Unacceptable		H-Hazard	V-Over Grown
		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.			
5-21-13			
Sign:		Daniel Ramirez	



# CITY OF KINGSVILLE

<b>ADDRESS</b> 501-1/2 W. AVE D.	<b>INSPECTOR</b> Daniel Ramirez	
<b>LEGAL DESCRIPTION</b> COLLEGE HGTS	<b>BLOCK</b> 5	<b>LOT</b> 13-14
<b>OWNER NAME</b> CLAUDE F. HODGE	<b>ADDRESS</b> 128 E FM 1118	<b>CITY/STATE/ZIP</b> KINGSVILLE, TX. 78363-2611

## PROPERTY CONDITION REPORT

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


3-20-13	Sign: 
---------	---

Front &  
Back Structure

## CONDEMNATION CHECKLIST

Property Address:

501 W Ave D & 501 1/2 W Ave D

Phone: \_\_\_\_\_

Property Owner:

Claude F Hodge

Phone: \_\_\_\_\_

Owner's Address:

128 E FM 1118  
Kingsville, TX 78363

Fax: \_\_\_\_\_

PLANNED  
DATE

ACTUAL  
DATE

ACTION

☐ 5-18-12

5-18-13

1. Identify structure unfit for human habitation.

☐ 5-18-12

5-18-13

2. Inspect Property. (Building Official)

☐ a. Prepare inspection report and date.

☐ b. Photograph property with date stamp.

☐ 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.

☐ 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.

☐ 3-20-13

3-20-13

7. 2<sup>nd</sup> Notice Sent. (10 day response) (Optional)

☐ 5-21-13

5-21-13

8. If response is not received or is not adequate, proceed as follows:

☐ 9-11-13

9-11-13

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.

☐ 9-11-13

9-11-13

☐ a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.

1) Post affidavit in newspaper twice a week for one week

☐ 9-16-13

9-16-13

10. Post sign on property advising date the City

☐ 9-17-13

9-17-13

used to condemn  
1-24-14

Council will consider condemnation of structure.

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

12. Photograph posted sign with date stamp.

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 46<sup>th</sup> 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

☐ \_\_\_\_\_

☐ 9-17-13 9-17-13

☐ 9-16-13 9-16-13

Back to Commission  
1-24-14

1-24-14

☐ 9-16-13 9-16-13

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

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☐ \_\_\_\_\_

☐ \_\_\_\_\_

- ☐ 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.

# 2009 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2009 16:14PM

Prop ID	Owner	% Legal Description	Values						
23448	29237	100.00 R Geo: 117100513000192 FOLTS FRANCISCA 505 W D AVE KINGSVILLE, TX 78363-3627	Effective Acres: 0.000000	Imp HS: 21,390 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Assessed: 25,890	Exemptions: 0	Taxable: 25,890	Tax Rate: 0.801870	Est. Tax: 207.60
				Acres: 0.0000 Map ID: 0 Mtg Cdt: 0 DBA: 0					Market: 25,890 Prod Loss: 0 Appraised: 25,890 Cap: 0 Assessed: 25,890 Exemptions: HS
24212	46465	100.00 R Geo: 117100515000192 HODGE CLAUDE F 128 E FM 1118 KINGSVILLE, TX 78363-2611	Effective Acres: 0.000000	Imp HS: 42,040 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Assessed: 46,540	Exemptions: 0	Taxable: 46,540	Tax Rate: 0.801870	Est. Tax: 373.19
				Acres: 0.0000 Map ID: 0 Mtg Cdt: 0 DBA: 0					Market: 46,540 Prod Loss: 0 Appraised: 46,540 Cap: 0 Assessed: 46,540 Exemptions: HS
24987	46914	100.00 R Geo: 117100517000192 GARZA FERMAN JR PO BOX 5366 KINGSVILLE, TX 78364-5366	Effective Acres: 0.000000	Imp HS: 4,500 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Assessed: 4,500	Exemptions: 0	Taxable: 4,500	Tax Rate: 0.801870	Est. Tax: 36.08
				Acres: 0.0000 Map ID: 0 Mtg Cdt: 0 DBA: 0					Market: 4,500 Prod Loss: 0 Appraised: 4,500 Cap: 0 Assessed: 4,500 Exemptions: HS
25720	46914	100.00 R Geo: 117100518000107	Effective Acres: 0.000000	Imp HS: 24,470 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Assessed: 24,470	Exemptions: 0	Taxable: 24,470	Tax Rate: 0.801870	Est. Tax: 19.67
				Acres: 0.0000 Map ID: 0 Mtg Cdt: 0 DBA: 0					Market: 24,470

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:22AM

Prop ID	Owner	%	Legal Description	Values				
24212	46465	100.00	R Geo: 117100515000192 COLLEGE HGTS. BLOCK 5, LOT 15, 16	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 36.340 Land HS: 0 Land NHS: 4.500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 40.840 Prod Loss: 0 Appraised: 40.840 Cap: 0 Assessed: 40.840 Exemptions:		
	CLAUDE F FM 1118 KINGSVILLE, TX 78363-2611		State Codes: A Situs: 501 W AVE D	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			40.840	0	40.840	0.842200	343.95
24987	46914	100.00	R Geo: 117100517000192 COLLEGE HGTS, BLOCK 5, LOT 17, 18	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 4.500 Prod Use: 0 Prod Mkt: 0	Market: 4.500 Prod Loss: 0 Appraised: 4.500 Cap: 0 Assessed: 4.500 Exemptions:		
	GARZA FERNAN JR PO BOX 5366 KINGSVILLE, TX 78364-5366		State Codes: C Situs: 502 W AVE C	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			4.500	0	4.500	0.842200	37.90
25730	46914	100.00	R Geo: 117100519000192 COLLEGE HGTS, BLOCK 5, LOT 19, 20	Effective Acres: 0.000000	Imp HS: 24.470 Imp NHS: 0 Land HS: 4.500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 28.970 Prod Loss: 0 Appraised: 28.970 Cap: 0 Assessed: 28.970 Exemptions: HS		
	GARZA FERNAN JR PO BOX 5366 KINGSVILLE, TX 78364-5366		State Codes: A Situs: 508 W AVE C	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			28.970	0	28.970	0.842200	243.99
10427	57058	100.00	R Geo: 117100521000192 COLLEGE HGTS, BLOCK 5, LOT 21, 22	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 37.270 Land HS: 0 Land NHS: 4.500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41.770 Prod Loss: 0 Appraised: 41.770 Cap: 0 Assessed: 41.770 Exemptions:		
	HERNANDEZ JESUS 510 W AVE C KINGSVILLE, TX 78363-3620		State Codes: A Situs: 510 W AVE C	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			41.770	0	41.770	0.842200	351.79
1	11044	100.00	R Geo: 117100523000192 COLLEGE HGTS, BLOCK 5, LOT 23, 24	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 43.670 Land HS: 0 Land NHS: 4.500 Prod Use: 0 Prod Mkt: 0	Market: 48.170 Prod Loss: 0 Appraised: 48.170 Cap: 0 Assessed: 48.170 Exemptions:		
	JAMES DONALD S ETUX SAGRARIO G PO BOX 47 KINGSVILLE, TX 78364-0047		State Codes: A Situs: 516 W AVE C	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			48.170	0	48.170	0.842200	405.69
11983	55069	100.00	R Geo: 117100525000192 COLLEGE HGTS, BLOCK 5, LOT 25-27	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 19.340 Land HS: 0 Land NHS: 6.750 Prod Use: 0 Prod Mkt: 0	Market: 26.090 Prod Loss: 0 Appraised: 26.090 Cap: 0 Assessed: 26.090 Exemptions:		
	TORREZ ESTANISLADO EST ETUX HORTENCIA EST 520 W C AVE KINGSVILLE, TX 78363-3620		State Codes: A Situs: 520 W C AVE TX	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			26.090	0	26.090	0.842200	219.73
21258	41660	100.00	R Geo: 117100528000192 COLLEGE HGTS, BLOCK 5, LOT 28, 29, ACRES .0	Effective Acres: 0.000000	Imp HS: 0 Imp NHS: 24.930 Land HS: 0 Land NHS: 4.500 Prod Use: 0 Prod Mkt: 0	Market: 29.430 Prod Loss: 0 Appraised: 29.430 Cap: 0 Assessed: 29.430 Exemptions:		
	GARCIA ALBERT 315 S 23RD ST KINGSVILLE, TX 78363-6060		State Codes: A Situs: 524 W AVE C	Acres: 0.0000 Map ID: Mtg Cd: DBA:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			29.430	0	29.430	0.842200	247.86

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:49AM

Prop ID	Owner	%	Legal Description	Values					
14300	41847	100.00	R Geo: 117100510000192 SOLIS STEVEN M ETUX ALMANN T SOLIS 513 W D AVE KINGSVILLE, TX 78363-3627	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 59.510 Imp NHS: 12.680 Land HS: 6.750 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 78,940 Prod Loss: 0 Appraised: 78,940 Cap: 0 Assessed: 78,940 Exemptions: HS			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			78,940	0	78,940	0.842200	664.83	
23448	29237	100.00	R Geo: 117100513000192 FOLTS FRANCISCA 505 W D AVE KINGSVILLE, TX 78363-3627	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 21,390 Imp NHS: 0 Land HS: 4.500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 25,890 Prod Loss: 0 Appraised: 25,890 Cap: 0 Assessed: 25,890 Exemptions: HS			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			25,890	0	25,890	0.842200	218.05	
24212	46465	100.00	R Geo: 117100515000192 HODGE CLAUDE F 128 E FM 1118 KINGSVILLE, TX 78363-2511	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 36,340 Land HS: 0 Land NHS: 4,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 40,840 Prod Loss: 0 Appraised: 40,840 Cap: 0 Assessed: 40,840 Exemptions:			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			40,840	0	40,840	0.842200	343.95	
24987	46914	100.00	R Geo: 117100517000192 GARZA FERMAN JR PO BOX 5366 KINGSVILLE, TX 78364-5366	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 4,500 Prod Use: 0 Prod Mkt: 0	Market: 4,500 Prod Loss: 0 Appraised: 4,500 Cap: 0 Assessed: 4,500 Exemptions:			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			4,500	0	4,500	0.842200	37.90	
5730	46914	100.00	R Geo: 117100519000192 GARZA FERMAN JR PO BOX 5366 KINGSVILLE, TX 78364-5366	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 24,470 Imp NHS: 0 Land HS: 4,500 Land NHS: 0 Prod Use: 0 Prod Mkt: 0	Market: 28,970 Prod Loss: 0 Appraised: 28,970 Cap: 0 Assessed: 28,970 Exemptions: HS			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			28,970	0	28,970	0.842200	243.99	
10427	57058	100.00	R Geo: 117100521000192 HERNANDEZ JESUS 510 W AVE C KINGSVILLE, TX 78363-3620	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 55,840 Land HS: 0 Land NHS: 4,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 60,340 Prod Loss: 0 Appraised: 60,340 Cap: 0 Assessed: 60,340 Exemptions:			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			60,340	0	60,340	0.842200	508.18	
11171	11044	100.00	R Geo: 117100523000192 JAMES DONALD S ETUX SAGRARIO G PO BOX 47 KINGSVILLE, TX 78364-0047	Effective Acres: 0.000000 Acres: 0.0000 Map ID: Mtg Cd: DBA:	Imp HS: 0 Imp NHS: 43,670 Land HS: 0 Land NHS: 4,500 Prod Use: 0 Prod Mkt: 0	Market: 48,170 Prod Loss: 0 Appraised: 48,170 Cap: 0 Assessed: 48,170 Exemptions:			
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			48,170	0	48,170	0.842200	405.69	

LEBERG COUNTY APPRAISAL DISTRICT  
PROPERTY 24212 R  
Legal Description  
COLLEGE HGTS, BLOCK 3, LOT 15, 16  
OWNER ID 48465  
OWNERSHIP 100.00%  
PROPERTY APPRAISAL INFORMATION 2013  
HODGE CLAUDE F  
128 E FM 1118  
KINGSVILLE, TX 78363-2611  
Entitles  
CAD 100%  
CKI 100%  
GKL 100%  
SKI 100%  
WST 100%  
Values  
IMPROVEMENTS 3,340  
LAND MARKET + 500  
MARKET VALUE = 40,840  
PRODUCTIVITY LOSS - 0  
APPRAISED VALUE = 40,840  
HS CAP LOSS - 0  
ASSESSED VALUE = 40,840

17100515000192 Ref ID: R24212  
Map ID PLAT  
ACRES: 0  
EFF. ACRES: 0  
APPR VAL METHOD: Cost  
SKETCH for Improvement #1 (RESIDENTIAL)

GENERAL  
LAST APPR. LR  
LAST APPR. YR 2013  
LAST INSP. DATE 02/14/2013  
NEXT INSP. DATE  
EXEMPTIONS  
HS CAP LOSS - 0  
ASSESSED VALUE = 40,840

REMARKS  
FOR 2013 NO VAL CHG TO ACCT PER APPR LR  
2/14/13 3/13/13 MMG -- FOR '10 ADD PHYS OF  
80% (ROOF / EXT) TO IMPR SEG 2 PER APPRS  
LR/ FH 3/2/10 3/4/10 MMG -- FOR '09 CHG STCD

BUILDING PERMITS  
ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL  
09/08/2009 REM 0 A 5,000  
SALE DT PRICE GRANTOR DEED INFO  
11/04/2003 \*\*\*\*\* HALL JUDITH ALVA WDVL / 271 / 272  
01/23/2003 \*\*\*\*\* ALVAREZ EUFEMIA QCD / 251 / 453  
04/12/2000 \*\*\*\*\* HALL JUDITH ALVA WD / 176 / 567

SUBD: S171 100.00% NBHD:  
# TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE  
MA MAIN AREA R FF3/ 640.0 46.77 1 1955 29,930 45% 100% 100% 100% 100% 0.45 13,470  
OP1 OPEN PORCH B R 24.0 9.35 1 1955 220 45% 100% 100% 100% 100% 0.45 100  
1. RESIDENTIAL STCD: A1 554.0 30,150  
Improvement Features  
Exterior Wall 1 EW1 0  
Interior Finish 1 IN4 0  
Roof Style RT2, RM1 0  
Flooring 1 FL3 0  
Plumbing 1 1 0

LAND INFORMATION  
DIMENSIONS 50X140 90.00 1.00 1.00 1.00 A  
UNIT PRICE 90.00  
GROSS VALUE 4,500  
IRR Wells: 0 Capacity: 0  
IRR Acres: 0  
MKT VAL 4,500  
AG APPLY NO  
AG CLASS AG TABLE AG UNIT PRC AG VALUE 0.00 0

LAND INFORMATION  
SUBD: S171 100.00% NBHD:  
CLS TABLE SPECIAL AT N  
METH FF  
Comment: F: 50 R: 50 D: 140 FF

Picture  
Improvement Features  
Exterior Wall 1 EW1 0  
Interior Finish 1 IN4 0  
Roof Style RT2, RM1 0  
Flooring 1 FL3 0  
Plumbing 1 1 0

Effective Date of Appraisal: January 1 Date Printed: 03/18/2013 04:15:49PM by CLAUDIAT  
Page 1 of 2 True Automation, Inc.





DATE 01/27/2014

## STATEMENT OF ALL TAXES DUE

DG

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

\*\*\*\*\*  
 \* PROPERTY DESCRIPTION ACCT # 1-171-005-15000-192 \*  
 \* COLLEGE HGTS, BLOCK 5, LOT 15, 16 \*  
 \* \*  
 \* TOWN - LOCATION- 501 W AVE D \*  
 \* ACRES - .160 \*  
 \* LAND MKT VALUE 4500 IMPR/PERS MKT VALUE 4000 \*  
 \* LAND AGR VALUE MKT. BEFORE EXEMPTS 8500 \*  
 \* EXEMPTIONS GRANTED: NONE LIMITED TXBL. VALUE \*  
 \* \*\*\*\*\*

HODGE CLAUDE F

315 E LEE

KINGSVILLE TX 78363

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2012	1,283.60	308.04	318.34	1,909.98
TAXES 2013	298.35	.00	.00	298.35
	1,581.95	308.04	318.34	2,208.33
				=====
ACCT # 1-171-005-15000-192		TOTAL DUE 01/2014		2,208.33
		TOTAL DUE 02/2014		2,244.62
		TOTAL DUE 03/2014		2,265.98
		TOTAL DUE 04/2014		2,287.36

\*\*\*\*\*  
 \* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
 \* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
 \* KLEBERG COUNTY 373.82 73.00 75.44 522.26 \*  
 \* CITY OF KINGSVILLE 422.69 82.54 85.30 590.53 \*  
 \* KINGSVILLE ISD 752.21 146.44 151.33 1,049.98 \*  
 \* SOUTH TX WATER AUTH 33.23 6.06 6.27 45.56 \*  
 \* \*\*\*\*\*  
 \* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 69.64  
 \* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 78.74  
 \* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 142.02  
 \* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 7.95  
 \* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 298.35

# CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364



May 18, 2012

CLAUDE F HODGE  
128 E FM 1118  
KINGSVILLE, TX 78363

**Re: COLLEGE HGTS, BLOCK 5, LOT 15, 16                      501 W AVE D**

Dear Sir or Madam:

It has been determined that the structure at **501 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 (**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,

A handwritten signature in dark ink, appearing to read 'Abel Carrillo', written in a cursive style.

Abel Carrillo. Building Official

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



MARCH 20, 2013

CLAUDE F HODGE  
128 E FM 1118  
KINGSVILLE, TX 78363

**Re: COLLEGE HGTS, BLOCK 5, LOT 15, 16  
( FRONT AND BACK STRUCTURE)**

**501 W AVE D**

Dear Sir or Madam:

It has been determined that the structure at **501 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.

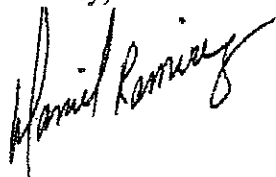
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P O BOX 1458 - KINGSVILLE, TEXAS 78364



May 21, 2013

CLAUDE F HODGE  
128 E FM 1118  
KINGSVILLE, TX 78363

Re: COLLEGE HGTS, BLOCK 5, LOT 15, 16      501 W AVE D  
(FRONT AND BACK STRUCTURE)

Dear Sir or Madam:

It has been determined that the structure at **501 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.**

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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:

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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, and to endanger the safety and health of 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)

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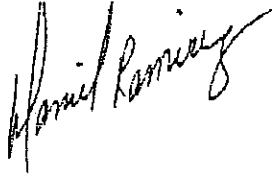
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure



## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 4780

SEPTEMBER 16, 2013

CLAUDE F HODGE  
128 E FM 1118  
KINGSVILLE, TX 78363-2611

Re: **HEARING FOR PROPERTY AT 501 AND 501 ½ W AVE D**

Dear Sir or Madam:

On May 18, 2012, a letter was sent from the City of Kingsville stating that your property located at **501 AND 501 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 **Monday, October 14, 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 October 14, 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,

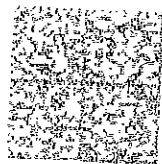
Daniel Ramirez  
Building Official





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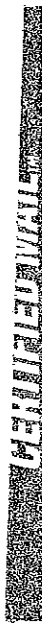
EXAS 78364



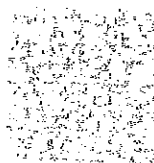
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Claude F Hodge  
128 E FM 1118  
Kingsville TX 78363

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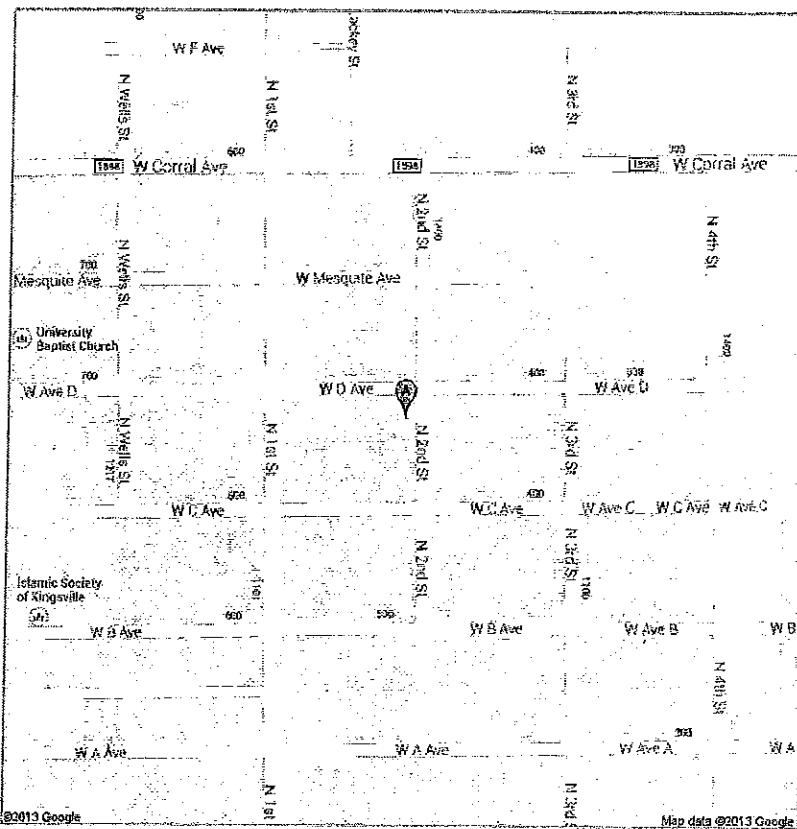
Claude F Hodge  
128 E FM 1118  
Kingsville TX 78363

NIXIE 750 CC 1 7006/27/13

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*1882-02273-25-37

Google

Address **501 W Ave D**  
Kingsville, TX 78363

CITY OF KINGSBURY, IDAHO

# NOTICE

THIS NOTICE IS TO ADVISE PROPERTY OWNERS THAT  
THE CITY COUNCIL WILL BE CONSIDERING ORDINANCE NO.

OF 501 AND 501B, ADOPTED BY

February 24, 2014

BY ORDER OF BUILDING OFFICIAL

PERMITTING OFFICIALS TO REMOVE EXISTING STRUCTURES  
AND TO ALTERATIONS OF THIS STRUCTURE WITHOUT EXPIRING PERMITS AND  
THE BUILDING DEPARTMENT CITY OF KINGSBURY  
CONSTITUTES A VIOLATION AND IS SUBJECT TO A FINE OF \$100  
PER VIOLATION. THE BUILDING DEPARTMENT

CONTRACT THE BUILDING DEPARTMENT  
2014 FEBRUARY 24, 2014  
KINGSBURY, IDAHO 83402





## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2717

JANUARY 24, 2014

CLAUDE F HODGE  
315 E LEE  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 501 AND 501 ½ W AVE D**

Dear Sir or Madam:

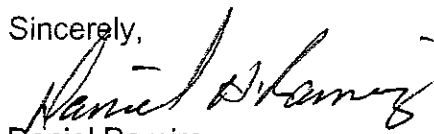
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You are hereby cited to appear before the City Commission at a public hearing on **MONDAY, FEBRUARY 24, 2014 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. 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 FEBRUARY 24, 2014

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

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

Sincerely,

  
Daniel Ramirez  
Building Official



## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2700

JANUARY 24, 2014

CLAULD F HODGE  
128 E FM 1118  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 501 AND 501 ½ W AVE D**

Dear Sir or Madam:

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Sincerely,

Daniel Ramirez  
Building Official



## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2687

JANUARY 24, 2014

CLAULD F HODGE  
501 W AVE D  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 501 AND 501 ½ W AVE D**

Dear Sir or Madam:

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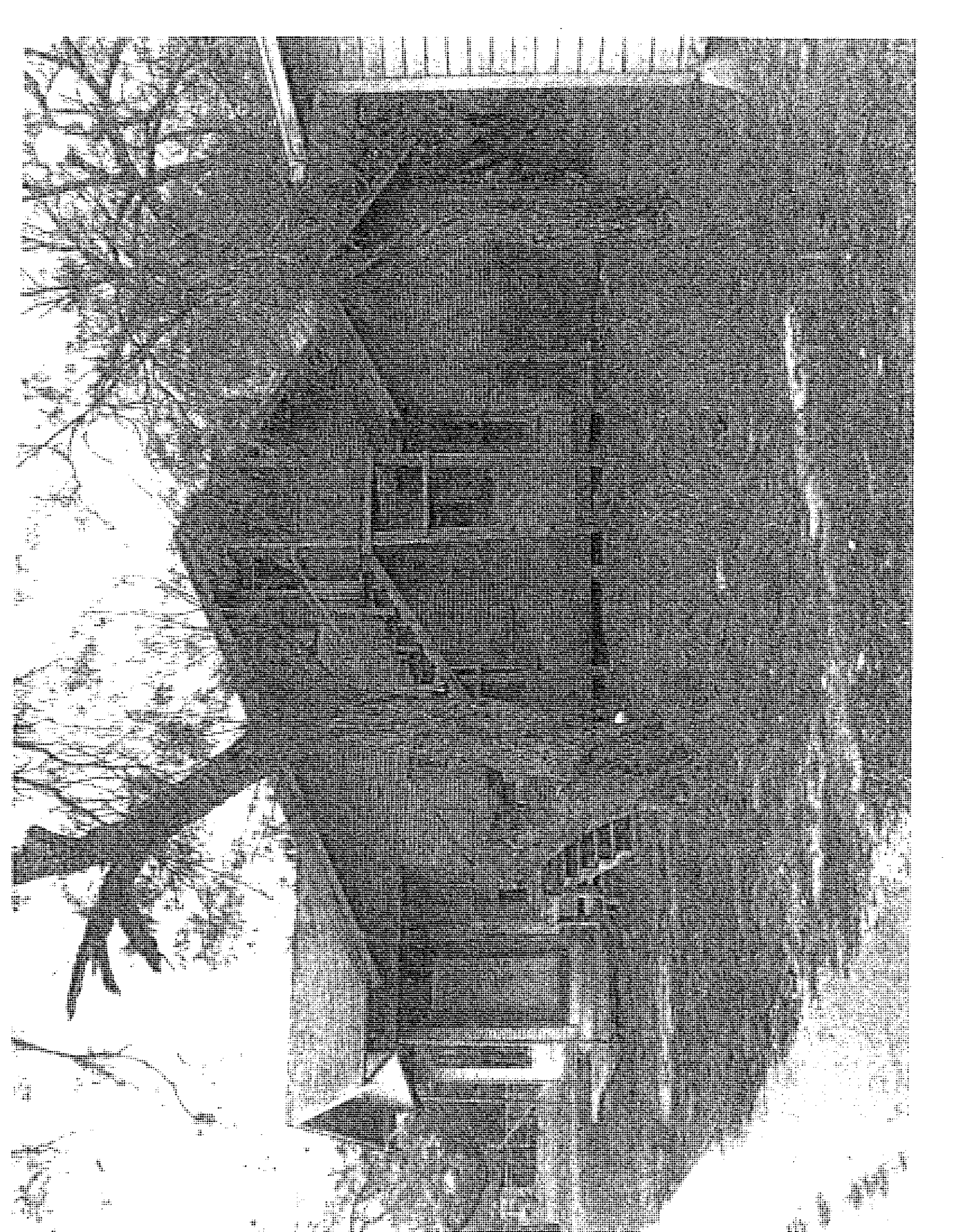
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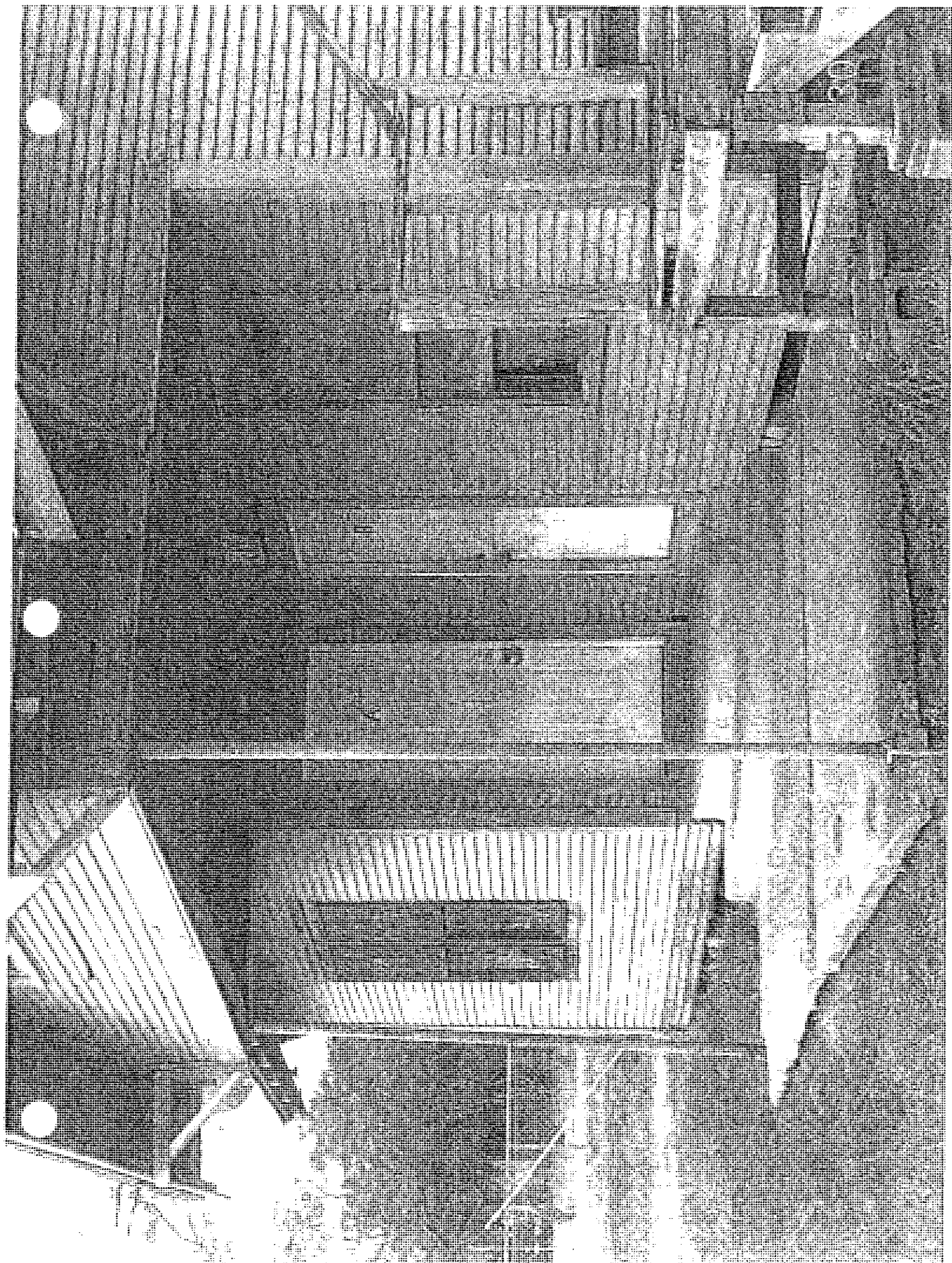
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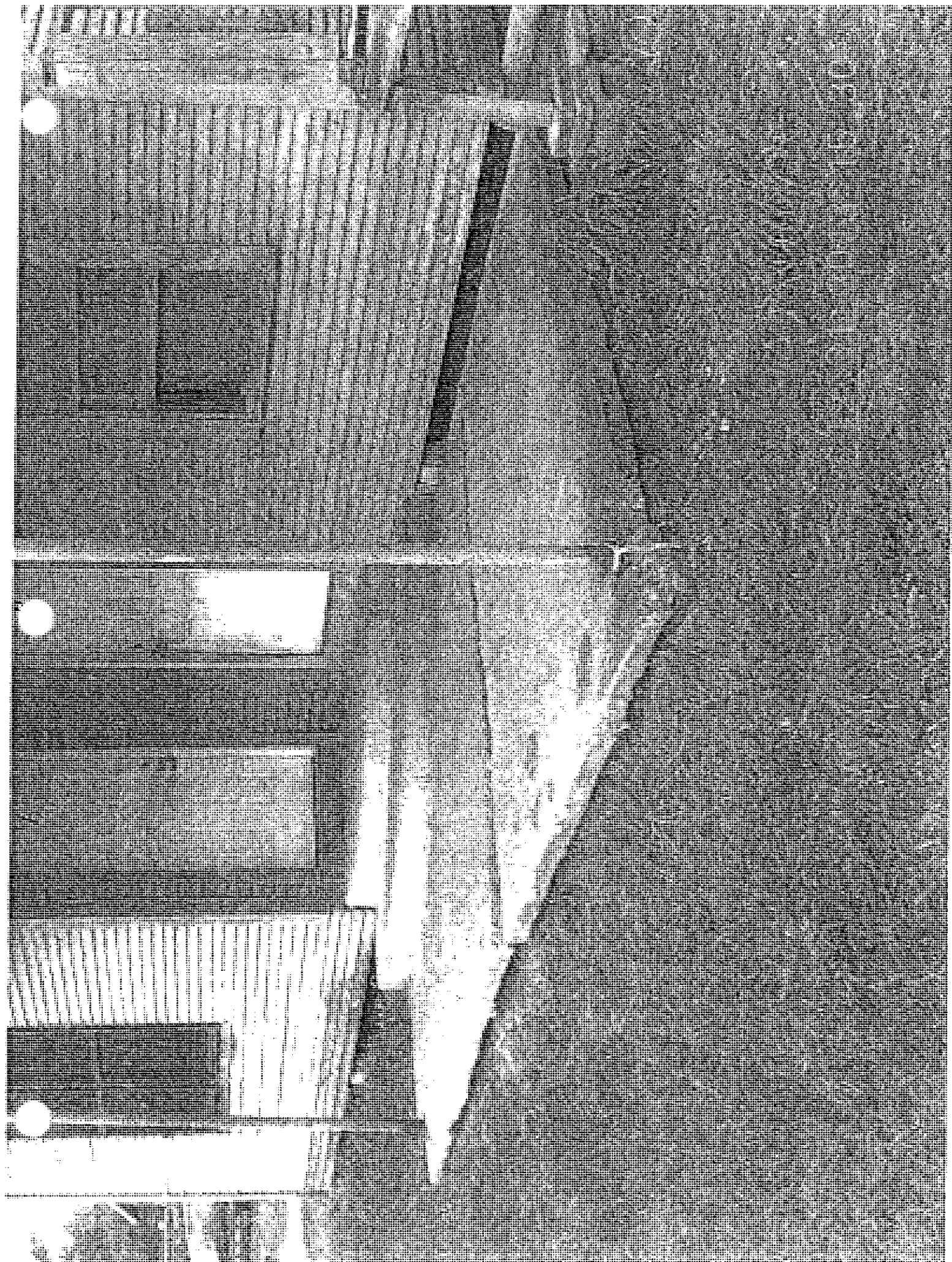
Sincerely,

Daniel Ramirez  
Building Official

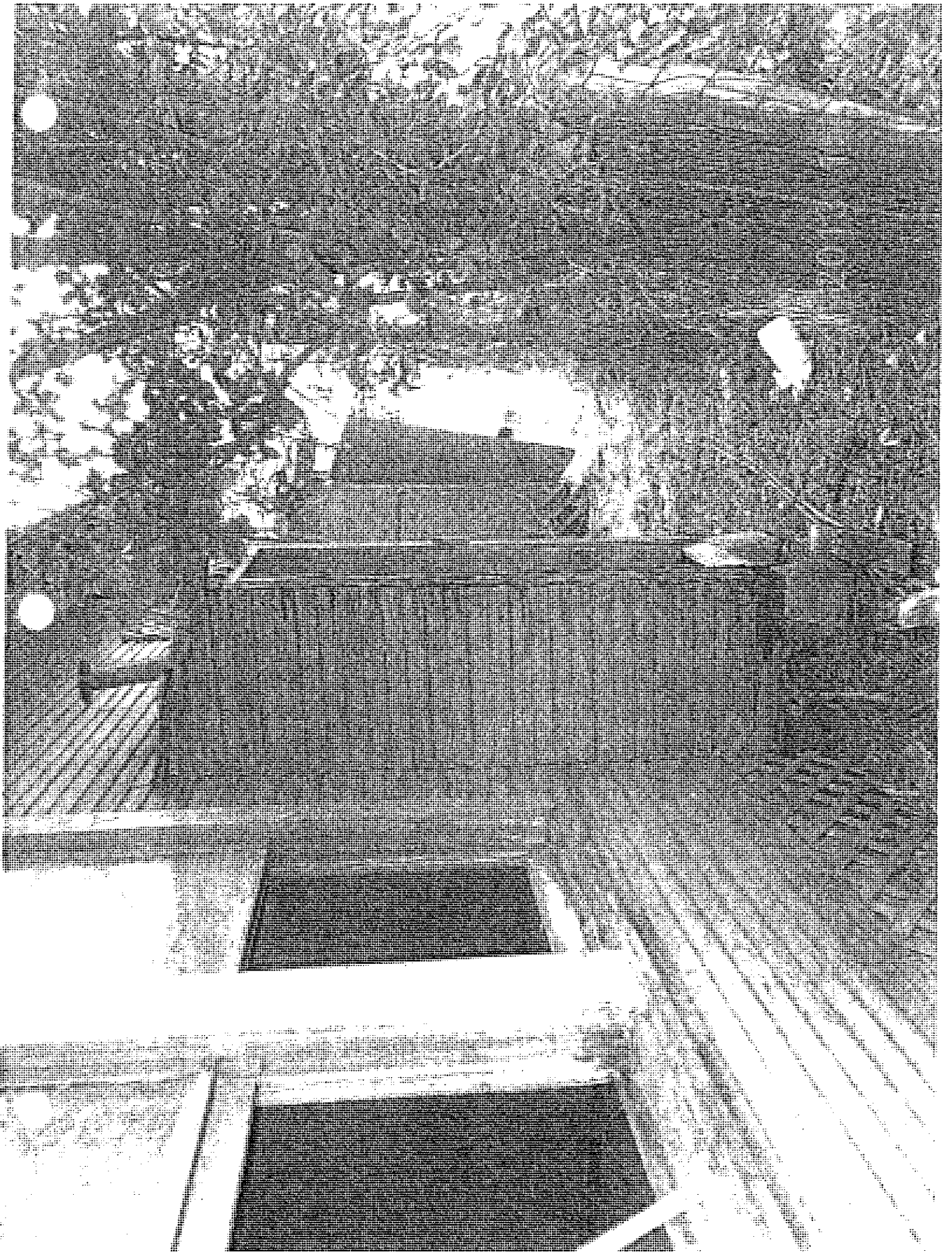




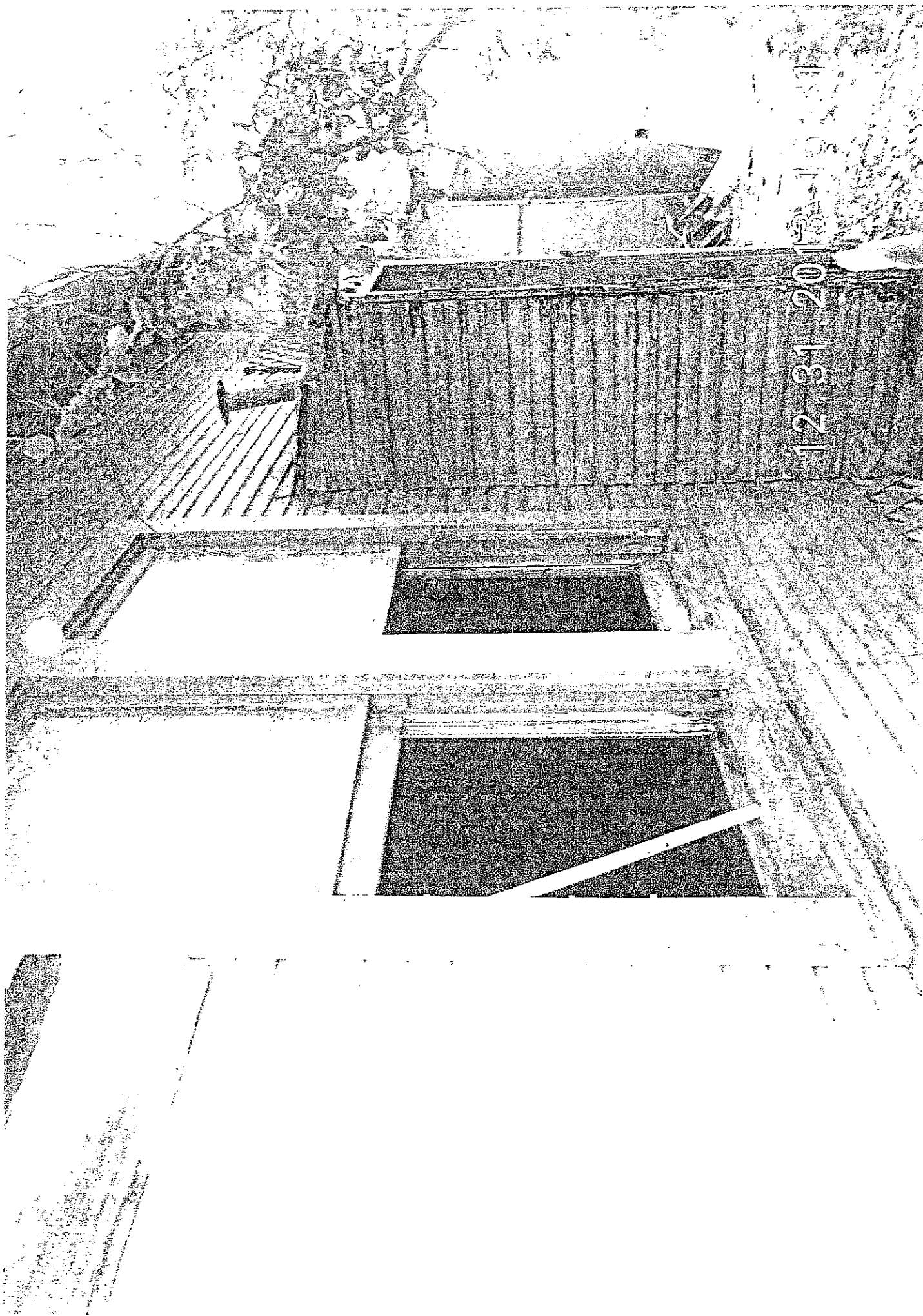


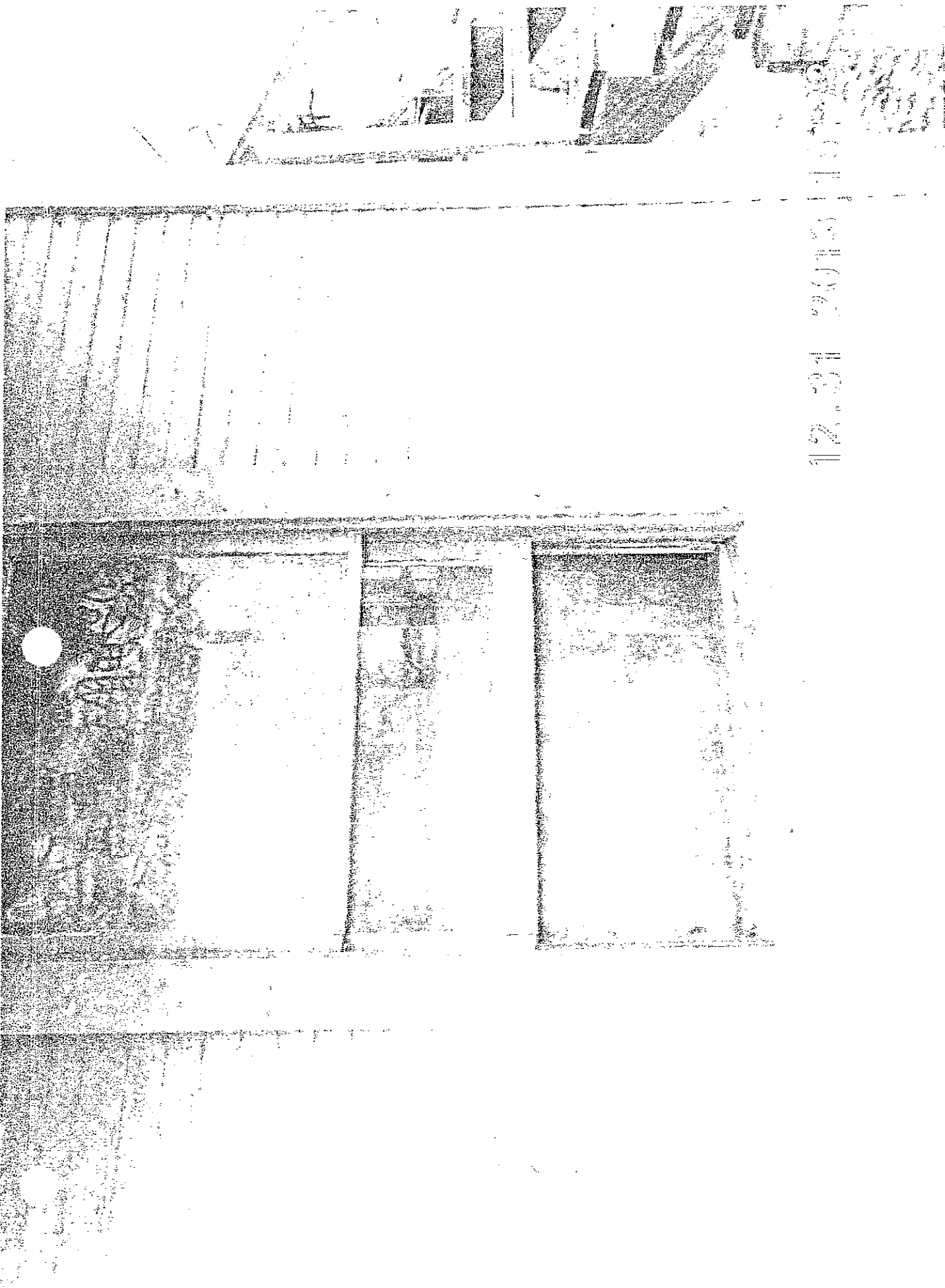












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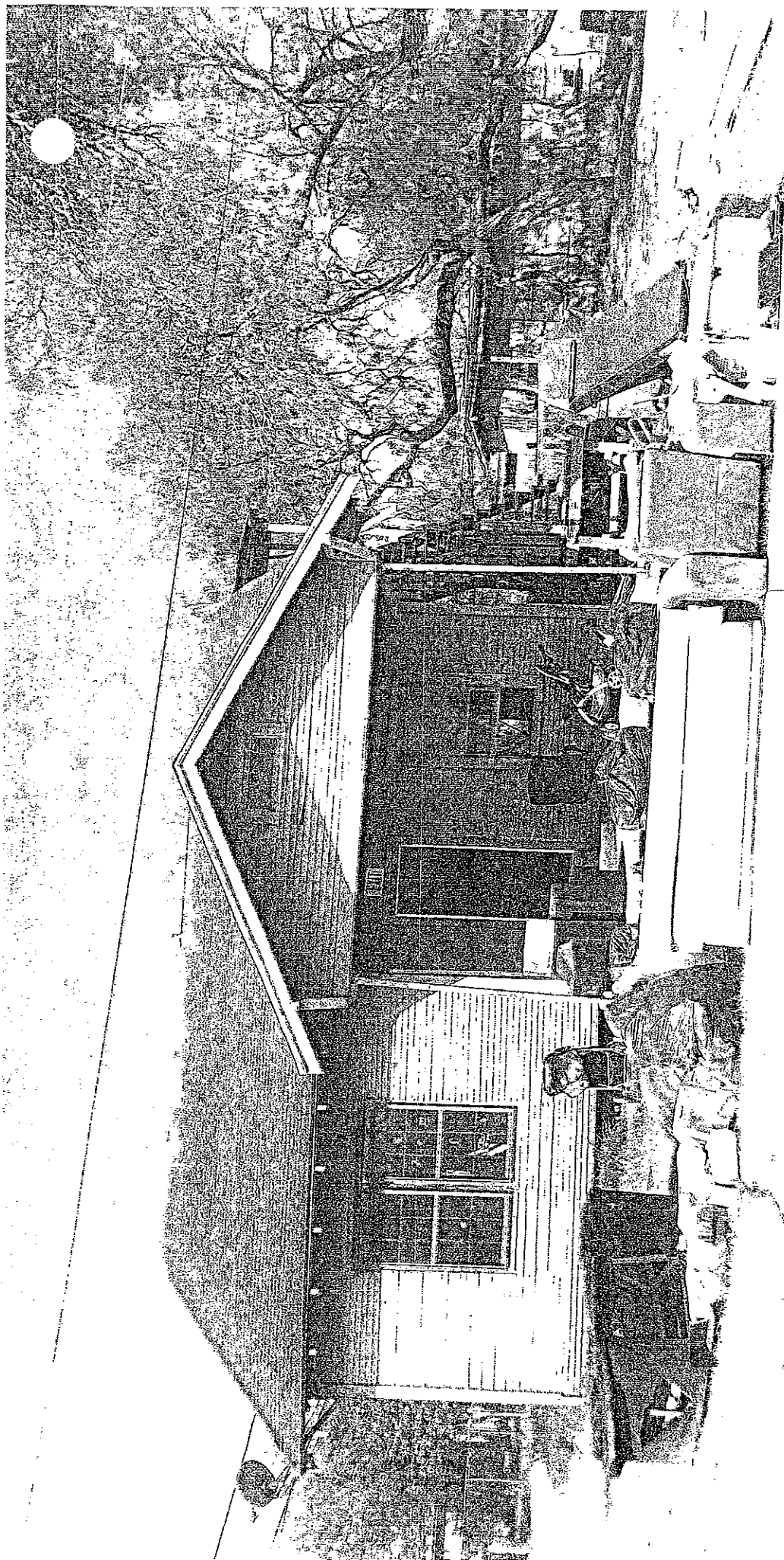
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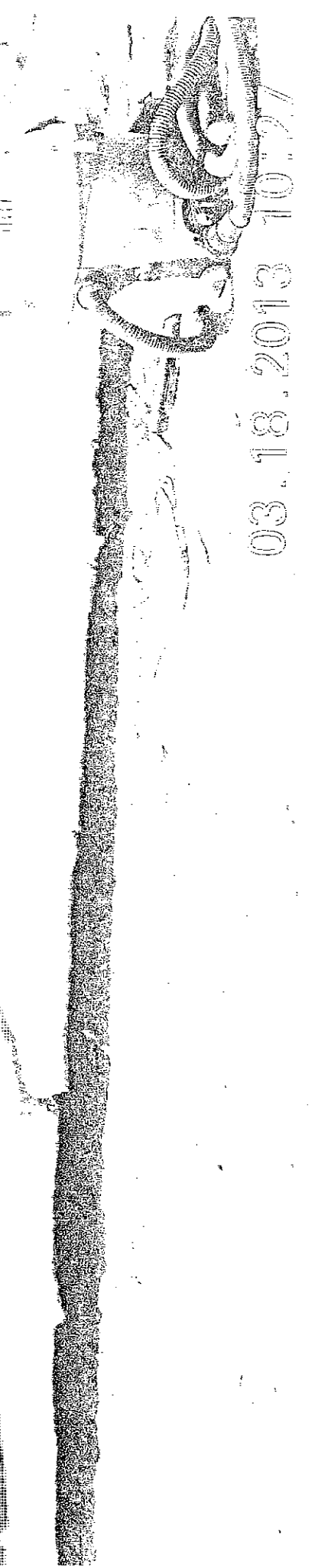
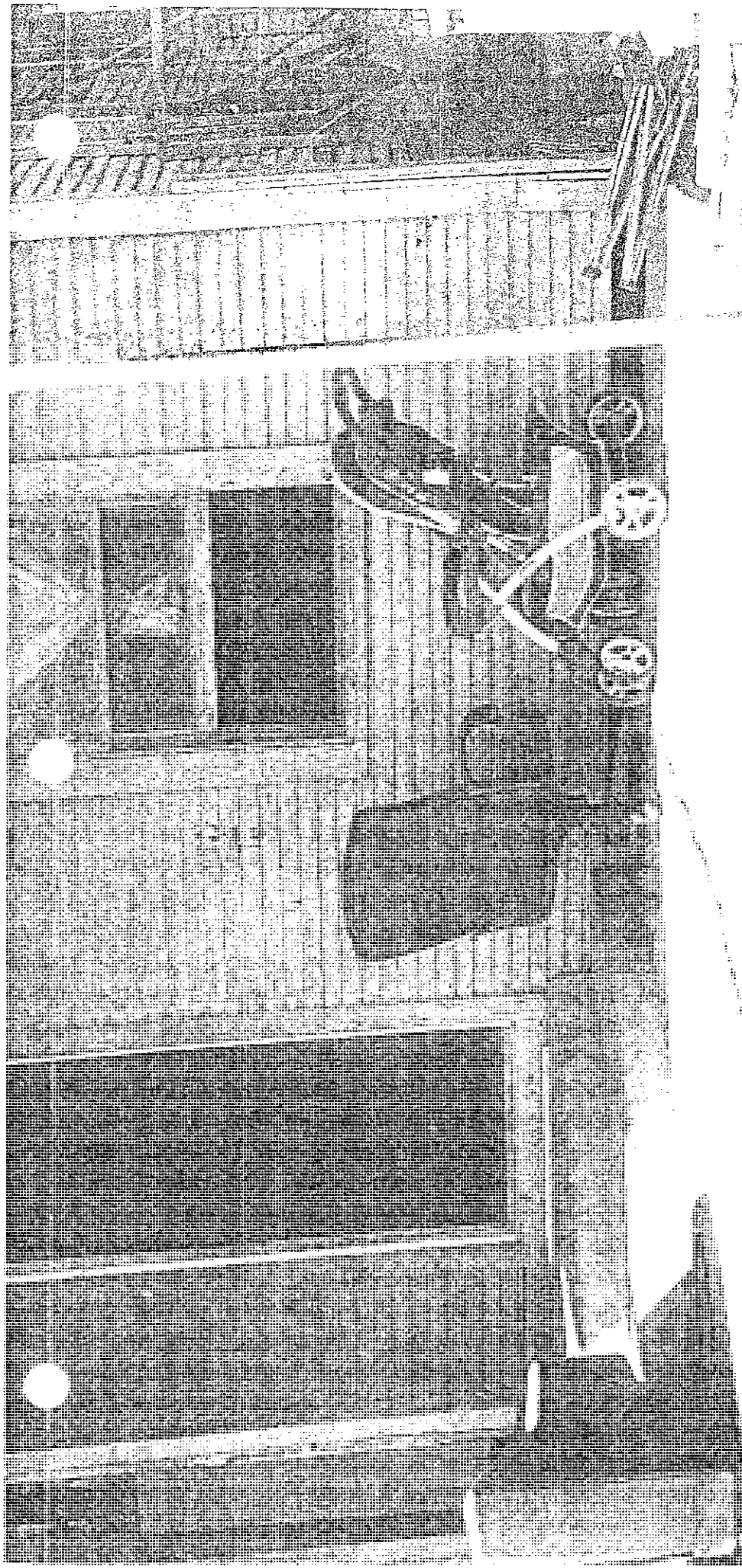


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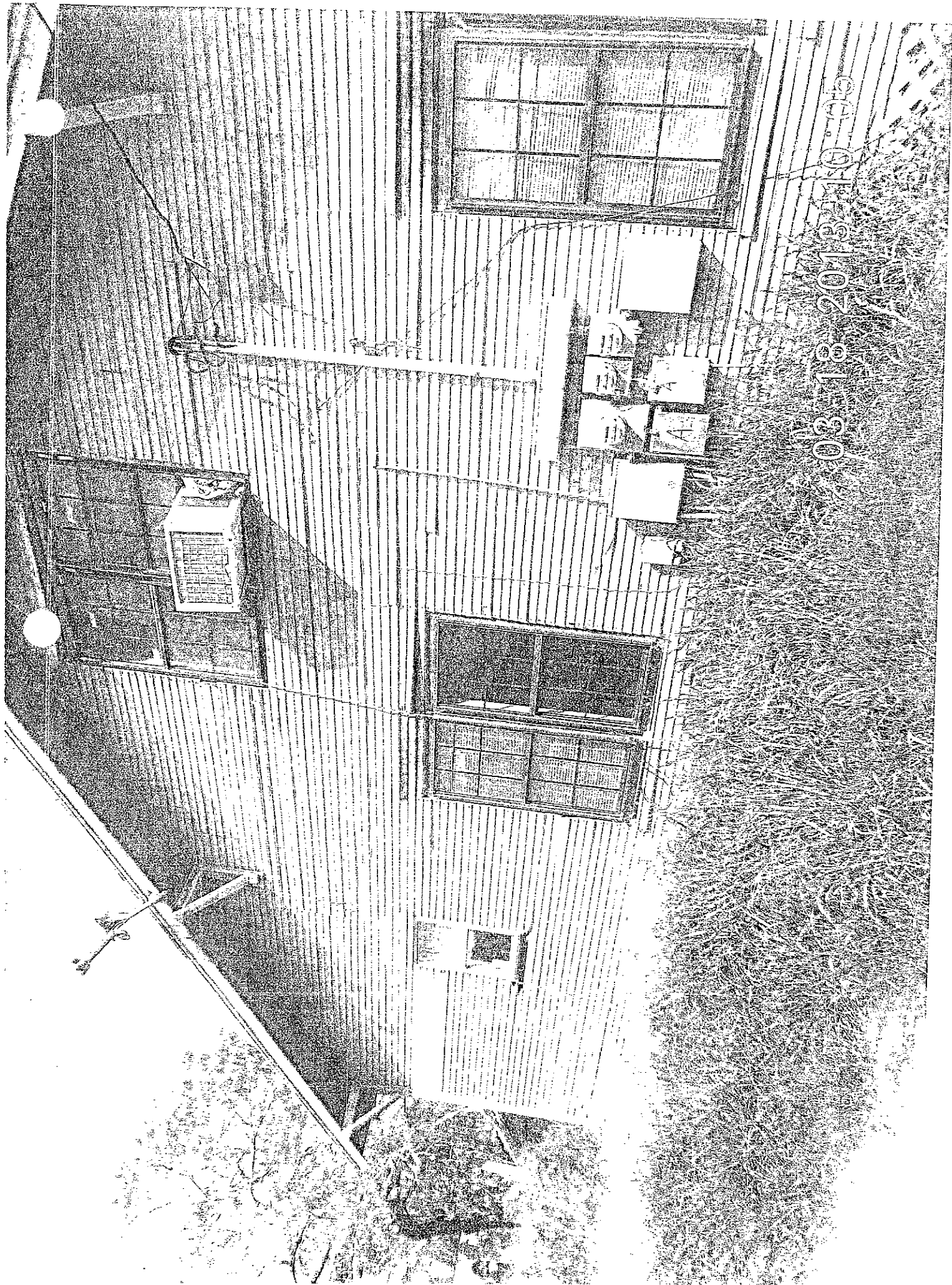




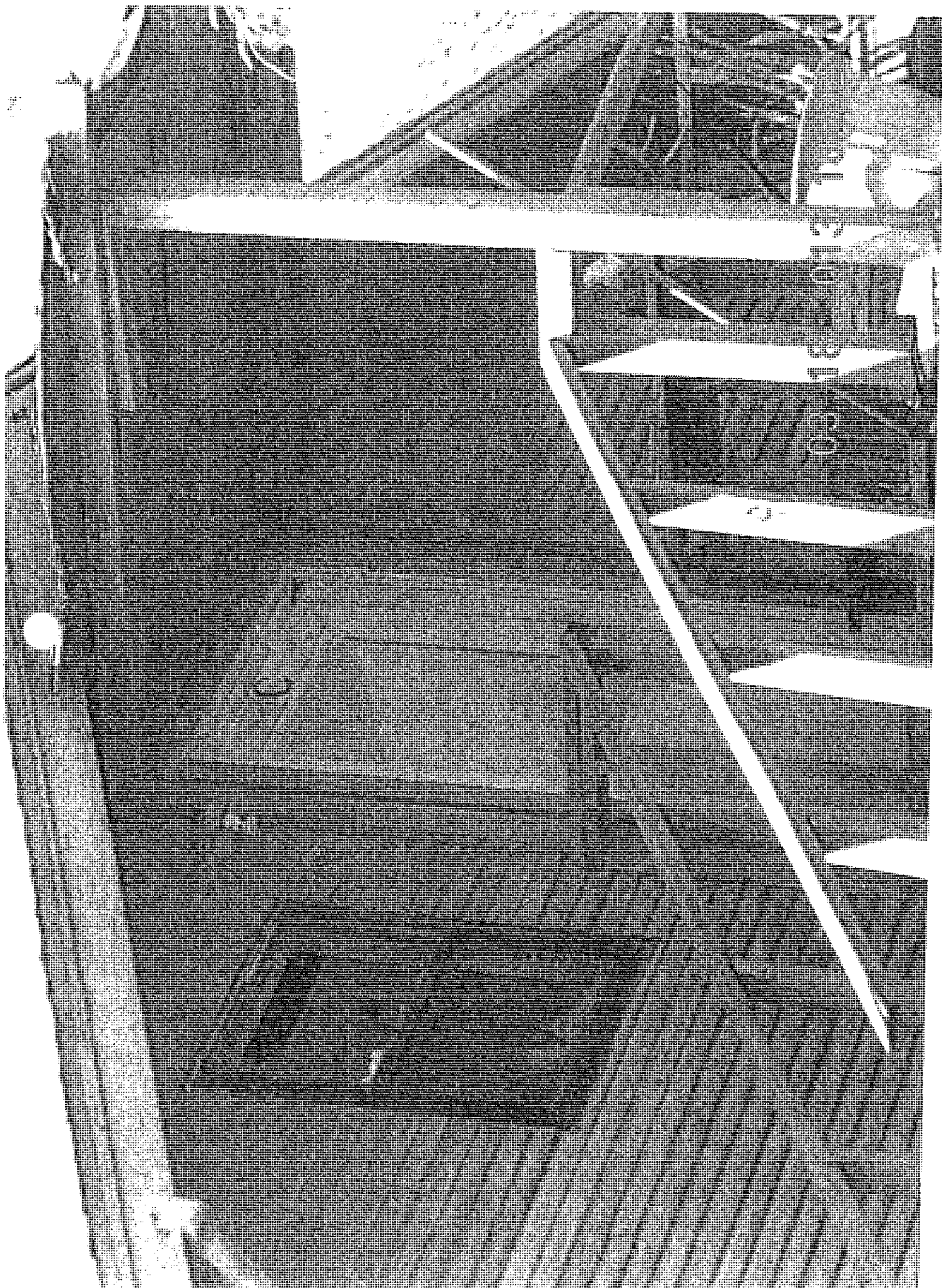
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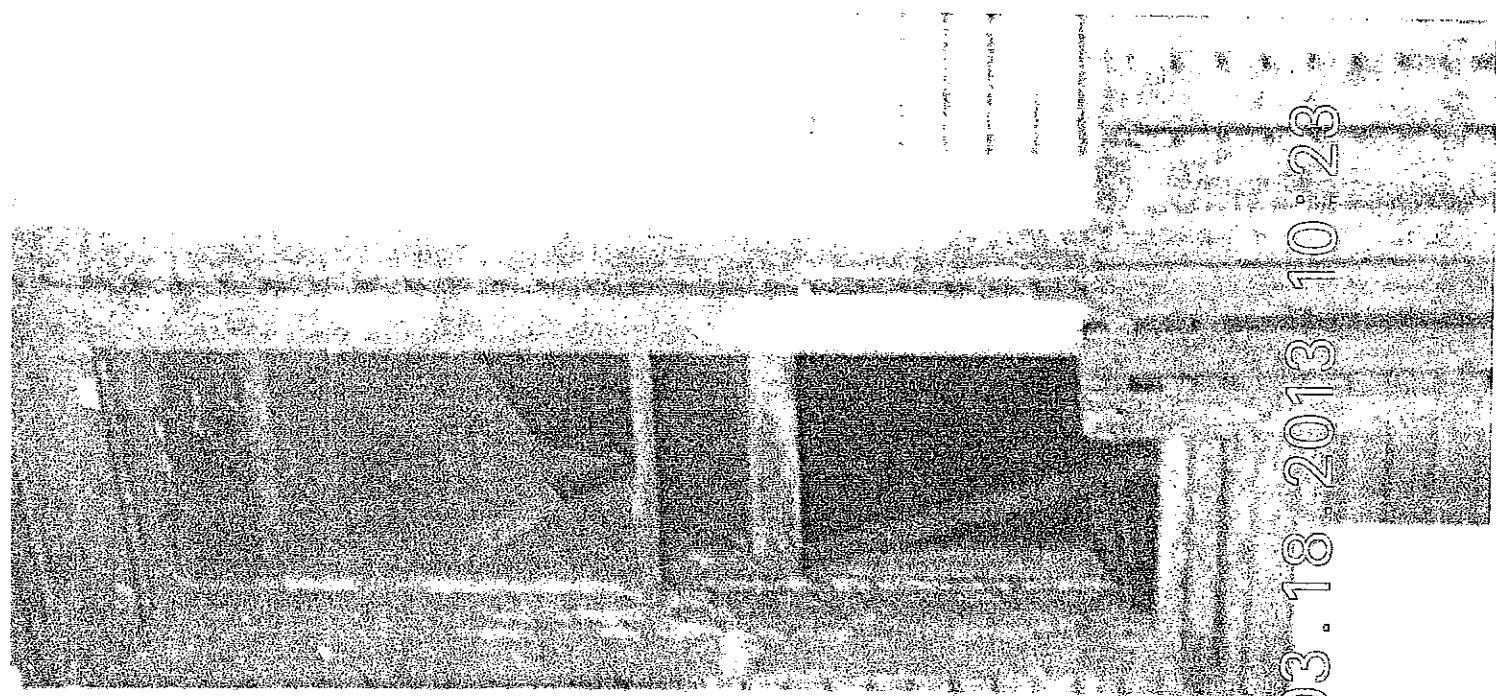


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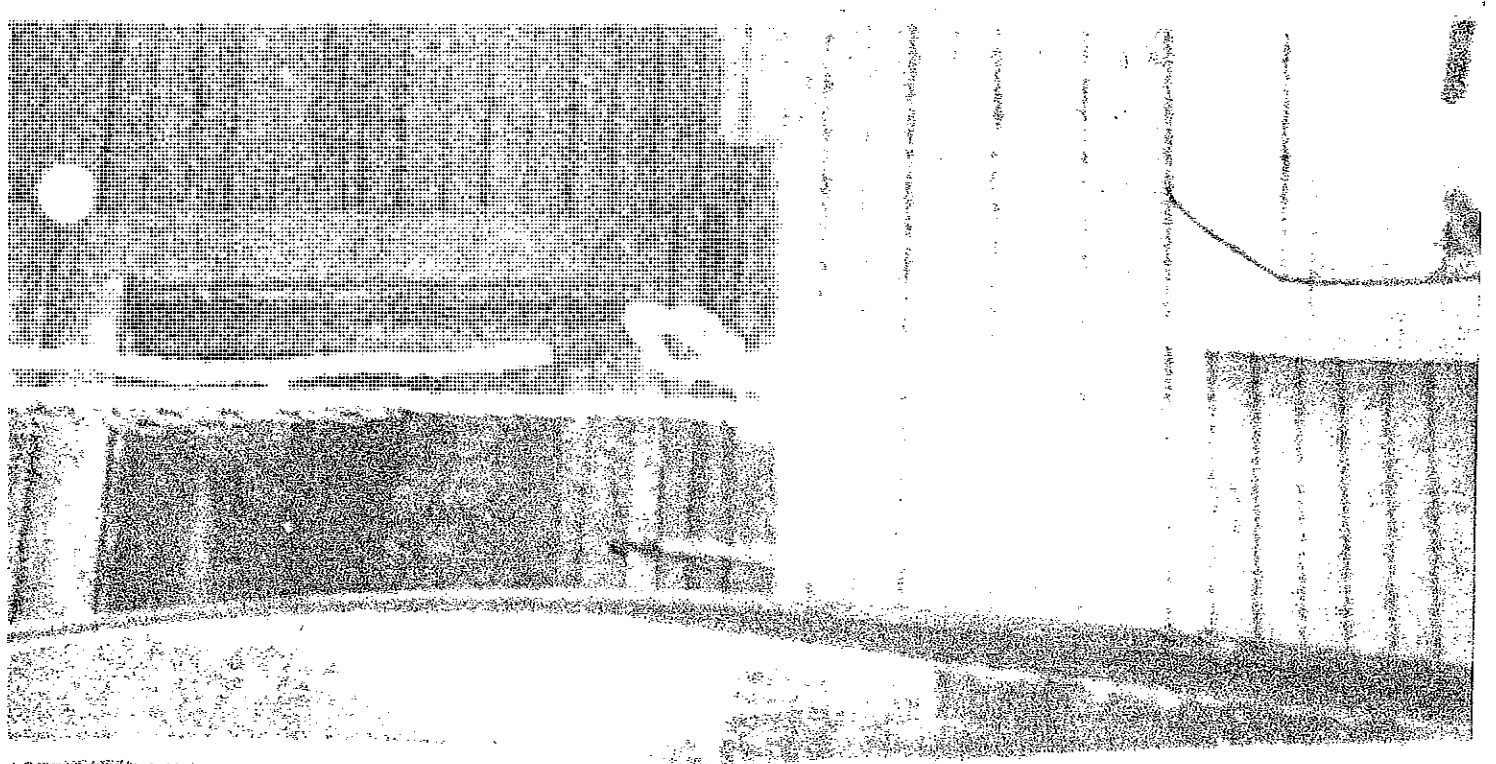




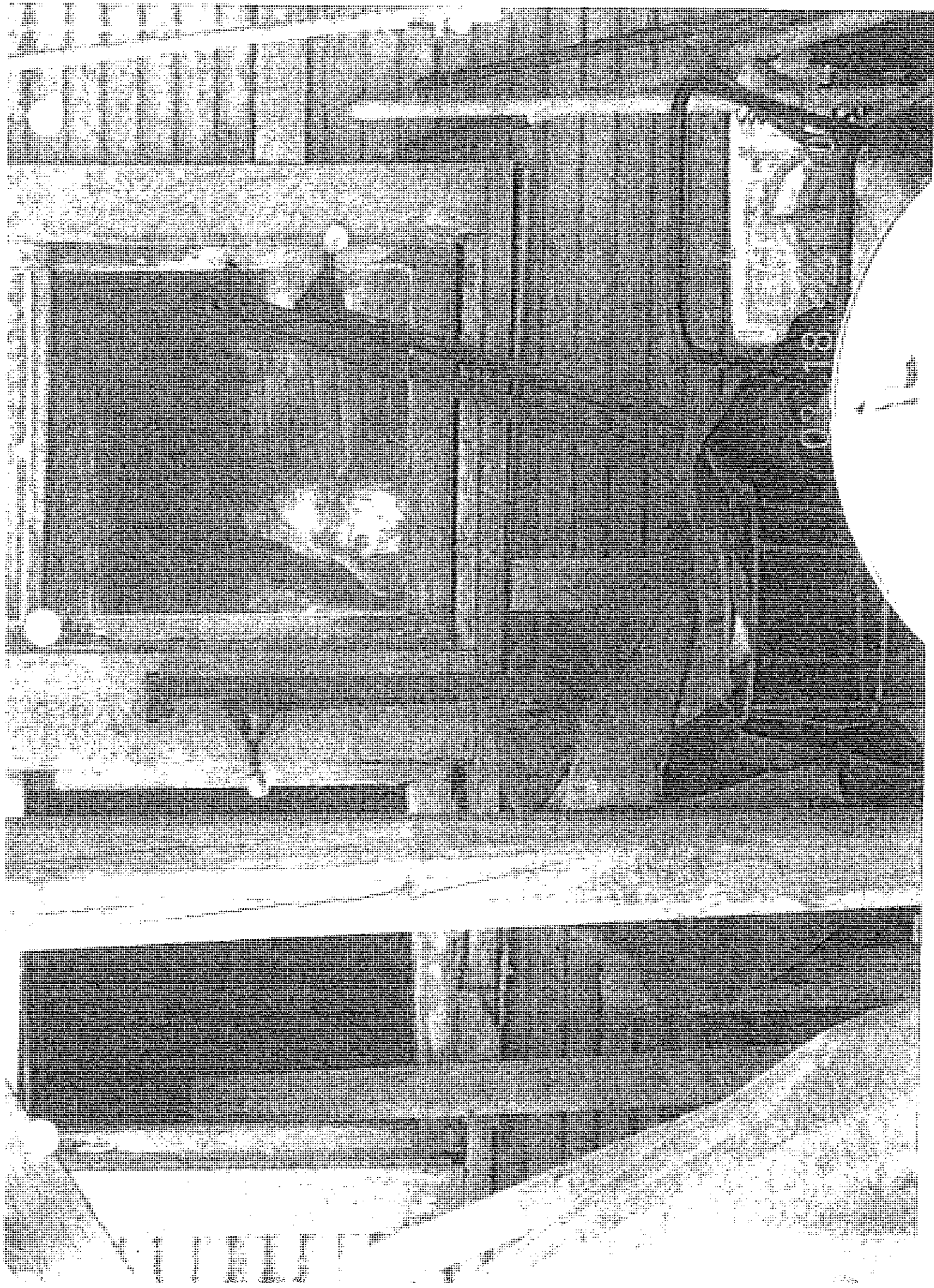




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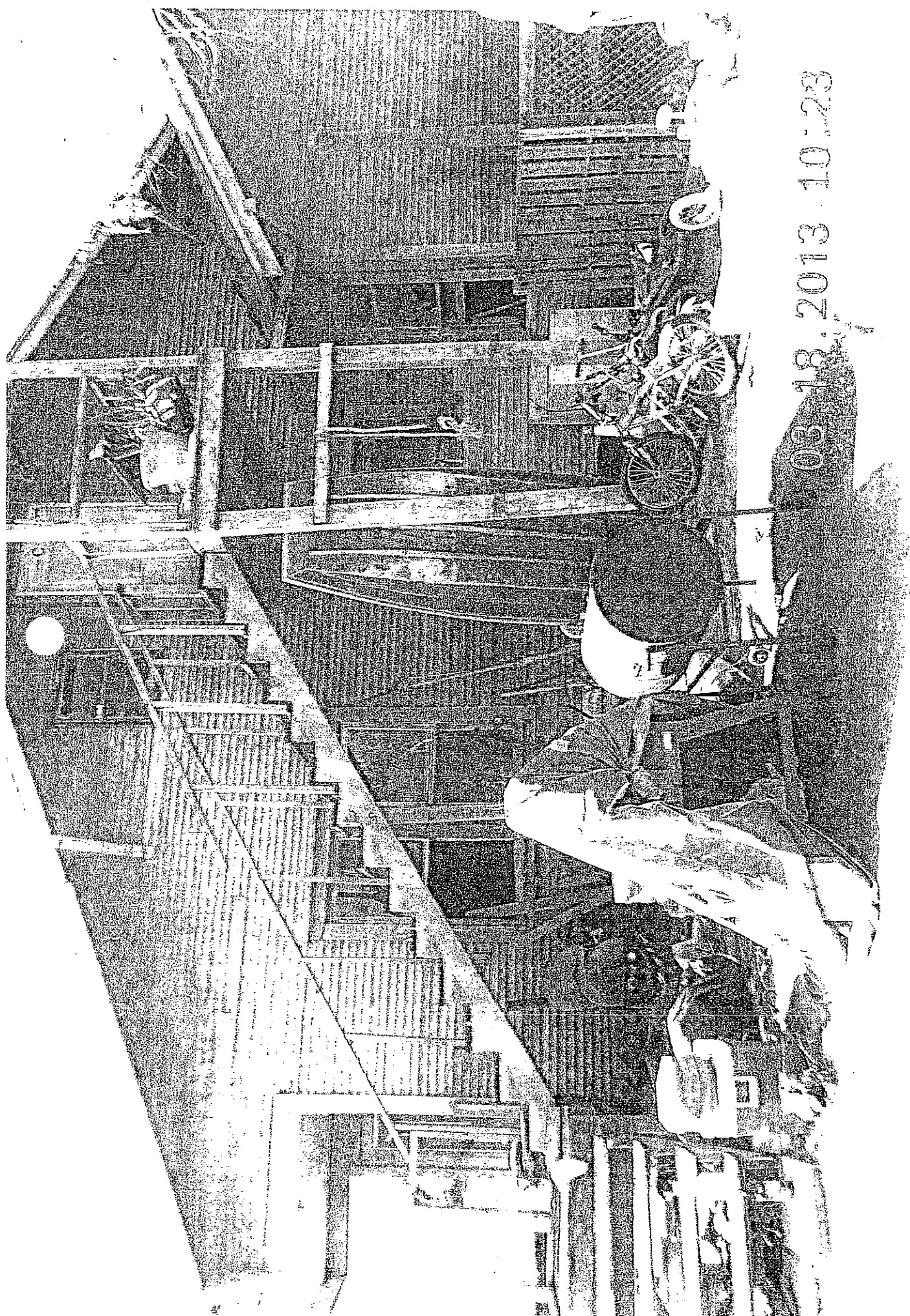




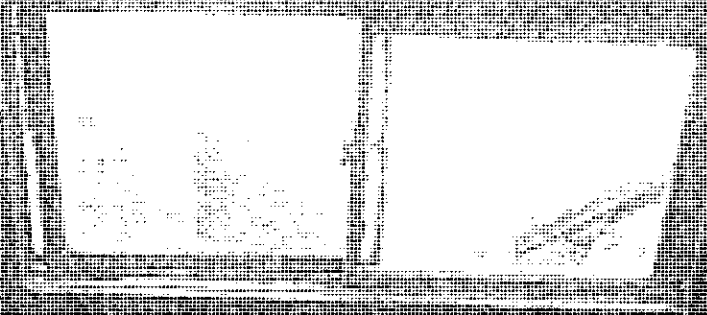








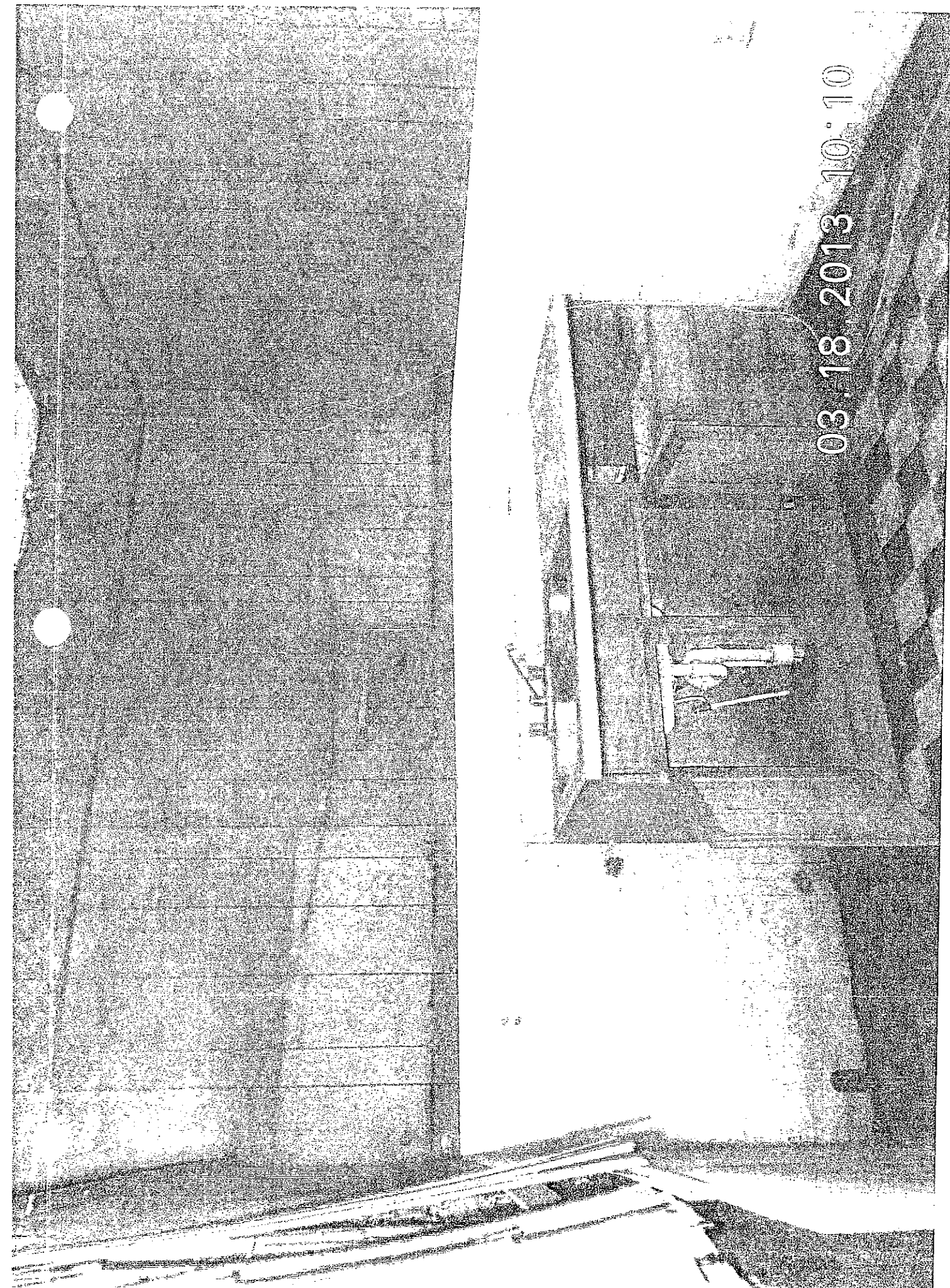
03-18-2013 10:23



03.18.2013 10:10



03.18.2013 10:10





# **PUBLIC HEARING #5**

# CITY OF KINGSVILLE

<b>ADDRESS</b> 629 E. LEE		<b>INSPECTOR</b> Daniel Ramirez					
<b>LEGAL DESCRIPTION</b> GEO.6TH.	<b>BLOCK</b> 8					<b>LOT</b> 15,16	
<b>OWNER NAME</b> ELIDA MORENO	<b>ADDRESS</b> 629 E. LEE. AVE. KINGS TEXAS 78363		<b>CITY/STATE/ZIP</b>				
PROPERTY CONDITION REPORT							
	ACCEPTABLE			CONDITIONS			
	YES	NO	N/A	UNSAFE	SEVERE	HAZARD	REMEDIES
<b>Building</b>		X			UHDAP		
a.Condition		X			UHDAP		
<b>Yard</b>		X			U		
a.Condition		X			U		
<b>Utilities</b>			X		U		
a.Elec			X		U		
b.Gas			X		U		
c.Water			X		U		
<b>Roof</b>		UHDAP			UHDAP		
a.Covering		UHDAP			UHDAP		
b.Structure		UHDAP			UHDAP		
<b>Walls</b>		UHDAP			UHDAP		
a.Exterior		UHDAP			UHDAP		
b.Interior		UHDAP			UHDAP		
c.Ceilings		UHDAP			UHDAP		
<b>Windows/Doors</b>		UHDAP			UHDAP		
a.Secured		UHDAP			UHDAP		
b.Condition		UHDAP			UHDAP		
<b>Foundation</b>		UHDAP			UHDAP		
a.Floors		UHDAP			UHDAP		
<b>Plumbing</b>		UHDAP			UHDAP		
<b>Electrical</b>		UHDAP			UHDAP		
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							
<b>ADDITIONAL CONCERNS</b>							
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							
3/16/2013		Sign: <i>Daniel H. Ramirez</i>					



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 629 E. LEE		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION 6TH.	BLOCK 8	LOT 15,16	
OWNER NAME ELIDA MORENO	OWNER'S ADDRESS 629 E. LEE AVE.	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-4657	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
	Condition		X		AB,B,C,H,OU,L	
<b>Yard</b>						
	Condition		X		AB,OV	
<b>Utilities</b>						
	Electric		X	X		
	Gas		X	X		
	Water		X	X		
<b>Roof</b>						
	Covering		X		AB,B,C,H,OU	
	Structure		X		AB,B,C,H,OU	
<b>Walls</b>						
	Exterior		X		AB,B,C,H,OU	
	Interior		X			
	Ceilings		X			
<b>Windows/Doors</b>						
	Secured		X		AB,B,L,OU	
	Condition		X		AB,B,H,C,OU	
<b>Foundation</b>						
	Exterior		X			
	Interior		X		AB,B,C,H,OU	
<b>Plumbing</b>						
			X	X		
<b>Electrical</b>						
			X	X		

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL, AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

Found the overall condition of the structure to be in a severe and hazardous stste of disrepair.  
IT IS UNSECURED ALLOWING ALLOWING FOR EASY ACCESS FOR ANIMALS AND/OR VAGRANTS. HAS BEEN ABANDONED  
AND WITHOUT WATER SINCE 3/25/2010

SIGNATURE:

*Daniel H. Ramirez*

DATE: 11/12/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

## CONDEMNATION CHECKLIST

Property Address: 629 E Lee Phone: \_\_\_\_\_  
 Property Owner: Glida Moreno (est) Phone: \_\_\_\_\_  
 Owner's Address: Rael & Angelita Moreno Fax: \_\_\_\_\_  
629 E Lee Kingville, TX 78703

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	4. Obtain legal description.
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>5-16-13</u>	<u>5-16-13</u>	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.
<u>9-17-13</u>	<u>9-17-13</u>	
<u>11-5-13</u>	<u>11-5-13</u>	
<input type="checkbox"/> _____	_____	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>1-23-14</u>	<u>1-23-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>1-23-14</u>	<u>1-23-14</u>	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.
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	10. Post sign on property advising date the City

<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	<u>1-23-14</u>	<u>1-23-14</u>
<input type="checkbox"/>	<u>1-23-14</u>	<u>1-23-14</u>
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
12. Photograph posted sign with date stamp.
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 46<sup>th</sup> 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.

LEBEG COUNTY APPRAISAL DISTRICT  
PROPERTY 12839 R  
gal Description  
H, BLOCK 8, LOT 15,

OWNER ID  
56002

OWNERSHIP  
100.00%

Ref ID: R12839  
Map ID PLAT

0800815000192

TUS 629 E LEE

GENERAL

ILITIES  
POGRAPHY LAST APPR. YR IE  
DAD ACCESS PAV LAST APPR. YR 2013  
NING LAST INSP. DATE 04/17/2013  
XT REASON NEXT INSP. DATE

MARKS  
FOR 2013 ADD FF TABLE FF80D140 PER IE  
4/17/13 JO -- FOR 2011 NO VAL CHG ON ACCT  
PER APPR LR 4/11/11 4/15/11 VG -- FOR 2008  
NO VALUE CHANGE PER LR 2/22/08 MM -- FOR

BUILDING PERMITS

SUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

ALE DT PRICE GRANTOR DEED INFO  
3/15/2010 \*\*\*\*\* MORENO ELIDA WD / 438 / 840  
2/01/1990 \*\*\*\*\* MORENO F F OT / 47 / 138  
\*\*\*\*\* UNKNOWN OT / /

UBD: S008 100.00% NBHD:

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC. COMP ADJ. VALUE  
MA MAIN AREA F NV/ 440.0 0.00 1 1935 20% 100% 100% 100% 0.20  
SGP 3 STORAGES ( F NV/ 84.0 0.00 1 0 20% 100% 100% 100% 0.20  
OPN OPEN PORCH ( F NV/ 84.0 0.00 1 1902 20% 100% 100% 100% 0.20  
RESIDENTIAL STCD: A1 Homesite: N 0 (Flat Values)

UBD: S008 100.00% NBHD:  
DESCRIPTION CLS TABLE FF80D140 A1 N  
ment: F: 50 R: 50 FF

DIMENSIONS 50X140  
UNIT PRICE 80.00  
GROSS VALUE 4,000 1.00  
ADJ MASS ADJ 1.00 A  
VAL SRC

LAND INFORMATION IRR Wells: 0 Capacity: 0  
UNIT PRICE 80.00  
GROSS VALUE 4,000 1.00  
ADJ MASS ADJ 1.00 A  
VAL SRC

IRR Acres: 0  
MKT VAL AG APPLY 4,000 NO  
AG CLASS AG TABLE AG UNIT PRC AG VALUE  
0.00 0

Oil Wells: 0  
AG UNIT PRC AG VALUE  
0.00 0

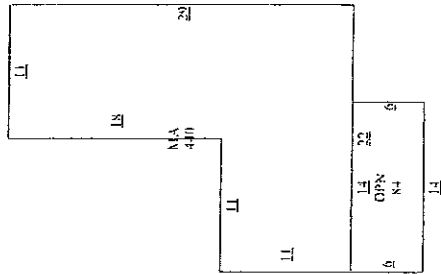
PROPERTY APPRAISAL INFORMATION 2013

MORENO ELIDA (LIFE ESTATE)  
ROEL M MORENO  
ANGELITA G MORENO  
629 E LEE AVE  
KINGSVILLE, TX 78363-4657

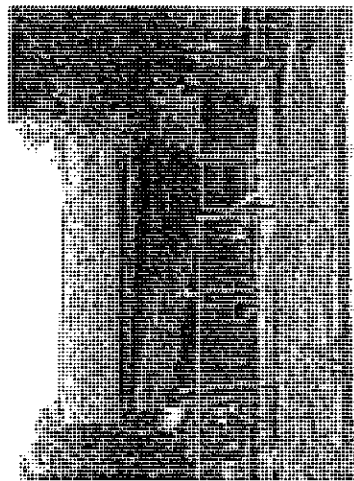
ACRES:  
EFF. ACRES:

APPR VAL METHOD: Cost

SKETCH for Improvement #1 (RESIDENTIAL)



PICTURE



IMPROVEMENT INFORMATION

UBD: S008 100.00% NBHD:  
TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC. COMP ADJ. VALUE  
MA MAIN AREA F NV/ 440.0 0.00 1 1935 20% 100% 100% 100% 0.20  
SGP 3 STORAGES ( F NV/ 84.0 0.00 1 0 20% 100% 100% 100% 0.20  
OPN OPEN PORCH ( F NV/ 84.0 0.00 1 1902 20% 100% 100% 100% 0.20  
RESIDENTIAL STCD: A1 Homesite: N 0 (Flat Values)

IMPROVEMENT FEATURES

Foundation 1 FD6 0  
Exterior Wall 1 EW2 0  
Interior Finish 1 IN1 0  
Roof Style RT2.RM2 0  
Flooring 1 FL2 0  
Heating/Cooling 1 HA5 0  
Plumbing 1 1 0

Values  
IMPROVEMENTS 0  
LAND MARKET 4,000  
MARKET VALUE 4,000  
PRODUCTIVITY LOSS 0  
APPRAISED VALUE 4,000  
HS CAP LOSS 0  
ASSESSED VALUE 4,000

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



DATE 11/07/2013

STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-008-008-15000-192 \*  
\* 6TH, BLOCK 8; LOT 15, 16 \*  
\* \*  
\* \*  
\* TOWN - LOCATION- 629 E LEE \*  
\* ACRES - .160 \*  
\* \*  
\* LAND MKT VALUE 4000 IMPR/PERS MKT VALUE \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 4000 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE \*  
\* \*\*\*\*\*

MORENO ELIDA (LIFE EST)  
ROEL M MORENO  
ANGELITA G MORENO  
629 E LEE AVE  
KINGSVILLE TX 78363-4657

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	124.76	42.42	33.44	200.62
TAXES 2012	125.72	27.66	30.68	184.06
TAXES 2013	127.64	.00	.00	127.64
	378.12	70.08	64.12	512.32
				=====
ACCT # 1-008-008-15000-192		TOTAL DUE 11/2013		512.32
		TOTAL DUE 12/2013		515.32
		TOTAL DUE 01/2014		518.32
		TOTAL DUE 02/2014		530.25

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 89.62 16.76 15.32 121.70 \*  
\* CITY OF KINGSVILLE 101.07 18.86 17.25 137.18 \*  
\* KINGSVILLE ISD 179.07 33.06 30.27 242.40 \*  
\* SOUTH TX WATER AUTH 8.36 1.40 1.28 11.04 \*  
\* \*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 29.79  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 33.69  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 60.76  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 3.40  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 127.64

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:19AM

Prop ID	Owner	%	Legal Description	Effective Acres:	Values				
16689	46854	100.00	R Geo: 100800804000192 COLIN MARY ANN 429 E FORDYCE AVE KINGSVILLE, TX 78363-5638	0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 6,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 6,000 Prod Loss: 0 Appraised: 6,000 Cap: 0 Assessed: 6,000 Exemptions:			
			State Codes: C Situs: 609 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			6,000	0	6,000	0.842200	50.53	
25789	45975	100.00	R Geo: 100800807000192 TORRES CYNTHIA 5009 MCKNIGHT RD PEARLAND, TX 77584-7563	0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 5,520 PLAT Prod Use: 0 Prod Mkt: 0	Market: 5,520 Prod Loss: 0 Appraised: 5,520 Cap: 0 Assessed: 5,520 Exemptions:			
			State Codes: C Situs: 613 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			5,520	0	5,520	0.842200	46.49	
10479	10451	50.00	R Geo: 100800809000192 GARZA WILLIE J 911 S 17TH ST KINGSVILLE, TX 78363-6443	0.000000	Imp HS: 0 Imp NHS: 3,055 Land HS: 0 Land NHS: 1,240 PLAT Prod Use: 0 Prod Mkt: 0	Market: 4,295 Prod Loss: 0 Appraised: 4,295 Cap: 0 Assessed: 4,295 Exemptions:			
			State Codes: A Situs: 619 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17	
11101	10987	50.00	R Geo: 100800809001192 GARZA WILLIAM DANIEL PO BOX 618 KINGSVILLE, TX 78364-0618	0.000000	Imp HS: 0 Imp NHS: 3,055 Land HS: 0 Land NHS: 1,240 PLAT Prod Use: 0 Prod Mkt: 0	Market: 4,295 Prod Loss: 0 Appraised: 4,295 Cap: 0 Assessed: 4,295 Exemptions:			
			State Codes: A Situs: 619 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			4,295	0	4,295	0.842200	36.17	
11233	28796	100.00	R Geo: 100800811000192 ALANIZ ARGELIO 621 E LEE AVE KINGSVILLE, TX 78363-4657	0.000000	Imp HS: 38,610 Imp NHS: 0 Land HS: 4,000 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 42,610 Prod Loss: 0 Appraised: 42,610 Cap: 0 Assessed: 42,610 Exemptions: HS			
			State Codes: A Situs: 621 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			42,610	0	42,610	0.842200	358.86	
12048	57660	100.00	R Geo: 100800813000192 SUAZO FRANCISCO ARGELIO ALANIS 523 ANGLE ROAD KINGSVILLE, TX 78363-8952	0.000000	Imp HS: 0 Imp NHS: 18,340 Land HS: 0 Land NHS: 4,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 22,340 Prod Loss: 0 Appraised: 22,340 Cap: 0 Assessed: 22,340 Exemptions:			
			State Codes: A Situs: 625 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			22,340	0	22,340	0.842200	188.15	
12839	56002	100.00	R Geo: 100800815000192 MORENO ELIDA (LIFE EST) ROEL M MORENO ANGELITA G MORENO 629 E LEE AVE KINGSVILLE, TX 78363-4657	0.000000	Imp HS: 0 Imp NHS: 0 Land HS: 0 Land NHS: 4,000 PLAT Prod Use: 0 Prod Mkt: 0	Market: 4,000 Prod Loss: 0 Appraised: 4,000 Cap: 0 Assessed: 4,000 Exemptions:			
			State Codes: A Situs: 629 E LEE	Acres: 0.0000 Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69	

# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:47AM

Prop ID	Owner	% Legal Description	Values						
12839	56002	100.00 R Geo: 100800815000192	Effective Acres: 0.000000	Imp HS:	0	Market:	4,000		
MORENO ELIDA (LIFE EST)			6TH, BLOCK 8, LOT 15, 16	Imp NHS:	0	Prod Loss:	0		
ROEL M MORENO				Land HS:	0	Appraised:	4,000		
ANGELITA G MORENO				Acres:	0.0000	Land NHS:	4,000	Cap:	0
629 E LEE AVE			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	4,000
KINGSVILLE, TX 78363-4657			Situs: 629 E LEE	Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			4,000	0	4,000	0.842200	33.69	
13664	46440	100.00 R Geo: 100800817000192	Effective Acres: 0.000000	Imp HS:	0	Market:	25,170		
FLORES FRANCISCO			6TH, BLOCK 8, LOT 17, 18	Imp NHS:	21,170	Prod Loss:	0		
AND MARICELA A FLORES				Land HS:	0	Appraised:	25,170		
4023 N COUNTY ROAD 1049				Acres:	0.0000	Land NHS:	4,000	Cap:	0
KINGSVILLE, TX 78363-8824			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	25,170
			Situs: 630 E HENRIETTA	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			25,170	0	25,170	0.842200	211.98	
14469	47649	100.00 R Geo: 100800819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	22,950		
ALVAREZ CARMELA C			6TH, BLOCK 8, LOT 19, 20	Imp NHS:	18,950	Prod Loss:	0		
726 S 18TH ST				Land HS:	0	Appraised:	22,950		
KINGSVILLE, TX 78363-6447				Acres:	0.0000	Land NHS:	4,000	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	22,950
			Situs: 626 E HENRIETTA	Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			22,950	0	22,950	0.842200	193.28	
15256	31829	100.00 R Geo: 100800821000192	Effective Acres: 0.000000	Imp HS:	0	Market:	10,440		
ARISPE LISA ANN			6TH, BLOCK 8, LOT 21	Imp NHS:	8,440	Prod Loss:	0		
624 E HENRIETTA AVE				Land HS:	0	Appraised:	10,440		
KINGSVILLE, TX 78363-4644				Acres:	0.0000	Land NHS:	2,000	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	10,440
			Situs: 624 E HENRIETTA	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			10,440	0	10,440	0.842200	87.93	
3604	55456	100.00 R Geo: 100800822000192	Effective Acres: 0.000000	Imp HS:	16,180	Market:	20,180		
SANCHEZ ORLANDO			6TH, BLOCK 8, LOT 22, 23, ACRES .0	Imp NHS:	0	Prod Loss:	0		
622 E HENRIETTA				Land HS:	4,000	Appraised:	20,180		
KINGSVILLE, TX 78363-3912				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	20,180
			Situs: 622 E HENRIETTA	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			20,180	0	20,180	0.842200	169.96	
24382	19902	100.00 R Geo: 100800824000192	Effective Acres: 0.000000	Imp HS:	38,180	Market:	42,180		
AMADOR LUIS JR			6TH, BLOCK 8, LOT 24, 25, "OV65 TAX DEFERRAL 1996"	Imp NHS:	0	Prod Loss:	0		
618 E HENRIETTA AVE				Land HS:	4,000	Appraised:	42,180		
KINGSVILLE, TX 78363-4644				Acres:	0.0000	Land NHS:	0	Cap:	0
			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	42,180
			Situs: 618 E HENRIETTA 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			42,180	8,400	33,780	0.842200	284.50	
25127	20340	100.00 R Geo: 100800826000192	Effective Acres: 0.000000	Imp HS:	0	Market:	7,660		
GONZALEZ LORENZO M			6TH, BLOCK 8, LOT 26	Imp NHS:	5,660	Prod Loss:	0		
ETAL DAVID M GONZALEZ				Land HS:	0	Appraised:	7,660		
2418 RIGGAN ST				Acres:	0.0000	Land NHS:	2,000	Cap:	0
CORPUS CHRISTI, TX 78404-39			State Codes: A	Map ID:	PLAT	Prod Use:	0	Assessed:	7,660
			Situs: 614 E HENRIETTA	Mtg Cd:		Prod Mkt:	0	Exemptions:	
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			7,660	0	7,660	0.842200	64.51	



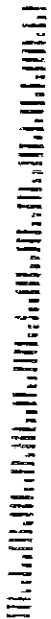
78364

7011 0110 0000 4433 4711

101213

NOREC 783634136-1N 10/05/13

*Glida Moreno (Lip 2nd)*  
*Rael M. Moreno and Angelita G. Moreno*  
*629 E Lee*  
*Kingsville, Tx 78363*



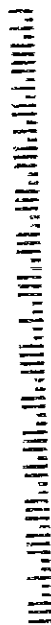
CITY OF KINGSVILLE

P.O. BOX 1456 KINGSVILLE, TEXAS 78364

NOREC 783634136-1N

10/05/13

*Glida Moreno (Lip 2nd)*  
*Rael M. Moreno and Angelita G. Moreno*  
*629 E Lee*



NIXTE 732 CC 1 0110/17 123  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

SC: 78364 2093-09609-17-09

734

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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

neopost# 11/12/2013  
FIRST-CLASS MAIL  
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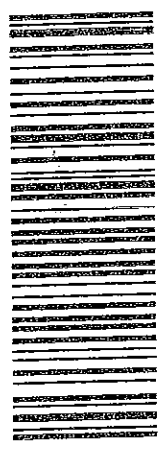
*Glada Moreno  
Roel M Moreno and Angioleta G Moreno  
6029 E Lee  
Kingsville  
NIXIE 787 4E 1893 0211/23/13*

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 7836414585 \*0488-03142-12-39

7836414585 01458

CERTIFIED MAIL



neopost# 11/12/2013  
FIRST-CLASS MAIL  
\$06.11  
ZIP 78363  
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11/20/13

7011 0110 0000 4433 4506

160.2



*Glada Moreno  
Roel M Moreno and Angioleta G Moreno  
6029 E Lee  
Kingsville  
NIXIE 787 CC 1 0211/23/13*

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 78364 \*0488-03860-23-31



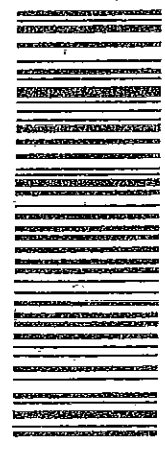
CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

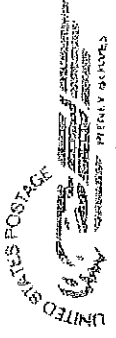
*[Handwritten signature]*

RETURN  
TO SENDER  
UNDELIVERABLE  
AS ADDRESSEE

CERTIFIED MAIL



7011 0110 0000 4433 2281



02 1M \$00.65  
000 4247745 MAY 20 2013  
MAILED FROM ZIP CODE 78363

Elodia Moreno (Life Est)  
Rosal Moreno and Angelita Moreno  
604 E Lee  
Kingsville, TX 78363



02 1M \$05.31  
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MAILED FROM ZIP CODE 78363

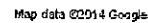
Elodia Moreno (Life Est)  
Rosal Moreno and Angelita Moreno  
604 E Lee

K NIXIE 782 4C 1 01 05/25/13

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

\*0588-06731-20-39





# CITY OF KINGSVILLE

P. O. BOX 1458 - KINGSVILLE, TEXAS 78364



May 16, 2013

ELIDA MORENO (LIFE EST) ROEL AND ANGELITA MORENO  
629 E LEE  
KINGSVILLE, TX 78363

Re: 6<sup>TH</sup>, BLOCK 8, LOT 15, 16

629 E LEE

Dear Sir or Madam:

It has been determined that the structure at 629 E LEE is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

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

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

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

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

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

('62 Code, § 4-6-1)

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

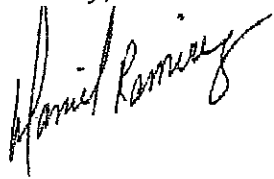
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



NOVEMBER 5, 2013

ELIDA MORENO (LIFE EST) ROEL M MORENO AND ANGELITA G MORENO  
629 E LEE  
KINGSVILLE, TX 78363

**Re: 6TH, BLOCK 8, LOT 15, 16**

**629 E LEE**

Dear Sir or Madam:

It has been determined that the structure at **629 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

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

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

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

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

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('62 Code, § 4-6-1)

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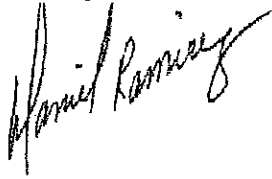
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Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate the condemned structure.

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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



September 17, 2013

ELIDA MORENO (LIFE EST) ROEL M AND ANGELITA G MORENO  
629 E LEE  
KINGSVILLE, TX 78363

Re: 6<sup>TH</sup>, BLOCK 8, LOT 15, 16                      629 E LEE

Dear Sir or Madam:

It has been determined that the structure at **629 E LEE** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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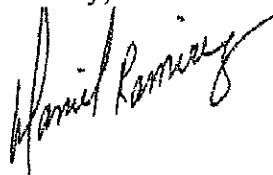
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If you need further information or have questions, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a long, sweeping horizontal stroke at the end.

---

Daniel Ramirez  
Building Official

Enclosure



## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2588

JANUARY 23, 2014

ELIDA MORENO (LIFE EST) ROEL AND ANGELITA MORNO  
629 E LEE  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 629 E LEE**

Dear Sir or Madam:

On MAY 16, 2013, a letter was sent from the City of Kingsville stating that your property located at **629 E LEE** was a fire hazard or was dangerous to human life, or constitutes a hazard to safety or health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment such that the structures located thereon are unsafe and a nuisance. In that letter, you were further advised that you needed to repair or demolish the structures within a certain timeframe. As the timeframe has passed and the unsafe structures on your property have not been repaired or demolished, the structures on your property are being recommended for condemnation before the Kingsville City Commission.

You are hereby cited to appear before the City Commission at a public hearing on **MONDAY FEBRUARY 24, 2014 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 FEBRUARY 24, 2014.

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

NOTICE

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 10-19-2011 BY 60322  
UCBAW/STP

*Handwritten signature*

10-19-11





## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2588

JANUARY 23, 2014

ELIDA MORENO (LIFE EST) ROEL AND ANGELITA MORNO  
629 E LEE  
KINGSVILLE, TX 78363

Re: **HEARING FOR PROPERTY AT 629 E LEE**

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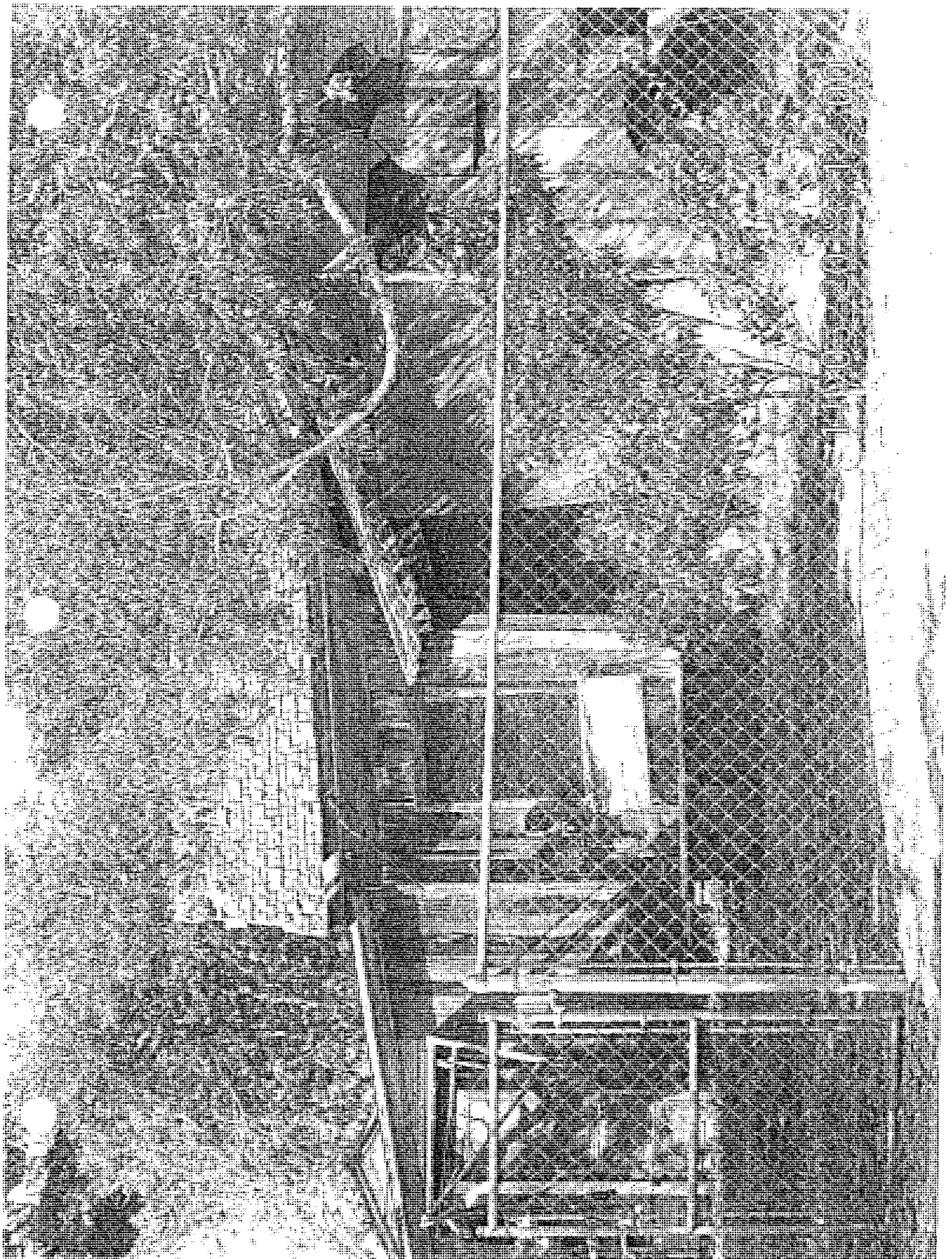
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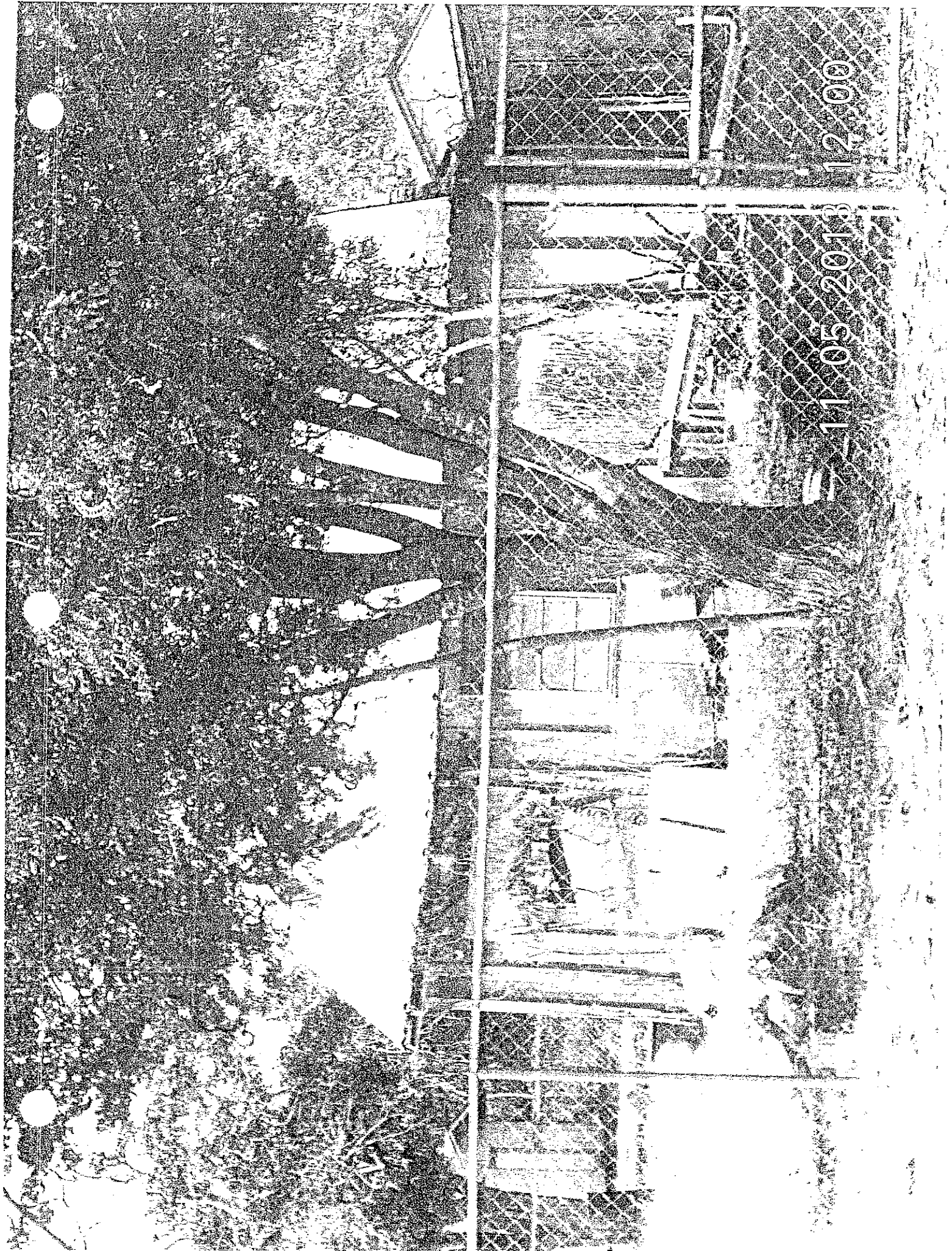
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Sincerely,

Daniel Ramirez  
Building Official





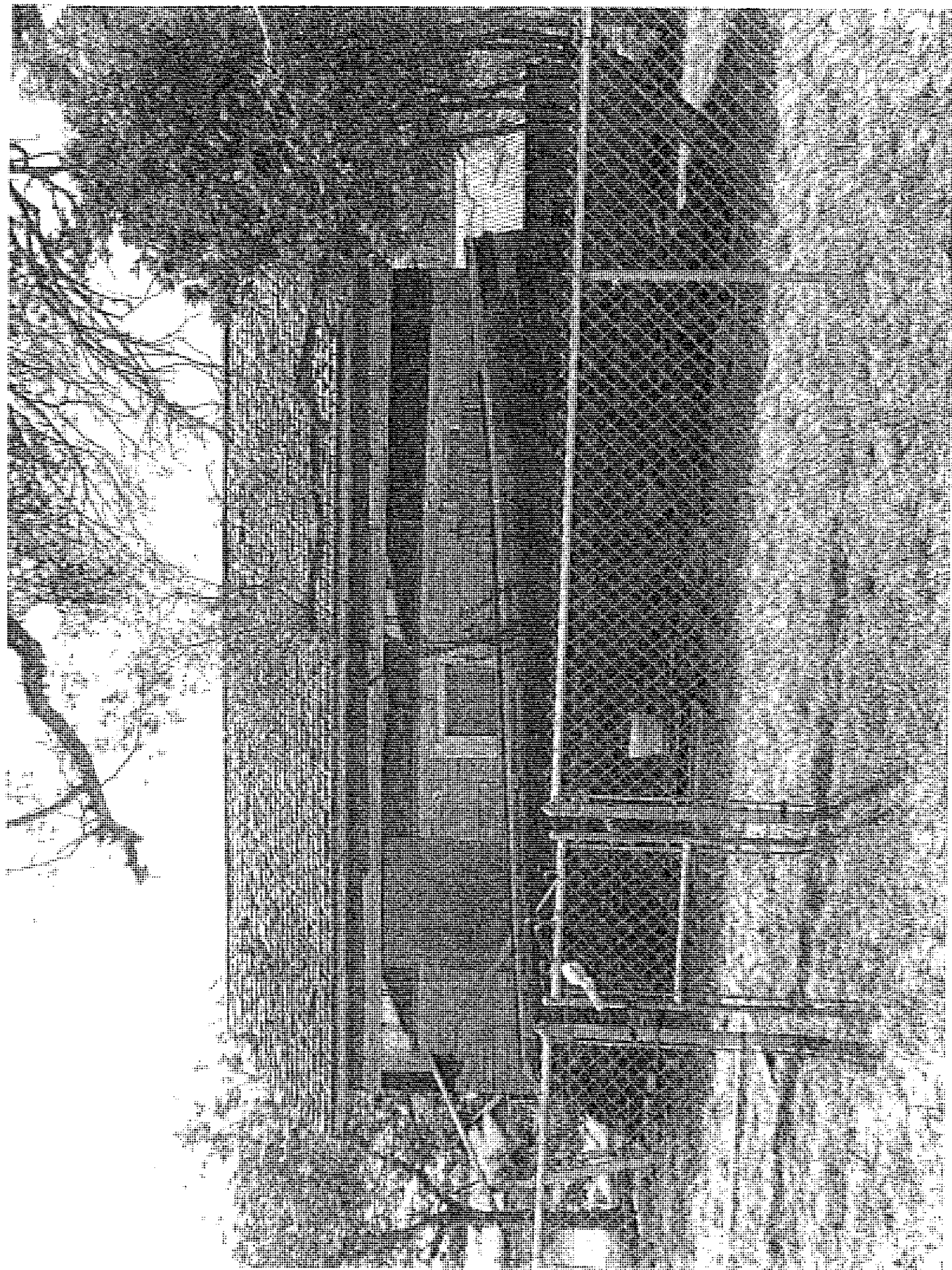
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11-05-2013

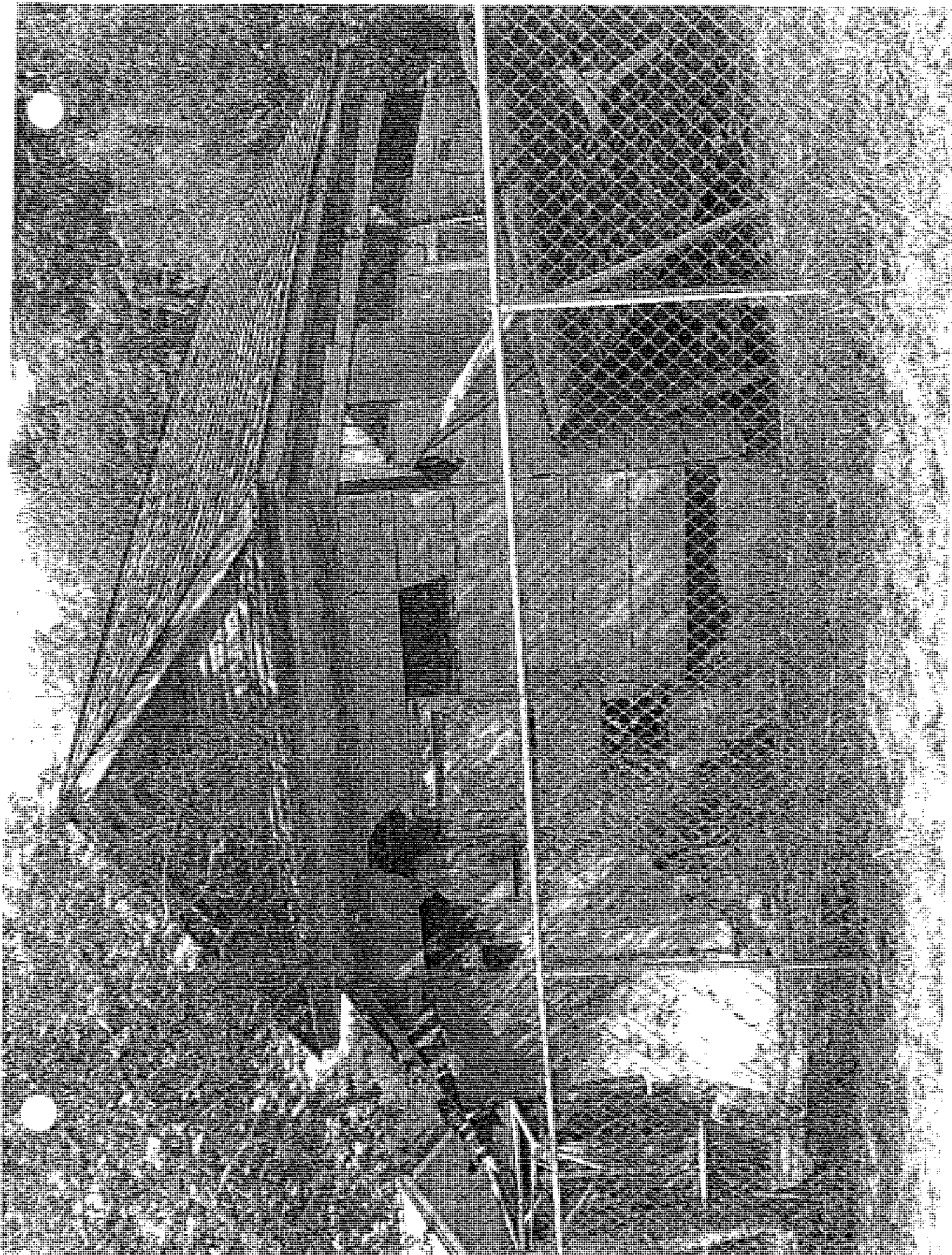




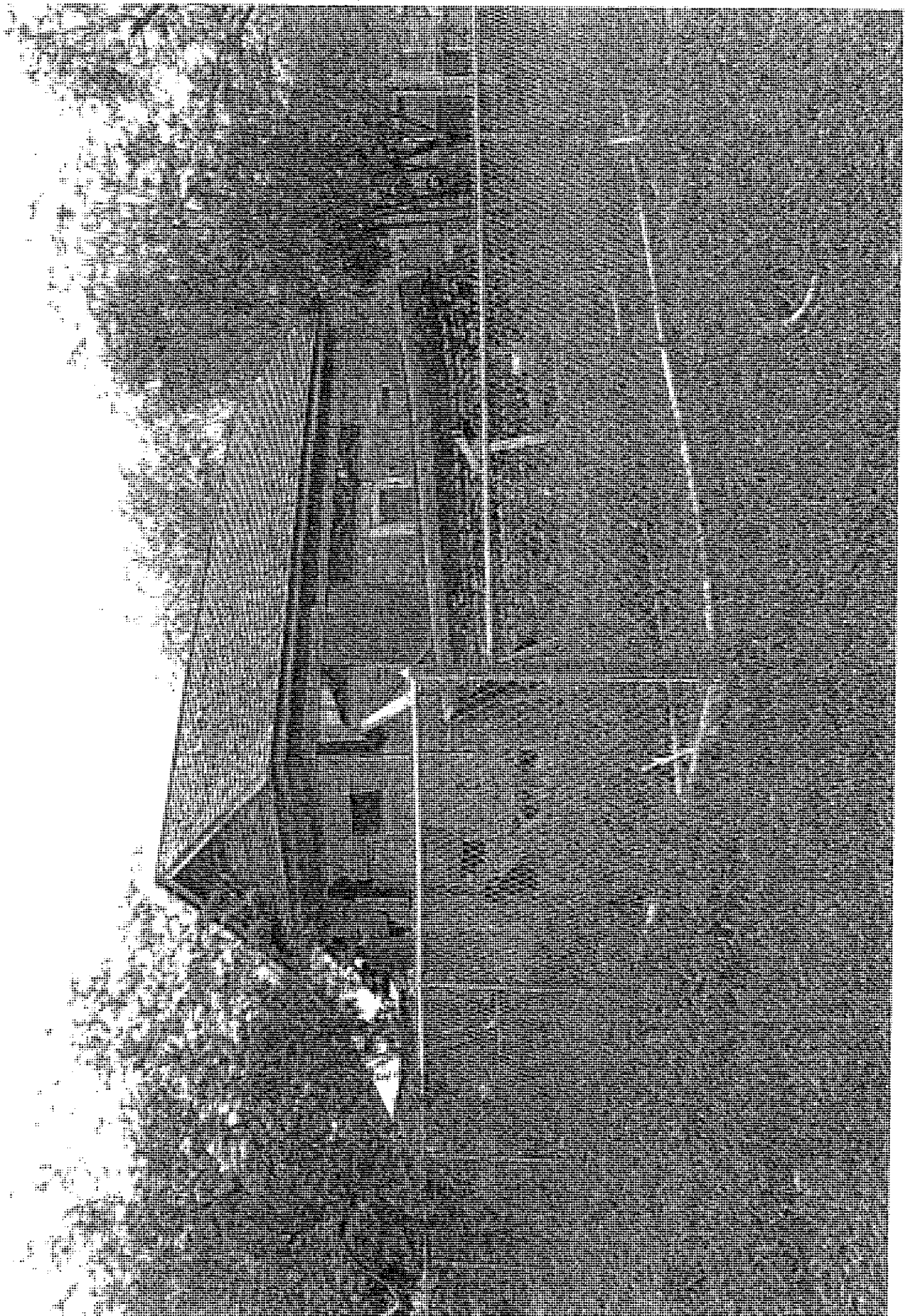
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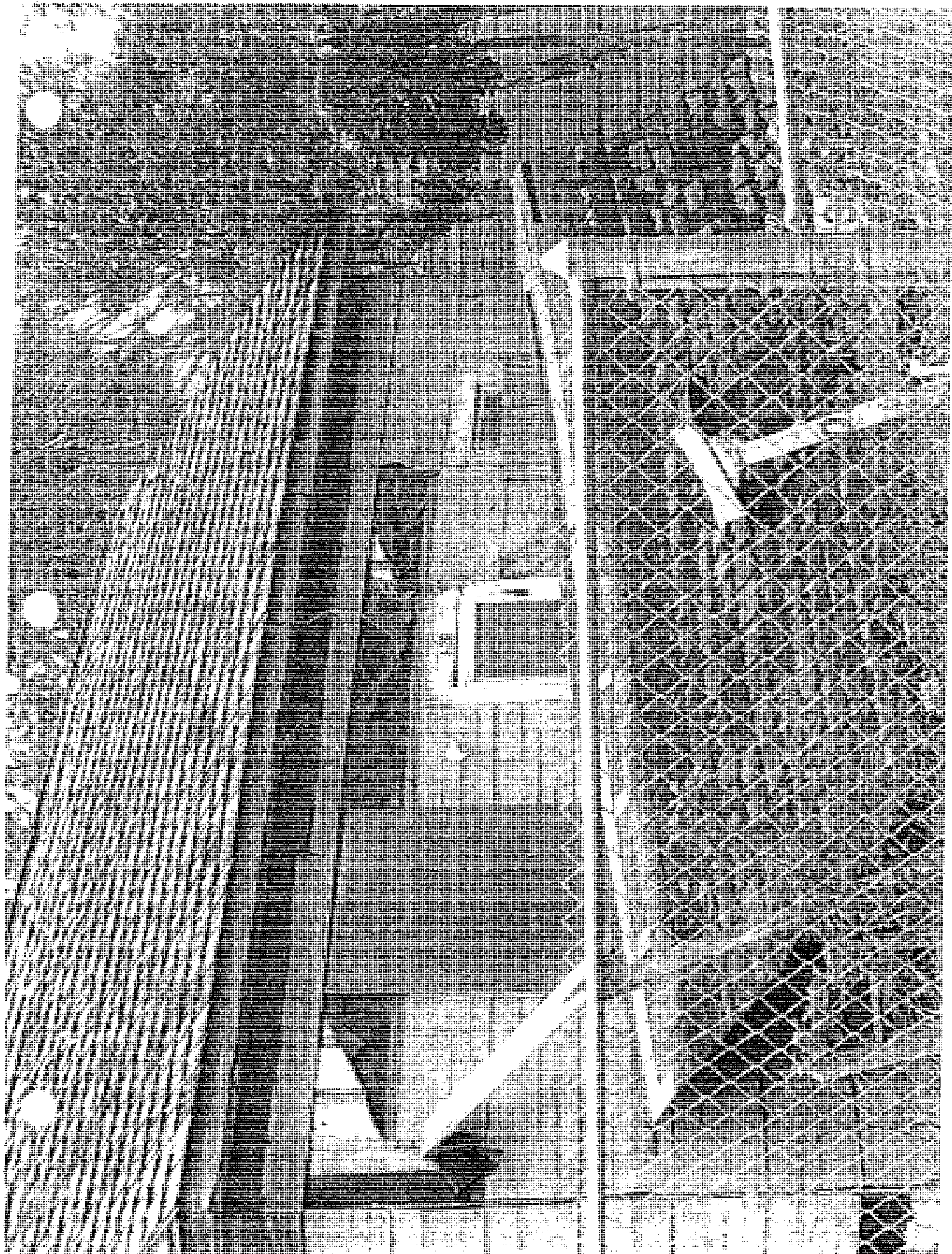




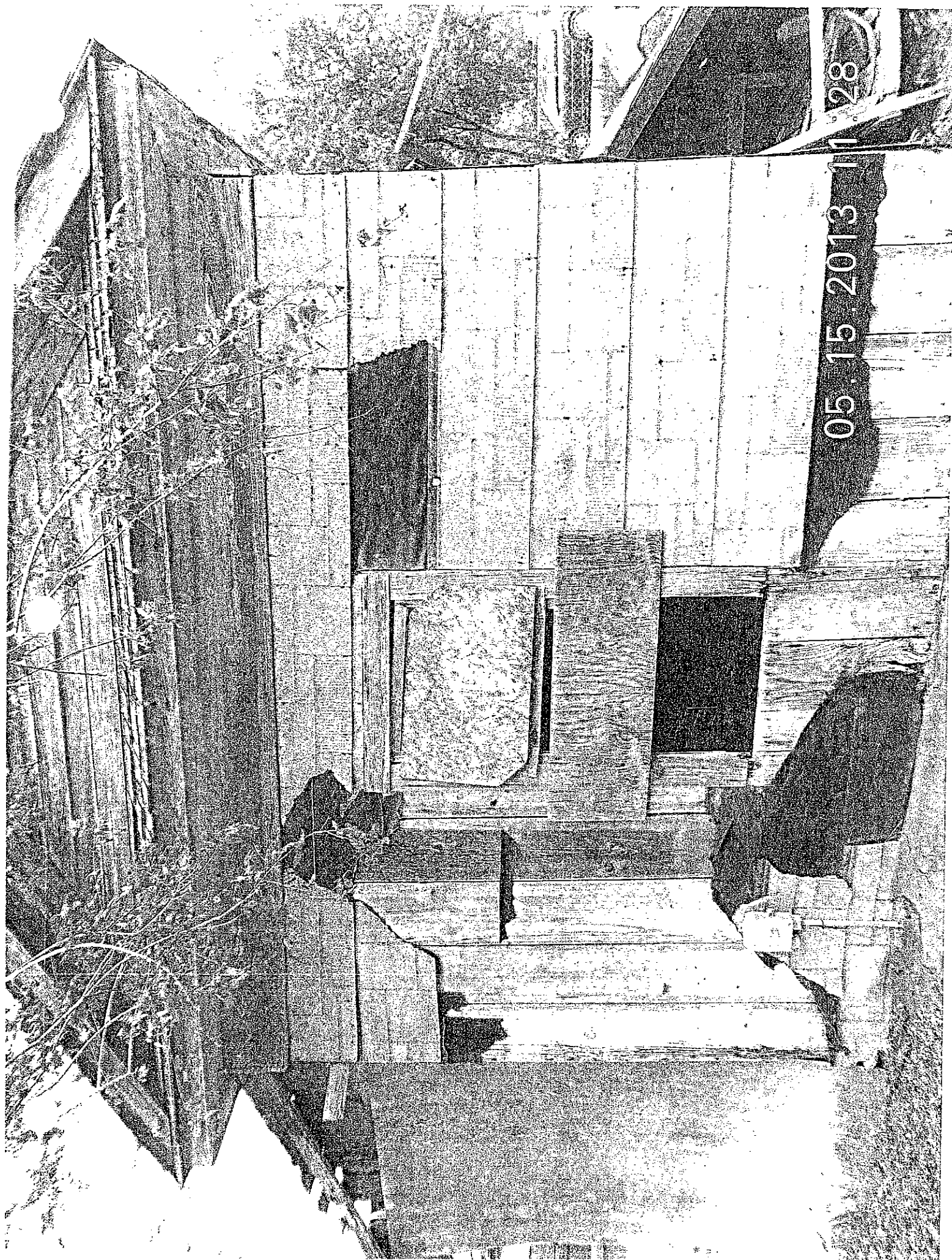


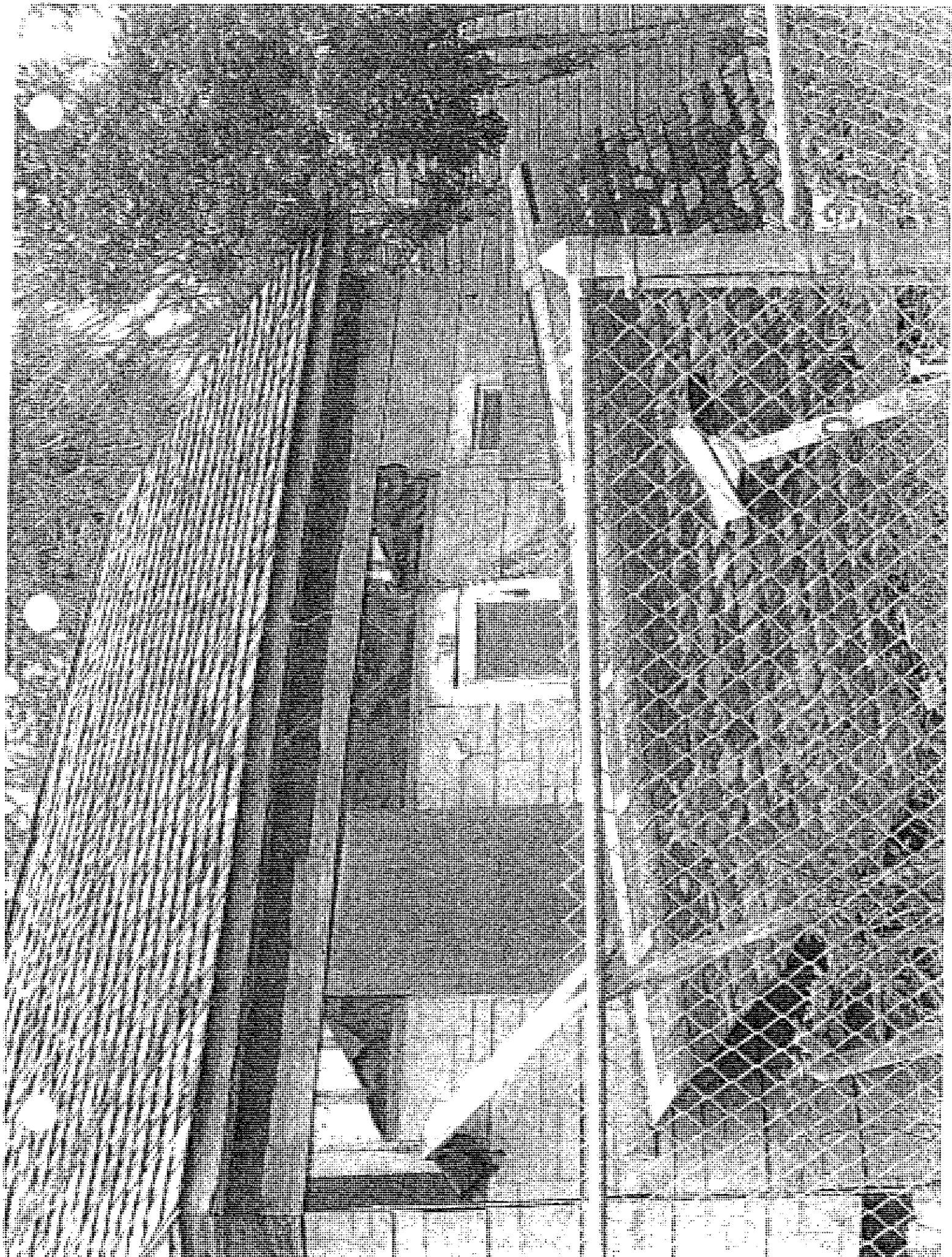






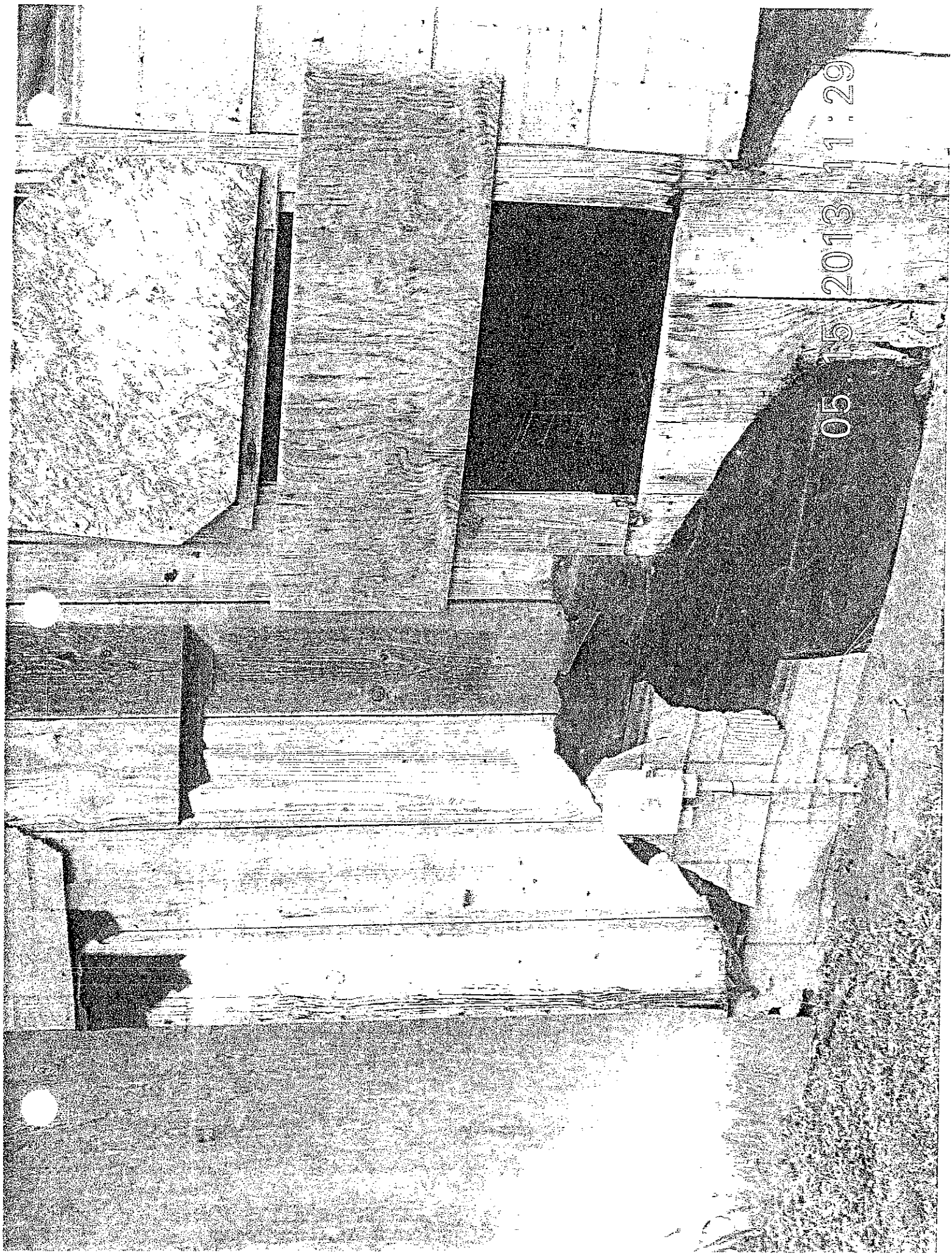


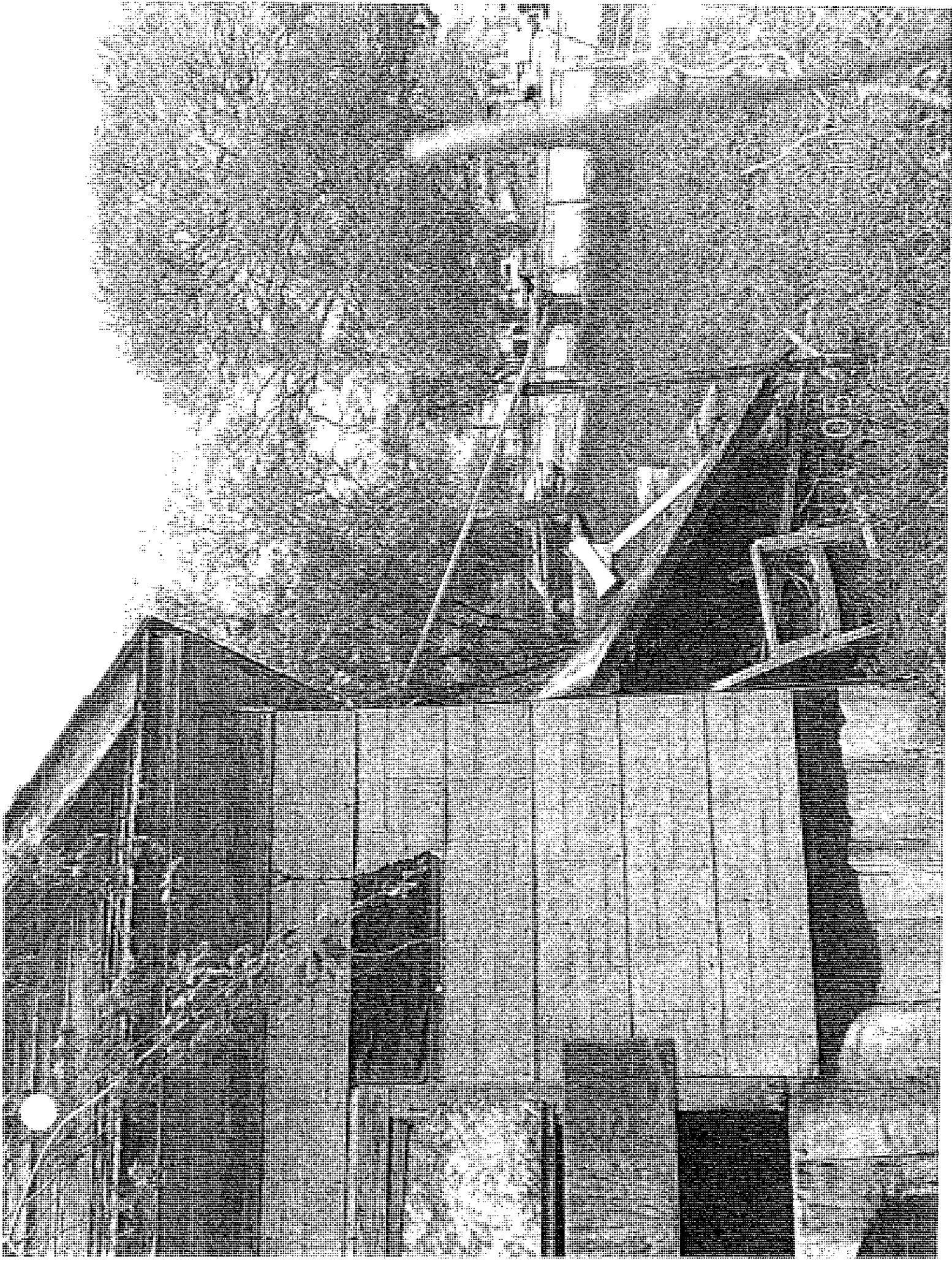




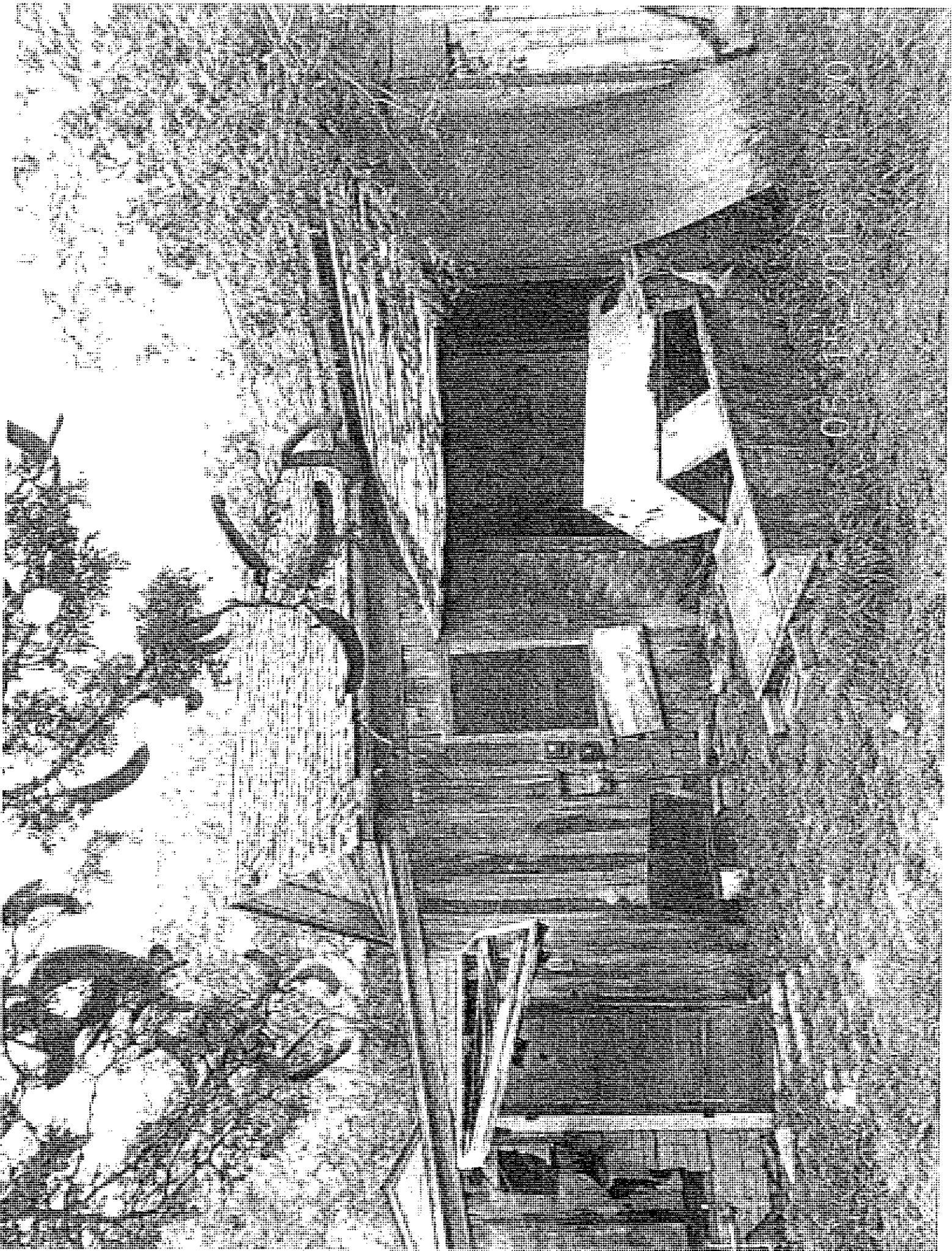


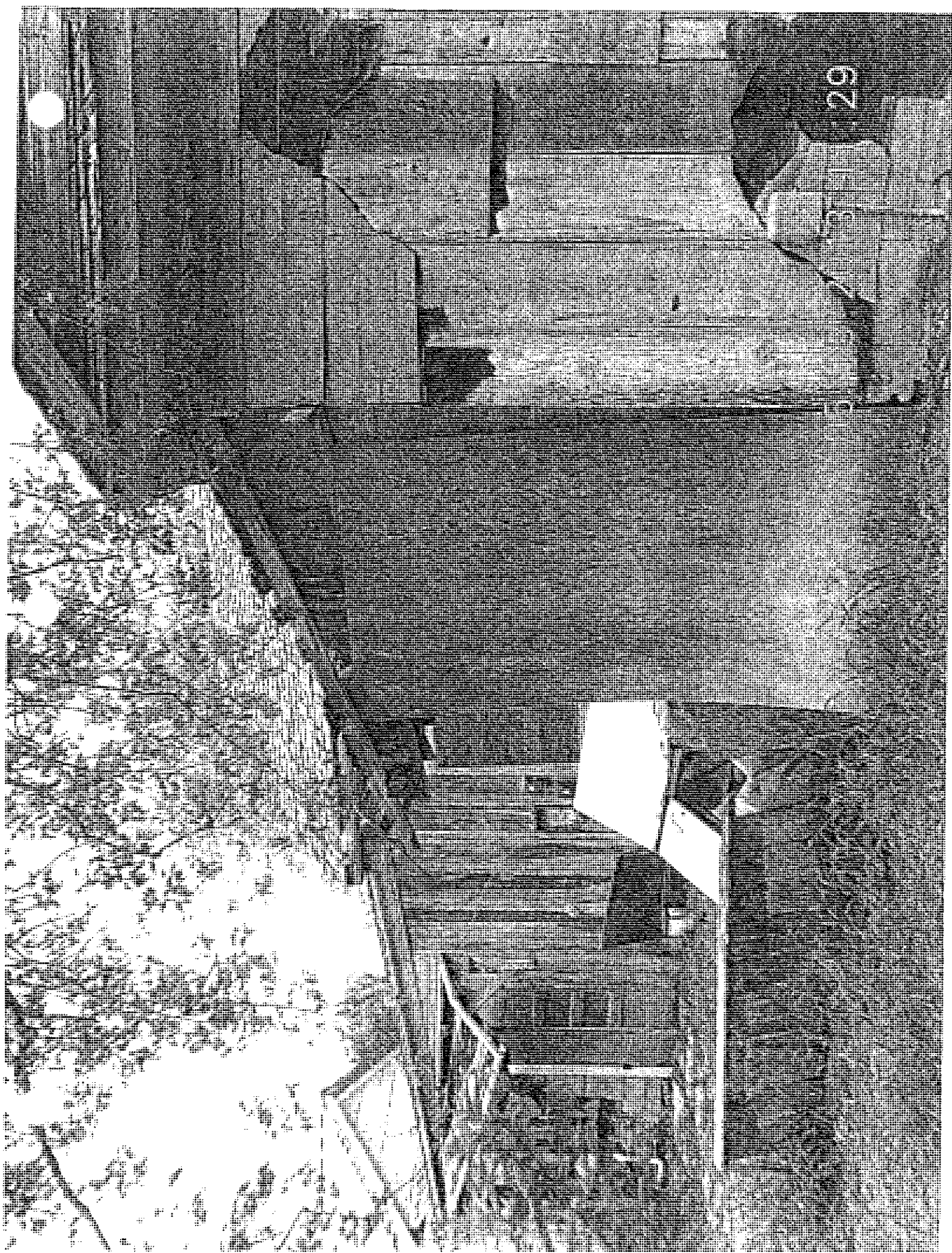
05 15 2013 11:29



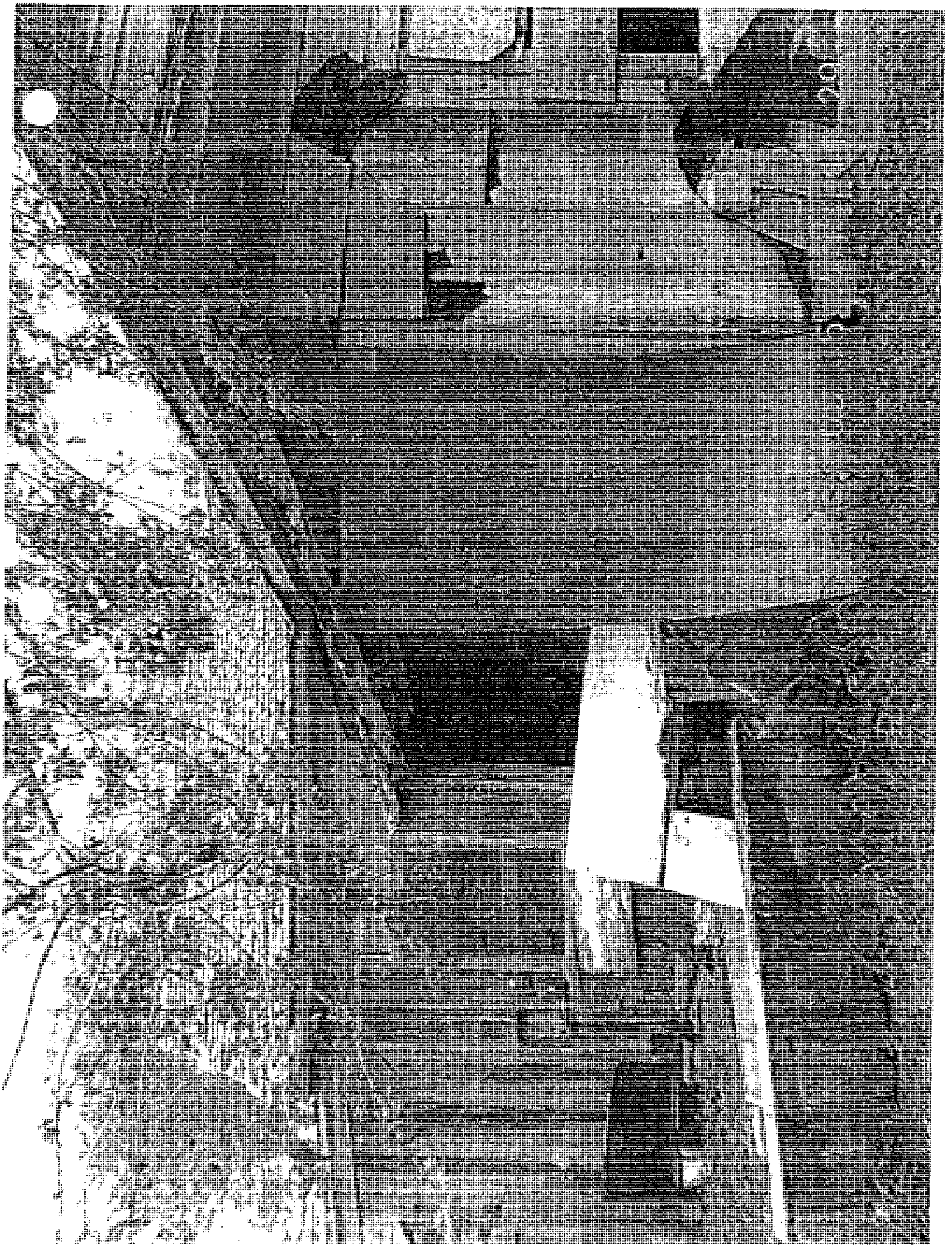




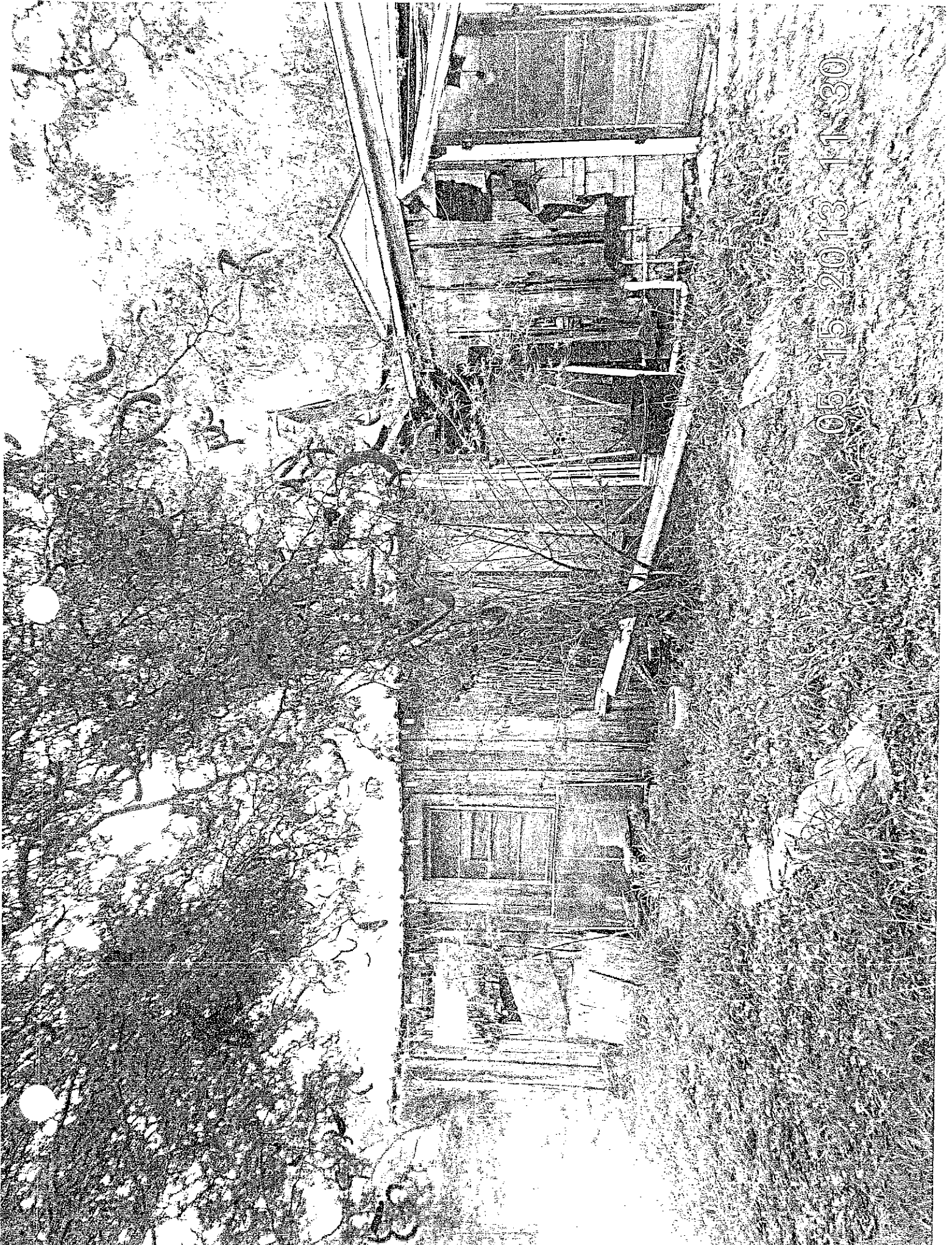






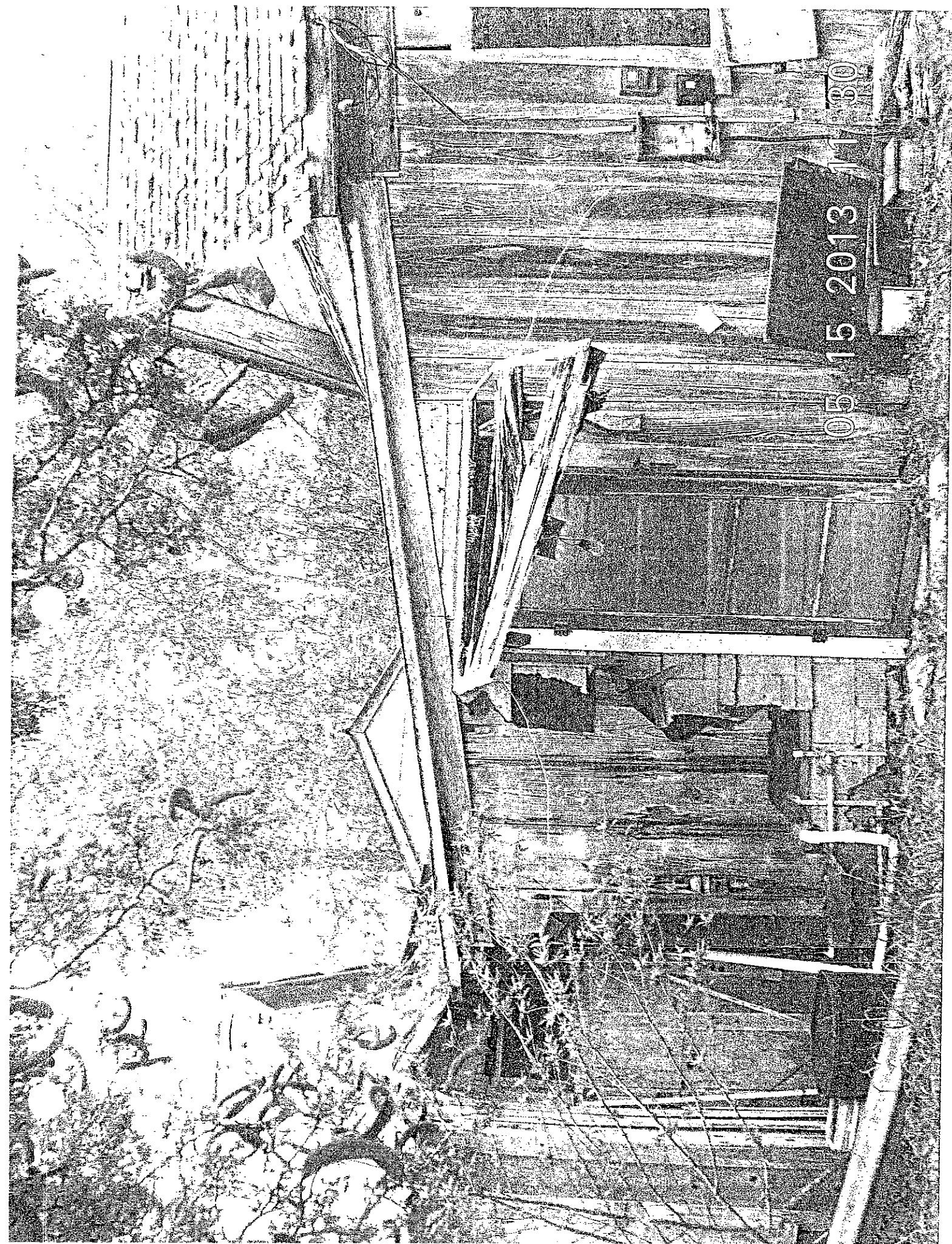


05-15-2013 11:30

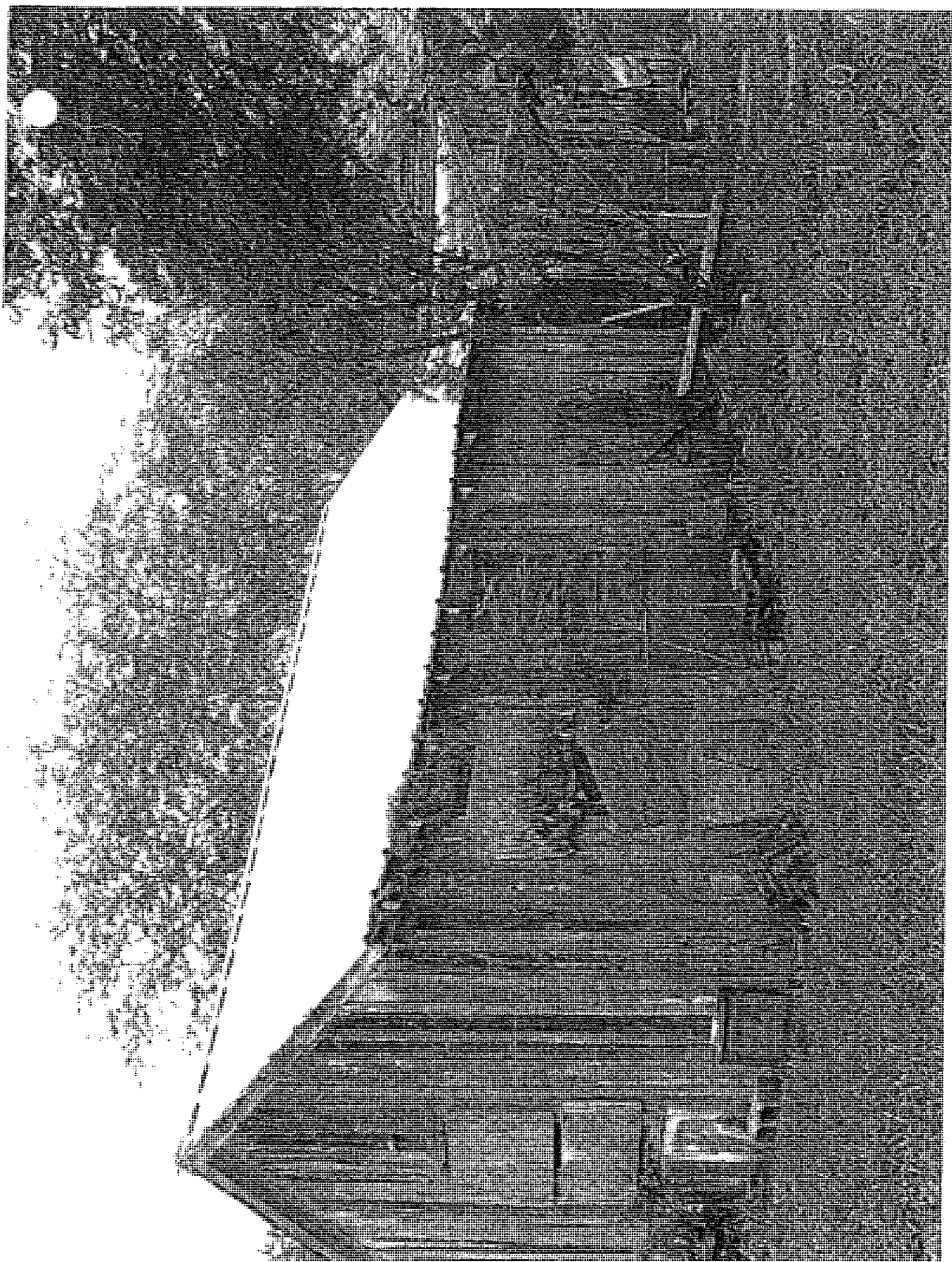




05.15.2013 11:30







# **PUBLIC HEARING #6**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 619 W. WARREN		INSPECTOR DANIEL RAMIREZ
LEGAL DESCRIPTION 10TH.	BLOCK 9	LOT 4,5,6,7
OWNER NAME MILDRED CALHOUN	OWNER'S ADDRESS 1904 HAMMERWOOD DR.	CITY/STATE/ZIP MISSOURI CITY, TX. 77489

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N  Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
Condition			X		AB,C,D,H,L	
<b>Yard</b>						
Condition			X		OV	
<b>Utilities</b>						
Electric			X		OU	
Gas				X	OU	
Water				X	OU	
<b>Roof</b>						
Covering			X		B,C,H,I,L,OU	
<b>Walls</b>						
Exterior				X	B,C,D,H,L	
Interior				X		
Ceilings						
<b>Windows/Doors</b>						
Secured			X			
Condition			X		B,D,MI	
<b>Foundation</b>						
Exterior			X		C,D,H	
Interior				X		
<b>Plumbing</b>			X		OU	
<b>Electrical</b>			X		OU	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZADOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS. HAS BEEN WITHOUT WATER SINCE 11/1/11

SIGNATURE:

*Daniel H. Ramirez*  
DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 12/31/2013



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 619 W. WARREN		INSPECTOR DANIEL RAMIREZ	
LEGAL DESCRIPTION 10TH.	BLOCK 9	LOT 4,5,6,7	
OWNER NAME MILDRED CALHOUN	OWNER'S ADDRESS 1907 HAMMERWOOD DR.	CITY/STATE/ZIP MISSOURI CITY, TX. 77489	

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
<b>Building</b>						
Condition			X		AB, C, D, H, L	1,2
<b>Yard</b>						
Condition			X		OV	
<b>Utilities</b>						
Electric			X		OU,	
Gas				X	OU	
Water				X	OU	
<b>Roof</b>						
Covering			X		B,C,D,H,I,L,OU	4,5
<b>Walls</b>						
Exterior			X		B,C,D,H,L	
Interior				X		
Ceilings				X		
<b>Windows/Doors</b>						
Secured			X			
Condition			X		B,D,MI	
<b>Foundation</b>						
Exterior			X		C,D,H	
Interior				X		
<b>Plumbing</b>			X		OU,	
<b>Electrical</b>			X		OU,	

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZADOUS STATE OF DISREPAIR. IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/VAGRANTS.HAS BEEN WITHOUT WATER SINCE 11/1/11.

SIGNATURE:

*Daniel H. Ramirez*

DATE: 11/6/2013

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

Four  
Letter

1

## CONDEMNATION CHECKLIST

Property Address:

619 W Warren

Phone: \_\_\_\_\_

Property Owner:

Emma Wells & Mildred Calhoun

Phone: \_\_\_\_\_

Owner's Address:

1907 Hammermill Dr  
Missouri City, TX 77489

Fax: \_\_\_\_\_

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> 11-7-13	11-7-13	1. Identify structure unfit for human habitation.
<input type="checkbox"/> 11-7-13	11-7-13	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> 11-7-13	11-7-13	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> 11-7-13	11-7-13	4. Obtain legal description.
<input type="checkbox"/> 11-7-13	11-7-13	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> 11-7-13	11-7-13	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.
<input type="checkbox"/>		7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> 1-24-14	1-24-14	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> 1-24-14	1-24-14	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.
		<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> 1-27-14	1-27-14	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> 1-27-14	1-27-14	10. Post sign on property advising date the City



<input type="checkbox"/> _____	_____
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____
<input type="checkbox"/> _____	_____

Council will consider condemnation of structure.

11. Within the Historical District. Meeting date to be heard by the Historical Development Board.
12. Photograph posted sign with date stamp.
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 46<sup>th</sup> 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

☐

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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.

# CONDEMNATION CHECKLIST

Property Address:

619 W. Women

Phone:

Property Owner:

907 Hammerwood Dr

Phone:

Owner's Address:

Missouri City, TX 77489  
Emma Welles Est. Mildred  
Calhoun

Fax:

BEGINNING DATE	ENDING DATE	ACTION
<input type="checkbox"/> 6-26-12	6-26-12	1. Identify structure unfit for human habitation.
<input type="checkbox"/> 6-26-12	6-26-12	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report.
		<input type="checkbox"/> b. Photograph property.
<input type="checkbox"/> 6-26-12	6-26-12	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> 6-26-12	6-26-12	4. Obtain legal description.
<input type="checkbox"/> 6-26-12	6-26-12	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> 6-26-12	6-26-12	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.
<input type="checkbox"/> 4-23-13	4-23-13	7. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> 6-17-13	6-17-13	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.
<input type="checkbox"/> 6-17-13	6-17-13	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> 6-18-13	6-18-13	1) Post affidavit in newspaper twice a week for one week
		9. Post sign on property advising date the City Council will consider condemnation of structure.

resend

☐ 6-18-13      6-18-13  
☐ 6-18-13      6-18-13

☐ 6-18-13      6-18-13

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☐ \_\_\_\_\_

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 46<sup>th</sup> 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.



DATE 06/17/2013

## STATEMENT OF ALL TAXES DUE

DG

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-011-009-04000-192 \*  
\* 10TH, BLOCK 9, LOT 4-7 \*  
\* \*  
\* TOWN - LOCATION- 619 W WARREN \*  
\* ACRES - .321 \*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 1040 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 3040 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE \*  
\*\*\*\*\*  
WELLS EMMA EST  
% MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY TX 77489

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	.00	.00	.00	.00
TAXES 2011	86.82	25.17	22.39	134.38
TAXES 2012	95.54	14.32	.00	109.86
	-----	-----	-----	-----
	182.36	39.49	22.39	244.24
				=====
ACCT # 1-011-009-04000-192		TOTAL DUE 06/2013		244.24
		TOTAL DUE 07/2013		270.74
		TOTAL DUE 08/2013		272.91
		TOTAL DUE 09/2013		275.09

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 43.55 9.45 5.39 58.39 \*  
\* CITY OF KINGSVILLE 49.04 10.63 6.05 65.72 \*  
\* KINGSVILLE ISD 86.17 18.63 10.51 115.31 \*  
\* SOUTH TX WATER AUTH 3.60 .78 .44 4.82 \*  
\*\*\*\*\*  
TAX LEVY FOR THE CURRENT ROLL YEAR: 137 22.64  
TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 25.60  
TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 45.42  
TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 1.88  
TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 95.54

DATE 04/24/2013

## STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-011-009-04000-192 \*  
\* 10TH, BLOCK 9, LOT 4-7 \*  
\* \*  
\* TOWN - LOCATION- 619 W WARREN \*  
\* ACRES - .321 \*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 1040 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 3040 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE \*  
\*\*\*\*\*  
WELLS EMMA EST  
% MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY TX 77489

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2010	.00	.00	.00	.00
TAXES 2011	86.82	23.45	22.05	132.32
TAXES 2012	95.54	10.51	.00	106.05
	-----	-----	-----	-----
	182.36	33.96	22.05	238.37
				=====

ACCT # 1-011-009-04000-192	TOTAL DUE 04/2013	238.37
	TOTAL DUE 05/2013	241.33
	TOTAL DUE 06/2013	244.24
	TOTAL DUE 07/2013	270.74

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 43.55 8.14 5.31 57.00 \*  
\* CITY OF KINGSVILLE 49.04 9.15 5.95 64.14 \*  
\* KINGSVILLE ISD 86.17 15.99 10.35 112.51 \*  
\* SOUTH TX WATER AUTH 3.60 .68 .44 4.72 \*  
\*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 22.64  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 25.60  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 45.42  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 1.88  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 95.54

DATE 11/07/2013

## STATEMENT OF ALL TAXES DUE

SD

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

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-011-009-04000-192 \*  
\* \*  
\* 10TH, BLOCK 9, LOT 4-7 \*  
\* \*  
\* \*  
\* TOWN - LOCATION- 619 W WARREN \*  
\* ACRES - .321 \*  
\* \*  
\* LAND MKT VALUE 2000 IMPR/PERS MKT VALUE 1040 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 3040 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE \*  
\* \*\*\*\*\*

WELLS EMMA EST  
% MILDRED CALHOUN  
1907 HAMMERWOOD DR

MISSOURI CITY TX 77489

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2011	86.82	29.53	23.26	139.61
TAXES 2012	95.54	21.02	23.31	139.87
TAXES 2013	97.00	.00	.00	97.00
	279.36	50.55	46.57	376.48
				=====
			TOTAL DUE 11/2013	376.48
ACCT # 1-011-009-04000-192			TOTAL DUE 12/2013	378.69
			TOTAL DUE 01/2014	380.88
			TOTAL DUE 02/2014	389.85

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 66.19 12.09 11.12 89.40 \*  
\* CITY OF KINGSVILLE 74.64 13.60 12.53 100.77 \*  
\* KINGSVILLE ISD 132.34 23.85 22.00 178.19 \*  
\* SOUTH TX WATER AUTH 6.19 1.01 .92 8.12 \*  
\* \*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 22.64  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: CITY 25.60  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: KISD 46.17  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: STWA 2.59  
\* TOTAL TAX LEVY FOR THE CURRENT ROLL YEAR ..... 97.00

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:20AM

Prop ID	Owner	% Legal Description	Values
11092	10981	100.00 R Geo: 101100819000192	Effective Acres: 0.000000
MOORE JOHNNIE ADOLPH		10TH, BLOCK 8, LOT 19,20	Imp HS: 0 Market: 1,000
2212 WESTVIEW CT			Imp NHS: 0 Prod Loss: 0
SILVER SPRING, MD 20910-132			Land HS: 0 Appraised: 1,000
		Acres: 0.0000	Land NHS: 1,000 Cap: 0
		Map ID: PLAT	Prod Use: 0 Assessed: 1,000
		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

11884	11618	100.00 R Geo: 101100821000192	Effective Acres: 0.000000
BROOKS GENE IRAN		10TH, BLOCK 8, LOT 21-24	Imp HS: 0 Market: 2,000
(EXEC) ETAL			Imp NHS: 0 Prod Loss: 0
2808 SOUTHWEST BLVD			Land HS: 0 Appraised: 2,000
HOUSTON, TX 77004-7708		Acres: 0.0000	Land NHS: 2,000 Cap: 0
		Map ID: PLAT	Prod Use: 0 Assessed: 2,000
		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			2,000	0	2,000	0.842200	16.84

13502	12856	100.00 R Geo: 101100825000192	Effective Acres: 0.000000
ROBERTS OPHELIA		10TH, BLOCK 8, LOT 25,26, ACRES .0	Imp HS: 11,260 Market: 22,750
PO BOX 68			Imp NHS: 10,490 Prod Loss: 0
KINGSVILLE, TX 78364-0068			Land HS: 1,000 Appraised: 22,750
		Acres: 0.0000	Land NHS: 0 Cap: 0
		Map ID: PLAT	Prod Use: 0 Assessed: 22,750
		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			22,750	8,400	14,350	0.842200	120.86

14311	13425	100.00 R Geo: 101100827000192	Effective Acres: 0.000000
GARCIA ANNA MARIE		10TH, BLOCK 8, LOT 27-30	Imp HS: 0 Market: 2,000
SALINAS			Imp NHS: 0 Prod Loss: 0
ETAL - % RAMIREZ SALINAS			Land HS: 0 Appraised: 2,000
230 E ELLA AVE		Acres: 0.0000	Land NHS: 2,000 Cap: 0
KINGSVILLE, TX 78363-4520		Map ID: PLAT	Prod Use: 0 Assessed: 2,000
		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			2,000	0	2,000	0.842200	16.84

15887	19555	100.00 R Geo: 101100831000192	Effective Acres: 0.000000
ST PAUL A M E CHURCH		10TH, BLOCK 8, LOT 31, 32, (E X E M P T)	Imp HS: 0 Market: 27,080
529 W WARREN AVE			Imp NHS: 26,080 Prod Loss: 0
KINGSVILLE, TX 78363			Land HS: 0 Appraised: 27,080
		Acres: 0.0000	Land NHS: 1,000 Cap: 0
		Map ID: PLAT	Prod Use: 0 Assessed: 27,080
		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			27,080	27,080	0	0.842200	0.00

10764	10498	100.00 R Geo: 101100901000192	Effective Acres: 0.000000
WHITMIRE RAY E ETUX		10TH, BLOCK 9, LOT 1-3	Imp HS: 0 Market: 8,580
JOAN E			Imp NHS: 7,080 Prod Loss: 0
%LBC ENTERPRISES			Land HS: 0 Appraised: 8,580
PO BOX 3396		Acres: 0.0000	Land NHS: 1,500 Cap: 0
SANTA CLARA, CA 95055		Map ID: PLAT	Prod Use: 0 Assessed: 8,580
		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			8,580	0	8,580	0.842200	72.26

20045	30553	100.00 R Geo: 101100904000192	Effective Acres: 0.000000
WELLS EMMA EST		10TH, BLOCK 9, LOT 4-7	Imp HS: 0 Market: 3,040
% MILDRED CALHOUN			Imp NHS: 1,040 Prod Loss: 0
1907 HAMMERWOOD DR			Land HS: 0 Appraised: 3,040
MISSOURI CITY, TX 77489		Acres: 0.0000	Land NHS: 2,000 Cap: 0
		Map ID: PLAT	Prod Use: 0 Assessed: 3,040
		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			3,040	0	3,040	0.842200	25.60

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:20AM

Prop ID	Owner	% Legal Description	Values						
11092	10981	100.00 R Geo: 101100819000192	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000		
MOORE JOHNNIE ADOLPH		10TH. BLOCK 8, LOT 19,20		Imp NHS:	0	Prod Loss:	0		
2212 WESTVIEW CT				Land HS:	0	Appraised:	1,000		
SILVER SPRING, MD 20910-132				Land NHS:	1,000	Cap:	0		
	State Codes: C		Map ID:	PLAT	Prod Use:	0	Assessed:	1,000	
	Situs: 500 W RAGLAND 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			1,000	0	1,000	0.842200	8.42	
11884	11618	100.00 R Geo: 101100821000192	Effective Acres: 0.000000	Imp HS:	0	Market:	2,000		
BROOKS GENE IRAN		10TH, BLOCK 8, LOT 21-24		Imp NHS:	0	Prod Loss:	0		
(EXEC) ETAL				Land HS:	0	Appraised:	2,000		
2808 SOUTHWEST BLVD				Land NHS:	2,000	Cap:	0		
HOUSTON, TX 77004-7708				PLAT	Prod Use:	0	Assessed:	2,000	
	State Codes: C		Map ID:	Prod Mkt:	0	Exemptions:			
	Situs: 512 W RAGLAND		Mtg Cd:						
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			2,000	0	2,000	0.842200	16.84	
13502	12856	100.00 R Geo: 101100825000192	Effective Acres: 0.000000	Imp HS:	11,260	Market:	22,750		
ROBERTS OPHELIA		10TH, BLOCK 8, LOT 25,26, ACRES .0		Imp NHS:	10,490	Prod Loss:	0		
PO BOX 68				Land HS:	1,000	Appraised:	22,750		
KINGSVILLE, TX 78364-0068				Land NHS:	0	Cap:	0		
	State Codes: A		Map ID:	PLAT	Prod Use:	0	Assessed:	22,750	
	Situs: 518 W RAGLAND 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			22,750	8,400	14,350	0.842200	120.86	
14311	13425	100.00 R Geo: 101100827000192	Effective Acres: 0.000000	Imp HS:	0	Market:	2,000		
GARCIA ANNA MARIE		10TH, BLOCK 8, LOT 27-30		Imp NHS:	0	Prod Loss:	0		
SALINAS				Land HS:	0	Appraised:	2,000		
ETAL - % RAMIREZ SALINAS				Land NHS:	2,000	Cap:	0		
230 E ELLA AVE				PLAT	Prod Use:	0	Assessed:	2,000	
KINGSVILLE, TX 78363-4520				Prod Mkt:	0	Exemptions:			
	State Codes: C		Map ID:						
	Situs: 500 W RAGLAND BLK		Mtg Cd:						
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			2,000	0	2,000	0.842200	16.84	
15887	19555	100.00 R Geo: 101100831000192	Effective Acres: 0.000000	Imp HS:	0	Market:	27,080		
ST PAUL A M E CHURCH		10TH, BLOCK 8, LOT 31, 32, (E X E M P T)		Imp NHS:	26,080	Prod Loss:	0		
529 W WARREN AVE				Land HS:	0	Appraised:	27,080		
KINGSVILLE, TX 78363				Land NHS:	1,000	Cap:	0		
	State Codes: X		Map ID:	PLAT	Prod Use:	0	Assessed:	27,080	
	Situs: 532 W RAGLAND		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			27,080	27,080	0	0.842200	0.00	
10764	10498	100.00 R Geo: 101100901000192	Effective Acres: 0.000000	Imp HS:	0	Market:	8,580		
WHITMIRE RAY E ETUX		10TH, BLOCK 9, LOT 1-3		Imp NHS:	7,080	Prod Loss:	0		
JOAN E				Land HS:	0	Appraised:	8,580		
%LBC ENTERPRISES				Land NHS:	1,500	Cap:	0		
PO BOX 3396				PLAT	Prod Use:	0	Assessed:	8,580	
SANTA CLARA, CA 95055				Prod Mkt:	0	Exemptions:			
	State Codes: A		Map ID:						
	Situs: 629 W WARREN		Mtg Cd:						
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			8,580	0	8,580	0.842200	72.26	
20045	30553	100.00 R Geo: 101100904000192	Effective Acres: 0.000000	Imp HS:	0	Market:	3,040		
WELLS EMMA EST		10TH, BLOCK 9, LOT 4-7		Imp NHS:	1,040	Prod Loss:	0		
% MILDRED CALHOUN				Land HS:	0	Appraised:	3,040		
1907 HAMMERWOOD DR				Land NHS:	2,000	Cap:	0		
MISSOURI CITY, TX 77489				PLAT	Prod Use:	0	Assessed:	3,040	
	State Codes: A		Map ID:	Prod Mkt:	0	Exemptions:			
	Situs: 619 W WARREN TX		Mtg Cd:						
			DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE			3,040	0	3,040	0.842200	25.60	



# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

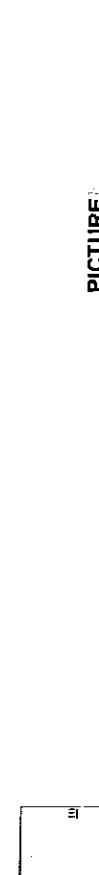
05/22/2013 11:47AM

Prop ID	Owner	% Legal Description	Values					
10764	10498	100.00 R Geo: 101100901000192	Effective Acres: 0.000000	Imp HS:	0	Market:	8,580	
WHITMIRE RAY E ETUX		10TH, BLOCK 9, LOT 1-3		Imp NHS:	7,080	Prod Loss:	0	
JOAN E				Land HS:	0	Appraised:	8,580	
%LBC ENTERPRISES			Acres: 0.0000	Land NHS:	1,500	Cap:	0	
PO BOX 3396		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	8,580	
SANTA CLARA, CA 95055		Situs: 629 W WARREN	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			8,580	0	8,580	0.842200	72.28
20045	30553	100.00 R Geo: 101100904000192	Effective Acres: 0.000000	Imp HS:	0	Market:	3,040	
WELLS EMMA EST		10TH, BLOCK 9, LOT 4-7		Imp NHS:	1,040	Prod Loss:	0	
% MILDRED CALHOUN				Land HS:	0	Appraised:	3,040	
1907 HAMMERWOOD DR			Acres: 0.0000	Land NHS:	2,000	Cap:	0	
MISSOURI CITY, TX 77489		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	3,040	
		Situs: 619 W WARREN 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			3,040	0	3,040	0.842200	25.60
21608	13914	100.00 R Geo: 101100908000192	Effective Acres: 0.000000	Imp HS:	0	Market:	10,270	
DIXON MYRTLE JEAN J		10TH, BLOCK 9, LOT 8-10		Imp NHS:	8,770	Prod Loss:	0	
826 PINOAK DR				Land HS:	0	Appraised:	10,270	
GRAND PRAIRIE, TX 75052-652			Acres: 0.0000	Land NHS:	1,500	Cap:	0	
		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	10,270	
		Situs: 613 W WARREN	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			10,270	0	10,270	0.842200	86.49
14749	13743	100.00 R Geo: 101100911000192	Effective Acres: 0.000000	Imp HS:	0	Market:	15,230	
GODLEY ADA MARIE		10TH, BLOCK 9, LOT 11,12		Imp NHS:	14,230	Prod Loss:	0	
6838 EVERHART RD				Land HS:	0	Appraised:	15,230	
APT 1709			Acres: 0.0000	Land NHS:	1,000	Cap:	0	
CORPUS CHRISTI, TX 78413-24		State Codes: A	Map ID:	PLAT Prod Use:	0	Assessed:	15,230	
		Situs: 609 W WARREN	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			15,230	0	15,230	0.842200	128.27
15535	14295	100.00 R Geo: 101100913000192	Effective Acres: 0.000000	Imp HS:	0	Market:	500	
HUNTER ALBERT A EST		10TH, BLOCK 9, LOT 13		Imp NHS:	0	Prod Loss:	0	
3602 BURKE RD				Land HS:	0	Appraised:	500	
APT 43			Acres: 0.0000	Land NHS:	500	Cap:	0	
PASADENA, TX 77504-2351		State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	500	
		Situs: 605 W WARREN BLK 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			500	0	500	0.842200	4.21
23882	19602	100.00 R Geo: 101100914000192	Effective Acres: 0.000000	Imp HS:	0	Market:	500	
CARSON KNOXIE H		10TH, BLOCK 9, LOT 14		Imp NHS:	0	Prod Loss:	0	
% ALBERT A HUNTER EST				Land HS:	0	Appraised:	500	
508 COUNTY ROAD 641			Acres: 0.0000	Land NHS:	500	Cap:	0	
DAYTON, TX 77535-5515		State Codes: C1	Map ID:	PLAT Prod Use:	0	Assessed:	500	
		Situs: 603 W WARREN BLK 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			500	0	500	0.842200	4.21
16320	31228	100.00 R Geo: 101100915000192	Effective Acres: 0.000000	Imp HS:	0	Market:	1,000	
KINGSVILLE AFFORDABLE		10TH, BLOCK 9, LOT 15, 16, (E X E M P T)		Imp NHS:	0	Prod Loss:	0	
HOUSING INC				Land HS:	0	Appraised:	1,000	
PO BOX 847			Acres: 0.0000	Land NHS:	1,000	Cap:	0	
KINGSVILLE, TX 78364-0847		State Codes: X	Map ID:	PLAT Prod Use:	0	Assessed:	1,000	
		Situs: 601 W WARREN	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			1,000	1,000	0	0.842200	0.00

PROPERTY 20045 R  
Map Description  
H, BLOCK 9, LOT 4-  
OWNER ID  
30553  
OWNERSHIP  
100.00%  
WELLS EMMA EST  
% MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY, TX 77489  
ACRES:  
EFF. ACRES:  
APPR VAL METHOD: Cost  
SKETCH for Improvement #1 (RESIDENTIAL)

VALUES	VALUES	VALUES
IMPROVEMENTS	100%	1,040
LAND MARKET	100%	2,000
MARKET VALUE	100%	3,040
PRODUCTIVITY LOSS		0
APPRAISED VALUE		3,040
HS CAP LOSS		0
ASSESSED VALUE		3,040

100904000192  
US 619 W WARREN TX  
GENERAL  
LITIES  
POGRAPHY  
AD ACCESS  
NING  
XT REASON  
LAST APPR. IE  
LAST APPR. YR 2013  
LAST INSP. DATE 04/16/2013  
NEXT INSP. DATE  
MARKS  
FOR 2013 ADD FF TABLE FF20D140 PER IE  
4/16/13 JO -- FOR '11 CHG DEPR % & PHY % TO  
20 PER POOR COND - CHG SG1 TO SGN PER  
NV PER LR 4/6/11 4/20/11 JO -- FOR 2008 ADD  
BUILDING PERMITS  
SUB DT PERMIT TYPE PERMIT AREA ST PERMIT VAL  
LE DT PRICE GRANTOR DEED INFO  
\*\*\*\*\* WELLS EMMA OT / /  
\*\*\*\*\* UNKNOWN OT / /



PICTURE



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/	672.0	46.77	1	1951	1951	20%	31,430	20%	20%	100%	100%	100%	0.04	1,260
OP1	OPEN PORCH B	R	FF	96.0	9.35	1	1951	1951	20%	900	20%	20%	100%	100%	100%	0.04	40
SGN	STORAGE (NO	F	NV/	240.0	0.00	1	0	0	100%	0	100%	100%	100%	100%	100%	1.00	0
RESIDENTIAL		STCD:	A1	1,008.0						32,330							0
																0.80	1,300
																	1,040

IMPROVEMENT FEATURES	1	FD6	0
Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style	1	RT1, RM1	0
Flooring	1	FL7	0
Plumbing	1	1	0

JBD: S011  
100.00% NBHD:  
TYPE DESCRIPTION  
MA MAIN AREA  
OP1 OPEN PORCH B  
SGN STORAGE (NO  
RESIDENTIAL  
MTHD CLASS/SUBCL  
R FF3/  
R FF  
F NV/  
STCD: A1  
AREA  
672.0  
96.0  
240.0  
1,008.0  
UNIT PRICE  
46.77  
9.35  
0.00  
Homestead: N  
UNITS  
1  
1  
0  
BUILT  
1951  
1951  
0  
EFF YR  
1951  
1951  
0  
COND.  
20%  
20%  
100%  
VALUE  
31,430  
900  
0  
DEPR  
20%  
20%  
100%  
PHYS  
20%  
20%  
100%  
ECON  
100%  
100%  
100%  
FUNC  
100%  
100%  
100%  
COMP  
100%  
100%  
100%  
ADJ  
0.04  
0.04  
1.00  
ADJ VALUE  
1,260  
40  
0  
0.80  
1,300  
1,040

JBD: S011  
100.00% NBHD:  
CLS TABLE  
FF20D140  
METH  
FF  
DIMENSIONS  
100X140  
UNIT PRICE  
20.00  
GROSS VALUE  
2,000  
IRR Wells: 0  
Capacity: 0  
VAL SRC  
1.00 A  
AG CLASS  
NO  
AG TABLE  
2,000  
AG UNIT PRC  
0.00  
AG VALUE  
0  
0

JBD: S011  
100.00% NBHD:  
CLS TABLE  
FF20D140  
METH  
FF  
DIMENSIONS  
100X140  
UNIT PRICE  
20.00  
GROSS VALUE  
2,000  
IRR Acres: 0  
Oil Wells: 0  
MKT VAL  
2,000  
AG APPLY  
NO  
AG CLASS  
NO  
AG TABLE  
2,000  
AG UNIT PRC  
0.00  
AG VALUE  
0  
0

JBD: S011  
100.00% NBHD:  
CLS TABLE  
FF20D140  
METH  
FF  
DIMENSIONS  
100X140  
UNIT PRICE  
20.00  
GROSS VALUE  
2,000  
IRR Acres: 0  
Oil Wells: 0  
MKT VAL  
2,000  
AG APPLY  
NO  
AG CLASS  
NO  
AG TABLE  
2,000  
AG UNIT PRC  
0.00  
AG VALUE  
0  
0

JBD: S011  
100.00% NBHD:  
CLS TABLE  
FF20D140  
METH  
FF  
DIMENSIONS  
100X140  
UNIT PRICE  
20.00  
GROSS VALUE  
2,000  
IRR Acres: 0  
Oil Wells: 0  
MKT VAL  
2,000  
AG APPLY  
NO  
AG CLASS  
NO  
AG TABLE  
2,000  
AG UNIT PRC  
0.00  
AG VALUE  
0  
0

values		
IMPROVEMENTS		1,040
LAND MARKET	+	2,000
MARKET VALUE	=	3,040
PRODUCTIVITY LOSS		0
APPRAISED VALUE	=	3,040
HS CAP LOSS	-	0
ASSESSED VALUE	=	3,040

## EXEMPTIONS

SUBD: S011 100.00% NBHD:

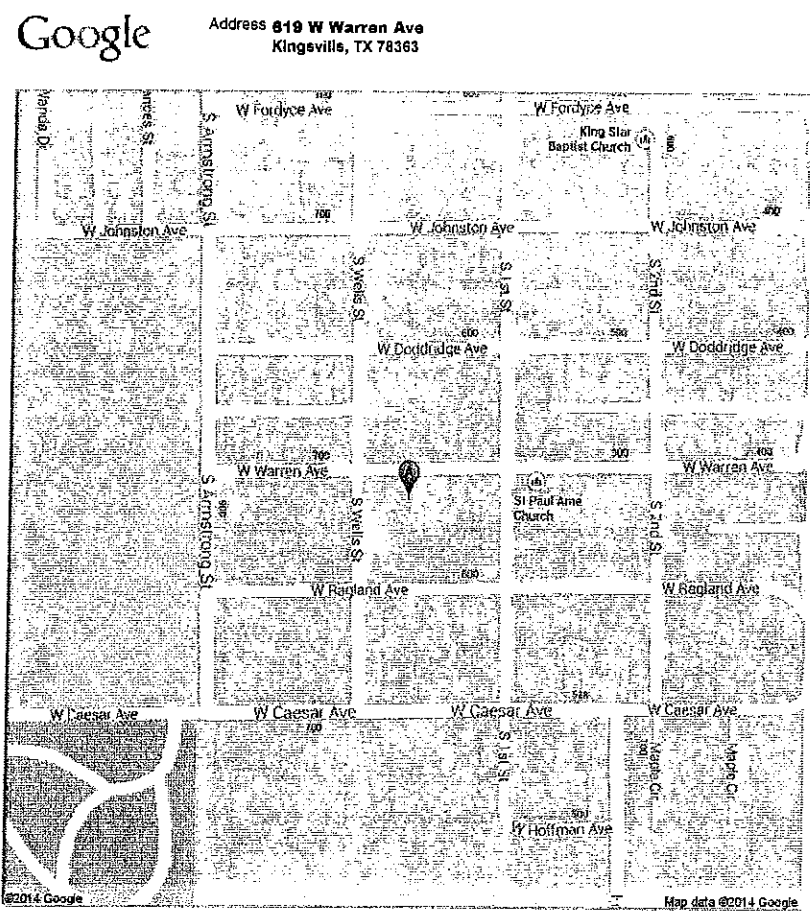
PR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
%	20%	100%	100%	100%	0.04	1,260
%	20%	100%	100%	100%	0.04	40
0%	100%	100%	100%	100%	1.00	0
						<u>1,300</u>
						<u>0.80</u>
						<u>1,040</u>

Foundation	1	FD6	0
Exterior Wall	1	EW1	0
Interior Finish	1	IN4	0
Roof Style	RT1, RM1		0
Flooring	1	FL7	0
Plumbing	1	1	0



SUBD: S011 100.00% NBHD:

IRR Acres: 0	Oil Wells: 0
MKT VAL	AG CLASS
2,000	AG TABLE
	AG UNIT PRC
	0.00
	AG VALUE
	0





7011 1570 0003 3833 0961

11-17-12

AS 78364



UNITED STATES POSTAGE  
\$06.11  
02 1M  
000424774E  
MAILED FROM ZIP CODE 75353

6-20

Emma Wells and Mildred Calhoun  
1907 Hammerwood Dr  
N NIXIE 773 CC 1 7207/14713

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC: 78364  
7746384145  
71310-00463-1A-40

CERTIFIED MAIL



7011 0110 0000 4433 4445



TEXAS 78364

RECEIVED  
11-12-2012

\$06.11



11-14

Emma Wells  
Mildred Calhoun  
1907 Hammerwood Dr  
NIXIE 773894009-IN 7489

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
RETURN TO SENDER

78364X5938574145



## 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:

Emma Wells  
1907 Hammerwood Dr  
Missouri City TX 77489

2. Article  
(Track)

7011 0110 0000 4433 0584

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Addressee  
*Emma Wells*  
B. Received by (Printed Name)  
C. Date of Delivery  
6-30  
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

## 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:

Emma Wells  
Melba Caldwell  
1907 Hammerwood Dr  
Missouri City TX 77489

2. Article  
(Track)

7011 0110 0000 4433 2137

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

## COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☒ Addressee  
*Emma Wells*  
B. Received by (Printed Name)  
C. Date of Delivery  
6-30  
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

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



JUNE 26, 2012

EMMA WELLS EST  
1907 HAMMERWOOD DR.  
MISSOURI CITY, TEXAS 77489

Re: 10<sup>TH</sup> ADD., BLOCK 9, LOT 4,5,6,7

619 W WARREN

Dear Sir or Madam:

It has been determined that the structure at **619 W WARREN** 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 29, 2012**) FROM RECEIPT THIS LETTER.

WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS (**JULY 9, 2012**) FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS (**JULY 29, 2012**) TO CORRECT SUBSTANDARD CONDITIONS.

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

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

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

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



April 23, 2013

EMMA WELLS EST MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY, TX 77489

Re: 10<sup>TH</sup>, BLOCK 9, LOT 4-7

619 W WARREN

Dear Sir or Madam:

It has been determined that the structure at 619 W WARREN 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.

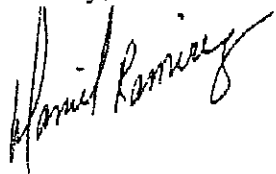
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

---

Daniel Ramirez  
Building Official

Enclosure



# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



NOVEMBER 7, 2013

EMMA WELLS EST MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY, TX 77489

Re: 10<sup>TH</sup>, BLOCK 9, LOT 4-7

619 W WARREN

Dear Sir or Madam:

It has been determined that the structure at **619 W WARREN** 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.**

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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,

and to endanger the safety and health of 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.

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('62 Code, § 4-6-1)

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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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive style with a long, sweeping underline.

---

Daniel Ramirez  
Building Official

Enclosure



## BUILDING DEPARTMENT

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

---

CERTIFIED MAIL – RETURN RECEIPT #7011 1570 0003 3833 0981

---

June 17, 2013

EMMA WELLS EST MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY, TX 77489

Re: **HEARING FOR PROPERTY AT 619 W WARREN**

Dear Sir or Madam:


On JUNE 26, 2012, a letter was sent from the City of Kingsville stating that your property located at **619 W WARREN** 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.

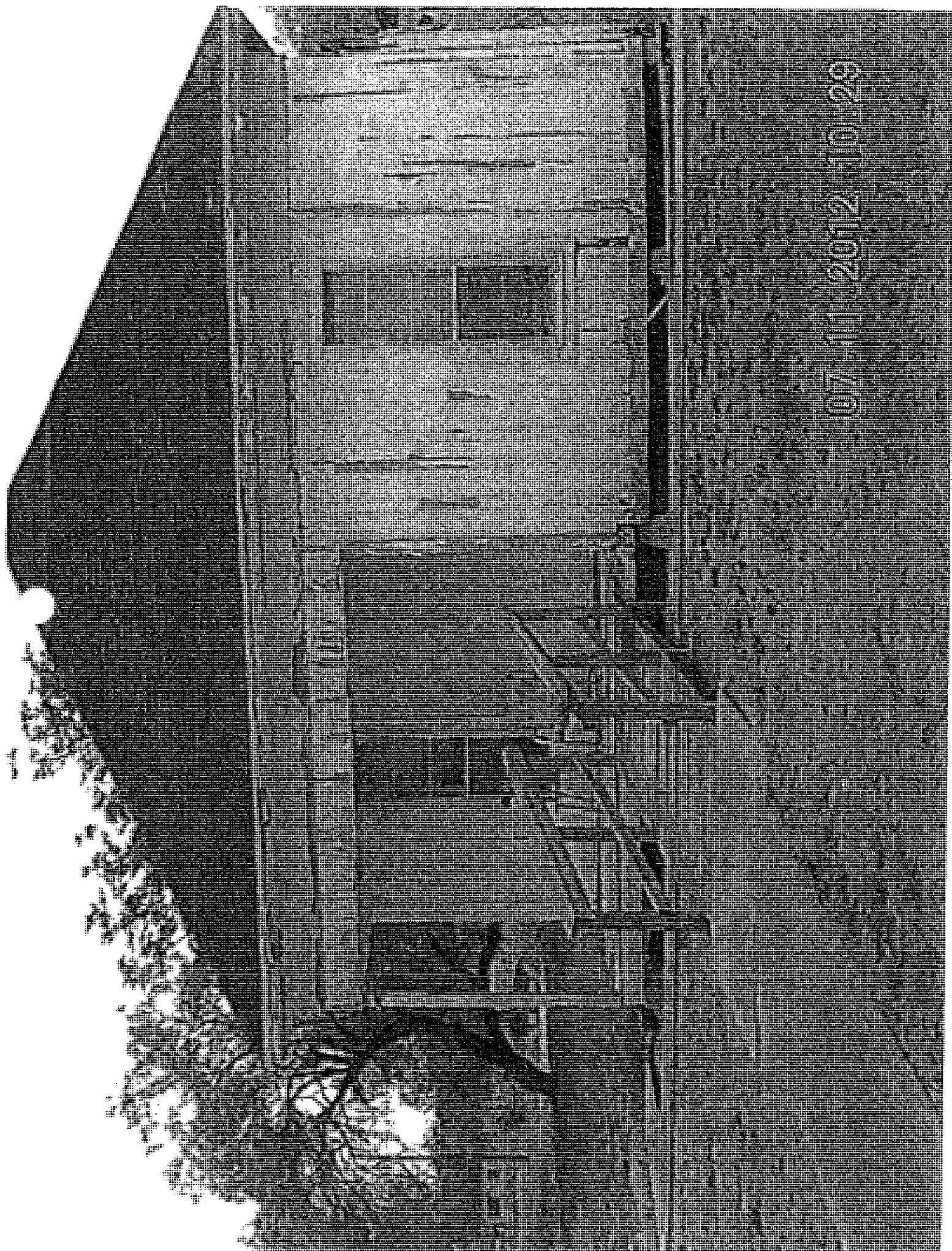
You are hereby cited to appear before the City Commission at a public hearing on **MONDAY, JULY 22, 2013 at 6:00 p.m.** to show cause why such structures should not be condemned. You may appear in person, by agent or by counsel at the hearing. You will need to submit at the hearing proof of the scope 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 JULY 22, 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.

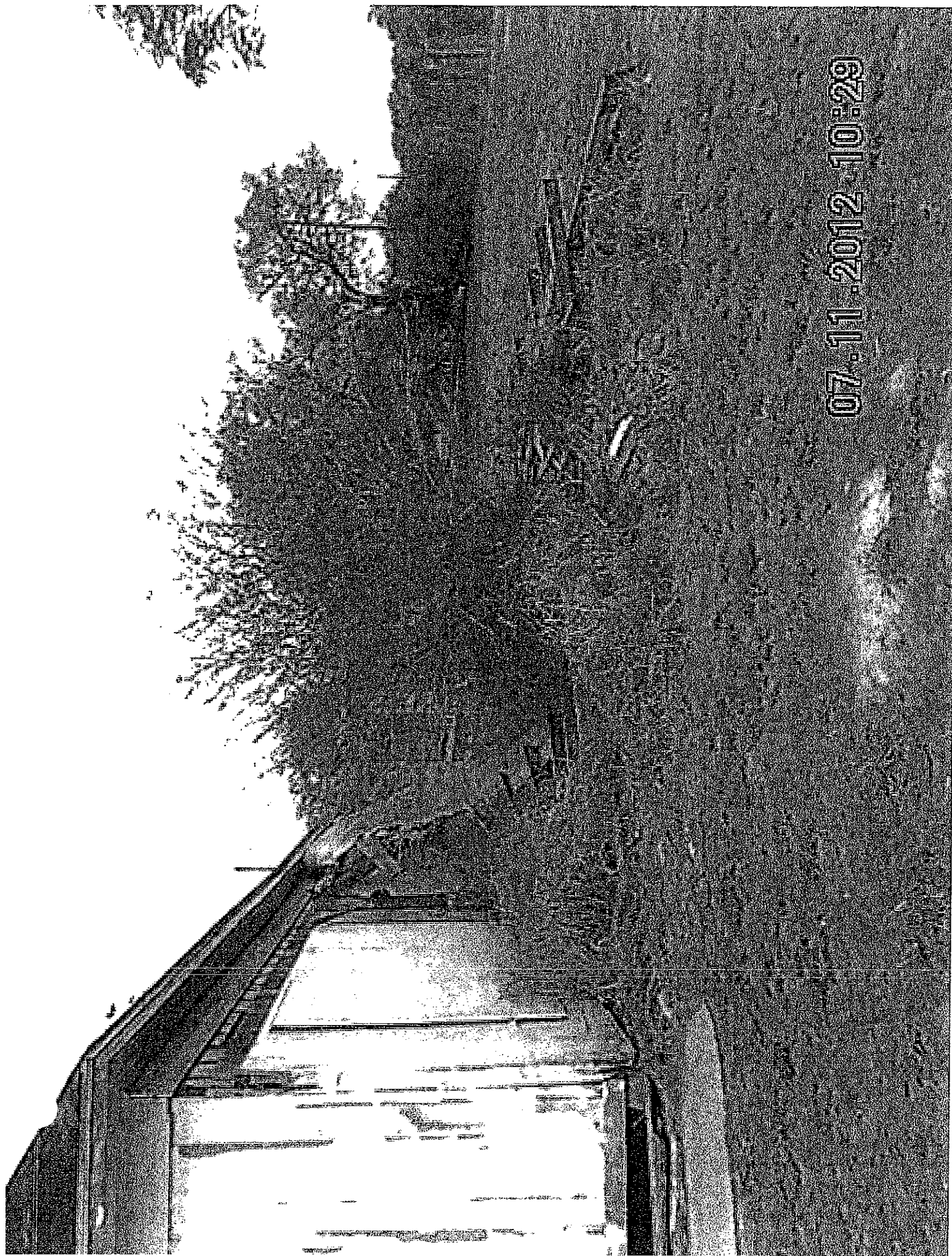
Sincerely,

  
Daniel Ramirez  
Building Official



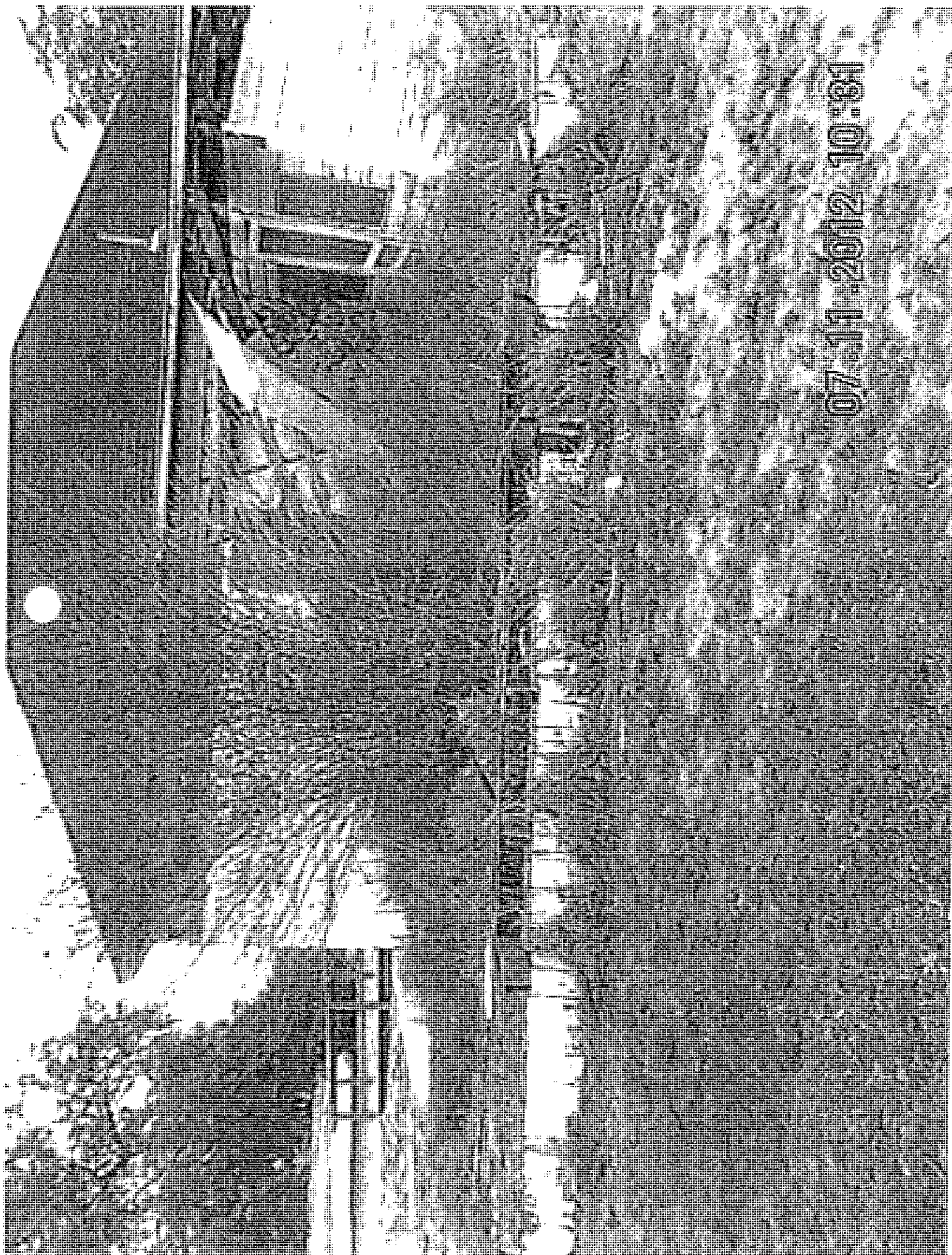
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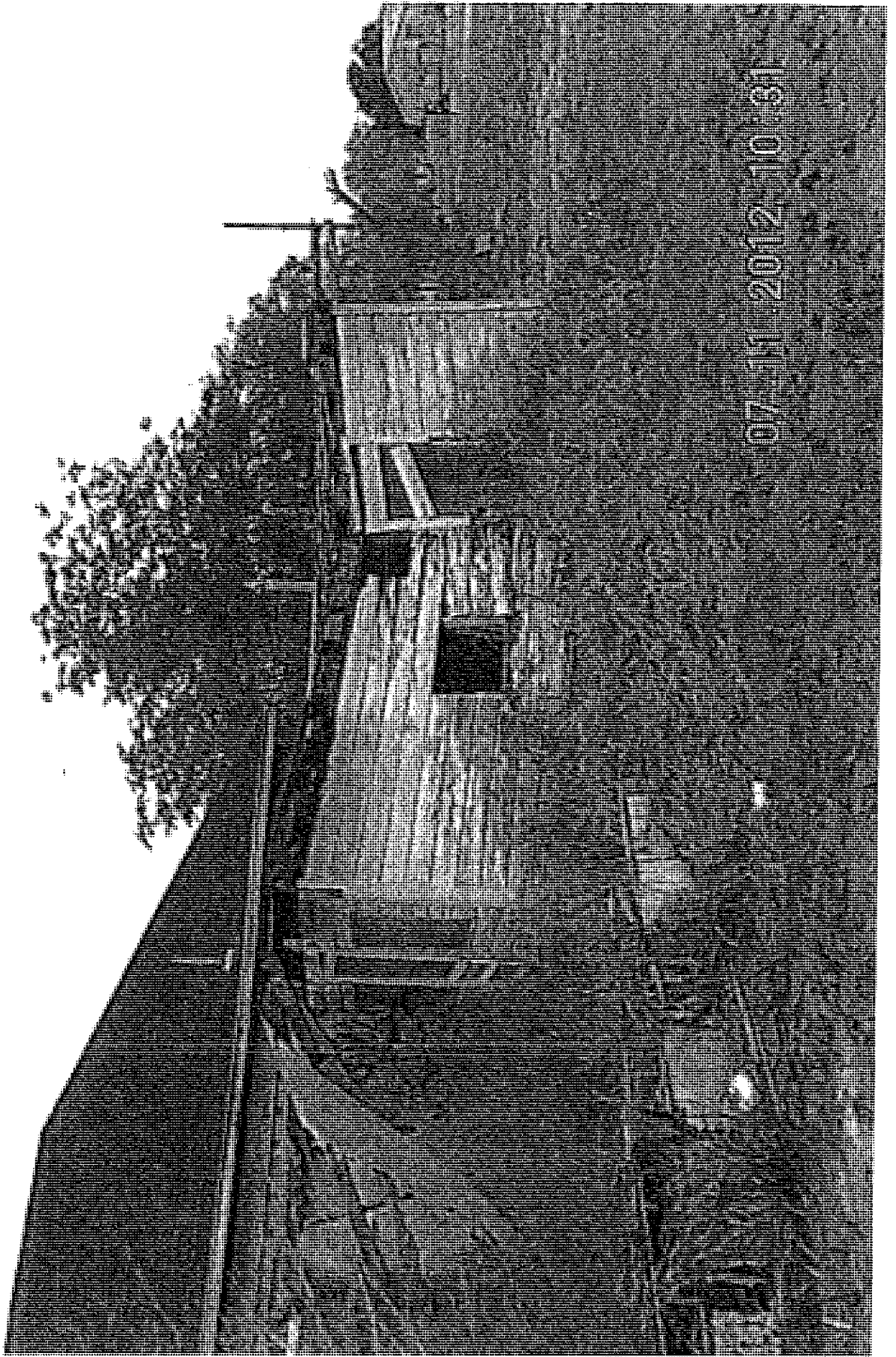




07-11-2012 10:29







07-11-2012 10:31

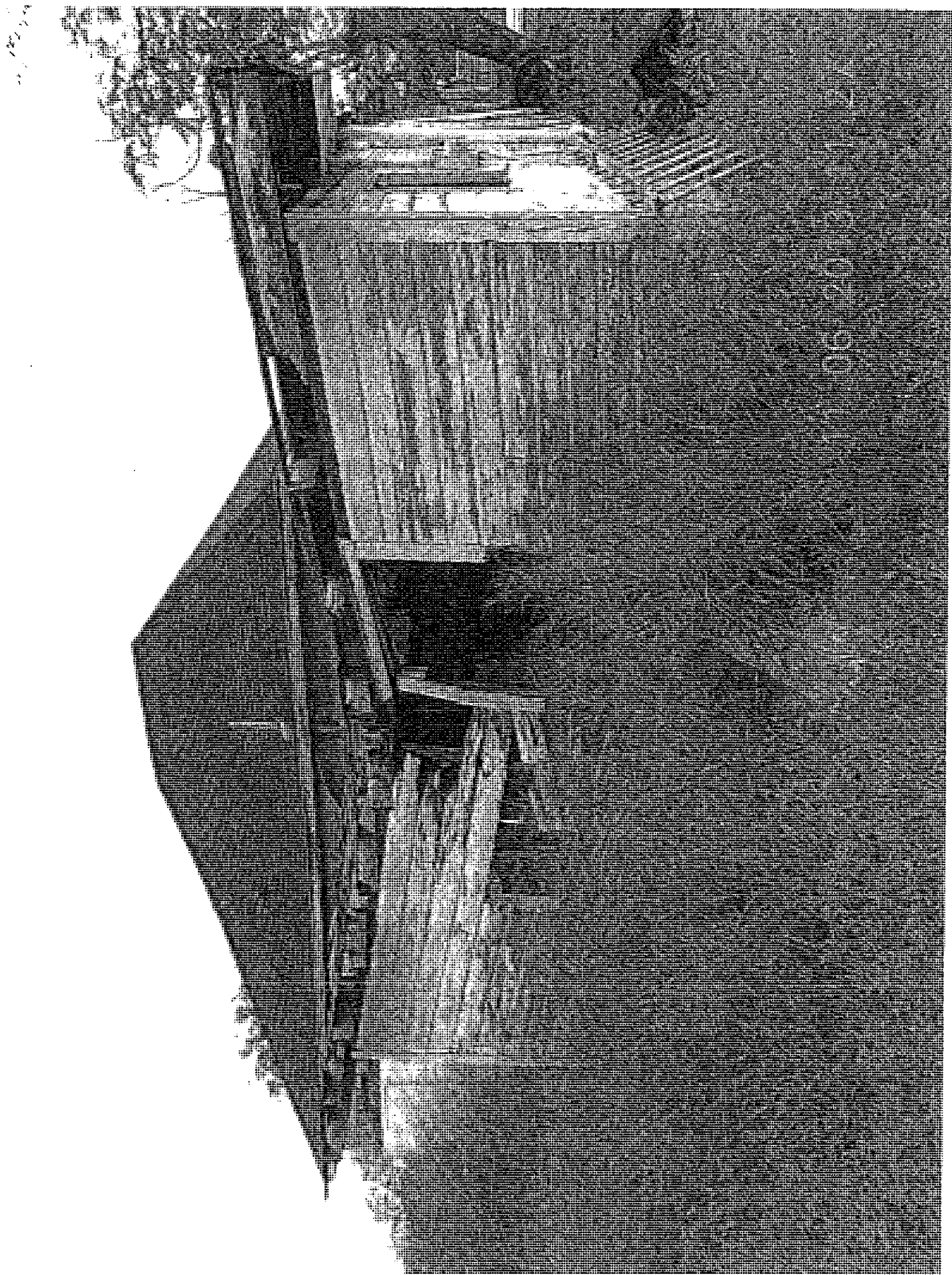


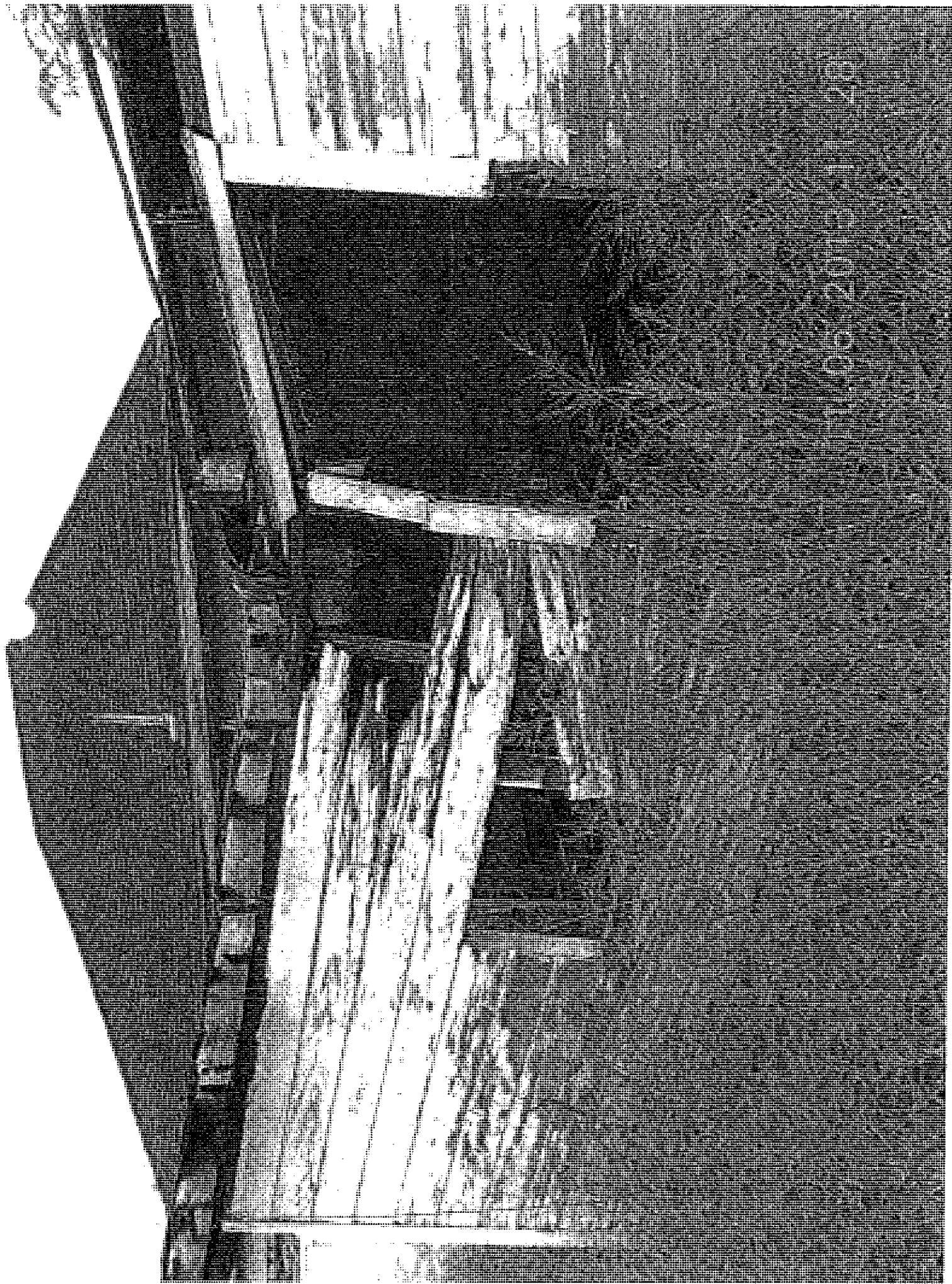
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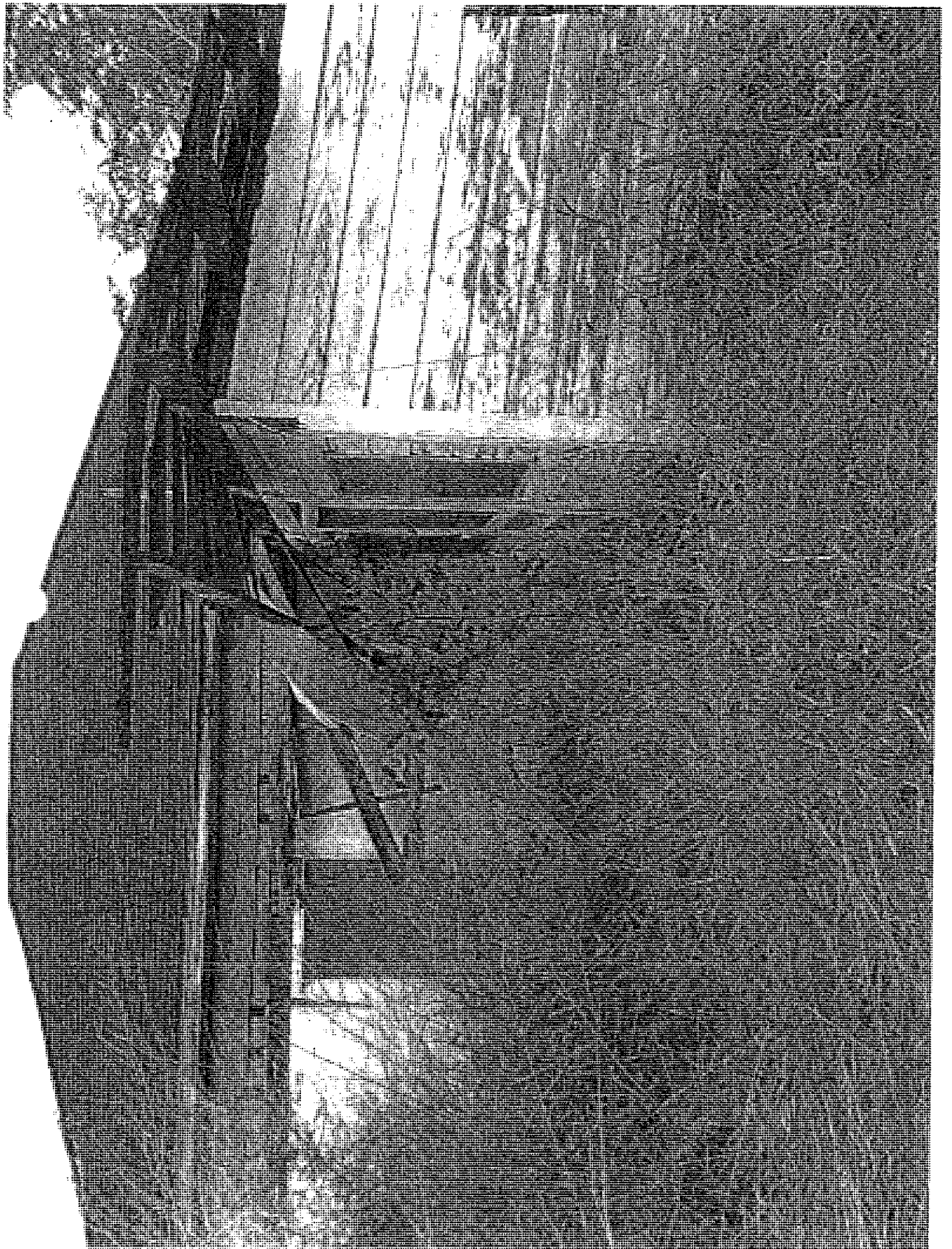


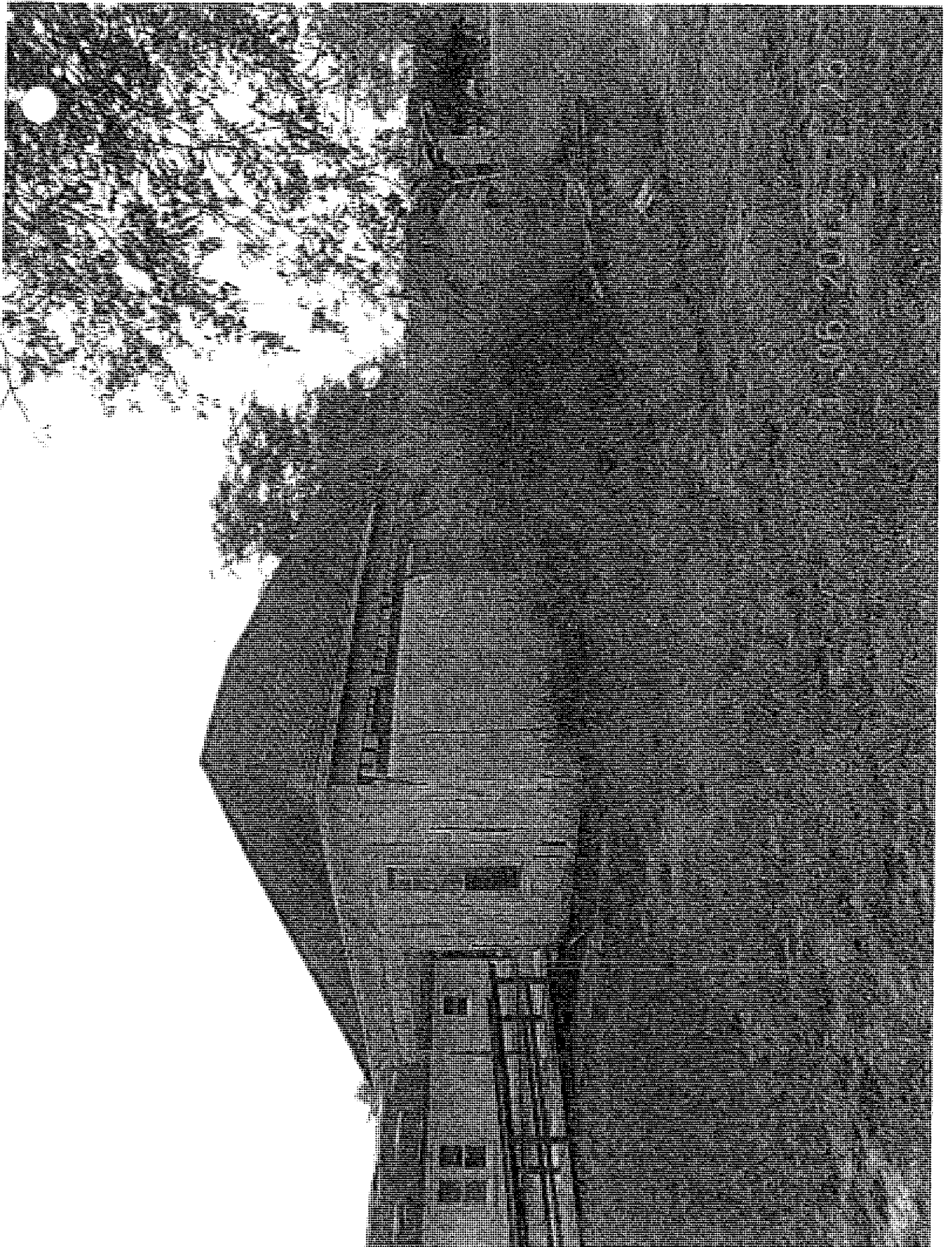






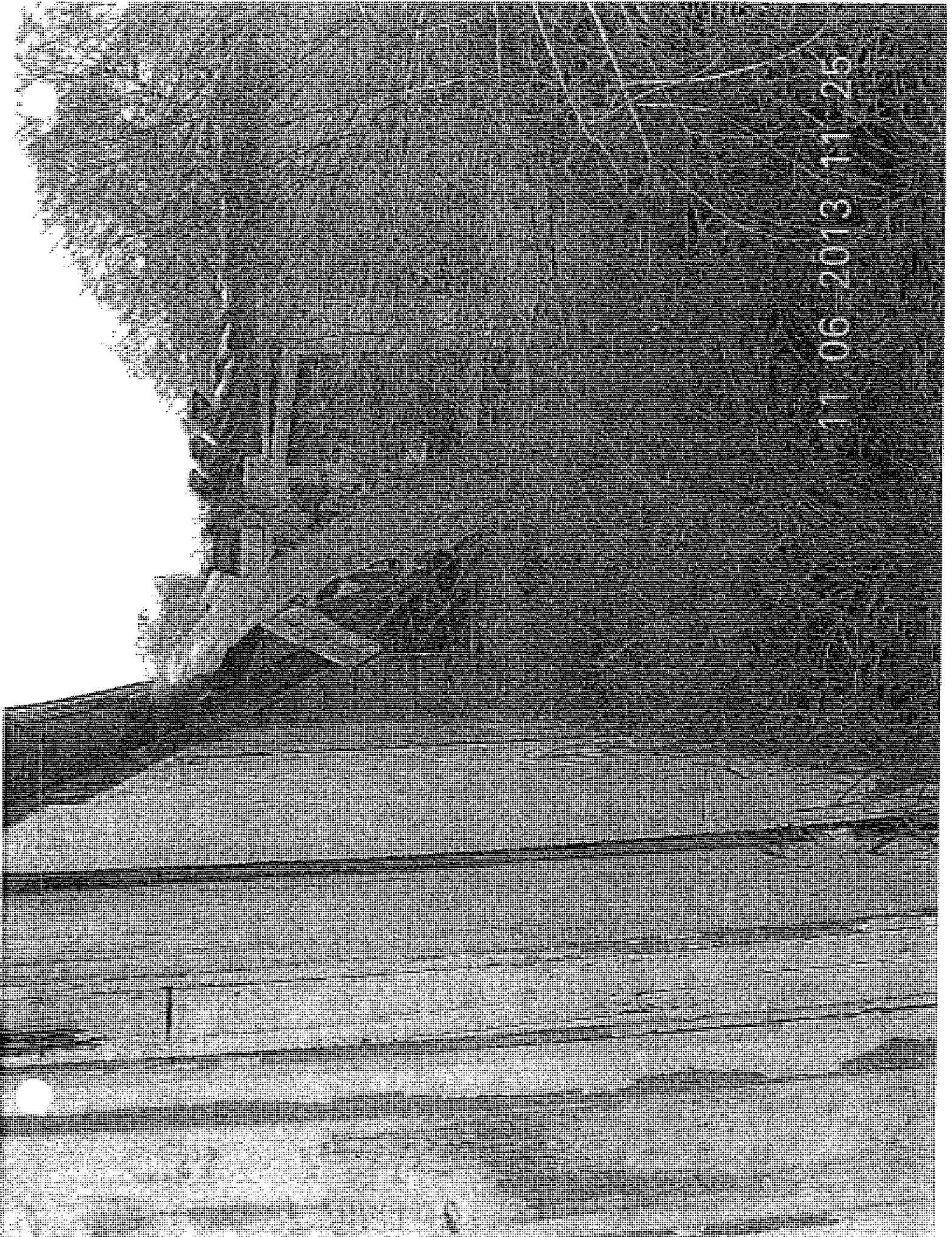


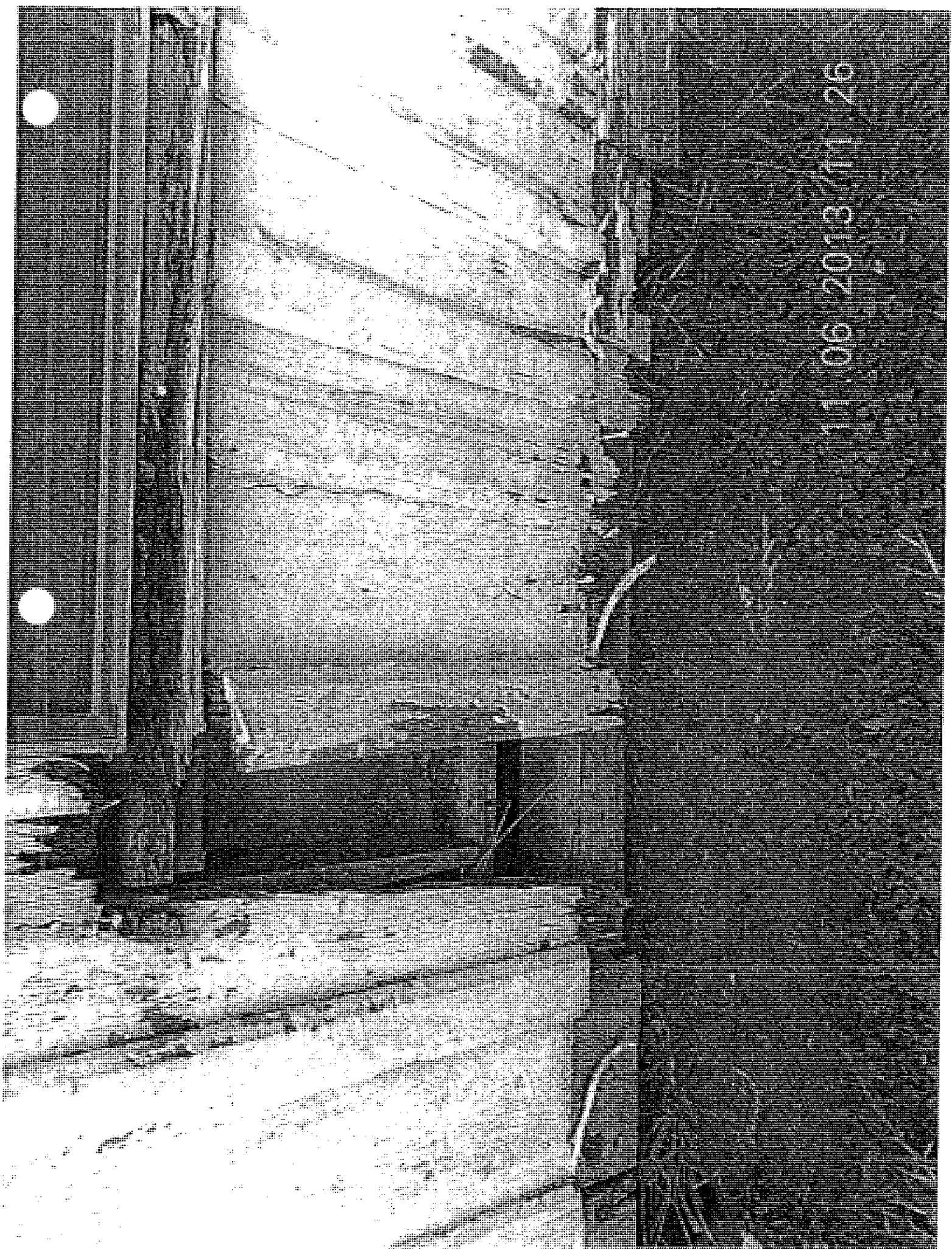






11 06 2013 11 25



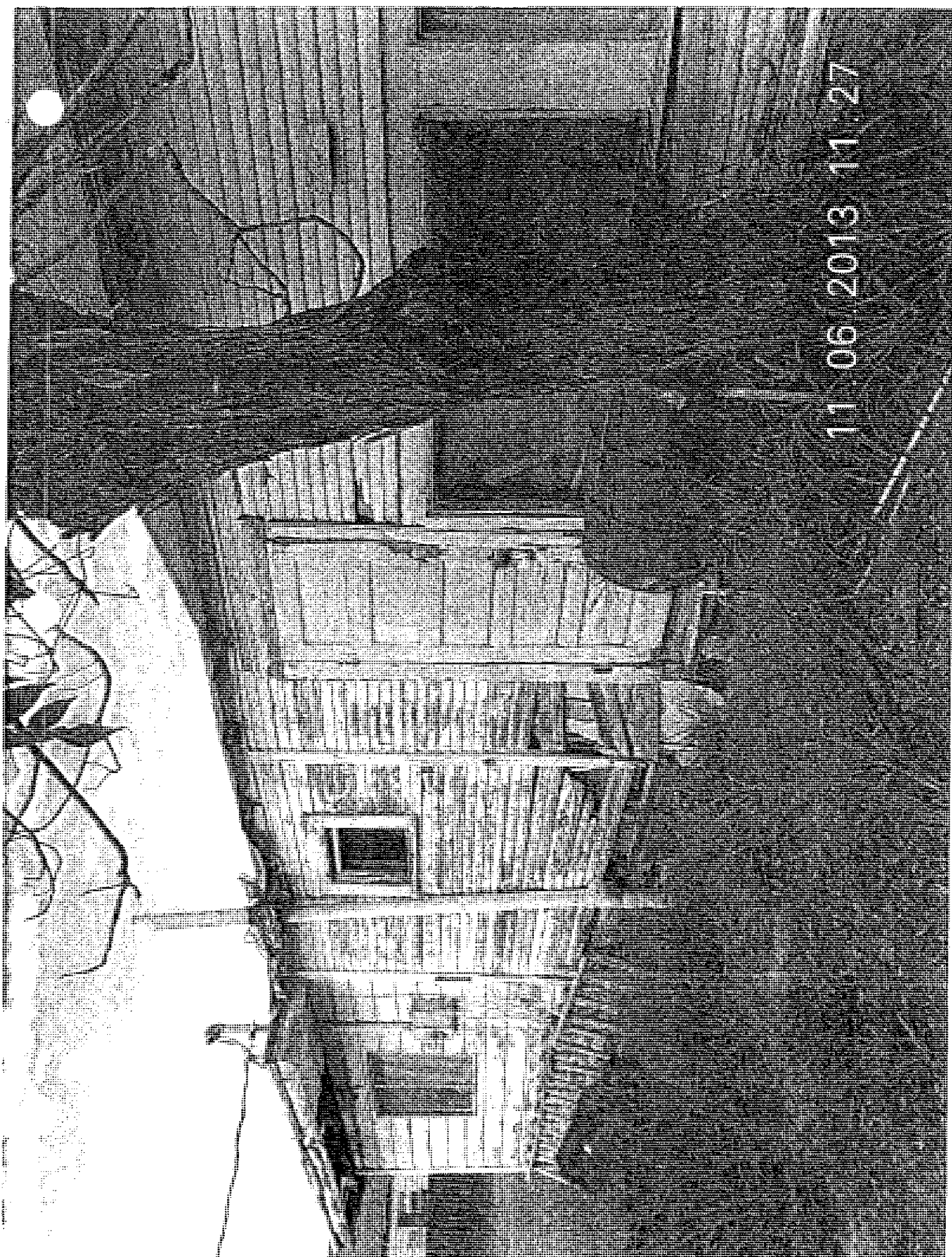


11.06.2013 11:26

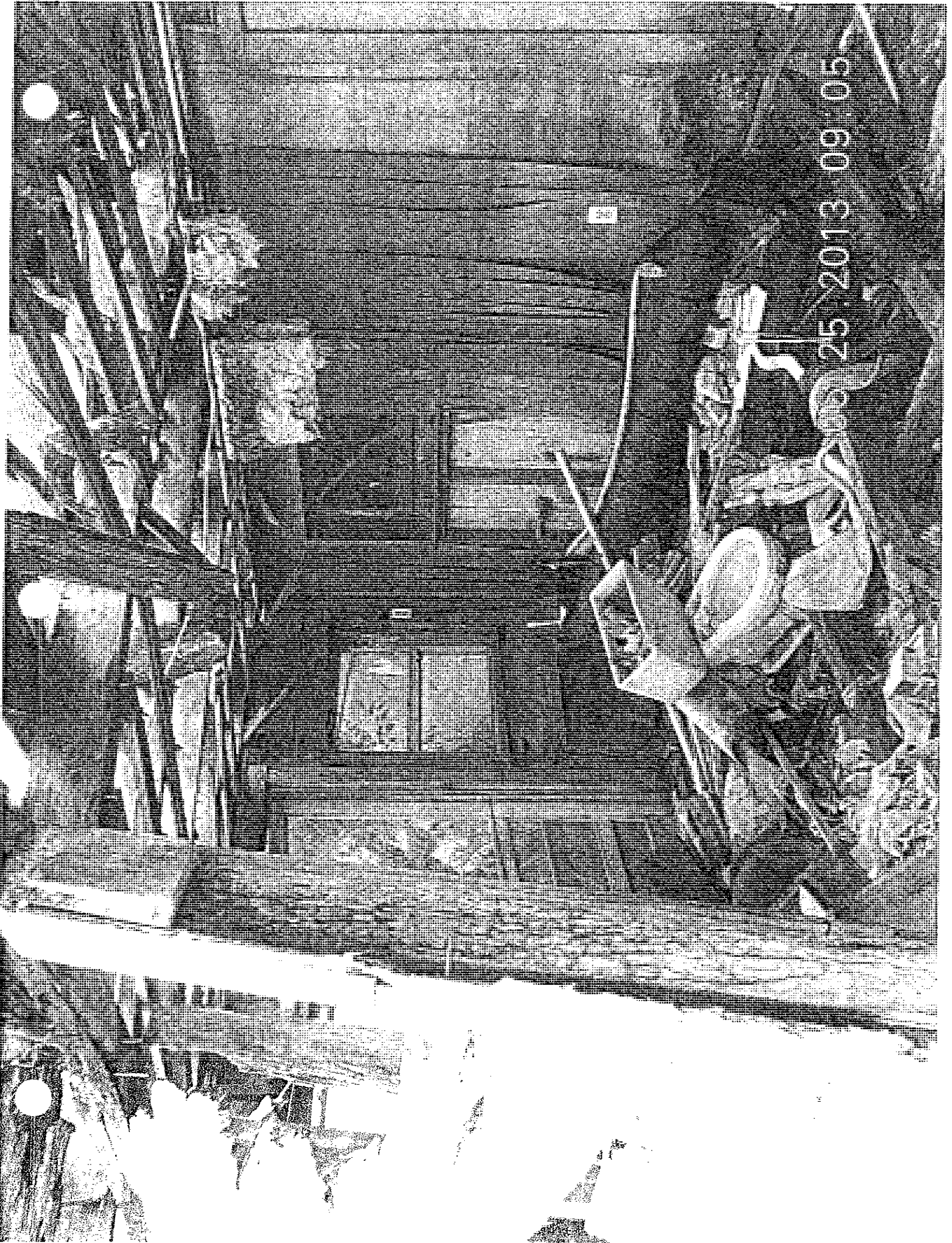




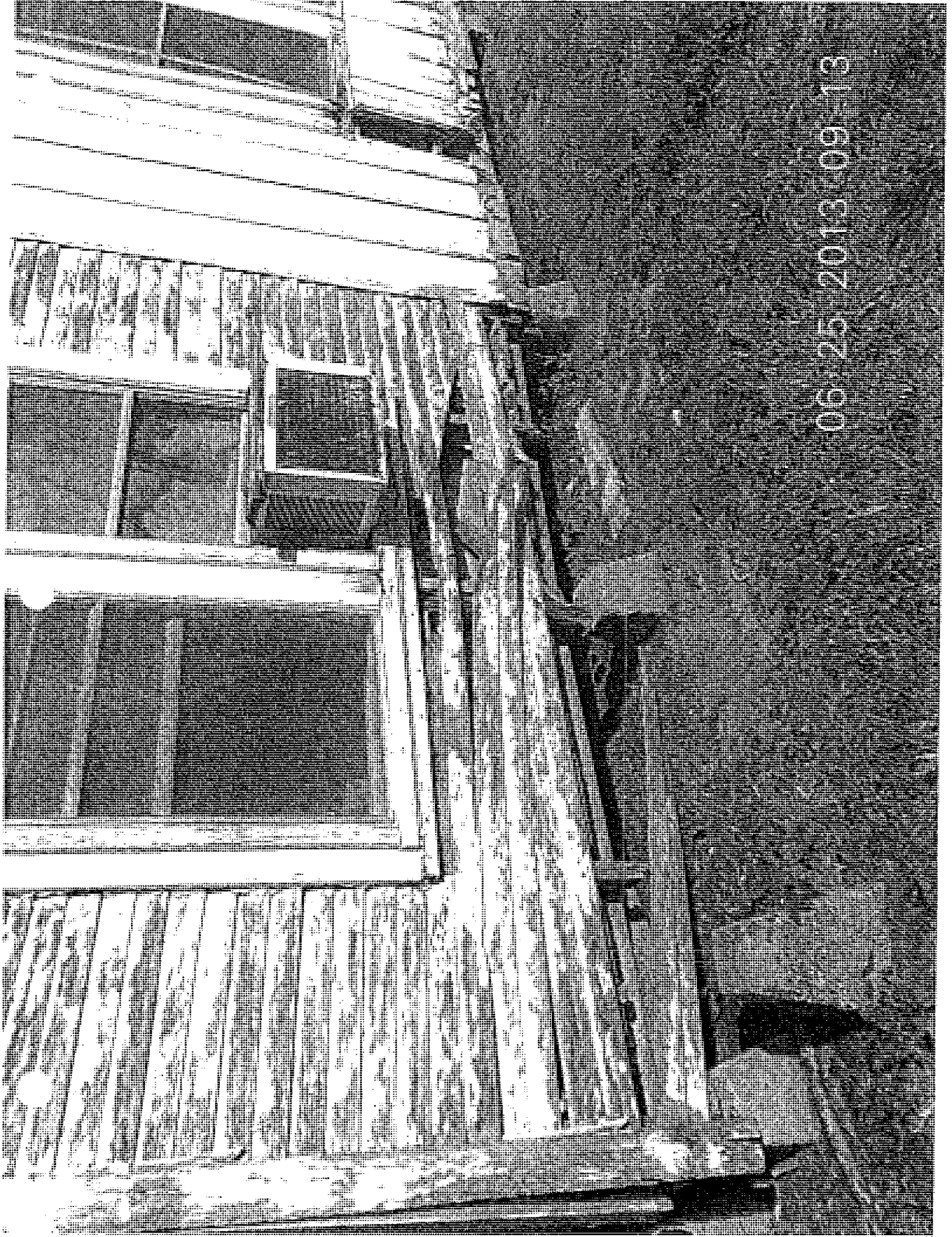




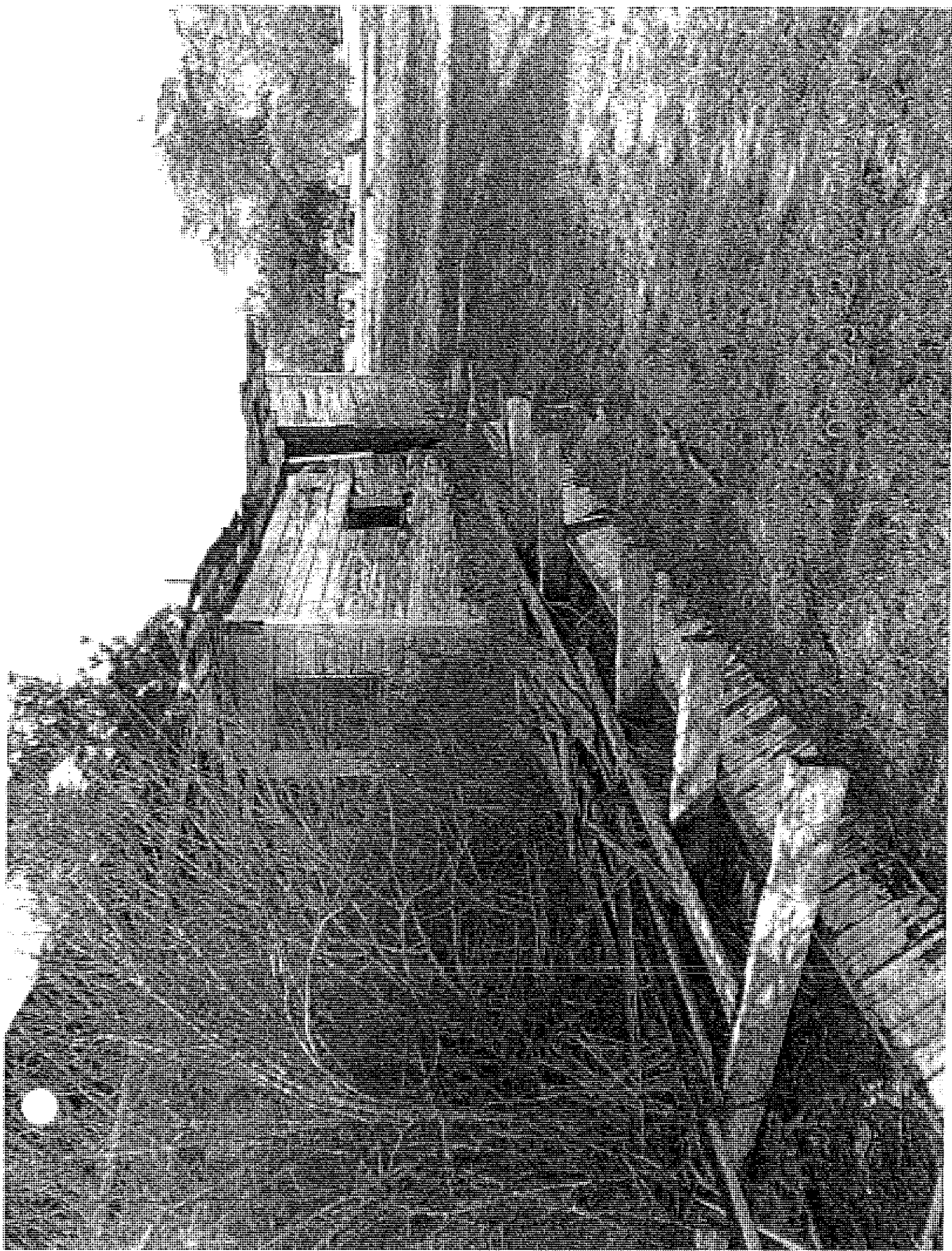
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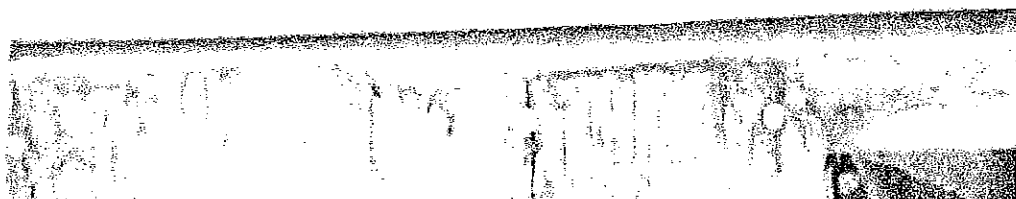
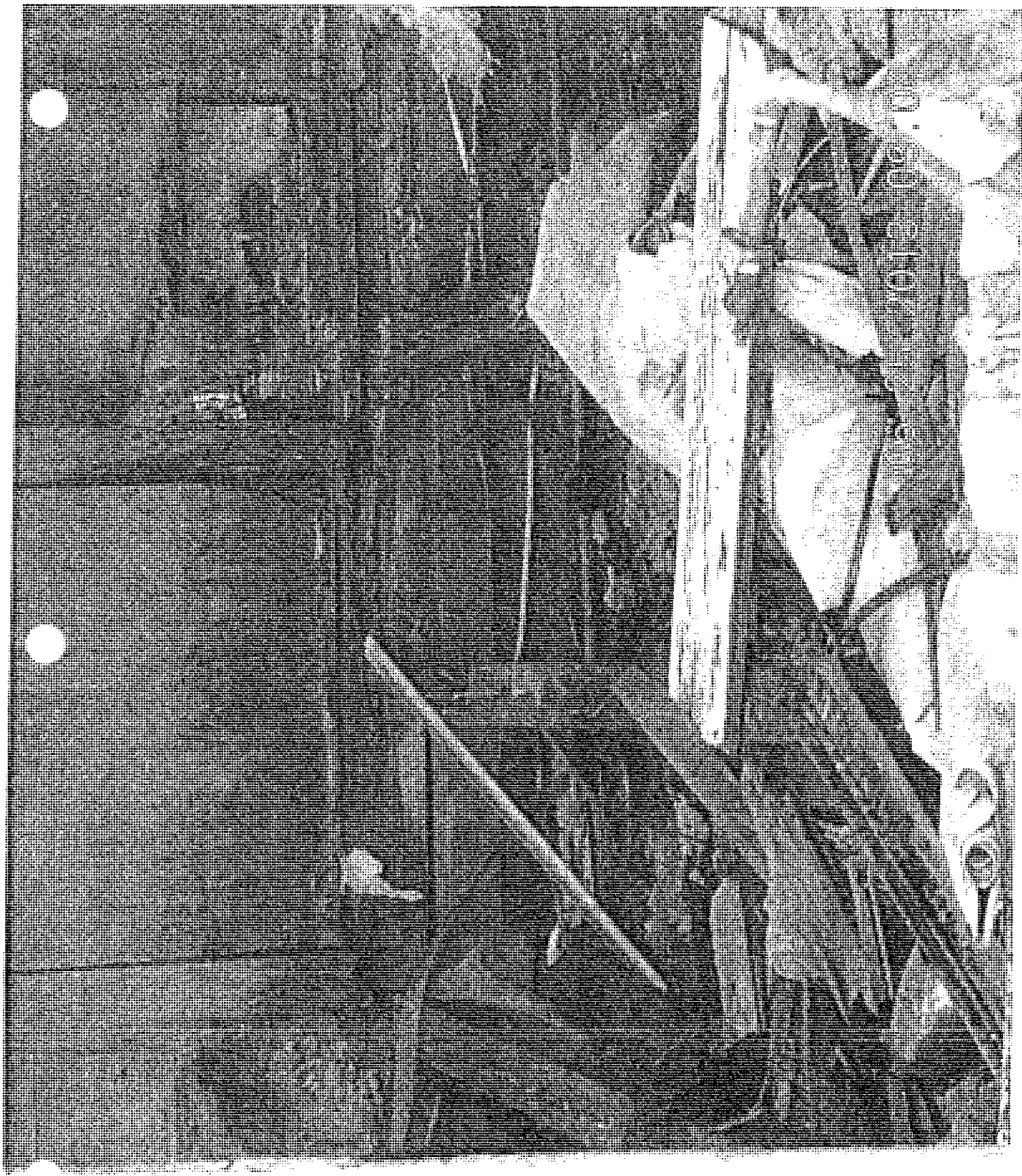




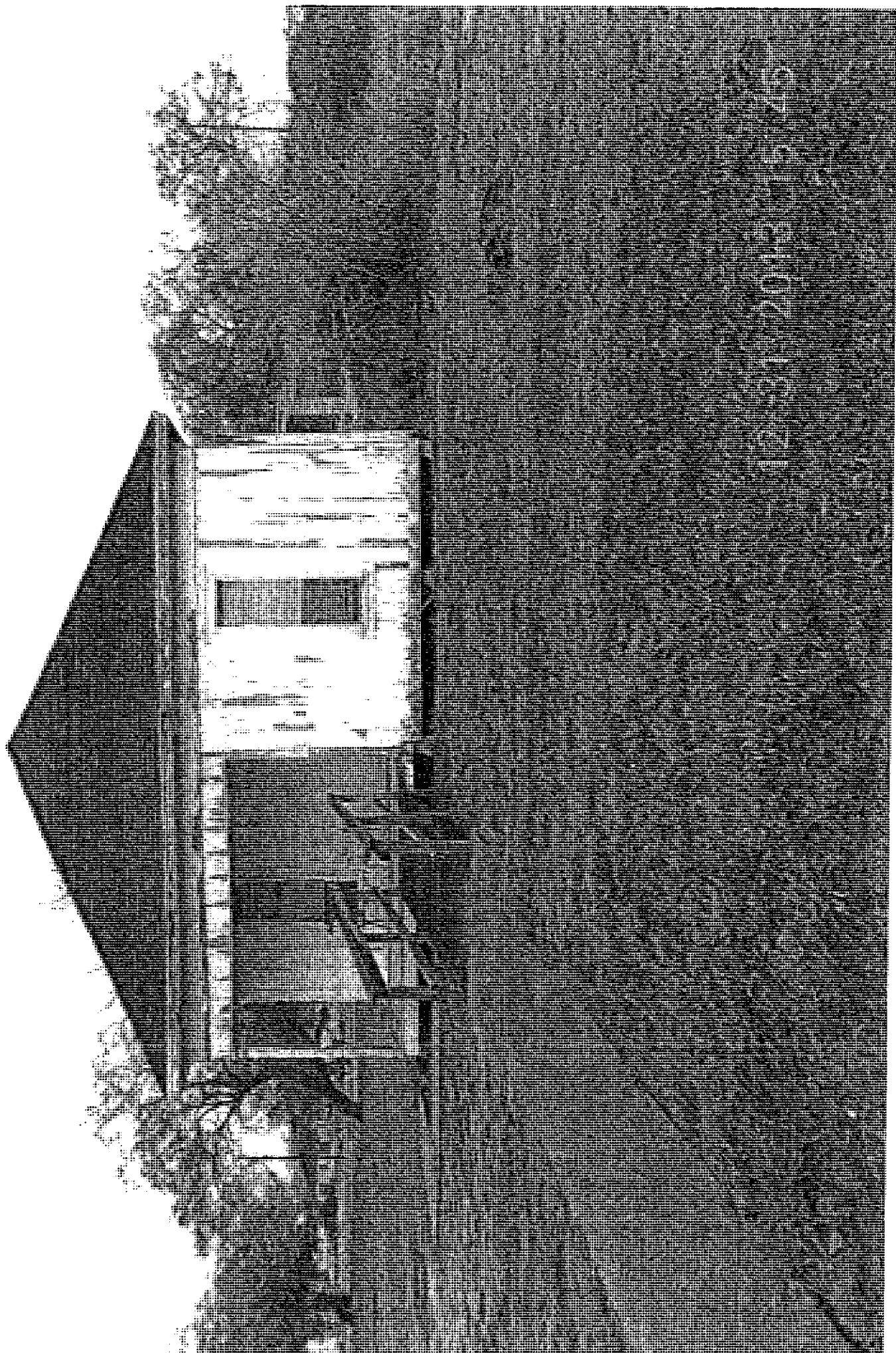
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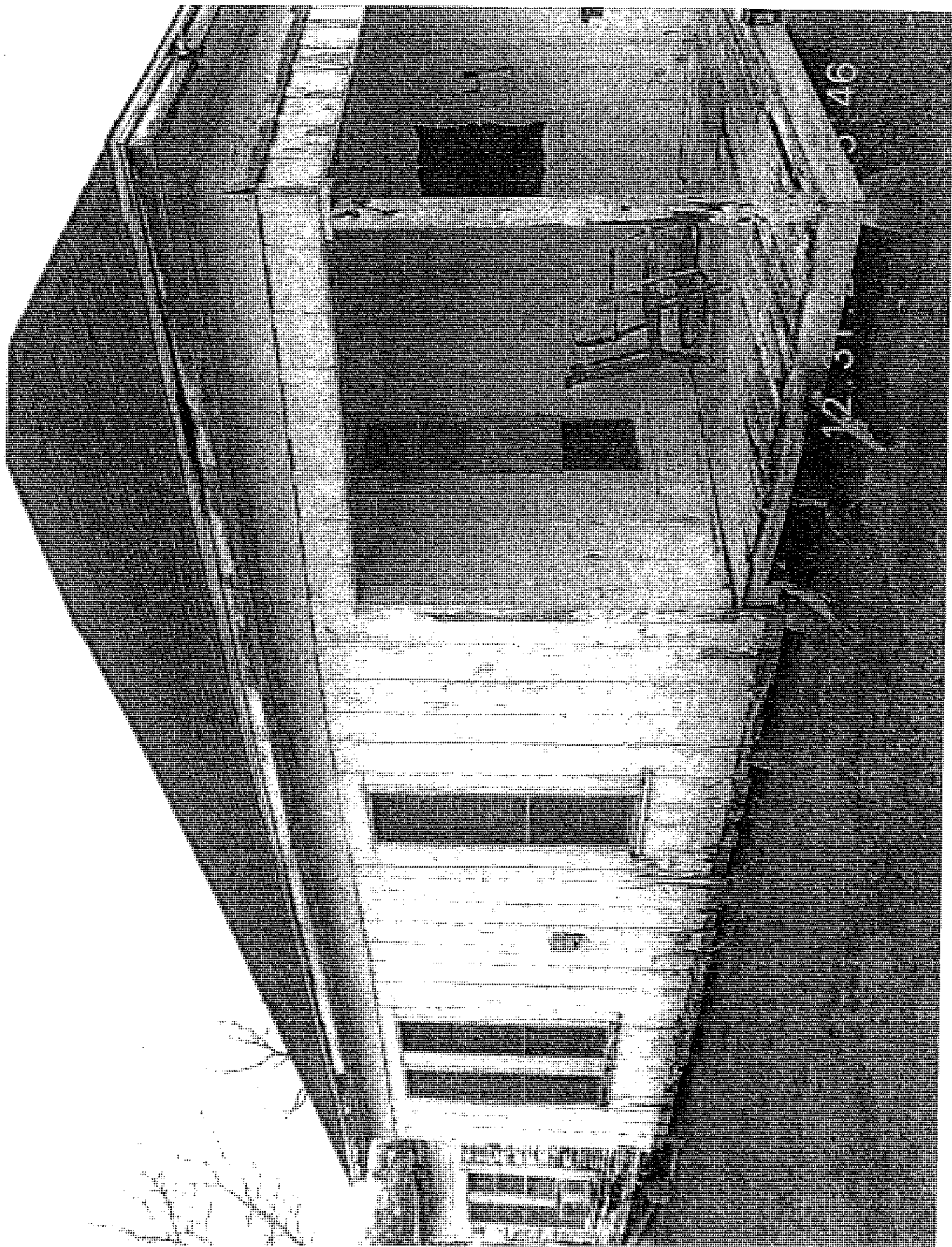




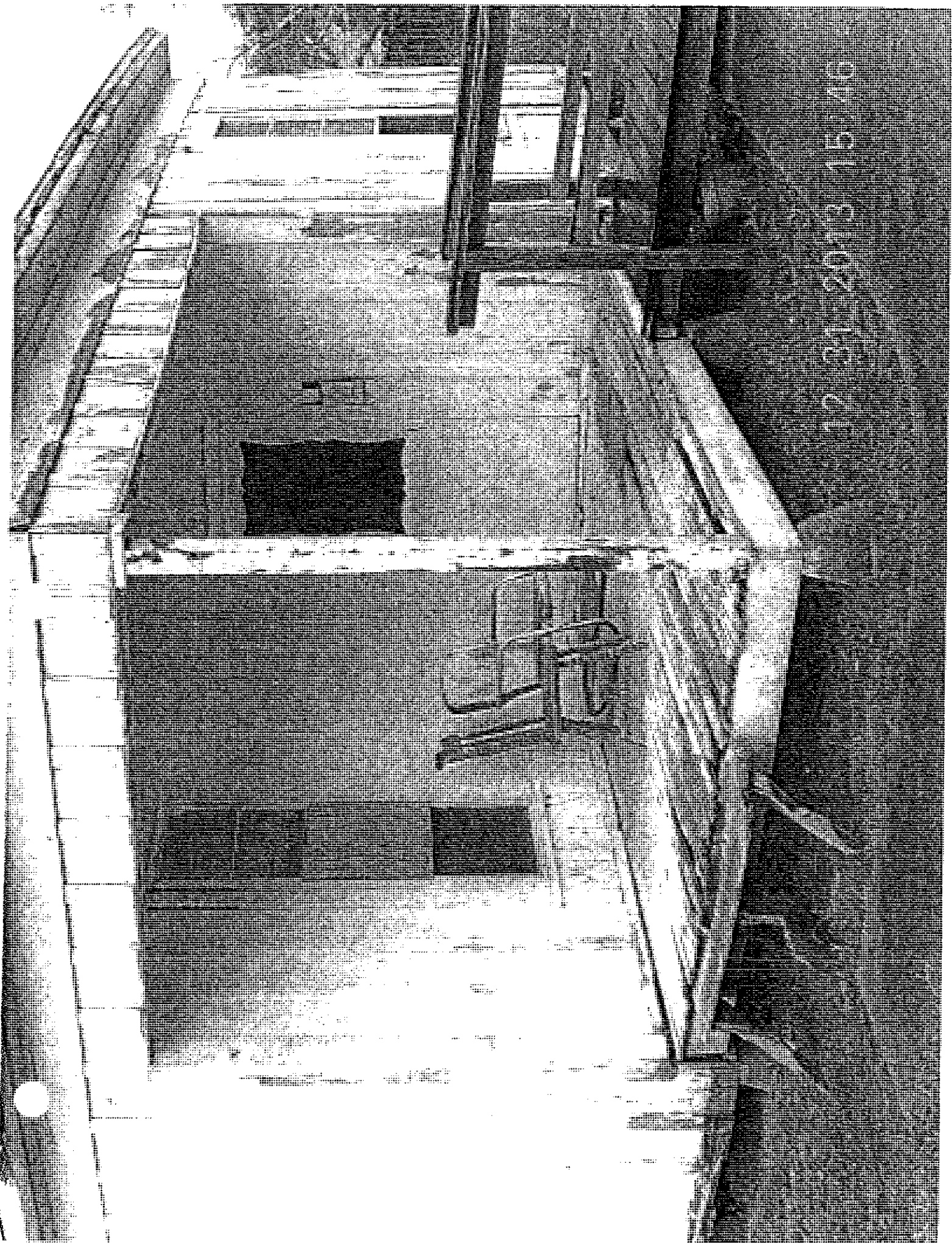




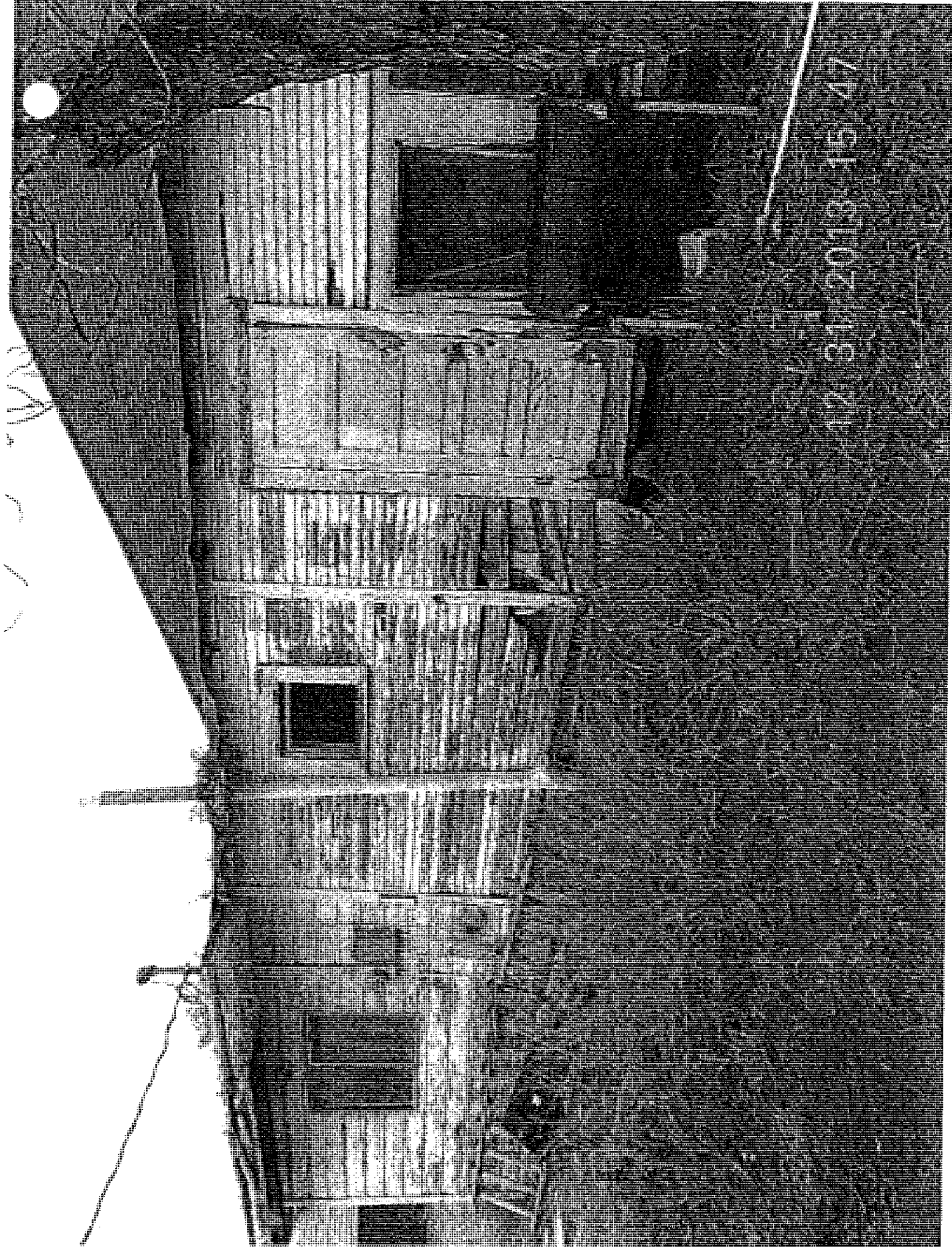






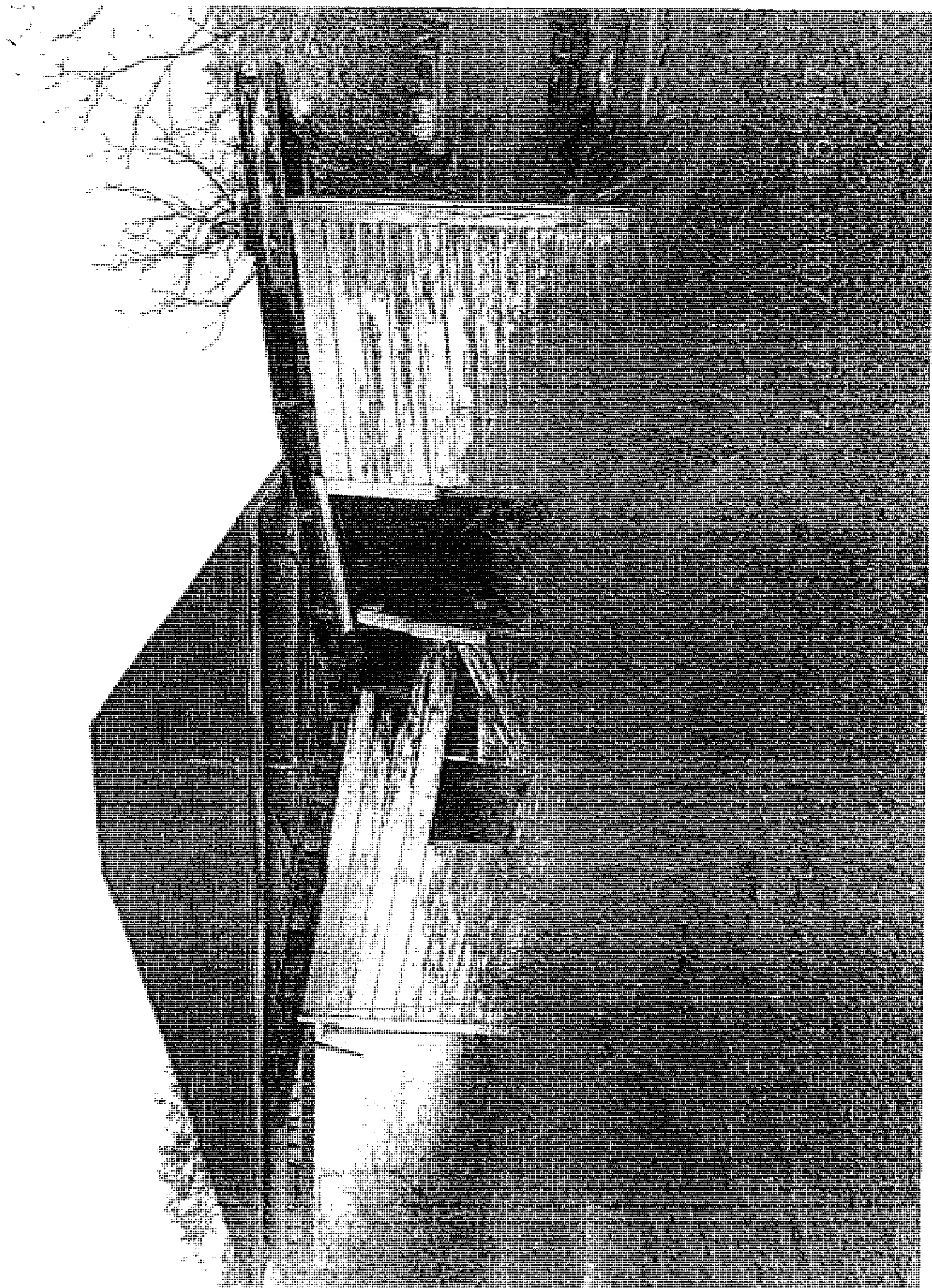


10-01-2013 15:16

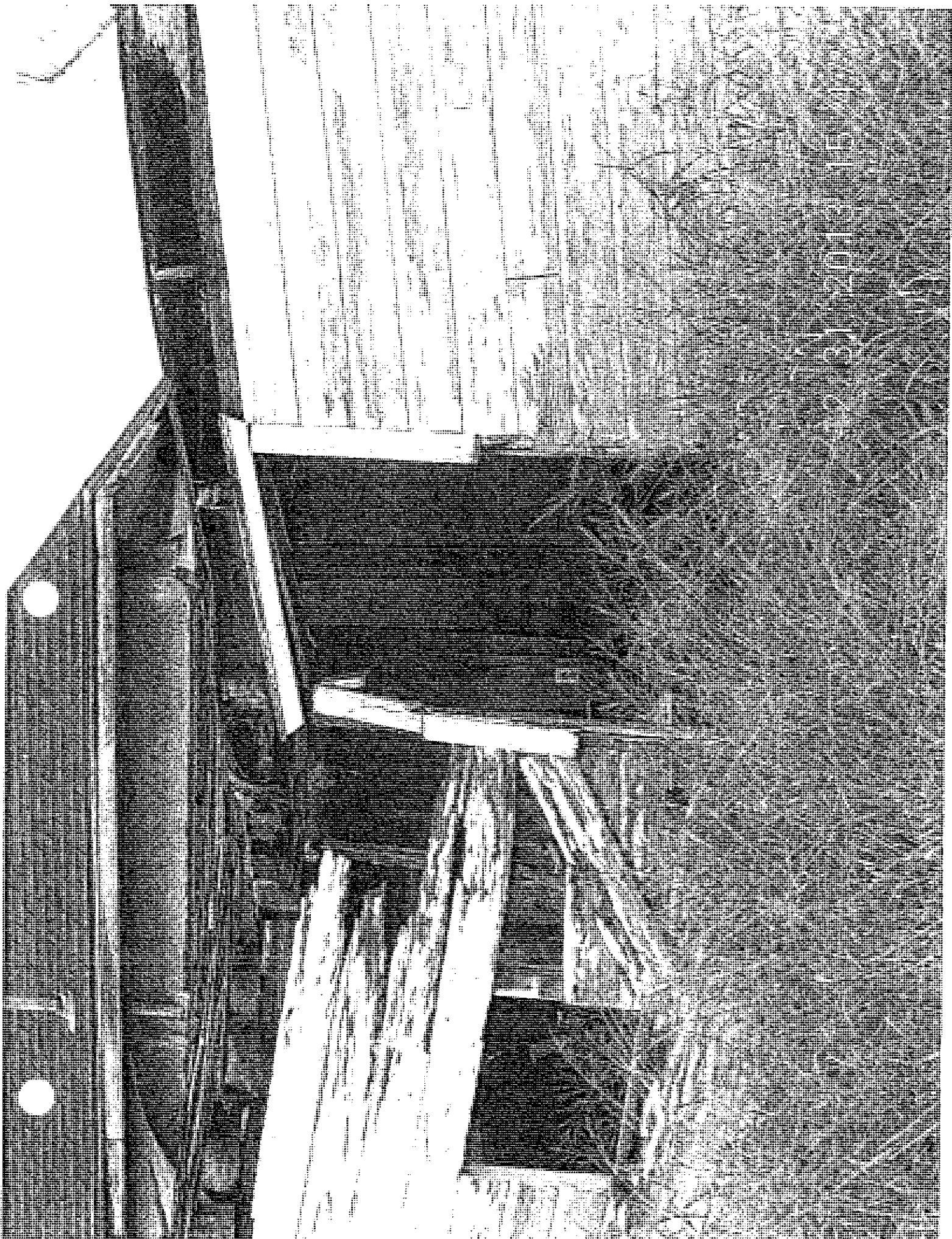


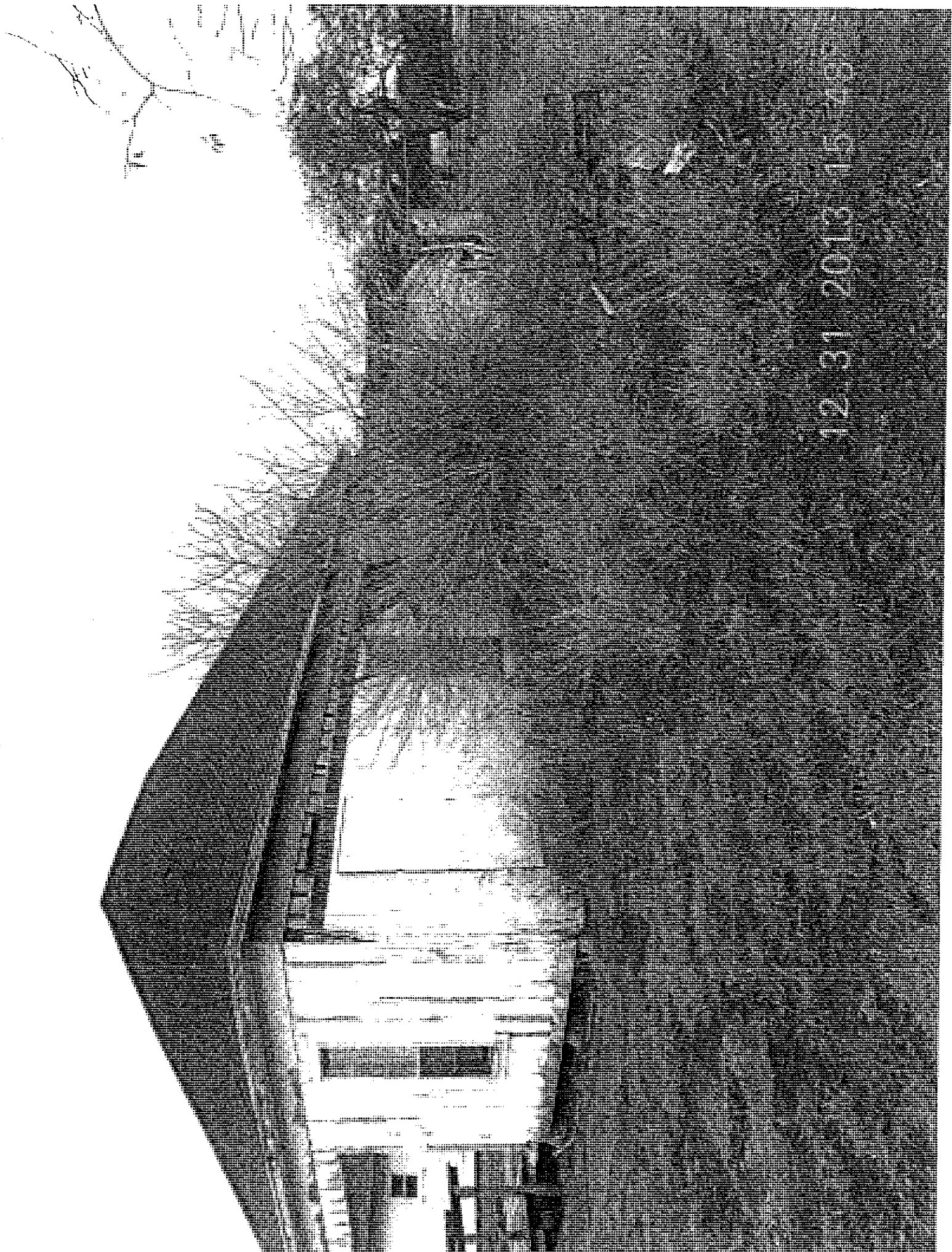
12-31-2013 15:47









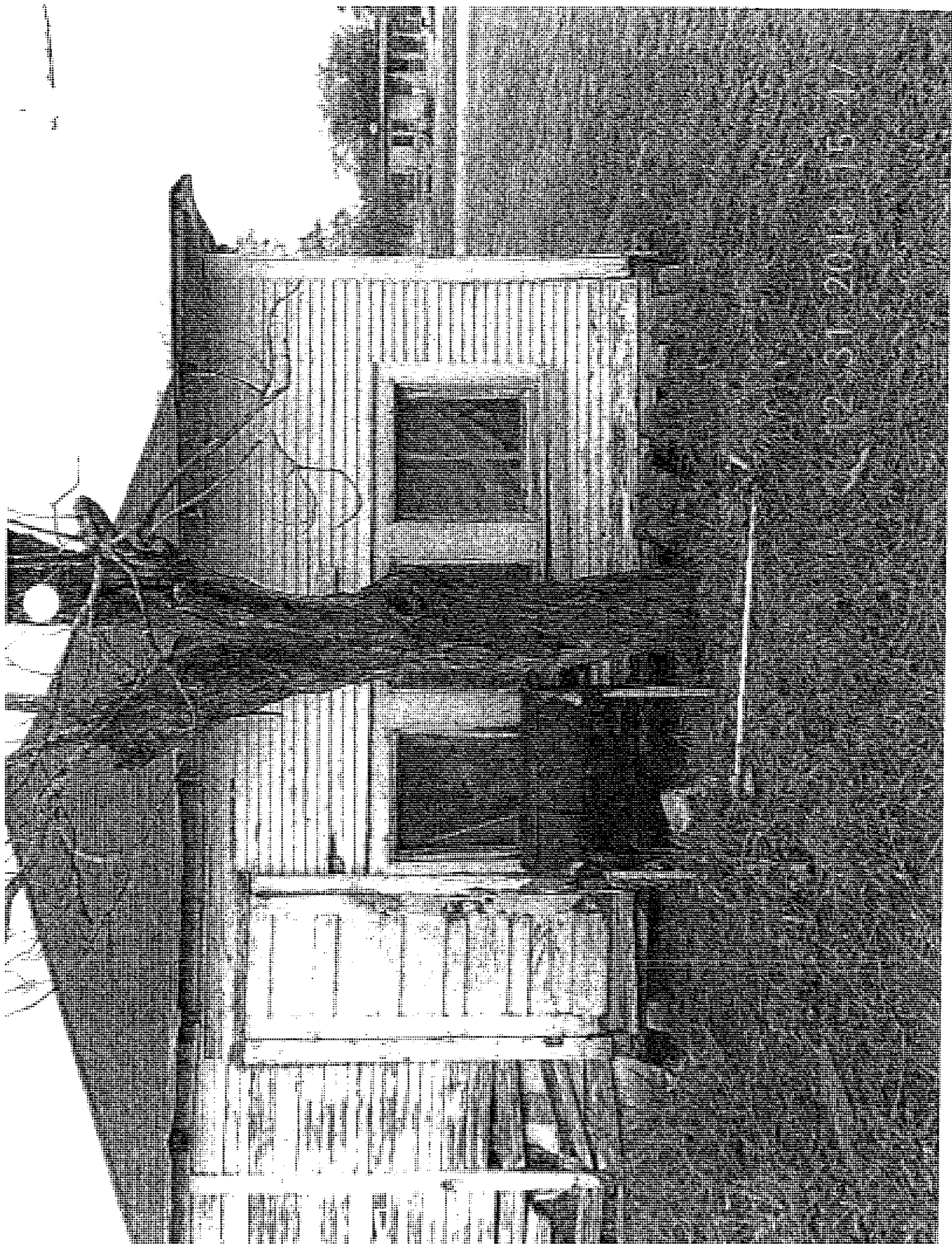


12-31-2013 15:46

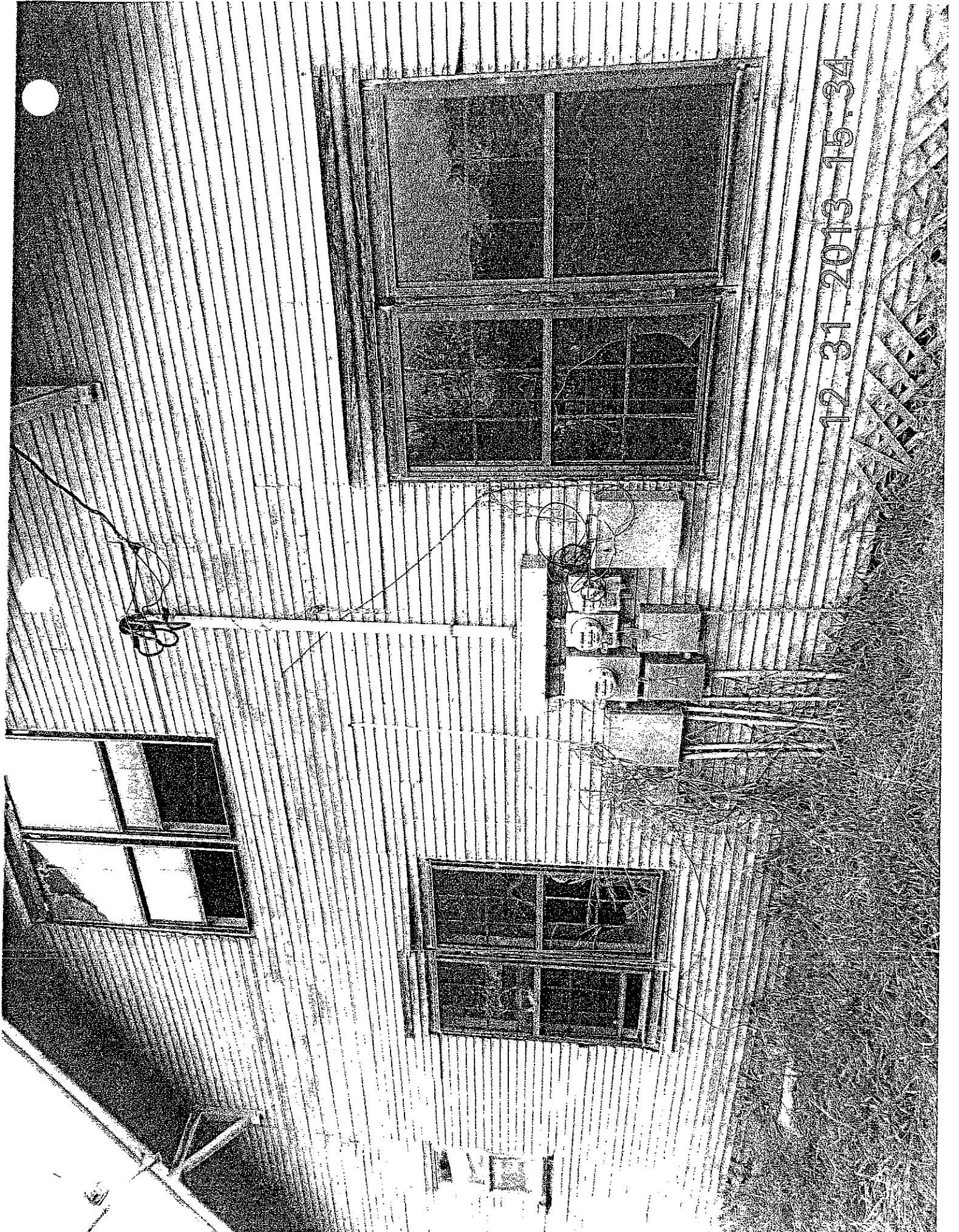


12.31.2013 15:48



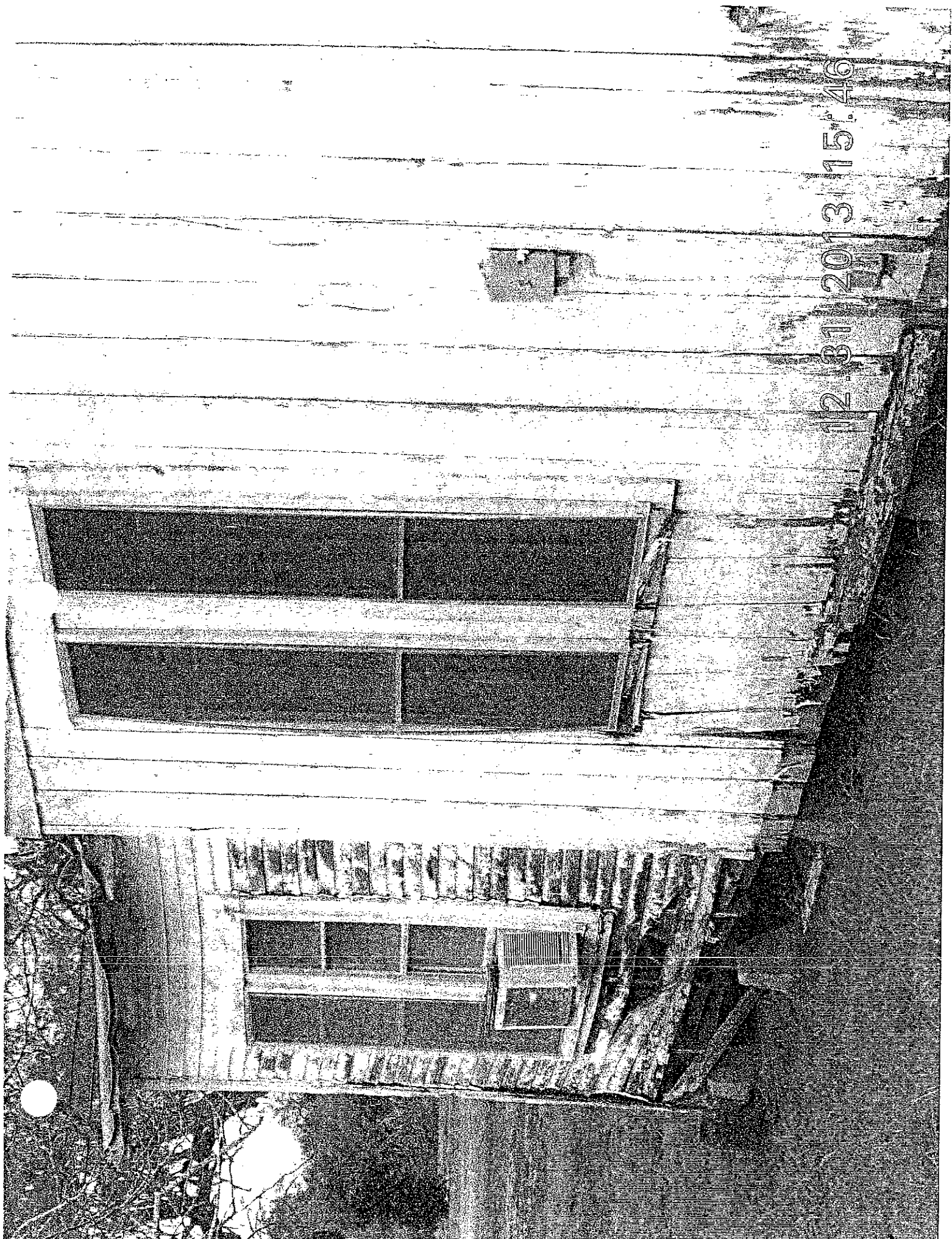








12 31 2013 15:46



# NOTICE

THIS NOTICE IS TO ADVISE PROPERTIES OWNERS THAT  
THE CITY COUNCIL WILL CONSIDER CONDOMINIUM

ON 11/19/2014

February 24, 2014

IN ORDER OF BUILDING OFFICIALS

THE CITY OF BIRMINGHAM HAS ADOPTED A NEW SET OF ORDINANCES  
AND CODES WHICH WILL AFFECT THE CITY OF BIRMINGHAM  
IN THE BUILDING OF APARTMENTS CITY OF BIRMINGHAM  
CONSTRUCTION OF BUILDING OFFICIALS IS ADVISED THAT THE CITY OF BIRMINGHAM  
HAS ADOPTED A NEW SET OF ORDINANCES

CONTRACT BUILDING DEPARTMENT  
CITY OF BIRMINGHAM  
BIRMINGHAM, AL 35203

*Handwritten signature*

DATE 11/19/14

17:11

4



## BUILDING DEPARTMENT

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

**CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2649**

JANUARY 24, 2014

EMMA WELLS EST MILDRED CALHOUN  
1907 HAMMERWOOD DR  
MISSOURI CITY, TX 77489

**Re: HEARING FOR PROPERTY AT 619 W WARREN**

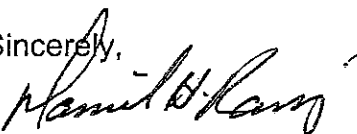
Dear Sir or Madam:

On JUNE 26, 2012, a letter was sent from the City of Kingsville stating that your property located at **619 W WARREN** 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 FEBRUARY 24, 2014 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 FEBRUARY 24, 2014.

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

# **PUBLIC HEARING #7**



# CITY OF KINGSVILLE

P.O. BOX 1458  
KINGSVILLE, TX 78364

REPORT ADDRESS 715 E. RICHARD		INSPECTOR DANIEL RAMIREZ
LEGAL DESCRIPTION 3RD.	BLOCK 21	LOT 8-9
OWNER NAME ARTURO GUTIERREZ	OWNER'S ADDRESS 715 E. RICHARD	CITY/STATE/ZIP KINGSVILLE, TEXAS 78363-4609

## PROPERTY CONDITION REPORT

PICTURES TAKEN:	Y OR N Y	ACCEPTABLE			REASON CODE	COMMENT CODES
		YES	NO	N/A		
Building						
Condition			X		H,D,AB,OU,L	
Yard						
Condition			X		H,OV	
Utilities						
Electric			X			
Gas			X			
Water			X			
Roof						
Covering			X		H,AB	
Walls						
Exterior			X		H,D,AB,OU,L	
Interior			X	X		
Ceilings			X	X		
Windows/Doors						
Secured			X	X		
Condition			X	X		
Foundation						
Exterior			X			
Interior			X			
Plumbing			X	X		
Electrical			X	X		

### REASON CODES:

AB-Abandoned	C-Collapsed	I-Incomplete	MO-Mold
AS-Asbestos	D-Deteriorated	L-Leaning	OU-Outdated
B-Broken	H-Hazardous	MI-Missing	OV-Overgrown

### COMMENT CODES:

1. AN ATTRACTIVE NUCIANCE TO CHILDREN
2. A HARBOR FOR VAGRANTS, CRIMINAL AND IMMORAL PEOPLE
3. EVIDENCE OF ROACH, RAT, MOUSE, OR OTHER VERMIN FOUND
4. PARTIAL
5. UNCOVERED ROOF
6. GRAFFITI

### BUILDING OFFICIAL COMMENTS:

FOUND THE OVERALL CONDITION TO BE IN A SEVERE AND HAZADOUS STATE OF DISREPAIR.IT IS UNSECURED ALLOWING FOR EASY ACCESS FOR ANIMALS AND/ VAGRANTS. BEEN WITHOUT WATER SINCE 11/07/06

SIGNATURE:

*Daniel H. Ramirez*

DANIEL H. RAMIREZ, CITY OF KINGSVILLE BUILDING OFFICIAL

DATE: 12/31/2013



## CITY OF KINGSVILLE

11-5-12

ADDRESS	715 E. Richard		OWNER	Arturo Gutierrez		INSPECTOR	Daniel	
LEGAL DESCRIPTION	Geo		LOT	8, 9		BLOCK	21 )	
OWNER INFO	Jose Elias Gutierrez Gutierrez 715 E. Richard Kingsville TX. 78363							
PROPERTY CONDITION REPORT								
	ACCEPTABLE			CONDITIONS				
	YES	NO	NOT/APP	UNSAFE	SEVERE	HAZARD	Remedies	
1. YARD CONDITION		X		X				
2. UTILITIES		X		X				
a. ELECTRICITY		X		X				
b. GAS		X		X				
c. WATER		X		X				
3. ROOF		X		X				
a. COVERING		X			X			
b. STRUCTURE		X			X			
4. WALLS		X			X			
a. EXTERIOR		X			X			
b. INTERIOR		X			X			
c. CEILINGS		X			X			
5. WINDOWS/ DOORS		X		X			Indicated	
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 11-1-12

ADDRESS <u>715 E. Richard</u>		OWNER <u>Arturo Gutierrez</u>		INSPECTOR <u>Daniel</u>	
LEGAL DESCRIPTION <u>Addition</u>		LOT <u>8,9</u>		BLOCK <u>21</u>	
OWNER INFO <u>Arturo Gutierrez 715 E. Richard, Kingsville, Tex-78363</u>					
PROPERTY CONDITION REPORT					
	ACCEPTABLE			CONDITIONS	
	YES	NO	NOT/APP	UNSAFE	SEVERE HAZARD
1. YARD		X		X	
CONDITION		X		X	
2. UTILITIES		X		X	
a. ELECTRICITY		X		X	
b. GAS		X		X	
c. WATER		X		X	
3. ROOF		X		X	
a. COVERING		X		X	
b. STRUCTURE		X		X	
4. WALLS		X		X	
a. EXTERIOR		X		X	
b. INTERIOR		X		X	
c. CEILINGS		X		X	
5. WINDOWS/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	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					

Not inspected

address 715 E.R. chard		owner		date of inspctn 5-8-12	
ins or		type of insp		Res type of building	
B=broken		P= pictures		R= needs repair	
M= missing		D= dirty		A= abandoned, dilapidated	
X=unacceptatle		I= incomplete		V= over grown	
H= hazard		O= out dated		N= need repairs	
EXTERIOR		BATHROOM		other rm rt/ctr/lft ft/ctr/rr	
fence XB		present		lits/plgs	
yard		electricity		elec hzrds	
foundation		elec hzrds		security	
skirt XH		security		windows	
walls XBTR		windows		ceiling	
roof		ceiling		walls	
ft door XH		walls		floors	
bk door XH		floors		smk detectr	
secured XX		commode		other rm rt/ctr/lft ft/ctr/rr	
windows XXB		lavatory		lits/plgs	
stairs		tub/shower		elec hzrds	
porches XHB		ventilation		security	
electric OX		Bedroom 1 rt/ctr/lft ft/ctr/rr		windows	
plumbing OX		lits/plgs		ceiling	
gas		elec hzrds		walls	
trr XXH		security		floors	
side wk BX		windows		smk detectr	
parking XM		ceiling		HEATER OX	
LIVN RM		walls		WTR HTR B	
present		floors		VENTILATION X	
electric		smk detectr		COOLING OX	
elec hzrds		Bedroom 2 rt/ctr/lft ft/ctr/rr		PLUMBING OX	
secured		lits/plgs		SEWER TAP m	
windows		elec hzrds		WATER TAP m	
ceiling		security		ACCESS TO UNIT Fence	
walls		windows		FIRE EXITS	
floor		ceiling		INFESTATION	
KITCHEN		walls		GARBAGE	
present		floors		DEBRIS	
electricity		smk detectr		REFUSE DISPOSAL	
elec hzrds		Bedroom 3 rt/ctr/lft ft/ctr/rr		INTERIOR Fence	
secured		lits/plgs		HALLS NA	
windows		elec hzrds		STAIRS mat near bldg	
ceiling		security		INTR HZRDS NA	
walls		windows		AIR QLTY	
floor		ceiling		Fenced yard	
stov		walls			
refr. ator		floors			
sink		smk detectr			

# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:46AM

Prop ID	Owner	% Legal	Description	Effective Acres	Values				
18625	12792	100.00	R Geo: 100502020000192 BAZAN MARIO A 821 E RICHARD AVE KINGSVILLE, TX 78363-4611	0.000000	Imp HS: 0 Imp NHS: 19,860 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 23,360 Prod Loss: 0 Appraised: 23,360 Cap: 0 Assessed: 23,360 Exemptions:			
			State Codes: A Situs: 824 E ALICE	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				23.360	0	23.360	0.842200	196.74
19389	12792	100.00	R Geo: 100502022000192 BAZAN MARIO A 821 E RICHARD AVE KINGSVILLE, TX 78363-4611	0.000000	Imp HS: 0 Imp NHS: 38,130 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41,630 Prod Loss: 0 Appraised: 41,630 Cap: 0 Assessed: 41,630 Exemptions:			
			State Codes: A Situs: 820 E ALICE	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				41.630	0	41.630	0.842200	350.61
20189	21096	100.00	R Geo: 100502024000192 BAZAN MARIO 821 E RICHARD AVE KINGSVILLE, TX 78363-4611	0.000000	Imp HS: 0 Imp NHS: 66,350 Land HS: 0 Land NHS: 15,750 PLAT Prod Use: 0 Prod Mkt: 0	Market: 82,100 Prod Loss: 0 Appraised: 82,100 Cap: 0 Assessed: 82,100 Exemptions:			
			State Codes: F1 Situs: 800 E ALICE TX	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				82.100	0	82.100	0.842200	691.45
25849	47982	100.00	R Geo: 100502101000192 GONZALEZ EDUARDO M 701 E RICHARD AVE KINGSVILLE, TX 78363-4609	0.000000	Imp HS: 39,870 Imp NHS: 0 Land HS: 5,250 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 45,120 Prod Loss: 0 Appraised: 45,120 Cap: 0 Assessed: 45,120 Exemptions: HS			
			State Codes: A Situs: 701 E RICHARD	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				45.120	0	45.120	0.842200	380.00
19036	32626	100.00	R Geo: 100502104000192 SANDOVAL MARIA E AND MARIA ESPERANZA SAND 707 E RICHARD AVE KINGSVILLE, TX 78363-4609	0.000000	Imp HS: 0 Imp NHS: 37,780 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41,280 Prod Loss: 0 Appraised: 41,280 Cap: 0 Assessed: 41,280 Exemptions:			
			State Codes: A Situs: 707 E RICHARD	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				41.280	0	41.280	0.842200	347.66
19833	11735	100.00	R Geo: 100502106000192 GARZA OSCAR G JR 711 E RICHARD AVE KINGSVILLE, TX 78363-4609	0.000000	Imp HS: 46,200 Imp NHS: 0 Land HS: 3,500 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 49,700 Prod Loss: 0 Appraised: 49,700 Cap: 0 Assessed: 49,700 Exemptions: HS			
			State Codes: A Situs: 711 E RICHARD	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				49.700	0	49.700	0.842200	418.57
20622	17618	100.00	R Geo: 100502108000192 GUTIERREZ ARTURO EST % JOSE ELIAS GUTIERREZ 715 E RICHARD AVE KINGSVILLE, TX 78363-4609	0.000000	Imp HS: 0 Imp NHS: 8,840 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 12,340 Prod Loss: 0 Appraised: 12,340 Cap: 0 Assessed: 12,340 Exemptions:			
			State Codes: A Situs: 715 E RICHARD	Acres: Map ID: Mtg Cd: DBA:					
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE				12,340	0	12,340	0.842200	103.93

Entity CKI	Description CITY OF KINGSVILLE	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
19833	11735 GARZA OSCAR G JR 711 E RICHARD AVE KINGSVILLE, TX 78363-4609	R Geo: 1005021106000192 3RD, BLOCK 21, LOT 6, 7		Effective Acres: 0.000000	41,280	Imp HS: 0 Imp NHS: 0 Land HS: 3,500 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	41,280	Market: 0.801870 Prod Loss: 0 Appraised: 0 Cap: 0 Assessed: 0 Exemptions: HS	331,011
20622	17618 GUTIERREZ ARTURO EST % JOSE ELIAS GUTIERREZ 715 E RICHARD AVE KINGSVILLE, TX 78363-4609	R Geo: 1005021108000192 3RD, BLOCK 21, LOT 8, 9		Effective Acres: 0.000000	49,700	Imp HS: 0 Imp NHS: 8,840 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	49,700	Market: 0.801870 Prod Loss: 0 Appraised: 0 Cap: 0 Assessed: 0 Exemptions:	398,533
21372	50252 VILLARREAL GUADALUPE 170 W C AVE KINGSVILLE, TX 78363-3723	R Geo: 100502110000192 3RD, BLOCK 21, LOT 10, 11		Effective Acres: 0.000000	12,340	Imp HS: 0 Imp NHS: 71,300 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	12,340	Market: 0.801870 Prod Loss: 0 Appraised: 0 Cap: 0 Assessed: 0 Exemptions:	98,955
22152	48428 MUNOZ GUADALUPE 3RD, BLOCK 21, LOT 12, 13	R Geo: 100502112000192		Effective Acres: 0.000000	74,800	Imp HS: 15,820 Imp NHS: 0 Land HS: 0 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	74,800	Market: 0.801870 Prod Loss: 0 Appraised: 0 Cap: 0 Assessed: 0 Exemptions:	599,800





# CONDEMNATION CHECKLIST

Property Address:

715 E Richard

Phone: \_\_\_\_\_

Property Owner:

Arturo Gutierrez

Phone: \_\_\_\_\_

Owner's Address:

Jose Elias Gutierrez

Fax: \_\_\_\_\_

715 E Richard, Kingsville, TX 78363

**BEGINNING  
DATE**

**ENDING  
DATE**

**ACTION**

☐ 3-1-12

3-1-12

1. Identify structure unfit for human habitation.

☐ 3-1-12

3-1-12

2. Inspect Property. (Building Official)

☐ a. Prepare inspection report.

☐ b. Photograph property.

☐ 3-1-12

3-1-12

3. Determine ownership from county assessment & tax collection record.

☐ 3-1-12

3-1-12

4. Obtain legal description.

☐ 3-1-12

3-1-12

5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.

☐ 3-1-12

3-1-12

6. Send Notice of Violation & copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.

*second notice*  
3-14-12

☐ 1-24-14

1-24-14

7. If response is not received or is not adequate, proceed as follows:

☐ 1-24-14

1-24-14

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

☐ 1-27-14

1-27-14

☐ 1-27-14

1-27-14

9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ \_\_\_\_\_

☐ 1-24-14      1-24-14

☐ 1-24-14      1-24-14

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

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☐ \_\_\_\_\_

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 46<sup>th</sup> 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.

# CONDEMNATION CHECKLIST

Property Address: 715 E Richard Phone: \_\_\_\_\_  
 Property Owner: Arturo Martinez - Jose Elias Gutierrez Phone: \_\_\_\_\_  
 Owner's Address: 715 E Richard Fax: \_\_\_\_\_  
Kingsville Tx 78363

PLANNED DATE	ACTUAL DATE	ACTION
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	1. Identify structure unfit for human habitation.
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	2. Inspect Property. (Building Official)
		<input type="checkbox"/> a. Prepare inspection report and date.
		<input type="checkbox"/> b. Photograph property with date stamp.
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	3. Determine ownership from county assessment & tax collection record.
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	4. Obtain legal description.
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	5. Obtain or complete title report to verify ownership & other vested interests, such as mortgage holders, trustees, etc.
<input type="checkbox"/> <u>11-2-12</u>	<u>11-2-12</u>	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.
<input type="checkbox"/> <u>9-13-13</u>	<u>9-13-13</u>	7. 2 <sup>nd</sup> Notice Sent. (10 day response) (Optional)
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	8. If response is not received or is not adequate, proceed as follows:
<input type="checkbox"/> <u>1-24-14</u>	<u>1-24-14</u>	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.
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>	<input type="checkbox"/> a. Owner unknown or whereabouts not known or such owner is a nonresident of Texas.
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>	1) Post affidavit in newspaper twice a week for one week
<input type="checkbox"/> <u>1-27-14</u>	<u>1-27-14</u>	10. Post sign on property advising date the City



☐ \_\_\_\_\_

☐ 1-27-14      1-27-14

☐ 1-24-14      1-24-14

☐ 1-24-14      1-24-14

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_

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☐ \_\_\_\_\_

Council will consider condemnation of structure.

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

12. Photograph posted sign with date stamp.

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 46<sup>th</sup> 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.

# CONDEMNATION CHECKLIST

Property Address:

715 E. Richard

Phone: \_\_\_\_\_

Property Owner:

Jose Elias Gutierrez

Phone: \_\_\_\_\_

Owner's Address:

P.O. Box 7  
Rivers, TX 78379

Fax: \_\_\_\_\_

**BEGINNING  
DATE**

**ENDING  
DATE**

**ACTION**

☐ 3-1-12

3-1-12

1. Identify structure unfit for human habitation.

☐ 3-1-12

3-1-12

2. Inspect Property. (Building Official)

☐ a. Prepare inspection report.

☐ 3-1-12

3-1-12

☐ b. Photograph property.

☐ 3-1-12

3-1-12

3. Determine ownership from county assessment &amp; tax collection record.

☐ 3-1-12

3-1-12

4. Obtain legal description.

☐ 3-1-12

3-1-12

5. Obtain or complete title report to verify ownership &amp; other vested interests, such as mortgage holders, trustees, etc.

☐ 3-1-12

3-1-12

6. Send Notice of Violation &amp; copy of inspection report to property owner(s) of record. Request written response from owner within 10 days from Notice of Violation indicating action the owner intends to take within the next 30 days to correct substandard conditions.

*Second notice  
3-14-12*

☐ 1-24-14

1-24-14

7. If response is not received or is not adequate, proceed as follows:

☐ 1-24-14

1-24-14

8. Send 20-day pre notification letter owner(s) &amp; 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

☐ 1-27-14

1-27-14

9. Post sign on property advising date the City Council will consider condemnation of structure.

☐ 1-27-14

1-27-14

☐ \_\_\_\_\_  
☐ 1-24-14 1-24-14

☐ 1-24-14 1-24-14

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☐ \_\_\_\_\_

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.

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

17. Evaluate status of owner's action on 46<sup>th</sup> 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.



DATE 09/12/2013 STATEMENT OF ALL TAXES DUE  
DG MELISSA T DELAGARZA, RTA  
P O BOX 1457  
KINGSVILLE, TX 78364-1457  
(361) 595-8542

\*\*\*\*\*  
\* PROPERTY DESCRIPTION ACCT # 1-005-021-08000-192 \*  
\* 3RD, BLOCK 21, LOT 8, 9 \*  
\* \*  
\* TOWN - LOCATION- 715 E RICHARD \*  
\* ACRES - .160 \*  
\* LAND MKT VALUE 3500 IMPR/PERS MKT VALUE 8840 \*  
\* LAND AGR VALUE MKT. BEFORE EXEMPTS 12340 \*  
\* LIMITED TXBL. VALUE \*  
\* EXEMPTIONS GRANTED: NONE \*  
\* \*\*\*\*\*

GUTIERREZ ARTURO EST  
% JOSE ELIAS GUTIERREZ  
715 E RICHARD AVE  
KINGSVILLE TX 78363-4609

	LEVY	P & I	ATTY FEES	AMT DUE
TAXES 2009	59.06	33.08	18.42	110.56
TAXES 2010	364.62	160.43	105.01	630.06
TAXES 2011	111.56	35.69	29.45	176.70
TAXES 2012	151.61	30.33	36.39	218.33
-----				-----
	686.85	259.53	189.27	1,135.65
				=====
				TOTAL DUE 09/2013 1,135.65
				TOTAL DUE 10/2013 1,143.92
				TOTAL DUE 11/2013 1,152.17
				TOTAL DUE 12/2013 1,160.41

ACCT # 1-005-021-08000-192

\*\*\*\*\*  
\* BREAKDOWN OF TAX DUE BY JURISDICTION \*  
\* JURISDICTION TAXES PEN & INT ATTY FEES TOTAL \*  
\* KLEBERG COUNTY 162.58 61.36 44.79 268.73 \*  
\* CITY OF KINGSVILLE 191.27 72.79 52.81 316.87 \*  
\* KINGSVILLE ISD 318.98 120.05 87.80 526.83 \*  
\* SOUTH TX WATER AUTH 14.02 5.33 3.87 23.22 \*  
\* \*\*\*\*\*  
\* TAX LEVY FOR THE CURRENT ROLL YEAR: 137 91.91



## 2011 CERTIFIED APPRAISAL ROLL

As of Supplement # 0  
CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2011 12:21PM

Prop ID	Owner	% Legal Description	Values						
25849	47982	100.00 R Geo: 100502101000192	Effective Acres: 0.000000	Imp HS: 39,870	Market: 45,120				
GONZALEZ EDUARDO M				Imp NHS: 0	Prod Loss: 0				
701 E RICHARD AVE				Land HS: 5,250	Appraised: 45,120				
KINGSVILLE, TX 78363-4609			Acres: 0.0000	Land NHS: 0	Cap: 0				
State Codes: A			Map ID: PLAT	Prod Use: 0	Assessed: 45,120				
Situs: 701 E RICHARD			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			45,120	0	45,120			
19036	32626	100.00 R Geo: 100502104000192	Effective Acres: 0.000000	Imp HS: 0	Market: 41,280				
SANDOVAL MARIA E				Imp NHS: 37,780	Prod Loss: 0				
AND MARIA ESPERANZA SAND				Land HS: 0	Appraised: 41,280				
707 E RICHARD AVE			Acres: 0.0000	Land NHS: 3,500	Cap: 0				
KINGSVILLE, TX 78363-4609			Map ID: PLAT	Prod Use: 0	Assessed: 41,280				
State Codes: A			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			41,280	0	41,280			
19833	11735	100.00 R Geo: 100502106000192	Effective Acres: 0.000000	Imp HS: 46,200	Market: 49,700				
GARZA OSCAR G JR				Imp NHS: 0	Prod Loss: 0				
711 E RICHARD AVE				Land HS: 3,500	Appraised: 49,700				
KINGSVILLE, TX 78363-4609			Acres: 0.0000	Land NHS: 0	Cap: 0				
State Codes: A			Map ID: PLAT	Prod Use: 0	Assessed: 49,700				
Situs: 711 E RICHARD			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			49,700	0	49,700			
20622	17618	100.00 R Geo: 100502108000192	Effective Acres: 0.000000	Imp HS: 0	Market: 12,340				
GUTIERREZ ARTURO EST				Imp NHS: 8,840	Prod Loss: 0				
% JOSE ELIAS GUTIERREZ				Land HS: 0	Appraised: 12,340				
715 E RICHARD AVE			Acres: 0.0000	Land NHS: 3,500	Cap: 0				
KINGSVILLE, TX 78363-4609			Map ID: PLAT	Prod Use: 0	Assessed: 12,340				
State Codes: A			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions:				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			12,340	0	12,340			
21372	10167	100.00 R Geo: 100502110000192	Effective Acres: 0.000000	Imp HS: 0	Market: 78,450				
DE LA VINA HUMBERTO				Imp NHS: 74,950	Prod Loss: 0				
ETUX MARIA				Land HS: 0	Appraised: 78,450				
1224 E ELLA AVE			Acres: 0.0000	Land NHS: 3,500	Cap: 0				
KINGSVILLE, TX 78363-4047			Map ID: PLAT	Prod Use: 0	Assessed: 78,450				
State Codes: A			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: DV4				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			78,450	12,000	66,450			
22152	48428	100.00 R Geo: 100502112000192	Effective Acres: 0.000000	Imp HS: 7,910	Market: 11,410				
MUNOZ GUADALUPE				Imp NHS: 0	Prod Loss: 0				
725 E RICHARD AVE				Land HS: 3,500	Appraised: 11,410				
KINGSVILLE, TX 78363-4609			Acres: 0.0000	Land NHS: 0	Cap: 0				
State Codes: A			Map ID: PLAT	Prod Use: 0	Assessed: 11,410				
Situs: 725 E RICHARD			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS.OV65				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			11,410	8,400	3,010			
22917	19007	100.00 R Geo: 100502114000192	Effective Acres: 0.000000	Imp HS: 8,210	Market: 13,460				
MATA OLEGARIO G JR				Imp NHS: 0	Prod Loss: 0				
ETUX BEATRICE				Land HS: 5,250	Appraised: 13,460				
515 N 12TH ST			Acres: 0.0000	Land NHS: 0	Cap: 0				
KINGSVILLE, TX 78363-4674			Map ID: PLAT	Prod Use: 0	Assessed: 13,460				
State Codes: A			Mtg Cd: DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE			13,460	0	13,460			

# 2012 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

06/07/2012 08:18AM

Prop ID	Owner	% Legal Description	Values					
19389	12792	100.00 R Geo: 100502022000192	Effective Acres: 0.000000	Imp HS:	0	Market:	39,250	
BAZAN MARIO A		3RD, BLOCK 20, LOT 22, 23		Imp NHS:	35,750	Prod Loss:	0	
821 E RICHARD AVE				Land HS:	0	Appraised:	39,250	
KINGSVILLE, TX 78363-4611				Land NHS:	3,500	Cap:	0	
	State Codes: A	Map ID:	0.0000	PLAT	Prod Use:	0	Assessed:	39,250
	Situs: 820 E ALICE	Mtg Cd:		Prod Mkt:	0	Exemptions:		
		DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			39,250	0	39,250	0.842200	330.56
20189	21096	100.00 R Geo: 100502024000192	Effective Acres: 0.000000	Imp HS:	0	Market:	82,100	
BAZAN MARIO		3RD, BLOCK 20, LOT 24-32, (ST JOSEPH'S MUTUALISTAS)		Imp NHS:	66,350	Prod Loss:	0	
821 E RICHARD AVE				Land HS:	0	Appraised:	82,100	
KINGSVILLE, TX 78363-4611				Land NHS:	15,750	Cap:	0	
	State Codes: F1	Map ID:	0.0000	PLAT	Prod Use:	0	Assessed:	82,100
	Situs: 800 E ALICE 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			82,100	0	82,100	0.842200	691.45
25849	47982	100.00 R Geo: 100502101000192	Effective Acres: 0.000000	Imp HS:	39,870	Market:	45,120	
GONZALEZ EDUARDO M		3RD, BLOCK 21, LOT 1-3		Imp NHS:	0	Prod Loss:	0	
701 E RICHARD AVE				Land HS:	5,250	Appraised:	45,120	
KINGSVILLE, TX 78363-4609				Land NHS:	0	Cap:	0	
	State Codes: A	Map ID:	0.0000	PLAT	Prod Use:	0	Assessed:	45,120
	Situs: 701 E RICHARD	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			45,120	0	45,120	0.842200	380.00
19036	32626	100.00 R Geo: 100502104000192	Effective Acres: 0.000000	Imp HS:	0	Market:	41,280	
SANDOVAL MARIA E		3RD, BLOCK 21, LOT 4, 5		Imp NHS:	37,780	Prod Loss:	0	
AND MARIA ESPERANZA SAND				Land HS:	0	Appraised:	41,280	
707 E RICHARD AVE				Land NHS:	3,500	Cap:	0	
KINGSVILLE, TX 78363-4609				PLAT	Prod Use:	0	Assessed:	41,280
	State Codes: A	Map ID:	0.0000	Prod Mkt:	0	Exemptions:		
	Situs: 707 E RICHARD	Mtg Cd:						
		DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			41,280	0	41,280	0.842200	347.66
19833	11735	100.00 R Geo: 100502106000192	Effective Acres: 0.000000	Imp HS:	46,200	Market:	49,700	
GARZA OSCAR G JR		3RD, BLOCK 21, LOT 8, 7		Imp NHS:	0	Prod Loss:	0	
711 E RICHARD AVE				Land HS:	3,500	Appraised:	49,700	
KINGSVILLE, TX 78363-4609				Land NHS:	0	Cap:	0	
	State Codes: A	Map ID:	0.0000	PLAT	Prod Use:	0	Assessed:	49,700
	Situs: 711 E RICHARD	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			49,700	0	49,700	0.842200	418.57
20622	17618	100.00 R Geo: 100502108000192	Effective Acres: 0.000000	Imp HS:	0	Market:	12,340	
GUTIERREZ ARTURO EST		3RD, BLOCK 21, LOT 8, 9		Imp NHS:	8,840	Prod Loss:	0	
% JOSE ELIAS GUTIERREZ				Land HS:	0	Appraised:	12,340	
715 E RICHARD AVE				Land NHS:	3,500	Cap:	0	
KINGSVILLE, TX 78363-4609				PLAT	Prod Use:	0	Assessed:	12,340
	State Codes: A	Map ID:	0.0000	Prod Mkt:	0	Exemptions:		
	Situs: 715 E RICHARD	Mtg Cd:						
		DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			12,340	0	12,340	0.842200	103.93
21372	10167	100.00 R Geo: 100502110000192	Effective Acres: 0.000000	Imp HS:	0	Market:	78,450	
DE LA VINA HUMBERTO		3RD, BLOCK 21, LOT 10, 11		Imp NHS:	74,950	Prod Loss:	0	
ETUX MARIA				Land HS:	0	Appraised:	78,450	
1224 E ELLA AVE				Land NHS:	3,500	Cap:	0	
KINGSVILLE, TX 78363-4047				PLAT	Prod Use:	0	Assessed:	78,450
	State Codes: A	Map ID:	0.0000	Prod Mkt:	0	Exemptions:	DV4	
	Situs: 719 E RICHARD	Mtg Cd:						
		DBA:						
Entity	Description	Xref Id	Freeze: (Year) Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax
CKI	CITY OF KINGSVILLE			78,450	12,000	66,450	0.842200	559.64

# 2013 PRELIMINARY ROLL

## CKI - CITY OF KINGSVILLE

Geo ID Order

05/22/2013 11:46AM

Prop ID	Owner	%	Legal Description	Effective Acres	Values					
18625	12792	100.00	R Geo: 100502020000192 3RD, BLOCK 20, LOT 20, 21	0.000000	Imp HS: 0 Imp NHS: 19,860 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 23,360 Prod Loss: 0 Appraised: 23,360 Cap: 0 Assessed: 23,360 Exemptions:				
821 E RICHARD AVE KINGSVILLE, TX 78363-4611			State Codes: A Situs: 824 E ALICE	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				23,360	0	23,360	0.842200	196.74	
19389	12792	100.00	R Geo: 100502022000192 3RD, BLOCK 20, LOT 22, 23	0.000000	Imp HS: 0 Imp NHS: 38,130 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41,630 Prod Loss: 0 Appraised: 41,630 Cap: 0 Assessed: 41,630 Exemptions:				
821 E RICHARD AVE KINGSVILLE, TX 78363-4611			State Codes: A Situs: 820 E ALICE	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				41,630	0	41,630	0.842200	350.61	
20189	21096	100.00	R Geo: 100502024000192 3RD, BLOCK 20, LOT 24-32, (ST JOSEPH'S MUTUALISTAS)	0.000000	Imp HS: 0 Imp NHS: 66,350 Land HS: 0 Land NHS: 15,750 PLAT Prod Use: 0 Prod Mkt: 0	Market: 82,100 Prod Loss: 0 Appraised: 82,100 Cap: 0 Assessed: 82,100 Exemptions:				
821 E RICHARD AVE KINGSVILLE, TX 78363-4611			State Codes: F1 Situs: 800 E ALICE TX	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				82,100	0	82,100	0.842200	691.45	
25849	47982	100.00	R Geo: 100502101000192 3RD, BLOCK 21, LOT 1-3	0.000000	Imp HS: 39,870 Imp NHS: 0 Land HS: 5,250 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 45,120 Prod Loss: 0 Appraised: 45,120 Cap: 0 Assessed: 45,120 Exemptions: HS				
701 E RICHARD AVE KINGSVILLE, TX 78363-4609			State Codes: A Situs: 701 E RICHARD	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				45,120	0	45,120	0.842200	380.00	
19036	32626	100.00	R Geo: 100502104000192 3RD, BLOCK 21, LOT 4, 5	0.000000	Imp HS: 0 Imp NHS: 37,780 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 41,280 Prod Loss: 0 Appraised: 41,280 Cap: 0 Assessed: 41,280 Exemptions:				
SANDOVAL MARIA E AND MARIA ESPERANZA SAND 707 E RICHARD AVE KINGSVILLE, TX 78363-4609			State Codes: A Situs: 707 E RICHARD	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				41,280	0	41,280	0.842200	347.66	
19833	11735	100.00	R Geo: 100502106000192 3RD, BLOCK 21, LOT 6, 7	0.000000	Imp HS: 46,200 Imp NHS: 0 Land HS: 3,500 Land NHS: 0 PLAT Prod Use: 0 Prod Mkt: 0	Market: 49,700 Prod Loss: 0 Appraised: 49,700 Cap: 0 Assessed: 49,700 Exemptions: HS				
GARZA OSCAR G JR 711 E RICHARD AVE KINGSVILLE, TX 78363-4609			State Codes: A Situs: 711 E RICHARD	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				49,700	0	49,700	0.842200	418.57	
20622	17618	100.00	R Geo: 100502108000192 3RD, BLOCK 21, LOT 8, 9	0.000000	Imp HS: 0 Imp NHS: 8,840 Land HS: 0 Land NHS: 3,500 PLAT Prod Use: 0 Prod Mkt: 0	Market: 12,340 Prod Loss: 0 Appraised: 12,340 Cap: 0 Assessed: 12,340 Exemptions:				
GUTIERREZ ARTURO EST % JOSE ELIAS GUTIERREZ 715 E RICHARD AVE KINGSVILLE, TX 78363-4609			State Codes: A Situs: 715 E RICHARD	Acres: 0.0000 Map ID: Mtg Cd: DBA:						
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable	Tax Rate	Est. Tax	
CKI	CITY OF KINGSVILLE				12,340	0	12,340	0.842200	103.93	

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



March 1, 2012

ARTURO GUTIERREZ EST  
% JOSE ELIAS GUTIERREZ  
715 E RICHARD  
KINGSVILLE TX 78363-4609

Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9

715 E Richard

Dear Sir or Madam:

It has been determined that the structure at **715 E. Richard** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

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

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



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

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

('62 Code, § 4-6-1)

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

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

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

- Please provide proof of necessary permits and "passed" inspections for all reconstruction and/or repairs. Provide proof of proper disposal, i.e. landfill receipt or method used to remediate condemned structure.
- If you need further information, please contact me at (361) 595-8019, Monday through Friday from 8:00 AM – 12:00 PM & 1:00 PM - 5:00 P.M.

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

Jose Elias Gutierrez  
P. O. Box 7  
Rivera Tx 78379

## SECOND NOTICE

Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9

715 E Richard

Dear Sir or Madam:

It has been determined that the structure at **715 E. Richard** is in a significant state of disrepair and creates a safety and health hazard to the surrounding area and the community at large. The structure is in direct violation to the City of Kingsville's Code of Ordinance § 15-1-165 Condemned Building or Structure; Specifications as adopted and as stated below.

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

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

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

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

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

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

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

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

('62 Code, § 4-6-1)

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

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

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

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

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

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

November 2, 2012

JOSE ELIAS GUTIERREZ  
P.O. BOX 7  
RIVERA, TX 78379

Re: 3<sup>RD</sup>, BLOCK 21, LOT 8, 9

715 E RICHARD

Dear Sir or Madam:

It has been determined that the structure at 715 E RICHARD 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.

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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 THESE VIOLATIONS LISTED MUST BE CORRECTED WITHIN THIRTY (30) CALENDAR DAYS FROM RECEIPT THIS LETTER.

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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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez", is written over a horizontal line.

Daniel Ramirez  
Building Official



# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 1, 2012

Jose Elias Gutierrez  
P. O. Box 7  
Rivera Tx 78379

**Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9**

**715 E Richard**

Dear Sir or Madam:

It has been determined that the structure at **715 E. Richard** 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.

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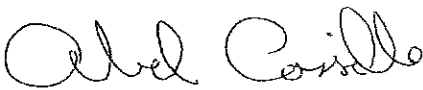
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS **MARCH 11, 2012** FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE



P. O. BOX 1458 – KINGSVILLE, TEXAS 78364

March 14, 2012

ARTURO GUTIERREZ EST  
% JOSE ELIAS GUTIERREZ  
715 E RICHARD  
KINGSVILLE TX 78363-4609

## SECOND NOTICE

Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9

715 E Richard

Dear Sir or Madam:

It has been determined that the structure at **715 E. Richard** 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.

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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

March 20, 2012

To

Mr. Abel Carrillo:

After several letters informing my brother Jose Elias Gutierrez about our family house on 715 E. Richards, I would like to let you know that my brother is willing to have it restored. The only problem is that he has very limited resources, and will probably need financial help from some source, to repair it. He is disabled and receives SSI \$464<sup>00</sup> per month. - The house has been unoccupied for a long time, and has been <sup>severely</sup> damaged by other who uses it as a place of refuge. - That house has not had electricity, water, or gas for many years now. It will require a lot more time to restore it. He is willing to try and fix it. - He has been paying, part of the taxes due.

I am his sister Consuelo Castillo, I am in no position to help him, for I am also on a fixed income.

We are very sorry to cause this problem, but these are the facts over



Please advice us as to the next step. There is nothing, that my brother, would do, to have a nice safe place to live in.

Thank-You  
for your time

Sincerely

Consuelo Castillo

PS

He started doing work  
at the house today. 03-20-12

## CITY OF KINGSVILLE

## BUILDING PERMIT

DATE RECEIVED 3-30-12

AMOUNT \$ \_\_\_\_\_

PROPERTY ADDRESS: 715 E R. Church

ISSUE TO: \_\_\_\_\_ PHONE #: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ PHONE #: \_\_\_\_\_

PROJECT TYPE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

SQUARE FOOTAGE/DOLLAR VALUE: \_\_\_\_\_ RESIDENTIAL ☐ COMMERCIAL ☐

## FOR OFFICE USE ONLY

## INSPECTION REQUEST/REPORT

PERMIT #: \_\_\_\_\_ INSPECTION DATE: \_\_\_\_\_ TIME IN: \_\_\_\_\_ TIME OUT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TYPE OF INSPECTION: \_\_\_\_\_

GREEN TAG/PASS: \_\_\_\_\_ RED TAG/FAIL: \_\_\_\_\_ FAX TO AEP: YES OR NO

FAX TO CPE: YES OR NO

AEP PERMIT TYPE: 1. NEW SERVICE 2. TS CONST LOOP 3. UPGRADE/REBUILD

4. TEMP WORK CLEARANCE 5. WORKING CLEARANCE 6. FINAL CLEARANCE

AEP EST #: 100327894 \_\_\_\_\_

Central Energy (CPE) PERMIT TYPE: 1. NEW SERVICE 2. RECONNECT

## NOTES:

Cleaning yard  
House not secured

CONTRACTOR ON ACCOUNT

CONTRACTOR NAME \_\_\_\_\_

ACCOUNT # \_\_\_\_\_

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



March 14, 2012

Jose Elias Gutierrez  
P. O. Box 7  
Rivera Tx 78379

## SECOND NOTICE

**Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9**

**715 E Richard**

Dear Sir or Madam:

It has been determined that the structure at **715 E. Richard** 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.

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

Sincerely,



Abel Carrillo  
Building Official

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



May 18, 2012

Jose Elias Gutierrez  
P. O. Box 7  
Rivera Tx 78379

**Re: 3<sup>rd</sup> Addition Block 21, Lot 8,9**

**715 E Richard**

To Whom It May Concern

I am following up on a complaint regarding a VACANT PREMISIS at the above referenced address. You should be aware that Section 311 of the International Fire Code, 2009 Edition states

- Sec 311.2 Safeguarding vacant premises requires that such building shall be secured
- Sec 311.2.1 Requires all exterior openings be boarded, locked, blocked, or otherwise protect to prevent entry

For your information I have attached copies of our fire code. Please have the building secured by May 31, 2012 so that it will comply with our city's requirements.

Thank you in advance for your cooperation in this matter. If you have any questions, please feel free to contact me at (361) 595-8021. I am in the office from 8:00 am. - 5:00 pm., Monday through Friday, or you may leave me a message and I will return your call as soon as possible

Respectfully,

A handwritten signature in cursive script, reading "Abel Carrillo".

Abel Carrillo  
Building Official  
City of Kingsville



## 2011 CERTIFIED APPRAISAL ROLL

As of Supplement # 0  
CKI - CITY OF KINGSVILLE

Geo ID Order

07/21/2011 12:21PM

Prop ID	Owner	% Legal	Description	Values						
25849	47982	100.00	R Geo: 100502101000192 GONZALEZ EDUARDO M 701 E RICHARD AVE KINGSVILLE, TX 78363-4609	Effective Acres: 0.000000	Imp HS: 39,870	Market: 45,120				
			3RD, BLOCK 21, LOT 1-3		Imp NHS: 0	Prod Loss: 0				
				Acres: 0.0000	Land HS: 5,250	Appraised: 45,120				
			State Codes: A	Map ID: PLAT	Land NHS: 0	Cap: 0				
			Situs: 701 E RICHARD	Mtg Cd:	Prod Use: 0	Assessed: 45,120				
				DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				45,120	0	45,120			
19036	32526	100.00	R Geo: 100502104000192	Effective Acres: 0.000000	Imp HS: 0	Market: 41,280				
	SANDOVAL MARIA E		3RD, BLOCK 21, LOT 4, 5		Imp NHS: 37,780	Prod Loss: 0				
	AND MARIA ESPERANZA SAND			Acres: 0.0000	Land HS: 0	Appraised: 41,280				
	707 E RICHARD AVE			Map ID: PLAT	Land NHS: 3,500	Cap: 0				
	KINGSVILLE, TX 78363-4609		State Codes: A	Mtg Cd:	Prod Use: 0	Assessed: 41,280				
			Situs: 707 E RICHARD	DBA:	Prod Mkt: 0	Exemptions:				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				41,280	0	41,280			
19833	11735	100.00	R Geo: 100502106000192	Effective Acres: 0.000000	Imp HS: 46,200	Market: 49,700				
	GARZA OSCAR G JR		3RD, BLOCK 21, LOT 6, 7		Imp NHS: 0	Prod Loss: 0				
	711 E RICHARD AVE			Acres: 0.0000	Land HS: 3,500	Appraised: 49,700				
	KINGSVILLE, TX 78363-4609		State Codes: A	Map ID: PLAT	Land NHS: 0	Cap: 0				
			Situs: 711 E RICHARD	Mtg Cd:	Prod Use: 0	Assessed: 49,700				
				DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				49,700	0	49,700			
20622	17618	100.00	R Geo: 100502108000192	Effective Acres: 0.000000	Imp HS: 0	Market: 12,340				
	GUTIERREZ ARTURO EST		3RD, BLOCK 21, LOT 8, 9		Imp NHS: 8,840	Prod Loss: 0				
	% JOSE ELIAS GUTIERREZ			Acres: 0.0000	Land HS: 0	Appraised: 12,340				
	715 E RICHARD AVE			Map ID: PLAT	Land NHS: 3,500	Cap: 0				
	KINGSVILLE, TX 78363-4609		State Codes: A	Mtg Cd:	Prod Use: 0	Assessed: 12,340				
			Situs: 715 E RICHARD	DBA:	Prod Mkt: 0	Exemptions:				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				12,340	0	12,340			
21372	10167	100.00	R Geo: 100502110000192	Effective Acres: 0.000000	Imp HS: 0	Market: 78,450				
	DE LA VINA HUMBERTO		3RD, BLOCK 21, LOT 10, 11		Imp NHS: 74,950	Prod Loss: 0				
	ETUX MARIA			Acres: 0.0000	Land HS: 0	Appraised: 78,450				
	1224 E ELLA AVE			Map ID: PLAT	Land NHS: 3,500	Cap: 0				
	KINGSVILLE, TX 78363-4047		State Codes: A	Mtg Cd:	Prod Use: 0	Assessed: 78,450				
			Situs: 719 E RICHARD	DBA:	Prod Mkt: 0	Exemptions: DV4				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				78,450	12,000	66,450			
22152	48428	100.00	R Geo: 100502112000192	Effective Acres: 0.000000	Imp HS: 7,910	Market: 11,410				
	MUNOZ GUADALUPE		3RD, BLOCK 21, LOT 12, 13		Imp NHS: 0	Prod Loss: 0				
	725 E RICHARD AVE			Acres: 0.0000	Land HS: 3,500	Appraised: 11,410				
	KINGSVILLE, TX 78363-4609		State Codes: A	Map ID: PLAT	Land NHS: 0	Cap: 0				
			Situs: 725 E RICHARD	Mtg Cd:	Prod Use: 0	Assessed: 11,410				
				DBA:	Prod Mkt: 0	Exemptions: HS,OV65				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				11,410	8,400	3,010			
22917	19007	100.00	R Geo: 100502114000192	Effective Acres: 0.000000	Imp HS: 8,210	Market: 13,460				
	MATA OLEGARIO G JR		3RD, BLOCK 21, LOT 14-16		Imp NHS: 0	Prod Loss: 0				
	ETUX BEATRICE			Acres: 0.0000	Land HS: 5,250	Appraised: 13,460				
	515 N 12TH ST			Map ID: PLAT	Land NHS: 0	Cap: 0				
	KINGSVILLE, TX 78363-4674		State Codes: A	Mtg Cd:	Prod Use: 0	Assessed: 13,460				
			Situs: 515 N 12TH ST	DBA:	Prod Mkt: 0	Exemptions: HS				
Entity	Description	Xref Id	Freeze: (Year)	Ceiling	Assessed	Exemptions	Taxable			
CKI	CITY OF KINGSVILLE				13,460	0	13,460			

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



September 17, 2013

JOSE ELIAS GUTIERREZ  
P.O. BOX 7  
RIVIERA, TX 78379

Re: 3<sup>RD</sup>, BLOCK 21, LOT 8, 9

715 E RICHARD

Dear Sir or Madam:

It has been determined that the structure at **715 E RICHARD** 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.

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(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.

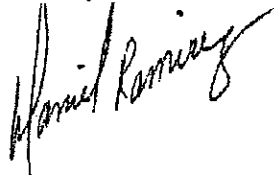
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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,

A handwritten signature in black ink, appearing to read "Daniel Ramirez". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

---

Daniel Ramirez  
Building Official

Enclosure

# CITY OF KINGSVILLE

P. O. BOX 1458 – KINGSVILLE, TEXAS 78364



September 17, 2013

ARTURO GUTIERREZ % JOSE ELIAS GUTIERREZ  
715 E RICHARD  
KINGSVILLE, TX 78363

Re: 3<sup>RD</sup>, BLOCK 21, LOT 8, 9

715 E RICHARD

Dear Sir or Madam:

It has been determined that the structure at **715 E RICHARD** 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.

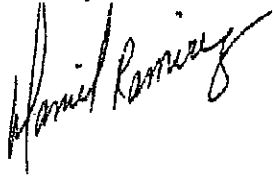
WE MUST RECEIVE WRITTEN RESPONSE FROM YOU WITHIN TEN (10) DAYS FROM THIS NOTICE INDICATING THE ACTION YOU INTEND TO TAKE WITHIN THE NEXT THIRTY (30) DAYS TO CORRECT SUBSTANDARD CONDITIONS.

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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.

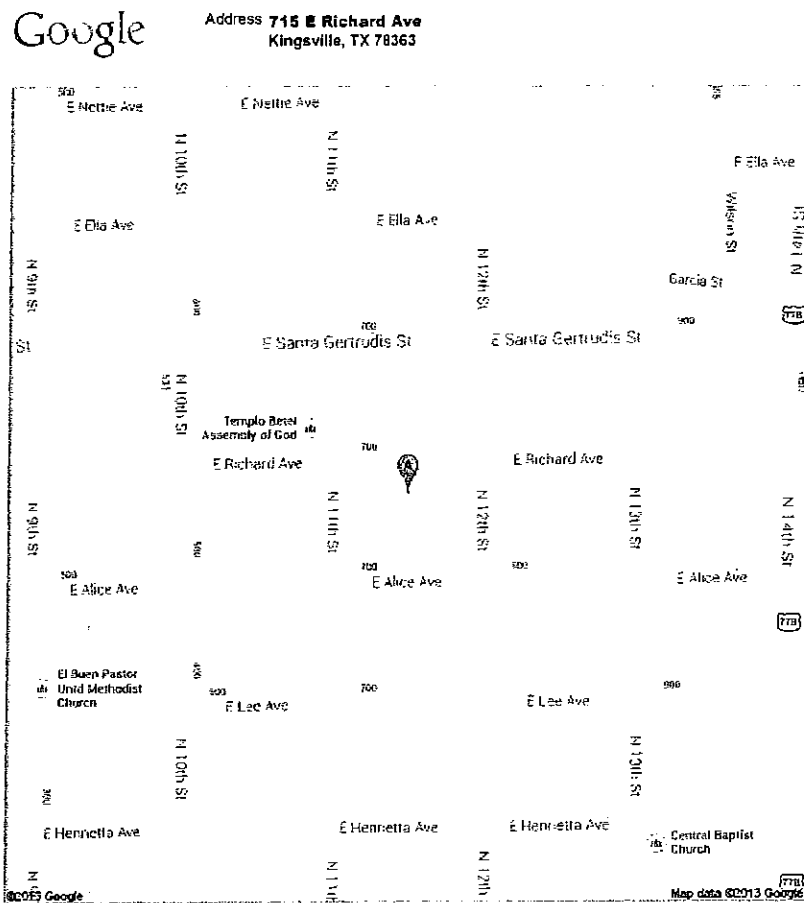
Sincerely,


A handwritten signature in black ink, appearing to read "Daniel Ramirez", written in a cursive style.

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Daniel Ramirez  
Building Official

Enclosure





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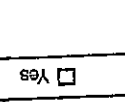

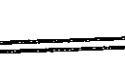
Jose Alvar Antunez 9-24  
P.O. Box 7 9-30  
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<p>nd 4. Restricted Delivery? (Extra Fee)  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>		<p>nd 4. Restricted Delivery? (Extra Fee)  <input type="checkbox"/> Yes  <input type="checkbox"/> No</p>	
<p>nd 5. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p>		<p>nd 5. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p>	
<p>nd 6. Received by (Printed Name)            X <i>Concepcion Castillo</i></p>		<p>nd 6. Received by (Printed Name)            X <i>Concepcion Castillo</i></p>	
<p>nd 7. Date of Delivery  <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>		<p>nd 7. Date of Delivery  <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>	

<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p>	
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<p><b>B. Received by (Printed Name)</b>  </p>	<p><b>C. Date of Delivery</b>  </p>
<p><b>D. Is delivery address different from item 17</b> <input type="checkbox"/> Yes <input type="checkbox"/> No          If YES, enter delivery address below:</p>	
<p><b>E. Service Type</b>  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
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Jose Elias Gutierrez  
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Kingsville, TX 78363

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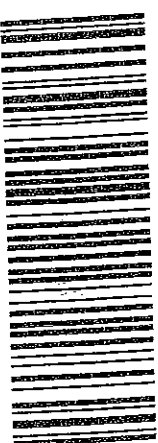
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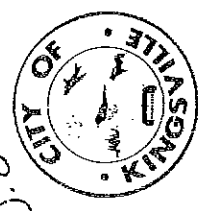
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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364

*Handwritten signature*

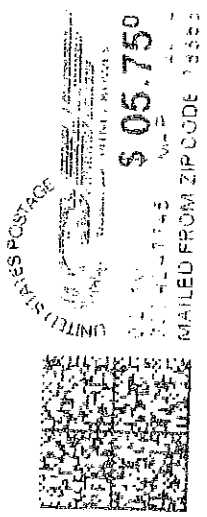
*Arturo Gutierrez  
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Kingsville*

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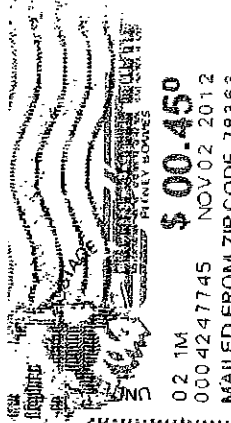
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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364



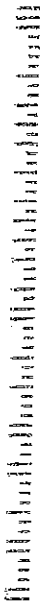
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*715 E Richard - 78363*

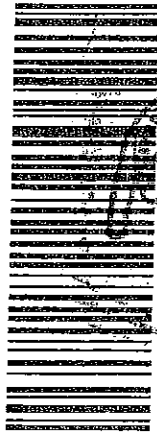
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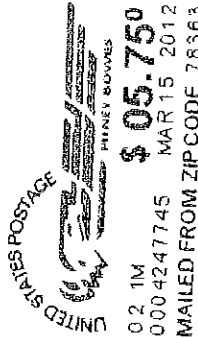


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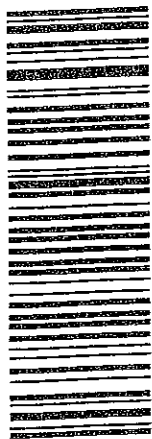


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- ☐ ATTEMPTED - NOT KNOWN
- ☐ UNDELIVERED - NOT KNOWN
- ☐ NO SUCH STREET - RETURN TO SENDER
- ☐ NO POST OFFICE IN THIS AREA
- ☐ NO MAIL RECEIPTABLE
- ☐ USE ZIP CODE AND CARRIER



*Arturo Gutierrez  
Jose Eliaz Gutierrez  
715 E Richard  
Kingsville, TX 78363*



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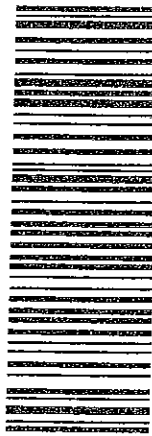
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Joe Elias Ventura  
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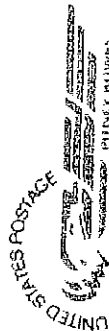
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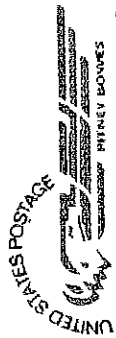
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CITY OF KINGSVILLE

P.O. BOX 1458 - KINGSVILLE, TEXAS 78364



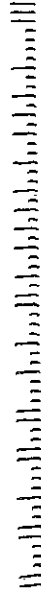
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✓ AC 4247  
Arturo Gutierrez  
Jose/Elia Gutierrez  
P.O. Box 1458  
Kingsville, TX 78363

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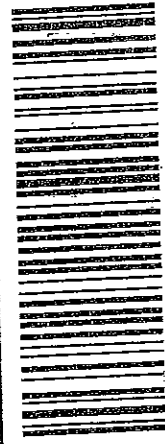
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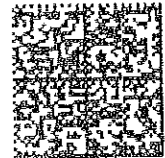


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0004247745 MAR 01 2012  
MAILED FROM ZIP CODE 78363



ILLE, TEXAS 78364

2/23/12  
3/23/12

Jose Elia Gutierrez  
P.O. Box 1458  
Kingsville, TX 78363

NIXIE 782 SE 1 00 03/21/12

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

\*0498-07385-01-98

7826414588

CITY OF KINGSVILLE

# NOTICE

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

ON 715 E. RICHARD ON

11:00 AM JANUARY 24, 2014

BY ORDER OF THE CITY COUNCIL

DEVELOPERS ARE REQUESTED TO ATTEND THIS NOTICE BY THE CITY  
AND TO PREPARE A RECONVEYANCE AGREEMENT WITH THE CITY OF KINGSVILLE  
OFFICE OF THE CITY CLERK, DEPARTMENT OF CITY OF KINGSVILLE  
CONVEYANCE A RECONVEYANCE AGREEMENT IS REQUIRED BY THE CITY OF TWO  
THIRDS OF THE CITY COUNCIL.

CONTACT THE BUILDING DEPARTMENT AT

700 E. 5TH STREET

TELEPHONE: (361) 525-8100

1/24/14

*Handwritten signature*

1/24/14

1/24/14

1/24/14

1/24/14

1/24/14

1/24/14

*Handwritten signature*





## BUILDING DEPARTMENT

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

**CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2663**

JANUARY 24, 2014

ARTURO GUTIERREZ % JOSE ELIAS GUTIERREZ  
715 E RICHARD  
KINGSVILLE, TX 78363

**Re: HEARING FOR PROPERTY AT 715 E RICHARD**

Dear Sir or Madam:

On MARCH 1, 2012, a letter was sent from the City of Kingsville stating that your property located at **715 E RICHARD** 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 FEBRUARY 24, 2014 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 FEBRUARY 24, 2014.

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

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

Sincerely,

Daniel Ramirez  
Building Official



## BUILDING DEPARTMENT

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

CERTIFIED MAIL – RETURN RECEIPT #7011 0110 0000 4433 2670

JANUARY 24, 2014

JOSE ELIAS GUTIERREZ  
P.O. BOX 7  
RIVERA, TX 78379

Re: **HEARING FOR PROPERTY AT 715 E RICHARD**

Dear Sir or Madam:

On MARCH 1, 2012, a letter was sent from the City of Kingsville stating that your property located at **715 E RICHARD** 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.

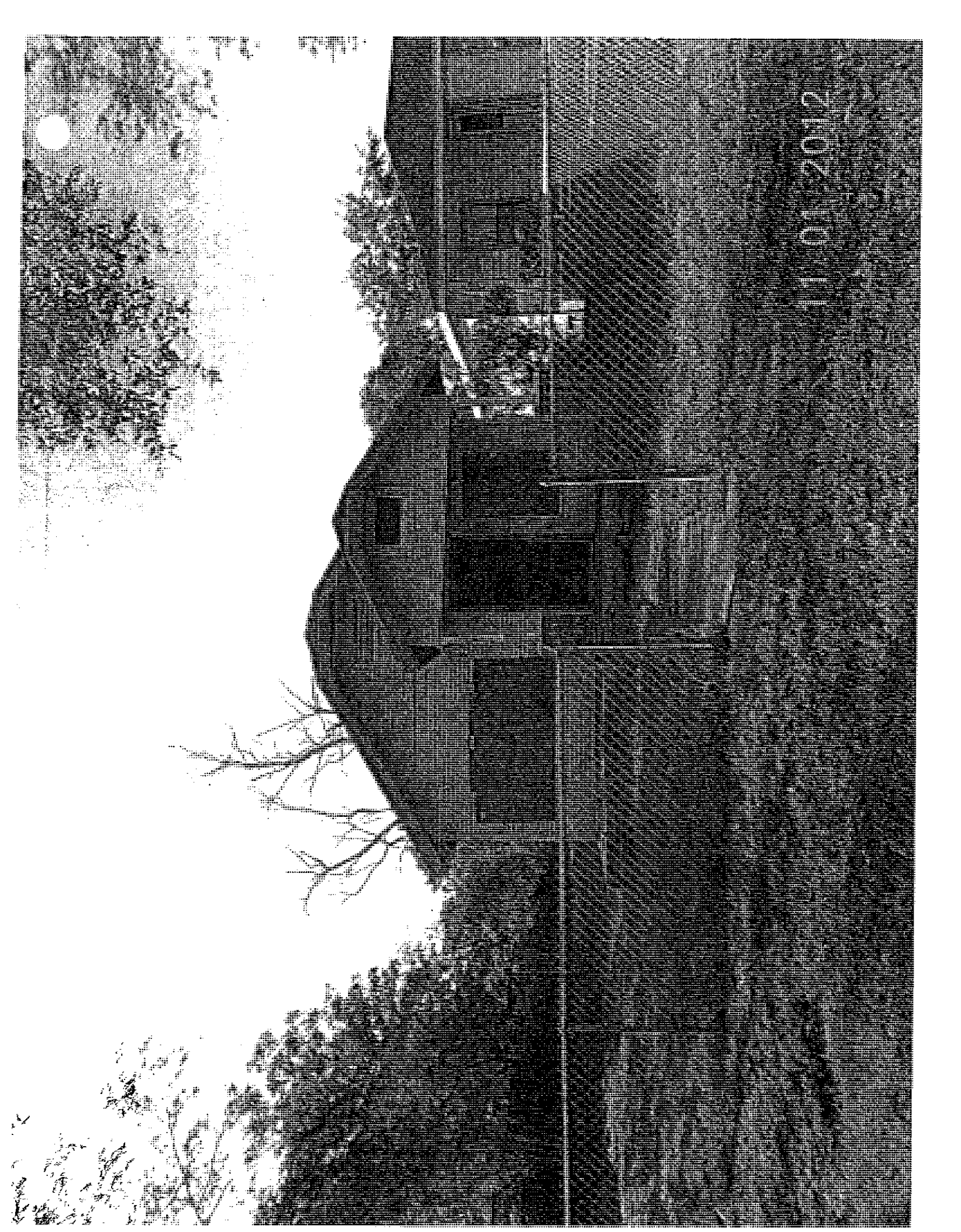
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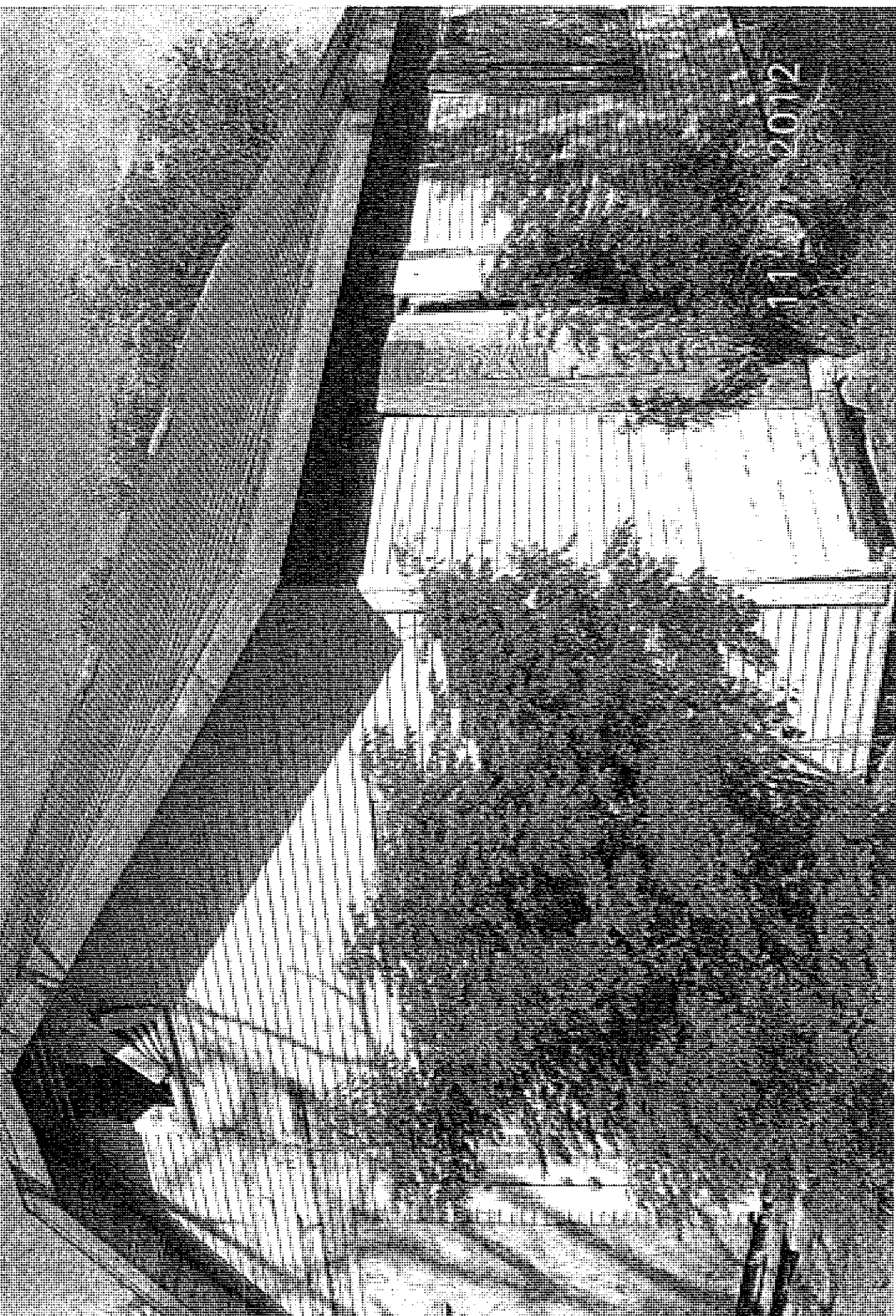
Sincerely,

Daniel Ramirez  
Building Official

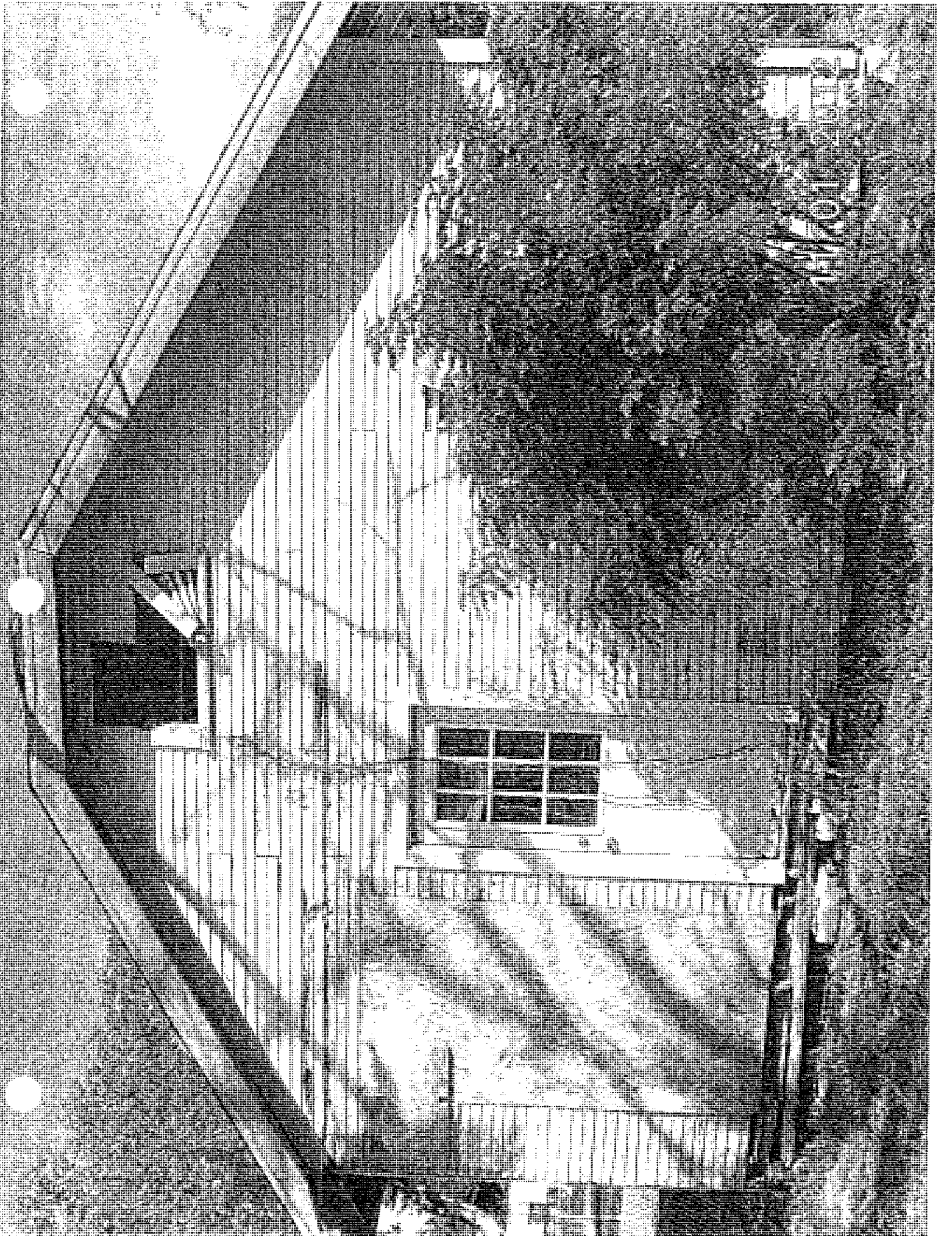


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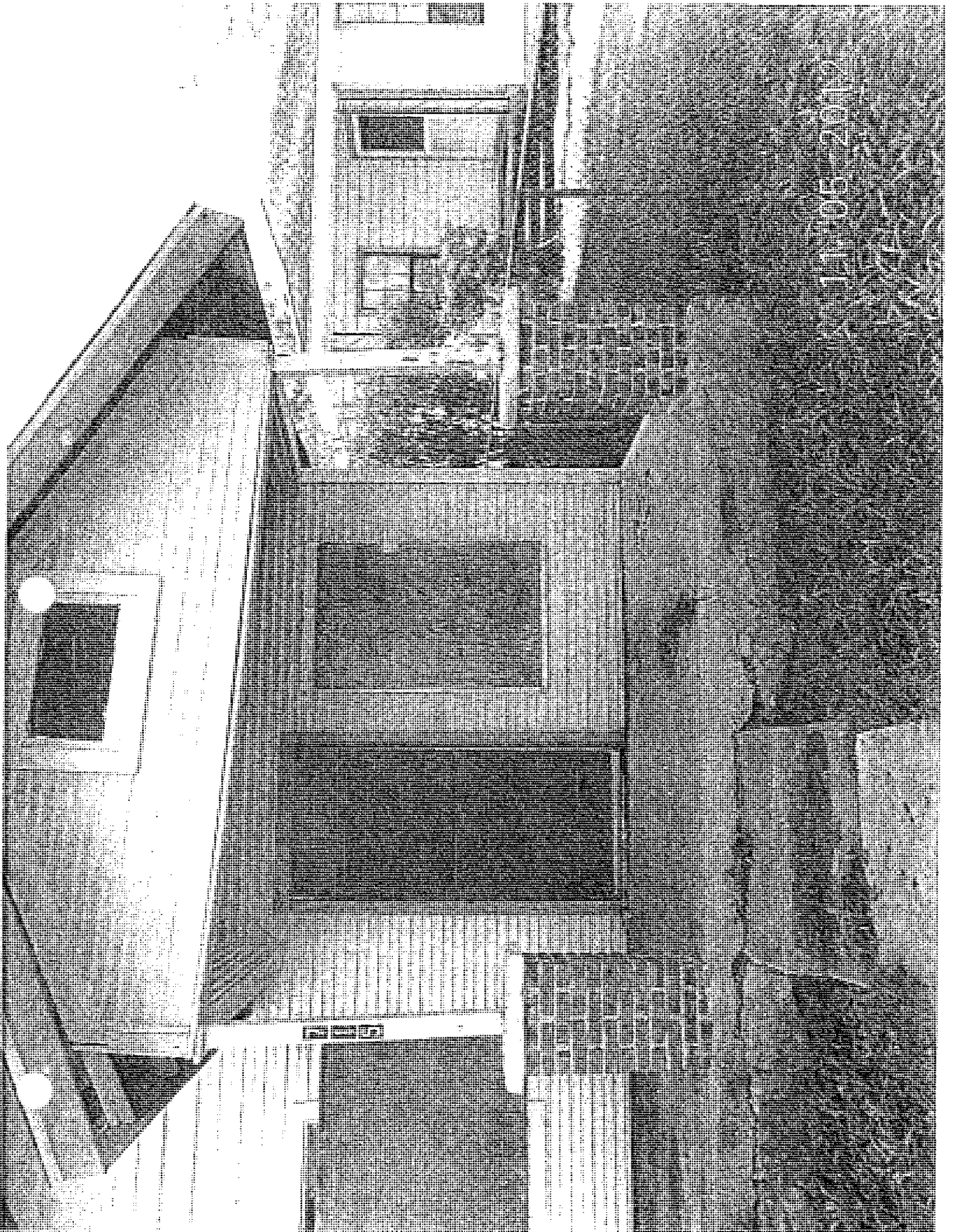
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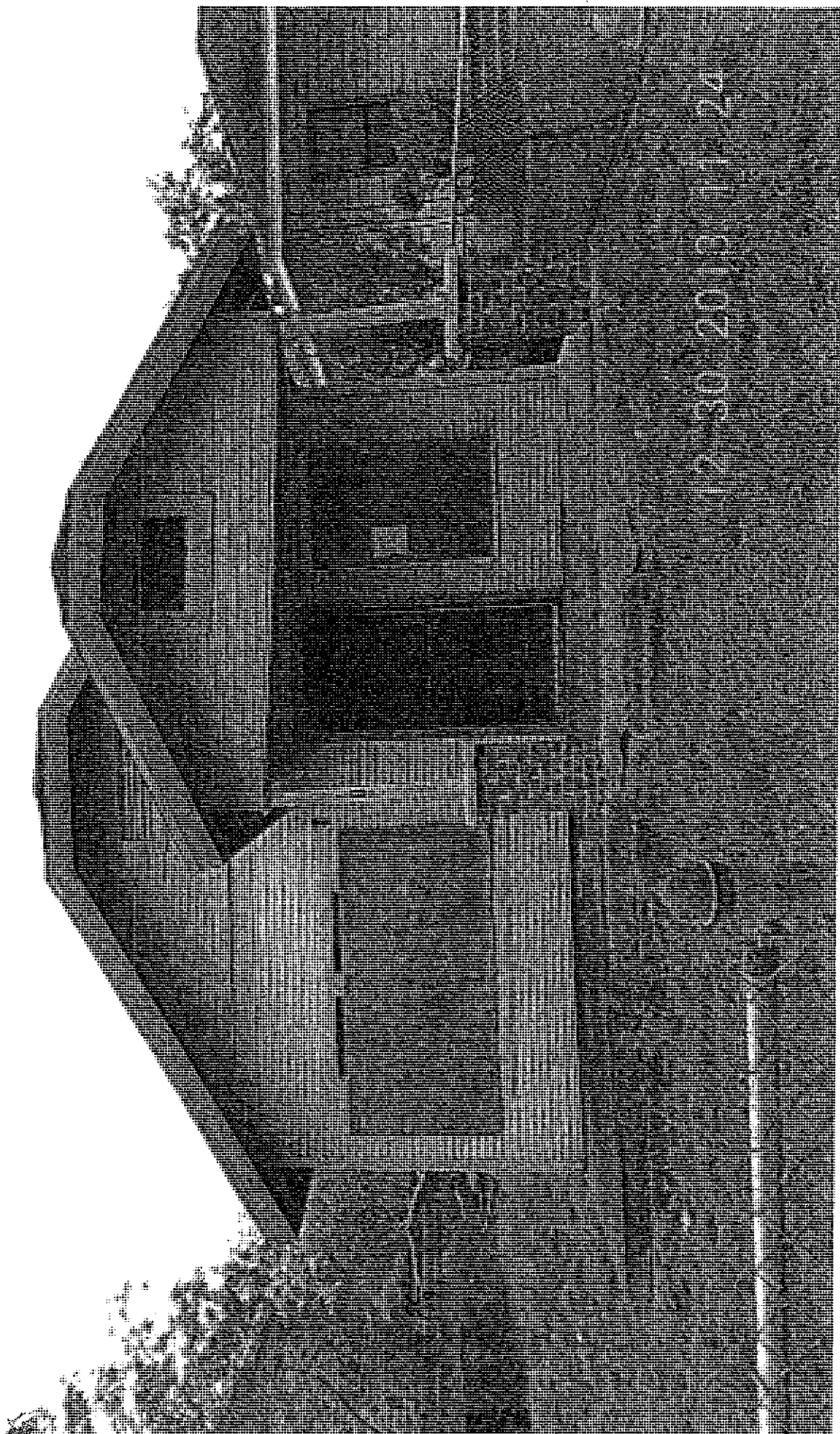








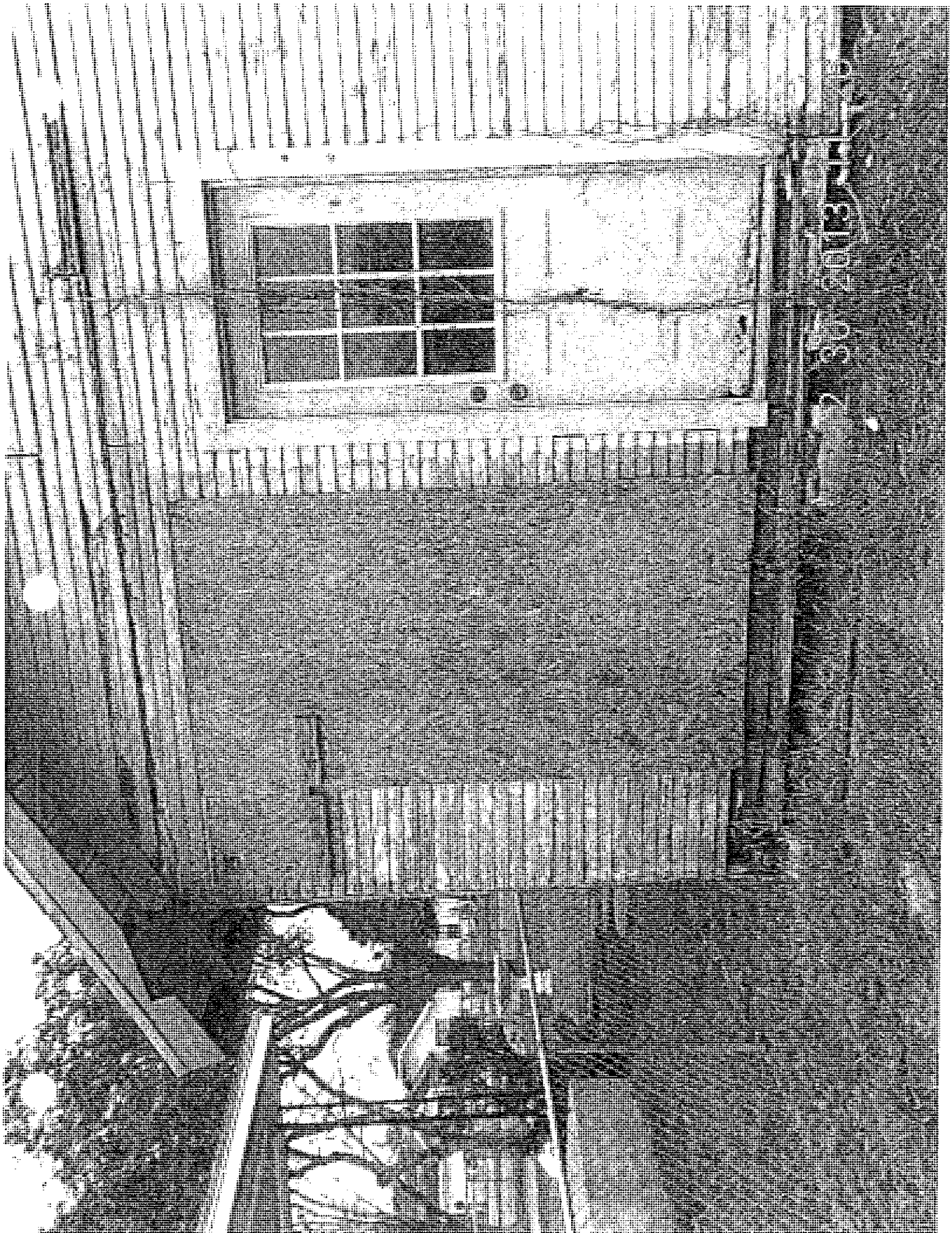
11-05-2013



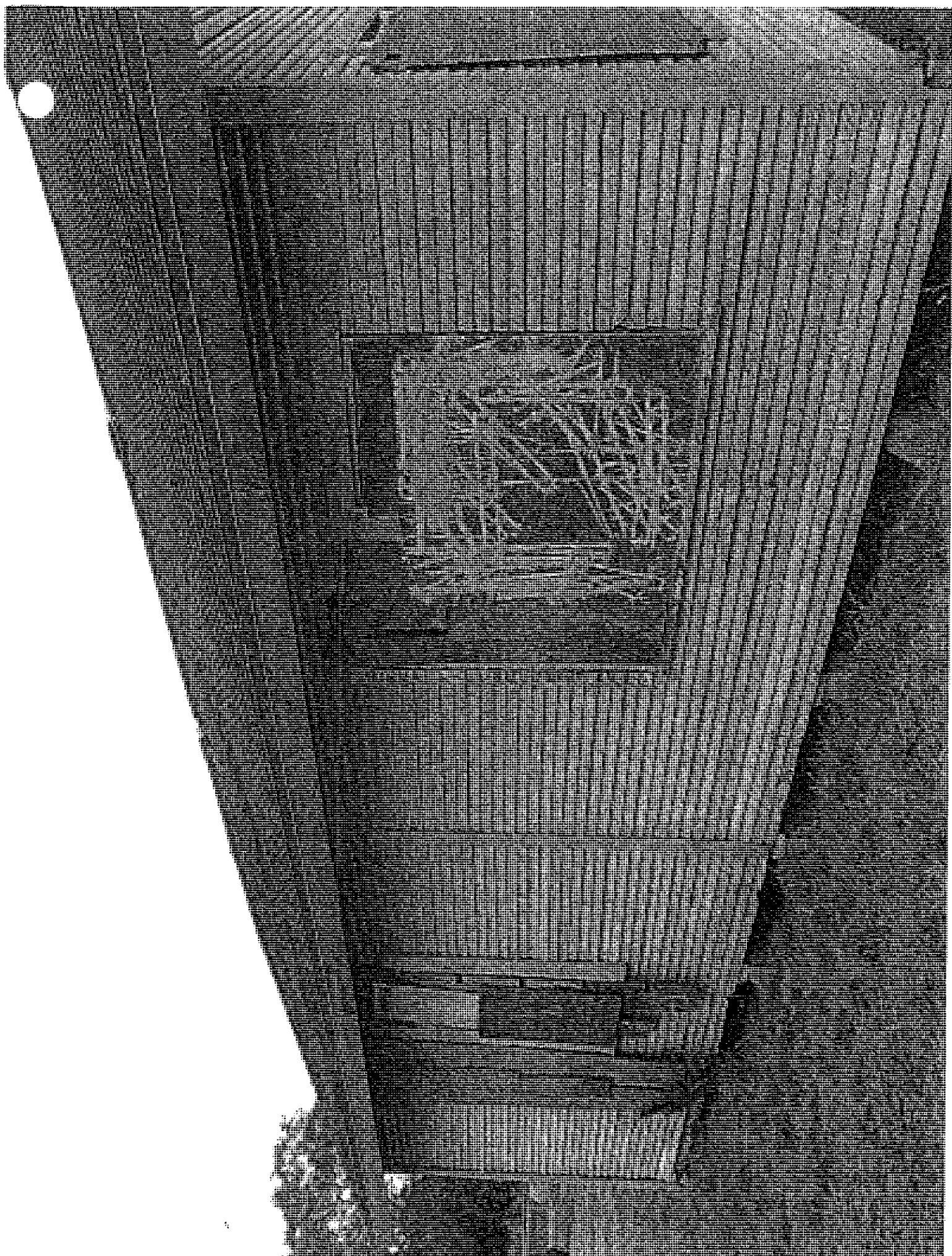




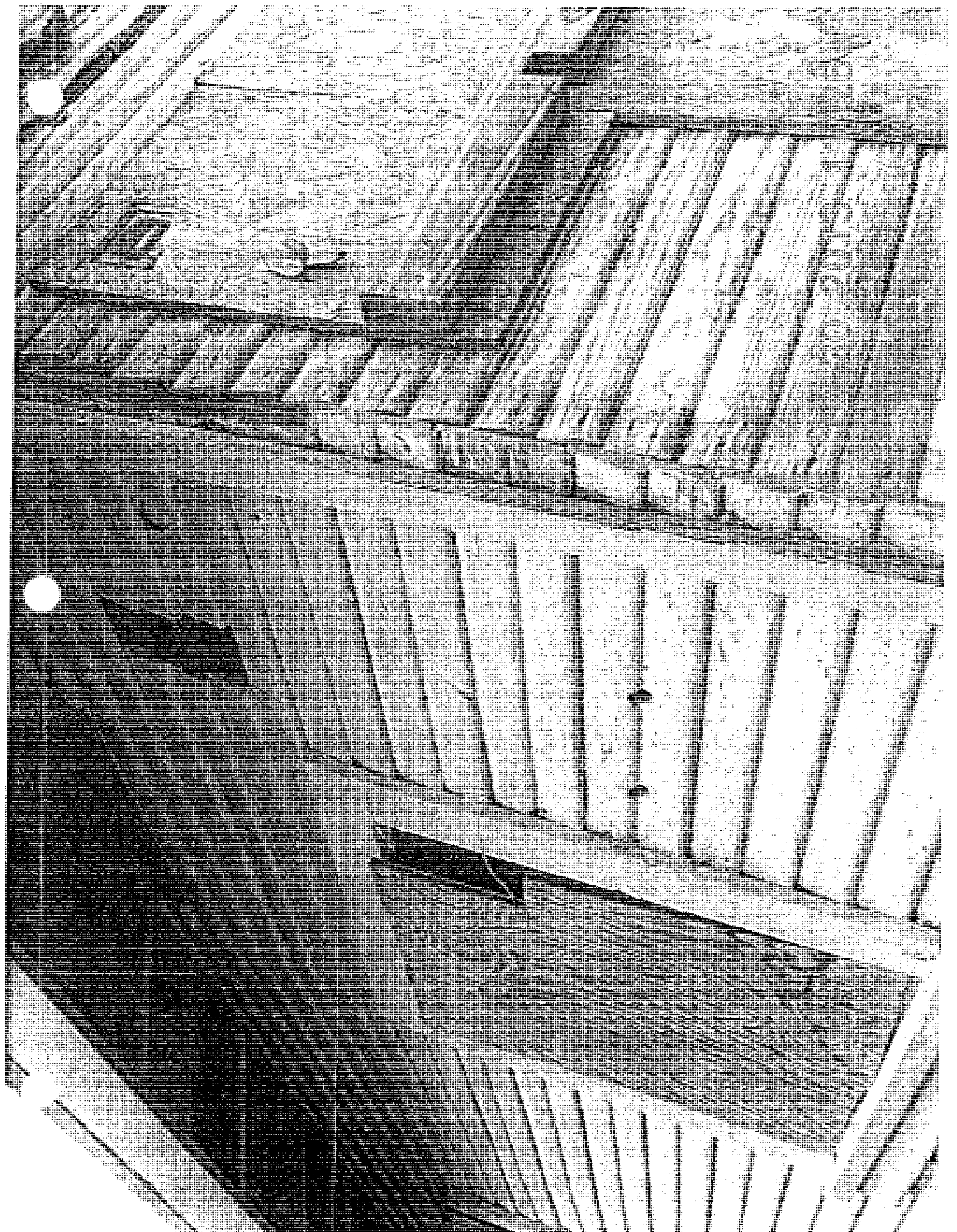
12-30-2013 11:25



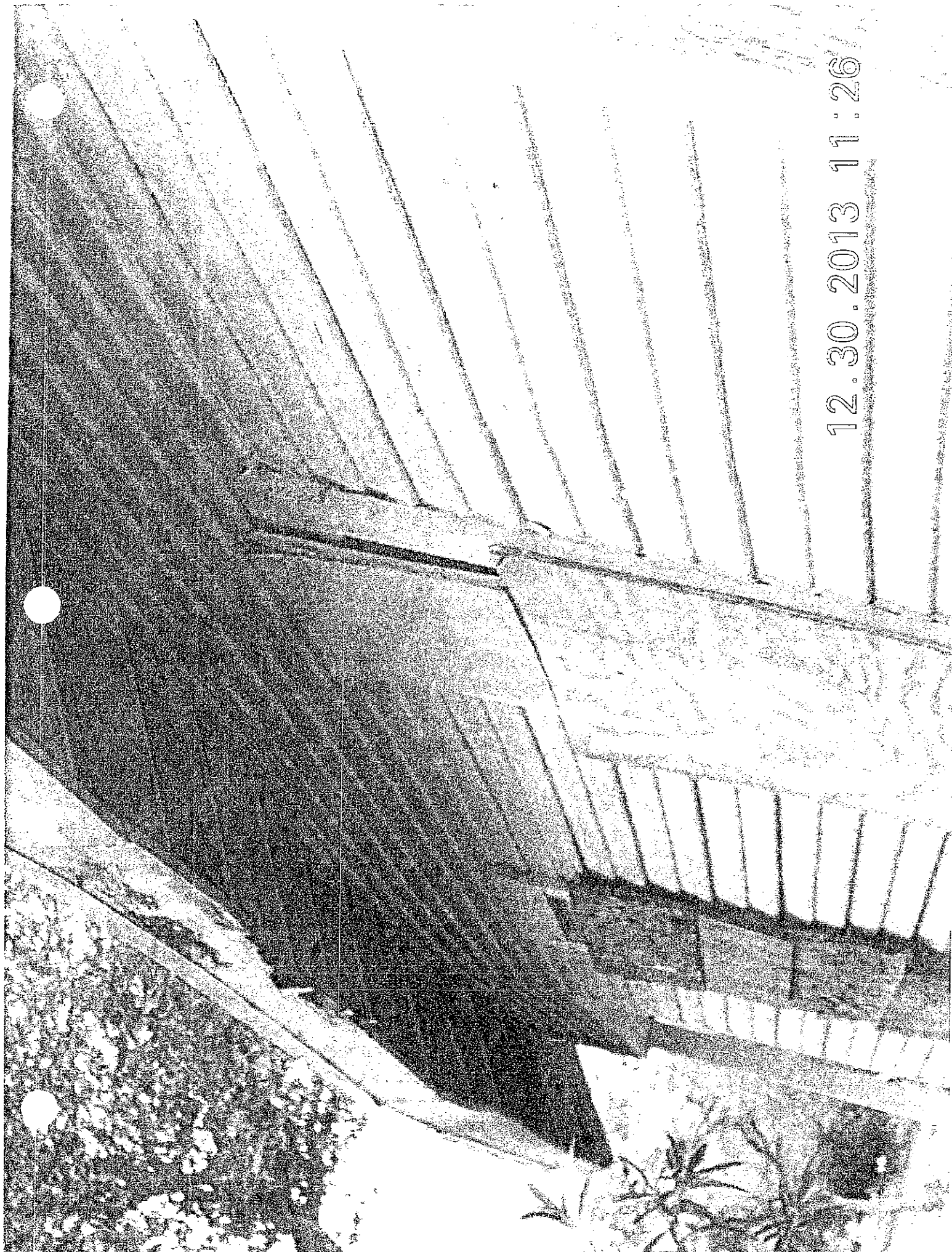








12.30.2013 11:26



# **CONSENT AGENDA**

# **AGENDA ITEM #1**

**ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2013-2014 BUDGET FOR THE GENERAL FUND TO PROVIDE FUNDING FOR ½ THE PURCHASE COSTS NEEDED FOR THE KLEBERG COUNTY VETERAN'S SERVICE OFFICE TO ACQUIRE A VAN WITH A.D.A SPECIFICATIONS.**

**WHEREAS**, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year;

**WHEREAS**, the City and County have partnered on numerous items in the past to the benefit of the citizens of the city and county and as it serves a public purpose to do so for this item;

I.

**BE IT ORDAINED** by the City Commission of the City of Kingsville that the Fiscal Year 2013-2014 budget be amended as follows:

CITY OF KINGSVILLE  
DEPARTMENT EXPENSES  
BUDGET AMENDMENT

Dept. No.	Department Name:	Account Name:	Account Number:	Budget Increase	Budget Decrease
<hr/>					
<b>Fund 001 General Fund</b>					
<u>Capital</u>					
2		Unreserved Fund Balance	610.00		<u>\$17,200</u>
					<u>\$17,200</u>
<u>Expenses</u>					
5-103.0	City Special	Prof. Ser. Kleberg Co V.A.	314.62	<u>\$17,200</u>	<u>\$17,200</u>

[This item authorizes participation of up to \$17,200 with Kleberg County for the purchase of a new ADA compliant van for the Veteran's Service Office to transport veterans of the community. This amendment requires Kleberg County to evenly contribute to the vehicle purchase price and ADA specification add-ons.]

**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 27th day of January, 2014.

**PASSED AND APPROVED** on this the 24th day of February, 2014.

EFFECTIVE DATE: \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney



## **Purchasing/IT Department**

361-595-8025

361-595-8035 Fax

DATE: January 21, 2014  
TO: City Commission through City Manager  
FROM: David Mason, Purchasing/IT Director  
SUBJECT: Veterans' Service Office Van

### **SUMMARY**

This item authorizes the donation to Kleberg County for the purchase of a new van for the Veterans' Service Office.

### **BACKGROUND**

The current ADA compliant van is nearing the end of its useful service life as a daily use commuting vehicle and needs to be replaced. The current van could possibly be repaired and used for local trips.

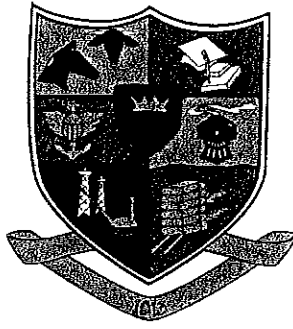
### **RECOMMENDATION**

The best price available is from Sames Ford in Corpus Christi for \$24,783.75. The lift and other appurtenances add another \$9,557.00 for a total of \$34,340.75. The City's fifty percent share is not to exceed \$17,200. Sames Ford also has this vehicle in stock.

### **FINANCIAL IMPACT**

This action will expend no more than 17,200.00 the following fund:  
001-5-103.0-314.62, City Special.

JUAN M. ESCOBAR  
County Judge



P. O. Box 752  
Kingsville, Texas 78364  
Phone: (361) 595-8585  
Fax: (361) 592-0838

COUNTY of KLEBERG  
KINGSVILLE, TEXAS

September 30, 2013

Dear Mayor, and City Commissioners:

On Monday, August 19, 2013 the Kleberg County Commissioners Court approved to pay half of the debt incurred for the purchase of a van with wheelchair lift for the Veteran's Service Office. We have attached the three (3) quotes gathered by Veteran's Service Officer, Arturo Pecos for your review and approval.

Please let us know if you will require any additional information. We look forward to working with you on this and other projects to improve Kleberg County!

Sincerely,

A handwritten signature in cursive script, reading "Juan M. Escobar".



THE MOBILITY STORE INC.

5544 KOSTORYZ RD.  
CORPUS CHRISTI, TX 78415

# QUOTE

Date	Estimate #
1/23/2014	2061007

<b>Name / Address</b>
KLEBERG CITY VETERAN OFFICE 700 E. KING AVE. KINGSVILLE, TEXAS 78363

<b>Ship To</b>
KLEBERG CITY VETERAN OFFICE 700 E. KING AVE KINGSVILLE, TX 78363

Phone #	Fax #	FAX ID#
361-814-5438	361-857-6235	74-2861262

Rep	/s

Item	Description	Qty	Cost	Total
MOBILITY	RICON S-SERIES COMMERCIAL HANDICAP PLATFORM LIFTS.  VMI S-Series lifts offer a variety of unique features that ensure efficient, safe and comfortable travel. Quiet, lightweight and compact design includes standee handrails and occupant safety belts for added security. Automatic inboard/outboard rollstops. Inboard and outboard mechanical rollstops for ease of operation. Sto-Lok™ technology to ensure a quiet ride. Stainless steel fittings and lubrication-free bearings.	1	7,800.00	7,800.00
MOBILITY	INTERLOCK SYSTEM	1	595.00	595.00
Q'STRAIT	Q-STRAITS M-201-1-30, (4 POINT TIE DOWN SYSTEM WITH HOOKS)	1	150.00	150.00
Q'STRAIT	Q'STRAITS MM-410 SHOULDER BELT TO BE USED IN CONJUNCTION WITH M201-320 OR M201-A30 BELT	1	40.00	40.00
Q'STRAIT	Q'STRAIT MM-320, (INTEGRATED LAP BELT WITH SHOULDER BELT ATTACHMENT)	1	52.00	52.00
WALKER	Series I, Single Bolt Surface Mount Floor Plate Kit Material: Impact-Resistant Plastic Ramped Collar with Steel Track Section Finish: Zinc Plated Weight: 09 lb 0.41 kg	4	30.00	120.00
LABOR		10	80.00	800.00

QUOTE VALID FOR 15 DAYS. ORDERS REQUIRE 50% DOWN

**Total** \$9,557.00

KLEBERG VETERANS E350 VAN

SCF-FI WAQ	Quote worksheet - Purchase		rubio 3434
Deal Number:	212731	5) Cash Price:	\$ 24,760.00
1) Contract Date:	01/17/14	6) Rebate:	
		7) Cash Down:	
2) Fin Inst:	CASH	8) Trades:	
3) Cust Name:		9) Fees:	\$ 23.75
		10) Taxes:	
4) Stock Number:	F45791	11) Insurances:	
Year:	14		
Make:	FORD	12) Payment:	\$ 24,783.75
Model:	E350		
Days in Stock:			

Command (?):

Enter a command, a field number, or press a function key. Enter ? for help.  
 F3=Sv/Ex F5=RRecall F6=Cust F7=Veh F8=Trd F10=Misc SF11=>



=>

Dealer: F52096

2014 ECONOLINE

Page: 1 of 2

rd No: 0099 Priority: L2 Ord FIN: QC059 Order Type: 5B Price Level: 415

rd LEP: 710A Cust/Flt Name: OF KLEBERG PO Number:

	RETAIL	DLR INV		RETAIL	DLR INV
3B E350 XL SD WGN	\$33060		44Q .ELEC 4-SPD AUTO		
138" WHEELBASE			T37 .LT225/75RX16E B		
Z OXFORD WHITE			X34 .3.73 REG X34		
STD VNYL BKT ST			15C BACKUP CAMERA	470	
MEDIUM FLINT			FRT LICENSE BKT	NC	NC
0A PREF EQUIP PKG			18A EXT UPGRADE PKG	395	
.XL TRIM			.CHROME BUMPERS		
18 .12P BUCKT SEATS					
0H .8800# GVWR			TOTAL BASE AND OPTIONS	38145	
0H .HINGED 60/40 DR			TOTAL	38145	
14 .16" SPORT COVER			*THIS IS NOT AN INVOICE*		
.LESS AIRBAG SW			*TOTAL PRICE EXCLUDES COMP PRICE ALLOW*		
42 .16" STEEL WHEEL					
7R .ROLL STABILITY			* MORE ORDER INFO NEXT PAGE *		

=>

Dealer: F52096

2014 ECONOLINE

Page: 2 of 2

Order No: 0099 Priority: L2 Ord FIN: QC059 Order Type: 5B Price Level: 415

rd PEP: 710A Cust/Flt Name: OF KLEBERG PO Number:

	RETAIL	DLR INV		RETAIL	DLR INV
25 50 STATE EMISS	NC	NC	FUEL CHARGE		
3R REVERSE SENSING	280		B4A NET INV FLT OPT	NC	7.00
25 CRUISE CONTROL	240		PRICED DORA	NC	NC
4Q MIRRORS, POWER	120		DEST AND DELIV	995	
74 A/C, HIGH CAP	825				
35 PRE ELEC CLK/CD	295		TOTAL BASE AND OPTIONS	38145	
0J MESSAGE CENTER	190		TOTAL	38145	
37 RUNNING BOARDS	320		*THIS IS NOT AN INVOICE*		
04 PRICE CONCESSN			*TOTAL PRICE EXCLUDES COMP PRICE ALLOW*		
REMARKS TRAILER					
03 DWR WINDOWS/LKS	495				
04 GLASS, PRIVACY	460				

GASOLINE FFV

SP DLR ACCT ADJ

SP FLT ACCT CR

105.00

THANKS!

Tommy Pollard

YOUR FLEET PRICE

\$ 34733.08

**CALDWELL COUNTRY FORD - CHEVROLET**

800 HWY. 21 E. CALDWELL, TEXAS 77836

BUYBOARD BID 430-13

End User: CITY OF KINGSVILLE

Caldwell Rep: ALAN WILEY

Contact: DAVID MASON

Phone/email: 254 865-9112 alan@caldwellcountry.com

Phone/email: 361 595-8025

Date: Friday, January 17, 2014

Product Description: 2014 FORD CLUB WAGON

A. Bid Series: 124

A. Base Price: \$ 21,798.00

**B. Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
E12P	E-350 12 PASSENGER	\$ (995.00)	18A	EXTERIOR UPGRADE	\$ 375.00
	VINYL SEATS	INCL	903	POWER WINDOWS-LOCKS	\$ 470.00
	RUBBER FLOOR	INCL	525	CRUISE CONTROL	\$ 228.00
	AM-FM RADIO	INCL	43R	REVERSE SENSING	\$ 266.00
	FULL SPARE TIRE	INCL	54Q	POWER MIRRORS	\$ 114.00
	5.4L FLEX FUEL V8 GAS	INCL	585	AM-FM CD	\$ 280.00
	4-SPEED AUTOMATIC	INCL	60J	MESSAGE CENTER	\$ 180.00
	FRONT/ A/C AND HEAT	INCL	687	RUNNING BOARDS	\$ 304.00
	TILT STEERING WHEEL	INCL	574	REAR A/C	\$ 783.00
15C	BACKUP CAMERA	\$ 446.00			
924	PRIVACY GLASS WINDOW TINT	\$ 437.00			
Total of B. Published Options:					\$ 2,888.00

**C. Unpublished Options [Itemize each below, not to exceed 25%]**

\$= 0.0 %

Options	Bid Price	Options	Bid Price
2014 ORDER BANK CLOSING ON	NOTE	PLEASE FAX YOUR PURCHASE ORDER	NOTE
2-14-14 OR SOONER	NOTE	TO 254 865-9118	
		ESTIMATED DELIVERY IN 90 DAYS	NOTE
Total of C. Unpublished Options:			\$ -

D. Pre-delivery Inspection:	\$ 80.00
E. Texas State Inspection:	\$ 23.75
F. Manufacturer Destination/Delivery:	\$ 995.00
G. Floor Plan Interest (for in-stock and/or equipped vehicles):	
H. Lot Insurance (for in-stock and/or equipped vehicles):	
I. Contract Price Adjustment:	
J. Additional Delivery Charge: 0 miles	\$ -
K. Subtotal:	\$ 25,784.75
L. Quantity Ordered 1 x K =	\$ 25,784.75
M. Trade in:	
N. BUYBOARD FEE PER PURCHASE ORDER	\$ 400.00
O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE	\$ 26,184.75

## **AGENDA ITEM #2**

**RESOLUTION NO. 2014-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF KINGSVILLE AUTHORIZING THE RELEASE OF CHAPTER 59 FUNDS OF THE KINGSVILLE POLICE DEPARTMENT FOR DONATION TO THE BOY SCOUTS OF AMERICA VENADO DISTRICT.**

**WHEREAS**, the Texas Code of Criminal Procedure, Article 59.06(h) allows for the release of Chapter 59 funds for nonprofit programs for the prevention of drug abuse;

**WHEREAS**, the Boy Scouts of America Venado District is a non-profit organization that provides drug abuse prevention programs in two ways (1) through the Scout Unit and Explorer Post meetings, along with a Drug Abuse Prevention Program for youths in Kleberg and Kenedy counties. and (2) through the advancement requirements for both Cub Scouts and Boy Scouts, which serves approximately 238 boys locally;

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

**I.**

**THAT** the City Commission authorizes the Kingsville Police Department to assist with a \$5,000 donation to the Boy Scouts of America Venado District, to help educate young people about living a drug-free and alcohol-free lifestyle. Boy Scouts of America Venado District will submit quarterly charitable contribution reporting forms to the Kingsville Police Department.

**II.**

**THAT** local elected representatives shall be encouraged to promote, endorse, and support the Boy Scouts of America Venado District in their efforts for the benefit of the community through drug abuse prevention programs.

**PASSED AND APPROVED** by a majority vote of the City Commission on the 24th day of February, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

**KINGSVILLE POLICE DEPARTMENT  
INTER-OFFICE MEMORANDUM**

February 12, 2014

**TO** : Vincent Capell, City Manager

**FROM** : Ricardo Torres, Chief of Police

**SUBJECT** : Donation to Boy Scouts of America for Drug Abuse Prevention  
Programs from Chapter 59

The Texas Code of Criminal Procedure, Article 59.06 (h) allows for Chapter 59 funds to be used for nonprofit programs for the prevention of drug abuse. I request that the Kingsville Police Department be allowed to make monetary donations in the amount of \$5,000.00 from Chapter 59 proceeds to:

The Boy Scouts of America Venado District provides drug abuse prevention programs through the Learning for Life character development program in the public schools of Kleberg and Kenedy Counties. The Venado District serves 200 youth registered in 12 traditional Scout Units locally.

We also ask that this entity applying for Chapter 59 donations be required to submit the attached reporting forms for our own internal auditing process and to insure strict compliance with standards set forth related to the expenditure of these funds. We would ask that this item be placed on the next available agenda for consideration by the City of Kingsville City Commission.

Please place this item on the agenda for the next available meeting for consideration by our City Council. Thank you for your consideration regarding this matter.

FYI:

Kingsville Police Dept.  
Fund 005





BOY SCOUTS OF AMERICA  
SOUTH TEXAS COUNCIL

January 17, 2014

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

Mr. Ricardo Torres  
Chief of Police  
Kingsville Police Department  
P. O. Box 1458  
Kingsville, Texas 78364

Re: Drug Abuse Prevention Programs of Boy Scouts of America/Chap.59

Gentlemen,

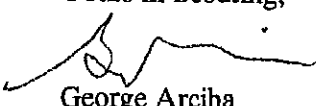
Part of the Boy Scouts of America's mission is to teach youth positive character traits, leadership, responsibility, and the skills necessary to make ethical and moral choices. This mission is accomplished through the countless lessons taught in traditional Scouting programs; such as Cub Scouts and Boy Scouts.

The volunteers of the Boy Scouts of America, South Texas Council provide these programs in partnership with local Police and Border Patrol Agency's at weekly Scout Unit and Explorer Post meetings and outdoor activities, including Cub Scout Day Camp, Boy Scout Summer and Winter Camps held throughout the year. Scouts who attend these events fulfill requirements for rank advancement and merit badges such as Crime Prevention and Fingerprinting. As a requirement for advancement in Scouting programs, the drug abuse prevention and awareness message is instilled at each rank/level for Cub and Boy Scouts. For Explorers, that message plays a pivotal role in the Character Education lessons in which each youth is taught to help them make better ethical and moral choices.

These funds help support 204 youth registered in 11 traditional units grow and become productive members of the community. Along with our traditional units we also have an Explorer Post with the United States Border Patrol which currently services 11 young adults in the area. The age in which youth can be a part of this program is 14, and they are taught how an officer in the field prepares for and implements their training to give them the best opportunity to succeed. In order to continue providing a Drug Abuse Prevention Program for the youth in Kleberg and Kenedy County, we are requesting your consideration of an annual contribution of \$5,000, which would greatly assist our efforts.

Thank you for your consideration.

Yours in Scouting,

  
George Arciba  
Venado District Executive  
South Texas Council, BSA

Brian Coufal  
Friends of Scouting Chairman

700 Everhart Terrace, Building A  
Corpus Christi, TX 78411-1939  
stxbbsa.org

Prepared. For Life.™



# **REGULAR AGENDA**

# **AGENDA ITEM #3**



## Planning & Development Services Department

---

**TO:** Mayor & City Commission

**THROUGH:** Vincent Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services

**SUBJECT:** Request for Alcohol Variance at 1026 E. Lott St.

**DATE:** February 18, 2014

---

Ernest Perez, operator of The Garage is requesting an alcohol variance for a Wine and Beer Retailer's Off-Premise Permit. This address is located at 1026 E. Lott St. and is within 1000ft of a public school. The property in question therefore requires a variance according to City ordinance ORD-2004-20.

Also, all required notices have been sent to the property owners within 300ft. Additionally, a public hearing notice was placed in the newspaper on February 9, 2014. As of this point, we have not received any negative feedback from the property owners and or citizens that have been noticed.



CITY OF  
**KINGSVILLE**

MEMORANDUM

DATE

Friday, January 24, 2014

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 1026 East Lott

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 1026 East Lott, we have concluded that the property in question does fall within the 1,000 ft boundary of a (1 of school); therefore, it will require a variance according to City Ordinance sections 11-3-4&5.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

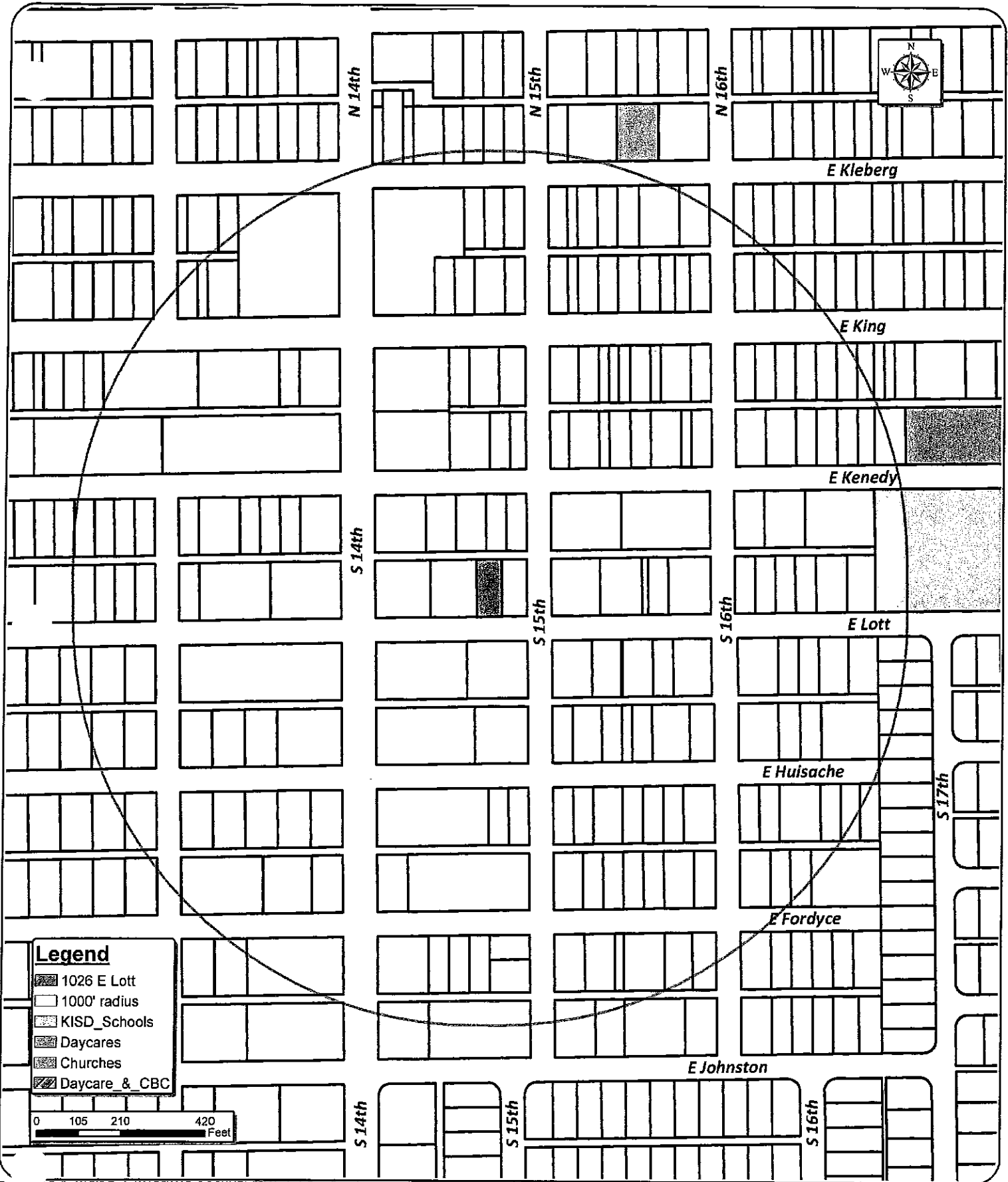
Engineering Department

Attachment 1 shows the property and the relative location of the (1 of School); suspected to be close to the property Harvey Elementary School is within the 1,000 foot boundary.

**Attachment 2** shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.



# Alcohol Permit



**KINGSVILLE RECORD**  
**AND BISHOP NEWS**

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[illegible][illegible]

## Santa Gertrudis ISD honors school board



*Santa Gertrudis Independent School District board members honored at the reception include Jesse Garcia Jr., president; Rhonda Silguero, vice president; Bob Kinnan, secretary; Carrie DeLaney, trustee; Ho Falcon, trustee; Patti Longoria, trustee; and Catherine Montalvo, trustee. (Photo by Sonia Halman, a senior journalism student at Academy High School)*

**Submitted Item**

The Santa Gertrudis Independent School District school board was honored during a reception hosted by SGISD administrators, faculty and staff on Wednesday, Jan. 22. The reception was held to commend the dedication of SGISD school board members as a part of School Board Recognition Month, a celebration established by the National Association of School Boards and recognized in January throughout the State of Texas.

"Our school board members work extremely hard to help improve our schools," Mary Springs, superintendent at SGISD said. "They are not paid for their time and give selflessly to continue

the achievements of our school district. It is with their support and effort that SGISD has experienced such success. It is important to honor them so their community knows how much they are appreciated."

At the reception, SGISD school board members were presented with plaques, along with artwork designed by students at Santa Gertrudis School and personalized baskets of gifts. Kingsville Mayor Sam Fugate also read a proclamation in the school board members' honor.

"I am so proud of the many accomplishments of SGISD schools," Springs said. "From our ongoing college dual enrollment program at Academy High

School and our outstanding STAAR scores to our innovative courses and high school schedule, SGISD has experienced so many successes and has always been at the forefront of innovation. Other school districts are just now implementing programs that we have had in place for many years. Our school board inspires us to stay on the cutting edge."


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## St. Gertrude celebrates National Catholic School Week



As part of National Catholic School Week, St. Gertrude School students celebrated "We Love to Read" Day on Jan. 30. Students dressed as their favorite book characters. Pictured, from left, are Benjamin Salinas as Percy Jackson, Sebastian Read as Stuart Little, Roy Gonzales as Jesse from Toy Story, Nikki Aleman as Pete the Cat and Dale Gonzales as Peter Pan. (Submitted item)

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Over 24 Years In Kingsville**




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**361-593-0421**

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## PUBLIC NOTICE

The City Commission of the City of Kingsville will hold a public hearing on Monday, February 24, 2014, at 6:00 P.M. to discuss and/or take action on the following items:

**Request for an alcohol variance for a Wine and Beer Retailer's Off-Premise Permit for the establishment known as The Garage located at 1026 E. Lott St.**

The meeting will be held at City Hall, 200 East Kleberg Ave., Kingsville, Texas in the City Commission Chambers. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 395-8055.

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# **AGENDA ITEM #4**



## Planning & Development Services Department

---

**TO:** Mayor & City Commission

**THROUGH:** Vincent Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services

**SUBJECT:** Request for Alcohol Variance at 1330 14<sup>th</sup> St.

**DATE:** February 18, 2014

---

Muy Pizza, LLC, owner and operator of Pizza Hut Restaurant is requesting an alcohol variance for a Wine and Beer Retailers Permit. This address is located at 1330 S. 14<sup>th</sup> St. and is within 1000ft of a registered daycare, church and school. The property in question therefore requires a variance according to City ordinance ORD-2004-20.

Also, all required notices have been sent to the property owners within 300ft. Additionally, a public hearing notice was placed in the newspaper on February 9, 2014. As of this point, we have not received any negative feedback from the property owners and or citizens that have been noticed.



CITY OF  
**KINGSVILLE**

MEMORANDUM

DATE

Friday, January 23, 2014

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 1330 S. 14<sup>th</sup> Street

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 1330 S. 14<sup>th</sup> Street, we have concluded that the property in question does fall within the 1,000 ft boundary of a (1 school, 2 daycare, and church); therefore, it will require a variance according to City Ordinance sections 11-3-4&5. Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

Valerie Valero

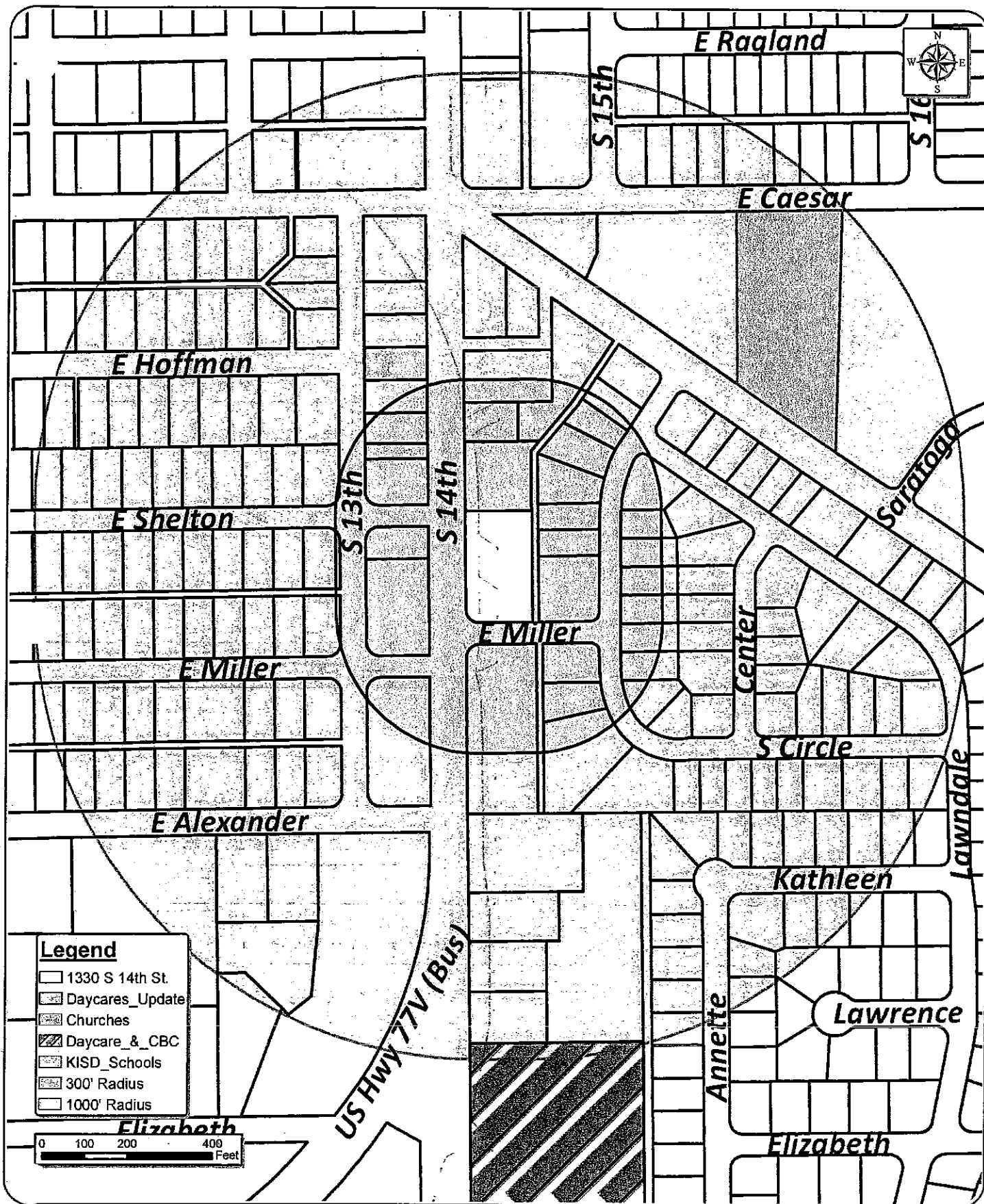
Engineering Department

**Attachment 1** shows the property and the relative location of the (1 school, 2 daycare, and church) suspected to be close to the property. Coastal Bend College & Community Action Head Start are located on the same property, Christ Methodist Church, and Wishing Well Day Care Center are within the 1,000 foot boundary.

**Attachment 2** shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.



# Alcohol Permit



Document Path: N:\GIS Techs\MAPS\MAP\_DOCUMENTS\Alcohol\_Permil.mxd

Page 1 / 1	Drawn By: Engineering Dept.	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	CITY OF KINGSVILLE <b>ENGINEERING DEPARTMENT</b> 200 East Kleberg Kingsville, Texas 78363 Office: 361-595-8005 Fax: 361-595-8035
	Last Update: 2/18/2014		
	Note: Please see attachment documentations.		

# KINGSVILLE RECORD AND BISHOP NEWS

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## Santa Gertrudis ISD honors school board



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# **AGENDA ITEM #5**

**FOR INFORMATION,  
REFER TO  
PUBLIC HEARING #3**

# **AGENDA ITEM #6**

**FOR INFORMATION,  
REFER TO  
PUBLIC HEARING #4**



## **AGENDA ITEM #7**

**FOR INFORMATION,  
REFER TO  
PUBLIC HEARING #5**

## **AGENDA ITEM #8**

**FOR INFORMATION,  
REFER TO  
PUBLIC HEARING #6**

# **AGENDA ITEM #9**

**FOR INFORMATION,  
REFER TO  
PUBLIC HEARING #7**



# **AGENDA ITEM #10**



# Planning Department

---

**TO:** Mayor Fugate & Kingsville City Commission

**THROUGH:** Vince Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services *RG-1*

**SUBJECT:** Plat Approval Request – Kingsville Plaza Replat

**DATE:** February 18, 2014

---

Reference is made to a request for approval of a 7.77-Acre plat located at 1814 S Brahma Blvd (BU 77V) and designated as Kingsville Plaza, Block 1, Lot 1 (Kingsville Professional Center). The petitioner is requesting plat approval of the Kingsville Plaza replat to create two plats for the purpose of a property sale between the existing owner, Alpha Lake, Ltd. and Coastal Bend College. The configuration of the property lines between Lot 1A & 1B account for required parking spaces for each building as required per City Ordinance. The proposed lots are served by existing infrastructure and have been separated and metered. The existing property is will not physically be changing (re-graded or re-constructed). The plat conforms to the minimum requirements as delineated by the subdivision code and is not within the Controlled Compatible Land Use Area and is outside of Noise Zones and Accident Potential Zones.

This plat was reviewed by the Director of Planning and Development Services as well as reviewed and recommended for approval by the Planning and Zoning Commission who met on February 12<sup>th</sup>, 2014. The Planning & Zoning Commission approved the request by a vote of 7-0.

City Staff agrees with the Planning & Zoning Commission's findings and recommends APPROVAL of this request.

# Staff Report to the PLANNING & ZONING COMMISSION and CITY COMMISSION

By the Planning & Development Services Department, Planning Division  
for the City of Kingsville, Texas

**Request:** CONSIDER APPROVAL OF THE RE-PLAT OF A 7.77 ACRE PLAT LOCATED AT 1814 S BRAHMA BLVD. DESIGNATED AS KINGSVILLE PLAZA, BLOCK 1, LOT 1 (KINGSVILLE PROFESSIONAL CENTER) TO CREATE TWO LOTS; LOT 1A AND 1B.

**Petitioner & Agent:** Xavier Galvan, Urban Engineering  
**Date of P&Z Hearing:** February 12<sup>th</sup>, 2014.

**Comprehensive Plan Land Use:** C2  
**Existing Zoning Classification:** C2  
**Adjacent Zoning:** North: C2  
South: R1  
East: R1  
West: C2

## EXISTING INFRASTRUCTURE

**Transportation:** Property is located on 14<sup>th</sup> St. (BU 77) a major arterial  
**Community Facilities:** Services provided  
**Capital Improvements:** Existing large mall-type facility housing a number of businesses as well as a community college (Coast Bend College)  
**Fire Station Proximity:** 1.57 driving miles  
**100 Year Floodplain:** The property is not within the 100-year floodplain. The subject site is located within Flood Zone "C". The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X.

## EXHIBITS PRESENTED

- Chapter 15 of the Kingsville Code of Ordinances (present at the meeting)
- City of Kingsville Master Plan (present at the meeting)
- City of Kingsville Comprehensive Housing Plan
- Proposed Plat
- Application for plat approval
- Mailing list of owners within 200 feet

## BACKGROUND AND HISTORY

The petitioner is requesting plat approval of the Kingsville Plaza replat to create two plats for the purpose of a property sale between the existing owner, Alpha Lake, Ltd. and Coastal Bend College. The configuration of the property lines between Lot 1A & 1B account for required

parking spaces for each building as required per City Ordinance. The proposed lots are served by existing infrastructure and have been separated and metered. The existing property is will not physically be changing (re-graded or re-constructed). The plat conforms to the minimum requirements as delineated by the subdivision code and is not within the Controlled Compatible Land Use Area and is outside of Noise Zones and Accident Potential Zones.

**FIELD INSPECTION AND PERTINENT DATA**

This lot has traditionally been a mall-type structure for over 30+ years. The plat simply divides the lot into two for the purpose of a property sale.

**STAFF REVIEW AND RECOMMENDATION**

When reviewing a preliminary plat of a major subdivision, the Planning & Zoning Commission should consider the following factors:

1. Whether the plat conforms to the Subdivision Regulations and the applicable provisions of the zoning ordinance and other land use regulations.
2. Whether the plat represents an overall development pattern consistent with the goals and policies of the City's Master Plan, Comprehensive Housing Plan, the Major Street Plan, the official future land use map, the capital improvements program and any other applicable planning documents adopted by the City.

Staff recommends **APPROVAL** of this request with the following findings:

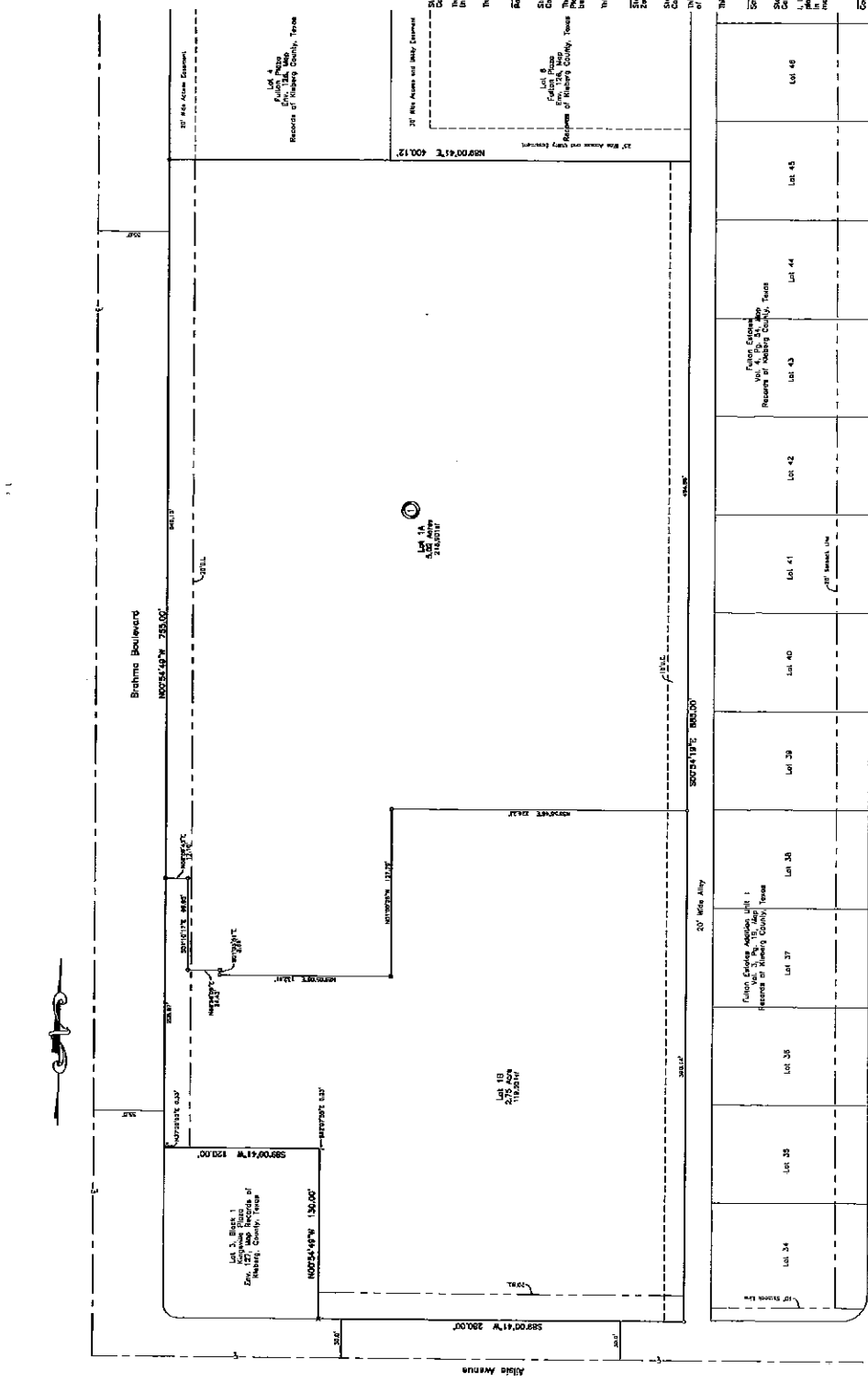
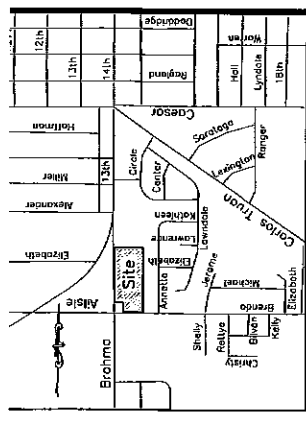
1. The plat conforms to the Subdivision Regulations and applicable provisions of the zoning ordinance and land use regulations.
2. The plat represents an overall pattern consistent with the goals and policies of the City's Master Plan, Comprehensive Housing Plan, the Major Street Plan, the official future land use map, and the capital improvements program.

Prepared by:

Robert G. Isassi, P.E.

Robert G. Isassi, P.E.

Director of Planning & Development Services



**Plat of Kingsville Plaza Block 1, Lots 1A and 1B**

Having a recital of the remitting portion of Lot 1, Block 1, Kingsville Plaza, a map of which is recorded in Envelope 127, Map Records of Kingsville, Texas.

**Notes:**

- 1) Total plotted area contains 7.77 acres of land.
- 2) Found 5/8 inch iron rods with red plastic cap stamped "URBAN ENCL C.C. 17" at all lot corners, except where noted.
- 3) Bearings based on GPS, NAD83, Data Plane Coordinate System, Zone 16N, South Zone 16N.
- 4) By platting this map, this property is being returned to the City of Kingsville, Texas, which bears an effective date of August 17, 1981 and is not in a Special Flood Hazard Area.
- 5) Property is not located in the "At-Installation Compatible Use" Flood Hazard Area as designated on the Flood Insurance Rate Map (FIRM) No. 14024, by the City Commission dated October 12, 1994.

**Witness:**

By James J. Heston, President  
 State of Texas  
 County of Harris  
 The instrument was acknowledged before me by James J. Heston, as President of H.M.O.  
 This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By M.H.M. Inc., its General Partner  
 State of Texas  
 County of Harris  
 The instrument was acknowledged before me by James J. Heston, as President of H.M.O.  
 This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public:**

By James J. Heston, President  
 State of Texas  
 County of Harris  
 The instrument was acknowledged before me by James J. Heston, as President of H.M.O.  
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By James J. Heston, President  
 State of Texas  
 County of Harris  
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 This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



# **AGENDA ITEM #11**





## MEMO

# Community Appearance Division

---

**TO:** Mr. Robert Isassi, Director of Planning & Development Services  
**FROM:** Jennifer Bernal, Community Appearance Supervisor  
**SUBJECT:** KKB Donations/Fundraisers  
**DATE:** February 17, 2014

---

Keep Kingsville Beautiful held the "Fill the Flower Pot" fundraiser on Feb. 1<sup>st</sup>. KKB raised \$395.65 at this event. T-shirts were also sold, which brought in \$26.00. A donation of \$25.00 was submitted from a local business supporter.

In total, \$446.65 was raised for various beautification projects.

Jennifer L Bernal  
City of Kingsville  
Community Appearance Supervisor

---

## INTEROFFICE MEMORANDUM

---

**TO:** Vince Capell, City Manager  
**FROM:** Deborah Balli, Finance Director  
**SUBJECT:** Accounting For Grant/Donation  
**DATE:** February 19, 2014

---

The accounting for the grant award of \$5,000 from Union Pacific and \$446.65 from a local business supporter will be deposited in to the Pooled Cash account and booked as a liability to Keep Kingsville Beautiful. The funds will be issued upon request with appropriate support documentation. This will allow the city to maintain control over the funds accepted while making sure that funds spent are in compliance with the award.



---

Deborah R Balli, Finance Director

# **AGENDA ITEM #12**



**MEMO**

# Community Appearance Division

---

**TO:** Mr. Robert Isassi, Director of Planning & Development Services  
**FROM:** Jennifer Bernal, Community Appearance Supervisor  
**SUBJECT:** KKB/Union Pacific Grant – Feb. 24<sup>th</sup> Commission Mtg Agenda  
**DATE:** February 17, 2014

---

Keep Kingsville Beautiful was awarded a \$5,000 grant from Union Pacific for beautification projects. KKB has several projects underway such as a pavilion and playground equipment revitalization at Flato Park, landscaping and/or tree planting near the County's "Fire Risk" sign on 14<sup>th</sup> St., and participation with a landscaping project at the Library.

The \$5,000 will be used fund the aforementioned projects.

Jennifer L Bernal  
City of Kingsville  
Community Appearance Supervisor

UNION PACIFIC FOUNDATION  
1400 Douglas Street, STOP 1560  
Omaha, Nebraska 68179-1560

P 402 544 5600  
E upf@up.com  
www.up.com/found

February 1, 2014

Ms Jennifer L Bernal  
Project Coordinator  
Keep Kingsville Beautiful  
202 W. Lee  
Kingsville, TX 78363

Dear Ms Bernal:

I am very pleased to formally advise you that the Union Pacific Foundation Board has approved a grant in the amount of \$5,000.00 to Keep Kingsville Beautiful for 2014, for program support. A representative from Union Pacific will contact you during the month of May to arrange for delivery of the check.

Union Pacific has a long-standing commitment to improve the quality of life in the communities we serve and where our employees live and work. Our vision is that Union Pacific employees will take pride in their company's civic leadership and that our customers and shareholders will appreciate and recognize Union Pacific as an excellent corporate citizen.

We are proud to support Keep Kingsville Beautiful and extend our best wishes for continued success. By accepting this grant, your organization agrees that it will not promote, support, or engage in terrorism of any kind, nor will it make sub-grants to any entity or individual that engages in these activities.

Sincerely,



Robert W. Turner  
President

c: Ivan Jaime: 210-200-3656



---

## INTEROFFICE MEMORANDUM

---

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\_\_\_\_\_  
Deborah R Balli, Finance Director



# **AGENDA ITEM #13**

**ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE FISCAL YEAR 2013-2014 BUDGET FOR FUND 001 THE GENERAL FUND TO ASSIST WITH THE RENOVATION OF THE T45 JET IN DICK KLEBERG PARK IN PARTNERSHIP WITH KLEBERG COUNTY.**

**WHEREAS**, this item was approved in Fiscal Year 2012-2013 via Ordinance No. 2013-24 on May 28, 2013 and we were recently advised the project was not completed that fiscal year; and

**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 2013-2014 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
<b>Fund 001</b>	<b>General Fund</b>				
Capital					
2-	Unreserved Fund Balance		610.02	<u>\$4,482</u>	
				<u>\$4,482</u>	
Expense					
5-450.0	Parks Department	Prof. Services - Jet Rehab.	521.00	<u>\$4,482</u>	
				<u>\$4,482</u>	

[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. This budget amendment had previously been approved but the funds were not expended in the prior fiscal year.]

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 24th day of February, 2014.

**PASSED AND APPROVED** on this the 10<sup>th</sup> day of March, 2014.

EFFECTIVE DATE: \_\_\_\_\_

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

## 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 it has the TOTAL LABOR AND MATERIALS FIGURE AT THE BOTTOM.

Thanks

Susan

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.

<u>Materials:</u>	
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

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

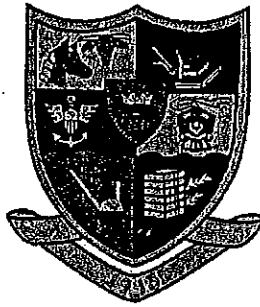
Materials : \$564.00 (Estimate)

Labor: \$8400.00 (Estimate)

\$6000.00 (If volunteers are available to assist)

TOTAL LABOR & MATERIALS \$8964.00

# 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](http://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.

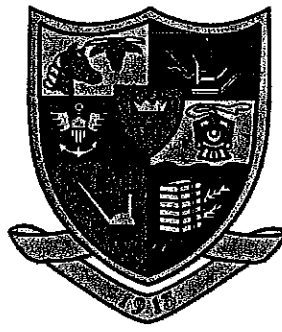


Your kind consideration of our request is appreciated and I thank you for your continual support of Park projects and improvements.

Sincerely,

Susan Ivy  
Director, City County Parks  
Kleberg County

# **LEBERG COUNTY PARKS & RECREATION**



P. O. Drawer 512  
Highway 77 & Escondido Road  
Kingsville, Texas 78364  
Phone 361-595-859  
Fax 361-595-859  
[www.klebergpark.org](http://www.klebergpark.org)

February 21, 2013

Vince Cappell

City Manager  
City of Kingsville

Sir,

I would like to place a couple of items on the City Commission Agenda for the March 11<sup>th</sup>, 2013 meeting.

1. Presentation of project plans to repair and paint the Jet in Dick Kleberg Park and request for funding approval From City of Kingsville.
2. Request for authorization to fund the renovation of the restroom at Thompson Park with funds from the City/County Water Trade Capital Improvement funds.

I will provide detail to back these items up when they are complete.

I am waiting on numbers from the parties working on the jet project and they are finalizing them at this time. I have required them to have Jon Gagne at NAS Kingsville sign off on all the details of the project.

I have one bid on the restroom renovation but it needs to be updated to include some electrical work. I am meeting with Mr. Ramirez from the City Building Department tomorrow morning to finalize that. I am also asking for a couple of additional bids for this project.

We have a new person on staff that has extensive experience in Park Maintenance Supervisory. He has brought a lot of knowledge and leadership to Parks Maintenance that was surely missing. I sent him straight to the City Parks. The staff member I had assigned to that area immediately quit. No more messing around. We have a lot of old equipment that needs to be pulled out of the parks for safety reasons and we are taking inventory of supplies and equipment we need to simply get bare bones back into the parks. Watering is high on our list to green up the parks. Our concern is that especially in Thompson park there are so many roots from the trees irrigation will be tough. There is a rolling sprinkler system that the new guy has recommended that I am pricing at this time. I was wondering if it would be possible for the Fire Department to spray the parks from the Fire Hydrants until we can get a more permanent plan in place. I will have a short list of things we need for the City Parks at the March 11<sup>th</sup> meeting and the remainder of the funds will be committed very soon. Once we have our plan in place we will present a multi year plan for your consideration.

Thank you for your patience and assistance.

*Susan Ivy*

*Director*

*Kleberg County Parks & Recreation*

*[@klebergpark.org](mailto:susanivy@klebergpark.org)*



## **AGENDA ITEM #14**

ORDINANCE NO.2014-\_\_\_\_\_

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER IX, GENERAL REGULATIONS, ARTICLE 7, SECTIONS 9-7-1 THROUGH 9-7-6, PROVIDING FOR ADOPTION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE, ADDITIONS & AMENDMENTS TO SAID CODE, PROHIBITED ACTS, AND ADMINISTRATIVE FEES; 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 Sections 9-7-1 through 9-7-6 of Article 7: Nuisances of Chapter IX, General Regulations, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**§ 9-7-1 ADOPTION BY REFERENCE: INTERNATIONAL PROPERTY MAINTENANCE CODE**

- (A) A certain document being marked and designated as the International Property Maintenance Code (IPMC), 2009 Edition, including all future amendments of or revisions to such code, as published by the International Code Council (ICC), be and is hereby adopted as the Property Maintenance Code of the City of Kingsville in the State of Texas for regulating and governing the conditions and maintenance of all property, buildings and structures:
- a. By providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and
  - b. The condemnation of buildings and structures unfit for human occupancy and use and the demolition of such existing structures as herein provided; and
  - c. Providing for the issuance of permits and collection of fees; and
  - d. Each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the offices of the Community Appearance Division and the Building Services Division of the City of Kingsville are hereby referred to, adopted, and made a part hereof, as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, which shall be documented in this article.

- (B) Two (2) copies of the IPMC adopted in this shall be available for viewing. One of which will be located in the office of the Community Appearance Division and one within the office of the Building Services Division.
- (C) This Section shall not be interpreted to relieve from responsibility or to lessen the responsibility of any person owning, controlling, or occupying any structure. Nor shall the City be held as assuming liability or duty of any nature by reason of inspection authority issued by the City to City Code Enforcement Officers or Building Officials or Inspectors for maintenance of the property.
- (D) Enforcement. The Code hereby adopted shall be enforced by the Community Appearance Supervisor or the Building Official, who may delegate such enforcement authority to such assistants and subordinates as the needs of the City may require.

## **§ 9-7-2 ADDITIONS AND AMENDMENTS TO INTERNATIONAL PROPERTY MAINTENANCE CODE.**

The *International Property Maintenance Code* is hereby modified and changed in the following particulars:

- (A) Section 101.1 of the *International Property Maintenance Code* shall be amended to read as follows:  
§101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Kingsville, hereinafter referred to as "this code."
- (B) Section 103.5 entitled "Fees" of the *International Property Maintenance Code* shall be amended to read as follows:  
§103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as directed in Sections 9-7-5 and 9-7-6 of this Article.
- (C) Section 106 entitled "Violations." This section of the *International Property Maintenance Code* is hereby substituted to read the same as §9-7-5 of this Article and shall read the same in all other references to Section 106 Violations in the *International Property Maintenance Code*, 2009 Edition.
- (D) Section 107 entitled "Notices and Orders." This section of the *International Property Maintenance Code* is hereby substituted to read the same as §9-7-5 of this Article and shall read the same in all other references to Section 107 "Notices and Orders" in the *International Property Maintenance Code*, 2009 Edition, unless otherwise noted in this subsection.
- (E) Section 108.3 entitled "Notice" of the *International Property Maintenance Code* shall be amended to read as follows:  
§108.3 Notice. Whenever the code official has condemned a structure or equipment under the provision of this section and/or §15-1-165 through §15-1-167, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or person or persons responsible for the structure on equipment in accordance with §15-1-167(B) and §15-1-168. If the notice pertains to equipment it shall also be

placed on the condemned equipment. The notice shall be in the form prescribed in §15-1-167(B).

- (F) Section 110 entitled "Demolition." This section of the *International Property Maintenance Code* is hereby substituted to read the same as §15-1-167 through §15-1-176 of Chapter 15 "Land Usage", Article 1 "Building Regulations" and shall read the same in all other references to Section 110 "Demolition" in the *International Property Maintenance Code*, 2009 Edition.
- (G) Section 111 entitled "Means of Appeal." This section of the *International Property Maintenance Code*, is hereby amended to read "Board of Adjustment" and shall read the same in all other references to such Board in the *International Property Maintenance Code*, 2009 Edition. The Board shall be the Board of Adjustment as set forth by §15-1-157. The Board of Adjustment shall have the number of members to be appointed for the terms specified by §15-1-157. All subsections of §111 of the *International Property Maintenance Code* which conflict with §15-1-157 shall be governed by §15-1-157.
- (H) Section 302.4 entitled "Weeds" of the *International Property Maintenance Code* shall be amended to read as follows:  
302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to corrective action in accordance with §9-7-5 and/or the prosecution in accordance with §9-7-99 of this Article.

- (I) Section 304.14 entitled "Insect Screens" of the *International Property Maintenance Code* shall be amended to read as follows:  
304.14 Insect Screens. During the period from January 1 to December 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.  
Exception: Screens shall not be required where other approved means, such as air curtains or insect repellant fans, are employed.
- (J) Section 602.3 entitled "Heat Supply" of the *International Property Maintenance Code* shall be amended to read as follows:  
602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on term, either expressed or implied, to furnish heat to the occupants thereof shall supply heat through the form of a functional heating system during the period from November 1 to March 1 to maintain a temperature of not less



than 68 degrees Fahrenheit (20 degrees Celsius) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30 degrees Fahrenheit (-1 degree Celsius) a minimum temperature of 65 degrees Fahrenheit (18 degrees Celsius) shall be maintained.

(K) Section 602.4 entitled "Occupiable Work Spaces" of the *International Property Maintenance Code* shall be amended to read as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from November 1 to March 1 to maintain a temperature of not less than 65 degrees Fahrenheit (18 degrees Celsius) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

### **§ 9-7-3 ACTS PROHIBITED.**

~~(A) It shall be unlawful for any person to control or cause to be constructed or permit to remain on any building which violates any provision of this Code.~~

(B) ~~(A)~~ It shall be unlawful for any person to intentionally, knowingly, recklessly, or acting with criminal negligence deposit noxious matter on the premises of another.

(C) ~~(B)~~ It shall be unlawful for any person after receiving notice in accordance herewith to intentionally, knowingly, recklessly, or acting with criminal negligence to permit noxious matter to remain on premises under his care, control or custody.

(D) ~~(C)~~ It shall be an affirmative defense to the unlawful acts described herein that the person was permitted or required by law to deposit or permit to remain such noxious matter. The affirmative defense is valid only if the aforementioned permission or requirement is in strict accordance with law, including, without limitation, the manner of depositing or allowing to remain.

(E) ~~(D)~~ It is a defense to prosecution under this section that the vegetation is:

- (1) Located on heavily wooded real property or portion thereof that reasonably prevents the operation of mowing machines;
- (2) An agricultural crop, cultivated shrub, flowers or other decorative ornamental plant under cultivation; or
- (3) Wildflowers, but only until the time as seeds have matured followed the final blooming of the majority of the plants.

A person who meets the requirements of an affirmative defense as set out in this subsection is still required to maintain a 50 foot mowed buffer between his and another property.

#### **§ 9-7-4 DEFINITIONS.**

As used in this article the following terms shall have the following meanings, to wit:

*Abate.* To eliminate by removal, repair, rehabilitation, or demolition.

*Deposit.* Any divestiture of possession whether such divestiture of possession is actual or constructive.

*Notice* shall mean:

- (1) Personal notice to the owner in writing; or
- (2) By letter addressed to the owner at the owner's address as recorded in the appraisal district records of the appraisal district in which the property is located; or
- (3) If personal service cannot be obtained or the owner's address is unknown, then, notice shall be:
  - (a) By publication at least once; or
  - (b) By posting the notice on or near the front door of each building on the property to which the violation relates; or
  - (c) By posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates.
- (4) If a notice to a property owner is returned by the United States Postal Service as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered as delivered.

*Noxious matter.* Any matter which is or is not subject to the process of oxidation and shall include, without limitation, filth; carrion; impure or unwholesome substances; weeds, grass, or similar vegetation in excess of 18

inches; refuse; rubbish; brush; and any other substance which would be objectionable, unsightly, or unsanitary to a reasonable person.

*Permit to remain.* Failure to remove on a permanent basis within the time required by law as specified by any notice to abate noxious matter that is provided for herein.

*Premises.* All privately owned property, including vacant land or a building designed or used for residential, commercial, business, industrial, or religious purposes. The term includes a yard, ground, walk, driveway, fence, porch, steps, other structure appurtenant to the property, or easily accessible easements, alleys, and rights of way.

*Premises of another.* Property over which a person has no right of care, control, or custody. Property under the care, control, or custody of the State of Texas or any of its political subdivisions shall always constitute "premises of another."

*Refuse.* Garbage, rubbish, paper, and other decayable and non-decayable waste, including vegetable matter and animal and fish carcasses.

*Rubbish.* Non-decayable waste from a public or private establishment or residence.

*Weeds.* All rank and uncultivated vegetable growth or matter that:

(1) Has grown to more than 12 inches in height unless deemed to be grown for agricultural purposes; or

(2) May create an unsanitary condition or become a harborage for rodents, vermin, or other disease-carrying pests, regardless of the height of the weeds.

#### **§ 9-7-5 CORRECTION BY CITY; LIEN.**

....

#### **§ 9-7-6 ABATEMENT OF NUISANCE LOTS; ADMINISTRATIVE FEES.**

For each abatement of nuisance lots that are in violation of § 9-7-1 through § 9-7-3 of this code, the fee for abatement of administration is \$150.00. This fee is to cover the labor, fuel, vehicle expenses, photographic expenses, notice and postage expenses from the initial inspection through the time of abatement and submittal for invoicing. An additional abatement administrative

fee of \$300.00 shall be charged for the abatement of nuisance lots whose abatement costs are not paid within the 60 days after the city sends the initial notice of the charges to the purported owner.

**~~§ 9-7-77. CONFLICTING ORDINANCES; MORE RESTRICTIVE TO PREVAIL.~~**

~~Should this Article conflict with any other ordinance of the city relating to nuisances and/or property maintenance, the more restrictive shall prevail.~~

**Secs. 9-7-~~8~~----- 9-7-98 Reserved.**

**9-7-99. CRIMINAL PENALTIES; CIVIL REMEDIES.**

...

**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.

**V.**

**THAT** this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**INTRODUCED** on this the 24<sup>th</sup> day of February, 2014.

**PASSED AND APPROVED** on this the 10<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

Effective Date: \_\_\_\_\_, 2014

# **AGENDA ITEM #15**



ORDINANCE NO.2014-\_\_\_\_\_

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, LAND USE, ARTICLE 3, SECTION 57 PROVIDING FOR STREET TREES; 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 57 of Article 3: Subdivisions of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**Sec. 15-3-57. STREET TREES.**

Street trees shall be installed in all new subdivisions or replats in accordance with the design standards set forth in Section 15-3-30(N) of Chapter 15 (Land Usage). Street trees shall be dedicated to the City as part of the street improvements and shall be installed, maintained and warrantied by the developer. Dead and dying street trees shall be replaced by the applicant/developer during the first two years after installation. Once the two year warranty period has expired the City will then assume the full responsibility of maintaining the street trees.

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.

V.

**THAT** this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**INTRODUCED** on this the 24th day of February, 2014.

**PASSED AND APPROVED** on this the 10<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

Effective Date: \_\_\_\_\_, 2014

# **AGENDA ITEM #16**

ORDINANCE NO.2014-\_\_\_\_\_

**AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, LAND USE, ARTICLE 6, ADOPTING SECTION 26-HOME OCCUPATIONS; 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 26 of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**Sec. 15-6-26. HOME OCCUPATIONS.**

(A) *Purpose and findings.* A home occupation is defined as an accessory use carried out by the occupants for compensation in a residential dwelling unit. This section:

- Establishes criteria for the operation of home occupations in dwelling units within residential districts;
- Permits and regulates the conduct of home occupations as an accessory use in a dwelling unit, whether owner or renter occupied;
- Ensures that such home occupations are compatible with, and do not have a harmful effect on, adjacent and nearby residential properties and uses;
- Ensures that public and private services, such as streets, sewers, or water or utility systems, are not burdened by the home occupation to the extent that usage exceeds that normally associated with residential use;
- Allows residents of the community to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, conditions, and criteria;
- Enables the fair and consistent enforcement of these home occupation regulations; and;
- Promotes and protects the public health, safety, and general welfare.

(B) *Applicability.* This section applies to:

(1) Any occupation, profession, or business activity customarily conducted entirely within a dwelling unit and carried out by a member of the family residing in the dwelling unit, and which occupation, profession or business activity is clearly incidental and subordinate to its primary use as a residential dwelling and does not change the character of the dwelling unit. A home occupation is an accessory use to a dwelling unit.

(2) No home occupation, except as otherwise provided in this section, may be initiated, established, or maintained in the unit unless it is in conformance with the regulations and performance standards set forth in this section. A home occupation shall be incidental and secondary to the use of a dwelling unit for residential purposes.

(C) *Exempt Home Occupations.* The activities listed in subsection 15-6-26 (C), (1) through (4) below, are not subject to this section, provided that all persons engaged in such activities reside on the premises:

- (1) Artists, sculptors, and composers not selling their artistic product to the public on the premises;
- (2) Craft work, such as jewelry-making and pottery, with no sales permitted on the premises;
- (3) Home offices with no client visits to the home permitted;
- (4) Telephone answering and message services.

(D) *Permitted Home Occupations.* The home occupations permitted in subsection (1), below, are allowed in a residential setting because they do not compromise the residential character of an area, do not generate conspicuous traffic, do not visually call unusual attention to the home, and do not generate noise of a nonresidential level. A home occupation is permitted as an accessory use in the districts, as shown in Appendix A, (Section 1, Land Use Chart) and in the Planned Unit Development and/or Mixed Use (MU) districts

(1) The following home occupations are permitted and subject to the standards established in this section:

- (a) Accounting, tax preparation, bookkeeping, and payroll services (North American Industry Classification System (NAICS) 5412; Land Based Classification Standards (LBCS) Function 2412;
- (b) Baking and cooking (NAICS 3118; LBCS 2151);
- (c) Catering (NAICS 72232; LBCS 2560);
- (d) Child care (NAICS 6244; LBCS 6562);
- (e) Computer repair and training (NAICS 611519);
- (f) Computer systems design and related services (NAICS 5415);
- (g) Computer training (NAICS 61142; LBCS 6143);
- (h) Drafting services (NAICS 54134);
- (i) Engineering, architecture, land planning and landscape architects (NAICS 5413; LBCS 2413);
- (j) Financial planning and investment services (NAICS 52393; LBCS 2250);
- (k) Fine arts studio (creation of individual works only, no mass production) provided that no machinery or equipment shall be used or employed other than that which would customarily be found in the home, including machinery or equipment that would ordinarily be employed in connection with a hobby or avocation not conducted for gain or profit (NAICS 7115, 7121);
- (l) Hair salon, barbering, hairdressing, and other personal care services, provided only one person may conduct such activity (NAICS 8121);
- (m) Information and data processing services (NAICS 51421; LBCS 4240) (includes Standards Industrial Classification (SIC) 7374 computer processing and data preparation and processing services, and SIC 7379 computer related services, National Electric Code (NEC)) (CD or DVD conversion and recertification)
- (n) Insurance sales (NAICS 52421; LBCS 2240);
- (o) Interior decoration (no studio permitted) (NAICS 54141; LBCS 2414);
- (p) Internet/Mail order business (order taking only; no stock-in-trade) (NAICS 4541) (e.g. Mary Kay, Pampered Chef, etc.) provided parties for the purpose of selling merchandise or taking orders shall not be held

more than once a month, shall be limited to ten customers and shall be held between the hours of 9:00am and 10:00pm;

- (q) Legal services (NAICS 5411; LBCS 2411);
- (r) Musical instruction, voice, or instrument (NAICS 61161);
- (s) Musical instrument tuning and repair (NAICS 811211, 81149, 4511);
- (t) Offices for professional, scientific, or technical services (NAICS 54; LBCS 2400) or administrative services (NAICS 5611; LBCS 2420);
- (u) Photographic and Video services (NAICS 54192);
- (v) Professional, Scientific and Technical Services, including the practice of law (NAICS 54);
- (w) Real estate services and appraisal (NAICS 531);
- (x) Tailoring (e.g. dressmaking and alterations) services (NAICS 81149; 3152);
- (y) Teaching of arts and crafts and incidental sale of supplies to students (NAICS 611691);
- (z) Tutoring (NAICS 611691).
- (aa) Work-at-home and/or telecommuting activities where employees of a business perform work for the business in their own residence, for an employer located at another location; provided all physical contact between the business and the employee occurs at the place of business and not the residence, other than the initial installation of any equipment or other work facilities. The work activities of the employee shall conform to all other requirements of this section.

*(E) Use limitations and performance standards.*

- (1) Home occupations shall be carried out by members of the household occupying the dwelling and no more than one nonresident employee shall be permitted.
- (2) The home occupation shall be conducted entirely within the principal residential building or in a permitted accessory building.
- (3) The home occupation use shall be clearly incidental and secondary to the residential occupancy.
- (4) No more than six clients per day (limit one visit per day per each client) are permitted to visit the home occupation. Hours for visits shall be between 8:00am and 8:00pm, unless otherwise noted in 15-6-26.
- (5) Home occupations for child care shall have a maximum of six children under care at any one time.
- (6) No manufacturing or processing of any sort whatsoever shall be done, except as permitted by Section 15-6-26(D)(1)(I). Public facilities and utilities shall be adequate to safely accommodate equipment used for the home occupation.
- (7) No stock-in-trade shall be displayed or sold on the premises except for delivery of orders.
- (8) No stock-in-trade, except articles produced by residents of the premises, shall be stored on the premises and those articles shall not be flammable, combustible or explosive materials.
- (9) No alteration of the principal residential building shall be made which changes the character as a dwelling.
- (10) Not more than 25% of the gross floor area of the principal dwelling or accessory structure shall be utilized for the home occupation.
- (11) The home occupation shall not produce offensive noise, vibration, smoke, electrical interference, dust, odors or heat. Any noise, vibration, smoke, electrical



interference, dust odors, or heat detectable beyond the property lines or beyond the walls of the dwelling unit, if the unit is part of a multi-family structure, shall constitute a violation of this section.

(12) No mechanical or electrical equipment other than normal domestic or household equipment shall be used.

(13) There shall be no outdoor storage of equipment or materials used in the home occupation.

(14) The receipt or delivery of merchandise, goods or supplies for use in a home occupation shall be limited to the United States mail, similar parcel delivery service, or private vehicles with a gross vehicle weight rating of 10,000 pounds or less. Deliveries and pick-ups shall occur between the hours of 8:00am and 8:00pm.

(15) Not more than one vehicle shall be utilized for business purposes and all parking shall be provided only in the driveway or other parking area not within the public right-of-way.

(16) No truck or van with a payload rating of more than one ton shall be parked on the site or in front of the site on a regular basis.

(17) No customer waiting areas shall be provided.

(18) No vehicles shall be parked and no equipment or materials shall be stored for trash haulers, home builders, home repair contractors and similar occupations.

(19) Signage shall:

(a) be limited to one wall-mounted sign not exceeding four square feet in area is permitted.

(b) be mounted flush against the wall of the principal dwelling unit or accessory structure; and

(c) not be illuminated

(20) A business license shall be obtained, if required by other ordinances.

(F) *Prohibited home occupations.* Home occupations in residential zoning districts shall not include the following types of activities and uses:

(1) Body piercing and/or painting, tattoos, or any type of physical therapy or psychotherapy;

(2) Commercial food preparation;

(3) Contractors shops;

(4) Furniture refinishing;

(5) Gymnastic facilities;

(6) Massage services or massage therapy establishments;

(7) Machine shop/metal working;

(8) Medical/dental office;

(9) Medical procedures;

(10) Medical/cosmetic facilities for animals, including animal care and boarding facilities;

(11) Motor vehicle and engine repair;

(12) Outdoor recreational activities;

(13) Palm reading or fortune telling;

(14) Recording studios;

(15) Retail Sales;

(16) Tanning salons;

(17) Trash hauler operations other than a home office;

(18) Any other use not allowed in accordance with 15-6-26 Home Occupations of this chapter or any use determined by the Director of Planning and Development Services to be a detriment to the surrounding properties and/or area.

(G) *Unsafe Home Occupations.* If any home occupation has become dangerous or unsafe; presents a safety hazard to the public, pedestrians on public sidewalks, or motorists on the public right-of-way; or presents a safety hazard to adjacent or nearby properties, residents or businesses, the Director of Planning and Development Services or his/her designee shall issue an order to the dwelling owner and/or tenant on the property on which the home occupation is being undertaken, directing that the home occupation immediately be made safe or be terminated. The property owner and/or tenant shall take the necessary corrective measures. In the event of a failure to do so by the owner and/or tenant, after notice and within seven (7) days of the receipt of said notice, the Director of Planning and Development Services or his/her designee may take any and all enforcement actions to render the home occupation and dwelling safe. Costs incurred by the City of Kingsville, if forced to take enforcement actions, shall be borne by the property owner and shall be treated as a zoning violation and penalized as set forth in Section 1-1-99 of this code of ordinances.

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.

V.

**THAT** this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**INTRODUCED** on this the 24th day of February, 2014.

**PASSED AND APPROVED** on this the 10<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

Effective Date: \_\_\_\_\_, 2014

# **AGENDA ITEM #17**

ORDINANCE NO.2014-\_\_\_\_\_

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, LAND USE, ARTICLE 6, SECTION 92 CHANGING REAR YARD REGULATIONS FOR ACCESSORY BUILDINGS; 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 92 of Article 6: Zoning of Chapter XV, Land Usage Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

**Sec. 15-6-92. Rear yards.**

(A) No building or structure shall hereafter be located, erected, or altered to have a rear yard smaller than prescribed on the Space Requirement Chart (Appendix B), except that where a lawfully existing building at the effective date of this article may have smaller rear yard than herein required, such building shall have the status of a lawful nonconforming structure, and no rear yard existing shall be reduced below the minimum set forth.

(B) Special rear yard regulations.

(1) No rear yard is required for nonresidential uses upon lots which have rear lot lines adjacent to an alley of at least 20 feet in width.

(2) Nonresidential uses which have a rear lot line adjacent or contiguous to another nonresidential use require no minimum rear yard provided the rear wall satisfies four hour fire wall standards.

(3) Nonresidential uses abutting or adjacent to a residential district shall maintain a minimum rear yard of 10 feet.

(4) Accessory buildings may be located in the required rear yard provided the building is at least five feet from the rear lot line ~~in the rear yard does not abut an alley~~

(5) The ordinary projections of window sills, belt courses, cornices, chimneys, and roof overhangs may extend three feet into the required rear yard.

(1962 Code, § 11-3-8)

**Cross reference**— Penalty, see § 15-6-999.

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.

V.

**THAT** this Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**INTRODUCED** on this the 24<sup>th</sup> day of February, 2014.

**PASSED AND APPROVED** on this the 10<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

Effective Date: \_\_\_\_\_, 2014



# **AGENDA ITEM #18**

**ORDINANCE NO. 2014-\_\_\_\_\_**

**AUTHORIZING THE ACCEPTANCE OF THREE DEEDS FROM THE KINGSVILLE INDEPENDENT SCHOOL DISTRICT FOR LAND NEAR THE OLD HIGH SCHOOL BUILDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY FOR THIS TRANSACTION; PROVIDING FOR PUBLICATION.**

**WHEREAS**, the City Commission previously approved an interlocal agreement with the Kingsville Independent School District via Resolution #2014-08 at a duly posted public meeting on January 27, 2014 providing for the change of services for this land;

**WHEREAS**, the Kingsville Independent School District previously approved an interlocal agreement with the City of Kingsville via resolution at a duly posted public meeting on January 13, 2014 providing for the change of services for this land;

**WHEREAS**, the land will be integral to the development of the new City Hall that is proposed at the Old High School building, as the land is adjacent to the building; and

**WHEREAS**, KISD had surveys performed and did all things necessary for the presentation of the three deeds for this land to the City via a gift deed for the "open land north of the old high school building", a gift deed for "the gymnasium", and a special warranty deed for the "cottage building"; and

**WHEREAS**, the City Commission has determined that the acceptance of the deeds would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

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

**SECTION 1.** That staff is authorized on behalf of the City to accept and file the Special Warranty Deed for a 1.57 acre tract of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas said tract being more fully described by metes and bounds on Exhibit "A" and depicted on Exhibit "B" and made a part hereof, which are both attached to the Special Warranty Deed that is attached to this ordinance, and they are incorporated herein for all purposes (the "Land"), together with all improvements thereon (collectively, the "Property").

**SECTION 2.** That staff is authorized on behalf of the City to accept and file the Gift Deed for a 0.45 acre tract of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas said tract being more fully described by metes and bounds on Exhibit "A" and depicted on Exhibit "B" and made a part hereof,

which are both attached to the Gift Deed that is attached to this ordinance, and they are incorporated herein for all purposes, together with all improvements thereon (collectively, the "Property").

**SECTION 3.** That staff is authorized on behalf of the City to accept and file the Gift Deed for a 0.80 acre tract of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas said tract being more fully described by metes and bounds on Exhibit "A" and depicted on Exhibit "B" and made a part hereof, which are both attached to the Gift Deed that is attached to this ordinance, and they are incorporated herein for all purposes, together with all improvements thereon (collectively, the "Property").

**SECTION 4.** The City Manager is authorized, as an act of the City of Kingsville, to execute any and all documents necessary to complete this land acquisition.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville. Codification is not required.

**INTRODUCED** on this the 24th day of February, 2014.

**PASSED AND APPROVED** on this the 10th day of March, 2014.

Effective Date: \_\_\_\_\_

**THE CITY OF KINGSVILLE**

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### **SPECIAL WARRANTY DEED**

**Date:** \_\_\_\_\_, 2014

**Grantor:** BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL DISTRICT

**Grantor's Mailing Address:** 207 N. Third  
Kingsville, Texas 78363  
Kleberg County

**Grantee:** CITY OF KINGSVILLE

**Grantee's Mailing Address:** 200 E. Kleberg Ave.  
Kingsville, Texas 78363  
Kleberg County

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

**Property:**

A 1.57 acre tract of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas said tract being more fully described by metes and bounds on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein for all purposes (the "Land"), together with all improvements thereon (collectively, the "Property").

**Reservations from and Exceptions to Conveyance and Warranty:**

Reversionary interests in the Property contained in the deed from Henrietta M. King to the Trustees of the Kingsville Independent School District dated October 14, 1911, filed for record in Volume K, Pages 618-619, of the deed records of Kleberg County, Texas.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies,

conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any Kleberg County water or utility district; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The Property is being conveyed in its present "as is" condition. Grantor makes no warranties or representations, expressed or implied, as to the quality, quantity, or condition of the Property or the improvements situated upon the Property. Grantee herein, in accepting this Deed, acknowledges that it has inspected the Property, is fully cognizant of the Property's condition, and accepts it in its "as is" condition. Grantee acknowledges that there is no obligation of any kind upon Grantor to make any repairs to, restoration of, or maintenance of the Property or the improvements.

AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Executed as of the date of the acknowledgment below, to be effective as of the date given on the first page of this Deed.

GRANTOR

BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL  
DISTRICT

By: \_\_\_\_\_  
Melissa Windham, President

THE STATE OF TEXAS     }  
                                      }  
COUNTY OF KLEBERG    }     ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared MELISSA WINDHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Kingsville Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on January 13, 2014; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public, State of Texas



**ACKNOWLEDGED AND APPROVED BY GRANTEE:**  
CITY OF KINGSVILLE

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Return to Grantee's Address:

City of Kingsville  
200 E. Kleberg Ave.  
Kingsville, Texas 78363



June 19, 2013  
Job No. 42793.0000

**Exhibit A  
1.57 Acres**

**State of Texas  
County of Kleberg**

**Field Notes** for a 1.57 Acre Tract of Land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map of which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas, said Tract being more fully described by metes and bounds as follows;

Commencing at a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, at the intersection of the North ROW line of King Avenue and the West ROW line of 3<sup>rd</sup> Street, for the Southeast corner of the said Chamberlain Park, same being the Southeast corner of a 3.45 Acre Tract of Land, described in a Gift Deed from Board of Trustees of the Kingsville Independent School District to King High Historical Foundation, as recorded in Volume 425, Pages 911-920, of the Official Records of Kleberg County, Texas;

Thence, North 01°00'12" West, with the said West ROW line of 3<sup>rd</sup> Street, the East line of the said Chamberlain Park, at 424.68 feet, passing a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, for Northeast Corner of the said 3.45 Acre Tract, in all a total distance of 553.05 feet, for a Southeast corner and the Point of Beginning of this Tract,

Thence, South 88°58'48" West, 268.49 feet, to 5/8 inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for an inner ell corner of this Tract;

Thence, South 01°01'22" East, 130.34 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, on the North Line of the said 3.45 Acre Tract, for an outer ell corner of this Tract;

Thence, South 88°58'48" West, with the said North Line of the said 3.45 Acre Tract, 131.44 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, on the East ROW Line of said 2<sup>nd</sup> Street, being the Northwest corner of the said 3.45 Acre Tract, for the Southwest corner of this Tract;

Thence, North 01°01'22" West, with the said East Line of 2<sup>nd</sup> Street, 268.70 feet, to a 5/8 inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for the Northwest corner of this Tract;

S:\Survey\42793\000\OFFICE\METES AND BOUNDS\FN\_427930000\_1.57AC.docx  
(361)854-3101 Page 12725 SWAN THER DR. • CORPUS CHRISTI, TEXAS 78406

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10PE firm #145

FAX (361)854-5001



Thence, with the North Line of the said 3.45 Acre Tract described herein;

- North 88°58'48" East, 126.46 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for a corner of this Tract;
- South 45°08'54" East, 21.51 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for a corner of this Tract;

Thence, North 88°58'48" East, 258.54 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, on the said West ROW Line of 3<sup>rd</sup> Street, for the Northeast corner of this Tract;

Thence, South 01°00'12" East, with the said West Row Line of 3<sup>rd</sup> Street, 122.92 feet, to the Point of Beginning and containing 1.37 Acres (68361 Sq. Ft.) of land.

Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

*Reference also accompanying Sketch of said 1.37 Acres.*

Unless this Fieldnote Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Urban Engineering



Keith W. Wooley, R.P.L.S.

License No. 5463

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(361)854-3101 2725 SWANTHER DR • CORPUS CHRISTI, TEXAS 78401

Page 2 of 2

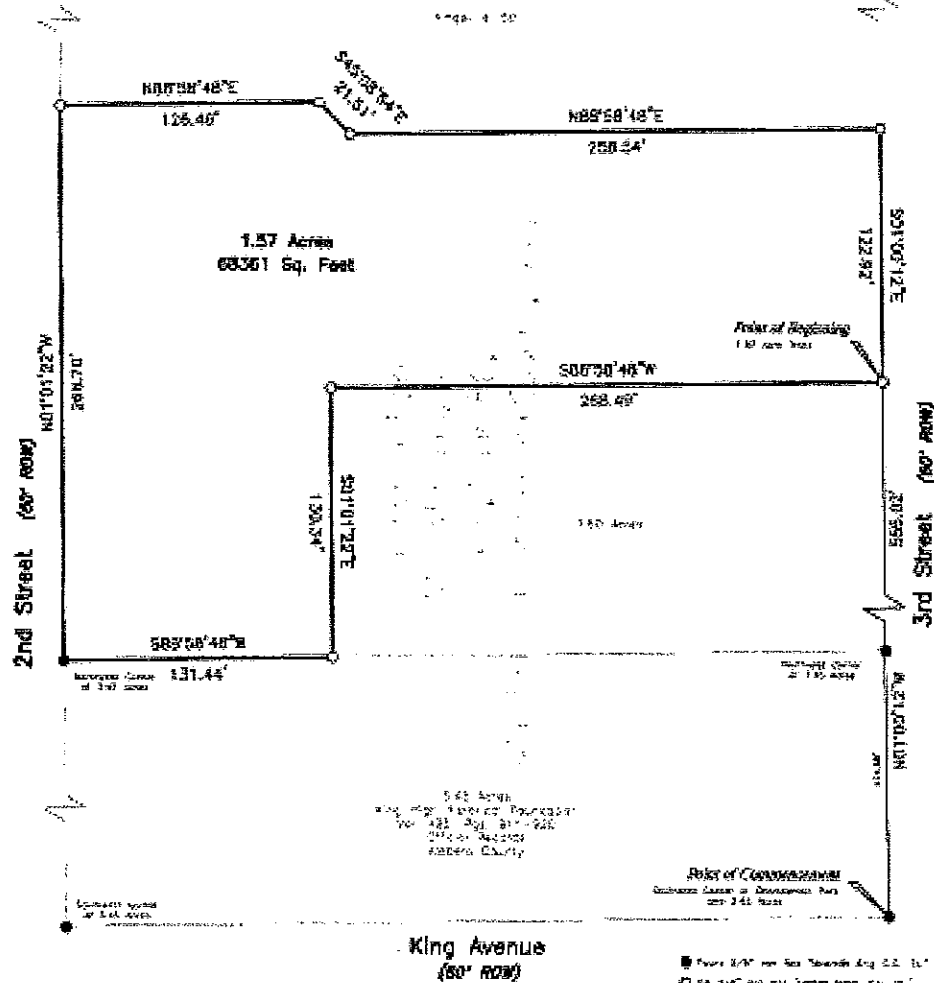
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ISPE Form #145

FAX (361)854-6001

Sketch to Accompany

Henrietta Avenue  
(50' ROW)



DATE: JUNE 19, 2013  
SCALE: 1"=80'  
JOB NO.: 42753.0000  
SHEET: 1 OF 1  
DRAWN BY: JDC  
©2013 by Urban Engineering

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### **GIFT DEED**

**Date:** \_\_\_\_\_, 2014

**Grantor:** BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL DISTRICT

**Grantor's Mailing Address:** 207 N. Third  
Kingsville, Texas 78363  
Kleberg County

**Grantee:** CITY OF KINGSVILLE

**Grantee's Mailing Address:** 200 E. Kleberg Ave.  
Kingsville, Texas 78363  
Kleberg County

**Consideration:** Pursuant to the terms of Kingsville Independent School District's Board of Trustee's January 13, 2014 Resolution authorizing the donation of the below described surplus real property and the improvements thereon and pursuant to Texas Education Code Section 11.1541 (Vernon 2006).

**Property:**

0.45 acres of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas, said tract being more fully described by metes and bounds in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof for all purposes, together with all improvements thereon (collectively, the "Property").

**Fee Simple Determinable Condition:**

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this conveyance shall be effective for only so long as Grantee, its successors or assigns, uses the Property for a public purpose and does not execute a document that purports to convey the Property. In the event that Grantee, its successors or assigns, no longer uses the Property for a public purpose or executes a document that purports to convey the Property, the Property shall revert to Grantor.

### **Reservations from and Exceptions to Conveyance and Warranty:**

Reversionary interests in the Property contained in the deed from Henrietta M. King to the Trustees of the Kingsville Independent School District dated October 14, 1911, filed for record in Volume K, Pages 618-619, of the deed records of Kleberg County, Texas.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any Grimes County water or utility district; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The Property is being conveyed in its present "as is" condition. Grantor makes no warranties or representations, expressed or implied, as to the quality, quantity, or condition of the Property or the improvements situated upon the Property. Grantee herein, in accepting this Deed, acknowledges that it has inspected the Property, is fully cognizant of the Property's condition, and accepts it in its "as is" condition. Grantee acknowledges that there is no obligation of any kind upon Grantor to make any repairs to, restoration of, or maintenance of the Property or the improvements.

AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.



Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, for as long as the Fee Simple Determinable Condition is satisfied, and if the Fee Simple Determinable Condition is not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being the Grantor's intent to convey a fee simple determinable estate to Grantee. Grantor binds itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Executed as of the date of the acknowledgment below, to be effective as of the date given on the first page of this Deed.

GRANTOR

BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL  
DISTRICT

By: \_\_\_\_\_  
Melissa Windham, President

*(Acknowledgment on following page.)*

THE STATE OF TEXAS     }  
                                      }  
COUNTY OF KLEBERG     }     ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared MELISSA WINDHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Kingsville Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on January 13, 2014; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public, State of Texas

**ACKNOWLEDGED AND APPROVED BY GRANTEE:**

CITY OF KINGSVILLE

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Return to Grantee's Address:

City of Kingsville  
200 E. Kleberg Ave.  
Kingsville, Texas 78363

## EXHIBIT A



June 19, 2013  
Job No. 42793.0000

### Exhibit A 0.45 Acres

State of Texas  
County of Kleberg

**Field Notes** for a 0.45 Acre Tract of Land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map of which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas, said Tract being more fully described by metes and bounds as follows;

**Commencing** at a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, at the intersection of the North ROW line of King Avenue and the West ROW line of 3<sup>rd</sup> Street, for the Southeast corner of the said Chamberlain Park, same being the Southeast corner of a 3.45 Acre Tract of Land, described in a Gift Deed from Board of Trustees of the Kingsville Independent School District to King High Historical Foundation, as recorded in Volume 425, Pages 911-920, of the Official Records of Kleberg County, Texas;

**Thence**, North 01°00'12" West, with the said West ROW line of 3<sup>rd</sup> Street, the East line of the said Chamberlain Park, 115.06 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, being a corner of the said 3.45 Acre Tract, for the Southeast corner and the Point of Beginning of this Tract,

**Thence**, South 89°06'07" West, with the said 3.45 Acre Tract, 165.99 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, being a corner of the said 3.45 Acre Tract, for the Southwest corner of this Tract;

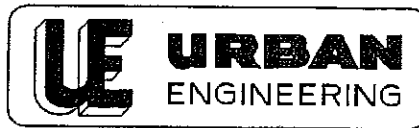
**Thence**, North 00°58'37" West, with the said 3.45 Acre Tract, 118.61 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, being a corner of the said 3.45 Acre Tract, for Northwest corner of this Tract;

**Thence**, North 89°01'35" East, with the said 3.45 Acre Tract, 165.94 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, on the said West ROW Line of 3<sup>rd</sup> Street, for the Northeast corner of this Tract;

S:\Surveying\42793\0000\OFFICE\METES AND BOUNDS\FN\_427930000\_0.45AC.docx  
(361)854-3101 Page 1 of 25 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

www.urbaneng.com  
TBPE Firm #145

FAX (361)854-6001



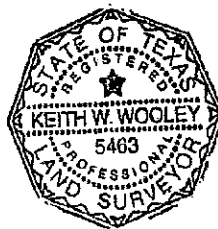
**Thence**, South 01°00'12" East, with the said West Row Line of 3<sup>rd</sup> Street, 118.82 feet, to the Point of Beginning and containing 0.45 Acres (19703 Sq. Ft) of land.

Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

*Reference also accompanying Sketch of said 0.45 Acres.*

Unless this Fieldnote Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Urban Engineering



A handwritten signature in black ink, appearing to read 'Keith W. Wooley', written over a horizontal line.

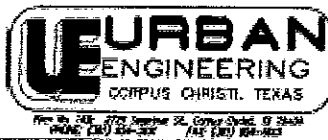
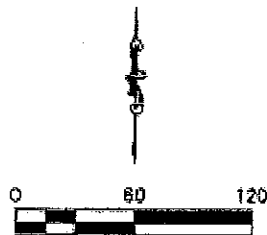
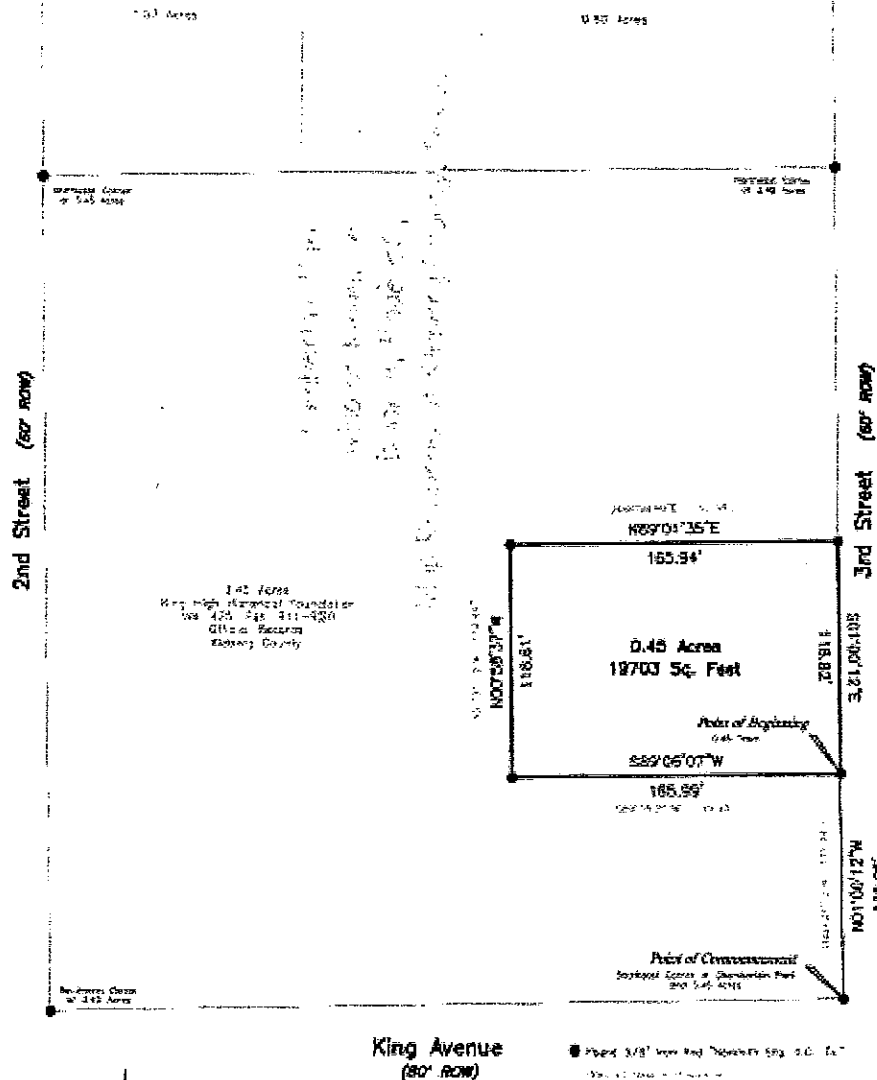
Keith W. Wooley, R.P.L.S.

License No. 5463

## Exhibit B

### Sketch to Accompany

FIELDNOTES for a 0.45 Acre Tract of Land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map of which is recorded in Book A, Page 88, Map Records of Kleberg County, Texas.



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

### **GIFT DEED**

**Date:** \_\_\_\_\_, 2014

**Grantor:** BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL DISTRICT

**Grantor's Mailing Address:** 207 N. Third  
Kingsville, Texas 78363  
Kleberg County

**Grantee:** CITY OF KINGSVILLE

**Grantee's Mailing Address:** 200 E. Kleberg Ave.  
Kingsville, Texas 78363  
Kleberg County

**Consideration:** Pursuant to the terms of Kingsville Independent School District's Board of Trustee's January 13, 2014 Resolution authorizing the donation of the below described surplus real property and the improvements thereon and pursuant to Texas Education Code Section 11.1541 (Vernon 2006).

**Property:**

0.80 acres of land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas, said tract being more fully described by metes and bounds in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof for all purposes, together with all improvements thereon (collectively, the "Property").

**Fee Simple Determinable Condition:**

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this conveyance shall be effective for only so long as Grantee, its successors or assigns, uses the Property for a public purpose and does not execute a document that purports to convey the Property. In the event that Grantee, its successors or assigns, no longer uses the Property for a public purpose or executes a document that purports to convey the Property, the Property shall revert to Grantor.

### **Reservations from and Exceptions to Conveyance and Warranty:**

Reversionary interests in the Property contained in the deed from Henrietta M. King to the Trustees of the Kingsville Independent School District dated October 14, 1911, filed for record in Volume K, Pages 618-619, of the deed records of Kleberg County, Texas.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any Grimes County water or utility district; and taxes for 2008, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

The Property is being conveyed in its present "as is" condition. Grantor makes no warranties or representations, expressed or implied, as to the quality, quantity, or condition of the Property or the improvements situated upon the Property. Grantee herein, in accepting this Deed, acknowledges that it has inspected the Property, is fully cognizant of the Property's condition, and accepts it in its "as is" condition. Grantee acknowledges that there is no obligation of any kind upon Grantor to make any repairs to, restoration of, or maintenance of the Property or the improvements.

AFTER CLOSING, AS BETWEEN GRANTEE AND GRANTOR, THE RISK OF LIABILITY OR EXPENSE FOR ENVIRONMENTAL PROBLEMS, EVEN IF ARISING FROM EVENTS BEFORE CLOSING, WILL BE THE SOLE RESPONSIBILITY OF GRANTEE, REGARDLESS OF WHETHER THE ENVIRONMENTAL PROBLEMS WERE KNOWN OR UNKNOWN AT CLOSING. ONCE CLOSING HAS OCCURRED, GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OF PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. GRANTEE FURTHER AGREES TO DEFEND, AT ITS OWN EXPENSE, AND ON BEHALF OF GRANTOR AND IN THE NAME OF GRANTOR, ANY CLAIM OR LITIGATION BROUGHT IN CONNECTION WITH ANY SUCH ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.



Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, has GRANTED and CONVEYED and by these presents does GRANT and CONVEY unto Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, for as long as the Fee Simple Determinable Condition is satisfied, and if the Fee Simple Determinable Condition is not satisfied, the Property will automatically revert to and be owned by Grantor without the necessity of any further act on the part of Grantor, it being the Grantor's intent to convey a fee simple determinable estate to Grantee. Grantor binds itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Executed as of the date of the acknowledgment below, to be effective as of the date given on the first page of this Deed.

GRANTOR

BOARD OF TRUSTEES OF THE  
KINGSVILLE INDEPENDENT SCHOOL  
DISTRICT

By: \_\_\_\_\_  
Melissa Windham, President

*(Acknowledgment on following page.)*

THE STATE OF TEXAS     }  
                                      }  
COUNTY OF KLEBERG     }     ACKNOWLEDGMENT

BEFORE ME, a Notary Public, on this day personally appeared MELISSA WINDHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Kingsville Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on January 13, 2014; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public, State of Texas

**ACKNOWLEDGED AND APPROVED BY GRANTEE:**  
CITY OF KINGSVILLE

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

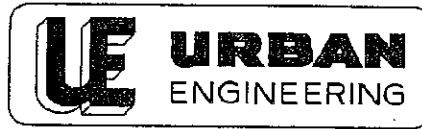
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Return to Grantee's Address:

City of Kingsville  
200 E. Kleberg Ave.  
Kingsville, Texas 78363

## EXHIBIT A



June 19, 2013  
Job No. 42793.0000

### Exhibit A 0.80 Acres

**State of Texas  
County of Kleberg**

**Field Notes** for a 0.80 Acre Tract of Land, more or less, situated in the City of Kingsville, being a portion of Chamberlain Park, as shown on a Map of Kingsville, a map of which is recorded in Book A, Page 86, Map Records of Kleberg County, Texas, said Tract being more fully described by metes and bounds as follows;

**Commencing** at a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, at the intersection of the North ROW line of King Avenue and the West ROW line of 3<sup>rd</sup> Street, for the Southeast corner of the said Chamberlain Park, same being the Southeast corner of a 3.45 Acre Tract of Land, described in a Gift Deed from Board of Trustees of the Kingsville Independent School District to King High Historical Foundation, as recorded in Volume 425, Pages 911-920, of the Official Records of Kleberg County, Texas;

**Thence**, North 01°00'12" West, with the said West ROW line of 3<sup>rd</sup> Street, the East line of the said Chamberlain Park, 424.68 feet, to a 5/8 inch Iron Rod with plastic cap stamped "Naismith Eng. C.C. Tx" found, being the Northeast corner of the said 3.45 Acre Tract, for the Southeast corner and the Point of Beginning of this Tract,

**Thence**, South 88°58'48" West, with the said North Line of the said 3.45 Acre Tract, 268.44 feet, to 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for the Southwest corner of this Tract;

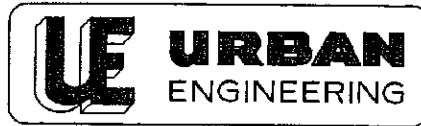
**Thence**, North 01°01'22" West, 130.34 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, for the Northwest corner of this Tract;

**Thence**, North 88°58'48" East, 268.49 feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "Urban Engr. C.C. TX" set, on the said West ROW Line of 3<sup>rd</sup> Street, for the Northeast corner of this Tract;

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(361)854-3101 Page 1 of 25 SWANTNER DR. • CORPUS CHRISTI, TEXAS 78404

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TBPE Firm #145

FAX (361)854-6001



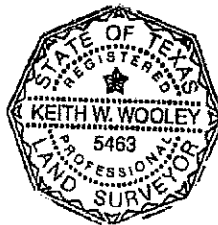
Thence, South 01°00'12" East, with the said West Row Line of 3<sup>rd</sup> Street, 130.34 feet, to the Point of Beginning and containing 0.80 Acres (34992 Sq. Ft) of land.

Bearings based on GPS, NAD 83, State Plane Coordinates, Texas South Zone 4205.

*Reference also accompanying Sketch of said 0.80 Acres.*

Unless this Fieldnote Description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Urban Engineering



A handwritten signature in cursive script, appearing to read 'Keith W. Wooley', written over a horizontal line.

Keith W. Wooley, R.P.L.S.

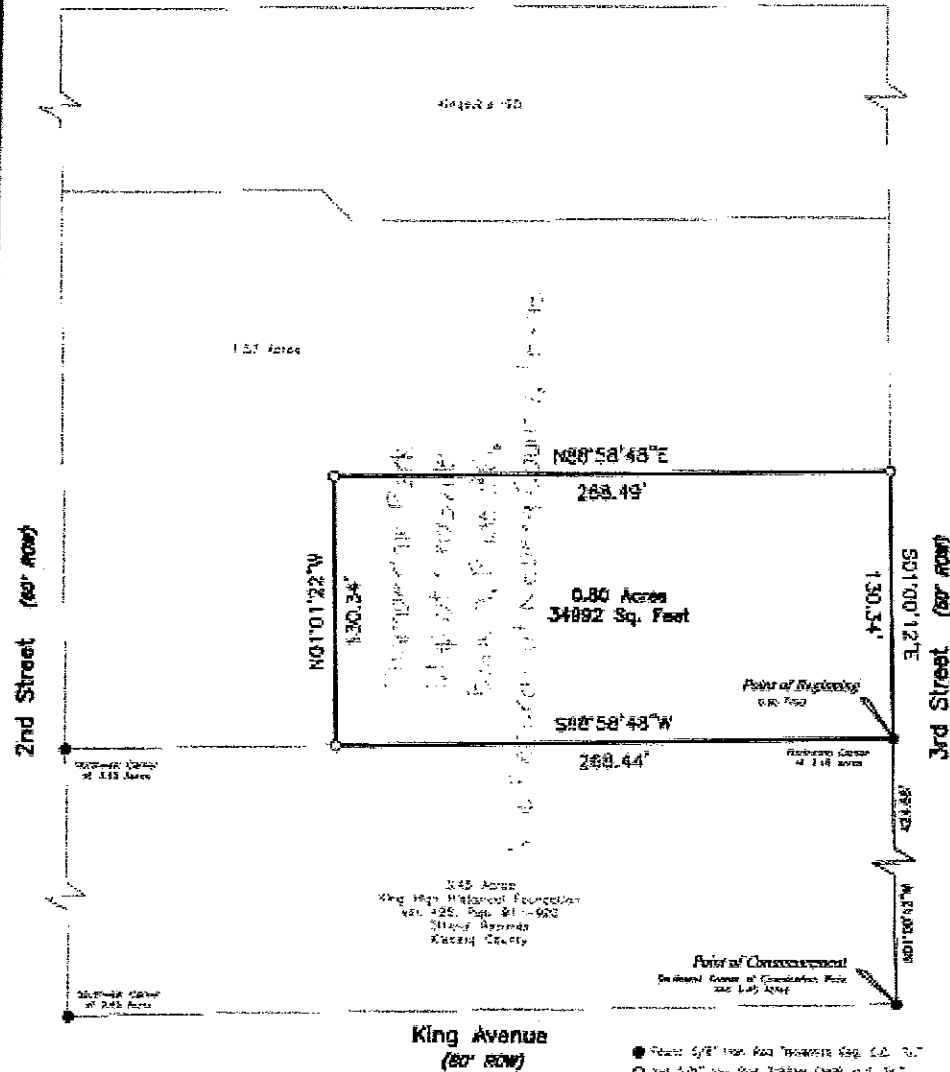
License No. 5463

## Exhibit B

### Sketch to Accompany

RELINQUISHED for a 0.80 Acre Tract of Land, more or less, situated in the City of Kingville, being a portion of Chamberlain Park, as shown on a Map of Kingville, a map of which is recorded in Book A, Page 66, Map Records of Kleberg County, Texas.

Henrietta Avenue  
(80' ROW)



● Point 5/8" from Post "Towers" Exp. 10' 10"  
○ 1st 1/2" from Post "Towers" Exp. 10' 10"



DATE: JUNE 19, 2013  
SCALE: 1"=60'  
JOB NO.: 42793.0000  
SHEET: 1 OF 1  
DRAWN BY: JCC  
©2013 by Urban Engineering

# **AGENDA ITEM #19**

**ORDINANCE NO. 2014-\_\_\_\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KINGSVILLE, TEXAS, CHAPTER VII ("TRAFFIC CODE"), TO ADD NEW ARTICLE 9-WIRELESS TELECOMMUNICATION DEVICES THAT WOULD CREATE RESTRICTIONS ON THE USE OF WIRELESS TELECOMMUNICATION DEVICES WHILE DRIVING; CREATING AN OFFENSE; PROVIDING FOR PUBLICATION, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.**

**WHEREAS**, City Commission of the City of Kingsville finds that there are significant risks relating to distracted driving that include various aspects of the use of wireless communications devices while driving on the City's public roads; and

**WHEREAS**, prohibiting the use of wireless communication devices while driving in the City of Kingsville, to the extent allowed by Texas Transportation Code Section 545.425, to address the possible hazards produced by a distracted driver as the result of: (1) sending or reading text messages or instant messages; (2) viewing or accessing internet sites; or (3) viewing or accessing other data that uses commonly recognized electronic communications protocol; and

**WHEREAS**, this ordinance is drafted to address the City of Kingsville police power interests in the regulation of public safety, and appropriately excludes acts for which the City is preempted from regulating, and provides defenses to prosecution and exceptions to the application of the ordinance, including allowing the use of hands-free mobile telephone communications, emergency communications, and communications by operators of emergency vehicles.

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

**I.**

**THAT** Chapter VII-Traffic Code of the Code of Ordinances of the City of Kingsville, Texas is amended to add Article 9-Wireless Communication Devices, which shall read as follows:

**Section 7-9-1. Definitions.**

"Authorized government vehicle" means a motor vehicle owned by the United States, the State of Texas or a political subdivision of the State of Texas.

"Hands-free Device" means speakerphone capability or a telephone attachment or other piece of equipment, regardless of whether permanently installed in the motor vehicle,



that allows use of the wireless communication device without use of either of the operator's hands.

"Operate" or "operating" means to drive or be in physical control of a motor vehicle.

"Operator" means a person who drives or has physical control of a motor vehicle.

"Park or Parked" shall mean for the operator to completely cease movement of a motor vehicle in a lawful manner and location. For purposes of this Section, "Parked" does not include or mean a vehicle stopped in a land of traffic due to either a lawful traffic control device, or the conditions on the roadway, or traffic congestion patterns then existing.

"Wireless communication device" has the meaning assigned in Section 545.425 ("Use of Wireless Communication Device; Offense") of the Texas Transportation Code.

### **Section 9-7-2. Use of Wireless Communication Device; Offense.**

(A) An operator of a motor vehicle may not use a wireless communication device while operating a motor vehicle within the city limits.

(B) It is an exception to the prohibition in subsection (a), so that that section does not apply to an operator of a motor vehicle using a wireless communications device:

(1) while the vehicle is parked;

(2) that is affixed to the vehicle and used as a global positioning or navigation system;

(3) that is used with a hands-free device;

(4) who is an operator of an authorized government vehicle while acting in an official capacity;

(5) who is licensed by the Federal Communications Commission while operating a radio frequency device other than a wireless communication device;

(6) while driving a motor vehicle on private property.

(C) It is an affirmative defense to prosecution of conduct prohibited in subsection (a) if it is used to make an emergency call to:

(1) an emergency response service, including a rescue, emergency medical, or hazardous material response service;

(2) a hospital;

- (3) a fire department;
- (4) a health clinic;
- (5) a medical doctor's office;
- (6) an individual to administer first aid treatment; or
- (7) a police department.

(D) A violation of this Section is a Class C misdemeanor punishable as provided by Section 1-1-99 of the Code of Ordinances.

(E) The culpable mental state required by Section 6.02 of the Texas Penal Code is specifically negated and dispensed with and a violation under this subsection is a strict liability offense.

(F) To the extent that any clause, phrase, provision, sentence or part of this section conflicts with the Texas Transportation Code Section 545-424, regarding the use of wireless communications devices while operating a motor vehicle by minors, or Texas Transportation Code Section 545.425, regarding the use of wireless communication devices in school crossing zones, this section does not apply.

## II.

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

## III.

**THAT:** If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having a competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

## IV.

**THAT:** All Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

## V.

**THAT:** This Ordinance was considered, passed, and approved at a regular meeting of the City Commission of the City of Kingsville, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

**VI.**

**THAT:** Enforcement of this ordinance shall begin on May 1, 2014 to provide time for educating the public and installation of necessary signage.

**INTRODUCED** on this the 14th day of February, 2014.

**PASSED AND APPROVED** on this the 10th day of March, 2014.

\_\_\_\_\_  
Sam R. Fugate, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary Valenzuela, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Courtney Alvarez, City Attorney

## **AGENDA ITEM #20**

# **AGENDA ITEM #21**



## Planning & Development Services Department

---

**TO:** Mayor and City Commissioners

**THROUGH:** Vincent Capell, City Manager

**FROM:** Robert G. Isassi, P.E., Director of Planning & Development Services

**SUBJECT:** **Bird Aircraft Strike Hazard Abatement**

**DATE:** February 14, 2014

---

Reference is made to an existing body of standing water located on KT&I Co., Block 16, Lot Pt. 1, a 37.56 acre lot. As iterated to the owner in the past, NAS-Kingsville has requested that the Joint Airport Zoning Board, a City/County zoning and enforcement board, address the standing water as it presents an attraction to birds that could potentially come into contact with passing aircraft. After discussion with the property owner's representative, the City has resolved to abate the issue by installing a drainage pipe from the standing water to a nearby ditch that flows to an adjacent creek. Citing no liability by any party, the owner and City have agreed to drain the standing water. The City has agreed to install an 18" high-density polyethylene (HDPE) pipe between the pond and ditch, sloped to drain. The owner will be responsible for allowing the free flow of water from the water pit to the ditch with a long-term plan to fill the pit and keep it dry. This proposed solution was heard by the JAZB on February 6<sup>th</sup>, 2014 and agreed upon as a viable solution. The City's public works department has estimated that the City labor, material, and equipment to drain the pit will cost \$7,765.23. City staff is requesting Commission approval to perform this work for the security of the mission of NAS-Kingsville which, as doing so, serves a public purpose by reducing the risk of aircraft accidents due to bird attractants.



## CITY MANAGER'S OFFICE

City of Kingsville  
Phone: 361-595-8002 Fax: 361-595-8035

---

February 24, 2014

Elsie Schubert  
1619 Schubert Dr.  
Kingsville, TX 78363

Re: Installation of an 18-inch HDPE drainage pipe on your property at KT&I Co.  
Block 16, Lot Pt. 1

Dear Mrs. Schubert,

It is my understanding that you have allowed your son, David Schubert, to handle discussions with City staff regarding an arrangement to install an eighteen inch drainage pipe on your property off of East Caesar Avenue due to a pooling of water that is causing a bird air strike hazard (BASH) near Naval Air Station Kingsville. As vital as the mission of Naval Air Station Kingsville is to our community, the state, and the nation, the City has found that remediation of this issue serves a public purpose. Please be advised that the request was presented to and approved by the Kingsville City Commission at a meeting on February 24, 2014.

It is my understanding that you will allow for the installation of the drainage pipe and will be responsible for maintenance of the pipe once installed. The City will install an 18" drainage pipe, grade the bottom of the excavation to drain, and install safety end treatments worth \$7,765.23 at no cost to you. Your responsibility is to allow the free flow of water to drain through the pipe by keeping the openings unblocked.

Please provide written acknowledgement if you understand and agree to these terms. If this arrangement is no longer acceptable, please contact me at (361) 595-8002, or City Planning and Development Director, Robert Isassi, at (361) 595-8053.

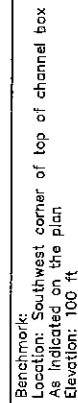
Sincerely,


Vincent J. Capell  
City Manager

The terms set out above are acceptable  
and agreed to by me. Signed on this, the  
\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
*Elsie Schubert*





Project Cost Estimate				
				
Project Title: Schubert pond drainage				
Material Estimates	Quantity		Material Cost	
	Amount	Unit	Unit Cost	Total
18" HDPE pipe sand	225		\$ 11.95	\$ 2,688.75
	10		\$ 16.80	\$ 168.00
Material Total:				\$ 2,856.75

Equipment Estimates				
Item Description	Quantity		Material Cost	
	Amount	Unit/hr	Unit Cost	Total
Backhoe Tandem	16	hrs	\$ 31.25	\$ 500.00
	8	hrs	\$ 60.00	\$ 480.00
		hrs		
		hrs.		
		hrs.		
		hrs.		
Equipment Total:				\$ 980.00

Estimated By William Donnell	Approved by	Date Prepared February -, 2014	
Water Dept			
Labor Estimates		Quantity	
Job Description	Amount	Unit/Hr	Labor Cost
Operator III	1	16	\$ 17.01
Operator II	1	16	\$ 15.92
Utility Worker	2	16	\$ 12.55
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Labor Total:			\$ 928.48

Other Services	Quantity		Material Cost	
Description	Amount	Unit	Unit Cost	Total
End treatment	2	1	\$ 1,500.00	\$ 3,000.00
See attached bid				
	Other Services Total:			\$ 3,000.00

COST OF ABATEMENT

Grand Totals	Quantity		Material Cost	
	Amount	Unit	Unit Cost	Total
Material				\$ 2,856.75
Labor				\$ 928.48
Equipment				\$ 980.00
Total				\$ 4,765.23
				\$ -
SUB-TOTAL				\$ 4,765.23
Other Services				\$ 3,000.00
				\$ -
Grand Total:				\$ 7,765.23