



City of Rockport
REGULAR MEETING AGENDA
THURSDAY, APRIL 30, 2026 - 5:30 PM
CITY HALL
212 N. LIVE OAK
ROCKPORT, TEXAS 78382

Notice is hereby given that Rockport will hold a Regular Meeting on Thursday, April 30, 2026, at 5:30 PM. The meeting will be held in person in the Council Chambers in City Hall, 212 N. Live Oak, Rockport, Texas 78382. The live stream link to view the meeting is <https://rockporttx.portal.civicclerk.com/>.

The Building and Standards Committee welcomes citizen participation and comments at all meetings on an Agenda item or any subject matter.

Written comments submitted by 2:30 p.m. on the day of the meeting.

- Complete the Speaker Card - locate the card online (<https://rockporttx.gov/FormCenter/Citizen-Participation-Form-7/Citizen-Participation-Form-52>)
- Written Comments received by the deadline will be read.

Sign up in person.

- Speaker's cards are located at the entrance of the meeting room and must be delivered to the Clerk before the meeting begins.
- Any citizen with handouts should provide them to the Clerk before the meeting. If you wish the Building and Standards Committee to receive your handouts for the meeting, please provide 10 copies; if not, the Building and Standards Committee will receive your handouts the following day.

Rules for Citizen Participation.

- Speakers will be limited to three minutes.
- While civic public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

NOTE: The Building and Standards Committee may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for discussion. An announcement will be made based on the Executive Session discussion. The Building and Standards Committee may also publicly discuss any item listed on the agenda for the Executive Session.

Notice is hereby given that other elected or appointed officials may attend the Meeting at the date and time above in numbers that may constitute a quorum. No action or minutes will be taken by such in attendance.

This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours before this meeting. Please get in touch with the City Secretary's office at (361) 729-2213, ext. 225, or FAX (361) 790-5966 or email sgoodwin@rockporttx.gov for further information. Braille is not available.

I. CALL TO ORDER AND ROLL CALL

II. SELECTION OF OFFICERS

1. Deliberate and act on selection of Building and Standards Commission Members to serve as Chair. (Amanda Torres, Director of Building & Development)
2. Deliberate and act on selection of Building and Standards Commission Member to serve as Vice-Chair. (Amanda Torres, Director of Building & Development)

III. CONSENT

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless pulled at the request of a member of the Building and Standards Commission.

3. Consider the approval of the minutes of the Building and Standards Commission Meeting dated August 25, 2025. (Belinda Garcia, Administrative Coordinator)

IV. PUBLIC HEARING AND ACTION ITEMS

4. The Chairperson will administer the oath to any and all persons providing testimony on Agenda items. (Amanda Torres, Director of Building & Development)
5. Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 207 Sunset Drive, also known as S3450 Lazy Acres Lot 86 Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish Montana, 59937 Corra A. West at Post Office Box 1204, Salem Arkansas, Julia T. Mason at 2356 Murphy Road, Aransas Pass, Texas 78336.
 - i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 207 Sunset Drive.
 - iv. Deliberate and act on recommendation for 207 Sunset Drive.

(Roberto Ramos, Code Enforcement Officer)

6. Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 224 Sunset Drive, also known as Lazy Acres Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, PO Box 218, Olton, Texas, 79064
 - i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 224 Sunset Drive.
 - iv. Deliberate and act on recommendation for 224 Sunset Drive. (Roberto Ramos, Code Enforcement Officer)
7. Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 604 East King Street, also known as S5850 Stewart Block 6, Lot 19-R and 20-R, Lot 63-65, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.
 - i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 604 East King Street.
 - iv. Deliberate and act on recommendation for 604 East King Street (Larry Sinclair, Code Enforcement Officer)

8. Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382
 - i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 920 South Pearl Street.
 - iv. Deliberate and act on recommendation for 920 South Pearl Street. (Larry Sinclair, Code Enforcement Officer)
9. Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1601 Mathis Street, also known as Sphinx Blk 1, Lot 1, Rockport, Aransas County, Texas currently owned by Lovely Villas LLC, 1307 Mystic River Lane., Rosenberg, Texas 77471:
 - i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 1601 Mathis Street Building # 1
 - iv. Deliberate and act on recommendation for 1601 Mathis Street Building #1
 - v. Public Hearing for 1601 Mathis Street Building #2
 - vi. Deliberate and act on recommendation for 1601 Mathis Street Building #2
 - vii. Public Hearing for 1601 Mathis Street Building #3
 - viii. Deliberate and act on recommendation for 1601 Mathis Street Building #3
 - ix. Public Hearing for 1601 Mathis Street Building #4
 - x. Deliberate and act on recommendation for 1601 Mathis Street Building #4
 - xi. Public Hearing for 1601 Mathis Street Building #5
 - xii. Deliberate and act on recommendation for 1601 Mathis Street Building #5
 - xiii. Public Hearing for 1601 Mathis Street Building #6
 - xiv. Deliberate and act on recommendation for 1601 Mathis Street Building #6 (Judy Emerson, Code Enforcement Supervisor)

V. ADJOURN

CERTIFICATION

This is to certify that I, Belinda Garcia, posted this Agenda at 9:00 am on April 24, 2026, on the bulletin board of the City Hall, 212 N. Live Oak, Rockport, Texas 78382



Belinda Garcia
Administrative Coordinator

BUILDING & STANDARDS COMMISSION MINUTES

On this Monday, the 25th Day of August 2025, the Building and Standards Commission held a Meeting at 5:30 p.m. The meeting was held at the Rockport Service Center, 212 N Live Oak St, Rockport, Texas.

Members Present

Warren Hassinger
Rocky Gudim
Pam Dixon Frost
Brandi Picton

Members Absent

Patricia Bemrose
Janetta Davis

Staff Members Present

Kimberly Henry, Asst. to the City Manager
Stacy Cantu, Building & Dev. Planning Technician
Belinda Garcia- Administrative Coordinator
Robert Decker, Asst Director of Building & Development

Judy Emerson – Code Enforcement
Larry Sinclair - Code Enforcement
Robert Ramos - Code Enforcement

Guest(s) Present

Five (5)

I. CALL TO ORDER AND ROLL CALL

Chair W. Hassinger called August 25, 2025, Regular Building and Standards meeting to order at 5:47 p.m. Quorum was established.

II. CIZITZENS TO BE HEARD

III. APPROVAL OF MINUTES

1. Deliberate and act on approval of the Building and Standards meeting minutes of June 18, 2025.

Motion: Member P. Frost made a motion to approve June 18, 2025, minutes as presented. Member B. Picton Seconded. **Motion Passed Unanimously.**

IV. PUBLIC HEARING AND RELATED ACTIONS

2. Chair W. Hassinger administered the oath to all people that would be providing testimony on agenda items list for tonight.

3. Presentation, Public Hearing, Deliberate and act on recommendations from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1601 Mathis Street, also known as Sphinx Blk 1 Lot 1, Rockport, Aransas County, Texas Building 1 – 10: currently owned by Lovely Villas LLC, 1307 Mystic River

Ln., Rosenberg, Tx 77471:

i. Staff Report

Code Enforcement Officer J. Emerson provided a report of what is deficient with each structure.

ii. Public Hearing for 1601 Mathis Street Building #1

Chair W. Hassinger opened the public hearing at 5:50 p.m.

Speaking against the demolition of the project were Emanuel Funes as the Builder and Leroy Loyd as the Realtor Mr. Emanuel Funes provided historical information regarding the structures, financial issues, new engineers, the direction they would like to take. Mr. Loyd stated he feels the continuation of this project will help bring additional taxes to the city.

Speaking against the demolition of the structures was Morgan King of 321 East First Street, but he stated he has another suggestion if anyone would be interested. He just doesn't want to see the structures demolished.

Chair W. Hassinger closed the public hearing at 5:56 p.m.

iii. Deliberate and act on recommendations for 1601 Mathis Street Building #1

Code Enforcement Officer J. Emerson noted that Building #1 has a partial roof, but no ridge-cap. Staff recommend that we allow the owner 30 days to get a complete set of plans and a specific list of additional items needed for this structure. If that information is not provided within 30 days, the recommendation would be to demolish. There is significant damage to the 2nd floor.

Chair W. Hassinger recessed the meeting at 6:05 p.m.

Chari W. Hassinger re-opened the meeting at 6:05 p.m.

Committee Member B. Picton noted that because the engineering firm she works for did the report on these structures, she will be required to recuse herself from voting.

Chair W. Hassinger stated that without Committee Member Picton voting, there is not sufficient quorum for the remaining agenda items, and we will have adjourn this meeting.

iv. Public Hearing for 1601 Mathis Street Building #2

v. Deliberate and act on recommendations for 1601 Mathis Street Building #2

vi. Public Hearing for 1601 Mathis Street Building #3

vii. Deliberate and act on recommendations for 1601 Mathis Street Building #3

vii. Public Hearing for 1601 Mathis Street Building #4

ix. Deliberate and act on recommendations for 1601 Mathis Street Building #4

x. Public Hearing for 1601 Mathis Street Building #5

xi. Deliberate and act on recommendations for 1601 Mathis Street Building #5

xii. Public Hearing for 1601 Mathis Street Building #6

xiii. Deliberate and act on recommendations for 1601 Mathis Street Building #6

xiv. Public Hearing for 1601 Mathis Street Building #7

xv. Deliberate and act on recommendations for 1601 Mathis Street Building #7

xvi. Public Hearing for 1601 Mathis Street Building #8

xvii. Deliberate and act on recommendations for 1601 Mathis Street Building #8

xviii. Public Hearing for 1601 Mathis Street Building #9

xix. Deliberate and act on recommendations for 1601 Mathis Street Building #9

xx. **Public Hearing for 1601 Mathis Street Building #10**

xxi. **Deliberate and act on recommendations for 1601 Mathis Street Building #10**

V. ADJOURN

Motion: Member R. Gudim made the motion to adjourn, Member Frost seconded. **Motion passed unanimously.** The Building and Standards of August 25, 2025, adjourned at 6:06 p.m.

Prepared by: _____
Belinda Garcia, Administrative Coordinator

Approved by: _____
Warren Hassinger, Chairman



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Belinda Garcia, Administrative Coordinator

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

The Chairperson will administer the oath to any and all persons providing testimony on Agenda items.

SUMMARY:

The Chairperson will administer the oath to any and all persons providing testimony on the Agenda items: Do you solemnly swear to tell the truth, the whole truth, and nothing but the truth?

BACKGROUND:

FUNDING SOURCE:

FUNDING IMPACT:

STAFF RECOMMENDATION:

Anyone speaking at this meeting is required to be sworn in.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

None

APPROVAL/REVIEW:

Date: April 21, 2026

Amanda Torres, Director of Development Services



AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Roberto Ramos, Code Enforcement Officer

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 207 Sunset Drive, also known as S3450 Lazy Acres Lot 86 Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish Montana, 59937 Corra A. West at Post Office Box 1204, Salem Arkansas, Julia T. Mason at 2356 Murphy Road, Aransas Pass, Texas 78336.

- i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 207 Sunset Drive.
 - iv. Deliberate and act on recommendation for 207 Sunset Drive.
-

SUMMARY:

Code Enforcement Officer Roberto Ramos is formally requesting the demolition of the mobile home located at 207 Sunset Drive, including its foundation, concrete porch, and all associated debris, refuse, and discarded materials. The property is to be restored to its natural condition upon completion.

The structure has been determined to be in a dilapidated and substandard state, exhibiting multiple structural deficiencies. These include visible openings in the exterior, a sagging ceiling indicative of potential structural compromise, and significant deterioration of the flooring system, which is rotting and failing.

BACKGROUND:

Property History

This property has been abandoned for three (3) years.

March 6, 2026-An Administrative Search Warrant was executed.

March 12, 2026-A Notice of Violation and a Sub-Standard Checklist was mailed via certified mail, return receipt requested. The Notice of Violation and Sub-Standard Checklist were also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures.

Cora West signed for her notice on March 24, 2026, Julia T Mason signed for her notice on March 27, 2026, and the notice sent to Brucette K Beitz was returned unclaimed.

April 15, 2026-A Public Hearing notice was sent certified mail, return receipt requested to the property owners, and was also posted on the structure.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends Demolition for the property at 207 Sunset Drive.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. 26.04.17 207 SUNSET PACKET

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Kimberly Henry, Assistant to the City Manager

Date: April 21, 2026

Date: April 23, 2026

STAFF REPORT

Code Enforcement Department- Code Enforcement Officer Roberto Ramos
 212 N. Live Oak St, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: raramos@rockporttx.gov

**PROPERTY ADDRESS/LOCATION****207 Sunset Dr****APPLICANT/PROPERTY OWNER****Brucette K Beitz, Cora A West, Julia T Mason****LEGAL DESCRIPTION****S3450 Lazy Acres, Lot 86, UDI****PUBLIC HEARING/HEARING DATE(S)****Thursday, April 30, 2026****Brief Summary of Request**

Code Enforcement Officer Roberto Ramos is formally requesting the demolition of the mobile home located at 207 Sunset Drive, including its foundation, concrete porch, and all associated debris, refuse, and discarded materials. The property is to be restored to its natural condition upon completion.

The structure has been determined to be in a dilapidated and substandard state, exhibiting multiple structural deficiencies. These include visible openings in the exterior, a sagging ceiling indicative of potential structural compromise, and significant deterioration of the flooring system, which is rotting and failing.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R2-Second Family Dwelling District	Residential-R2	R2-Second Family Dwelling District	Mobile Home 1152 Sqft	50 X 134.54 FT 6727.00 Sq ft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH****Property History**

This property has been abandoned for three (3) years.

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Aransas CAD Property Search

Property Details

Account		
Property ID:	8825615	Geographic ID: 3450-000-086-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	207 SUNSET DR ROCKPORT, TX 78382	
Map ID:	A-9	Mapsco:
Legal Description:	S3450 Lazy Acres LOT 86 UDI PARENT	
Abstract/Subdivision:	S3450	
Neighborhood:	(SUNSET) SUNSET	
Owner		
Owner ID:	146999	
Name:	BEITZ BRUCETTE K	
Agent:		
Mailing Address:	173 VISTA DR WHITEFISH, MT 59937-7832	
% Ownership:	33.34%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$0 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



NOTICE OF VIOLATION

Julia T Mason
2356 Murphy Road
Aransas Pass, TX 78336

Case No. 26-000155
Issued: March 12, 2026
Certified Mail #: 9589071052702632101800

VIOLATION LOCATION

207 SUNSET DR,
Rockport, TX 78382

LEGAL DESCRIPTION

S3450
S3450 Lazy Acres LOT 86 UDI PARENT

Dear Julia T Mason,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 990 TOTAL SQUARE FEET INCLUDING PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos".

Roberto Ramos

March 12, 2026

Date



NOTICE OF VIOLATION

Brucette K Beitz
769 Aspen Grove St
Whitefish, MT 59937-7832

Case No. 26-000155
Issued: March 12, 2026
Certified Mail #: 9589071052702632101787

VIOLATION LOCATION

207 SUNSET DR,
Rockport, TX 78382

LEGAL DESCRIPTION

S3450
S3450 Lazy Acres LOT 86 UDI PARENT

Dear Brucette K Beitz,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

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may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 990 TOTAL SQUARE FEET INCLUDING PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos".

Roberto Ramos

March 12, 2026

Date



NOTICE OF VIOLATION

CORRA A WEST
PO Box 1204
SALEM, AR 72576-1204

Case No. 26-000155
Issued: March 12, 2026
Certified Mail #: 9589071052702632101794

VIOLATION LOCATION

207 SUNSET DR,
Rockport, TX 78382

LEGAL DESCRIPTION

S3450
S3450 Lazy Acres LOT 86 UDI PARENT

Dear CORRA A WEST,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

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A handwritten signature in blue ink, appearing to read "Roberto Ramos".

Roberto Ramos

March 12, 2026

Date



NOTICE OF VIOLATION

PEGGY BASDEKIS
212 SASNDOLLAR CIRCLE
FULTON, TX 78358

Case No. 26-000155
Issued: March 12, 2026
Certified Mail #: 9589071052702632101817

VIOLATION LOCATION

207 SUNSET DR,
Rockport, TX 78382

LEGAL DESCRIPTION

S3450
S3450 Lazy Acres LOT 86 UDI PARENT

Dear PEGGY BASDEKIS,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



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A handwritten signature in blue ink, appearing to read "Roberto Ramos".

Roberto Ramos

March 12, 2026

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 03/06/2026 INSPECTOR(S): ROBERTO RAMOS, LARRY SINCLAIR, JUDY EMERSON
STREET ADDRESS: 207 SUNSET DR CASE NO: 26-000155
LEGAL DESCRIPTION: S3450 LAZY ACRES LOT 86
GENERAL DESCRIPTION: 840 SQFT MOBILE HOME, 250 SQFT CONCRETE PORCH
OWNER(S): BRUCETTE K BEITE, CORA A WEST, JULIA T. MASON

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☐ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☒ DETERIORATION
- ☒ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER BUSTED OUT WINDOWS

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☒ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☐ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

03/06/2026

DATE

POSTED 03/12/2026



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Roberto Ramos

March 12, 2026
Date

Certified Mail #: 9589071052702632101787

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

Postmark
Here

Mar 12 2025
10:17A

Page 28 of 317

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Julia T Mason

Street and Apt. No., or PO Box No.

2356 Murphy Road

City, State, ZIP+4®

Aransas Pass, TX 78336

Postmark
Here

Mar 12 2015
10:17A

26-000155 Nov

Page 29 of 317

00 8101 2632 0225 0120 6856

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Corra A West

Street and Apt. No., or PO Box No.

PO Box 1204

City, State, ZIP+4[®]

Salem, AR 72576-1204

Postmark
Here

Mar 12 2006
10:17A

26-000755 Nov

Page 30 of 317

46 2101 2692 0225 0120 6956

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

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- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Bruce K Beitz

Street and Apt. No., or PO Box No.

769 Aspen Grove St.

City, State, ZIP+4®

Whitefish, MT 59937-7832

Postmark
Here

Mar 12 2016
10:17A

26-000155 Nov

Page 31 of 317



CODE ENFORCEMENT

2751 SH Bypass
Rockport, Texas 78382

CERTIFIED MAIL®



9589 0710 5270 2632 1017 87



**RETURN RECEIPT
REQUESTED**

RETURN IN 5 DAYS

BEITZ, BRUCE
FORWARD TIME
474 VISTA

K. Beitz
769 Aspen Grove St.

Whitefish, MT 59937-7832

59937-3

7838247601

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Bruette K. Beitz
769 Aspen Grove St.
Whitefish, MT 59937-7832



9590 9402 9633 5121 1629 75

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1017 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Cora A West
PO Box 1204
Salem, AR 72576-1204



9590 9402 9633 5121 1629 99

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1017 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Cora G. West

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Cora G. West

C. Date of Delivery

3/24/26

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☒ No

26-000155 NOV

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(0)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Julia T Mason
2356 Murphy Road
Aransas Pass, TX 78336



9590 9402 9633 5121 1629 82

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1018 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Julia T. Mason*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Julia T. Mason

C. Date of Delivery

3-27-26

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

ARANSAS PASS TX
MAR 27 2026
26-000155 NOV

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

0)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Peggy Basdekis
212 Sandollar Cir.
Fulton, TX 78358



9590 9402 9633 5121 1629 68

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1018 17

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☒ Agent☐ Addressee**B. Received by (Printed Name)**

NICK BASDEKIS

C. Date of Delivery

3/17/26

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

26-000155 NOV

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

fail
fail Restricted Delivery
0)

Page 36 of 317

Domestic Return Receipt

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

90 2152 8940 0225 0120 6856

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

APR 18 2025
4:20P

26-000155 PH

Corra A West

PO Box 1204

Salem, AR 72576-1204

Page 38 of 317

ET 2T52 9940 0225 0120 6856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Bruce K Beitz

Street and Apt. No., or PO Box No.

769 Aspen Grove St

City, State, ZIP+4

Whitefish, MT 59937-7832

Postmark
Here

APR 15 2026
4:20P

26-0001557-11

Page 39 of 317

44 2752 8940 0225 0720 6856

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

26-0001555 PH

Peggy Basdekis
212 Sandollar Circle
Fulton, TX 78358

Postmark
Here

APR 15 2025
4:21P

Page 40 of 317



POSTED-APRIL 15, 2026

**PUBLIC HEARING
BUILDING STANDARDS COMMISSION**

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

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224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

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920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.
CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

03062026 A

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Brucette K Beite**
§ **173 Vista Drive**
§ **Whitefish, MT 599377-7832**

§ **Cora A West**
§ **PO Box 1204**
§ **Salem, AR 72576-1204**

§ **Julia T Mason**
§ **PO Box 1594**
§ **Aransas Pass, TX 78335-1594**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Official of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 207 Sunset Dr. within the City of Rockport, Texas in the care, custody and control of Brucette K Beite, Cora A West, Julia T Mason and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

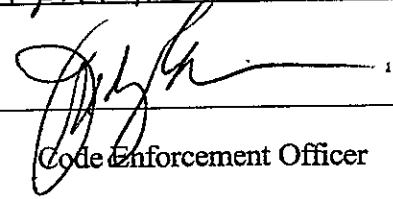
ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 11:37 o'clock A.m. by Judy Emerson, Robert Ramos
Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

From: [Permit-Faxes](#)
To: [Judy Emerson](#)
Subject: RE: Properties
Date: Friday, February 20, 2026 8:50:04 AM

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

1. 207 Sunset Dr.- no active service
2. 224 Sunset Dr.- no active service
3. 604 E King St.- not in our system
4. 920 S Pearl St.- no active service
5. 930 N Ann St.- no active service

Good morning

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Friday, February 20, 2026 8:12 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Properties

Good Morning,

We are beginning our next round of Sub-Standard Structures for the City of Rockport and would like to know if the following properties have electrical service.

1. 207 Sunset Dr.
2. 224 Sunset Dr.
3. 604 E King St.
4. 920 S Pearl St.
5. 930 N Ann St.

Any information that you can provide would be greatly appreciated.

Thank you,

Judy Emerson

City of Rockport

Code Enforcement Supervisor -TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

Address 207 SUNSET DR

Name ARISPE, ANTHONY

Mailing Address

Account Details

Status	Finalized on 5/30/23		
Start Date	3/15/2023		
Bill Thru Date	5/30/2023		
Last Bill Date	5/15/2023		
Balance	712.36		
Pending Activity	0.00		
Credit History	Bill: 8 Cut: 0 Pen: 5		
Deposits	0.00		
Cutoff	N/A		
Contracts	0.00		
Draft	N/A		

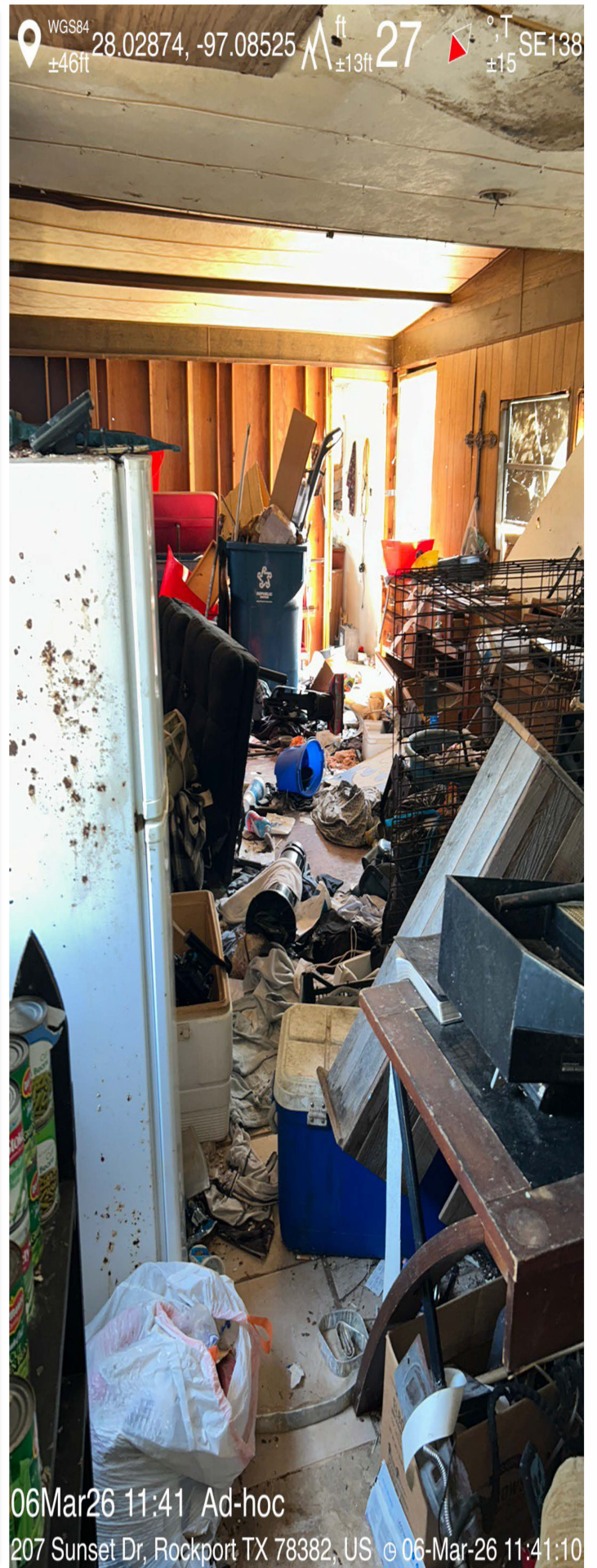
Statement Bill ☐

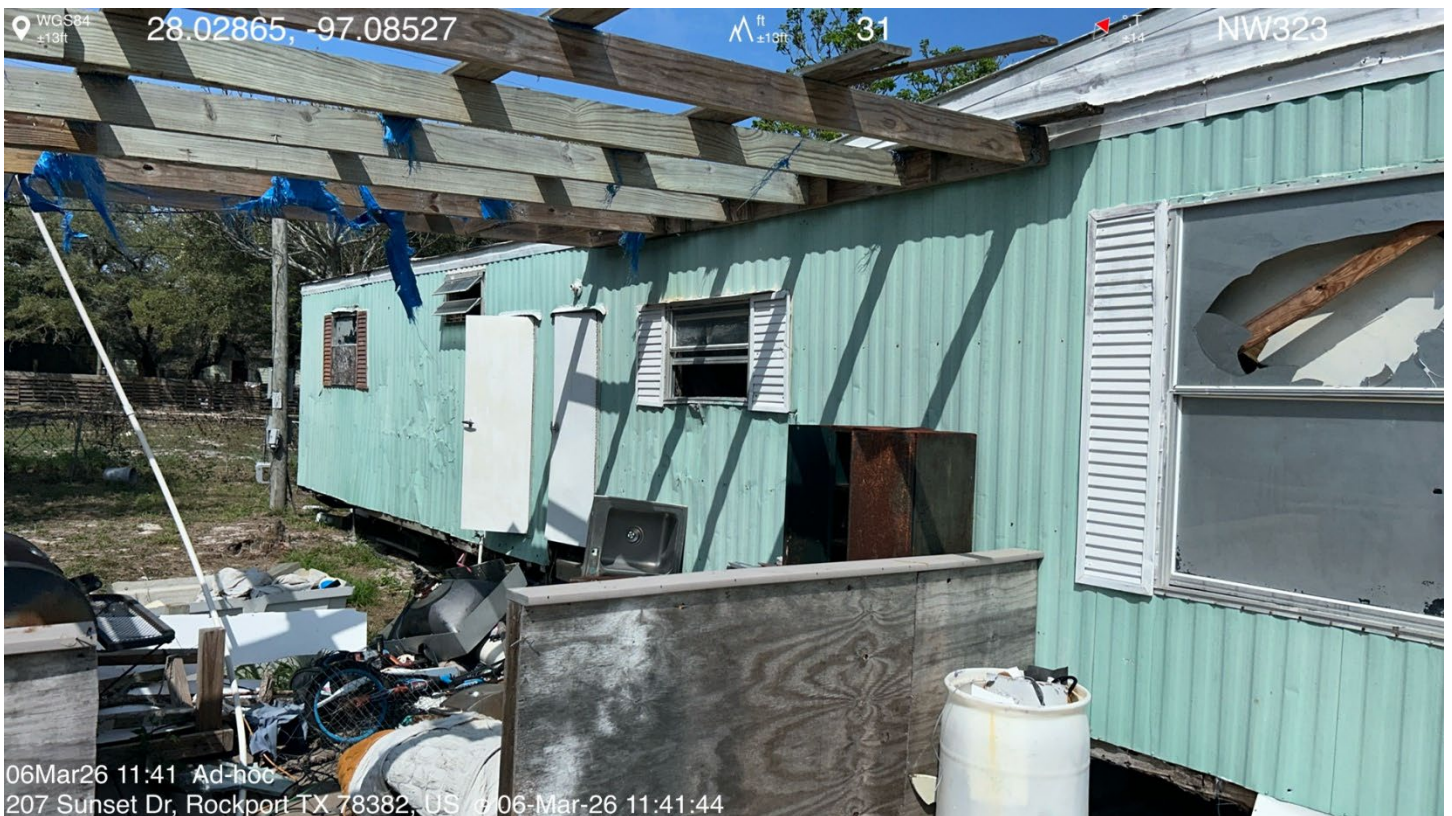
CONTACT #	49806
DL	37809052/tx
BROCHURE	

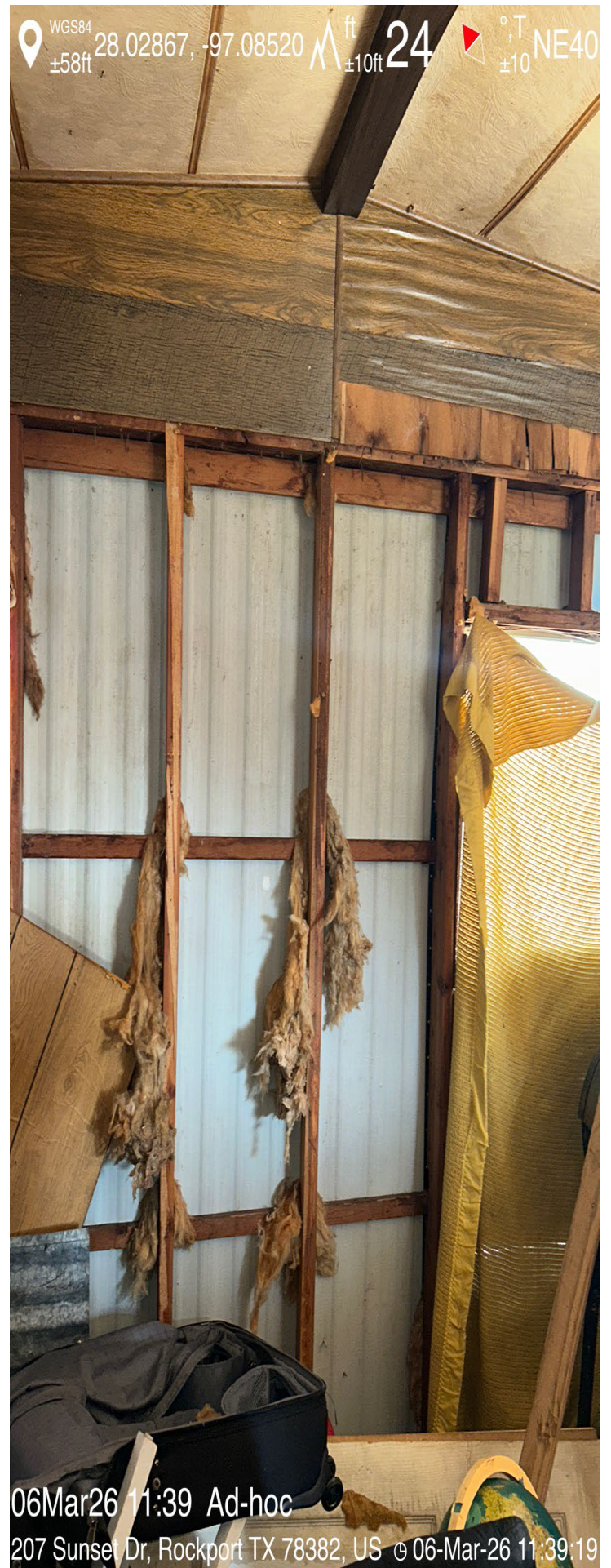
☐ Edit This Record

Clear













AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Roberto Ramos, Code Enforcement Officer

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 224 Sunset Drive, also known as Lazy Acres Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, PO Box 218, Olton, Texas, 79064

- i. Staff Report
 - ii. Property owner reponse.
 - iii. Public Hearing for 224 Sunset Drive.
 - iv. Deliberate and act on recommendation for 224 Sunset Drive.
-

SUMMARY:

Code Enforcement Officer Roberto Ramos is requesting that the structures on the property be demolished, including removal of the foundations, and that all debris, junk, and trash be cleared from the property. The property should then be restored to its natural state.

The mobile home structure is dilapidated, and the roof is beginning to sag, indicating potential structural failure. The front door has collapsed inward, and multiple holes are present in the flooring, creating unsafe conditions. Debris is scattered throughout the structure and across the property.

Furthermore, the structures are open to the elements which have contributed to continued deterioration and presents additional safety and health concerns

BACKGROUND:

This property has been abandoned for three (3) years.

March 6, 2026-An Administrative Search Warrant was executed.

March 12, 2026-A Notice of Violation and a Sub-Standard Checklist was mailed via certified mail, return receipt requested. The Notice of Violation and Sub-Standard Checklist were also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures.

March 25, 2026-The property owner signed for and received the Notice of Violation.

April 15, 2026-A Public Hearing notice was sent certified mail, return receipt requested to the property owners, and was also posted on the structure.

FUNDING SOURCE:

FUNDING IMPACT:

N/A

N/A

STAFF RECOMMENDATION:

Staff recommends Demolition for the property at 224 Sunset Drive.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. 26.04.17 224 SUNSET PACKET

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Date: April 21, 2026

Kimberly Henry, Assistant to the City Manager

Date: April 23, 2026

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Roberto Ramos
 212 N. Live Oak, Rockport, TX 78382
 Phone: (361) 556-5272 | Email: raramos@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****224 Sunset Dr.****APPLICANT/PROPERTY OWNER****Alex MacDonald & Alicia MacDonald****LEGAL DESCRIPTION****Lazy Acres, Lot 63-65 (Add'n Imps)****PUBLIC HEARING/HEARING DATE(S)****Thursday, April 30, 2026****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Roberto Ramos is requesting that the structures on the property be demolished, including removal of the foundations, and that all debris, junk, and trash be cleared from the property. The property should then be restored to its natural state.

The mobile home structure is dilapidated, and the roof is beginning to sag, indicating potential structural failure. The front door has collapsed inward, and multiple holes are present in the flooring, creating unsafe conditions. Debris is scattered throughout the structure and across the property.

Furthermore, the structures are open to the elements which have contributed to continued deterioration and presents additional safety and health concerns.



MAP SOURCE

Existing Zoning	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-2 Second Family Dwelling District	Residential	R-2 Second Family Dwelling District	Each structure is 1568 sq ft this includes all porches and out buildings	150 X 135 20,500 sq ft lot

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Property History

This property has been abandoned for three (3) years.

March 6, 2026-An Administrative Search Warrant was executed.

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Aransas CAD Property Search

Property Details

Account		
Property ID:	26082	Geographic ID: 3450-000-063-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	224 SUNSET DR ROCKPORT, TX 78382	
Map ID:	A-9	Mapsco:
Legal Description:	Lazy Acres LOT 63-65 (ADD'N IMPS)	
Abstract/Subdivision:	S3450	
Neighborhood:	(SUNSET) SUNSET	
Owner		
Owner ID:	119876	
Name:	MACDONALD ALEX & ALICIA	
Agent:		
Mailing Address:	PO BOX 218 OLTON, TX 79064-0218	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$25,650 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$60,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$86,400 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



NOTICE OF VIOLATION

Alicia Macdonald
PO Box 218
Olton, TX 79064

Case No. 26-000154
Issued: March 12, 2026
Certified Mail #: 9589071052702632101824

VIOLATION LOCATION

224 SUNSET DR,
Rockport, TX 78382

LEGAL DESCRIPTION

Lazy Acres Lot 63-65 (add'n Imps)

Dear Alicia Macdonald,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BLUE STRUCTURE(S) WITH 1125 TOTAL SQUARE FEET INCLUDING PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5274.

A handwritten signature in blue ink, appearing to read "Roberto Ramos".

Roberto Ramos

March 12, 2026

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 03/06/2026 INSPECTOR(S): ROBERTO RAMOS, LARRY SINCLAIR, JUDY EMERSON
STREET ADDRESS: 224 SUNSET DR CASE NO: 26-000154
LEGAL DESCRIPTION: LAZY ACRES LOT 63-65(ADD'N IMPS)
GENERAL DESCRIPTION: 1050 SQFT BLUE AND WHITE MOBILE HOME AND DETACHED GARAGE AND SHED.
OWNER(S): ALICIA MACDONALD

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☐ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☒ LISTING
- ☒ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☒ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☒ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☒ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☒ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☐ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☐ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

03/06/2026

DATE

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☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

\$

Sent To

Alicia Macdonald

Street and Apt. No., or PO Box No.

PO Box 218

City, State, ZIP+4®

Olton, TX 79064

Postmark
Here

Mar 12 2015
10:17A

26-000654

Page 62 of 317

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Alicia Macdonald
PO Box 218
Oilton, TX 79064



9590 9402 9633 5121 1629 51

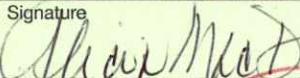
2. Article Number (Transfer from service label)

9589 0710 5270 2632 1018 24

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

26-000154

Nov

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

/mail

/mail Restricted Delivery

(0)

Page 63 of 317

Domestic Return Receipt

POSTED 03/12/2026



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Roberto Ramos

March 12, 2026

Date

Certified Mail #: 9589071052702632101824

WGS84
±12ft

28.02763, -97.08519

ft
±10ft

33

±10

SE123

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.
CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

15Apr26 13:35 Ad-hoc

224 Sunset Dr, Rockport TX 78382, US © 15-Apr-26 13:35



WGS84
±12ft

28.02764, -97.08519

ft
1011

34

ft
12

E92

15 Apr 26 13:35 Ad hoc

15 Apr 26 13:35:23

PUBLIC HEARING BUILDING STANDARDS COMMISSION

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920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

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1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

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CITY OF ROCKPORT, TEXAS

Belinda Garcia

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- ☐ Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees

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City, State, ZIP+4[®]

PS Form 3800, January 2023 PSN 7530-02-000-9047

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Here

APR 15 2026
4:21P

Page 68 of 317

See Reverse for Instructions

2E 2T52 8940 0225 0T20 6856

ENTERED

Alicia MacDonald

PO Box 218

Atton, TX 79064

26-000154
PH

03062026

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Alicia MacDonald**
§ **PO Box 218**
§ **OLTON, TEXAS 79064-0218**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *224 Sunset Dr.* within the City of Rockport, Texas in the care, custody and control of *Alicia MacDonald* and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 11:25 o'clock A.m. by Judy Emerson, Rober to Ramos, Larry Sinclair; Inspected to obtain pictures

Code Enforcement Officer

ROCKPORT POLICE DEPARTMENT

Offense / Incident Report

GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	ROCKPORT POLICE DEPARTMENT	Location	224 SUNSET DRIVE ROCKPORT TEXAS 78382
Case #	2025-00344		
File #			
Description	WCEME-DOS		
Incident Status	CLOSED	From Date/Time	04/28/2025 17:05
		To Date/Time	
		Report Date	04/29/2025 10:22
		Initial Rep. Date	04/29/2025 10:22
Reporting Officer	KOWALIK, H		

COMPLAINANT

Name	WILLIAMS, LEVON BRIXTON			Phone	806-676-1445
Address	220 SUNSET DRIVE ROCKPORT TX 78382			DOB	**/**/** (***)
Race	W	Ethnic	N	Sex	M
Height	6'00"	Weight	212	Hair	GRY
S.S.N.	____-	DL & St.	*****	Eyes	BRO
		JRN#			

SUBJECT(S)

Name	MACDONALD, ALEX ANGUS			Phone	361-283-9950
Address	224 SUNSET ROCKPORT, TX 78382			DOB	**/**/** (***)
Race	WHITE	Ethnic	NOT	Sex	M
Height	6'03"	Weight	285	Hair	
S.S.N.	____-	DL & St.	*****	Eyes	BLU
Sub. Type	OTHER	Arrest ID		JRN#	
Notes	DECEASED				

Name	MACDONALD, DAVE			Phone	902-210-4072
Address				DOB	**/**/** (***)
Race	W	Ethnic	N	Sex	M
Height		Weight		Hair	
S.S.N.	____-	DL & St.		Eyes	
Sub. Type	INVOLVED PARTY	Arrest ID		JRN#	
Notes					

Name	MACDONALD, ALICIA COOPER			Phone	513-575-8274
Address	224 SUNSET DR ROCKPORT, TX 78382			DOB	**/**/** (***)
Race	WHITE	Ethnic	NOT	Sex	F
Height	5'02"	Weight	160	Hair	BLONDE
S.S.N.	____-	DL & St.	*****	Eyes	BLU
Sub. Type	INVOLVED PARTY	Arrest ID		JRN#	
Notes					

VEHICLE(S)

Details	1997 JEEP WRANGLER 4-DOOR SUV				
VIN	██████████	9355	Colors	GREEN,GOLD	
Plate No	██████	State	TX	Year	2024
Impound			Type	PC-PC-PASSE	

INVESTIGATOR

Name	GERLOFF, D	Assigned Date	04/30/2025	Supplement No	0
------	------------	---------------	------------	---------------	---

Entered By	KOWALIK, H	_____
Officer	KOWALIK, H	_____
Supervisor		_____

ROCKPORT POLICE DEPARTMENT

Incident # 2025-00344 (Synopsis)

On 04/28/2025 at approximately 1700 hours I made contact with the reporting party (RP) by public service. The RP advised that he hasn't seen his neighbor in a few weeks. The RP advised me that his neighbor lived on his own since his wife went into assisted living and is elderly. The city utility workers had shut the water off earlier in the day and his vehicle was still at the residence. I arrived at the residence and smelled the odor of decomposition at the front and back door. I made entry into the residence through the back door and found a male subject lying on the floor and appeared to be decomposed. JP1 arrived an announced time of death to be 1749 hours. Charlie Marshal's Funeral service took custody of the remains.

From: [Permit-Faxes](#)
To: [Judy Emerson](#)
Subject: RE: Properties
Date: Friday, February 20, 2026 8:50:04 AM

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

1. 207 Sunset Dr.- no active service
2. 224 Sunset Dr.- no active service
3. 604 E King St.- not in our system
4. 920 S Pearl St.- no active service
5. 930 N Ann St.- no active service

Good morning

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Friday, February 20, 2026 8:12 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Properties

Good Morning,

We are beginning our next round of Sub-Standard Structures for the City of Rockport and would like to know if the following properties have electrical service.

1. 207 Sunset Dr.
2. 224 Sunset Dr.
3. 604 E King St.
4. 920 S Pearl St.
5. 930 N Ann St.

Any information that you can provide would be greatly appreciated.

Thank you,

Judy Emerson

City of Rockport

Code Enforcement Supervisor -TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

Address 224 SUNSET DR

Name MACDONALD, ALEX

- Mailing Address

- Account Details

Draft	N/A
-------	-----

Exceptions	
------------	--

BROCHURE  1/13/2015

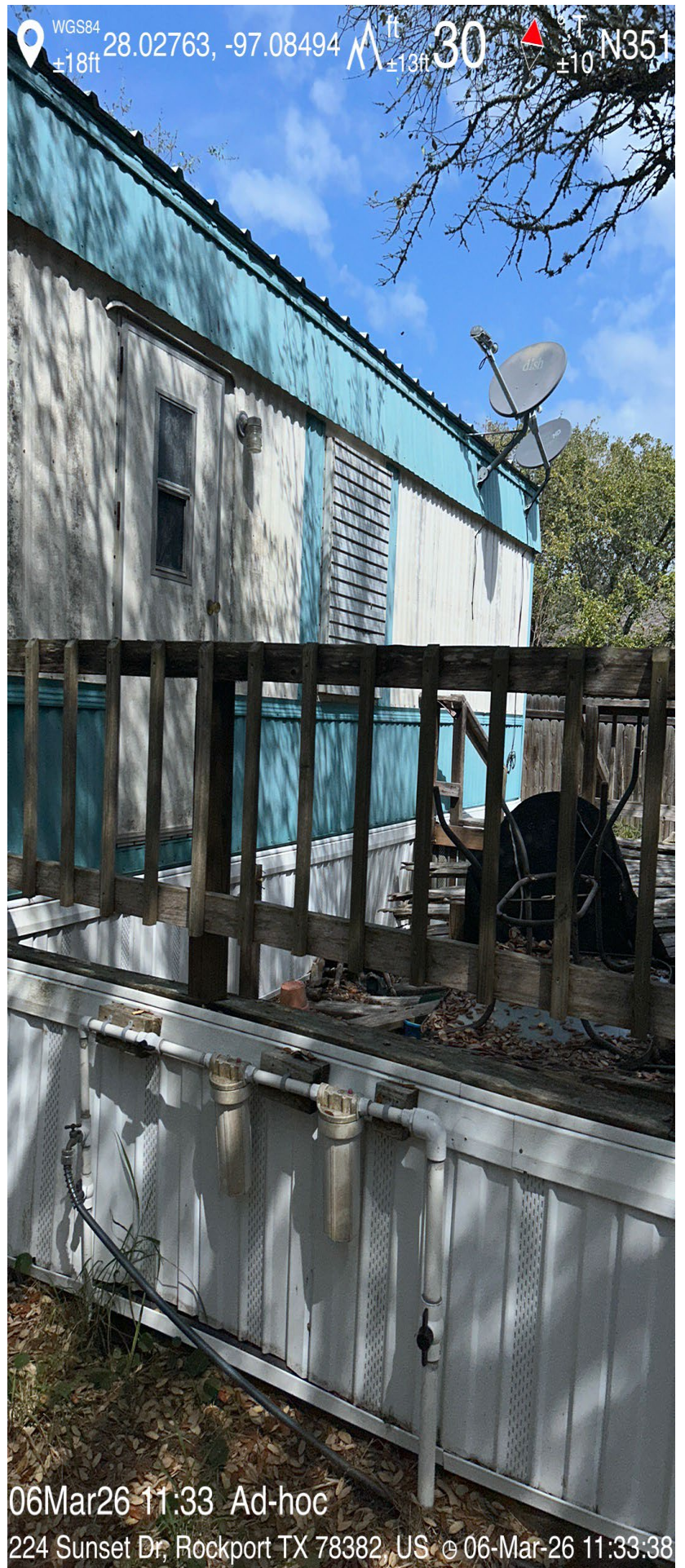
Clear

rp.jemerson













AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Larry Sinclair, Code Enforcement Officer

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 604 East King Street, also known as S5850 Stewart Block 6, Lot 19-R and 20-R, Lot 63-65, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

- i. Staff Report
 - ii. Property owner reponse.
 - iii. Public Hearing for 604 East King Street.
 - iv. Deliberate and act on recommendation for 604 East King Street
-

SUMMARY:

Code Enforcement Officer Larry Sinclair is requesting that the two structures that sit at the Northeast corner of the intersection of East King and South Ann Streets an address of 604 East King be demolished, all junk and trash be removed and disposed of, and the property returned to its natural state.

BACKGROUND:

On March 2, 2026-Code Enforcement personnel received a citizen complaint regarding the condition of the premises at the above-listed address. Code Enforcement personnel conducted an on-site inspection and observed that the property appeared to have been unoccupied for an extended period. The columns supporting the second-floor balcony exhibited extensive rot and were not in contact with the ground. Visible damage to the eaves was also observed. Additionally, junk and debris were present throughout the premises. At the time of the initial inspection, Code Enforcement personnel were unable to determine whether the structure was secured.

Further research conducted by Code Enforcement Officer Emerson revealed that the premises were unoccupied and that no utilities were connected. The electric meter had been removed from the residence. Based on these observations and findings, Code Enforcement personnel determined that the premises were unsecured.

March 6, 2026 — An Administrative Search Warrant was executed.

Structure A (Two-Story Structure):

- The supports for the upper rear deck were severely rotted and not in contact with the

ground.

- The soffits exhibited signs of deterioration.
- The lower floor showed extensive drywall damage.
- Numerous plumbing and electrical wiring issues were observed.
- The upper floor contained multiple soft spots, indicating potential structural concerns.
- The upper exterior deck was covered in animal feces, indicating a possible vermin infestation.

Structure B (Single-Story Structure):

- Extensive drywall damage was observed.
- Several electrical and plumbing deficiencies were noted.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

March 16, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommend Demolition of the property at 604 East King Street.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. NEW-604 E King

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Date: April 21, 2026

Kimberly Henry, Assistant to the City Manager

Date: April 23, 2026

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Larry Sinclair
212 N Live Oak Rockport, TX 78382
Phone: (361) 556-5310, ext. | Email:



PROPERTY ADDRESS/LOCATION
604 East King

APPLICANT/PROPERTY OWNER
NM Mesa Holdings LLC

LEGAL DESCRIPTION
**Lot Nos 19-R and 20-R
Block 6 of Stewart Addition**

PUBLIC HEARING/HEARING DATE(S)
Thursday April 30, 2026

BRIEF SUMMARY OF REQUEST

Code Enforcement Officer Larry Sinclair is requesting that the two structures that sit at the Northeast corner of the intersection of East King and South Ann Streets an address of 604 East King be demolished, all junk and trash be removed and disposed of, and the property returned to its natural state.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-2	R-2 Residential	R-2 Residential	Two story structure (A) 2157 sq ft and single-story structure (B) 1074 sq ft. Including porches	100'X 100' 10,000 sq ft Lot

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

On March 2, 2026-Code Enforcement personnel received a citizen complaint regarding the condition of the premises at the above-listed address. Code Enforcement personnel conducted an on-site inspection and observed that the property appeared to have been unoccupied for an extended period. The columns supporting the second-floor balcony exhibited extensive rot and were not in contact with the ground. Visible damage to the eaves was also observed. Additionally, junk and debris were present throughout the premises. At the time of the initial inspection, Code Enforcement personnel were unable to determine whether the structure was secured.

Further research conducted by Code Enforcement Officer Emerson revealed that the premises were unoccupied and that no utilities were connected. The electric meter had been removed from the residence. Based on these observations and findings, Code Enforcement personnel determined that the premises were unsecured.

March 6, 2026 — An Administrative Search Warrant was executed.

Structure A (Two-Story Structure):

- The supports for the upper rear deck were severely rotted and not in contact with the ground.
- The soffits exhibited signs of deterioration.
- The lower floor showed extensive drywall damage.
- Numerous plumbing and electrical wiring issues were observed.
- The upper floor contained multiple soft spots, indicating potential structural concerns.
- The upper exterior deck was covered in animal feces, indicating a possible vermin infestation.

Structure B (Single-Story Structure):

- Extensive drywall damage was observed.
- Several electrical and plumbing deficiencies were noted.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

March 16, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.



Aransas CAD Property Search

Property Details

Account		
Property ID:	52936	Geographic ID: 5850-006-019-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	604 E KING ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsc0:
Legal Description:	S5850 Stewart BLK 6 LOT 19-R & 20-R	
Abstract/Subdlvision:	S5850	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	157413	
Name:	NM MESA HOLDINGS LLC	
Agent:		
Mailing Address:	2971 E US HWY 175 KAUFMAN, TX 75142-8844	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$106,130 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$70,000 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$176,130 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$176,130 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)



NOTICE OF VIOLATION

NM MESA HOLDINGS LLC
2971 E US HWY 175
KAUFMAN, TX 75142-8844

Case No. 26-000153
Issued: March 12, 2026
Certified Mail #: 9589071052702632102210

VIOLATION LOCATION

604 E KING ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5850 Stewart Blk 6 Lot 19-r & 20-r

Dear NM MESA HOLDINGS LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

. PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS TWO BLUE STRUCTURES WITH APPROXIMATELY 3884 TOTAL SQUARE FEET INCLUDING PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5273.

Larry Sinclair

March 12, 2026

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 03/06/2026 INSPECTOR(S): EMERSON / RAMOS / SINCLAIR
STREET ADDRESS: 604 E. King CASE NO: 26-000153
LEGAL DESCRIPTION: Lots 19-R and 20-R Block 6 Stewart Addition
GENERAL DESCRIPTION: A two story wood frame structure amd a single stroy wood frame structure
OWNER(S): NM Mesa Holdings

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER Rear deck supports rotated

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☐ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☒ OTHER Numerous electrcital and plumbing issues

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☒ OTHER Soft spots on floor and second floor

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☐ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|---|
| ☐ MEANS OF EGRESS | ☐ ROOFING MATERIAL |
| ☐ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☐ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☐ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☐ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☐ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☐ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☐ ELECTRICAL METER BOX |
| ☐ FLOOR FRAMING AND FLOORING | ☐ PLUMBING FIXTURES |
| ☐ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☐ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

03/06/2026

DATE



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

_____	March 12, 2026
Larry Sinclair	Date

Certified Mail #: 9589071052702632102210

01 2201 2E92 0225 0120 6856

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CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
- ☐ Return Receipt (electronic) \$ _____
- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

26-000153 NOV.

Total Postage and Fees

\$

Sent To

NM Mesa Holdings LLC

Street and Apt. No., or PO Box No.

2921 E. U.S. Hwy 175

City, State, ZIP+4®

Kaufman TX 75142-8844

Postmark
Here

**Mar 12 2026
10:17A**

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

NM Mesa Holdings LLC
2971 E. U.S. Hwy 175
Kaufman, TX 75142-8844



9590 9402 9633 5121 1634 60

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1022 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Debra Roberts

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

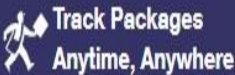
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

26-000 153 NOV

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery (00)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



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Learn More

Tracking Number:

Remove X

9589071052702632102210

Copy Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 11:08 am on March 16, 2026 in KAUFMAN, TX 75142.

Get More Out of USPS Tracking: USPS Tracking Plus®

Delivered Delivered, Left with Individual KAUFMAN, TX 75142 March 16, 2026, 11:08 am

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Product Information

See Less ^

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

02 2152 8940 0225 0120 6856

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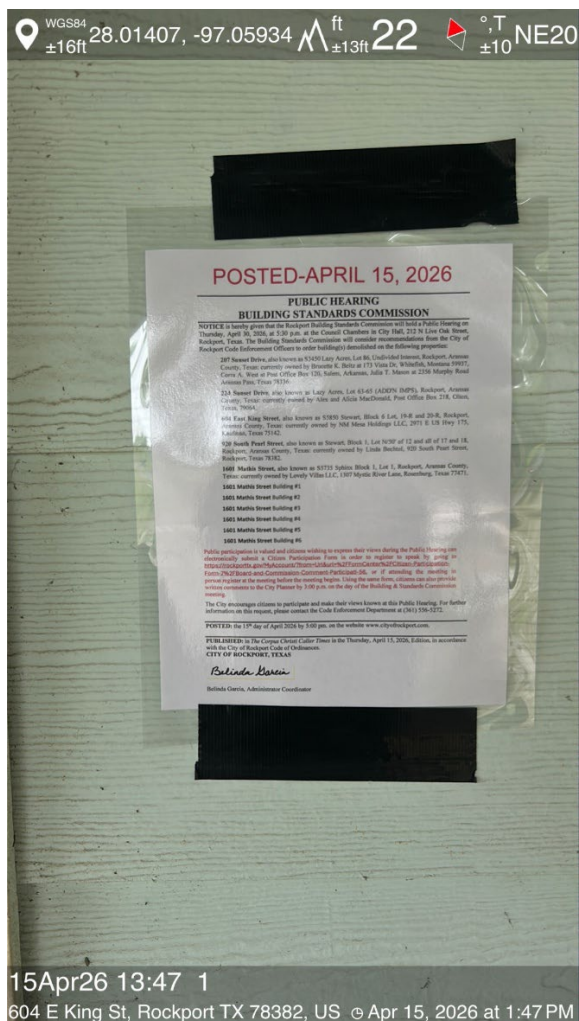
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ 26.00 153 PH

Total Postage and Fees
\$

Sent To
Nm Mase Holdings LLC
Street and Apt. No., or PO Box No.
2971 E. U.S. 175
City, State ZIP+4[®]
nv 75142-894

Postmark
Here
APR 15 2025
4:20P



ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

THE STATE OF TEXAS,
 CITY OF ROCKPORT
 ARANSAS, COUNTY

§ NM MESA HOLDINGS
 § 2971 E. US HWY 175
 § KAUFMAN, TEXAS

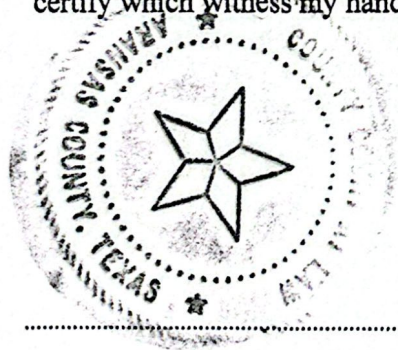
THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at 604 E. King Street within the City of Rockport, Texas in the care, custody and control of NM Mesa Holdings, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to certify which witness my hand and seal this day.



Richard P. Bianchi
 Court at Law Judge
 Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 10:28 o'clock A.m. by Judy Emerson, Roberto Ramos
Larry Sinclair; Inspected to obtain pictures

Code Enforcement Officer

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (ART. 18.05 CCP)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§
§
§

**NM MESA HOLDINGS
2971 E. US HWY 175
KAUFMAN, TEXAS**

AFFIDAVIT

My name is Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT NOS. 19-R AND 20-R, BLOCK NO. SIX (6), STEWART ADDITION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 7, PAGE 145, DEED RECORDS OF ARANSAS COUNTY, TEXAS 604 E King Street Rockport, TX; The premise is zoned as a Second Single-Family Dwelling District (R-2). The structure(s) themselves are two separate single-family dwellings occupying the same lot. Attached are photographs of the structure on the premise. Herein referred to as "Premise;"*

EXHIBIT A Pictometry Images (12/10/2025):

See Attachment A

EXHIBIT B (Photos taken 3/02/2026):

See Attachment B

3. **Premise is in the charge of and controlled by the following person(s):**
NM Mesa Holdings 2971 E. US Hwy 175 Kaufman, TX 75142-8844
4. **At said Premise, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22 Art. X Sec 22-336 through 22-349
Junk and trash: Chap 42 Art. II Div II Subdivision II Sec. 42-30.

On, March 2, 2026 Code Enforcement Officer Judy Emerson was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property to have been unoccupied for an extended period. The columns supporting the second-floor balcony have signs of extensive rot and are not in contact with the ground. There was visible evidence of eave damage. In addition there is evidence of junk and trash on the premises. Code Enforcement personnel were unable to determine whether the premise is secured. Code Enforcement Officer Emerson researched the property and found that the premises is unoccupied with no utilities connected.

The affiant reviewed the pictures of the premise and observed the above-mentioned violations. The photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement employee **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premise needs to be conducted, to determine, document, and evaluate all violations in both structures.

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

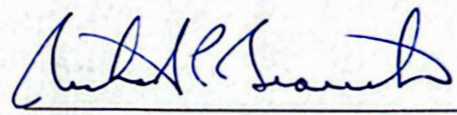
WHEREFORE, for these reasons, I ask for the issuance of a warrant that will authorize me to inspect the Premise and any structure(s) located on said Premise for the purpose of determining the presence of any fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

From: [Permit-Faxes](#)
To: [Judy Emerson](#)
Subject: RE: Properties
Date: Friday, February 20, 2026 8:50:04 AM

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

1. 207 Sunset Dr.- no active service
2. 224 Sunset Dr.- no active service
3. 604 E King St.- not in our system
4. 920 S Pearl St.- no active service
5. 930 N Ann St.- no active service

Good morning

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Friday, February 20, 2026 8:12 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Properties

Good Morning,

We are beginning our next round of Sub-Standard Structures for the City of Rockport and would like to know if the following properties have electrical service.

1. 207 Sunset Dr.
2. 224 Sunset Dr.
3. 604 E King St.
4. 920 S Pearl St.
5. 930 N Ann St.

Any information that you can provide would be greatly appreciated.

Thank you,

Judy Emerson

City of Rockport

Code Enforcement Supervisor -TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

Address 604 E KING ST

Name BYRD, CHRISTI H

- Mailing Address

Statement Bill ☐

CONTACT #		57255	
DL		13181462/TX	
BROCHURE			

Status Active <On Hold> 12/29/22

Start Date	1/27/2021	
Bill Thru Date	1/15/2023	
Last Bill Date	1/15/2023	
Balance	0.00	
Pending Activity	0.00	
Credit History	Bill: 24 Cut: 0 Pen: 4	
Deposits	150.00	
Cutoff	N/A	
Contracts	0.00	
Draft	N/A	

Clear

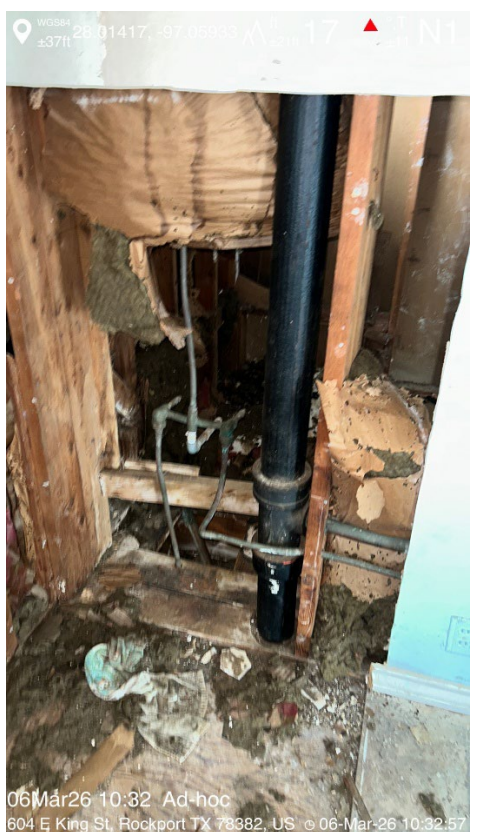
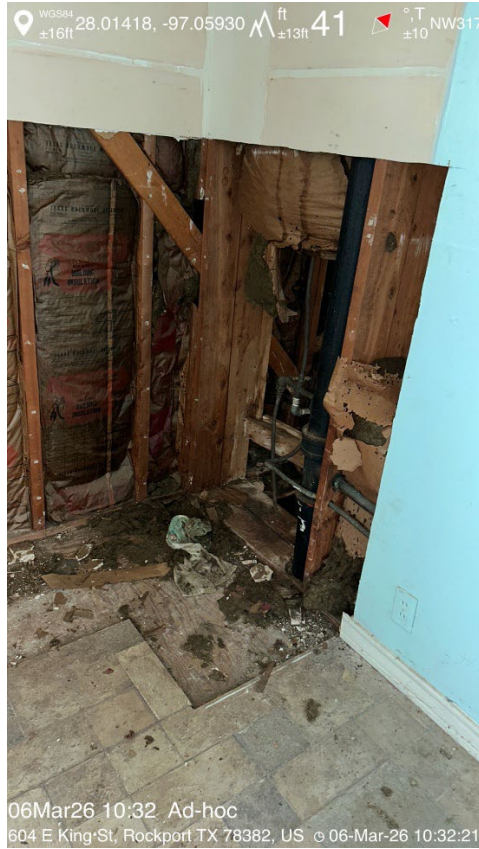


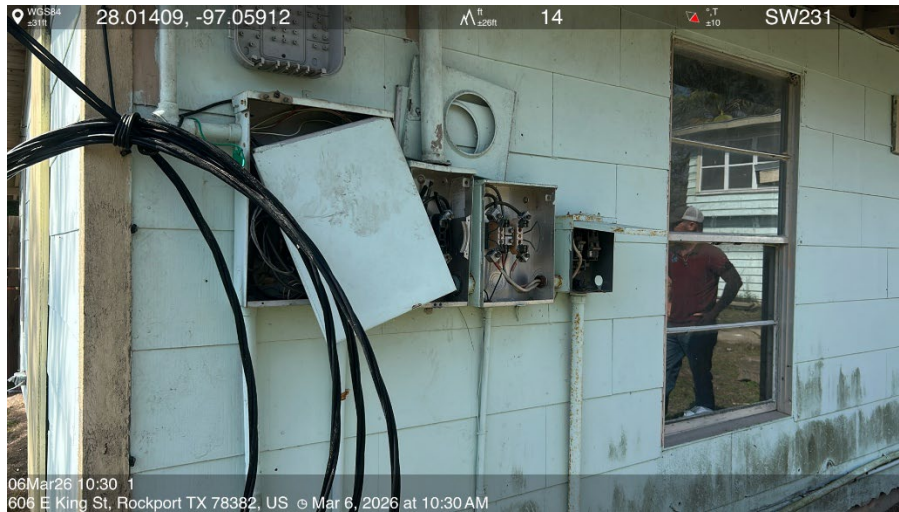














AGENDA MEMO

DEPARTMENT: Building & Development

TO: Commissioners

FROM: Larry Sinclair, Code Enforcement Officer

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382

- i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 920 South Pearl Street.
 - iv. Deliberate and act on recommendation for 920 South Pearl Street.
-

SUMMARY:

Code Enforcement Officer Larry Sinclair is requesting that the yellow house and detached garage and apartment that sits on this property with the address of 920 S Pearl be demolished, all junk and trash be removed and disposed of, and the property returned to its natural state.

Alternate Request: The family of the deceased owner is currently disputing the insurance settlement. The insurance company states that the structures are repairable. The family believes that the structures should be demolished. Code Officer Sinclair would recommend to the Commission an extension of 180 days from date of the meeting to allow the family to resolve this dispute.

BACKGROUND:

October 29, 2025 — The above-listed property sustained severe damage as a result of a structure fire.

February 12, 2026 — Code Enforcement personnel received a citizen complaint regarding the condition of the property. Code Enforcement personnel conducted an inspection for potential code violations at the above-listed location and determined that the structure appeared to be unsafe. Extensive fire damage was observed at the rear (east-facing) portion of the main structure. Additionally, junk and debris were observed on the premises.

Code Enforcement Officer Emerson conducted research on the property and determined that the premises were currently unoccupied. No utilities were active at the property, and the electric

meter had been removed from the residence.

March 6, 2026 — An Administrative Search Warrant was executed. During the inspection, the following deficiencies were documented: the main structure had sustained severe fire damage, with the rear wall breached by the fire. Evidence of heat and smoke damage was observed throughout both levels of the structure. Water damage from fire suppression activities was also present.

The structure remained furnished with furniture and clothing that had been damaged by the fire and subsequent suppression efforts. The garage/apartment area was also filled with clothing and furniture scattered throughout the interior. A strong odor of animal feces and mold was present inside the structure. Photographs documenting the conditions of the structure were collected during the inspection.

March 12, 2026 — A Notice of Violation was sent to the property owner (deceased) via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

Additionally, Code Enforcement Officer Sinclair contacted the grandson of the owner, and was advised that the family was currently contesting the insurance settlement.

March 17, 2026 — The certified mail receipt was returned, indicating that the Notice of Violation had been received and signed for.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommend Demolition of the property at 920 South Pearl Street.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. B&S Packet 920 S Pearl 4.30.26 meeting

APPROVAL/REVIEW:

Amanda Torres, Director of Building & Development

Kimberly Henry, Assistant to the City Manager

Date: April 21, 2026

Date: April 23, 2026

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Larry Sinclair
212 N Live Oak, Rockport, TX 78382
Phone: (361) 556-5310, ext. | Email:

**PROPERTY ADDRESS/LOCATION****920 S. Pearl Street****APPLICANT/PROPERTY OWNER****Linda Lee Bechtol****LEGAL DESCRIPTION**

THE NORTH FIFTY FEET (N 50') OF LOT TWELVE (12), ALL OF LOT SEVENTEEN (17) AND LOT EIGHTEEN (18), BLOCK ONE (1), T.R. STEWART SUBDIVISION

PUBLIC HEARING/HEARING DATE(S)**Thursday April 30, 2026****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Larry Sinclair is requesting that the yellow house and detached garage and apartment that sits on this property with the address of 920 S Pearl be demolished, all junk and trash be removed and disposed of, and the property returned to its natural state.

Alternate Request: The family of the deceased owner is currently disputing the insurance settlement. The insurance company states that the structures are repairable. The family believes that the structures should be demolished. Code Officer Sinclair would recommend to the Commission an extension of 180 days from date of the meeting to allow the family to resolve this dispute.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-2	R-2 Residential	R-2 Residential	4775 sq ft all structures Including porches and open decks	64 X 60 3,840 sq ft

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

PROPERTY HISTORY

October 29, 2025 — The above-listed property sustained severe damage as a result of a structure fire.

February 12, 2026 — Code Enforcement personnel received a citizen complaint regarding the condition of the property. Code Enforcement personnel conducted an inspection for potential code violations at the above-listed location and determined that the structure appeared to be unsafe. Extensive fire damage was observed at the rear (east-facing) portion of the main structure. Additionally, junk and debris were observed on the premises.

Code Enforcement Officer Emerson conducted research on the property and determined that the premises were currently unoccupied. No utilities were active at the property, and the electric meter had been removed from the residence.

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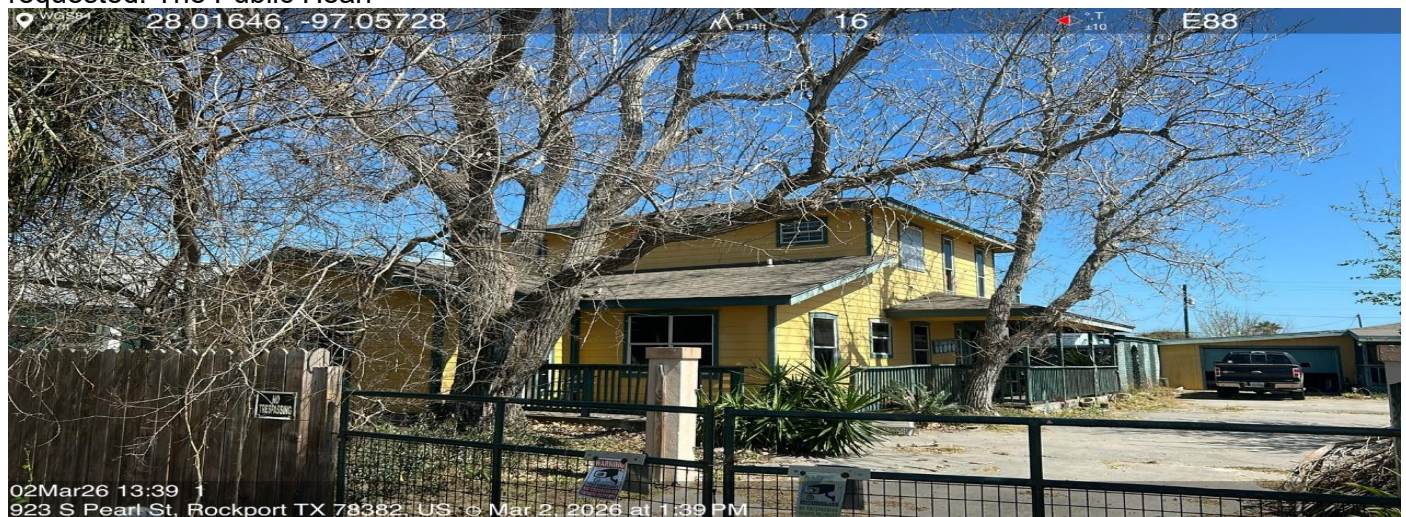
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April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure

Aransas CAD Property Search

Property ID: 34289 For Year 2026

Property Details

Account

Property ID:	34289	Geographic ID:	5850-001-017-000
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	920 S PEARL ST ROCKPORT, TX 78382		
Map ID:	A-2	Mapsco:	
Legal Description:	STEWART, BLOCK 1, LOT N/50' OF 12 & ALL OF 17 & 18		
Abstract/Subdivision:	S5850		
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT		

Owner

Owner ID:	22736
Name:	BECHTOL LINDA

Agent:

Mailing Address:	920 S PEARL ST ROCKPORT, TX 78382-2319
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% Ownership:	100.0%
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Exemptions:	HS - For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$203,000 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$105,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)



NOTICE OF VIOLATION

Linda Bechtol
920 S Pearl St
Rockport, Tx 78382

Case No. 26-000152
Issued: March 12, 2026
Certified Mail #: 9589071052702632102203

VIOLATION LOCATION

920 S PEARL ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Stewart, Block 1, Lot N/50' Of 12 & All Of 17 &
18

Dear Linda Bechtol,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS TWO YELLOW STRUCTURE(S) WITH APPROXIMATELY 4660 TOTAL SQUARE FEET INCLUDING PORCHES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WITH THE DATE TO BE DETERMINED, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5273.

Larry Sinclair

March 12, 2026

Date



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: 03/06/2026 INSPECTOR(S): Emerson / Ramos / Sinclair
STREET ADDRESS: 920 S Pearl CASE NO: 26-000152
LEGAL DESCRIPTION: North 50' of Lot 12, all of Lot 17 and Lot 18 Block 1 TR Stewrat Subdivision
GENERAL DESCRIPTION: Yellow two story wood frame structure with detached wood frame garage?apt
OWNER(S): Linda Lee Bechtol

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☒ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☒ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☒ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☐ OTHER _____

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☒ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☒ OTHER SMOKE DAMAGE

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☒ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance. dilapidation. obsolescence or abandonment.

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- | | |
|--|--|
| ☒ MEANS OF EGRESS | ☒ ROOFING MATERIAL |
| ☒ DOORS, EXTERIOR & INTERIOR | ☐ CEILING JOIST |
| ☐ FREE OF INFESTATION | ☒ CARE OF PREMISES |
| ☐ GARBAGE AND RUBBISH STORAGE | ☒ INTERIOR WALLS AND CEILINGS |
| ☐ HARDWARE | ☒ ELECTRIC LIGHTS AND SWITCHES |
| ☐ WINDOW SASH AND SCREENS | ☒ ELECTRIC CONVENIENCE OUTLETS |
| ☐ WINDOW FRAMES | ☒ ELECTRIC PANEL |
| ☐ FOUNDATION WALLS AND PIERS | ☒ ELECTRICAL METER BOX |
| ☒ FLOOR FRAMING AND FLOORING | ☒ PLUMBING FIXTURES |
| ☒ EXTERIOR WALLS AND COLUMNS | ☐ PLUMBING DRAINAGE SYSTEM |
| ☒ EXTERIOR STEPS AND STAIRS | ☐ OTHER _____ |



SIGNATURE

03/06/2026

DATE



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

_____	March 12, 2026
Larry Sinclair	_____
	Date

Certified Mail #: 9589071052702632102203

EO 2201 2E92 0225 0120 6856

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark

Here

Mar 12 2023
10:18A

PS Form 3800, January 2023 PSN 7530-02-000-9047

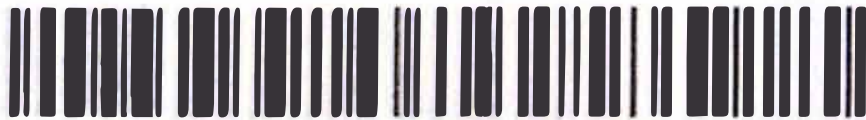
See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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:

Linda Bechtol
920 S. Pearl St.
Rockport, TX 78382



9590 9402 9633 5121 1634 77

2. Article Number (Transfer from service label)

9589 0710 5270 2632 1022 03

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery

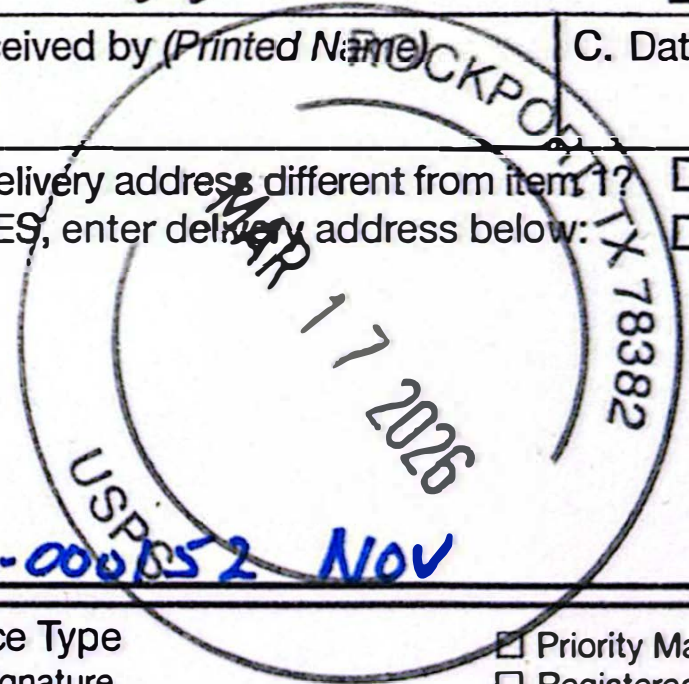
☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

9589 0710 5270 0468 7511 90
06 1152 8940 0225 0120 6856

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| ☐ Return Receipt (electronic) | \$ _____ |
| ☐ Certified Mail Restricted Delivery | \$ _____ |
| ☐ Adult Signature Required | \$ _____ |
| ☐ Adult Signature Restricted Delivery | \$ _____ |

Postage

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Total Postage and Fees

\$

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Street and Apt. No., or PO Box No.

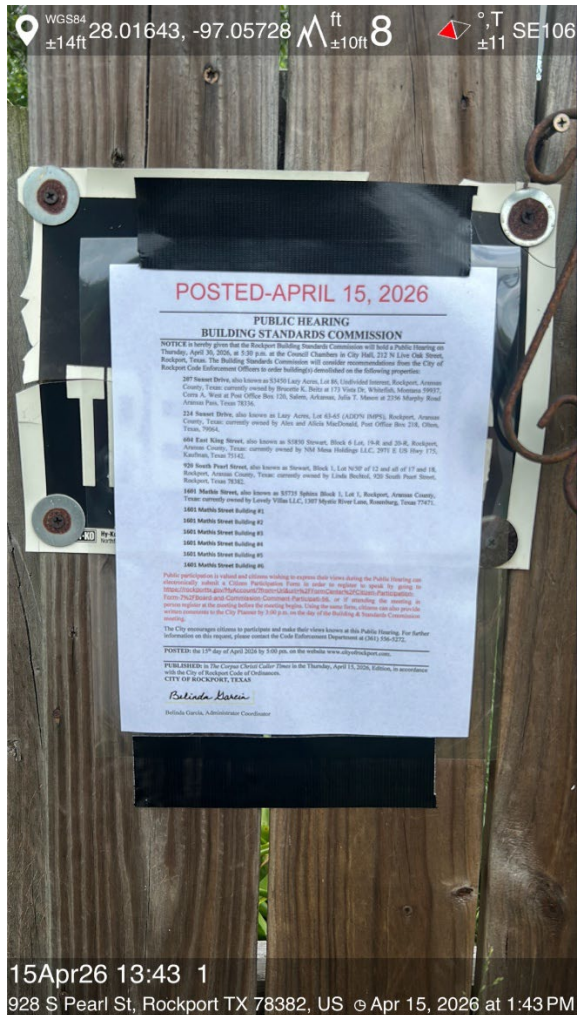
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

APR 15 2025
1:17P
4:20P



**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **LINDA LEE BECHTOL**
§ **920 S. PEARL STREET**
§ **ROCKPORT, TEXAS**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Officer under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premise described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *920 S. Pearl Street* within the City of Rockport, Texas in the care, custody and control of *Linda Lee Bechtol*, and in particular, to determine the presence of; **Unsafe Building Conditions in Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (~~p.m.~~), on this 6 day of 3, 2026 to certify which witness my hand and seal this day.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 10:58 o'clock A.m. by Judy Emerson, Roberto Ramos
Larry Sinclair; Inspected to obtain pictures

Code Enforcement Officer

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (ART. 18.05 CCP)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§
§
§

**LINDA LEE BECHTOL
920 S. PEARL STREET
ROCKPORT, TEXAS**

AFFIDAVIT

My name is Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *THE NORTH FIFTY FEET (N 50') OF LOT TWELVE (12), ALL OF LOT SEVENTEEN (17) AND LOT EIGHTEEN (18), BLOCK ONE (1), T.R. STEWART SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME E, PAGE 272, DEED RECORDS OF ARANSAS COUNTY, TEXAS. 920 S. Pearl Street Rockport, TX; The premises are zoned as a Second Single-Family Dwelling District (R-2). The structure(s) themselves are a single-family dwelling with a detached storage or apartment building. Attached are photographs of the structure(s) on the premise. Herein referred to as "Premise;"*

EXHIBIT A Pictometry Images (12/10/2025):

See Attachment A

EXHIBIT B (Photos taken 3/02/2026):

See Attachment B

3. **Premise is in the charge of and controlled by the following person(s):**
Linda Lee Bechtol 920 S. Pearl Street, Rockport TX 78382
4. **At said Premise, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22 Art. X Sec 22-336 through 22-349
Junk and trash: Chap 42 Art. II Div II Subdivision II Sec. 42-30.

On, February 12, 2026 Code Enforcement Officer Judy Emerson was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. The premise had been damaged by a fire on October 29, 2025. Extensive fire damage was visible to the rear (east facing) side of the premise. Code Enforcement personnel were unable to determine whether the premise is secured. The fire may have affected the structural integrity of the structure. In Addition, piles of junk and trash were observed on the premises. Code Enforcement Officer Emerson researched the property and found that the premise is unoccupied with no utilities connected.

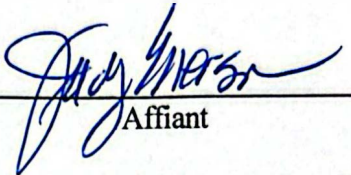
The affiant reviewed the pictures of the premise and observed the above-mentioned violations. The photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement employee Larry Sinclair.

Due to the violations observed further search and inspection of the structure(s) at the premise needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for the issuance of a warrant that will authorize me to inspect the Premise and any structure(s) located on said Premise for the purpose of determining the presence of any fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

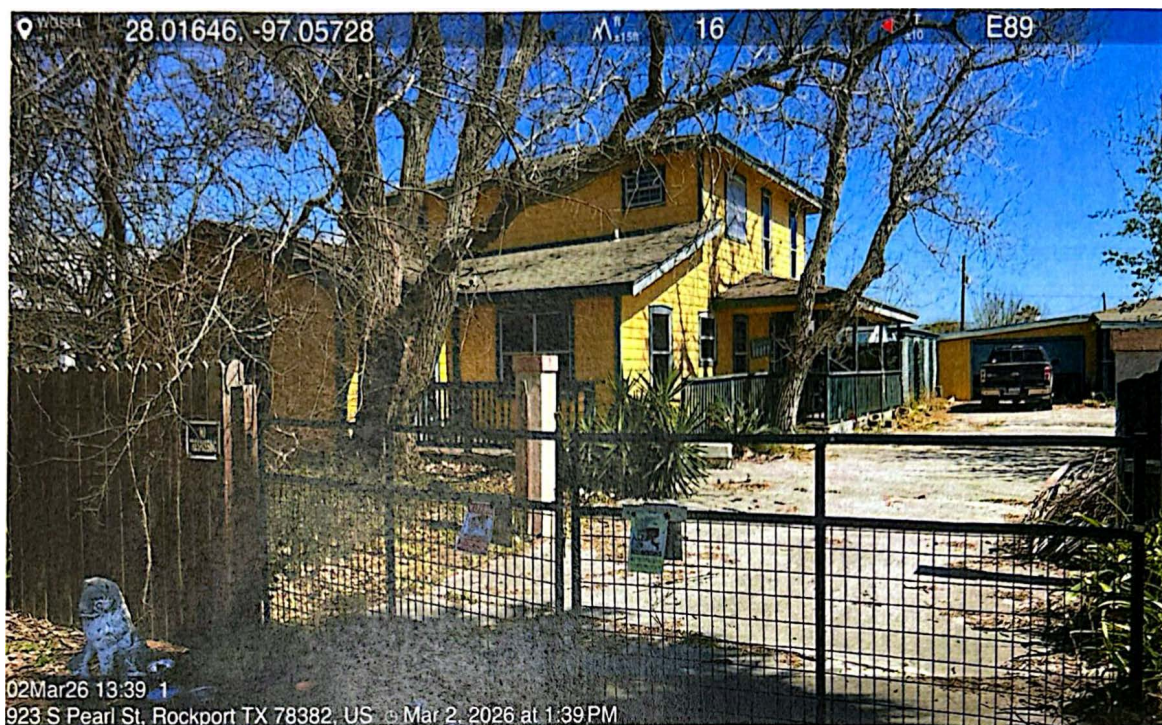
Subscribed and sworn to before me on this the 6 day of 3, 2026.

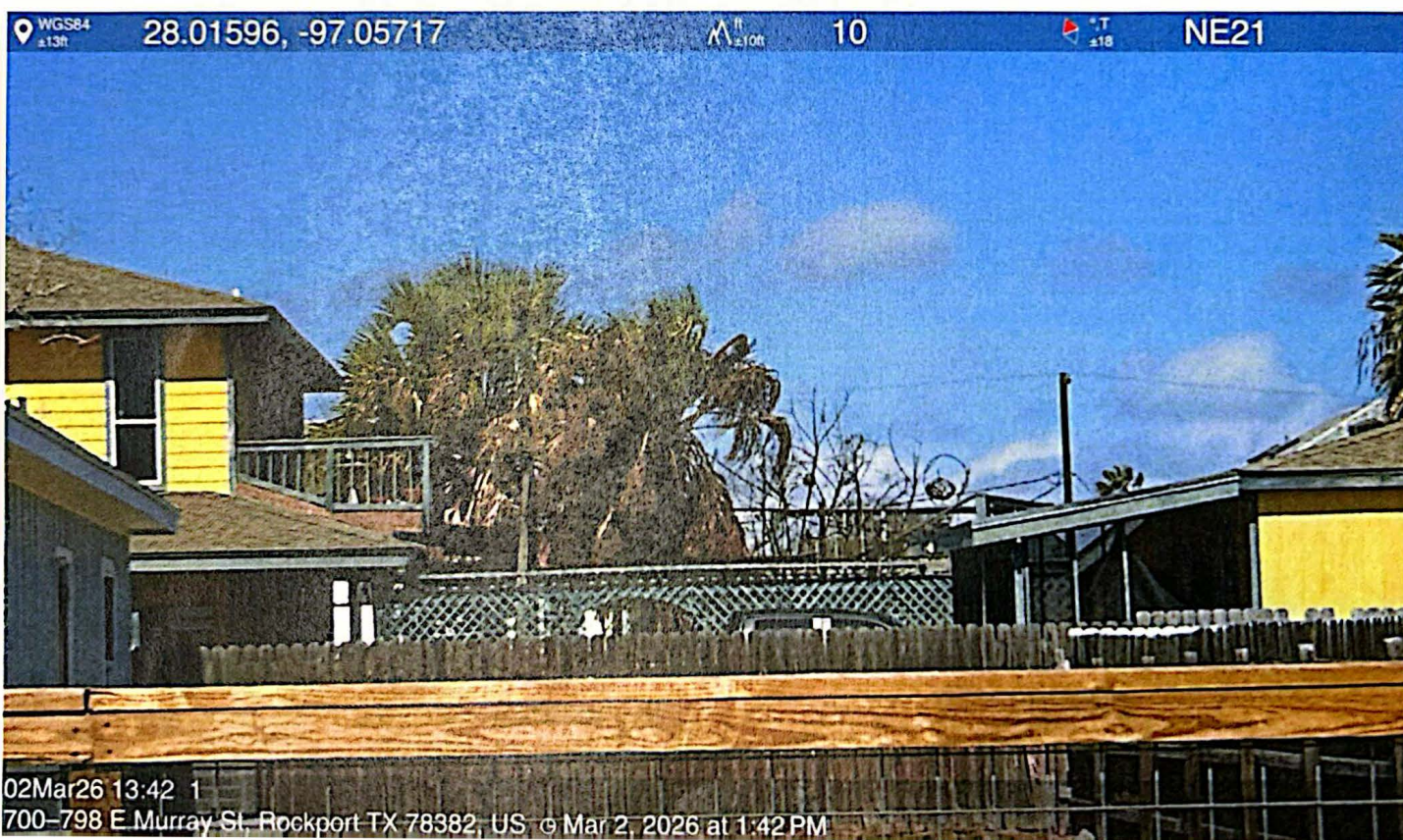


Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas









Linda Bechtol

April 24, 1940 — June 7, 2025

Rockport

Linda Lee Bechtol passed away peacefully on June 7, 2025, surrounded by the love and comfort of her family. She was 85 years old.

Born in Dallas on April 24, 1940 to her mother Mary Helen and lovingly raised by her stepfather, Fred Bell, whom she considered her true father, Linda lived a life marked by faith, service, strength, and a deep devotion to her family. In 1977, she moved to Rockport, Texas, where she found both a home and a calling. As a dedicated realtor, she helped countless families find their place in the world and won numerous awards for being top seller in her agency. But it was through her volunteer work that Linda truly touched the heart of her community.

She was a faithful and active member of Sacred Heart Catholic Church and gave generously of her time through her work with Castaways, the church's beloved thrift store. Her commitment to service extended far beyond the church walls – she was a proud and involved member of the Rockport-Fulton Chamber of Commerce, even serving as Chairman of the Board, and was actively involved with the Rockport Seafair Association, where her energy and leadership made a lasting impact.

Above all, Linda's greatest joy was her family. She was the proud mother of five children – Billy Bechtol, Stephen Bechtol, Patti (Bechtol) Smith (husband Dean), Clay Bechtol (wife Tracey), and Brad Bechtol (wife Kellie) – and leaves behind nine adoring grandchildren – Stephen Bechtol II, Chase Bechtol, Evan Bechtol, Taylor Bechtol, Kate (Heim) Freasier, Mackenzie Conklin, Alex Bechtol, Bradlee Bechtol and Ford Bechtol, and numerous great-grandchildren who will carry her legacy forward with love and pride. To them, she was simply "Honey," a name that perfectly captured her warmth,

sweetness, and the deep love she showered on each of them. She was preceded in death by her beloved grandson, Todd Bechtol, whose memory she held close to her heart.

Linda's spirit was lively and competitive. She loved a good game of tennis and never turned down a board game challenge, often playing to win and doing so with a twinkle in her eye. She was a devoted sports fan who especially loved watching football and basketball. A master gardener, Linda found joy and peace in tending her flowers and plants. She also had an incredible love for (and attachment to) animals and was known to bring home strays, always ready to offer them a safe and loving home. She had a deep love for music and dancing, and her joy was contagious – bringing light and laughter to everyone. Her warmth, wit and generous heart will be remembered by all who were fortunate enough to know her.

Her life was a beautiful example of grace, strength, and faith. She will be deeply missed and forever cherished.

Visitation with the family will be from 4:00-7:00 Thursday, June 19 at Charlie Marshall funeral home followed by a Mass to honor and celebrate her life on Friday morning, June 20 at 10:00am at Sacred Heart Catholic Church in Rockport, Texas.

In lieu of flowers, please make donations in her name to her favorite organizations, the Cattery <https://www.thecatterycc.org/donate.html> or to the Humane Society of Rockport Fulton, <https://rockportfultonhumanesociety.org/donations/>

To order memorial trees or send flowers to the family in memory of Linda Bechtol, please visit our flower store.

From: [Permit-Faxes](#)
To: [Judy Emerson](#)
Subject: RE: Properties
Date: Friday, February 20, 2026 8:50:04 AM

WARNING: This email is from an external source. Do not click links or open attachments without positive sender verification of purpose. Never enter Username, Password or sensitive information on linked pages from this email. If you are unsure about the message, please forward to itstaff@cityofrockport.com for assistance.

1. 207 Sunset Dr.- no active service
2. 224 Sunset Dr.- no active service
3. 604 E King St.- not in our system
4. 920 S Pearl St.- no active service
5. 930 N Ann St.- no active service

Good morning

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Friday, February 20, 2026 8:12 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Roberto Ramos <raramos@cityofrockport.com>; Larry Sinclair <lsinclair@rockporttx.gov>
Subject: [EXTERNAL] Properties

Good Morning,

We are beginning our next round of Sub-Standard Structures for the City of Rockport and would like to know if the following properties have electrical service.

1. 207 Sunset Dr.
2. 224 Sunset Dr.
3. 604 E King St.
4. 920 S Pearl St.
5. 930 N Ann St.

Any information that you can provide would be greatly appreciated.

Thank you,

Judy Emerson

City of Rockport

Code Enforcement Supervisor -TDLR #7296

2751 SH 35 Bypass

Rockport, TX 78382

361-556-5272-Office

Address 920 S PEARL ST

Name BECHTOL, LINDA

- Mailing Address

Address

920 S PEARL ST
ROCKPORT, TX
78382-2319, C004

Statement BillStatement GroupClassE-Mail

Exceptions

CONTACT #DLBROCHURE- Account DetailsStatusStart DateBill Thru DateLast Bill DateBalance

Pending Activity

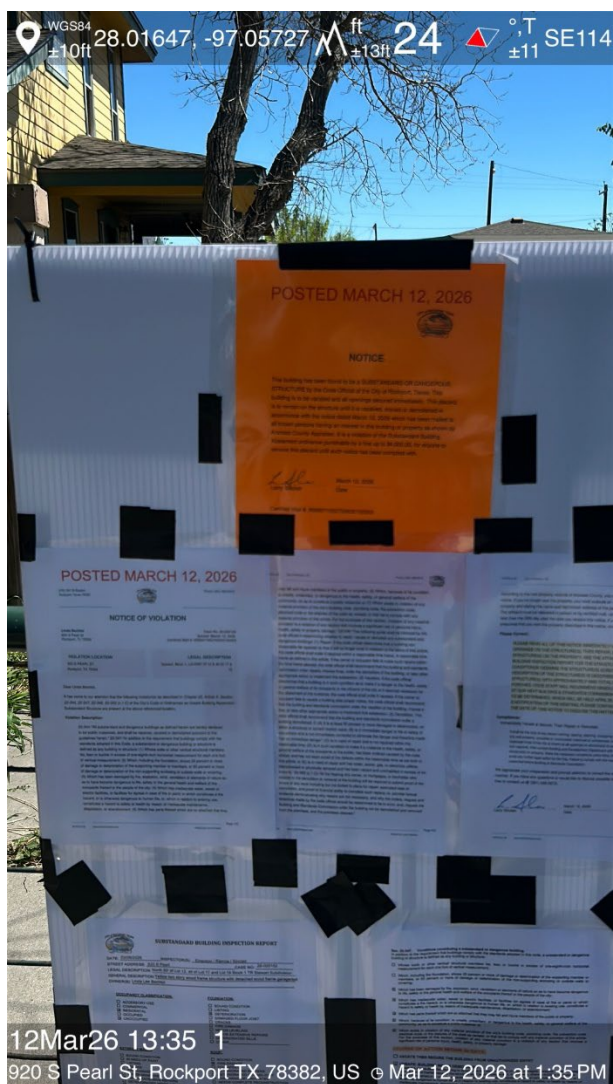
Credit History

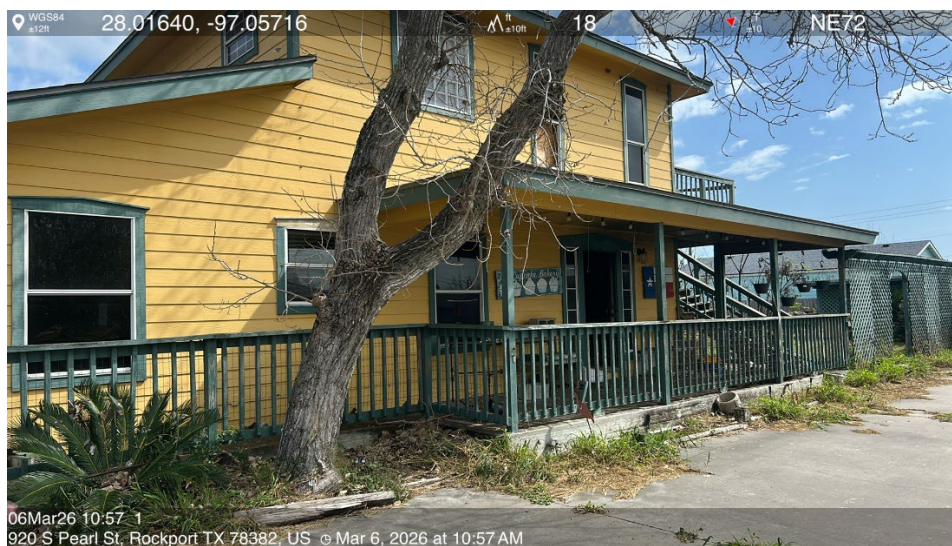
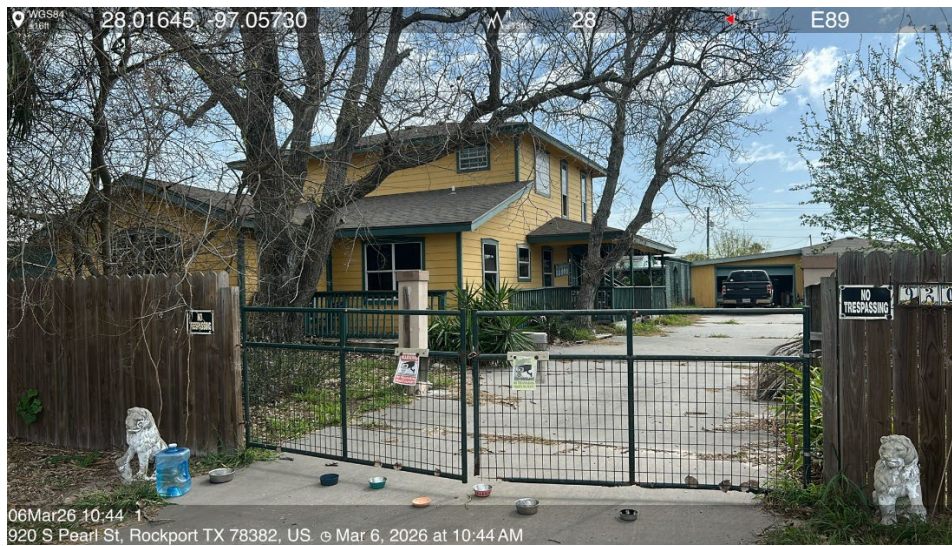
DepositsCutoff

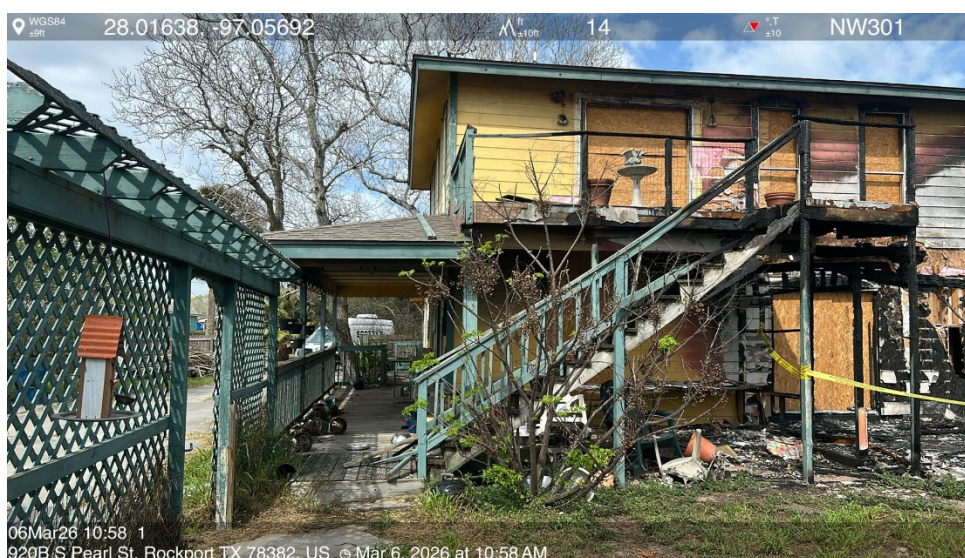
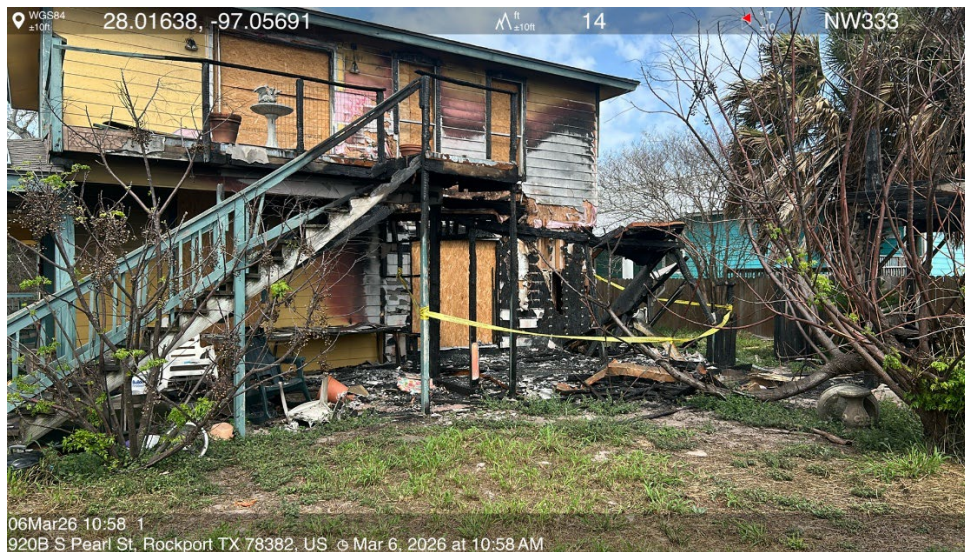
Contracts

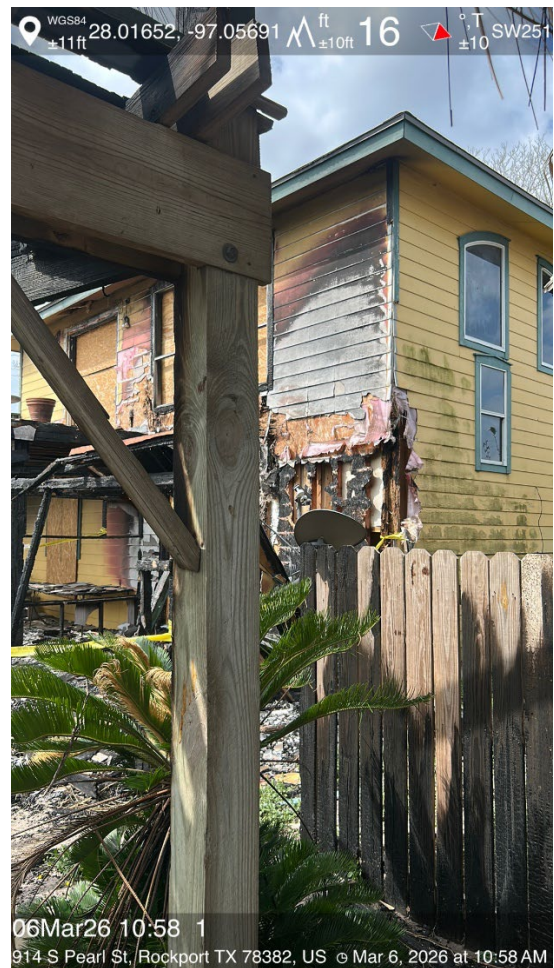
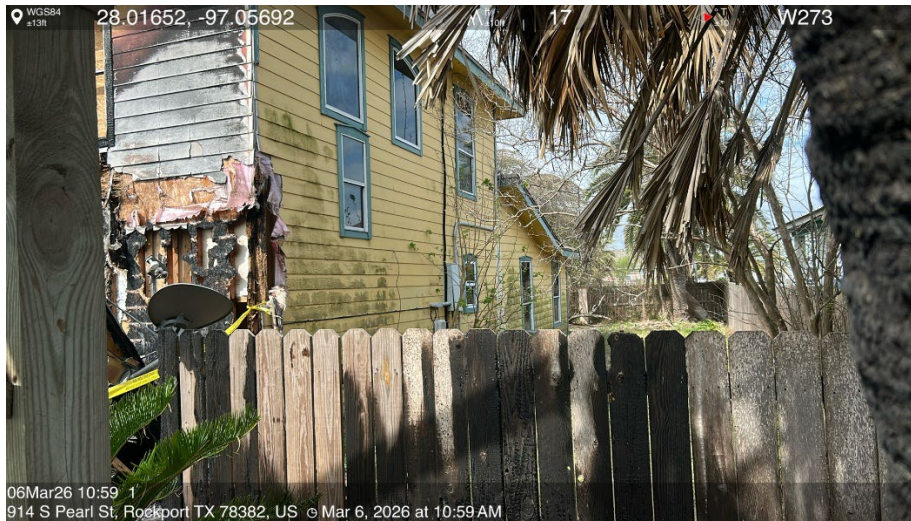
Draft

Clear















AGENDA MEMO

DEPARTMENT: Building & Development

TO: Building and Standard Commissioners

FROM: Judy Emerson, Code Enforcement Supervisor

MEETING DATE: April 30, 2026

CATEGORY: Action Item

CAPTION:

Consider the recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1601 Mathis Street, also known as Sphinx Blk 1, Lot 1, Rockport, Aransas County, Texas currently owned by Lovely Villas LLC, 1307 Mystic River Lane., Rosenberg, Texas 77471:

- i. Staff Report
 - ii. Property owner response.
 - iii. Public Hearing for 1601 Mathis Street Building # 1
 - iv. Deliberate and act on recommendation for 1601 Mathis Street Building #1
 - v. Public Hearing for 1601 Mathis Street Building #2
 - vi. Deliberate and act on recommendation for 1601 Mathis Street Building #2
 - vii. Public Hearing for 1601 Mathis Street Building #3
 - viii. Deliberate and act on recommendation for 1601 Mathis Street Building #3
 - ix. Public Hearing for 1601 Mathis Street Building #4
 - x. Deliberate and act on recommendation for 1601 Mathis Street Building #4
 - xi. Public Hearing for 1601 Mathis Street Building #5
 - xii. Deliberate and act on recommendation for 1601 Mathis Street Building #5
 - xiii. Public Hearing for 1601 Mathis Street Building #6
 - xiv. Deliberate and act on recommendation for 1601 Mathis Street Building #6
-

SUMMARY:

Code Enforcement Officer Judy Emerson requests that Buildings #1-6 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

This portion of the project needs to show substantial completion within 180 days from the date of issuance of the infrastructure permit.

If these requirements are not met within the specified timeframe, Code Enforcement will proceed with the demolition of the structures in accordance with the proposed actions.

BACKGROUND:

Please see attached report for details on each structure.

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner. The owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided.

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan

- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

As of this date, no improvements have been made to the property or structures.

FUNDING SOURCE:

N/A

FUNDING IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends Demolition of the Buildings 1-6 at the property at 1601 Mathis Street.

STRATEGIC INITIATIVES:

Action Item

ATTACHMENTS:

1. 26.03.09-PACKET-BUILDING #1
2. 26.03.09-PACKET-BUILDING #2
3. 26.04.14-PACKET BUILDING #3
4. 26.04.14-PACKET BUILDING #4
5. 26.04.14-PACKET BUILDING #6
6. 26.04.14-PACKETBUILDING #5

APPROVAL/REVIEW:

Date: April 21, 2026

Amanda Torres, Director of Building & Development

Date: April 23, 2026

Kimberly Henry, Assistant to the City Manager

STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 212 N. Live Oak St., Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis Street****Building #1****APPLICANT/PROPERTY OWNER****Lovely Villa, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday, April 30, 2026****Brief Summary of Request:**

Code Enforcement Officer Judy Emerson requests that Building #1 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

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MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R5 R-2 Multi-Family Dwelling District	Multi-Family Dwelling District	R-2 Residential B-1-General Business R5-2nd Multi-Family	Each structure is 2870 sq. ft. each structure has two units	5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Building #1

Building #1 is the only structure currently secured from unauthorized entry. However, the structure is in a state of significant disrepair. A small section of the roof has shingles installed; However, the ridge cap is missing, and the roof installation was not completed. As a result, gaps in the roofing system have allowed exposure to the elements, which has adversely affected the entire structure. The roof covering and overhangs show signs of deterioration.

Code Enforcement Officer Emerson accessed the structure on July 8, 2025, and observed multiple areas of deterioration within the building, including but not limited to, the ceiling rafters, OSB subflooring, and OSB interior walls. Additionally, there is a hole in the second-floor flooring. Prolonged exposure to the elements has also contributed to the development of mold and mildew throughout the structure.

No sheetrock has been installed within the structure.

Please refer to the attached Substandard Building Inspection Report for additional details.

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

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- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

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Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:		\$0 (+)
Improvement Non-Homesite Value:		\$375,390 (+)
Land Homesite Value:		\$0 (+)
Land Non-Homesite Value:		\$411,120 (+)
Agricultural Market Valuation:		\$0 (+)
Market Value:		\$786,510 (=)
Agricultural Value Loss: ⓘ		\$0 (-)



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000156
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #1-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A LIGHT BLUE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL TRASH, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000156
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



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Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Larry Sinclair, Roberto Ramos, Robert Decker

STREET ADDRESS: 1601 Mathis St-Building #1-SEE ENCLOSED MAP CASE NO: 26-000156

LEGAL DESCRIPTION: S5735 SPHINX, BLK 1, LOT 1

GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages

OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERCIAL
- ☒ RESIDENTIAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER Missing parts of siding

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☒ OTHER No Roof Cap

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

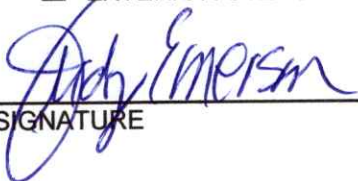
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

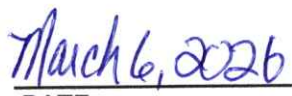
☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

E SECOND ST



6



5



1



2



MATHIS ST

4



3





NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169

69 TT5L 8940 0468 7511 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ ~~16.00~~ **1601 Mathis**

Total Postage and Fees
 \$ _____

Postmark Here
 Mar 12 2026
 10:11A

Service To
Dorely Vilko LLC
1307 Mystic River Dr.
Rosenberg Tx 77471

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ ~~16.00~~ **NOV**

Total Postage and Fees
 \$ _____

Postmark Here
 Mar 12 2026
 10:11A

Service To
Big N Services
2134 Star Bluff Dr.
Corpus Christi Tx 78418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee
1. Article Addressed to: <i>Novely Villas LLC</i> <i>1307 Mystic River Dr.</i> <i>Rosenberg, Tx 77471</i>	B. Received by (Printed Name) <i>Valentin</i> C. Date of Delivery ☐ Yes ☐ No D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Predefined for certain items) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
4. Article Number (Predefined for certain items) 9589 0710 5270 0468 7511 69	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

HOUSTON TX RPDC 773

3 APR 2020 PM 1 L

9590 9402 9633 5121 1613 43

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee
1. Article Addressed to: <i>Big H Services</i> <i>2134 Flour Bluff Dr.</i> <i>Corpus Christi, Tx 78418</i>	B. Received by (Printed Name) <i>Tonie Calderon</i> C. Date of Delivery <i>3/19</i> ☐ Yes ☐ No D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Predefined for certain items) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
4. Article Number (Predefined for certain items) 9589 0710 5270 2799 6584 83	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

CORPUS CHRISTI TX 784

17 MAR 2020 PM 12 L

9590 9402 9633 5121 1626 23

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

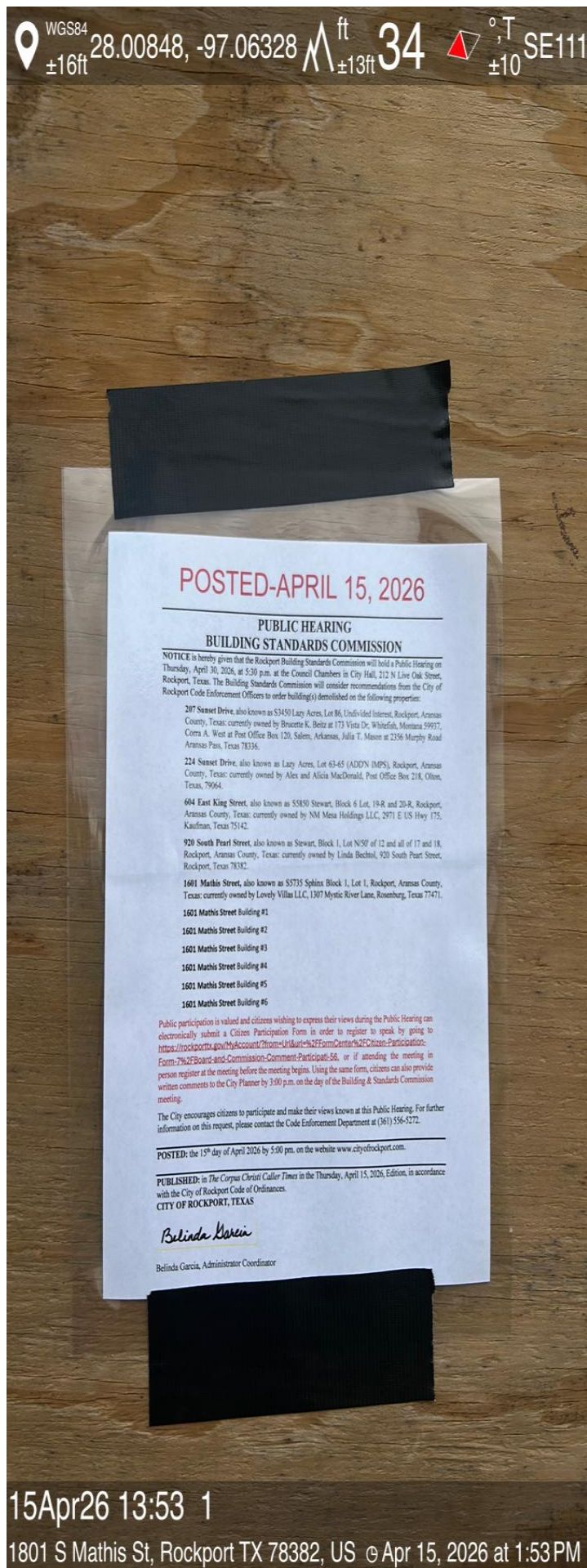
POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator



9589 0710 5270 0468 7512 51

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here 15 2023 1:21P
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis- PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis PA	
Total Postage and Fees \$	
Sent To Big H Services	
Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi, TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

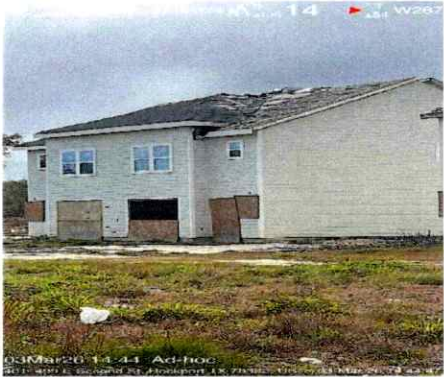
My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):



EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

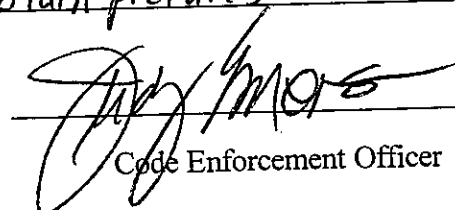




Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

FRANCHISE TAX ACCOUNT STATUS

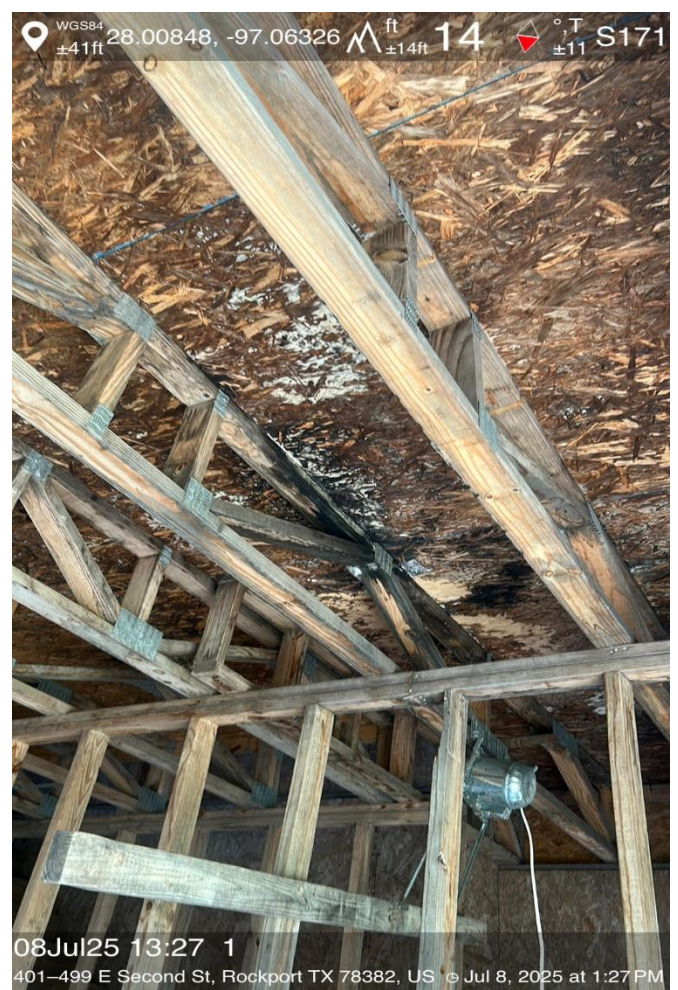
This record as of April 15, 2026 at 11:39:51

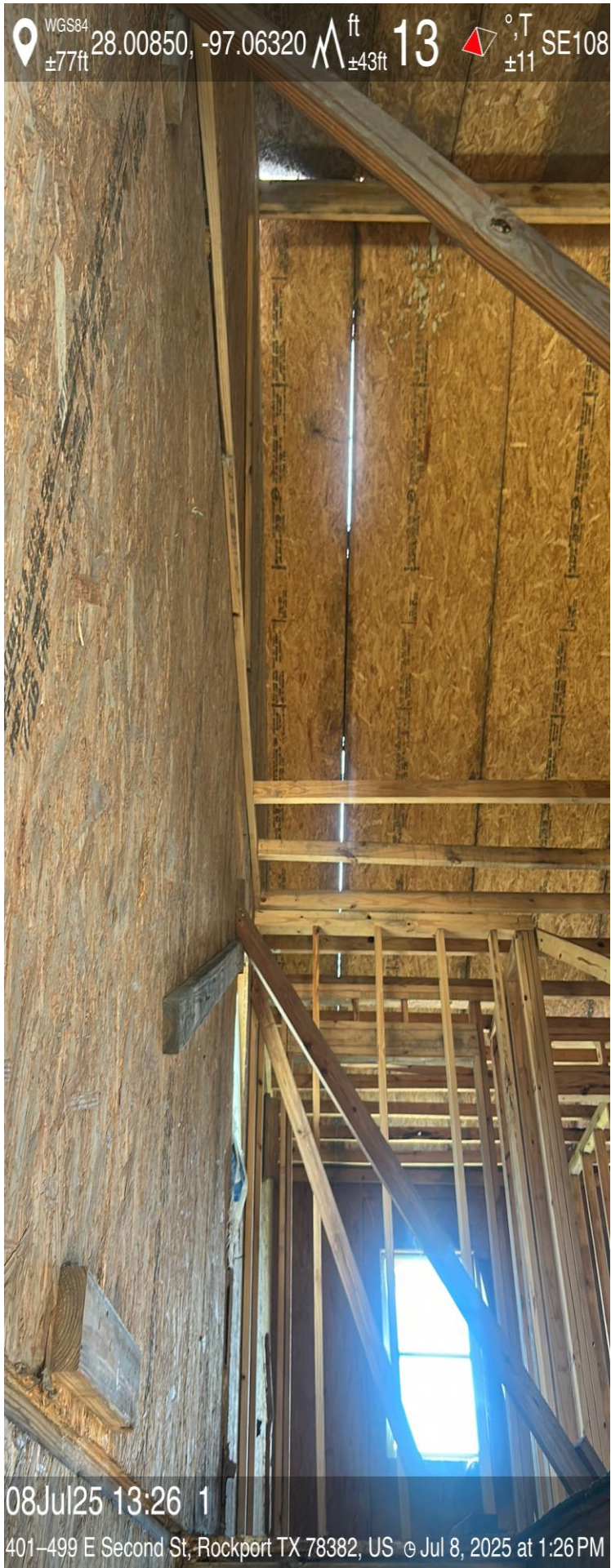
LOVELY VILLAS LLC

Texas Taxpayer Number:	32096552362
Mailing Address:	102 BISHOP RD ROCKPORT, TX 78382 - 9781
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/28/2024
Texas SOS File Number:	0805686325
Registered Agent Name:	VARUN KUMAR
Registered Office Street Address:	102 BISHOP RD ROCKPORT, TX 78382

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	VARUN KUMAR 102 BISHOP RD ROCKPORT, TX 78382 Source: CPA	









STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 214 S. Live Oak St., Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****Building #2****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday, April 30, 2026****Brief Summary of Request:**

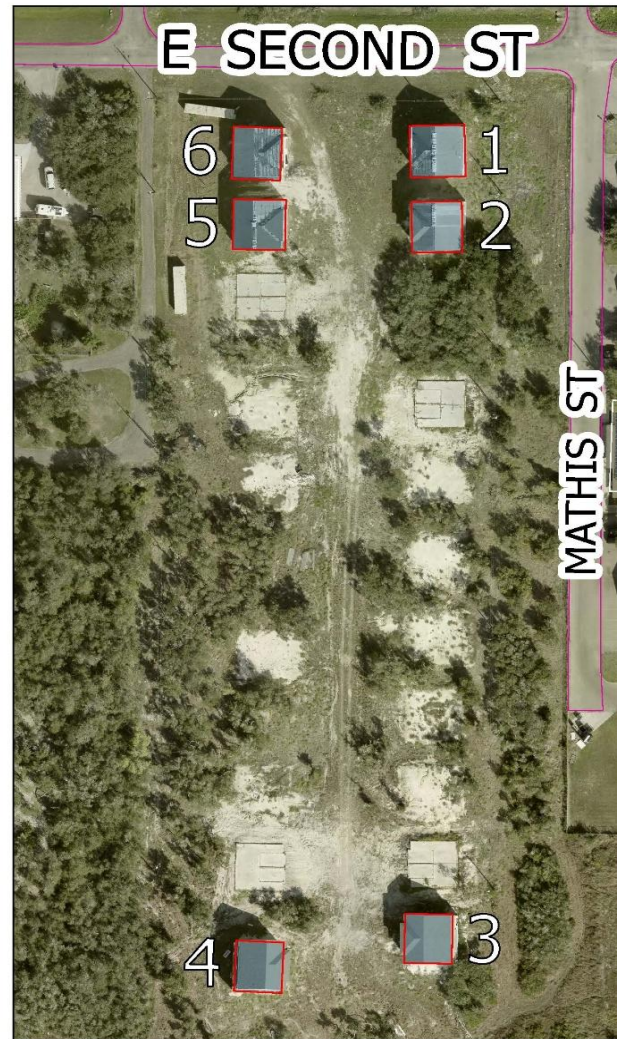
Code Enforcement Officer Judy Emerson requests that Building #2 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

This portion of the project needs to show substantial completion within 180 days from the date of issuance of the infrastructure permit.

If these requirements are not met within the specified timeframes, Code Enforcement will proceed with the demolition of the structures in accordance with the proposed actions



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R5-R-2 Multi-Family Dwelling District	Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870 sq. ft. each structure has two units	5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Building #2

Building #2 is unsecured and accessible to unauthorized individuals. The roof is partially completed with shingles; however, the ridge cap has not been installed. Due to the incomplete roofing system, gaps remain that have allowed prolonged exposure to the elements, adversely affecting the entire structure.

The roof overhangs and roof covering exhibit signs of significant deterioration. Interior components of the structure also shows substantial damage, including, but not limited to, ceiling rafters, OSB subflooring, and wall assemblies.

Prolonged exposure to weather conditions has further contributed to the development of mold and mildew throughout the structure, resulting in additional deterioration and creating potentially hazardous conditions.

No sheetrock has been installed within the structure.

Please refer to the attached Substandard Building Inspection Report for additional details.

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided.

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan
- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

As of March 6, 2026, no improvements had been made to the structures.

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

As of this date, no improvements have been made to the property or structures



Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #6-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A WHITE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL DEBRIS, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

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may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #6-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A WHITE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL DEBRIS, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Larry Sinclair, Roberto Ramos, Robert Decker

STREET ADDRESS: 1601 Mathis St-Building #1-SEE ENCLOSED MAP CASE NO: 26-000156

LEGAL DESCRIPTION: S5735 SPHINX, BLK 1, LOT 1

GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages

OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERCIAL
- ☒ RESIDENTIAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER Missing parts of siding

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☒ OTHER No Roof Cap

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☐ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

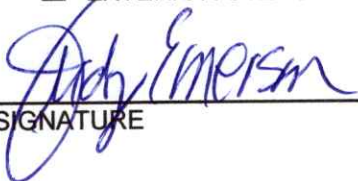
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

E SECOND ST



6



1

5



2

MATHIS ST

4



3



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169

69 TT5L 8940 0468 7511 69

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 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ 1601 Mathis

Total Postage and Fees
 \$

Postmark Here
 Mar 12 2026
 10:11A

Sent To
 Dorely Vilko LLC

Street and Apt. No., or PO Box No.
 1307 Mystic River Dr.

City, State, ZIP+4®
 Rosenberg TX 77471

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ NOV

Total Postage and Fees
 \$ 1601 Mathis

Postmark Here
 Mar 12 2026
 10:11A

Sent To
 Big N Services

Street and Apt. No., or PO Box No.
 2134 Star Bluff Dr.

City, State, ZIP+4®
 Corpus Christi TX 78418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Beverly Villas LLC 1307 Mystic River Dr. Rosenberg, Tx 77471 2. Article Number (Prepaid fees only) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 4. Mail ☐ Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

USPS TRACKING #	
HOUSTON TX RPDC 773 3 APR 2020 PM 1 L 9590 9402 9633 5121 1613 43	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box* City of Rockport Code Enforcement Division 2751 SH Bypass Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Big H Services 2134 Flour Bluff Dr. Corpus Christi, Tx 78418 2. Article Number (Prepaid fees only) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 4. Mail ☐ Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

USPS TRACKING #	
CORPUS CHRISTI TX 784 17 MAR 2020 PM 12 L 9590 9402 9633 5121 1626 23	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box* City of Rockport Code Enforcement Division 2751 SH Bypass Rockport, Tx. 78382

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

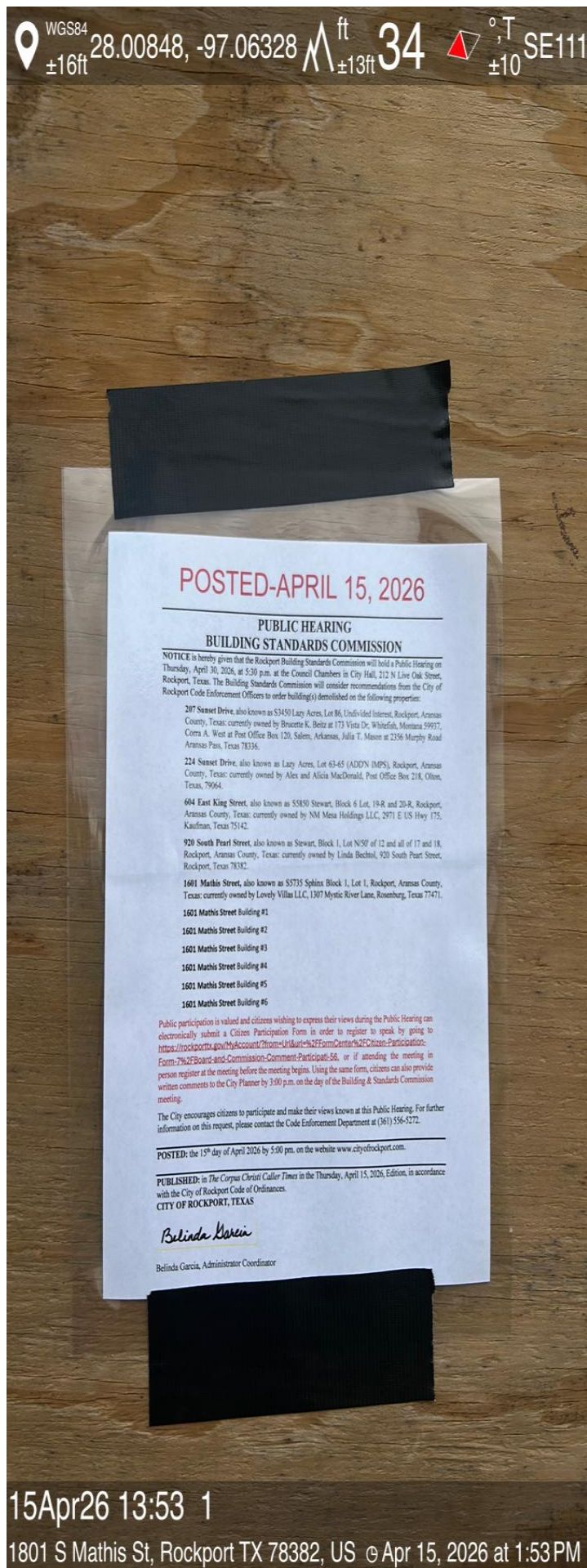
The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia



9589 0710 5270 0468 7512 51

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Extra Services & Fees (check box, add fee as appropriate)	
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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis - PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis PA	
Total Postage and Fees \$	
Sent To Big H Services	
Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi, TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):

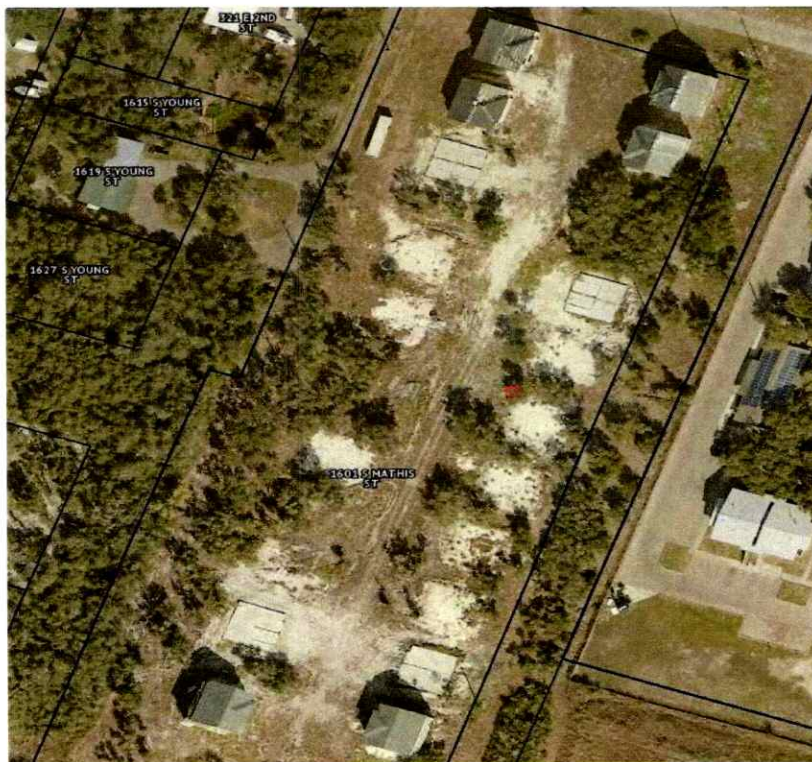
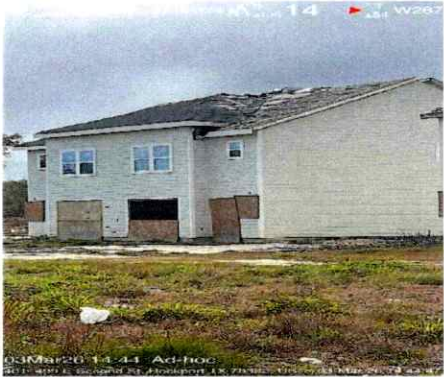


EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

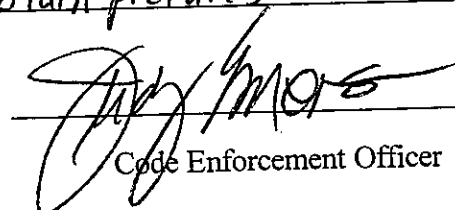




Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

FRANCHISE TAX ACCOUNT STATUS

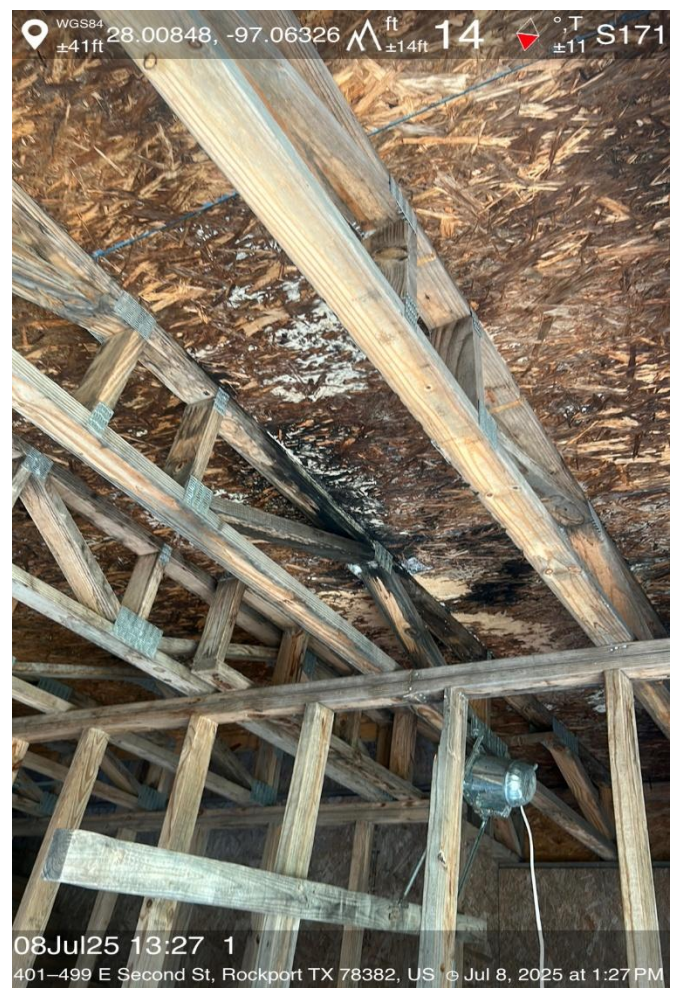
This record as of April 15, 2026 at 11:39:51

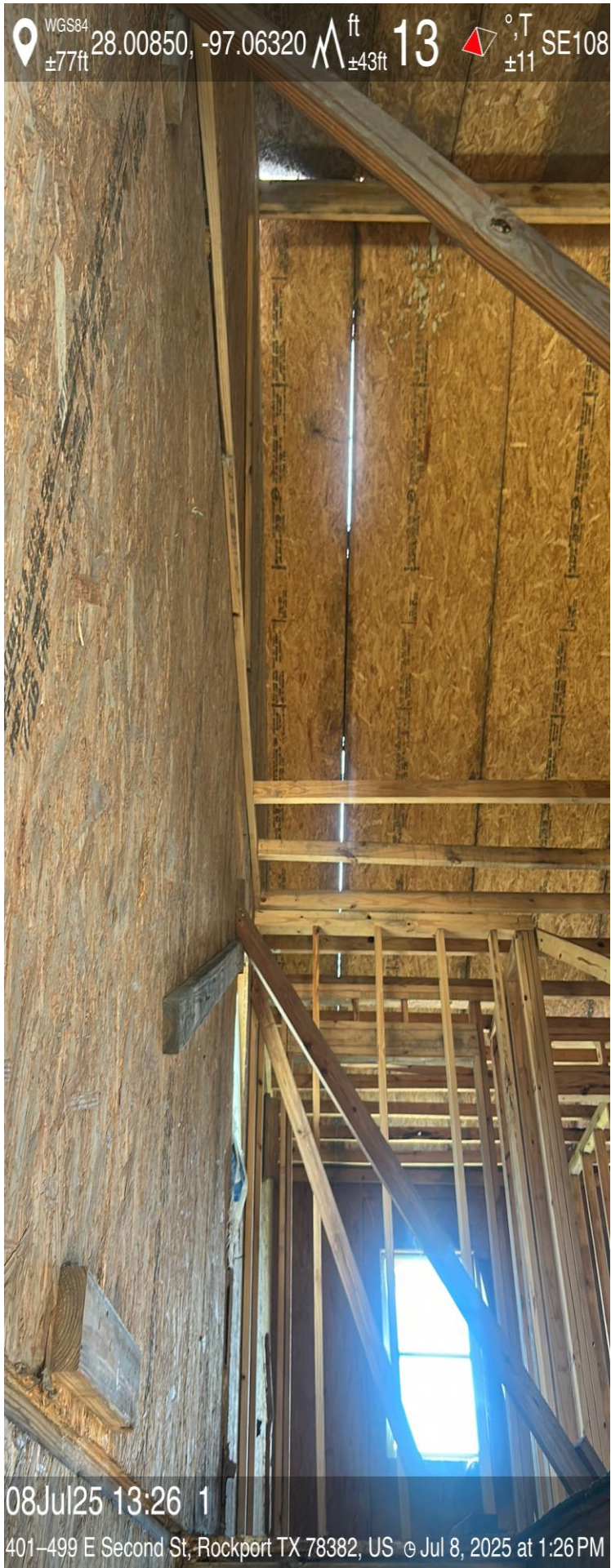
LOVELY VILLAS LLC

Texas Taxpayer Number:	32096552362
Mailing Address:	102 BISHOP RD ROCKPORT, TX 78382 - 9781
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/28/2024
Texas SOS File Number:	0805686325
Registered Agent Name:	VARUN KUMAR
Registered Office Street Address:	102 BISHOP RD ROCKPORT, TX 78382

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	VARUN KUMAR 102 BISHOP RD ROCKPORT, TX 78382 Source: CPA	









STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 212 N Live Oak St., Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****Building #3****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday, April 30, 2026****Brief Summary of Request:**

Code Enforcement Officer Judy Emerson requests that Building #3 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

This portion of the project needs to show substantial completion within 180 days from the date of issuance of the infrastructure permit.

If these requirements are not met within the specified timeframes, Code Enforcement will proceed with the demolition of the structures in accordance with the proposed actions



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IM1,277PROVEMENTS	SIZE OF PROPERTY
R-5 2nd Multi-Family Dwelling District	Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2nd Multi-Family	Each structure is 2870 sq. ft. including garages each structure has two units	5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Building #3

This structure has a complete roof, and the majority of the exterior siding has been installed. However, the OSB subflooring throughout the structure shows signs of deterioration and requires replacement.

A vagrant has enclosed one of the garages on the south side of the structure using SIP materials and is currently occupying that portion of the building. Additionally, portions of the structure remain unsecured and exposed to the elements, resulting in visible deterioration. Prolonged exposure to weather conditions has also contributed to the development of mold and mildew throughout the structure.

Some sheetrock has been installed; however, it has sustained damage due to exposure to the elements.

Overall, the structure remains unsecured and vulnerable to further deterioration and unauthorized occupancy.

Please refer to the attached Substandard Building Inspection Report for additional details.

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided.

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan
- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

As of this date, no improvements have been made to the property or structures



Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Larry Sinclair, Roberto Ramos

STREET ADDRESS: 1601 Mathis St. #3-See Attached Map CASE NO: 26-000158

LEGAL DESCRIPTION: S52735 Sphinx, Block 1, Lot 1

GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages

OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERCIAL
- ☒ RESIDENTIAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER Broken Doors & Windows

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☒ OTHER Complete Roof

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000158
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #3-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BRIGHT SEA BLUE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL TRASH, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000158
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

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may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



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Please Correct:

BUILDING #3-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A BRIGHT SEA BLUE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL TRASH, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

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Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026

69 1151 0710 5270 0468 7511 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ ~~16.00~~ **16.01** *Mathis*

Total Postage and Fees
 \$ **16.01**

Postmark Here
 Mar 12 2026
 10:11A

Sent To
Dorely Vilko LLC
1307 Mystic River Dr.
Rosenberg Tx 77471

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ ~~16.00~~ **16.01** *Mathis*

Total Postage and Fees
 \$ **16.01**

Postmark Here
 Mar 12 2026
 10:11A

Sent To
Big N Services
2134 Star Bluff Dr.
Corpus Christi Tx 78418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Valentin</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Novely Villas LLC</i> <i>1307 Mystic River Dr.</i> <i>Rosenberg, Tx 77471</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined values only) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined values only) 9589 0710 5270 0468 7511 69	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

HOUSTON TX RPDC 773

3 APR 2020 PM 1 L

9590 9402 9633 5121 1613 43

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Tonie Calderon</i> C. Date of Delivery <i>3/19/</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Big H Services</i> <i>2134 Flour Bluff Dr.</i> <i>Corpus Christi, Tx 78418</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined values only) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined values only) 9589 0710 5270 2799 6584 83	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

CORPUS CHRISTI TX 784

17 MAR 2020 PM 12 L

9590 9402 9633 5121 1626 23

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

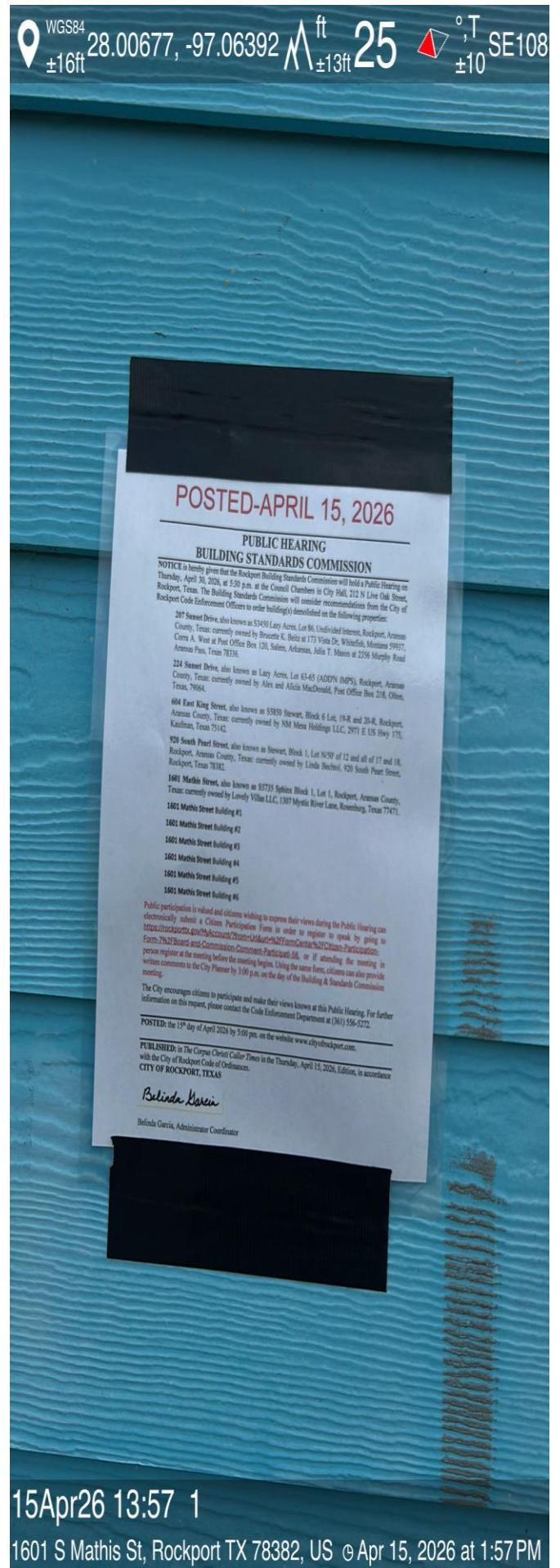
POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator



9589 0710 5270 0468 7512 51

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Certified Mail Fee \$	Postmark Here 15 2023 1:21P
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis - PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis PA	
Total Postage and Fees \$	
Sent To Big H Services	
Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi, TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):

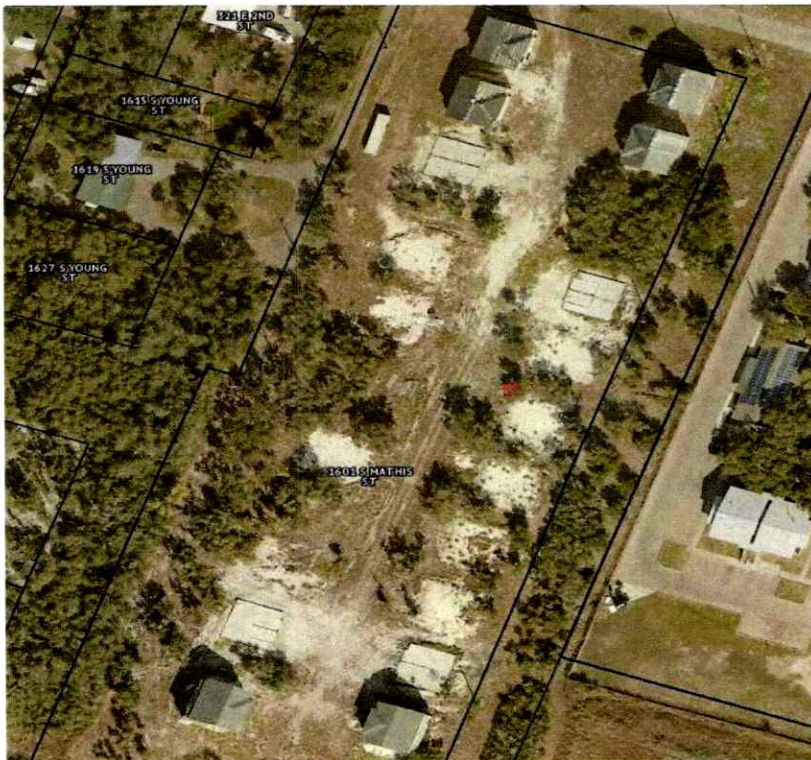
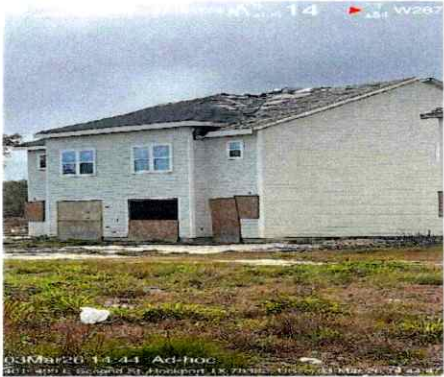


EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

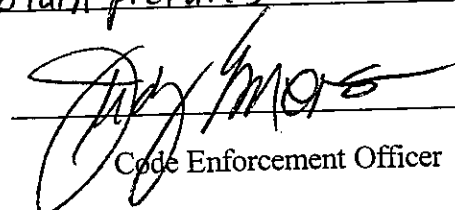


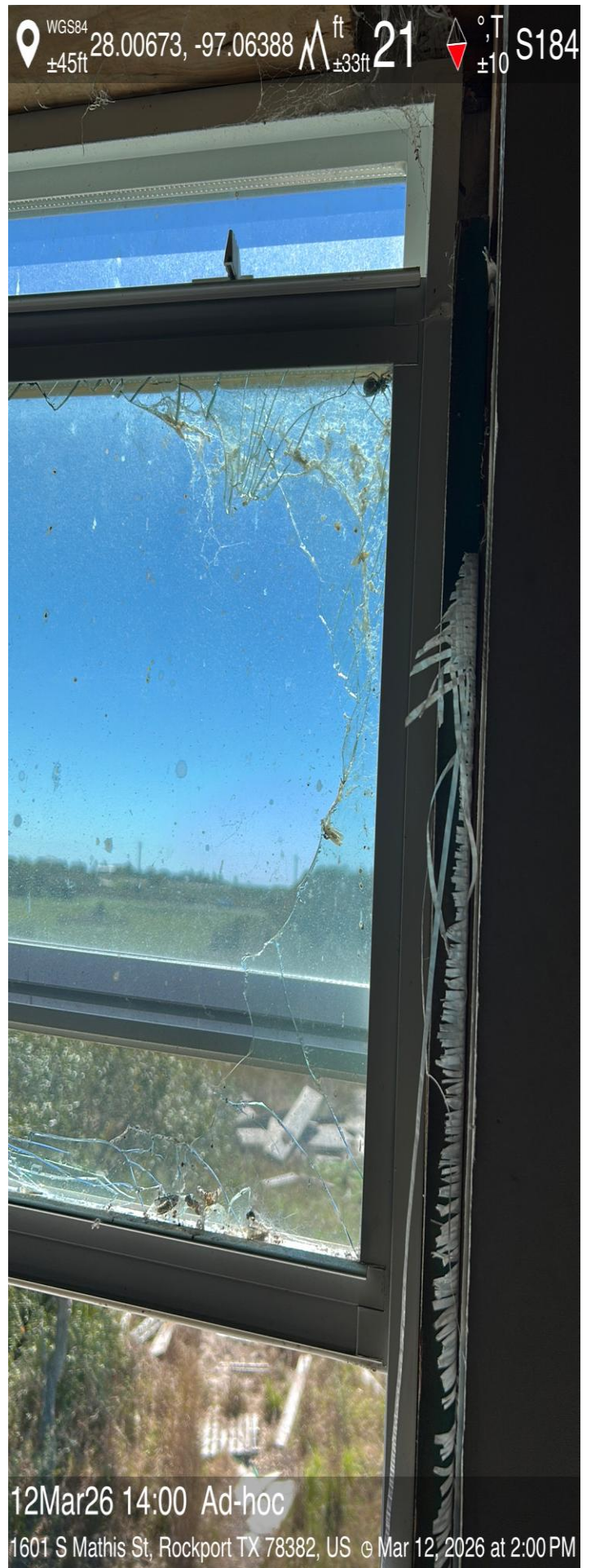


Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer







06Mar26 10:01 Ad-hoc
1601 S Mathis St, Rockport TX 78382, US © 06-Mar-26 10:01:38



12Mar26 13:59 Ad-hoc
1601 S Mathis St, Rockport TX 78382, US © Mar 12, 2026 at 1:59 PM



STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
212 N Live Oak, Rockport, TX 78382
Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday April 30, 2026****BRIEF SUMMARY OF REQUEST**

Code Enforcement Officer Judy Emerson is requesting that **Building #4** be demolished along with the foundation, and all debris, junk & trash be removed and the property returned to its natural state.

Building #4

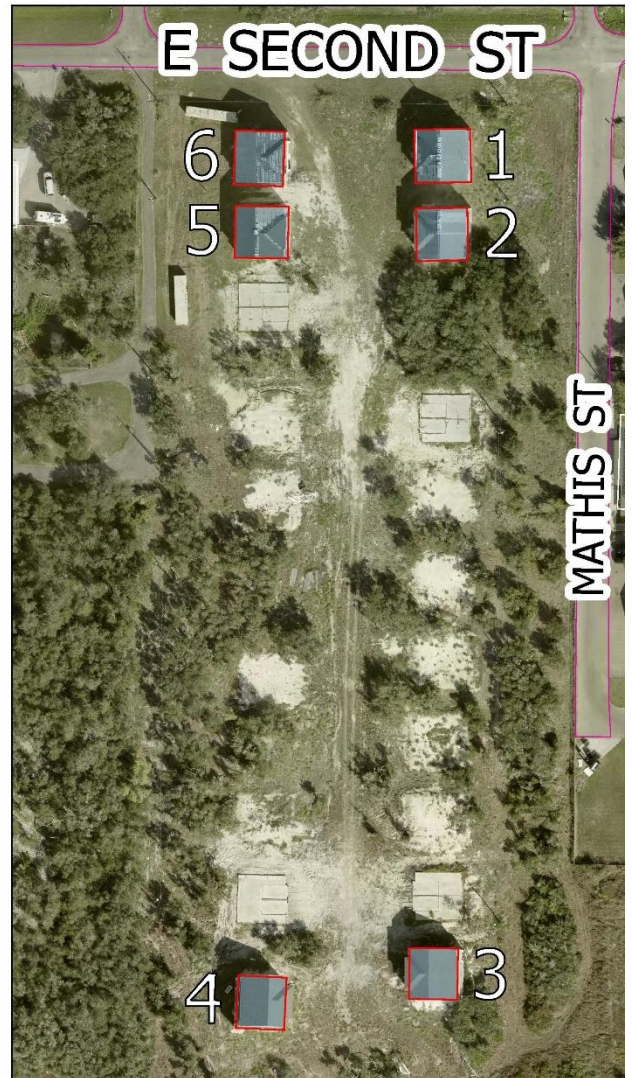
This structure has a complete roof, and the majority of the exterior siding has been installed. However, the OSB subflooring shows signs of deterioration and requires replacement. Portions of the structure are unsecured and have been exposed to the elements, resulting in visible deterioration. Additionally, several windows and doors are broken, further contributing to the structure's unsecured condition.

Prolonged exposure to weather conditions has contributed to the development of mold and mildew throughout the structure. There are also visible signs of termite activity near one of the rear doors, indicating potential structural concerns that require further evaluation.

Some sheetrock has been installed within the structure; however, it has been damaged due to exposure to the elements.

Overall, the structure remains unsecured and accessible to unauthorized individuals, which increases the risk of further deterioration and potential safety hazards.

Please refer to the attached Substandard Building Inspection Report for additional details.

**EXISTING ZONING**

**R5
2nd Multi-Family
Dwelling
District**

EXISTING LAND USE

**Multi-Family
Dwelling
District**

**SURROUNDING ZONING
& LAND USE**

**R-2 Residential
B-1-General
Business
R-5-2nd Multi-
Family**

SITE IM1,277PROVEMENTS

**Each structure is
2870 sq. ft. each
structure has two
units**

SIZE OF PROPERTY

5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Property History

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner, the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, in order for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided.

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan
- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

As of March 6, 2026, no improvements had been made to the structures.

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 6, 2026 — An Administrative Search Warrant was executed.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.



Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Larry Sinclair, Roberto Ramos
STREET ADDRESS: 1601 Mathis St. #4-See Attached Map CASE NO: 26-000159
LEGAL DESCRIPTION: S52735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER Broken Doors & Windows

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☒ OTHER Complete Roof

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☐ HOLES IN THE WALLS
- ☐ OTHER Termite Damage around doors

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

E SECOND ST



6



1

5



2

MATHIS ST

4



3



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #4-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A WHITE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL DEBRIS, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



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Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026

69 TT5L 8940 0468 7511 69

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ **1601 Mathis**

Total Postage and Fees
 \$ **NOV**

Service
Dorely Vilko LLC

Street and Apt. No., or PO Box No.
1307 Mystic River Dr.

City, State, ZIP+4®
Rosenberg TX 77471

Postmark Here
 Mar 12 2026
 10:11A

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ **NOV**

Total Postage and Fees
 \$ **1601 Mathis**

Service
Big N Services

Street and Apt. No., or PO Box No.
2134 Star Bluff Dr.

City, State, ZIP+4®
Corpus Christi TX 78418

Postmark Here
 Mar 12 2026
 10:11A

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Valentin</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Novely Villas LLC</i> <i>1307 Mystic River Dr.</i> <i>Rosenberg, Tx 77471</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined for certain items) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined for certain items) 9589 0710 5270 0468 7511 69	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

HOUSTON TX RPDC 773

3 APR 2020 PM 1 L

9590 9402 9633 5121 1613 43

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>Tonie Calderon</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Tonie Calderon</i> C. Date of Delivery <i>3/19/</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Big H Services</i> <i>2134 Flour Bluff Dr.</i> <i>Corpus Christi, Tx 78418</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined for certain items) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined for certain items) 9589 0710 5270 2799 6584 83	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

CORPUS CHRISTI TX 784

17 MAR 2020 PM 12 L

9590 9402 9633 5121 1626 23

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator

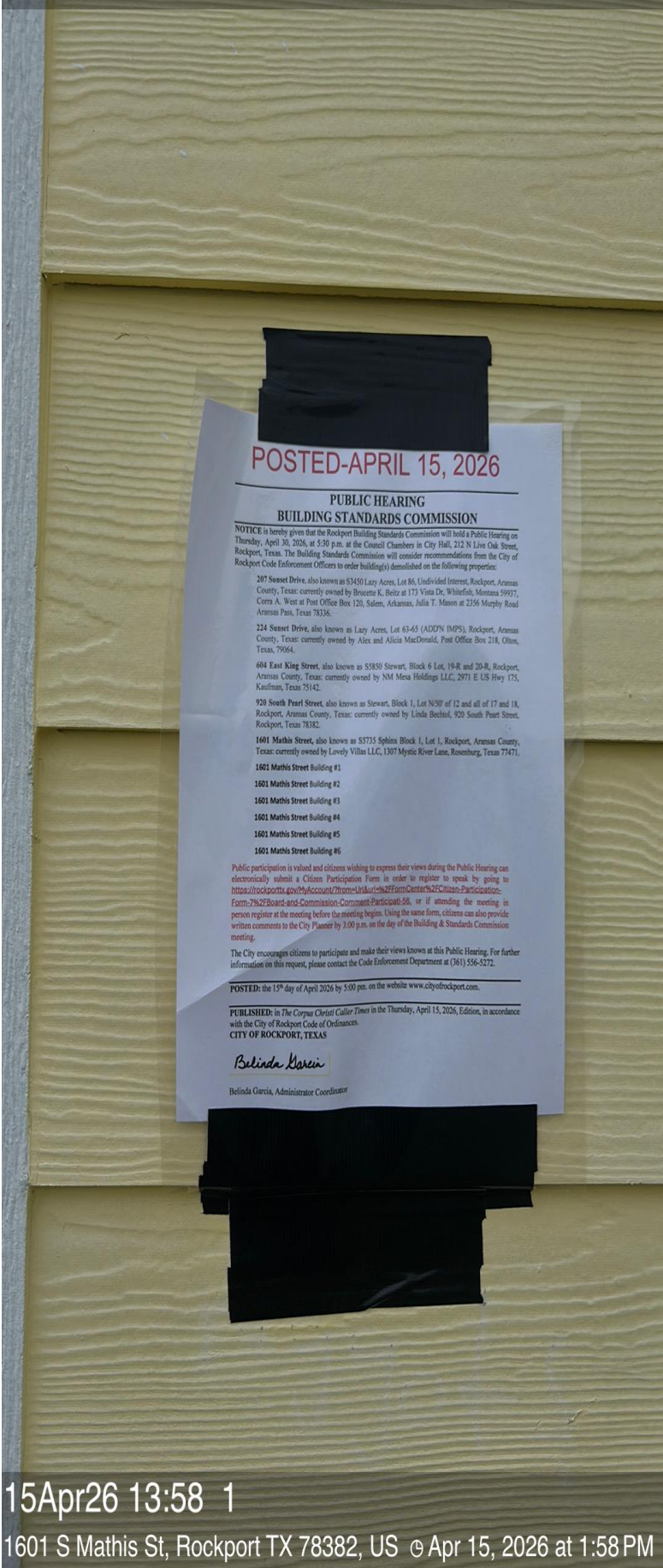
WGS84
±10ft 28.00679, -97.06415 Δ ft ±10ft 20 $\angle$ °T ±13 W277



15Apr26 13:58 1

1601 S Mathis St, Rockport TX 78382, US © Apr 15, 2026 at 1:58 PM

WGS84
±10ft 28.00681, -97.06422 Δ ft ±10ft 19 $\angle$ °T ±11 NW292



15Apr26 13:58 1

1601 S Mathis St, Rockport TX 78382, US © Apr 15, 2026 at 1:58 PM

9589 0710 5270 0468 7512 51

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis - PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis PA	
Total Postage and Fees \$	
Sent To Big H Services	
Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi, TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

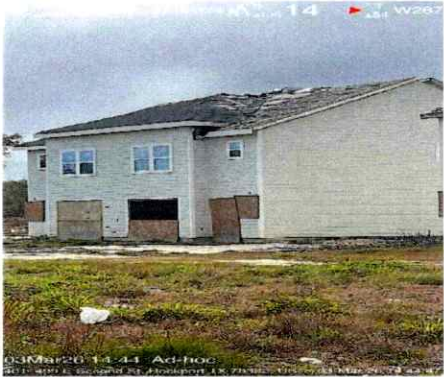
My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):



EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

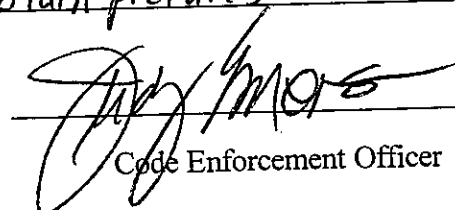




Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

FRANCHISE TAX ACCOUNT STATUS

This record as of April 15, 2026 at 11:39:51

LOVELY VILLAS LLC

Texas Taxpayer Number:	32096552362
Mailing Address:	102 BISHOP RD ROCKPORT, TX 78382 - 9781
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/28/2024
Texas SOS File Number:	0805686325
Registered Agent Name:	VARUN KUMAR
Registered Office Street Address:	102 BISHOP RD ROCKPORT, TX 78382

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	VARUN KUMAR 102 BISHOP RD ROCKPORT, TX 78382 Source: CPA	

WGS84 28.00676, -97.06408 Δ ft 26 $\circ$, T S194
 ± 18 ft ± 15 ft ± 10



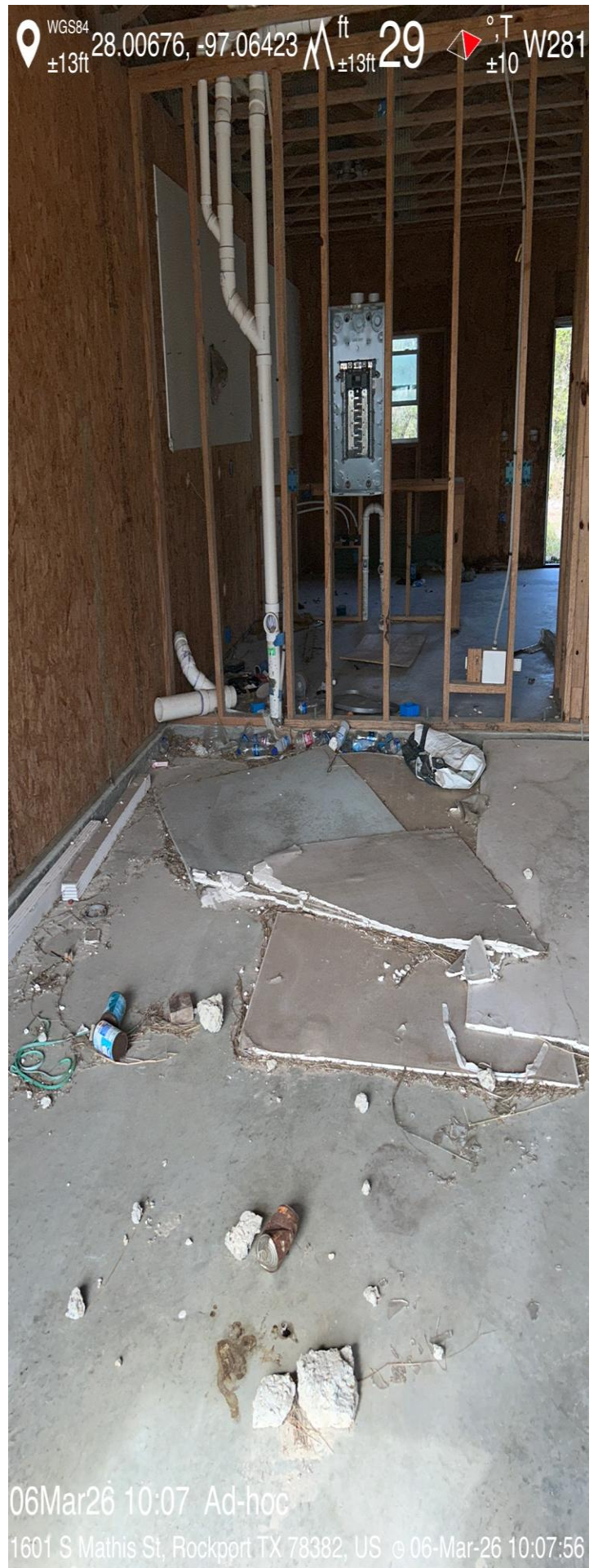
12Mar26 14:06 Ad-hoc
1601 S Mathis St, Rockport TX 78382 US $\odot$ Mar 12, 2026 at 2:06 PM

WGS84 28.00681, -97.06423 Δ ft 21 $\circ$, T SW204
 ± 18 ft ± 12 ft ± 10



12Mar26 14:06 Ad-hoc
1601 S Mathis St, Rockport TX 78382, US $\odot$ Mar 12, 2026 at 2:06 PM





STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 212 N Live Oak St., Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****Building #6****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday June 30, 2026****Brief Summary of Request:**

Code Enforcement Officer Judy Emerson requests that Building #6 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

This portion of the project needs to show substantial completion within 180 days from the date of issuance of the infrastructure permit.

If these requirements are not met within the specified timeframes, Code Enforcement will proceed with the demolition of the structures in accordance with the proposed actions



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R5 2ND Multi-Family Dwelling District	Multi-Family Dwelling District	R-2 Residential B-1-General Business R-5-2ND Multi-Family	Each structure is 2870 sq. ft. each structure has two units	5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Building #6

This structure is unsecured and accessible to unauthorized individuals. This structure has no shingles, and the ridge cap has not been installed. Due to the incomplete roofing system, gaps remain that have allowed prolonged exposure to the elements, adversely affecting the entire structure.

The roof overhangs and roof covering exhibit signs of deterioration. Interior components of the structure also show damage, including, but not limited to, ceiling rafters, OSB subflooring, and wall assemblies. There are two holes on the second floor due to the deterioration of the OSB subflooring.

Prolonged exposure to weather conditions has further contributed to the development of mold and mildew throughout the structure, resulting in additional deterioration and creating potentially hazardous conditions.

No sheetrock has been installed within the structure.

Please refer to the attached Substandard Building Inspection Report for additional details.

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan
- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

As of this date, no improvements have been made to the property or structures



Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$375,390 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$411,120 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$786,510 (=)
Agricultural Value Loss: ⓘ	\$0 (-)



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #6-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A WHITE DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL DEBRIS, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000161
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

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Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Robert Decker
STREET ADDRESS: 1601 Mathis St. #6-See Attached Map CASE NO: 26-000161
LEGAL DESCRIPTION: S52735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERCIAL
- ☒ RESIDENTIAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☒ OTHER No Ridge Cap

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER _____

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER There are two holes in the floor of the upstairs
because the flooring has been damaged by water

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

E SECOND ST



6



5



1



2

MATHIS ST

4



3



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169

69 1151 0940 0468 7511 69

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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Postage
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Total Postage and Fees
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Service To
 Dorely Vilko LLC

Street and Apt. No., or PO Box No.
 1307 Mystic River Dr.

City, State, ZIP+4®
 Rosenberg TX 77471

Postmark Here
 Mar 12 2026
 10:11A

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

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Postage
 \$ ~~16.00~~ 16.01 Mathis

Total Postage and Fees
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Service To
 Big N Services

Street and Apt. No., or PO Box No.
 2134 Star Bluff Dr.

City, State, ZIP+4®
 Corpus Christi TX 78418

Postmark Here
 Mar 12 2026
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Beverly Villas LLC 1307 Mystic River Dr. Rosenberg, Tx 77471 2. Article Number (Prepaid fees only) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 4. Mail (over \$500) ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

USPS TRACKING #	
HOUSTON TX RPDC 773 3 APR 2020 PM 1 L 9590 9402 9633 5121 1613 43	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box* City of Rockport Code Enforcement Division 2751 SH Bypass Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Big H Services 2134 Flour Bluff Dr. Corpus Christi, Tx 78418 2. Article Number (Prepaid fees only) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery 4. Mail (over \$500) ☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

USPS TRACKING #	
CORPUS CHRISTI TX 784 17 MAR 2020 PM 12 L 9590 9402 9633 5121 1626 23	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box* City of Rockport Code Enforcement Division 2751 SH Bypass Rockport, Tx. 78382

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

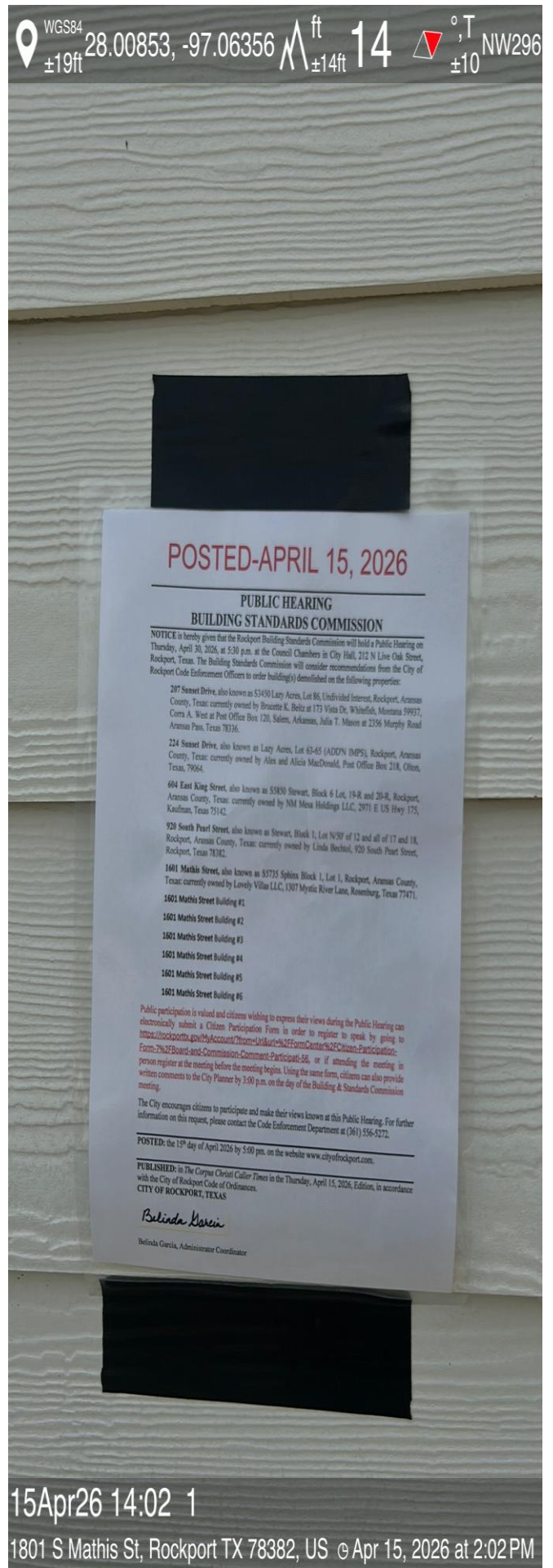
POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator



9589 0710 5270 0468 7512 51

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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis- PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

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☐ Return Receipt (hardcopy) \$	
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Total Postage and Fees \$	
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Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):

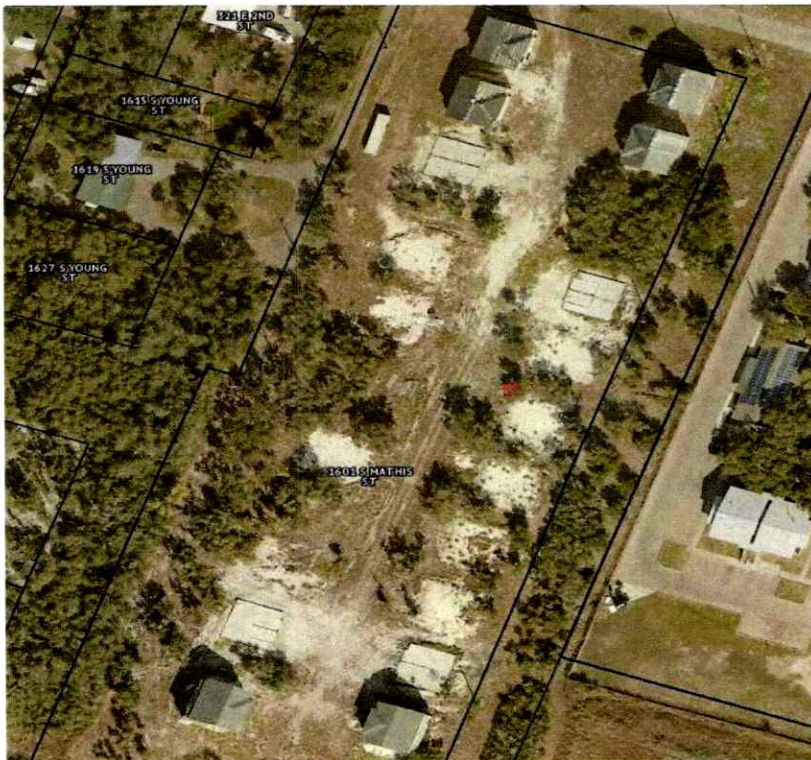
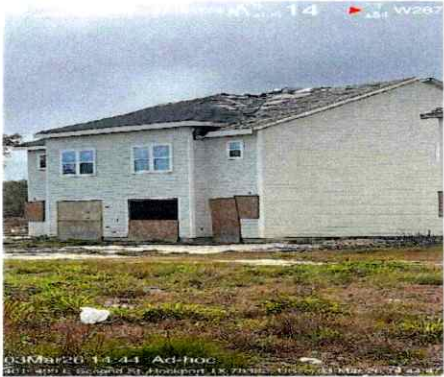


EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

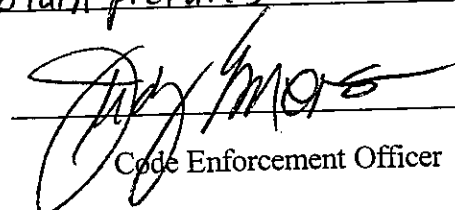




Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

FRANCHISE TAX ACCOUNT STATUS

This record as of April 15, 2026 at 11:39:51

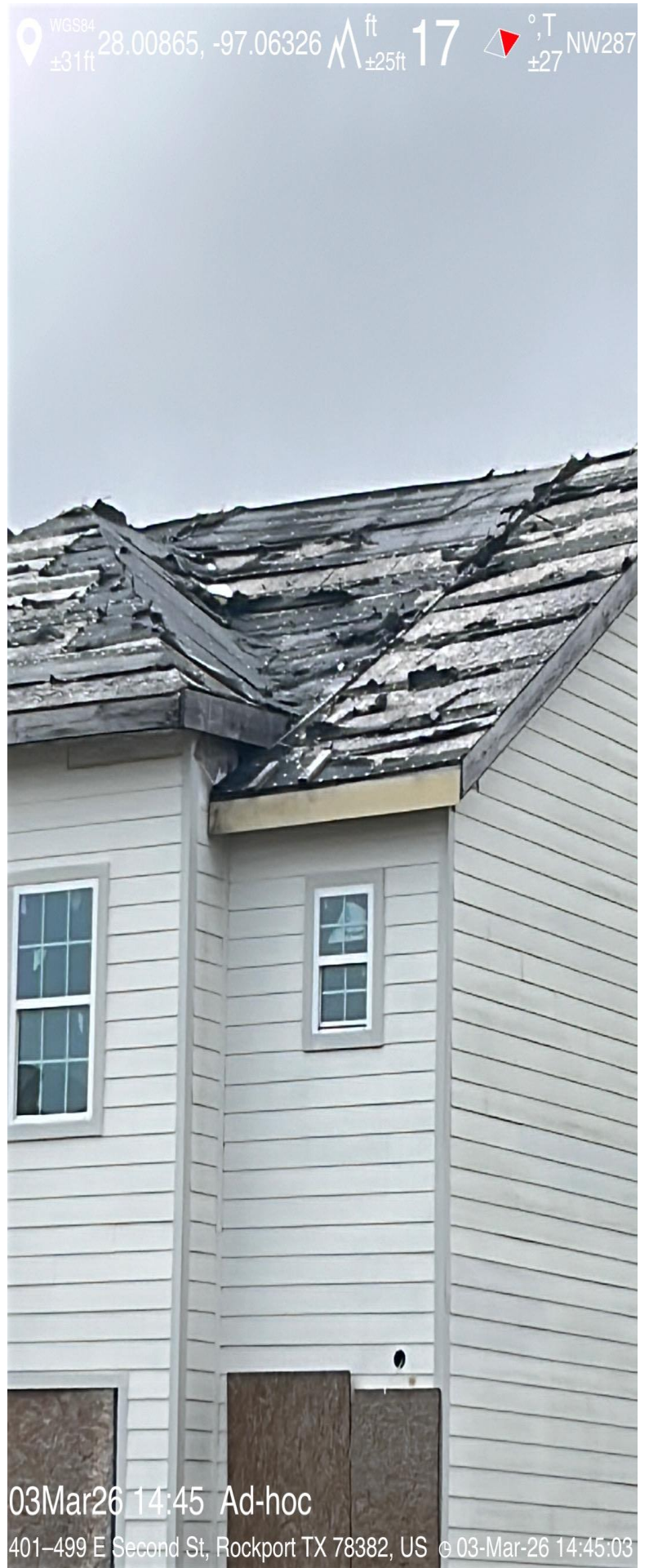
LOVELY VILLAS LLC

Texas Taxpayer Number:	32096552362
Mailing Address:	102 BISHOP RD ROCKPORT, TX 78382 - 9781
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/28/2024
Texas SOS File Number:	0805686325
Registered Agent Name:	VARUN KUMAR
Registered Office Street Address:	102 BISHOP RD ROCKPORT, TX 78382

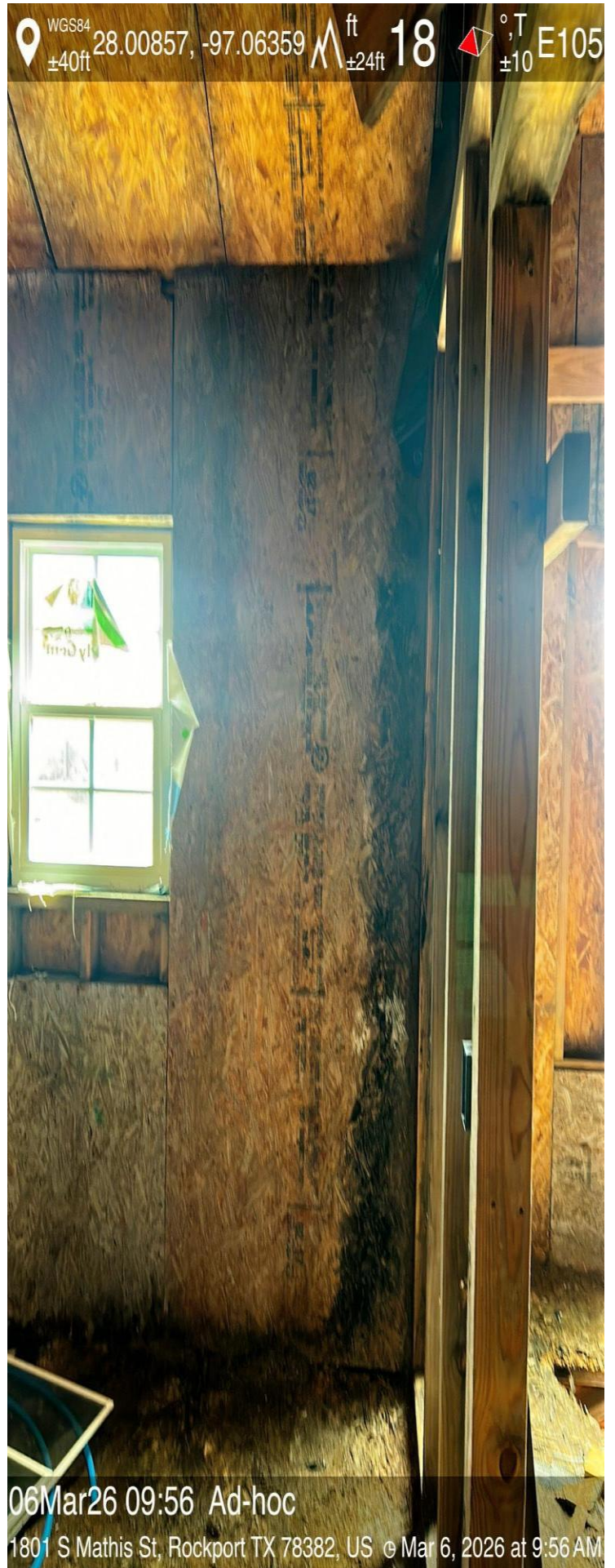
Public Information Report for Year 2025

Title	Name and Address	
MANAGER	VARUN KUMAR 102 BISHOP RD ROCKPORT, TX 78382 Source: CPA	













STAFF REPORT

Code Enforcement Department-Code Enforcement Officer-Judy Emerson
 212 N Live Oak St., Rockport, TX 78382
 Phone: (361) 556-5272 | Email: jemerson@cityofrockport.com

**PROPERTY ADDRESS/LOCATION****1601 Mathis St.****Building #5****APPLICANT/PROPERTY OWNER****Lovely Villas, LLC****LEGAL DESCRIPTION****S5735 Sphinx, Block 1, Lot 1****PUBLIC HEARING/HEARING DATE(S)****Thursday April 30, 2026****Brief Summary of Request:**

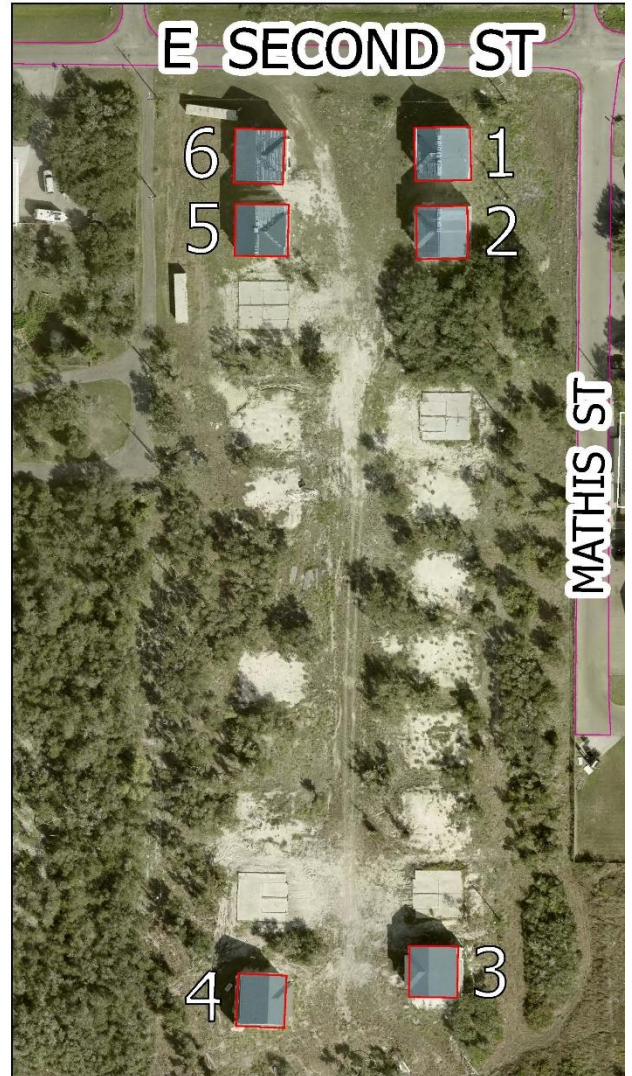
Code Enforcement Officer Judy Emerson requests that Building #5 be demolished, including the removal of the foundation. Additionally, all existing vacant foundations, debris, junk, and trash should be removed from the property, and the site should be restored to its natural state.

Alternative Request:

Should the Building & Standards Commission choose to allow the owner to move forward with the project, Code Enforcement Officer Judy Emerson requests that the owner be granted 90 days, from the date of this meeting, to submit stamped, engineered infrastructure plans for the entire project and to obtain the required permits. The submitted plans should include, but not be limited to, drainage, water, sewer, and roadway infrastructure.

This portion of the project needs to show substantial completion within 180 days from the date of issuance of the infrastructure permit.

If these requirements are not met within the specified timeframes, Code Enforcement will proceed with the demolition of the structures in accordance with the proposed actions



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R5 2nd Multi-Family Dwelling District	Multi-Family Dwelling District	R-2 Residential B-1-General Business R5-2nd Multi-Family	Each structure is 2870 sq. ft. each structure has two units	5.97 Acres

STAFF RECOMMENDATION**REPAIR****REPAIR WITH CONDITIONS****DEMOLISH**

Building #5

This structure is unsecured and accessible to unauthorized individuals, which it appears someone is living in this structure. The roof is partially completed with shingles; however, the ridge cap has not been installed. Due to the incomplete roofing system, gaps remain that have allowed prolonged exposure to the elements, adversely affecting the entire structure.

The roof overhangs and roof covering exhibit signs of deterioration. Interior components of the structure also show substantial damage, including, but not limited to, ceiling rafters, OSB subflooring, and wall assemblies.

Prolonged exposure to weather conditions has further contributed to the development of mold and mildew throughout the structure, resulting in additional deterioration and creating potentially hazardous conditions.

No sheetrock has been installed within the structure.

Please refer to the attached Substandard Building Inspection Report for additional details

Property History:

The current owners purchased the property on October 18, 2024. At the time of purchase, there were ten (10) structures on the property constructed by the previous owner the owner demolished four (4) of the structures after city staff request. All structures were built using Structural Insulated Panels (SIPs), which are high-performance building components consisting of an insulating foam core sandwiched between two structural facings, typically Oriented Strand Board (OSB).

Since the purchase, three (3) Pre-Development Meetings (PDMs) have been held with the new owner(s) and two different contractors:

August 28, 2024 — This meeting occurred prior to the new owners purchasing the property. During this meeting, staff discussed the requirements necessary to bring all structures into compliance with current building codes.

March 19, 2025 — This meeting was held with the first contractor and staff from Lynn Engineering to discuss the Structural Observations Report prepared by Lynn Engineering and dated February 21, 2025.

July 2, 2025 — The final PDM was held with the owner(s) and a new contractor. City staff discussed the requirements necessary for the owner to move forward with the project. These requirements included providing new engineer-stamped plans for drainage and infrastructure, and coordination with American Electric Power (AEP) to bury electrical lines.

The contractor also indicated an intent to remove the second stories on most of the structures and rebuild them using conventional stick-frame construction instead of the SIP system, as well as install new roofs on the structures.

At that time, the next Building and Standards Commission meeting had been scheduled for August 25, 2025, and this property was to be presented before the Commission. The owner and contractor were advised that, for City staff to support rehabilitation efforts, engineer-stamped drainage and infrastructure plans would need to be submitted no later than August 1, 2025. These plans were not provided.

August 25, 2025 — The Building and Standards Commission meeting could not be conducted due to a lack of quorum. Following this, the Building Official, Robert Decker, and staff met with the owners and their representatives to again discuss the requirements needed to bring the structures into compliance with current building codes. These requirements included: but were not limited to:

- An updated site plan
- Engineer-stamped drainage plan
- Engineer-stamped infrastructure plan (including utilities and roadway)
- New building plans

Additionally, water, wastewater, stormwater and road infrastructure for the project was never installed and must be completed before the project can move forward, should the Commission allow rehabilitation.

March 12, 2026 — A Notice of Violation was sent to the property owner via certified mail, return receipt requested. The Notice of Violation was also posted on the structure, along with a Warning Notice for Substandard or Dangerous Structures, a Substandard Structure Checklist, and a map identifying the numbered structures on the property.

April 3, 2026 — The property owner signed for and received the Notice of Violation.

April 15, 2026 — A Public Hearing Notice was sent to the property owner via certified mail, return receipt requested. The Public Hearing Notice was also posted on the structure.

As of this date, no improvements have been made to the property or structures



Aransas CAD Property Search

Property Details

Account		
Property ID:	26826	Geographic ID: 5735-001-001-000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1601 MATHIS ST ROCKPORT, TX 78382	
Map ID:	A-2	Mapsco:
Legal Description:	S5735 SPHINX BLK 1 LOT 1	
Abstract/Subdivision:	S5735	
Neighborhood:	(SCROCK) SOUTH CENTRAL ROCKPORT	
Owner		
Owner ID:	154150	
Name:	LOVELY VILLAS LLC	
Agent:	158563	
Mailing Address:	1307 MYSTIC RIVER LN ROSENBERG, TX 77471-1659	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:		\$0 (+)
Improvement Non-Homesite Value:		\$375,390 (+)
Land Homesite Value:		\$0 (+)
Land Non-Homesite Value:		\$411,120 (+)
Agricultural Market Valuation:		\$0 (+)
Market Value:		\$786,510 (=)
Agricultural Value Loss: ⓘ		\$0 (-)

Appraised Value: ?	\$786,510 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$786,510
Ag Use Value:	\$0

*****Mobile Device Users – Please choose the advanced search option to search by property ID, address, etc.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to use for legal purposes and/or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: LOVELY VILLAS LLC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$786,510	\$786,510	\$0.00	
CRO	CITY OF ROCKPORT	0.426475	\$786,510	\$786,510	\$3,354.27	
GAR	ARANSAS COUNTY	0.333155	\$786,510	\$786,510	\$2,620.30	
NVD	NAVIGATION DIST	0.030599	\$786,510	\$786,510	\$240.66	
SAR	ROCKPORT FULTON ISD	0.766900	\$786,510	\$786,510	\$6,031.75	
XSP	COUNTY ROAD & FLOOD	0.045345	\$786,510	\$786,510	\$356.64	

Total Tax Rate: 1.602474

Estimated Taxes With Exemptions: \$12,603.62

Estimated Taxes Without Exemptions: \$12,603.62



NOTICE OF VIOLATION

Lovely Villas LLC
1307 Mystic River Ln.
Rosenberg, TX 77471

Case No. 26-000160
Issued: March 12, 2026
Certified Mail #: 9589071052700468751169

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Lovely Villas LLC,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



According to the real property records of Aransas County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not

Please Correct:

BUILDING #5-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A TAN DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL TRASH, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



NOTICE OF VIOLATION

Big H Services
2134 Flour Bluff Dr.
Corpus Christi, TX 78418

Case No. 26-000160
Issued: March 12, 2026
Certified Mail #: 9589071052702799658483

VIOLATION LOCATION

1601 MATHIS ST,
Rockport, TX 78382

LEGAL DESCRIPTION

S5735 Sphinx Blk 1 Lot 1

Dear Big H Services,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347, 22-348, 22-352 (c.1.C)* of the City's Code of Ordinances as Unsafe Building Abatement - Substandard Structure are present at the above referenced location.

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they



may fall and injure members of the public or property; (6) Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or (7) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, Violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety or property damage." 22-348-"The following guide shall be followed by the code official in determining whether to repair, vacate or demolish any substandard and dangerous buildings: (1) Repair. If the code official determines that a building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, the code official shall order it repaired within a reasonable time frame. A reasonable time frame as defined in this article. If the owner or occupant fails to make such repairs within the time frame allowed, the code official shall recommend that the building and standards commission order repairs, impose fines, order the demolition of the building, or take other appropriate action to implement this subsection. (2) Vacation. If the code official determines that a building is in such condition as to make it a danger to the health, safety or general welfare of its occupants or the citizens of the city or if deemed necessary for the abatement of the nuisance, the code official shall order it vacated. If the owner or occupant fails to vacate a building after proper notice, the code official shall recommend that the building and standards commission order the vacation of the building, impose a fine, or take other appropriate action to implement this subsection. (3) Demolition. The code official shall recommend that the building and standards commission order a building demolished, if: (A) It is at least 50 percent or more damaged or deteriorated, on either a structural or current market value; (B) Is in immediate danger to life or safety of any person and is not immediately corrected to eliminate the danger and therefore made "not an immediate danger"; (C) Is in need of repair and is not repaired within the reasonable time; (D) Is in such condition to make it a nuisance to the health, safety, or general welfare of the occupants or the public, has been ordered vacated by the code official, and has not been cured of the defects within the reasonable time as set forth in this article; or (E) Is in need of repair and has water, sewer, gas, or electricity utilities disconnected or physically severed and has been vacant and uninhabited in excess of six months." 22-352 (c.1.C)-"At the hearing any owner, or mortgagee, or lienholder who objects to the demolition or removal of the building will be required to submit proof of the scope of any work including but not limited to plans for repair, estimated date of completion, and proof of financial ability to complete such repairs; or, provide factual evidence demonstrating why repairs are not necessary, and why the orders, request and directives made by the code official should be determined to be in error; and, request the Building and Standards Commission order the building not be demolished and removed from the premises, and the premises cleaned."



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Please Correct:

BUILDING #5-PLEASE READ ALL OF THIS NOTICE IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S). THEN REPAIR, REMOVE OR DEMOLISH THE STRUCTURE(S) ON THE PROPERTY. SEE THE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR THE STRUCTURE(S) IMPROVEMENT(S) OR CONDITION(S) DEEMING THE STRUCTURE(S) SUBSTANDARD. THE GENERAL DESCRIPTION OF THE STRUCTURE(S) IS DESCRIBED AS A TAN DUPLEX STRUCTURE(S) THAT HAS 2,870 TOTAL SQUARE FEET INCLUDING GARAGES. CODE STAFF WILL RECOMMEND DEMOLITION OF THE STRUCTURE(S) AND THEIR FOUNDATIONS BE REMOVED AT OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, WHICH WILL BE HELD APRIL 30, 2026. YOU WILL BE MAILED A NOTIFICATION OF THIS MEETING. STAFF WILL ALSO REQUEST THAT ALL EXISTING FOUNDATIONS BE REMOVED AND ALL TRASH, JUNK & TRASH BE REMOVED AND THAT THE PROPERTY BE RETURNED TO ITS NATURAL STATE. PLEASE CONTACT US WITHIN 30 DAYS FROM THE DATE OF THIS NOTICE TO DISCUSS THIS MATTER.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

It shall be the duty of any person owning, leasing, claiming, occupying, or having supervision or control of any real property, occupied or unoccupied, improved or unimproved, developed or undeveloped, within the corporate limits of the city to board up all openings on structure(s) to secure from disease carrying pests and vagrants, then contact Building and Development Department with plans to repair or demolish structure(s) on property. Make the necessary corrections within thirty (30) days of the date of this notice to avoid any further legal action by the City. Failure to comply with this request may result in case being presented before Building & Standards Commission.

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5272.

A handwritten signature in blue ink that reads "Judy Emerson".

March 12, 2026



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: March 6, 2026 INSPECTOR(S): Judy Emerson, Robert Decker
STREET ADDRESS: 1601 Mathis St. #5-See Attached Map CASE NO: _____
LEGAL DESCRIPTION: S52735 Sphinx, Block 1, Lot 1
GENERAL DESCRIPTION: There are six (6) buildings with two (2) units each. Each building is 2,870 sqft including garages
OWNER(S): Lovely Villas, LLC

OCCUPANCY CLASSIFICATION:

- ☐ ACCESSORY USE
- ☐ COMMERICAL
- ☒ RESIDENTAL
- ☐ OCCUPIED
- ☒ UNOCCUPIED

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☐ DETERIORATION
- ☐ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ NEEDS LEVELING
- ☐ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☐ OTHER _____

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☐ IN NEED OF PAINT
- ☐ LISTING
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☐ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☐ OTHER _____

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☒ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☐ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☒ OTHER No Ridge Cap

INTERIOR WALLS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☒ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☐ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☐ OTHER The 2nd floor has two holes in the floor

FLOORS:

- ☐ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☒ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☒ WATER DAMAGE
- ☐ OTHER _____

Sec. 22-347. Conditions constituting a substandard or dangerous building.

In addition to the requirement that buildings comply with the standards adopted in this code, a substandard or dangerous building or structure is defined as any building or structure:

- ☐ Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement;
- ☐ Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering;
- ☒ Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- ☒ Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
- ☒ Which has parts thereof which are so attached that they may fall and injure members of the public or property.
- ☒ Which, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety, or general welfare of the community, so as to constitute a public nuisance; or
- ☒ Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code, or the statutes of the state as revised, or that fail to comply with any material provision of this article. For the purposes of this section, violation of any material provision is a violation of any section that involves a significant risk of personal injury, health, safety, or property damage.

COURSE OF ACTION WITHIN 30 DAYS:

☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY**

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life or in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

☐ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

The above-described building/structure is in need of repair and correction, as follows generally. The items checked below must be corrected to make the building conform to the requirements of the minimum standards set forth in the International Building codes adopted by the City of Rockport.

- ☐ MEANS OF EGRESS
- ☐ DOORS, EXTERIOR & INTERIOR
- ☐ FREE OF INFESTATION
- ☐ GARBAGE AND RUBBISH STORAGE
- ☐ HARDWARE
- ☐ WINDOW SASH AND SCREENS
- ☐ WINDOW FRAMES
- ☐ FOUNDATION WALLS AND PIERS
- ☐ FLOOR FRAMING AND FLOORING
- ☐ EXTERIOR WALLS AND COLUMNS
- ☐ EXTERIOR STEPS AND STAIRS

- ☐ ROOFING MATERIAL
- ☐ CEILING JOIST
- ☐ CARE OF PREMISES
- ☐ INTERIOR WALLS AND CEILINGS
- ☐ ELECTRIC LIGHTS AND SWITCHES
- ☐ ELECTRIC CONVENIENCE OUTLETS
- ☐ ELECTRIC PANEL
- ☐ ELECTRICAL METER BOX
- ☐ PLUMBING FIXTURES
- ☐ PLUMBING DRAINAGE SYSTEM
- ☐ OTHER _____


SIGNATURE


DATE

E SECOND ST



6



1

5



2

MATHIS ST

4



3



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated March 12, 2026 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.

Judy Emerson

March 12, 2026

Date

Certified Mail #: 9589071052700468751169

69 1151 0940 0468 7511 69

U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ 16.01 *Matth's*

Total Postage and Fees
 \$ *16.01*

Postmark Here
 Mar 12 2026
 10:11A

Sent To
Dorely Vilko LLC
1307 Mystic River Dr.
Rosenberg Tx 77471

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

83 4059 6584 83

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ ~~16.00~~ 16.01 *Matth's*

Total Postage and Fees
 \$ *16.01*

Postmark Here
 Mar 12 2026
 10:11A

Sent To
Big N Services
2134 Star Bluff Dr.
Corpus Christi Tx 78418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Valentin</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Novely Villas LLC</i> <i>1307 Mystic River Dr.</i> <i>Rosenberg, Tx 77471</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined values only) 9590 9402 9633 5121 1613 43	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined values only) 9589 0710 5270 0468 7511 69	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

HOUSTON TX RPDC 773

3 APR 2020 PM 1 L

9590 9402 9633 5121 1613 43

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - 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.	A. Signature X <i>Tonie Calderon</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Tonie Calderon</i> C. Date of Delivery <i>3/19/</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Big H Services</i> <i>2134 Flour Bluff Dr.</i> <i>Corpus Christi, Tx 78418</i>	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>1601 Mathis - NOV</i>
2. Article Number (Predefined values only) 9590 9402 9633 5121 1626 23	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
4. Article Number (Predefined values only) 9589 0710 5270 2799 6584 83	5. Mail ☐ Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

CORPUS CHRISTI TX 784

17 MAR 2020 PM 12 L

9590 9402 9633 5121 1626 23

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

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

CITY OF ROCKPORT TEXAS
City of Rockport
Code Enforcement Division
2751 SH Bypass
Rockport, Tx. 78382

POSTED-APRIL 15, 2026

PUBLIC HEARING BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Thursday, April 30, 2026, at 5:30 p.m. at the Council Chambers in City Hall, 212 N Live Oak Street, Rockport, Texas. The Building Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officers to order building(s) demolished on the following properties:

207 Sunset Drive, also known as S3450 Lazy Acres, Lot 86, Undivided Interest, Rockport, Aransas County, Texas: currently owned by Brucette K. Beitz at 173 Vista Dr, Whitefish, Montana 59937, Corra A. West at Post Office Box 120, Salem, Arkansas, Julia T. Mason at 2356 Murphy Road Aransas Pass, Texas 78336.

224 Sunset Drive, also known as Lazy Acres, Lot 63-65 (ADD'N IMPS), Rockport, Aransas County, Texas: currently owned by Alex and Alicia MacDonald, Post Office Box 218, Olton, Texas, 79064.

604 East King Street, also known as S5850 Stewart, Block 6 Lot, 19-R and 20-R, Rockport, Aransas County, Texas: currently owned by NM Mesa Holdings LLC, 2971 E US Hwy 175, Kaufman, Texas 75142.

920 South Pearl Street, also known as Stewart, Block 1, Lot N/50' of 12 and all of 17 and 18, Rockport, Aransas County, Texas: currently owned by Linda Bechtol, 920 South Pearl Street, Rockport, Texas 78382.

1601 Mathis Street, also known as S5735 Sphinx Block 1, Lot 1, Rockport, Aransas County, Texas: currently owned by Lovely Villas LLC, 1307 Mystic River Lane, Rosenberg, Texas 77471.

1601 Mathis Street Building #1

1601 Mathis Street Building #2

1601 Mathis Street Building #3

1601 Mathis Street Building #4

1601 Mathis Street Building #5

1601 Mathis Street Building #6

Public participation is valued and citizens wishing to express their views during the Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockporttx.gov/MyAccount/?from=Url&url=%2FFormCenter%2FCitizen-Participation-Form-7%2FBoard-and-Commission-Comment-Participati-56>, or if attending the meeting in person register at the meeting before the meeting begins. Using the same form, citizens can also provide written comments to the City Planner by 3:00 p.m. on the day of the Building & Standards Commission meeting.

The City encourages citizens to participate and make their views known at this Public Hearing. For further information on this request, please contact the Code Enforcement Department at (361) 556-5272.

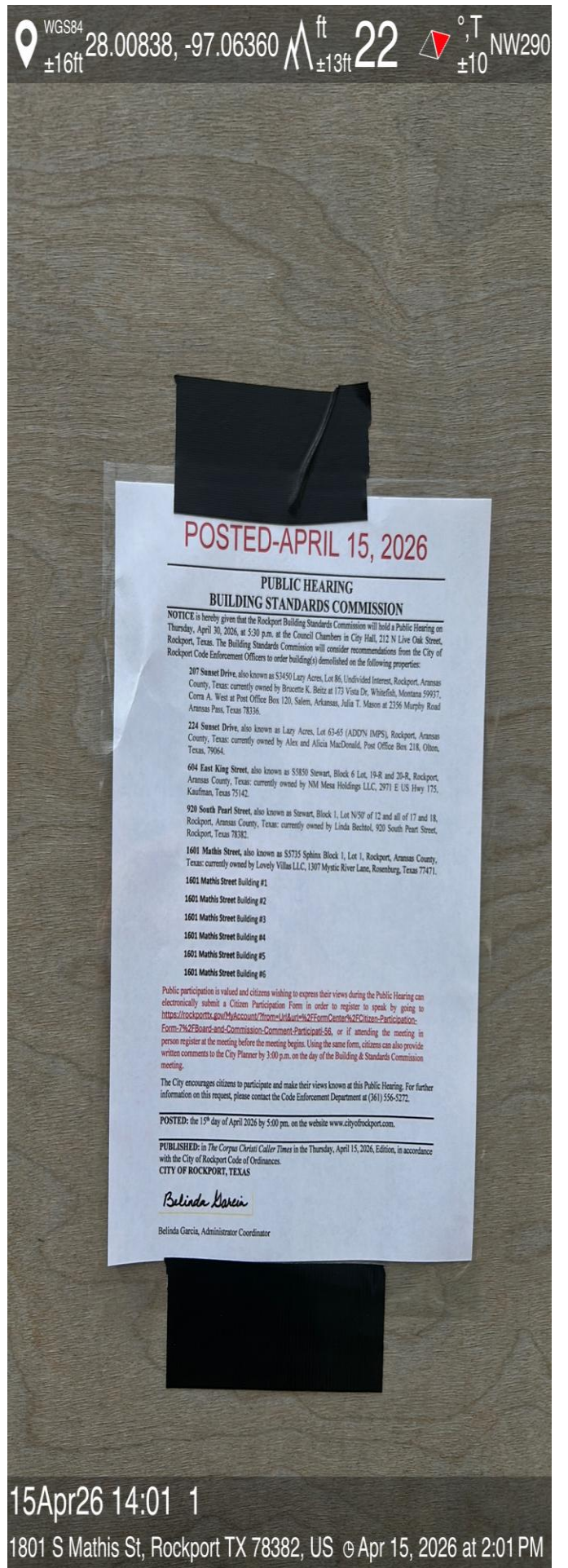
POSTED: the 15th day of April 2026 by 5:00 pm. on the website www.cityofrockport.com.

PUBLISHED: in *The Corpus Christi Caller Times* in the Thursday, April 15, 2026, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Belinda Garcia

Belinda Garcia, Administrator Coordinator



9589 0710 5270 0468 7512 51

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis - PA	
Total Postage and Fees \$	
Sent To Boulevard LLC	
Street and Apt. No., or PO Box No. 1301 Mystic	
City, State, ZIP+4® Rosenberg, TX 77471	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2799 6584 76

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Certified Mail Fee \$	Postmark Here
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ 16.01 Mathis PA	
Total Postage and Fees \$	
Sent To Big H Services	
Street and Apt. No., or PO Box No. 2134 Flour Bluff Rd.	
City, State, ZIP+4® Corpus Christi, TX 78418	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

AFFIDAVIT

My name Judy Emerson and I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas. Being duly sworn on oath, I make the following statement and accusations:

1. **I am the/a Code Enforcement Officer of the City of Rockport, Aransas County, Texas, over 18 years of age, capable of making this affidavit, and have personal knowledge of the facts stated herein and they are all true and correct.**
2. **There is in the City of Rockport, Aransas County, Texas, a (specified premises), described and located as follows:** *LOT ONE (1), BLOCK ONE (1), SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT CLERK'S FILE NO. 389504 OF THE OFFICIAL RECORDS OF ARANSAS COUNTY, TEXAS, AND IN VOLUME 7, PAGE 208 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS. 1601 MATHIS STREET, ROCKPOT, TEXAS: THE premises are zoned as a Second Multi-Family Dwelling District (R-5) The structure(s) themselves are six (6) duplex building(s). Herein referred to as "Premises;"*

EXHIBIT A (Pictometry Images 12/10/2025):

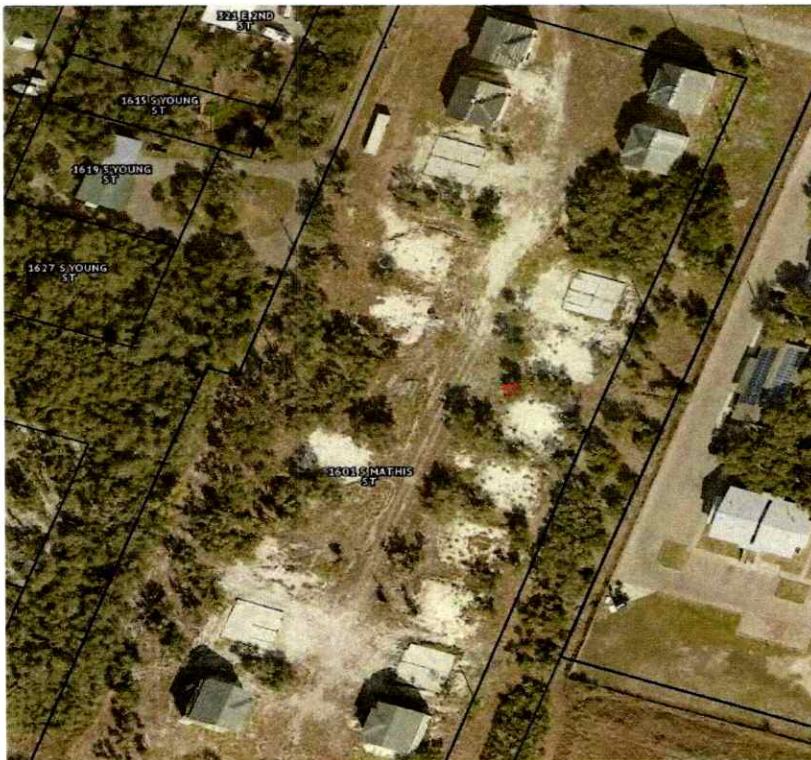
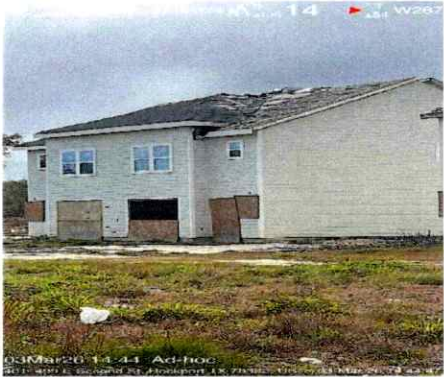


EXHIBIT B (Photos taken 03/02/2026)



3. **Premises are in the charge of and controlled by the following person(s):**
Lovely Villas LLC, 1307 Mystic River Ln Rosenberg, TX 77471-1654
4. **At said Premises, there is evidence that:**
There are violations of City ordinances to wit:
Unsafe building Conditions: Chap. 22, Art. X Sec 22-336 through 22-349
Junk and Trash: Chap 42 Art. II Div II Subdivision II sec. 42-30

On, 03/02/2026 Code Enforcement Officer Roberto Ramos was notified by a citizen complaint in reference to the condition of the premise. Code Enforcement personnel went to the above listed address and observed the property. CE personnel found six (6) structure(s) that are not properly secured and are open to the elements, some of the roofs on the structure(s) show exterior damage. Infrastructure was never put when this project begin in 2021-2022.

The affiant has reviewed the pictures of the premises and observed the above-mentioned violation. The

photographs further corroborate the above-mentioned hazards.

Attached are photographs taken by Code Enforcement Officer **Roberto Ramos**.

Due to the violations observed further search and inspection of the structure(s) at the premises needs to be conducted, to determine, document, and evaluate all violations in both structure(s).

5. Based upon the reasons set forth above, I have good reason to believe and do believe that there is probable cause that unsafe building conditions and junk and trash exist at the premise to be inspected.

WHEREFORE, for these reasons, I ask for issuance of a warrant that will authorize me to inspect the Premises and any structure(s) located on said Premise for the purpose of determining the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance.



Affiant

BEFORE ME, the undersigned authority, on this day personally appeared the Affiant herein, who, being sworn by me, duly stated that the statements contained herein are true and correct to the best of his/her knowledge.

Subscribed and sworn to before me on this the 6 day of 3, 2026.



Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

03022026

**ADMINISTRATIVE SEARCH WARRANT
FOR FIRE, HEALTH, AND CODE INSPECTIONS (Art. 18.05, C.C.P.)**

**THE STATE OF TEXAS,
CITY OF ROCKPORT
ARANSAS, COUNTY**

§ **Lovely Villas LLC**
§ **1307 Mystic River Ln**
§ **ROSENBERG, TEXAS 77471-1659**

THE STATE OF TEXAS to any Fire Marshal, Health Officer, or Code Enforcement Officer of the City of Rockport, Aransas County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Rockport, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a Code Enforcement Official under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Rockport or the State of Texas, located at *1601 Mathis Street* within the City of Rockport, Texas in the care, custody and control of Lovely Villas LLC and in particular, to determine the presence of; **Unsafe Building Conditions, Chapter 22 Buildings and Building Regulations** in violation of said regulation, statute, or ordinance.

Herein fail not but have you then and there executed this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 8:45 o'clock (a.m.) (p.m.), on this 6 day of 3, 2026 to
certify which witness my hand and seal this day.

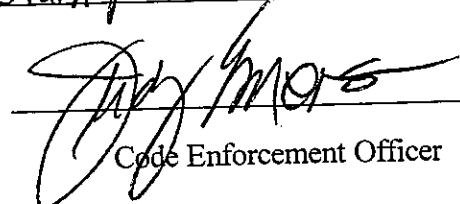




Richard P. Bianchi
Court at Law Judge
Rockport Aransas County, Texas

OFFICER'S RETURN

Came to hand the 6 day of March, 2026, at 8:45 o'clock A.m. and executed on the 6 day of March, 2026, at 9:51 o'clock A.m. by Judy Emerson, Roberto Ramos, Larry Sinclair; Inspected to obtain pictures


Code Enforcement Officer

FRANCHISE TAX ACCOUNT STATUS

This record as of April 15, 2026 at 11:39:51

LOVELY VILLAS LLC

Texas Taxpayer Number:	32096552362
Mailing Address:	102 BISHOP RD ROCKPORT, TX 78382 - 9781
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/28/2024
Texas SOS File Number:	0805686325
Registered Agent Name:	VARUN KUMAR
Registered Office Street Address:	102 BISHOP RD ROCKPORT, TX 78382

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	VARUN KUMAR 102 BISHOP RD ROCKPORT, TX 78382 Source: CPA	

WGS84 ±12ft 28.00832, -97.06347 6 ft ±10ft °T SW201 ±10



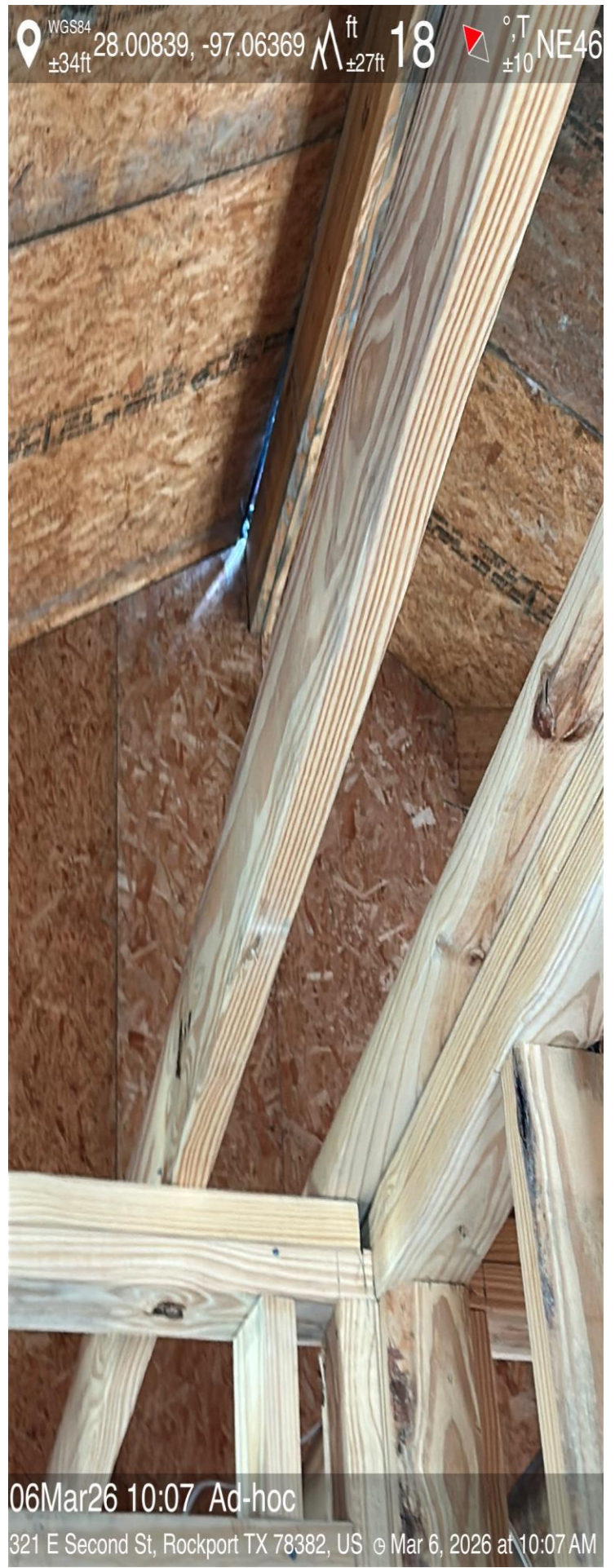
12Mar26 13:48 Ad-hoc 1801 S Mathis St, Rockport TX 78382, US © Mar 12, 2026 at 1:48 PM

WGS84 ±16ft 28.00839, -97.06360 27 ft ±13ft °T SW201 ±10



12Mar26 13:48 Ad-hoc 1801 S Mathis St, Rockport TX 78382, US © Mar 12, 2026 at 1:48 PM









WGS84 28.00838, -97.06366 ft 16
±29ft ±15ft °,T NW343
±10

06Mar26 10:08 Ad-hoc
1801 S Mathis St, Rockport TX 78382, US ☉ Mar 6, 2026 at 10:08 AM



WGS84 28.00861, -97.06377 ft 21
±21ft ±19ft °,T N13
±10

06Mar26 10:12 Ad-hoc
321 E Second St, Rockport TX 78382, US ☉ Mar 6, 2026 at 10:12 AM