

BUILDING & STANDARDS COMMISSION PACKET

November 1, 2022

BUILDING & STANDARDS COMMISSION AGENDA

Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Tuesday, November 1, 2022, at 5:30 p.m. The meeting will be held at Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas. The matters to be discussed and acted upon are as follows:

Public participation is valued and citizens wishing to express their views during the Public Hearings can electronically submit a Citizen Participation Form in order to register to speak by going to https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation, or if attending the meeting in person register at the meeting. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.

SCAN ME

Opening Agenda

1. Call meeting to order.

Public Hearings

2. Call to Order – Building and Standards Commission.

3. Administer oath to any and/or all persons providing testimony on Agenda items.

4. Conduct a Public Hearing to consider recommendation from Code Official that the Building and Standards Commission order building(s) demolished on property located at 208 Doral Lane, also known as Lot 37, Block 11, Rockport Country Club #1 Subdivision, Rockport, Aransas County, Texas; currently owned by Casey L. Stephenson and Kathryn M. Buckley.

5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 317-A South Fifth Street, also known as Lot 1 & South ½ of Lot 2, Block 3, Fulton Oaks Subdivision, Rockport, Aransas County, Texas; currently owned by Kokilakumari C. Patel.

6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 408 North Fuqua Street, also known as Lots 15 & 16, Block 118, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Delia Flores and Pablo Flores.

7. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 508 Racine Street, also known as Lot 12 & North 6' of Lot 13, Block 122, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Stevan E. Martinez and Diana P. Martinez.

8. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order East storage building demolished on property located at 524 East Mimosa Street, also known as Lots 1 through 4, Block 23, Smith & Wood

Subdivision, Rockport, Aransas County, Texas; currently owned by Jimmy D. Anders and wife.

9. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located 1004 Young Street, also known as 5.00 acres, all of Outlot 22, Doughty & Mathis Outlots, Rockport, Aransas County, Texas; currently owned by Rockport Associates I, LLC.

Regular Agenda

10. Deliberate and act on meeting Minutes from January 31, 2022, July 27, 2022 and October 10, 2022.

11. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 208 Doral Lane, also known as Lot 37, Block 11, Rockport Country Club #1 Subdivision, Rockport, Aransas County, Texas; currently owned by Casey L. Stephenson and Kathryn M. Buckley.

12. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 317-A South Fifth Street, also known as Lot 1 & South ½ of Lot 2, Block 3, Fulton Oaks Subdivision, Rockport, Aransas County, Texas; currently owned by Kokilakumari C. Patel.

13. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 408 North Fuqua Street, also known as the Lots 15 & 16, Block 118, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Delia Flores and Pablo Flores.

14. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 508 Racine Street, also known as Lot 12 & North 6' of Lot 13, Block 122, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Stevan E. Martinez and Diana P. Martinez.

15. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 524 East Mimosa Street, also known as Lots 1 through 4, Block 23, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Jimmy D. Anders and wife.

16. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1004 Young Street, also known as 5.00 acres, all of Outlot 22, Doughty & Mathis Outlots, Rockport, Aransas County, Texas; currently owned by Rockport Associates I, LLC.

17. Adjournment.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213, ext. 225 or FAX (361) 790-5966 or email

citysec@cityofrockport.com for further information. Braille is not available.

In accordance with the requirements of Texas Government Code Section 551.127, a member of the governing body may participate in this meeting from a remote location. A quorum of the governing body as well as the presiding officer shall be physically present at the above posted location, which shall be open to the public. Those participating remotely shall be visible and audible to the public for all open portions of the meeting. A member of a governmental body who participates in a meeting remotely as provided by law, shall be counted as present at the meeting for all purposes.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Thursday, October 27, 2022 at 10:30 a.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Teresa Valdez, City Secretary

PUBLIC HEARING
BUILDING STANDARDS COMMISSION

NOTICE is hereby given that the Rockport Building Standards Commission will hold a Public Hearing on Tuesday, November 1, 2022, at 5:30 p.m. at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas. The Building and Standards Commission will consider recommendations from the City of Rockport Code Enforcement Officer to order building(s) demolished on the following properties:

208 Doral Lane, also known as Lot 37, Block 11, Rockport Country Club #1 Subdivision, Rockport, Aransas County, Texas; currently owned by Casey L. Stephenson & Kathryn M. Buckley.

317-A South Fifth Street, also known as Lot 1 & South ½ of Lot 2, Block 3, Fulton Oaks Subdivision, Rockport, Aransas County, Texas; currently owned by Kokilakumari C. Patel.

408 North Fuqua Street, also known as the Lots 15 & 16, Block 118, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Delia ETVIR Pablo Flores.

508 Racine Street, also known as Lot 12 & North 6' of 13, Block 122, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Stevan E. and Diana P. Martinez.

524 East Mimosa Street, also known as Lots 1 through 4, Block 23, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Jimmy D. Anders, and wife.

1004 Young Street, also known as 5.00 acres, all of Outlot 22, Doughty & Mathis Outlots, Rockport, Aransas County, Texas; currently owned by Rockport Associates I, LLC.

Purpose of the meeting is to review violations of the City of Rockport, Chapter 22, Buildings and Building Regulations, Article X Unsafe Building Abatement, Section 22-347. Conditions constituting a substandard or dangerous building, which includes but is not limited to, unsecured doors and/or broken windows, 50 percent or more damage or deterioration of the non-supporting enclosing or outside walls or covering, damage to structure by wind, or elements of nature. Recommendations: possible demolition of structure(s).

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) 556-5610 ext. 2385. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361)790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available.

POSTED: the 10th day of October 2022, by 5:00 p.m. on the bulletin board at the Rockport Service Center, 2751 Highway 35 Bypass, Rockport, Texas and on the website www.cityofrockport.com.

PUBLISHED: in *The Rockport Pilot* in the Saturday, October 15, 2022, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS

Teresa Valdez, City Secretary

BUILDING & STANDARDS COMMISSION MINUTES

On this the 31ST day of January 2022, the Building and Standards Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present **Members Absent**

Warren Hassinger
Janetta Davis
Ric Young
Rick Smith
Pamela Frost

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich – Assistant Director of Building and Development
Greg Stevens – Chief of Police
Spencer Yarnall – Lieutenant Rockport Police
Frank Truitt – Building Official
Mary Bellinger, Assistant to Director
Angela West – Code Enforcement Officer
Judy Emerson – Code Enforcement Officer
Jim Hargrove – Code Enforcement Officer

Guest(s) Present

None

Open Meeting

1. Meeting called to order at 5:31 p.m.

2. Deliberate and act on selection of Building and Standards Commission Member to serve as Chair.

Member Smith nominated Warren Hassinger to serve as Chairman for the Building and Standards Commission. Member Young seconded the motion. All in favor – motion carries

Public Hearing

3. Call to Order – Building and Standards Commission

4. Administer oath to any and /or all persons providing testimony on Agenda items.

Chairman Hassinger administered oath to Angela West.

5. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 106 East Cornwall Street, also known as Lot 3, Block 13, Hunter Subdivision, Rockport, Aransas County, Texas; currently owned by Alfredo S. Orosco and wife.

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 6.

6. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 109 Saint Peter, also known as Lot 3, New Benda, Rockport, Aransas County, Texas; currently owned by Ngoc Minh Hoang (50.0% Undivided Interest) and Thi-Thuc Nguyen (50% Undivided Interest).

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 7.

7. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 520 East Linden Street, also known as Lot 16, Block 264, Smith and Wood Division, Rockport, Aransas County, Texas; currently owned by Walter Johnson and wife.

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 8.

8. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 611 Young Street, also known as Lot 3-4, Block 119, Doughty & Mathis Division, Rockport, Aransas County, Texas; currently owned by Helen D. Nava.

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 9.

9. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 1903 Bay Avenue, also known as Lot 12, Block 8, Little Bay Shores Subdivision Unit #2, Rockport, Aransas County, Texas; currently owned by S. Reese Rozzell and wife.

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 10.

10. Conduct a Public Hearing to consider recommendations from City of Rockport Code Enforcement Officer that the Building and Standards Commission should order building(s) demolished on property located at 2316 Bronte Street, also known as Lots 11 & 12 & North 40' of Lot 13, Block 396, Manning Addition, Rockport, Aransas County, Texas; currently owned by Mickey Klein.

Chairman Hassinger asked if there were anyone wanting to speak? Hearing none, Chairman Hassinger closed the Public Hearing at 5:42 pm.

Regular Agenda

11. Chairman Hassinger opened the regular meeting at 5:43 pm.

12. Deliberate and act on Meeting Minutes of July 13, 2020, August 31, 2020, July 26, 2021, and August 12, 2021.

Chairman Hassinger asked for a motion to accept the meeting minutes of July 13, 2020, August 31, 2020, July 26, 2021, and August 12, 2021. Member Smith moved to accept all minutes as presented. Member Young seconded the motion. All in favor – motion carries

13. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished on property located at 106 East Cornwall Street, also known as Lot 3, Block 13, Hunter Subdivision, Rockport, Aransas County, Texas; currently owned by Alfredo S. Orosco and wife.

Code Enforcement Officer Angela West presented her findings.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Smith moved to accept the recommendation for the Code Enforcement Officer to demolish all building (s) and clean and clear all debris on all of property located at 106 East Cornwall Street. Member Young seconded the motion. A roll call vote was taken. All in favor – motion carries

14. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished, on property located at 109 Saint Peter, also known as Lot 3, New Benda, Rockport, Aransas County, Texas; currently owned by Ngoc Minh Hoang (50.0% Undivided Interest) and Thi-Thuc Nguyen (50% Undivided Interest).

Code Enforcement Officer Angela West presented her findings.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Frost moved to accept the recommendation for the Code Enforcement Officer to demolish all building (s) and clean and clear all debris including the Recreation Vehicle on all of property located at 109 Saint Peter. Member Smith seconded the motion. A roll call vote was taken. All in favor – motion carries

15. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished, on property located at 520 East Linden Street, also known as Lot 16, Block 264, Smith and Wood Division, Rockport, Aransas County, Texas; currently owned by Walter Johnson and wife.

Code Enforcement Officer Angela West presented her findings.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Smith moved to accept the recommendation for the Code Enforcement Officer to demolish the Mobile Home only and clean and clear all debris where the mobile home is sitting on property located at 520 East Linden Street. Member Young seconded the motion. A roll call vote was taken. All in favor – motion carries

Director of Building and Development asked Code Enforcement Officer Angela West to explain the process. Code Enforcement Officer Angela West answered questions from the Commission.

16. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished on property located at 611 Young Street, also known as Lot 3-4, Block 119, Doughty & Mathis Division, Rockport, Aransas County, Texas; currently owned by Helen D. Nava.

Code Enforcement Officer Angela West presented her findings.
There was discussion about the son of the property owner demoing the structure his self.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Smith moved to accept the recommendation for the Code Enforcement Officer to demolish all building (s) and clean and clear all debris on property located at 611 Young Street. Member Young seconded the motion. A roll call vote was taken. All in favor – motion carries

17. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished on property located at 1903 Bay Avenue, also known as Lot 12, Block 8, Little Bay Shores Subdivision Unit #2, Rockport, Aransas County, Texas; currently owned by S. Reese Rozzell and wife.

Code Enforcement Officer Angela West presented her findings.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Young moved to accept the recommendation for the Code Enforcement Officer to demolish all building (s) and clean and clear all debris on property located at 1903 Bay Avenue. Member Smith seconded the motion. A roll call vote was taken. All in favor – motion carries

18. Deliberate and act on recommendation from the Code Enforcement Officer that the Building and Standards Commission order building(s) demolished on property located at 2316 Bronte Street, also known as Lots 11 & 12 & North 40' of Lot 13, Block 396, Manning Addition, Rockport, Aransas County, Texas; currently owned by Mickey Klein.

Code Enforcement Officer Angela West presented her findings.

Chairman Hassinger asked there were any other questions or comments? Hearing none, Chairman Hassinger asked for a motion.

MOTION:
Member Frost moved to accept the recommendation for the Code Enforcement Officer to demolish all building (s) and clean and clear all debris on property located at 2316 Bronte Street. Member Davis seconded the motion. A roll call vote was taken. All in favor – motion carries

Chairman Hassinger explained that if anyone attended the meeting by Zoom would like to file an appeal, they can contact Code Enforcement Officer Angela West.

Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:20 pm.

Prepared by: _____
Judy Emerson, Code Enforcement Officer

Approved by: _____
Warren Hassinger, Chairman

BUILDING & STANDARDS COMMISSION MINUTES

On this the 27TH day of July 2022, the Building and Standards Commission held a Meeting at 5:30 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present	Members Absent
Warren Hassinger	Ric Young
Janetta Davis	Pamela Dixon Frost
Brandi Picton	Matthew Grimes
Rick Smith	

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich – Assistant Director of Building and Development
Greg Stevens – Chief of Police
Dennis Paine – Administration Lieutenant Rockport Police
Frank Truitt – Building Official
Belinda Garcia - Assistant to Director

Guest(s) Present

9

Open Meeting

1. Meeting called to order at 5:30 p.m.

Public Hearing

2. Call to Order – Building and Standards Commission
3. Administer oath to any and /or all persons providing testimony on Agenda items.

   Chairman Hassinger administered oath to, Frank Truitt, Carey Dietrich, Chief Stevens, Brad Coleman, Randy Rios, Maria Fee, Mark Uhr and Pamela Montez

4. Conduct a Public Hearing to consider recommendation from Code Official that the Building and Standards Commission order building(s) demolished on property located at 123 Turtle Bayou Road, also known as 1.444 acres, West of Intracoastal Canal, Alfred Morris Survey Abstract 151, Rockport, Aransas County, Texas; currently owned by Texas Mineral Trust.

Chairman Hassinger asked if anyone had any comments. George Bradford Coleman and Building Official Frank Truitt spoke, Chairman Hassinger moved to item number 5.

5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 401 East Laurel Street, also known as 14' of Lot 6, Lots 7-12, & West ½ of Lots 13-16, Block 36, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Marty Kroesche Enterprises Inc.

Chairman Hassinger asked if anyone had any comments. Assistant Director of Building and Development Carey Dietrich spoke, Chairman Hassinger moved to item number 6.

6. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 513 North Church Street, also known as the North 19' of Lot 5, Lot 6, and South 14' of Lot 7, Block 33, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Pamela A Montez.

Chairman Hassinger asked if anyone had any comments. Pamela Montez spoke, Chairman Hassinger moved to item number 7.

7. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1024 South Pearl Street, also known as Lot 18, Block 2, Stewart Subdivision, Rockport, Aransas County, Texas; currently owned by Randy Rios.

Chairman Hassinger asked if anyone had any comments. Randy Rios spoke, Chairman Hassinger moved to item number 8.

8. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1131 Water Street, also known as Lots 7, 8, 15, & 16, Block 27, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Fulshear Ventures LLC.

Chairman Hassinger asked if anyone had any comments. Chairman Hassinger read statements from Irene Dubieka and Lorraine Alleman. Maria Fee, Mark Uhr and Building Official, Frank Truitt spoke, Chairman Hassinger moved to item number 9

9. WITHDRAWN FROM AGENDA. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located 1214 Gagon Street, also known as Lots 13 & 14, Block 264, S5550 Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Joann Firsdon.

Chairman Hassinger asked if anyone had any comments. Hearing none, Chairman Hassinger moved to item number 10.

10. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located 1222 Gagon Street, also known as Lot 12, Block 264, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Teddy C. Wright and wife Susan J. Wright.

Chairman Hassinger asked if anyone had any comments, Assistant Director of Building and Development, Carey Dietrich and Chief of Police, Greg Stevens, spoke. Chairman Hassinger moved to item number 11

11. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located 3404 Highway 35 South, also known as, Northerly Portion of Lot 1 (10 acres), Bays of Rockport Subdivision, Rockport, Aransas County, Texas; currently owned by George Bradford Coleman.

Chairman Hassinger asked if anyone had any comments, George Bradford Coleman and Building Official Frank Truitt spoke, Chairman Hassinger moved to item number 12.

12. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located 3404 Highway 35 South, also known as, Northerly Portion of Lot 1 (10 acres), Bays of Rockport Subdivision, Rockport, Aransas County, Texas; currently owned by George Bradford Coleman.

Chairman Hassinger asked if anyone had any comments. George Bradford Coleman and Building Official Frank Truitt spoke.

Chairman Hassinger asked if there were anyone wanting to speak? Hearing none, Chairman Hassinger closed the Public Hearing at 6:16 pm.

Regular Agenda

Chairman Hassinger opened the regular meeting at 6:17 pm.

13. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 123 Turtle Bayou Road, also known as 1.444 acres, West of Intracoastal Canal, Alfred Morris Survey Abstract 151, Rockport, Aransas County, Texas; currently owned by Texas Mineral Trust.

MOTION:
Member Davis moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on all of property located at 123 Turtle Bayou Road. Member Picton seconded the motion. A roll call vote was taken. All in favor – motion carries

14. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 401 East Laurel Street, also known as 14' of Lot 6, Lots 7-12, & West ½ of Lots 13-16, Block 36, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Marty Kroesche Enterprises Inc.

MOTION:
Assistant Director of Building & Development, Carey Dietrich explained that the owner said he will be demolishing the structures, the board should still issue the demolition orders. Member Picton moved to accept the recommendation from the Code Official, to demolish all building (s) and clean and clear all debris on all of property located at 401 E Laurel St. Member Smith seconded the motion. A roll call vote was taken. All in favor – motion carries

15. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 513 North Church Street, also known as the North 19' of Lot 5, Lot 6, and South 14' of Lot 7, Block 33, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Pamela A Montez.

MOTION:
Assistant Director of Building & Development, Carey Dietrich explained that no work has begun to rehab the structure, Ms. Montez answered questions from the Commission. Member Smith moved to accept the recommendation from the Code Official, to demolish the structure (s) and clean and clear all debris on all of property located at 513 N Church St. Member Davis seconded the motion. A roll call vote was taken. All in favor – motion carries

16.Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1024 South Pearl Street, also known as Lot 18, Block 2, Stewart Subdivision, Rockport, Aransas County, Texas; currently owned by Randy Rios.

MOTION:
Member Smith moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on all of property located at 1024 S Pearl. Member Davis seconded the motion. A roll call vote was taken. All in favor – motion carries

17.Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1131 Water Street, also known as Lots 7, 8, 15, & 16, Block 27, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Fulshear Ventures LLC.

MOTION:
Member Davis moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on property located at 1131 Water Street. Member Smith seconded the motion. A roll call vote was taken. All in favor – motion carries

18. WITHDRAWN FROM AGENDA Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1214 Gagon Street, also known as Lots 13 & 14, Block 264, S5550 Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Joann Firsdon.

MOTION:
No action needed.

19.Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1222 Gagon Street, also known as Lot 12, Block 264, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Teddy C. Wright and wife Susan J. Wright.

MOTION:
Member Smith moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on property located at 1222 Gagon Street. Member Davis seconded the motion. A roll call vote was taken. All in favor – motion carries

20.Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 3404 Highway 35 South, also known as, Northerly Portion of Lot 1 (10 acres), Bays of Rockport Subdivision, Rockport, Aransas County, Texas; currently owned by George Bradford Coleman.

MOTION:
Member Picton moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on property located at 3404 Highway 35 South. Member Smith seconded the motion. A roll call vote was taken. All in favor – motion carries

21.Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 3502-3508 Highway 35 South, also known as 16.9 acres, C. S. Zenn Survey Abstract 226, Rockport, Aransas County, Texas; currently owned by Gulfside Corporation.

MOTION:
Member Smith moved to accept the recommendation from the Code Official to demolish all building (s) and clean and clear all debris on property located at 3502-3508 Highway 35 S. Member Davis seconded the motion. A roll call vote was taken. All in favor – motion carries

22. Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 7:12 pm.

Prepared by: _____

Approved by: _____
Warren Hassinger, Chairman

BUILDING & STANDARDS COMMISSION MINUTES

On this Monday 10th day of October 2022, the Building and Standards Commission held a Meeting at 5:30 p.m. The meeting will be held at Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Members Present	Members Absent
Warren Hassinger	Brandi Picton
Janetta Davis	
Patt Bemrose	
Rick Smith	

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich, Community Planner
Frank Truitt – Building Official
Angela West – Code Enforcement Officer
Judy Emerson-Code Enforcement Officer
Belinda Garcia- Administrative Coordinator
Tommy Sauceda – IT
Gregg Stevens- Chief of Police
Spencer Yarnall- Police Officer
Brad Brundrett - Councilman

Guest(s) Present

Four (4)

Open Agenda

1. Meeting called to order at 5:57 p.m.

Regular Agenda

2. Discussion, Deliberation, and Possible Action on reports from the Code Officials to the Building and Standards Commission regarding the following properties:
   Angie West gave the report.

   a. Report from the Code Official on the property located at 123 Turtle Bayou Road, also known as 1.444 acres, West of Intracoastal Canal, Alfred Morris Survey Abstract 151, Rockport, Aransas County, Texas; currently owned by Texas Mineral Trust.
   CE Officer West spoke-new owner cleaning up

b. Report from the Code Official on property located at 401 East Laurel Street, also known as the 14' of Lot 6, Lots 7-12, & West ½ of Lots 13-16, Block 36 Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Marty Kroesche Enterprises Inc.
CE Officer West spoke- Owner Complied.

c. Report from the Code Official on property located at 513 North Church Street, also know as the North 19' of Lot 5, Lot 6, and South 14' of Lot 7, Block 33, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Pamela A. Montez.
CE Officer West spoke- City Demolished.

d. Report from the Code Official on property located at 1024 South Pearl Street, also known as Lot 18, Block 2, Stewart Subdivision, Rockport, Aransas County, Texas; currently owned by Randy Rios.
CE Officer West spoke- City Demolished.

e. Report from the Code Official on property located at 1131 Water Street, also known as Lots 7, 8, 15, & 16, Block 27, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Fulshear Ventures LLC.
CE Officer West spoke- Owner wishes to speak to the Board.
Marie Fee, Rocky, Police Chief Stevens & Councilman Brundrett spoke-- no action taken.

f. Report from the Code Official on property located at 1222 Gagon Street, also known as Lot 12, Block 264, Smith & Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Teddy C. Wright and wife Susan J. Wright.
CE Officer West spoke- City Demolished.

g. Report from the Code Official on property located at 3404 Highway 35 South, also known as, Northerly Portion of Lot 1 (10 acres), Bays of Rockport Subdivision, Rockport, Aransas County, Texas; currently owned by George Bradford Coleman.
CE Officer West spoke- Owner requests he speak to the Board
Mr. Coleman spoke, Police Chief Stevens spoke to remove by end of next week Friday 21, 2022, at 5:00pm.

h. Report from the Code Official on property located at 3502-3508 Hwy 35 South, also known as 16.9 acres, C. S. Zenn Survey Abstract 226, Rockport, Aransas County, Texas; currently owned by Gulfside Corporation.
CE Officer West spoke-new owner cleaning up.

Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 5:43 pm.

Prepared by:_____

Belinda Garcia, Administrative Coordinator

Approved by: _____

Warren Hassinger, Chairman

STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2385 | Email: awest@cityofrockport.com

PROPERTY ADDRESS/LOCATION
208 Doral Lane

APPLICANT/PROPERTY OWNER
Casey L. Stephenson & Kathryn M. Buckley

LEGAL DESCRIPTION
ROCKPORT COUNTRY CLUB #1, BLOCK 11, LOT 37

PUBLIC HEARING/HEARING DATE(S)
1st Hearing - Tuesday, November 1, 2022

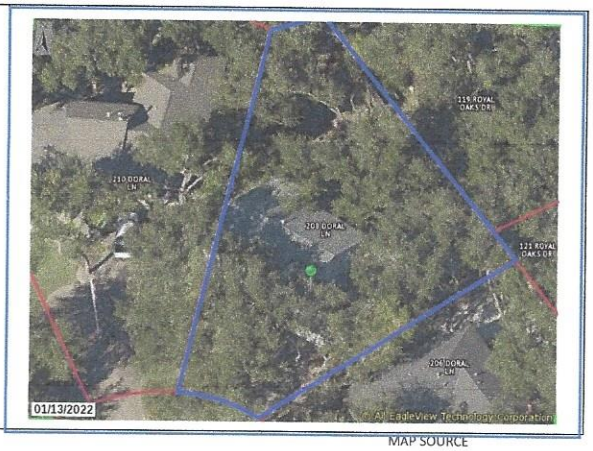
BRIEF SUMMARY OF REQUEST

This property has one two-story house with attached garage located on it. The structure was damaged during Hurricane Harvey in 2017. The structure has remained vacant and in need of repairs since that time.

The structure appears to be secure and has remained secure when performing inspections at location.

The city utilities were disconnected 7/9/2019. The city utilities were re-established in error on 9/1/2022 and disconnected 9/15/2022. AEP records indicate an active account currently.

Officer is requesting that the structure be demolished due to owner's inability to repair the structure since 2017.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1	3399SQFT 2-story home with attached garage and covered porch	93.82' X 122.77' 11517 SQFT Lot 0.2644 Acres

STAFF RECOMMENDATION

REPAIR | **REPAIR WITH CONDITIONS** | **DEMOLISH**

PROPERTY HISTORY

03/11/21 OIT HARGROVE AND EMERSON INSPECTED COMPLAINT OF ABANDONED STRUCTURE, STRUCTURE DOES NOT APPEAR ABANDONED, MANY ISSUES TO ADDRESS, NOTE 11 PICS AT 3:02. NOTED CATTLE TROUGH IN BACK YARD WITH NUMEROUS CANS OF GAS, NOTED. HONEYBEES HAVE INFESTED STRUCTURE BETWEEN BRICK AND SECOND FLOOR.
3/23/21 OFFICER WEST RECEIVED EMAIL COPY OF COMPLAINT LETTER FROM DIRECTOR DONOHO. OFFICER INFORMED MR. DONOHO THAT WE ARE ALREADY IN THE PROCESS OF INVESTIGATING THE ISSUES AT THIS LOCATION. OFFICER WILL RE-INSPECT LOCATION 3/24/21 TO VERIFY VIOLATIONS AND PROCEED WITH CASES.
4/27/21 OFFICER WEST RECEIVED TELEPHONE MESSAGE FROM CASEY STEPHENSON, [redacted]. OFFICER RETURNED CALL AND LEFT MESSAGE. MR. STEPHENSON CALLED BACK AND WE DISCUSSED HIS SITUATION WITH THE PROPERTY. *HE STATE HE HAD PURCHASED THE PROPERTY IN A STATE OF NEEDING REPAIRS*. THEN HURRICANE HARVEY DID ADDITIONAL DAMAGE TO THE STRUCTURE. HE THEN HAD TO FIGHT HIS INSURANCE COMPANY. OFFICER EXPLAINED THAT WE NEED THE EXTERIOR TO BE SECURED FROM WEATHER AND VERMIN. THE SOFITS NEED TO BE REPAIRED AND THE SIDING ON THE SECOND STORY NEEDS TO BE INSTALLED. OFFICER WILL CONTINUE TO MONITOR PROPERTY.
5/4/21 OFFICER WEST RE-INSPECTED LOCATION @ 9:45 A.M. (4 PICS TAKEN) OFFICER OBSERVED NO CHANGES TO STRUCTURE AT THIS TIME.
9/12/22 OFFICER WEST RE-INSPECTED LOCATION @ 2:42 P.M. (9 PICS TAKEN) OFFICER POSTED NOTICE TO DOOR OF STRUCTURE AND MAILED NEW NOTICE OF VIOLATION TO PROPERTY OWNERS AT THIS ADDRESS AND ANOTHER ADDRESS IN ROCKPORT. OFFICER ALSO SENT NOTICE TO POSSIBLE LIENHOLDER ON TITLE SEARCH. RE-INSPECT IN 30 DAYS ON 10/13/22.
9/14/22 OFFICER WEST RECEIVED EMAIL FROM NEIGHBOR IN REGARDS TO NEW NOTICE THAT WAS POSTED. SHE WANTED TO KNOW WHAT THE PROCESS WILL BE FROM THIS POINT FORWARD. OFFICER EMAILED HER BACK WITH THE STEPS INVOLVED TO TAKE STRUCTURE TO THE COMMISSION.
10/19/22-OFFICER EMERSON PLACED NOTICE FOR THE PUBLIC HEARING ON THE STRUCTURE @ 12:18 PM (2 PICS)

SEE ATTACHED SUPPORTING DOCUMENTS
EXHIBITS B - FF

Exhibit B

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number [redacted] New Occupant

Zone 01 ** Notes **

Address 208 DORAL LN

Name STEPHENSON, CASEY

General Metered Non-Metered Financial Information Comments History Consumption History Service Orders Devices Notifications

Occupant	Number	Action	Status	Job Code	Job Date	Comp Date
02	134479	Disconnect	Complete	OFF	09/15/2022	09/15/2022
02	134476	Connect	Complete	ON	09/01/2022	09/01/2022
02	019208	Disconnect	Complete	OFF	07/09/2019	07/09/2019
02	079981	Service Change	Complete	GSON	08/21/2012	08/21/2012
02	076614	Connect	Complete	ON	02/01/2012	02/01/2012

Service Order Maintenance - (Drill Down)

File Edit Options Help

Service

Order # 19208 Complete Void

Address [redacted] 208 DORAL LN

Job

Code OFF - TURN OFF WATER SER Action Disconnect

Date 7/09/2019 04:44 PM Status Completed

General Metered Non-Metered Notes Charges Costs Footprint

Current Occupant

02 - STEPHENSON, CASEY

Transfer

Forward 208 DORAL, ROCKPORT, TX, 78382

Force Out $

Assignment

Group WA Issued By JZ

Staff JOANNA ZAMDI

Priority 1

New Occupant

$

Requested By

Current Occupant

New Occupant

Other Edit

Completion

Date 7/09/2019

Time 04:45 PM

Effective Date 7/09/2019

Hours

Mileage

Clear

View awest

Exhibit C

Service Order Maintenance - (Drill Down)

File Edit Options Help

Service

Order # 134476 Complete Void

Address [redacted] 208 DORAL LN

Job

Code ON - TURN ON WATER SERVI Action Connect

Date 9/01/2022 02:34 PM Status Completed

General | Metered | Non-Metered | Notes | Charges | Costs | Footprint

Current Occupant

Transfer

Forward

Force Out $

Assignment

Group WA Issued By TS

Staff CSURBER

Priority 1

New Occupant

02 - STEPHENSON, CASEY

$

Requested By

Current Occupant

New Occupant

Other Edit

Completion

Date 9/01/2022

Time 02:35 PM

Effective Date 9/01/2022

Hours

Mileage

Service Order Maintenance - (Drill Down)

File Edit Options Help

Service

Order # 134479 Complete Void

Address [redacted] 208 DORAL LN

Job

Code OFF - TURN OFF WATER SER Action Disconnect

Date 9/15/2022 02:41 PM Status Completed

General | Metered | Non-Metered | Notes | Charges | Costs | Footprint

Current Occupant

02 - STEPHENSON, CASEY

Transfer

Forward 208 DORAL, ROCKPORT, TX, 78382

Force Out $

Assignment

Group WA Issued By TS

Staff CSURBER

Priority 1

New Occupant

$

Requested By

Current Occupant

New Occupant

Other Edit

Completion

Date 9/15/2022

Time 02:41 PM

Effective Date 9/15/2022

Hours

Mileage

Exhibit D

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to [redacted] from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Aransas CAD

Property Search Results > 31299 STEPHENSON CASEY L for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	31299	Legal Description:	ROCKPORT COUNTRY CLUB #1, BLOCK 11, LOT 37
Geographic ID:	5212-011-037-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	R 1		
Property Use Description:	1ST SINGLE FAMILY DWELLING DISTRICT		

Location

Address:	208 DORAL LN ROCKPORT, TX 78382	Mapsco:	
Neighborhood:		Map ID:	A-4-RCC
Neighborhood CD:	S5212		

Owner

Name:	STEPHENSON CASEY L	Owner ID:	70590
Mailing Address:	& BUCKLEY KATHRYN M 208 DORAL LN ROCKPORT, TX 78382-6913	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
(=) Market Value:	=	N/A	
(–) Ag or Timber Use Value Reduction:	–	N/A	
(=) Appraised Value:	=	N/A	
(–) HS Cap:	–	N/A	
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: STEPHENSON CASEY L
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CRO	CITY OF ROCKPORT	N/A	N/A	N/A	N/A
GAR	ARANSAS COUNTY	N/A	N/A	N/A	N/A
NVD	NAVIGATION DIST	N/A	N/A	N/A	N/A
SAR	ARANSAS CO ISD	N/A	N/A	N/A	N/A
XSP	COUNTY ROAD & FLOOD	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2712.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	5MV- - *	BRICK	1984	1498.0
MA2	2ND FLOOR	* - *	BRICK	1984	1214.0
GA	ATT'D GARAGE-CONTRIBUTORY,SIMILAR TO MA CONSTRUCTI	* - *	BRICK	1984	627.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *	BRICK	1984	60.0
C	CONCRETE	* - *		1984	25.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	GN	OFF FAIRWAY	0.2644	11517.00	93.82	122.77	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$96,650	$57,590	0	154,240	$7,358	$146,882
2021	$94,080	$47,450	0	141,530	$8,001	$133,529
2020	$75,320	$46,070	0	121,390	$0	$121,390
2019	$75,320	$46,070	0	121,390	$0	$121,390
2018	$86,840	$34,550	0	121,390	$0	$121,390
2017	$178,710	$34,550	0	213,260	$0	$213,260
2016	$173,740	$34,550	0	208,290	$0	$208,290
2015	$176,150	$34,550	0	210,700	$0	$210,700
2014	$180,980	$34,550	0	215,530	$0	$215,530
2013	$180,870	$34,550	0	215,420	$0	$215,420
2012	$108,520	$34,550	0	143,070	$0	$143,070
2011	$108,520	$34,550	0	143,070	$0	$143,070
2010	$108,520	$46,070	0	154,590	$0	$154,590
2009	$131,180	$46,070	0	177,250	$0	$177,250

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/28/2011	WDVL	WARRANTY DEED VENDOR'S LIEN	STARKE M C	STEPHENSON CASEY L			320972
2	4/4/2000	WD	WARRANTY DEED	KOONCE JAMES H ETUX MARY C	STARKE M C			232305
3	12/21/1993	GWDVL	GENERAL WARRANTY DEED VENDOR'S LIEN	WHITE MARK ALLAN ETUX	KOONCE JAMES H ETUX	192270	194116	0

MARY C

Tax Due

Property Tax Information as of 10/10/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	CITY OF ROCKPORT	$141,882	$536.53	$0.00	$536.53	$0.00	$0.00	$536.53
2022	ARANSAS COUNTY	$141,882	$425.46	$0.00	$425.46	$0.00	$0.00	$425.46
2022	NAVIGATION DIST	$146,882	$59.39	$0.00	$59.39	$0.00	$0.00	$59.39
2022	ARANSAS CO ISD	$106,882	$1067.86	$0.00	$1067.86	$0.00	$0.00	$1067.86
2022	COUNTY ROAD & FLOOD	$143,882	$84.23	$0.00	$84.23	$0.00	$0.00	$84.23
	2022 TOTAL:		**$2173.47**	**$0.00**	**$2173.47**	**$0.00**	**$0.00**	**$2173.47**
2021	CITY OF ROCKPORT	$128,529	$504.76	$504.76	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$128,529	$420.16	$420.16	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$133,529	$60.31	$60.31	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$108,529	$1010.95	$1010.95	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$130,529	$86.17	$86.17	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$2082.35**	**$2082.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$116,390	$490.37	$490.37	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$116,390	$419.92	$419.92	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$121,390	$60.42	$60.42	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$96,390	$944.91	$944.91	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$118,390	$86.14	$86.14	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$2001.76**	**$2001.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$116,390	$488.94	$488.94	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$116,390	$437.34	$437.34	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$121,390	$63.13	$63.13	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$96,390	$992.82	$992.82	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$118,390	$89.61	$89.61	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$2071.84**	**$2071.84**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$116,390	$461.59	$461.59	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$116,390	$526.04	$526.04	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$121,390	$72.62	$72.62	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$96,390	$1121.91	$1121.91	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$118,390	$97.71	$97.71	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$2279.87**	**$2279.87**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$208,260	$803.14	$803.14	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$208,260	$695.33	$695.33	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$213,260	$108.26	$108.26	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$188,260	$2191.22	$2191.22	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$210,260	$146.00	$146.00	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$3943.95**	**$3943.95**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$203,290	$791.37	$791.37	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$203,290	$676.07	$676.07	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$208,290	$109.61	$109.61	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$183,290	$2143.61	$2143.61	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$205,290	$148.59	$148.59	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$3869.25**	**$3869.25**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKPORT	$205,700	$750.51	$750.51	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$205,700	$643.93	$643.93	$0.00	$0.00	$0.00	$0.00

2015	NAVIGATION DIST	$210,700	$110.64	$110.64	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$185,700	$2146.69	$2146.69	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$207,700	$150.41	$150.41	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$3802.18**	**$3802.18**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKPORT	$210,530	$705.65	$705.65	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$215,530	$115.55	$115.55	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$200,530	$2318.31	$2318.31	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$212,530	$157.48	$157.48	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$210,530	$653.85	$653.85	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$3950.84**	**$3950.84**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS CO ISD	$215,420	$2499.93	$2499.93	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS COUNTY	$215,420	$644.26	$644.26	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$215,420	$164.16	$164.16	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$215,420	$705.99	$705.99	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$215,420	$118.77	$118.77	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$4133.11**	**$4133.11**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	CITY OF ROCKPORT	$143,070	$466.15	$466.15	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$143,070	$79.82	$79.82	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$143,070	$110.67	$110.67	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS COUNTY	$143,070	$434.52	$434.52	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$143,070	$1658.73	$1658.73	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$2749.89**	**$2749.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	ARANSAS CO ISD	$143,070	$1620.09	$1620.09	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$143,070	$79.79	$79.79	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKPORT	$143,070	$441.92	$441.92	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS COUNTY	$143,070	$434.52	$434.52	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$143,070	$95.20	$95.20	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$2671.52**	**$2671.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	COUNTY ROAD & FLOOD	$154,590	$99.93	$99.93	$0.00	$0.00	$0.00	$0.00
2010	CITY OF ROCKPORT	$154,590	$479.24	$479.24	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$154,590	$84.64	$84.64	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS COUNTY	$154,590	$456.26	$456.26	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$154,590	$1687.71	$1687.71	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$2807.78**	**$2807.78**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	CITY OF ROCKPORT	$177,250	$529.41	$529.41	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$177,250	$108.21	$108.21	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$177,250	$493.95	$493.95	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$177,250	$1922.90	$1922.90	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$177,250	$92.86	$92.86	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$3147.33**	**$3147.33**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	COUNTY ROAD & FLOOD	$177,250	$126.57	$126.57	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS CO ISD	$177,250	$1922.90	$1922.90	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$177,250	$94.50	$94.50	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$177,250	$413.81	$413.81	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKPORT	$177,250	$529.98	$529.98	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$3087.76**	**$3087.76**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	NAVIGATION DIST	$233,480	$127.32	$127.32	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKPORT	$233,480	$651.41	$651.41	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$233,480	$110.90	$110.90	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$233,480	$2532.91	$2532.91	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$233,480	$503.58	$503.58	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$3926.12**	**$3926.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	COUNTY ROAD & FLOOD	$211,970	$92.36	$92.36	$0.00	$0.00	$0.00	$0.00

2006	ARANSAS CO ISD	$211,970	$2959.74	$2959.74	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$211,970	$84.36	$84.36	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$211,970	$517.84	$517.84	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$211,970	$497.79	$497.79	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$4152.09**	**$4152.09**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	CITY OF ROCKPORT	$194,690	$496.27	$496.27	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$194,690	$543.73	$543.73	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$194,690	$87.34	$87.34	$0.00	$0.00	$0.00	$0.00
2005	NAVIGATION DIST	$194,690	$90.02	$90.02	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$194,690	$2956.18	$2956.18	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$4173.54**	**$4173.54**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	COUNTY ROAD & FLOOD	$183,430	$86.76	$86.76	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$183,430	$2783.18	$2783.18	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$183,430	$469.03	$469.03	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS COUNTY	$183,430	$540.57	$540.57	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$183,430	$91.53	$91.53	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$3971.07**	**$3971.07**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	NAVIGATION DIST	$183,430	$58.70	$58.70	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$183,430	$2879.85	$2879.85	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$183,430	$486.09	$486.09	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$183,430	$91.53	$91.53	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$183,430	$546.44	$546.44	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$4062.61**	**$4062.61**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33 Database last updated on: 10/9/2022 10:45 PM © N. Harris Computer Corporation

208 DORAL LN



EXHIBIT J

09/07/2017

208 DORAL LN



Exhibit K

01/13/2022

Exhibit L


WGS84 ±16ft
28.05067, -97.05145
ft ±10ft
14
°T ±25
N10
11Mar21 15:02 Ad-hoc
206 Doral Ln, Rockport, TX 78382, US
3/11/21, 3:02 PM

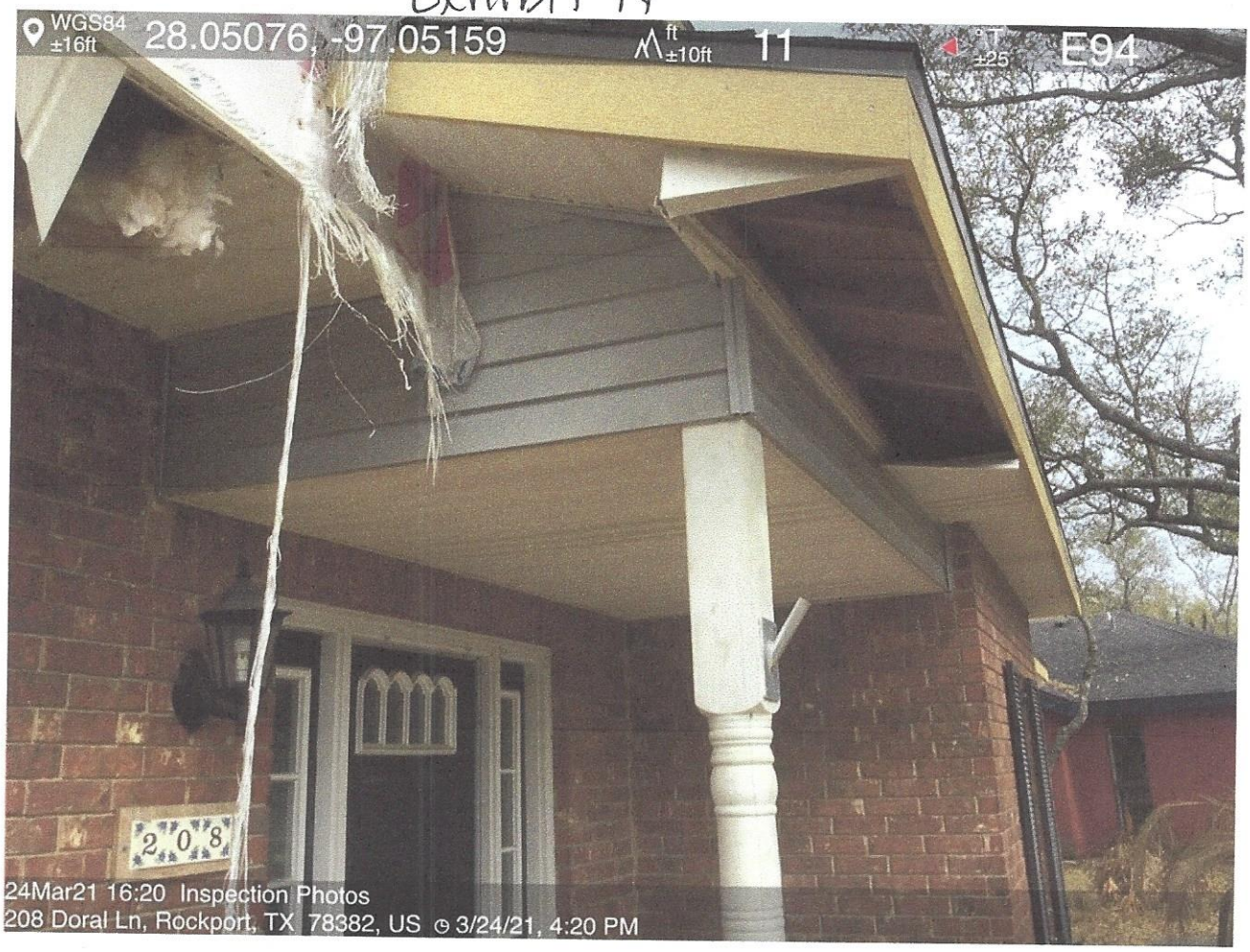

WGS84 ±16ft
28.05071, -97.05149
ft ±10ft
5
°T ±30
N352
11Mar21 15:03 Ad-hoc
208 Doral Ln, Rockport, TX 78382, US
3/11/21, 3:03 PM

Exhibit M


WGS84 ±16ft
28.05078, -97.05162
ft ±10ft
1
°T ±25
NE68
11Mar21 15:05 Ad-hoc
208 Doral Ln, Rockport, TX 78382, US 3/11/21, 3:05 PM


WGS84 ±16ft
28.05086, -97.05148
ft ±10ft
13
°T ±25
SW198
Builders FirstSource
HomeGuard
homeguardhousewrap.com
11Mar21 15:06 Ad-hoc
208 Doral Ln, Rockport, TX 78382, US 3/11/21, 3:06 PM

Exhibit N


WGS84 ±16ft
28.05076, -97.05159
ft ±10ft
11
°T ±25
E94
208
24Mar21 16:20 Inspection Photos
208 Doral Ln, Rockport, TX 78382, US 3/24/21, 4:20 PM


WGS84 ±16ft
28.05070, -97.05152
ft ±10ft
15
°T ±25
NE25
24Mar21 16:20 Inspection Photos
206 Doral Ln, Rockport, TX 78382, US 3/24/21, 4:20 PM

Exhibit O


WGS84 ±16ft
28.05068, -97.05145
ft ±10ft
18
°,T ±25
NO
24Mar21 16:19 Inspection Photos
206 Doral Ln, Rockport, TX 78382, US 3/24/21, 4:19 PM


WGS84 ±16ft
28.05067, -97.05144
ft ±10ft
20
°,T ±25
NW322
24Mar21 16:19 Inspection Photos
206 Doral Ln, Rockport, TX 78382, US 3/24/21, 4:19 PM

Exhibit P

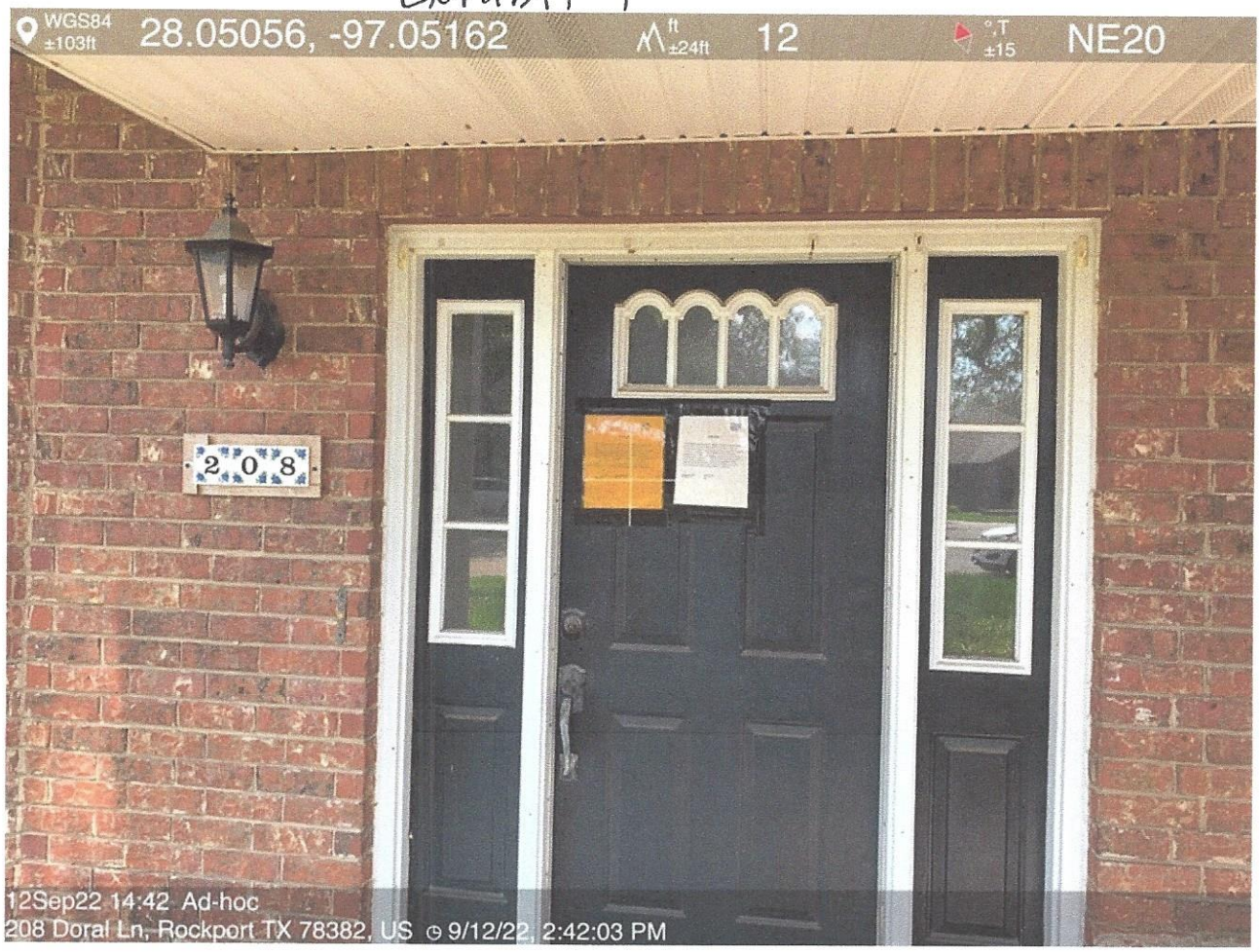

WGS84 ±103ft
28.05056, -97.05162
ft ±24ft
12
°T ±15
NE20
208
12Sep22 14:42 Ad-hoc
208 Doral Ln, Rockport TX 78382, US
9/12/22, 2:42:03 PM

Exhibit Q


WGS84 ±46ft
28.05071, -97.05154
ft ±29ft
11
°T ±15
N354
12Sep22 14:42 Ad-hoc
208 Doral Ln, Rockport TX 78382, US 9/12/22, 2:42:10 PM


WGS84 ±16ft
28.05070, -97.05145
ft ±10ft
11
°T ±14
N358
12Sep22 14:43 Ad-hoc
208 Doral Ln, Rockport TX 78382, US 9/12/22, 2:43:05 PM

Exhibit R


WGS84 ±37ft
28.05071, -97.05156
ft ±28ft
11
°,T ±14
NE24
12Sep22 14:42 Ad-hoc
208 Doral Ln, Rockport TX 78382, US 9/12/22, 2:42:15 PM

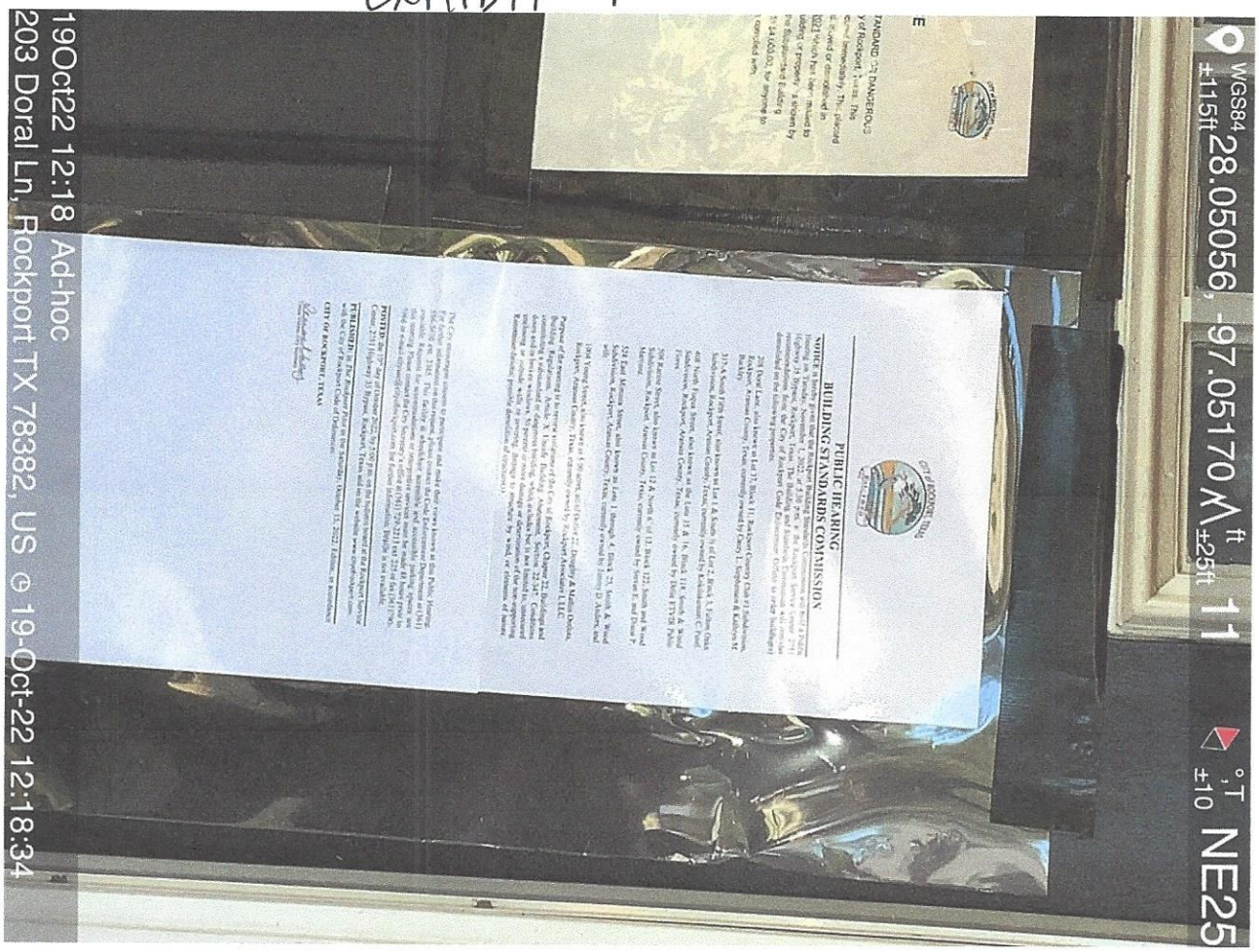

WGS84 ±16ft
28.05071, -97.05142
ft ±10ft
12
°,T ±14
N350
12Sep22 14:42 Ad-hoc
208 Doral Ln, Rockport TX 78382, US 9/12/22, 2:42:40 PM

Exhibit S


WGS84 ±174ft 28.05086, -97.05133
ft ±5ft 11
°T ±16 N12
04May21 10:01 Ad-hoc
208 Doral Ln, Rockport, TX 78382, US 5/4/21, 10:01:40 AM


WGS84 ±27ft 28.05063, -97.05155
ft ±39ft 11
±16 N11
04May21 10:01 Ad-hoc
208 Doral Ln, Rockport, TX 78382, US 5/4/21, 10:01:13 AM

Exhibit T


WGS84 ±115ft
28.05056, -97.05170
ft ±25ft
11
°,T ±10
NE25
PUBLIC HEARING
BUILDING STANDARDS COMMISSION
19Oct22 12:18 Ad-hoc
203 Doral Ln, Rockport TX 78382, US
19-Oct-22 12:18:34


WGS84 ±16ft
28.05070, -97.05154
ft ±10ft
14
°,T ±10
NE16
208
19Oct22 12:19 Ad-hoc
208 Doral Ln, Rockport TX 78382, US
19-Oct-22 12:19:02

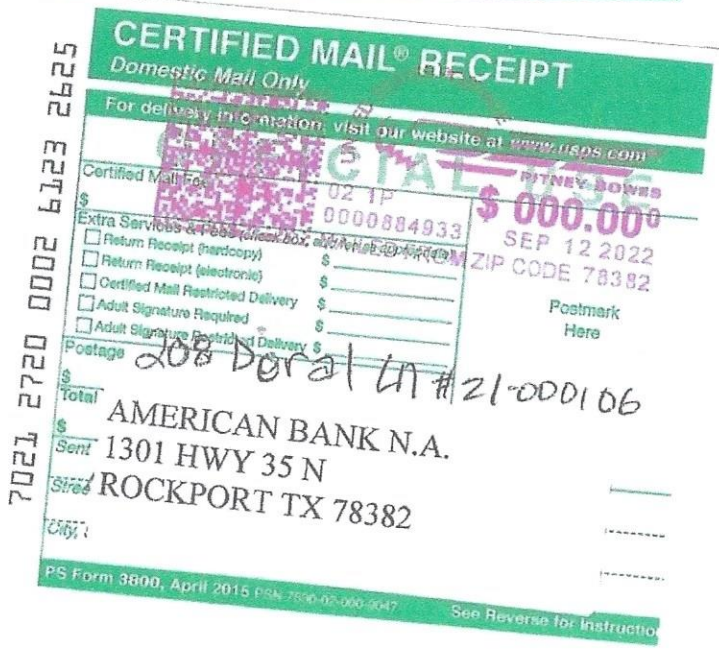
Exhibit U



CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
PITNEY BOWES
02 1P
$ 000.00⁰
0000884933
SEP 12 2022
ZIP CODE 78382
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
Sent
Street
City,
Postmark Here
208 Doral Ln #21-000106
CASEY L STEPHENSON
KATHRYN M BUCKLEY
208 DORAL LANE
ROCKPORT TX 78382
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio
7021 2720 0002 6123 2632



CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
PITNEY BOWES
02 1P
$ 000.00⁰
0000884933
SEP 12 2022
ZIP CODE 78382
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
Sent
Street
City, S
Postmark Here
208 Doral Ln 21-000106
KATHRYN M BUCKLEY
CASEY L STEPHENSON
637 STEART STREET
ROCKPORT TX 78382
PS Form 3800, April 2015
7021 2720 0002 6123 2649



CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
PITNEY BOWES
02 1P
$ 000.00⁰
0000884933
SEP 12 2022
ZIP CODE 78382
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
Sent
Street
City,
Postmark Here
208 Doral Ln #21-000106
AMERICAN BANK N.A.
1301 HWY 35 N
ROCKPORT TX 78382
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio
7021 2720 0002 6123 2625

Exhibit V

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:

AMERICAN BANK N.A.
1301 HWY 35 N
ROCKPORT TX 78382

9590 9402 7008 1225 9688 91

2. Article Number (Transfer from service label)
7021 2720 0002 6123 2625

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Marie L Mz ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 9-13

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

208 Doral Ln #21-000906

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 (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #

9590 9402 7008 1225 9688 91

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
714 E CONCHO STREET
ROCKPORT TX 78382

Exhibit W

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:

CASEY L STEPHENSON
KATHRYN M BUCKLEY
208 DORAL LANE
ROCKPORT TX 78382

9590 9402 7008 1225 9689 07

2. Article Number (Transfer from service label)
7021 2720 0002 6123 2632

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) GL CG | C. Date of Delivery 9-13-22

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

208 Doral Ln #28-000106

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

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

USPS TRACKING#

9590 9402 7008 1225 9689 07

United States Postal Service

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

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

CITY OF ROCKPORT
CODE ENFORCEMENT DIVISION
714 E CONCHO STREET
ROCKPORT TX 78382

Exhibit X

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Casey L Stephenson
Kathryn M Buckley
208 Doral Ln
Rockport, TX 78382

Case No. 21-000106
Issued: September 12, 2022
Certified Mail #: 70212720000261232632

VIOLATION LOCATION

208 DORAL LN,
Rockport, TX 78382

LEGAL DESCRIPTION

Rockport Country Club #1, Block 11, Lot 37

Dear Casey L Stephenson,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit Y

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit Z

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Kathryn M Buckley
Casey L. Stephenson
637 Steart Street
Rockport, Tx 78382

Case No. 21-000106
Issued: September 12, 2022
Certified Mail #: 40212720000261232649

VIOLATION LOCATION

208 DORAL LN,
Rockport, TX 78382

LEGAL DESCRIPTION

Rockport Country Club #1, Block 11, Lot 37

Dear Kathryn M Buckley,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit AA

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit BB

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382

Case No. 21-000106
Issued: September 12, 2022
Certified Mail #: 70212720000261232425

VIOLATION LOCATION

208 DORAL LN,
Rockport, TX 78382

LEGAL DESCRIPTION

Rockport Country Club #1, Block 11, Lot 37

Dear American Bank N.A.(Possible Lienholder),

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit CC

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."

According to the real property records of Aransas County, you **may have interest in** 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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit DD


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
US POSTAGE PITNEY BOWES
ZIP 78382
02 7H
0006090064
$ 000.001
OCT 19 2022
Certified
Extra S
Retu
Retu
Certified Mail Restricted Delivery
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
21-000106
PH
Kathryn M Buckley
Casey L Stephenson
637 Steart St.
Rockport, TX 78382
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 2720 0000 4127 2254


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
US POSTAGE PITNEY BOWES
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
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Postmark Here
PH
Casey L Stephenson
Kathryn M Buckley
208 Doral Ln.
Rockport, TX 78382
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 2720 0000 4127 2247


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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US POSTAGE PITNEY BOWES
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PH
American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 2720 0000 4127 2230

Exhibit EE

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:

Casey L Stephenson
Kathryn M Buckley
208 Doral Ln.
Rockport, TX 78382

9590 9402 7733 2152 4632 36

(Transfer from service label)

7021 2720 0000 4127 2247

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X GL CG ☐ Agent ☐ Addressee

B. Received by (Printed Name) GL CG

C. Date of Delivery 10·20·22

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

21-000106 PH

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

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

USPS TRACKING #

9590 9402 7733 2152 4632 36

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
714 E Concho St.
Rockport, TX 78382

Exhibit FF

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:

American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382

9590 9402 7733 2152 4632 29

2. Article Number (Transfer from service label)

7021 2720 0000 4127 2230

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X V. Gonzalez ☐ Agent ☐ Addressee

B. Received by (Printed Name) Ida Gonzalez
C. Date of Delivery 10/20/22

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

21-00106 PH

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

ail Restricted Delivery
0)

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

USPS TRACKING #

9590 9402 7733 2152 4632 29

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
714 E Concho St.
Rockport, TX 78382

Exhibit A

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2383 | Email: jemerson@cityofrockport.com

PROPERTY ADDRESS/LOCATION
317-A S. Fifth St.

APPLICANT/PROPERTY OWNER
Kokilakumari C Patel

LEGAL DESCRIPTION
FULTON OAKS, BLOCK 3, LOT 1 & S/2 OF 2

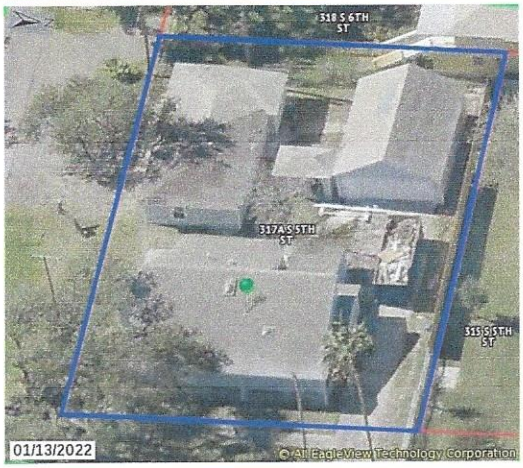
PUBLIC HEARING/HEARING DATE(S)
1st Hearing – Tuesday, November 1, 2022

BRIEF SUMMARY OF REQUEST
THIS PROPERTY HAS FOUR STRUCTURES ON IT AND THEY HAVE BEEN VACANT FOR AT LEAST 7 YEARS. THE OWNER HAS PULLED SEVERAL REMODEL PERMITS AND HAS BEEN GRANTED SEVERAL EXTENSIONS BUT THE REMODEL HAS NOT BEEN COMPLETED

ALL STRUCTURES ARE OPEN AND ACCESSIBLE TO THE PUBLIC.

THE CITY UTILITY ACCOUNT HAS BEEN INACTIVE SINCE 10/13/15, AEP DOES NOT HAVE AN ACTIVE ELECTRICAL ACCOUNT AND THERE ARE NO ELECTRIC METERS ON ANY OF THE STRUCTURES

OFFICER IS REQUESTING THAT ALL FOUR STRUCTURES BE DEMOLISHED AND ALL OVERGROWN VEGETATION, DEBRIS, JUNK & TRASH BE REMOVED AT THE TIME OF DEMOLITION.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	RESIDENTIAL	R-2	3824 SQFT FOR FOUR INDEPENDENT STRUCUTRES	78.70 X 125 9837 SQFT

STAFF RECOMMENDATION

REPAIR | REPAIR WITH CONDITIONS | DEMOLISH

PROPERTY HISTORY
THE CODES DEPARTMENT HAS HAD NUMEROUS CASES ON THIS PROPERTY SINCE 2014, THESE VIOLATIONS INCLUDE, UNSECURED STRUCTURES, UNCULTIVATED VEGETATION, JUNK & TRASH AND WORKING WITHOUT A PERMIT. THERE HAVE ALSO BEEN NUMEROUS BUILDING PERMITS FOR A GENERAL REMODEL ISSUED FOR THESE STRUCTURES SINCE 2015.
6/1/22-OFFICER RECEIVED A CALL FROM A CITIZEN ABOUT THIS PROPERTY HAVING BEEN VACANT FOR YEARS. OFFICER CALLED FRANK TRUITT, BUILDING OFFICIAL, TO GET HISTORY ON THIS PROPERTY. FRANK TRUITT SAID THAT THIS PROPERTY HAS BEEN UNDER CONSTRUCTION FOR SOME TIME. OFFICER OBSERVED THAT ALL FOUR STRUCTURES ARE UNSECURED, THE MAIN STRUCTURE & THE APARTMENT HAVE BEEN GUTTED DOWN TO THE STUDS. THERE IS ALSO A CONTRUCTION DUMPSTER ON THE PROPERTY.
6/2/22-OFFICER MAILED A NOTICE OF VIOLATION LETTER FOR ALL STRUCTURES AND ALSO POSTED NOTICES ON ALL STRUCTURES. IN THE NOTICE OF VIOLATION OFFICER STATED THAT THE OWNER MUST SPEAK WITH FRANK TRUITT REGARDING ALL STRUCTRES HAVING TO BE BROUGHT UP TO CURRENT BUILDING CODES.
6/23/22-OFFICER INSPECTED LOCATION; THE DUMPSTER IS OPEN & IT HAS OLD FURNITURE IN IT. OFFICER CALLED FRANK TRUITT TO ASK IF THE OWNER HAS CONTACTED HIM. FRANK TRUITT SAID HE HAS NOT HEARD FROM THE OWNER.
8/10/22-OFFICER INSPECTED LOCATION, THERE IS NO CHANGE TO THE STRUCTURES
8/23/22-OFFICER INSPECTED LOCATION, THERE IS NO CHANGE TO THE STRUCTURES
9/13/22-OFFICER PREPARED AND MAILED THE NOTICE OF VIOLATION FOR ALL INTERESTED PARTIES REGARDING ALL FOUR SUB STANDARD STRUCTURES, OFFICER ALSO POSTED ALL FOUR SUB STANDARD STRUCTURES.
9/28/22-OFFICER RECEIVED THE SIGNED GREEN CARD BACK FROM AMERICAN BANK.
10/19/22-OFFICER POSTED PUBLIC HEARING NOTICES ON ALL FOUR SUB STANDARD STRUCTURES
10/20/22-AMERICAN BANK SIGNED FOR THE PUBLIC HEARING NOTICE.

SEE ATTACHED SUPPORTING DOCUMENTS
EXHIBITS
A-EE

Exhibit 15

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number [redacted] New Occupant

Zone 01 *** Notes ***

Address 317 S FIFTH ST

Name TREVINO, GERARDO

General | Metered | Non-Metered | Financial | Information | Comments | History | Consumption History | Service Orders | Devices | Notifications

Mailing Address

Attention

Address 301 N ANN ST
ROCKPORT, TX 78382

Profile

Statement Bill

Statement Group

Class ICL INSIDE CITY LIMITS

E-Mail

Exceptions

CONTACT # [redacted]

DL

BROCHURE [redacted]

Account Details

Status Inactive 10/13/15

Start Date 7/16/2015

Bill Thru Date 10/13/2015

Last Bill Date 10/15/2015

Balance 0.00

Pending Activity 0.00

Credit History Bill: 6 Cut: 0 Pen: 4

Deposits 0.00

Cutoff N/A

Contracts 0.00

Draft N/A

Edit This Record

Clear

View jemerson

Exhibit C

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Aransas CAD

Property Search > 19528 PATEL KOKILAKUMARI C for Year 2022

Tax Year: 2022

Property

Account

Property ID:	19528	Legal Description:	FULTON OAKS, BLOCK 3, LOT 1 & S/2 OF 2
Geographic ID:	2099-003-001-000	Zoning:	
Type:	Real	Agent Code:	A1219
Property Use Code:			
Property Use Description:			

Location

Address:	317-A S FIFTH ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	FULTON EAST	Map ID:	A-5
Neighborhood CD:	S2026-FE		

Owner

Name:	PATEL KOKILAKUMARI C	Owner ID:	87295
Mailing Address:	1075 N FULTON BEACH RD ROCKPORT, TX 78382-7659	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$149,850	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$47,220	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$197,070	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$197,070	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$197,070	

Taxing Jurisdiction

Owner: PATEL KOKILAKUMARI C
% Ownership: 100.0000000000%
Total Value: $197,070

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	$197,070	$197,070	$0.00
CRO	CITY OF ROCKPORT	0.392720	$197,070	$197,070	$773.93

GAR	ARANSAS COUNTY	0.326898	$197,070	$197,070	$644.21
NVD	NAVIGATION DIST	0.045164	$197,070	$197,070	$89.00
SAR	ARANSAS CO ISD	0.999100	$197,070	$197,070	$1,968.93
XSP	COUNTY ROAD & FLOOD	0.066019	$197,070	$197,070	$130.10
	Total Tax Rate:	1.829901			
				Taxes w/Current Exemptions:	$3,606.17
				Taxes w/o Exemptions:	$3,606.17

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 2667.0 sqft **Value:** $149,850

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	4FB+ - *	CONC-B	1953	1561.0
MA	MAIN AREA	3FB - *	FRAME	1953	726.0
MA	MAIN AREA	SBDP - *			226.0
O1	OUTBUILDINGS 1	* - *			1.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1953	16.0
DG	DETACHED GARAGE-CONTRIBUTORY,SIMILAR TO MA CONSTRU	2SS - *		1988	720.0
SD1	DET'D STORAGE-1 SINGLE WALL,PLYWOOD,SHED ROOF,DIRT	* - *		1988	144.0
UD2	DET'D UTILITY-2 SINGLE WALL,PLYWOOD,SHED ROOF,CONC	* - *		1988	96.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1953	180.0
MAA	ADDITION	* - *		1999	154.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.2258	9837.00	78.70	125.00	$47,220	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$149,850	$47,220	0	197,070	$0	$197,070
2021	$78,700	$47,220	0	125,920	$0	$125,920
2020	$80,750	$47,220	0	127,970	$0	$127,970
2019	$55,180	$47,220	0	102,400	$0	$102,400
2018	$52,780	$47,220	0	100,000	$0	$100,000
2017	$114,410	$47,220	0	161,630	$0	$161,630
2016	$113,880	$47,220	0	161,100	$0	$161,100
2015	$115,240	$47,220	0	162,460	$0	$162,460
2014	$116,600	$47,220	0	163,820	$0	$163,820
2013	$115,010	$47,220	0	162,230	$0	$162,230
2012	$115,010	$47,220	0	162,230	$0	$162,230
2011	$115,010	$47,220	0	162,230	$0	$162,230
2010	$115,010	$47,220	0	162,230	$0	$162,230
2009	$125,450	$47,220	0	172,670	$0	$172,670

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/8/2006	GWD	GENERAL WARRANTY DEED	GEWIN SHIRLEY A	PATEL KOKILAKUMARI			285057

						C	
2	10/6/1993	CONV	CONVERSION	GEWIN RUSSELL L	GEWIN SHIRLEY A		0

Tax Due

Property Tax Information as of 08/31/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKPORT	$125,920	$494.51	$494.51	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$125,920	$411.63	$411.63	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$125,920	$56.87	$56.87	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$125,920	$1172.94	$1172.94	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$125,920	$83.13	$83.13	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$2219.08**	**$2219.08**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$127,970	$539.15	$539.15	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$127,970	$461.69	$461.69	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$127,970	$63.70	$63.70	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$127,970	$1254.49	$1254.49	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$127,970	$93.11	$93.11	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$2412.14**	**$2412.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$102,400	$430.16	$430.16	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$102,400	$384.78	$384.78	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$102,400	$53.25	$53.25	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$102,400	$1054.72	$1054.72	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$102,400	$77.51	$77.51	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$2000.42**	**$2000.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$100,000	$396.59	$409.16	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$100,000	$451.97	$466.29	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$100,000	$59.82	$61.72	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$100,000	$1163.93	$1200.82	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$100,000	$82.53	$85.15	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$2154.84**	**$2223.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$161,630	$623.31	$623.31	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$161,630	$539.65	$539.65	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$161,630	$82.06	$82.06	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$161,630	$1881.26	$1881.26	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$161,630	$112.24	$112.24	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$3238.52**	**$3238.52**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$161,100	$627.13	$627.13	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$161,100	$535.76	$535.76	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$161,100	$84.77	$84.77	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$161,100	$1884.09	$1884.09	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$161,100	$116.60	$116.60	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$3248.35**	**$3248.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKPORT	$162,460	$592.74	$592.74	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$162,460	$508.57	$508.57	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$162,460	$85.31	$85.31	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$162,460	$1878.04	$1878.04	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$162,460	$117.65	$117.65	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$3182.31**	**$3182.31**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

2014	CITY OF ROCKPORT	$163,820	$549.09	$549.09	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$163,820	$87.83	$87.83	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$163,820	$1893.91	$1893.91	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$163,820	$121.38	$121.38	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$163,820	$508.78	$508.78	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$3160.99**	**$3160.99**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS COUNTY	$162,230	$485.18	$485.18	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$162,230	$89.45	$89.45	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$162,230	$531.67	$531.67	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$162,230	$123.62	$123.62	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$162,230	$1882.66	$1882.66	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$3112.58**	**$3112.58**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	ARANSAS COUNTY	$162,230	$492.71	$492.71	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$162,230	$125.50	$125.50	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$162,230	$1880.86	$1880.86	$0.00	$0.00	$0.00	$0.00
2012	CITY OF ROCKPORT	$162,230	$528.58	$528.58	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$162,230	$90.50	$90.50	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$3118.15**	**$3118.15**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	COUNTY ROAD & FLOOD	$162,230	$107.95	$107.95	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKPORT	$162,230	$501.11	$501.11	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS COUNTY	$162,230	$492.70	$492.70	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$162,230	$90.48	$90.48	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$162,230	$1837.04	$1837.04	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$3029.28**	**$3029.28**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	CITY OF ROCKPORT	$162,230	$502.93	$502.93	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$162,230	$1771.12	$1771.12	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$162,230	$88.82	$88.82	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$162,230	$104.87	$104.87	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS COUNTY	$162,230	$478.80	$478.80	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$2946.54**	**$2946.54**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	ARANSAS CO ISD	$172,670	$1873.21	$1873.21	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$172,670	$90.46	$90.46	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$172,670	$105.42	$105.42	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKPORT	$172,670	$515.74	$515.74	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$172,670	$481.18	$481.18	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$3066.01**	**$3066.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	CITY OF ROCKPORT	$162,830	$486.86	$486.86	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$162,830	$116.28	$116.28	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$162,830	$380.14	$380.14	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS CO ISD	$162,830	$1766.46	$1766.46	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$162,830	$86.81	$86.81	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$2836.55**	**$2836.55**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	CITY OF ROCKPORT	$162,400	$453.09	$453.09	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$162,400	$350.28	$350.28	$0.00	$0.00	$0.00	$0.00
2007	NAVIGATION DIST	$162,400	$88.56	$88.56	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$162,400	$1761.80	$1761.80	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$162,400	$77.14	$77.14	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$2730.87**	**$2730.87**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	COUNTY ROAD & FLOOD	$104,961	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$99,975	$237.18	$237.18	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$104,961	$44.97	$44.97	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$99,975	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

2006	ARANSAS CO ISD	$87,508	$251.68	$251.68	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$99,975	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$104,961	$41.77	$41.77	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$99,975	$234.70	$234.70	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$104,961	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS CO ISD	$87,508	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$810.30**	**$810.30**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	NAVIGATION DIST	$98,050	$45.34	$45.34	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$93,050	$168.23	$168.23	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$93,050	$68.95	$68.95	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$80,550	$9.35	$9.35	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$101,050	$43.99	$43.99	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$80,550	$242.33	$242.33	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$93,050	$42.00	$42.00	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$93,050	$217.87	$217.87	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$838.06**	**$838.06**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ARANSAS CO ISD	$77,570	$251.68	$251.68	$0.00	$0.00	$0.00	$0.00
2004	COUNTY ROAD & FLOOD	$98,070	$44.97	$44.97	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$90,070	$230.31	$230.31	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$95,070	$47.44	$47.44	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS COUNTY	$90,070	$265.44	$265.44	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$839.84**	**$839.84**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	COUNTY ROAD & FLOOD	$89,800	$43.31	$43.31	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$86,800	$258.58	$258.58	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$69,300	$251.68	$251.68	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$81,800	$216.77	$216.77	$0.00	$0.00	$0.00	$0.00
2003	NAVIGATION DIST	$86,800	$27.78	$27.78	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$798.12**	**$798.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 8/30/2022 10:05 PM

© N. Harris Computer Corporation


±17ft
28.05710, -97.03847
±9ft
13
±15
S194
Exhibit K
01Jun22 12:52 Ad-hoc
317 S Fifth St, Rockport TX 78382, US
01-Jun-22 12:52:16


WGS84
±16ft
28.05710, -97.03854
±10ft
13
±15
E101
Exhibit L
01Jun22 12:51 Ad-hoc
317 S Fifth St, Rockport TX 78382, US
01 Jun 22 12:51:38


WGS84
±16ft
28.05712, -97.03857
±11ft
17
±15
SE128
Exhibit M
23Aug22 10:00 Ad-hoc
317 S Fifth St, Rockport TX 78382, US
23-Aug-22 10:00:18


WGS84
±18ft
28.05700, -97.03866
ft
±8ft
13
±12
N355
Exhibit N
19Oct22 12:09 Ad-hoc
511 Henderson St, Rockport TX 78382, US
19-Oct-22 12:09:31


±16ft 28.05709, -97.03855 ±11ft 14 ±15 E92
Exhibit J
01Jun22 12:51 Ad-hoc
317 S Fifth St, Rockport TX 78382, US 01-Jun-22 12:51:18


WGS84
±16ft 28.05705, -97.03867 ft ±10ft 13 ° ±14 NE56
Exhibit O
01Jun22 12:53 Ad-hoc
511 Henderson St, Rockport TX 78382, US 01 Jun 22 12:53:55

Exhibit P



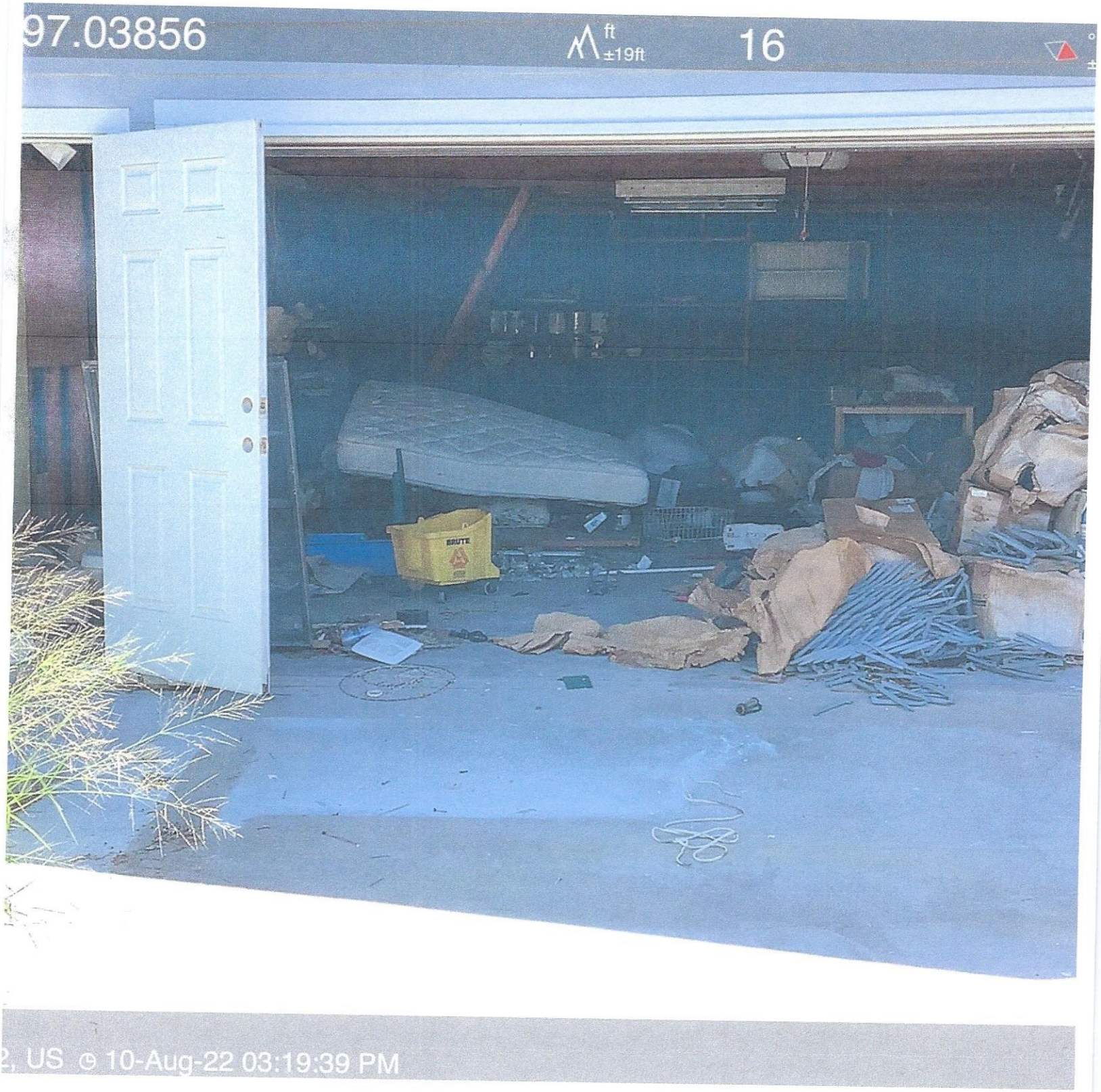
Exhibit Q


8.05717, -97.03858
ft
±9ft
13
°,T
±15
Ad-hoc
Rockport TX 78382, US
19-Oct-22 12:06:01

Exhibit R



Exhibit S




WGS84
±17ft 28.05713, -97.03858 ±9ft 13 ±14 W266
Exhibit T
NOTICE
19Oct22 12:08 Ad-hoc
317 S Fifth St, Rockport TX 78382, US 19-Oct-22 12:08:41

Exhibit U



7021 2720 0001 5202 9761

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: Rakiakumari C Patel
Street and Apt. No., or PO Box No.: 1075 Dalton Beach Rd.
City, State, ZIP+4®: Rockport TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

02 1P 0000884933
PITNEY BOWES $ 000.00
SEP 13 2022
MAILED FROM ZIP CODE 78382

Postmark Here

22-000198



7021 2720 0001 5202 9778

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: American Bank N.A.
Street and Apt. No., or PO Box No.: 1301 HWY 35 N
City, State, ZIP+4®: Rockport TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

02 1P 0000884933
PITNEY BOWES $ 000.00
SEP 13 2022
MAILED FROM ZIP CODE 78382

Postmark Here

22-000198

Exhibit V



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

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

US POSTAGE IMI PITNEY BOWES

ZIP 78382
02 7H
0006090064

$ 000.001
OCT 19 2022

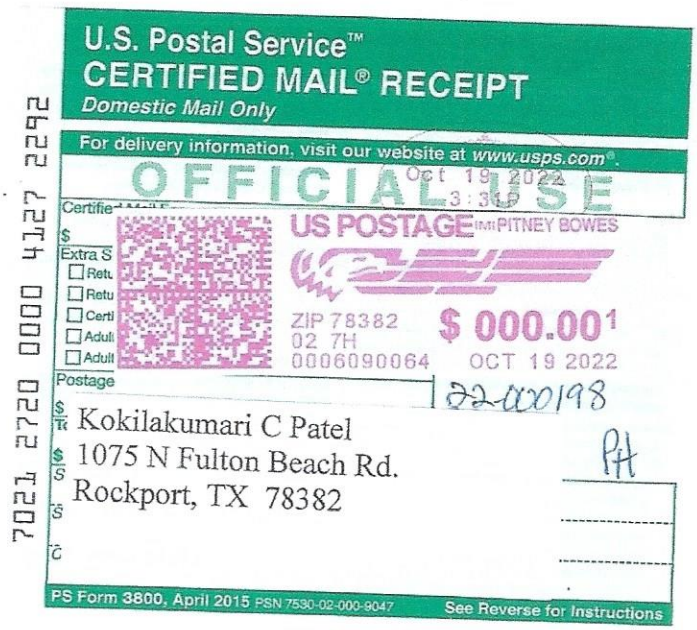
Certified Mail Fee
$
Extra Services
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage

22-000198
PH

American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4127 2285



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

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

OFFICIAL USE
Oct 19 2022
3:30

US POSTAGE IMI PITNEY BOWES

ZIP 78382
02 7H
0006090064

$ 000.001
OCT 19 2022

Certified Mail Fee
$
Extra Services
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage

22-000198
PH

Kokilakumari C Patel
1075 N Fulton Beach Rd.
Rockport, TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4127 2292

Exhibit W

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:

Kokilakumari C Patel
7075 N Fulton Beach Rd.
Rockport TX 78382

9590 9402 7382 2028 3108 00

2. Article Number (Transfer from service label)

7021 2720 0001 5202 9761

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) MR, B

C. Date of Delivery OCT 2022

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

ROCKPORT TX
USPS

22-000193

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING#

9590 9402 7382 2028 3108 00

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
714 E CONCHO ST.
ROCKPORT, TX 78382

Exhibit X

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:

American Bank N.A.
1301 Hwy 35 N
Rockport Tx 78382

9590 9402 7382 2028 3107 94

2. Article Number (Transfer from service label)
7021 2720 0001 5202 9778

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Marie L M
☐ Agent
☐ Addressee

B. Received by (Printed Name)
M

C. Date of Delivery
9/4

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

22-000198

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

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

USPS TRACKING #

9590 9402 7382 2028 3107 94

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
714 E CONCHO ST.
ROCKPORT, TX 78382

Exhibit Y

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:

American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382

9590 9402 7733 2152 4631 82

7021 2720 0000 4127 2285

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X U. Gonzales ☐ Agent ☐ Addressee

B. Received by (Printed Name) Ida Gonzales
C. Date of Delivery 10/20/22

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

22-000198 PH

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

---

USPS TRACKING #

9590 9402 7733 2152 4631 82

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
714 E Concho St.
Rockport, TX 78382

Exhibit Z

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Kokilakumari C Patel
1075 N Fulton Beach Rd
Rockport, TX 78382

Case No. 22-000198
Issued: September 13, 2022
Certified Mail #: 70212720000152029761

VIOLATION LOCATION

317-a S FIFTH ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Fulton Oaks, Block 3, Lot 1 & S/2 Of 2

Dear Kokilakumari C Patel,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit AA

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING, NOVEMBER 1, 2022 TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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.

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Secure, Then Repair or Demolish

Exhibit BB

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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) 556-5310.

Judy Emerson

Judy Emerson

September 13, 2022

Date

Exhibit CC

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

American Bank N.A.
1301 Hwy 35 N
Rockport, TX 78382

Case No. 22-000198
Issued: September 13, 2022
Certified Mail #: 70212720000152029778

VIOLATION LOCATION

317-a S FIFTH ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Fulton Oaks, Block 3, Lot 1 & S/2 Of 2

Dear American Bank N.A.,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347* 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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Exhibit DD

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Secure, Then Repair or Demolish

Exhibit EE

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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) 556-5310.

Judy Emerson

Judy Emerson

September 13, 2022

Date

Exhibit A

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
714 E Concho St, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2383 | Email: jemerson@cityofrockport.com

PROPERTY ADDRESS/LOCATION
408 N FUQUA ST

APPLICANT/PROPERTY OWNER
DELIA ETVIR PABLO FLORES

LEGAL DESCRIPTION
SMITH AND WOOD, BLOCK 118, LOT 15 & 16

PUBLIC HEARING/HEARING DATE(S)
1st Hearing – Tuesday, November 1, 2022

BRIEF SUMMARY OF REQUEST
OFFICER OBSERVED A STRUCTURE & ACCESSORY USE STRUCTURE ON PROPERTY THAT HAVE NOT BEEN REPAIRED SINCE HURRICAN HARVEY. THE BLUE TARP THAT HAD BEEN ON THE ROOF IS TATTERED AND IS NO LONGER COVERING THE ROOF. THERE APPEARS TO HAVE BEEN A CARPORT THAT HAS FALLEN DOWN

THE CITY UTILITY ACCOUUNT HAS BEEN INACTIVE SINCE 10/13/20. AEP ELECTRICAL SERVICE WAS DISCONNECTED 4/1/21

THE CITY IS CONTINUING TO HAVE THIS PROPERTY MOWED.

OFFICER IS REQUESTING THE MAIN USE AND ACCESSORY USE STRUCTURES BE DEMOLISHED INCLUDING ANY FOUNDATION, AND THE PROPERTY BE CLEANED AN CLEARED OF ALL DEBRIS, JUNK & TRASH ON ALL OF PROPERTY



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	RESIDENTIAL	R-2	1260 sqft-Single Story Structure	64 X 128

STAFF RECOMMENDATION

REPAIR | REPAIR WITH CONDITIONS | DEMOLISH

PROPERTY HISTORY
12/14/21-OFFICER EMERSON INSPECTED LOCATION; OFFICER OBSERVED A MAIN USE STRUCTURE & A ACCESSORY USE STRUCTURE THAT HAVE NOT BEEN REPAIRED SINCE HURRICANE HARVEY. THE YARD WAS VERY OVERGROWN AND THERE IS JUNK & TRASH THROUGHOUT PROPERTY
12/15/21-OFFICER MAILED A NOTICE OF VIOLATION LETTER FOR THE STRUCTURES AND ALSO POSTED NOTICE ON THE MAIN USE STRUCTURE.
1/25/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURES
2/15/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURES, OFFICER HAS NOT HEARD FROM THE PROPERTY OWNERS.
3/10/22-OFFICER REQUESTED A NOTHING FURTHER SEARCH FROM SAN JACINTO TITLE.
4/14/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURES
5/25/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURES
6/23/22-OFFICER INSPECTED LOCATION; THE ROOF HAS NOT BEEN REPAIRED SINCE HARVEY & HAS SEVERAL SPOTS WHERE IT HAS WAVES. THE MAIN USE STRUCTURE HAS WOOD ROT AND IT HAS VINES GROWING INTO THE STRUCTURE IN SEVERAL PLACES. THE ACCESSORY USE STRUCTURE IS RUSTED & FALLING DOWN.
8/24/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURES.
9/13/22-OFFICER MAILED A NOTICE OF VIOLATION LETTER AND POSTED NOTICE ON THE MAIN USE STRUCTURE.
9/16/22-OFFICER RECEIVED SIGNED GREEN CARD BACK FROM THE OWNERS
10/19/22-OFFICER POSTED PUBLIC HEARING NOTICE ON MAIN USE STRUCTURE.

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBTS
A-X

Exhibit B

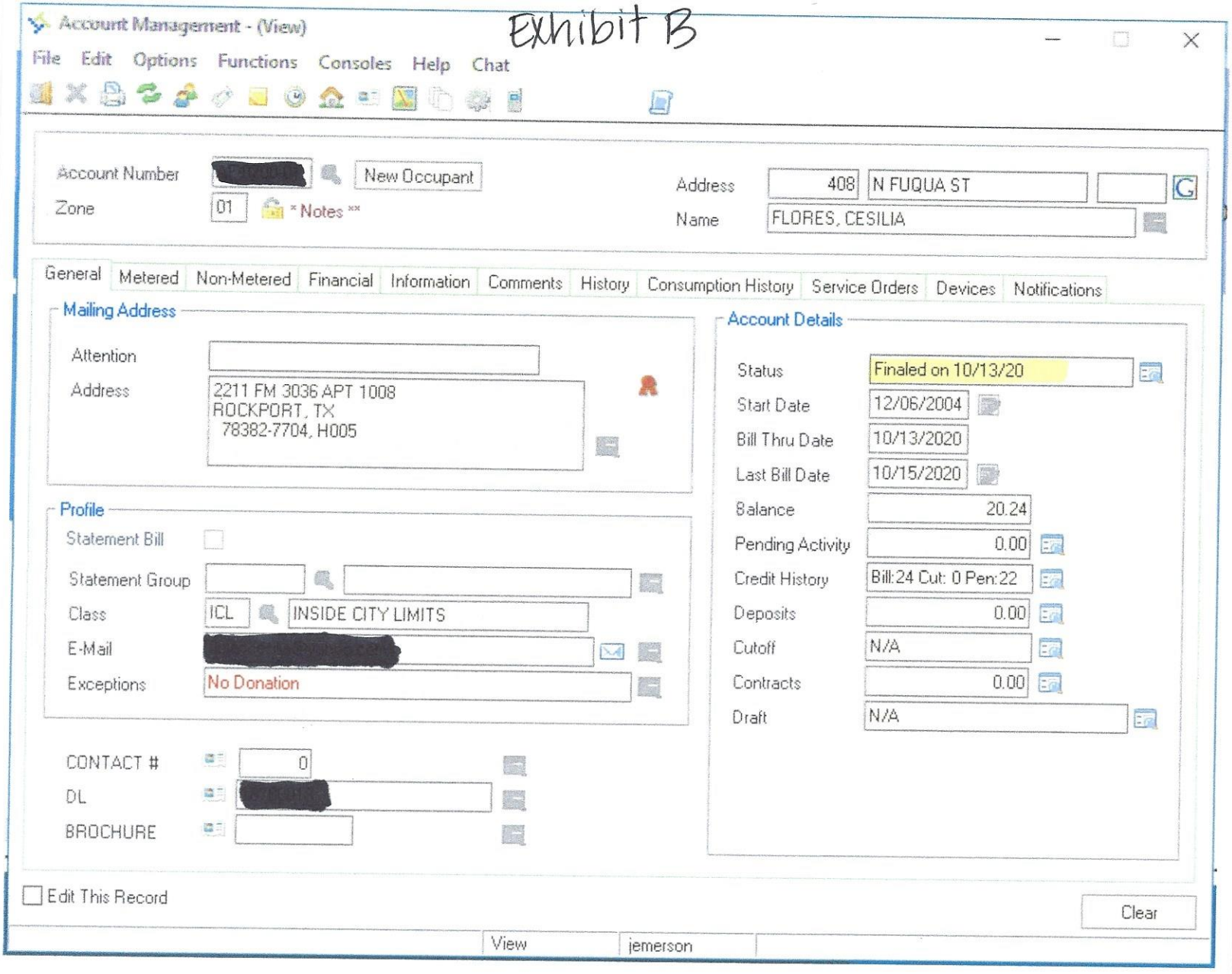

Account Management - (View)
File Edit Options Functions Consoles Help Chat
Account Number
New Occupant
Zone
01
* Notes **
Address
408
N FUQUA ST
Name
FLORES, CESILIA
General
Metered
Non-Metered
Financial
Information
Comments
History
Consumption History
Service Orders
Devices
Notifications
Mailing Address
Attention
Address
2211 FM 3036 APT 1008
ROCKPORT, TX
78382-7704, H005
Profile
Statement Bill
Statement Group
Class
ICL
INSIDE CITY LIMITS
E-Mail
Exceptions
No Donation
CONTACT #
0
DL
BROCHURE
Account Details
Status
Finaled on 10/13/20
Start Date
12/06/2004
Bill Thru Date
10/13/2020
Last Bill Date
10/15/2020
Balance
20.24
Pending Activity
0.00
Credit History
Bill:24 Cut: 0 Pen:22
Deposits
0.00
Cutoff
N/A
Contracts
0.00
Draft
N/A
Edit This Record
Clear
View
jemerson

Exhibit C

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to [redacted] from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Aransas CAD

Property Search > 32925 FLORES DELIA ETVIR PABLO for Year 2022

Tax Year: 2022

Property

Account

Property ID:	32925	Legal Description:	SMITH AND WOOD, BLOCK 118, LOT 15 & 16
Geographic ID:	5550-118-015-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	408 N FUQUA ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	SMITH AND WOOD CENTRAL WES OF PEARL	Map ID:	A-3
Neighborhood CD:	SMWO-CENT		

Owner

Name:	FLORES DELIA ETVIR PABLO	Owner ID:	25212
Mailing Address:	2211 FM 3036 APT 1008 ROCKPORT, TX 78382-7704	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$24,700	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$34,820	
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$59,520	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$59,520	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$59,520	

Taxing Jurisdiction

Owner: FLORES DELIA ETVIR PABLO
% Ownership: 100.0000000000%
Total Value: $59,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	$59,520	$59,520	$0.00

Exhibit E

CRO	CITY OF ROCKPORT	0.392720	$59,520	$59,520	$233.75
GAR	ARANSAS COUNTY	0.326898	$59,520	$59,520	$194.57
NVD	NAVIGATION DIST	0.045164	$59,520	$59,520	$26.88
SAR	ARANSAS CO ISD	0.999100	$59,520	$59,520	$594.66
XSP	COUNTY ROAD & FLOOD	0.066019	$59,520	$59,520	$39.29
	Total Tax Rate:	1.829901			
				Taxes w/Current Exemptions:	$1,089.15
				Taxes w/o Exemptions:	$1,089.15

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 1056.0 sqft **Value:** $24,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2SS - *	FRAME	1964	1056.0
CP	CAR/BOAT PORT-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			180.0
UA	ATT'D UTILITY-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			108.0
C	CONCRETE	* - *			72.0
SD1	DET'D STORAGE-1 SINGLE WALL,PLYWOOD,SHED ROOF,DIRT	* - *		1987	80.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			24.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1881	8192.00	64.00	128.00	$34,820	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$24,700	$34,820	0	59,520	$0	$59,520
2021	$22,510	$34,820	0	57,330	$7,984	$49,346
2020	$20,280	$24,580	0	44,860	$0	$44,860
2019	$20,790	$24,580	0	45,370	$0	$45,370
2018	$21,320	$16,380	0	37,700	$0	$37,700
2017	$29,110	$16,380	0	45,490	$0	$45,490
2016	$28,250	$16,380	0	44,630	$2,742	$41,888
2015	$28,250	$9,830	0	38,080	$0	$38,080
2014	$29,580	$9,830	0	39,410	$0	$39,410
2013	$27,060	$9,830	0	36,890	$0	$36,890
2012	$27,060	$9,830	0	36,890	$0	$36,890
2011	$27,060	$9,830	0	36,890	$0	$36,890
2010	$27,060	$9,830	0	36,890	$0	$36,890
2009	$30,380	$9,830	0	40,210	$0	$40,210

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number

Tax Due

Property Tax Information as of 08/31/2022

Amount Due if Paid on:

Exhibit F

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKPORT	$36,846	$57.86	$57.86	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$36,846	$62.62	$62.62	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$41,846	$18.90	$18.90	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$14,346	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$41,846	$12.42	$12.42	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$151.80**	**$151.80**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$32,360	$57.86	$57.86	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$32,360	$62.62	$62.62	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$37,360	$18.59	$18.59	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$9,860	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$37,360	$12.42	$12.42	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$151.49**	**$151.49**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$32,870	$57.86	$0.00	$57.86	$7.47	$0.00	$65.33
2019	ARANSAS COUNTY	$32,870	$62.62	$0.00	$62.62	$8.08	$0.00	$70.70
2019	NAVIGATION DIST	$37,870	$19.69	$0.00	$19.69	$2.54	$0.00	$22.23
2019	ARANSAS CO ISD	$10,370	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$37,870	$12.42	$0.00	$12.42	$1.61	$0.00	$14.03
	2019 TOTAL:		**$152.59**	**$0.00**	**$152.59**	**$19.70**	**$0.00**	**$172.29**
2018	ARANSAS COUNTY	$25,200	$62.62	$0.00	$62.62	$11.22	$0.00	$73.84
2018	CITY OF ROCKPORT	$25,200	$57.86	$0.00	$57.86	$10.36	$0.00	$68.22
2018	NAVIGATION DIST	$30,200	$18.06	$0.00	$18.06	$3.24	$0.00	$21.30
2018	ARANSAS CO ISD	$2,700	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$30,200	$12.42	$0.00	$12.42	$2.23	$0.00	$14.65
	2018 TOTAL:		**$150.96**	**$0.00**	**$150.96**	**$27.05**	**$0.00**	**$178.01**
2017	CITY OF ROCKPORT	$32,990	$57.86	$0.00	$57.86	$21.21	$0.00	$79.07
2017	ARANSAS COUNTY	$32,990	$62.62	$0.00	$62.62	$22.96	$0.00	$85.58
2017	NAVIGATION DIST	$37,990	$19.29	$0.00	$19.29	$7.07	$0.00	$26.36
2017	ARANSAS CO ISD	$10,490	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$37,990	$12.42	$0.00	$12.42	$4.55	$0.00	$16.97
	2017 TOTAL:		**$152.19**	**$0.00**	**$152.19**	**$55.79**	**$0.00**	**$207.98**
2016	CITY OF ROCKPORT	$29,388	$57.86	$0.00	$57.86	$17.74	$0.00	$75.60
2016	ARANSAS COUNTY	$29,388	$62.62	$0.00	$62.62	$19.20	$0.00	$81.82
2016	NAVIGATION DIST	$34,388	$18.10	$0.00	$18.10	$5.54	$0.00	$23.64
2016	ARANSAS CO ISD	$6,888	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$34,388	$12.42	$0.00	$12.42	$3.81	$0.00	$16.23
	2016 TOTAL:		**$151.00**	**$0.00**	**$151.00**	**$46.29**	**$0.00**	**$197.29**
2015	CITY OF ROCKPORT	$25,580	$57.86	$0.00	$57.86	$22.38	$0.00	$80.24
2015	ARANSAS COUNTY	$25,580	$62.62	$0.00	$62.62	$24.21	$0.00	$86.83
2015	NAVIGATION DIST	$30,580	$16.06	$0.00	$16.06	$6.22	$0.00	$22.28
2015	ARANSAS CO ISD	$3,080	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$30,580	$12.42	$0.00	$12.42	$4.80	$0.00	$17.22
	2015 TOTAL:		**$148.96**	**$0.00**	**$148.96**	**$57.61**	**$0.00**	**$206.57**
2014	CITY OF ROCKPORT	$26,910	$57.86	$0.00	$57.86	$27.00	$0.00	$84.86
2014	NAVIGATION DIST	$31,910	$17.11	$0.00	$17.11	$7.98	$0.00	$25.09
2014	ARANSAS CO ISD	$14,410	$1.12	$0.00	$1.12	$0.54	$0.00	$1.66
2014	COUNTY ROAD & FLOOD	$31,910	$12.42	$0.00	$12.42	$5.80	$0.00	$18.22
2014	ARANSAS COUNTY	$26,910	$62.62	$0.00	$62.62	$29.22	$0.00	$91.84
	2014 TOTAL:		**$151.13**	**$0.00**	**$151.13**	**$70.54**	**$0.00**	**$221.67**
2013	ARANSAS COUNTY	$24,390	$62.62	$0.00	$62.62	$34.23	$0.00	$96.85
2013	NAVIGATION DIST	$29,390	$16.20	$0.00	$16.20	$8.85	$0.00	$25.05

Exhibit G

2013	CITY OF ROCKPORT	$24,390	$57.86	$0.00	$57.86	$31.64	$0.00	$89.50
2013	COUNTY ROAD & FLOOD	$29,390	$12.42	$0.00	$12.42	$6.78	$0.00	$19.20
2013	ARANSAS CO ISD	$11,890	$1.13	$0.00	$1.13	$0.63	$0.00	$1.76
	2013 TOTAL:		**$150.23**	**$0.00**	**$150.23**	**$82.13**	**$0.00**	**$232.36**
2012	CITY OF ROCKPORT	$24,390	$57.86	$0.00	$57.86	$36.26	$0.00	$94.12
2012	ARANSAS CO ISD	$11,890	$1.13	$0.00	$1.13	$0.72	$0.00	$1.85
2012	ARANSAS COUNTY	$24,390	$62.62	$0.00	$62.62	$39.24	$0.00	$101.86
2012	NAVIGATION DIST	$29,390	$16.40	$0.00	$16.40	$10.27	$0.00	$26.67
2012	COUNTY ROAD & FLOOD	$29,390	$12.42	$0.00	$12.42	$7.78	$0.00	$20.20
	2012 TOTAL:		**$150.43**	**$0.00**	**$150.43**	**$94.27**	**$0.00**	**$244.70**
2011	ARANSAS COUNTY	$24,390	$62.62	$0.00	$62.62	$44.25	$0.00	$106.87
2011	CITY OF ROCKPORT	$24,390	$57.86	$0.00	$57.86	$40.89	$0.00	$98.75
2011	NAVIGATION DIST	$29,390	$16.40	$0.00	$16.40	$11.58	$0.00	$27.98
2011	COUNTY ROAD & FLOOD	$29,390	$12.42	$0.00	$12.42	$8.77	$0.00	$21.19
2011	ARANSAS CO ISD	$11,890	$1.12	$0.00	$1.12	$0.79	$0.00	$1.91
	2011 TOTAL:		**$150.42**	**$0.00**	**$150.42**	**$106.28**	**$0.00**	**$256.70**
2010	CITY OF ROCKPORT	$24,390	$57.86	$0.00	$57.86	$45.52	$0.00	$103.38
2010	NAVIGATION DIST	$29,390	$16.09	$0.00	$16.09	$12.65	$0.00	$28.74
2010	COUNTY ROAD & FLOOD	$29,390	$12.42	$0.00	$12.42	$9.77	$0.00	$22.19
2010	ARANSAS CO ISD	$11,890	$1.12	$0.00	$1.12	$0.88	$0.00	$2.00
2010	ARANSAS COUNTY	$24,390	$62.62	$0.00	$62.62	$49.26	$0.00	$111.88
	2010 TOTAL:		**$150.11**	**$0.00**	**$150.11**	**$118.08**	**$0.00**	**$268.19**
2009	CITY OF ROCKPORT	$27,710	$57.86	$0.00	$57.86	$50.14	$0.00	$108.00
2009	ARANSAS CO ISD	$15,210	$1.13	$0.00	$1.13	$0.97	$0.00	$2.10
2009	ARANSAS COUNTY	$27,710	$62.62	$0.00	$62.62	$54.26	$0.00	$116.88
2009	COUNTY ROAD & FLOOD	$32,710	$12.42	$0.00	$12.42	$10.77	$0.00	$23.19
2009	NAVIGATION DIST	$32,710	$17.14	$0.00	$17.14	$14.86	$0.00	$32.00
	2009 TOTAL:		**$151.17**	**$0.00**	**$151.17**	**$131.00**	**$0.00**	**$282.17**
2008	ARANSAS CO ISD	$15,210	$1.13	$0.00	$1.13	$1.07	$0.00	$2.20
2008	CITY OF ROCKPORT	$27,710	$57.86	$0.00	$57.86	$54.77	$0.00	$112.63
2008	COUNTY ROAD & FLOOD	$32,710	$12.42	$0.00	$12.42	$11.76	$0.00	$24.18
2008	ARANSAS COUNTY	$27,710	$62.62	$0.00	$62.62	$59.28	$0.00	$121.90
2008	NAVIGATION DIST	$32,710	$17.44	$0.00	$17.44	$16.51	$0.00	$33.95
	2008 TOTAL:		**$151.47**	**$0.00**	**$151.47**	**$143.39**	**$0.00**	**$294.86**
2007	ARANSAS CO ISD	$13,570	$1.13	$0.00	$1.13	$1.35	$0.21	$2.69
2007	ARANSAS COUNTY	$26,070	$56.23	$0.00	$56.23	$66.72	$10.54	$133.49
2007	CITY OF ROCKPORT	$26,070	$57.86	$0.00	$57.86	$68.66	$10.85	$137.37
2007	NAVIGATION DIST	$31,070	$16.94	$0.00	$16.94	$20.11	$3.18	$40.23
2007	COUNTY ROAD & FLOOD	$31,070	$12.42	$0.00	$12.42	$14.74	$2.33	$29.49
	2007 TOTAL:		**$144.58**	**$0.00**	**$144.58**	**$171.58**	**$27.11**	**$343.27**
2006	CITY OF ROCKPORT	$22,700	$55.46	$0.00	$55.46	$72.48	$11.40	$139.34
2006	ARANSAS CO ISD	$10,200	$1.57	$0.00	$1.57	$2.06	$0.32	$3.95
2006	COUNTY ROAD & FLOOD	$27,700	$12.07	$0.00	$12.07	$15.78	$2.48	$30.33
2006	NAVIGATION DIST	$27,700	$11.02	$0.00	$11.02	$14.39	$2.27	$27.68
2006	ARANSAS CO ISD	$10,200	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$22,700	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$27,700	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$27,700	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$22,700	$53.31	$0.00	$53.31	$69.65	$10.95	$133.91
2006	ARANSAS COUNTY	$22,700	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$133.43**	**$0.00**	**$133.43**	**$174.36**	**$27.42**	**$335.21**
2005	COUNTY ROAD & FLOOD	$30,700	$12.42	$0.00	$12.42	$17.72	$2.78	$32.92

Exhibit H

2005	CITY OF ROCKPORT	$22,700	$41.04	$0.00	$41.04	$58.55	$9.17	$108.76
2005	NAVIGATION DIST	$27,700	$12.81	$0.00	$12.81	$18.28	$2.86	$33.95
2005	ARANSAS CO ISD	$10,200	$1.51	$0.00	$1.51	$2.15	$0.34	$4.00
2005	CITY OF ROCKPORT	$22,700	$16.82	$0.00	$16.82	$24.00	$3.76	$44.58
2005	ARANSAS COUNTY	$22,700	$52.50	$0.00	$52.50	$74.90	$11.73	$139.13
2005	ARANSAS COUNTY	$22,700	$10.12	$0.00	$10.12	$14.43	$2.26	$26.81
2005	ARANSAS CO ISD	$10,200	$0.06	$0.00	$0.06	$0.08	$0.01	$0.15
	2005 TOTAL:		**$147.28**	**$0.00**	**$147.28**	**$210.11**	**$32.91**	**$390.30**
2004	CITY OF ROCKPORT	$21,250	$54.34	$0.00	$54.34	$84.04	$13.12	$151.50
2004	COUNTY ROAD & FLOOD	$29,250	$12.42	$0.00	$12.42	$19.21	$3.00	$34.63
2004	ARANSAS COUNTY	$21,250	$62.62	$0.00	$62.62	$96.85	$15.12	$174.59
2004	NAVIGATION DIST	$26,250	$13.10	$0.00	$13.10	$20.26	$3.16	$36.52
2004	ARANSAS CO ISD	$8,750	$1.57	$0.00	$1.57	$2.43	$0.38	$4.38
	2004 TOTAL:		**$144.05**	**$0.00**	**$144.05**	**$222.79**	**$34.78**	**$401.62**
2003	COUNTY ROAD & FLOOD	$26,430	$11.69	$0.00	$11.69	$19.48	$3.03	$34.20
2003	ARANSAS CO ISD	$5,930	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2003	NAVIGATION DIST	$23,430	$7.50	$0.00	$7.50	$12.50	$1.95	$21.95
2003	ARANSAS COUNTY	$23,430	$69.80	$0.00	$69.80	$116.34	$18.11	$204.25
2003	CITY OF ROCKPORT	$18,430	$48.84	$0.00	$48.84	$81.40	$12.67	$142.91
	2003 TOTAL:		**$137.83**	**$0.00**	**$137.83**	**$229.72**	**$35.76**	**$403.31**
2002	COUNTY ROAD & FLOOD	$0	$9.32	$0.00	$9.32	$16.65	$2.59	$28.56
2002	CITY OF ROCKPORT	$0	$44.30	$0.00	$44.30	$79.15	$12.29	$135.74
2002	ARANSAS COUNTY	$0	$56.35	$0.00	$56.35	$100.68	$15.64	$172.67
2002	NAVIGATION DIST	$0	$7.32	$0.00	$7.32	$13.07	$2.03	$22.42
2002	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2002 TOTAL:		**$117.29**	**$0.00**	**$117.29**	**$209.55**	**$32.55**	**$359.39**
2001	NAVIGATION DIST	$0	$7.40	$0.00	$7.40	$14.11	$2.19	$23.70
2001	ARANSAS COUNTY	$0	$47.55	$0.00	$47.55	$90.66	$14.05	$152.26
2001	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2001	COUNTY ROAD & FLOOD	$0	$9.97	$0.00	$9.97	$19.01	$2.95	$31.93
2001	CITY OF ROCKPORT	$0	$39.69	$0.00	$39.69	$75.68	$11.73	$127.10
	2001 TOTAL:		**$104.61**	**$0.00**	**$104.61**	**$199.46**	**$30.92**	**$334.99**
2000	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2000	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2000 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1999	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1999	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1999 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1998	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1998	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1998	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1998	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1998	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1998 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1997	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1997	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

1997	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1997	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1997	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1997 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1996	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1996	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1996 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1995	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1995	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1995	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1995	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1995	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1995 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1994	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1994	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1994	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1994 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1993	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1993	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1993	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1993	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1993	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1993 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1992	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1992	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1992	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1992	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1992	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1992	COUNTY EDUCATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1992 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1991	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1991	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1991	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1991	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1991	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1991 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1990	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1990	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1990	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1990	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1990	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1990 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1989	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1989	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1989	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1989	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1989	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1989 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1988	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Exhibit J

1988	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1988	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1988	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1988 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1987	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1987	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1987	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1987	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1987	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1987 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1986	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1986	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1986 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1985	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1985	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1985	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1985	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1985	RDB Tax Entity	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1985	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1985 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1984	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1984	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1984	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1984	RDB Tax Entity	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1984	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1984	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1984 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1983	RDB Tax Entity	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1983	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1983	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1983	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1983	CITY OF ROCKPORT	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1983	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1983 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1982	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1982	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1982	ARANSAS CO ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1982	RDB Tax Entity	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1982	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1982 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1981	RDB Tax Entity	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1981	ARANSAS COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1981	COUNTY ROAD & FLOOD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
1981	NAVIGATION DIST	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1981 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1980	NAVIGATION DIST	$0	$1.53	$1.53	$0.00	$0.00	$0.00	$0.00
1980	COUNTY ROAD & FLOOD	$0	$5.36	$5.36	$0.00	$0.00	$0.00	$0.00
1980	RDB Tax Entity	$0	$1.53	$1.53	$0.00	$0.00	$0.00	$0.00
1980	ARANSAS COUNTY	$0	$15.71	$15.71	$0.00	$0.00	$0.00	$0.00

1980 TOTAL:	$24.13	$24.13	$0.00	$0.00	$0.00	$0.00
GRAND TOTAL:	$3067.15	$327.42	$2739.73	$2369.70	$221.45	$5330.88

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 8/30/2022 10:05 PM

© N. Harris Computer Corporation

Exhibit L



Exhibit M



Exhibit N



Exhibit O



Exhibit P



Exhibit Q



Exhibit R



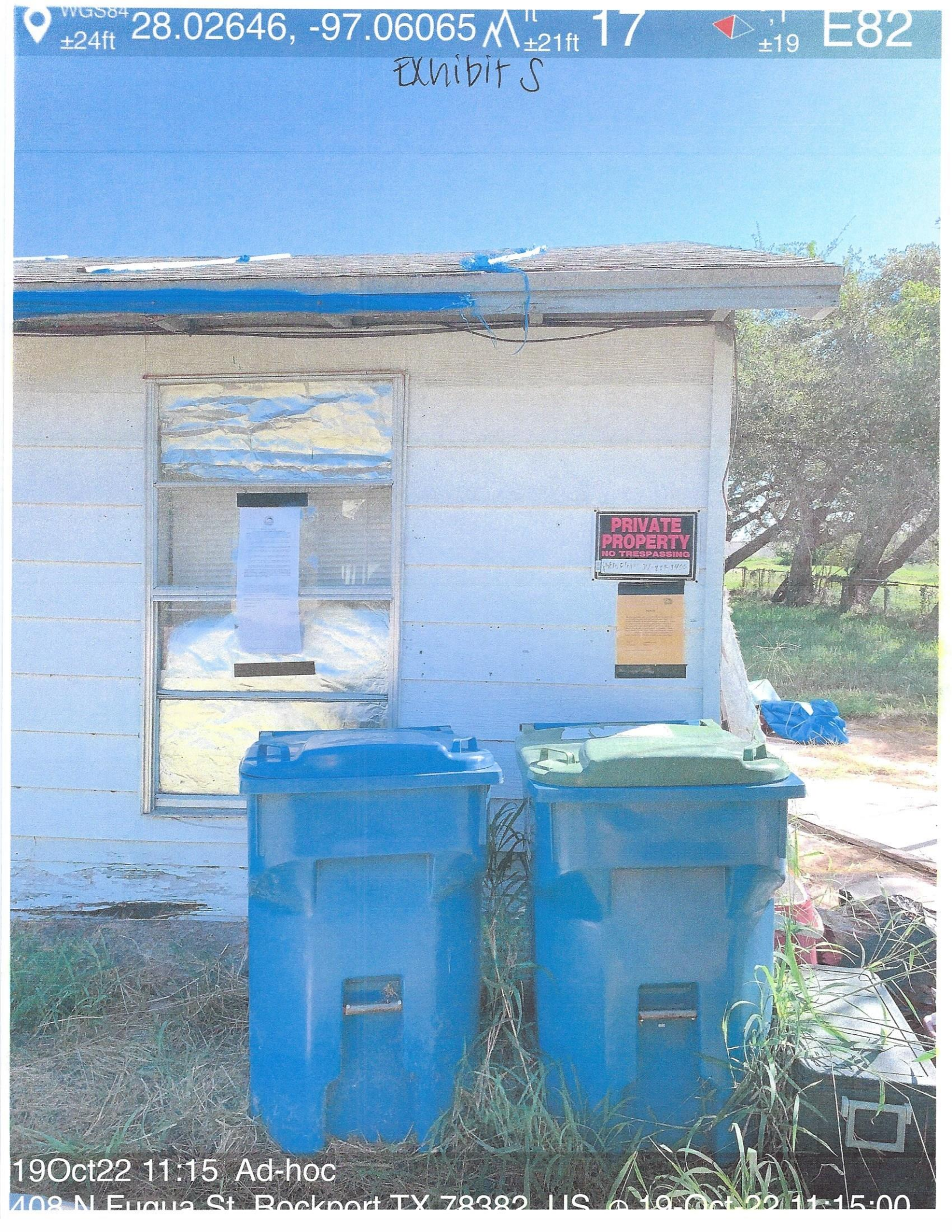

±24ft 28.02646, -97.06065 ±21ft 17 ±19 E82
Exhibit S
PRIVATE PROPERTY
NO TRESPASSING
19Oct22 11:15 Ad-hoc

Exhibit T



7021 2720 0001 5202 9785

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

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

OFFICIAL USE
0000884933
MAILED FROM ZIP CODE 78382
PITNEY BOWES
$ 000.00
SEP 13 2022

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
$

Postmark Here

21-000719

Sent To
Nadia Elvir Pablo Flores
Street and Apt. No., or PO Box No.
2211 TM 3036 Apt 1008
City, State, ZIP+4®
Pocent TX 78382

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Exhibit U



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

For delivery

Certified Mail Fee
$

Extra Services
- Return Receipt
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

US POSTAGE PITNEY BOWES
ZIP 78382
02 7H
0006090064
$ 000.001
OCT 19 2022

Here

21-000720

Delia Etvir Pablo Flores
2211 FM 3036 Apt 1008
Rockport, TX 78382

PH

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4127 2315

Exhibit V

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:

Delia Elvir Pablo Flores
2211 3036 Apt 1008
Rockport Tx 78382

9590 9402 7382 2028 3108 17

7021 2720 0001 5202 9785

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Celia Flores ☐ Agent ☐ Addressee

B. Received by (Printed Name) Celia Flores
C. Date of Delivery 9-10-22

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

21-000719

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

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

USPS TRACKING #

9590 9402 7382 2028 3108 17

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
714 E CONCHO ST.
ROCKPORT, TX 78382

Exhibit W

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Delia Etvir Pablo Flores
2211 Fm 3036 Apt 1008
Rockport, TX 78382

Case No. 21-000719
Issued: September 13, 2022
Certified Mail #: 70212720000152029785

VIOLATION LOCATION

408 N FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 118, Lot 15 & 16

Dear Delia Etvir Pablo Flores,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit X

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING NOVEMBER 1, 2022, TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Judy Emerson

Judy Emerson

September 13, 2022

Date

Exhibit A

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2383 | Email: jemerson@cityofrockport.com

PROPERTY ADDRESS/LOCATION
508 RACINE

APPLICANT/PROPERTY OWNER
STEVE E & DIANA P MARTINEZ

LEGAL DESCRIPTION
SMITH & WOOD, BLK 122, LOT 12 & N/16' OF 13

PUBLIC HEARING/HEARING DATE(S)
1st Hearing – Tuesday, November 1, 2022

BRIEF SUMMARY OF REQUEST
OFFICER OBSERVED A STUCTURE THAT APPEARED TO HAVE SHIFTED OFF THE FOUNDATION BLOCKS OFFICER INSPECTED STRUCTURE AND OBSERVED THAT THE STRUCTURE HAS SHIFTED OFF OF SOME OF IT'S FOUNDATION BLOCKS. THERE ARE SEVERAL WINDOWS BROKEN OUT. FROM THE TIME OFFICER SENT OUT THE ORIGINAL NOTICE OF VIOLATION LETTER THE PROPERTY HAS SOLD.

THE CITY UTILITY ACCOUNT HAS BEEN INACTIVE SINCE 11/15/19, AEP ELECTRICAL SERVICE WAS DISONTINUED 3/25/20

OFFICER IS REQUESTING THAT THIS STRUCTURE BE DEMOLISHED AND ALL OVERGROWN VEGETATION, DEBRIS, JUNK & TRASH BE REMOVED AT THE TIME OF DEMOLITION.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	RESIDENTIAL	R-2, B-1, and R-5	910 SQFT Single Story Structure	50 X 100 5000 SQFT

STAFF RECOMMENDATION

REPAIR | REPAIR WITH CONDITIONS | DEMOLISH

PROPERTY HISTORY
12/14/21-OFFICER OBSERVED A STRUCTURE THAT APPEARED TO HAVE SHIFTED OFF OF THE FOUNDATION BLOCKS.
12/15/22-OFFICER MAILED A NOTICE OF VIOLATION LETTER FOR THE STRUCTURE AND ALSO POSTED A NOTICE ON THE STRUCTURE.
1/5/21-THE OWNER AT THE TIME CAME INTO THE OFFICE. HE SAID HE WAS PLANNING ON JUST DOING A SIMPLE LEVELING OF THE FOUNDATION. OFFICER EXPLAINED THAT SHE WOULD NEED TO SPEAK WITH THE BUILDING OFFICIAL BECAUSE SHE THOUGHT THAT THE FOUNDATION IS PAST JUST NEEDING A SIMPLE LEVELING.
1/7/21-OFFICER SPOKE WITH THE BUILDING OFFICIAL AND HE STATED THAT IN ORDER TO REPAIR THE FOUNDATION THE OWNER WOULD NEED A STAMPED ENGINEERED FOUNDATION PLAN. AND BECAUSE OF THE LOW AMOUNT THAT THE STRUCTURE IS VALUED AT ANY COST TO REPAIR THE STRUCTURE THAT EXCEEDED 50% OF THIS VALUE WOULD REQUIRE THE ENTIRE STRUCTURE BE BROUGHT UP TO CURRENT CODES. OFFICER CALLED THE OWNER AND LET HIM KNOW WHAT THE BUILDING OFFICIAL SAID AND SHE GAVE HIM SEVERAL NAMES OF ENGINEERS IN THE AREA THAT COULD DO THIS FOR HIM.
1/28/21-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURE.
2/2/22-OFFICER INSPECTED LOCATION AND WALKED THE ENTIRE PROPERTY. OFFICER OBSERVED THAT THERE ARE NUMEROUS BROKEN WINDOWS, THE ENTIRE STRUCTURE HAS SHIFTED. ON THE NORTHEAST BACK CORNER, THE STRUCTURE HAS SHIFTED COMPLETELY OFF IT'S BLOCKS AND HAS SHIFTED SIGNIFICANTLY ALMOST TO THE POINT OF BEING OFF THE OTHER BLOCKS. THE ENTIRE STRUCTURE HAS TERMITE DAMAGE AND THE BACK PORCH IS ROTTEN. ON THE SOUTHEAST BACK CORNER, THE STRUCTURE IS SITTING ON THE GROUND. THE FRONT PORCH IS LEANING DUE TO IT BEING TIED TO THE STRUCTURE AND UNDER THE SAME ROOF LINE.
3/1/22-OFFICER INSPECTED LOCATION AND OBSERVED THAT THE FRONT & BACK DOORS ARE WIDE OPENED AND ANOTHER WINDOW HAS BEEN BROKEN OUT. OFFICER CALLED THE OWNER TO LET HIM KNOW THAT THE DOORS ARE OPEN. HE SAID HE WAS TALKING WITH A LADY TO BUY THE PROPERTY.
3/17/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE. OFFICER CALLED THE OWNER AND HE SAID HE HAD CONTACTED A REALTOR AND THEY TOLD HIM THAT THE STRUCTURE IS BASICALLY WORTH NOTHING BUT THE LAND DOES HAVE A VALUE.
4/19/22-OFFICER WAS SPEAKING TO MS MARINEZ ABOUT ANOTHER PROPERTY SHE OWNS AND SHE SAID SHE WAS THINKING OF BUYING THIS PROPERTY. OFFICER TOLD HER IT WAS A SUB-STANDARD STRUCTURE AND EXPLAINED THAT SHE WOULD NEED A STAMPED ENGINEEREE FOUNDATION PLAN. OFFICER EXPLAINED THE 50% RULE TO HER.
5/6/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE TO THE STRUCTURE. OFFICER SPOKE WITH MS MARTINEZ AND SHE SAID SHE CONTRACTED WITH WINDSHORE ENGINEERING TO DO THE FOUNDATION PLAN.

Exhibit B

5/31/22-OFFICER INSPECTED LOCATION AND OBSERVED NO CHANGE. OFFICER CALLED MS MARTINEZ TO SEE IF SHE HAD GOTTEN THE ENGINEER REPORT BACK, SHE SAID SHE HAD BUT HASN'T LOOKED AT IT. OFFICER EXPLAINED THE 50% RULE TO HER. SHE SAID SHE WAS THINKING ABOUT REPLACING SOME OF THE WINDOWS. OFFICER TOLD HER NOT TO, BECAUSE ALL REPAIRS WILL MORE THAN LIKELY PUT HER OVER THE 50 % RULE. SHE SAID SHE WILL LOOK AT THE QUOTE FOR THE FOUNDATION. OFFICER EXPLAINED THAT OUR BUILDING OFFICIAL WILL WANT THE STAMPED FOUNDATION PLAN ALONG WITH A FULL SET OF PLANS THAT WILL SHOW HOW THE STRUCTURE WILL BE BROUGHT UP TO CURRENT CODES. OFFICER ALSO EXPLAINED THAT ALL CONTRACTORS WILL NEED TO BE REGISTERED WITH THE CITY AND ANY ELECTRICIAN AND PLUMBER WILL NEED TO BE STATE LICENSE. SHE WILL BE PUTTING IN WINDOW UNITS. OFFICER WILL CONTINUE TO MONITOR PROPERTY TO MAKE SURE NO WORK IS BEING DONE WITHOUT A PERMIT. MS MARTINEZ ALSO TOLD OFFICER THAT MR. BREWSTER HAS GIVEN HER THE PROPERTY.
9/13/22-OFFICER MAILED A NOTICE OF VIOLATION LETTER AND POSTED NOTICE ON THE STRUCTURE
9/15/22-OFFICER EMERSON RECEIVED A CALL FROM DIANA MARTINEZ. SHE STATED THAT SHE HAD RECEIVED THE LETTER & SHE STILL THINKS THAT THE STRUCTURE CAN BE REHABBED. OFFICER EXPLAINED THAT IF SHE WANTED TO TRY & REHAB IT SHE WILL NEED TO SPEAK TO FRANK TRUITT OUR BUILDING OFFICIAL. SHE SAID SHE THINKS THAT THE STRUCTURE HAS SHIFTED ABOUT 12-18 INCHES OFF OF THE BLOCKS IT SITS ON. OFFICER EXPLAINED THAT SHE WOULD BE BETTER OFF TO TEAR IT DOWN & BUILD A 600 SQFT NEW STRUCTURE.
10/19/22-OFFICER CERTIFIED MAILED AND POSTED PUBLIC HEARING NOTICE ON STRUCTURE

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS
A-II

Exhibit C

393022

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF072201

WARRANTY DEED

DATE:
July 21, 2022

GRANTOR:
LOUIS G. BREWSTER and WANDA S. BREWSTER

GRANTOR'S MAILING ADDRESS:
3026 Kismet Ln.
Houston, TX 77043

GRANTEE:
STEVAN E. MARTINEZ and DIANA P. MARTINEZ

GRANTEE'S MAILING ADDRESS:
3910 W. Horseshoe Bend
San Antonio, TX 78228

CONSIDERATION:
TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration

PROPERTY (INCLUDING ANY IMPROVEMENTS):
See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.

2. Subdivision plat of record in Volume E, Pages 272-273, Deed Records, Aransas County, Texas, and easements shown thereon.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the right and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee, and Grantee's heirs, executors,

EXhibit D

administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

LOUIS G. BREWSTER

WANDA S. BREWSTER

THE STATE OF TEXAS §

COUNTY OF ARANSAS §

This instrument was acknowledged before me on the 21st day of July, 2022 by LOUIS G. BREWSTER and WANDA S. BREWSTER.

Notary Public, State of Texas
My Commission Expires: 3-17-26
Kevin Lambert
Printed Name of Notary

KEVIN MICHAEL LAMBERT NOTARY PUBLIC STATE OF TEXAS ID 133651564 EXP. 03-17-2026

Exhibit E

393022

EXHIBIT "A"

FIELD NOTES
NOVEMBER 2, 1992

(NO. 508 RACINE)

BEING A TRACT OF LAND 38.0 FEET BY 136.5 FEET AND BEING ALL OF LOT TWELVE (12) AND THE NORTH SIX FEET (N 6') OF LOT THIRTEEN (13), BLOCK ONE HUNDRED TWENTY-TWO (122), SMITH AND WOOD DIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME E, PAGES 272-273, DEED RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 38.0 FEET BY 136.5 FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 5/8" iron rod set in the East R.O.W. line of Racine Street for the common corner of Lots 11 and 12 of said Block 122 and being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, due East along and with the common line between said Lots 11 and 12 a distance of 136.5 feet to a 5/8" iron rod set for the NORTHEAST corner of Lot 12 and this survey;

THENCE, due South along and with the East line of Lot 12 at 32.0 feet pass the common line between Lots 12 and 13 and in all a distance of 38.0 feet to a 5/8" iron rod set for the SOUTHEAST corner of this survey;

THENCE, due West parallel and 6.0 feet South of the common line between Lots 12 and 13 a distance of 136.5 feet to a 5/8" iron rod set in the East R.O.W. line of Racine Street for the SOUTHWEST corner of this survey;

THENCE, due North along and with the East R.O.W. line of Racine Street at 6.0 feet pass the common line between Lots 12 and 13 and in all a distance of 38.0 feet to the PLACE OF BEGINNING and containing 5187 square feet of land more or less.

J. L. BRUNDRETT, JR., P.E., R.P.L.S.
REG. NOS. 41209, 2133

FN508RAC.DOC

STATE OF TEXAS
REGISTERED
J. L. BRUNDRETT, JR.
2133
PROFESSIONAL
LAND SURVEYOR

3/34 RATCO

FILED FOR RECORD IN
OFFICIAL PUBLIC RECORDS
AT 2:55 P M.

JUL 22 2022 INDEXED

STATE OF TEXAS–COUNTY OF ARANSAS I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS as stamped hereon by me.

STATE OF TEXAS
COUNTY OF ARANSAS

CARRIE ARRINGTON, COUNTY CLERK
ARANSAS COUNTY, TEXAS

Exhibit F

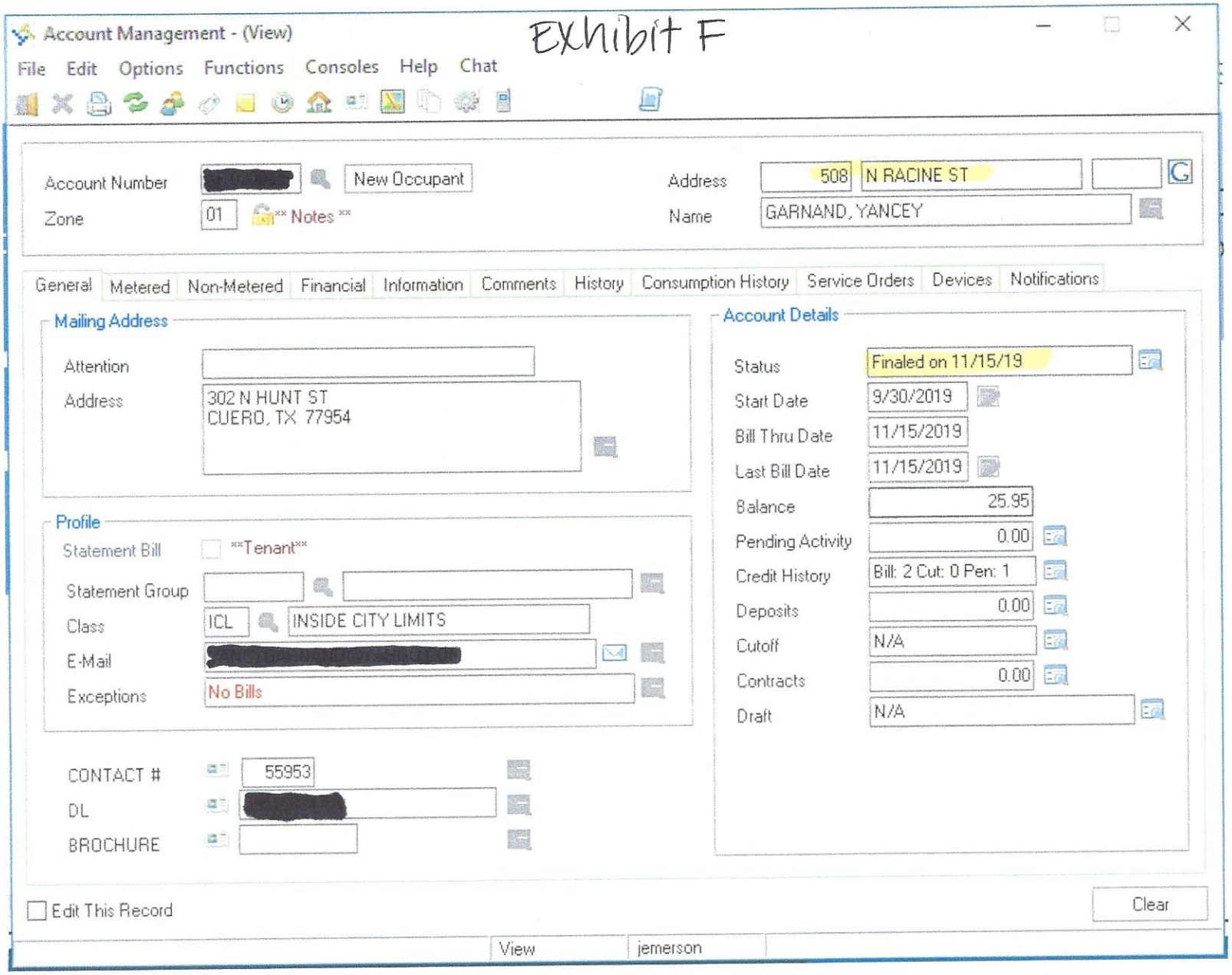

Account Management - (View)
File Edit Options Functions Consoles Help Chat
Account Number
New Occupant
Zone
01
** Notes **
Address
508
N RACINE ST
Name
GARNAND, YANCEY
General
Metered
Non-Metered
Financial
Information
Comments
History
Consumption History
Service Orders
Devices
Notifications
Mailing Address
Attention
Address
302 N HUNT ST
CUERO, TX 77954
Profile
Statement Bill
Tenant
Statement Group
Class
ICL
INSIDE CITY LIMITS
E-Mail
Exceptions
No Bills
CONTACT #
55953
DL
BROCHURE
Account Details
Status
Finaled on 11/15/19
Start Date
9/30/2019
Bill Thru Date
11/15/2019
Last Bill Date
11/15/2019
Balance
25.95
Pending Activity
0.00
Credit History
Bill: 2 Cut: 0 Pen: 1
Deposits
0.00
Cutoff
N/A
Contracts
0.00
Draft
N/A
Edit This Record
Clear
View
jemerson

Exhibit G

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP. THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Exhibit H

Aransas CAD

Property Search Results > 50610 MARTINEZ STEVAN E & DIANA P for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	50610	Legal Description:	SMITH AND WOOD, BLOCK 122, LOT 12 & N/6' OF 13
Geographic ID:	5550-122-012-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 RACINE ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	SMITH AND WOOD CENTRAL WES OF PEARL	Map ID:	A-3
Neighborhood CD:	SMWO-CENT		

Owner

Name:	MARTINEZ STEVAN E & DIANA P	Owner ID:	146283
Mailing Address:	3910 W HORSESHOE BND SAN ANTONIO, TX 78228-2613	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A
(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		
(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		
(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: MARTINEZ STEVAN E & DIANA P
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CRO	CITY OF ROCKPORT	N/A	N/A	N/A	N/A
GAR	ARANSAS COUNTY	N/A	N/A	N/A	N/A
NVD	NAVIGATION DIST	N/A	N/A	N/A	N/A
SAR	ARANSAS CO ISD	N/A	N/A	N/A	N/A
XSP	COUNTY ROAD & FLOOD	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 747.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2SS- - *	FRAME	0	747.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			102.0
PS	SCREENED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUC	* - *			60.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1191	5187.00	38.00	136.50	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$11,360	$25,940	0	37,300	$0	$37,300
2021	$10,090	$25,940	0	36,030	$0	$36,030
2020	$9,090	$15,560	0	24,650	$0	$24,650
2019	$9,090	$15,560	0	24,650	$0	$24,650
2018	$6,820	$10,370	0	17,190	$0	$17,190
2017	$9,090	$10,370	0	19,460	$0	$19,460
2016	$8,810	$10,370	0	19,180	$0	$19,180
2015	$8,810	$6,220	0	15,030	$0	$15,030
2014	$8,810	$6,220	0	15,030	$0	$15,030
2013	$15,730	$6,220	0	21,950	$0	$21,950
2012	$15,730	$6,220	0	21,950	$0	$21,950
2011	$15,730	$6,220	0	21,950	$0	$21,950
2010	$15,730	$6,220	0	21,950	$0	$21,950
2009	$15,730	$6,220	0	21,950	$0	$21,950

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2022	WD	WARRANTY DEED	BREWSTER LOUIS G ETUX WANDA S	MARTINEZ STEVAN E & DIANA P			393022
2	3/9/1993	SWD	SPECIAL WARRANTY DEED	SOUTH TEXAS SAVINGS BANK FSB	BREWSTER LOUIS G ETUX WANDA S	187260	174896	0
3	9/3/1991	STD	SUBSTITUTE TRUSTEE DEED	SHAW J MARTIN	SOUTH TEXAS SAVINGS BANK FSB	179312	145013	0

Tax Due

Property Tax Information as of 10/10/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	CITY OF ROCKPORT	$37,300	$141.05	$0.00	$141.05	$0.00	$0.00	$141.05
2022	ARANSAS COUNTY	$37,300	$111.85	$0.00	$111.85	$0.00	$0.00	$111.85
2022	NAVIGATION DIST	$37,300	$15.08	$0.00	$15.08	$0.00	$0.00	$15.08
2022	ARANSAS CO ISD	$37,300	$372.67	$0.00	$372.67	$0.00	$0.00	$372.67
2022	COUNTY ROAD & FLOOD	$37,300	$21.84	$0.00	$21.84	$0.00	$0.00	$21.84
	2022 TOTAL:		**$662.49**	**$0.00**	**$662.49**	**$0.00**	**$0.00**	**$662.49**
	MARTINEZ STEVAN E & DIANA P TOTAL:		**$662.49**	**$0.00**	**$662.49**	**$0.00**	**$0.00**	**$662.49**
2021	CITY OF ROCKPORT	$36,030	$141.50	$141.50	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$36,030	$117.79	$117.79	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$36,030	$16.28	$16.28	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$36,030	$335.61	$335.61	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$36,030	$23.79	$23.79	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$634.97**	**$634.97**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$24,650	$103.85	$103.85	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$24,650	$88.94	$88.94	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$24,650	$12.27	$12.27	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$24,650	$241.64	$241.64	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$24,650	$17.94	$17.94	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$464.64**	**$464.64**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$24,650	$103.55	$103.55	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$24,650	$92.62	$92.62	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$24,650	$12.82	$12.82	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$24,650	$253.90	$253.90	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$24,650	$18.66	$18.66	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$481.55**	**$481.55**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$17,190	$68.17	$68.17	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$17,190	$77.70	$77.70	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$17,190	$10.28	$10.28	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$17,190	$200.08	$200.08	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$17,190	$14.19	$14.19	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$370.42**	**$370.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$19,460	$75.05	$75.05	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$19,460	$64.97	$64.97	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$19,460	$9.88	$9.88	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$19,460	$226.50	$226.50	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$19,460	$13.52	$13.52	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$389.92**	**$389.92**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$19,180	$74.66	$74.66	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$19,180	$63.79	$63.79	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$19,180	$10.09	$10.09	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$19,180	$224.32	$224.32	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$19,180	$13.88	$13.88	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$386.74**	**$386.74**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

2015	CITY OF ROCKPORT	$15,030	$54.84	$54.84	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$15,030	$47.05	$47.05	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$15,030	$7.89	$7.89	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$15,030	$173.75	$173.75	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$15,030	$10.89	$10.89	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$294.42**	**$294.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKPORT	$15,030	$50.37	$50.37	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$15,030	$8.06	$8.06	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$15,030	$173.76	$173.76	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$15,030	$11.14	$11.14	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$15,030	$46.68	$46.68	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$290.01**	**$290.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	COUNTY ROAD & FLOOD	$21,950	$16.73	$16.73	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$21,950	$12.11	$12.11	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$21,950	$254.73	$254.73	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$21,950	$71.94	$71.94	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS COUNTY	$21,950	$65.65	$65.65	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$421.16**	**$421.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	COUNTY ROAD & FLOOD	$21,950	$16.98	$16.98	$0.00	$0.00	$0.00	$0.00
2012	CITY OF ROCKPORT	$21,950	$71.52	$71.52	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS COUNTY	$21,950	$66.66	$66.66	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$21,950	$254.48	$254.48	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$21,950	$12.25	$12.25	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$421.89**	**$421.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	CITY OF ROCKPORT	$21,950	$67.81	$67.81	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS COUNTY	$21,950	$66.66	$66.66	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$21,950	$248.55	$248.55	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$21,950	$12.24	$12.24	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$21,950	$14.61	$14.61	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$409.87**	**$409.87**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ARANSAS COUNTY	$21,950	$64.78	$64.78	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$21,950	$239.64	$239.64	$0.00	$0.00	$0.00	$0.00
2010	CITY OF ROCKPORT	$21,950	$68.05	$68.05	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$21,950	$14.19	$14.19	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$21,950	$12.02	$12.02	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$398.68**	**$398.68**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	NAVIGATION DIST	$21,950	$11.50	$11.50	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$21,950	$13.40	$13.40	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$21,950	$238.12	$238.12	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$21,950	$61.17	$61.17	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKPORT	$21,950	$65.56	$65.56	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$389.75**	**$389.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ARANSAS CO ISD	$21,950	$238.12	$238.12	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$21,950	$11.71	$11.71	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$21,950	$15.67	$15.67	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$21,950	$51.25	$51.25	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKPORT	$21,950	$65.63	$65.63	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$382.38**	**$382.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	NAVIGATION DIST	$20,920	$11.41	$11.41	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$20,920	$9.94	$9.94	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKPORT	$20,920	$58.37	$58.37	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$20,920	$45.12	$45.12	$0.00	$0.00	$0.00	$0.00

2007	ARANSAS CO ISD	$20,920	$226.95	$226.95	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$351.79**	**$351.79**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS CO ISD	$19,730	$275.49	$275.49	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$19,730	$46.33	$46.33	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$19,730	$48.20	$48.20	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$19,730	$7.85	$7.85	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$19,730	$8.60	$8.60	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$386.47**	**$386.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	NAVIGATION DIST	$19,360	$8.95	$8.95	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$19,360	$14.35	$14.35	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$19,360	$45.33	$45.33	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$19,360	$293.96	$293.96	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$19,360	$8.74	$8.74	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$19,360	$8.68	$8.68	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$19,360	$35.00	$35.00	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$415.01**	**$415.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	COUNTY ROAD & FLOOD	$18,530	$8.76	$8.76	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$18,530	$281.16	$281.16	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$18,530	$9.25	$9.25	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$18,530	$47.38	$47.38	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS COUNTY	$18,530	$54.61	$54.61	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$401.16**	**$401.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	NAVIGATION DIST	$18,530	$5.93	$5.93	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$18,530	$9.25	$9.25	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$18,530	$49.10	$49.10	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$18,530	$290.92	$290.92	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$18,530	$55.20	$55.20	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$410.40**	**$410.40**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	BREWSTER LOUIS G ETUX WANDA S TOTAL:		**$7701.23**	**$7701.23**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GRAND TOTAL (ALL OWNERS):		**$8363.72**	**$7701.23**	**$662.49**	**$0.00**	**$0.00**	**$662.49**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33 Database last updated on: 10/9/2022 10:05 PM © N. Harris Computer Corporation

Exhibit M

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Louis G Etux Wanda S Brewster
3026 Kismet Ln
Houston, TX 77043

Case No. 21-000718
Issued: September 13, 2022
Certified Mail #: 70212720000152029792

VIOLATION LOCATION

508 RACINE ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 122, Lot 12 & N/6' Of 13

Dear Louis G Etux Wanda S Brewster,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit N

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING NOVEMBER 1, 2022, TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Judy Emerson

Judy Emerson

September 13, 2022

Date

Aransas CAD

Property Search > 50610 BREWSTER LOUIS G ETUX WANDA S for Year 2022

Tax Year: 2022

Property

Account

Property ID:	50610	Legal Description:	SMITH AND WOOD, BLOCK 122, LOT 12 & N/6' OF 13
Geographic ID:	5550-122-012-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	508 RACINE ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	SMITH AND WOOD CENTRAL WES OF PEARL	Map ID:	A-3
Neighborhood CD:	SMWO-CENT		

Owner

Name:	BREWSTER LOUIS G ETUX WANDA S	Owner ID:	52831
Mailing Address:	3026 KISMET LN HOUSTON, TX 77043-1321	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$11,360	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$25,940	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0
(=) Market Value:	=	$37,300	
(–) Ag or Timber Use Value Reduction:	–	$0	
(=) Appraised Value:	=	$37,300	
(–) HS Cap:	–	$0	
(=) Assessed Value:	=	$37,300	

Taxing Jurisdiction

Owner: BREWSTER LOUIS G ETUX WANDA S
% Ownership: 100.0000000000%
Total Value: $37,300

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	$37,300	$37,300	$0.00

CRO	CITY OF ROCKPORT	0.392720	$37,300	$37,300	$146.49
GAR	ARANSAS COUNTY	0.326898	$37,300	$37,300	$121.94
NVD	NAVIGATION DIST	0.045164	$37,300	$37,300	$16.85
SAR	ARANSAS CO ISD	0.999100	$37,300	$37,300	$372.67
XSP	COUNTY ROAD & FLOOD	0.066019	$37,300	$37,300	$24.62
	Total Tax Rate:	1.829901			
				Taxes w/Current Exemptions:	$682.57
				Taxes w/o Exemptions:	$682.57

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 747.0 sqft **Value:** $11,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2SS- - *	FRAME	0	747.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			102.0
PS	SCREENED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUC	* - *			60.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1191	5187.00	38.00	136.50	$25,940	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$11,360	$25,940	0	37,300	$0	$37,300
2021	$10,090	$25,940	0	36,030	$0	$36,030
2020	$9,090	$15,560	0	24,650	$0	$24,650
2019	$9,090	$15,560	0	24,650	$0	$24,650
2018	$6,820	$10,370	0	17,190	$0	$17,190
2017	$9,090	$10,370	0	19,460	$0	$19,460
2016	$8,810	$10,370	0	19,180	$0	$19,180
2015	$8,810	$6,220	0	15,030	$0	$15,030
2014	$8,810	$6,220	0	15,030	$0	$15,030
2013	$15,730	$6,220	0	21,950	$0	$21,950
2012	$15,730	$6,220	0	21,950	$0	$21,950
2011	$15,730	$6,220	0	21,950	$0	$21,950
2010	$15,730	$6,220	0	21,950	$0	$21,950
2009	$15,730	$6,220	0	21,950	$0	$21,950

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/9/1993	SWD	SPECIAL WARRANTY DEED	SOUTH TEXAS SAVINGS BANK FSB	BREWSTER LOUIS G ETUX WANDA S	187260	174896	0
2	9/3/1991	STD	SUBSTITUTE TRUSTEE DEED	SHAW J MARTIN	SOUTH TEXAS SAVINGS BANK FSB	179312	145013	0

Tax Due

Exhibit Q

Property Tax Information as of 08/31/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKPORT	$36,030	$141.50	$141.50	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$36,030	$117.79	$117.79	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$36,030	$16.28	$16.28	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$36,030	$335.61	$335.61	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$36,030	$23.79	$23.79	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$634.97**	**$634.97**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$24,650	$103.85	$103.85	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$24,650	$88.94	$88.94	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$24,650	$12.27	$12.27	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$24,650	$241.64	$241.64	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$24,650	$17.94	$17.94	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$464.64**	**$464.64**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$24,650	$103.55	$103.55	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$24,650	$92.62	$92.62	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$24,650	$12.82	$12.82	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$24,650	$253.90	$253.90	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$24,650	$18.66	$18.66	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$481.55**	**$481.55**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$17,190	$68.17	$68.17	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$17,190	$77.70	$77.70	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$17,190	$10.28	$10.28	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$17,190	$200.08	$200.08	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$17,190	$14.19	$14.19	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$370.42**	**$370.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$19,460	$75.05	$75.05	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$19,460	$64.97	$64.97	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$19,460	$9.88	$9.88	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$19,460	$226.50	$226.50	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$19,460	$13.52	$13.52	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$389.92**	**$389.92**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$19,180	$74.66	$74.66	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$19,180	$63.79	$63.79	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$19,180	$10.09	$10.09	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$19,180	$224.32	$224.32	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$19,180	$13.88	$13.88	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$386.74**	**$386.74**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKPORT	$15,030	$54.84	$54.84	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$15,030	$47.05	$47.05	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$15,030	$7.89	$7.89	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$15,030	$173.75	$173.75	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$15,030	$10.89	$10.89	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$294.42**	**$294.42**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKPORT	$15,030	$50.37	$50.37	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$15,030	$8.06	$8.06	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$15,030	$173.76	$173.76	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$15,030	$11.14	$11.14	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$15,030	$46.68	$46.68	$0.00	$0.00	$0.00	$0.00

	2014 TOTAL:		**$290.01**	**$290.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	COUNTY ROAD & FLOOD	$21,950	$16.73	$16.73	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$21,950	$12.11	$12.11	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$21,950	$254.73	$254.73	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$21,950	$71.94	$71.94	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS COUNTY	$21,950	$65.65	$65.65	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$421.16**	**$421.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	COUNTY ROAD & FLOOD	$21,950	$16.98	$16.98	$0.00	$0.00	$0.00	$0.00
2012	CITY OF ROCKPORT	$21,950	$71.52	$71.52	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS COUNTY	$21,950	$66.66	$66.66	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$21,950	$254.48	$254.48	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$21,950	$12.25	$12.25	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$421.89**	**$421.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	CITY OF ROCKPORT	$21,950	$67.81	$67.81	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS COUNTY	$21,950	$66.66	$66.66	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$21,950	$248.55	$248.55	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$21,950	$12.24	$12.24	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$21,950	$14.61	$14.61	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$409.87**	**$409.87**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ARANSAS COUNTY	$21,950	$64.78	$64.78	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$21,950	$239.64	$239.64	$0.00	$0.00	$0.00	$0.00
2010	CITY OF ROCKPORT	$21,950	$68.05	$68.05	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$21,950	$14.19	$14.19	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$21,950	$12.02	$12.02	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$398.68**	**$398.68**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	NAVIGATION DIST	$21,950	$11.50	$11.50	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$21,950	$13.40	$13.40	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$21,950	$238.12	$238.12	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$21,950	$61.17	$61.17	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKPORT	$21,950	$65.56	$65.56	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$389.75**	**$389.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ARANSAS CO ISD	$21,950	$238.12	$238.12	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$21,950	$11.71	$11.71	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$21,950	$15.67	$15.67	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$21,950	$51.25	$51.25	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKPORT	$21,950	$65.63	$65.63	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$382.38**	**$382.38**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	NAVIGATION DIST	$20,920	$11.41	$11.41	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$20,920	$9.94	$9.94	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKPORT	$20,920	$58.37	$58.37	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$20,920	$45.12	$45.12	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$20,920	$226.95	$226.95	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$351.79**	**$351.79**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS CO ISD	$19,730	$275.49	$275.49	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$19,730	$46.33	$46.33	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$19,730	$48.20	$48.20	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$19,730	$7.85	$7.85	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$19,730	$8.60	$8.60	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$386.47**	**$386.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	NAVIGATION DIST	$19,360	$8.95	$8.95	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$19,360	$14.35	$14.35	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$19,360	$45.33	$45.33	$0.00	$0.00	$0.00	$0.00

Exhibit S

2005	ARANSAS CO ISD	$19,360	$293.96	$293.96	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$19,360	$8.74	$8.74	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$19,360	$8.68	$8.68	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$19,360	$35.00	$35.00	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$415.01**	**$415.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	COUNTY ROAD & FLOOD	$18,530	$8.76	$8.76	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$18,530	$281.16	$281.16	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$18,530	$9.25	$9.25	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$18,530	$47.38	$47.38	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS COUNTY	$18,530	$54.61	$54.61	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$401.16**	**$401.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	NAVIGATION DIST	$18,530	$5.93	$5.93	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$18,530	$9.25	$9.25	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$18,530	$49.10	$49.10	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$18,530	$290.92	$290.92	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$18,530	$55.20	$55.20	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$410.40**	**$410.40**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33 Database last updated on: 8/30/2022 10:05 PM © N. Harris Computer Corporation

Exhibit T



Exhibit U



Exhibit V



Exhibit W



Exhibit X



Exhibit Y



Exhibit 2



Exhibit AA



Exhibit BB



Exhibit CC



Exhibit DD


8.02770, -97.05955
ft
±9ft
18
°,T
±18
STOP WORK ORDER
NOTICE
Ad-hoc
St, Rockport TX 78382, US
19-Oct-22 11:18:26

Exhibit EE

7021 2720 0001 5202 9792

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

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

02 1P 0000884933 MAILED FROM ZIP CODE 78382

PITNEY BOWES $ 000.00⁰ SEP 13 2022

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 $

Postmark Here

21-000718

Sent To Louis D Etux Wanda S Bracuster

Street and Apt. No., or PO Box No. 3026 Kismet Dr.

City, State, ZIP+4® Houston TX 77043

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

7021 2720 0001 5202 9808

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

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

02 1P 0000884933 MAILED FROM ZIP CODE 78382

PITNEY BOWES $ 000.00⁰ SEP 13 2022

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 $

Postmark Here

21-000718

Sent To Steve E Martinez

Street and Apt. No., or PO Box No. 340 Roseshire Bend

City, State, ZIP+4® San Antonio TX 78228

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

Exhibit FF

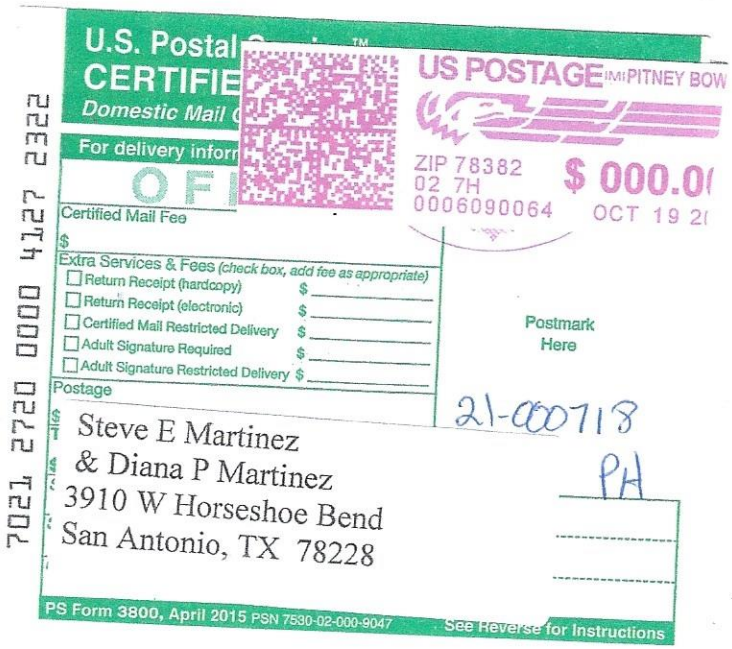

U.S. Postal
CERTIFIE
Domestic Mail
For delivery inform
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US POSTAGE IMI PITNEY BOW
ZIP 78382
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OCT 19 2(
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
Postmark
Here
21-000718
PH
Steve E Martinez
& Diana P Martinez
3910 W Horseshoe Bend
San Antonio, TX 78228
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 2720 0000 4127 2322

Exhibit GG

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:

Lewis D etux Wanda S Brewster
3026 Kismet Dr.
Houston Tx 77043

9590 9402 7382 2028 3108 24

2. Article Number (Transfer from service label)

7021 2720 0001 5202 9792

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Lewis F. Brewster

☐ Agent
☐ Addressee

B. Received by (Printed Name)

LEWIS BREWSTER

C. Date of Delivery

9-23-12

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

21-00078

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

Domestic Return Receipt

USPS TRACKING #

9590 9402 7382 2028 3108 24

NORTH HOUSTON TX 770

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
714 E CONCHO ST.
ROCKPORT, TX 78382

Exhibit HH

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Steve E Martinez
& Diana P Martinez
3910 W Horseshoe Bend
San Antonio, TX 78228

Case No. 21-000718
Issued: September 13, 2022
Certified Mail #: 70212720000152029808

VIOLATION LOCATION

508 RACINE ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 122, Lot 12 & N/6' Of 13

Dear Steve E Martinez,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit II

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING NOVEMBER 1, 2022, TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Judy Emerson

Judy Emerson

September 13, 2022

Date

STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2385 | Email: awest@cityofrockport.com

PROPERTY ADDRESS/LOCATION
524 E. Mimosa Street

APPLICANT/PROPERTY OWNER
Jimmy D. and Shirley Anders

LEGAL DESCRIPTION
SMITH AND WOOD, BLOCK 23, LOT 1 THRU 4

PUBLIC HEARING/HEARING DATE(S)
1st Hearing - Tuesday, November 1, 2022

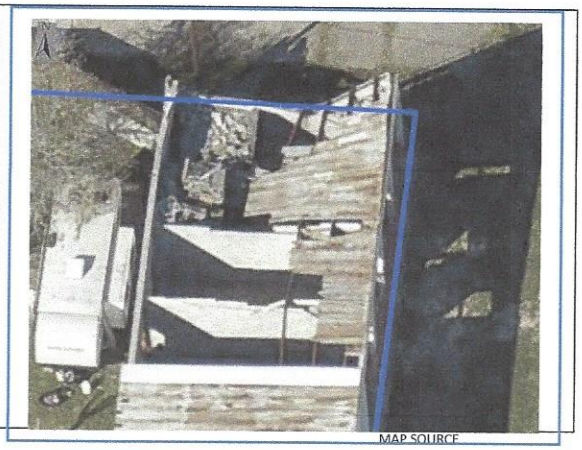
BRIEF SUMMARY OF REQUEST

This property has several structures on it. However, the one structure that has storage units and faces Ann Street is the structure that is substandard. The north 4 bays were severely damaged in Hurricane Harvey. While cleanup of loose debris has been done, no attempt to repair or demolish the structure has been completed.

The area of the structure in question is open to the street. The property owners live on the property and keep watch on the structure as the 6 south bays continue to be rented.

The city utilities are currently active. AEP records indicate no active account for this address.

Officer is requesting that the north 4 bays of the structure be demolished due to owner's inability to repair the structure since 2017.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-1	**Commercial**	**B-1**	**Approximately 1425SQFT NORTH 4 bays of storage building**	**30' X 128' 3840 SQFT COMMERCIAL side only 0.0882 Acres**

STAFF RECOMMENDATION

REPAIR | **REPAIR WITH CONDITIONS** | **DEMOLISH**

PROPERTY HISTORY

TRANSFERRED FROM OLD CASE #18-0000274.
11/29/21 OFFICER WEST POSTED SUBSTANDARD STRUCTURE NOTICE TO BUILDING @ 12:35 P.M. (2 PICS TAKEN) OFFICER WILL CONTINUE TO MONITOR. RE-INSPECT ON 12/23/21.
8/17/22 OFFICER WEST RE-INSPECTED LOCATION @ 1:23 P.M. (4 PICS TAKEN) OFFICER OBSERVED PROPERTY IS BEING MAINTAINED AND IS FREE OF ANY LOOSE DEBRIS FROM STRUCTURE. HOWEVER, STRUCTURE REMAINS IN SUBSTANDARD CONDITION. OFFICER WILL ORDER NOTHING FURTHER SEARCH AND SEND NEW NOV LETTERS TO ALL INTERESTED PARTIES TO PREPARE CASE FOR NEXT BUILDING & STANDARDS COMMISSION MEETING.
9/12/22 OFFICER WEST RE-INSPECTED LOCATION @ 1:31 P.M. (7 PICS TAKEN) OFFICER OBSERVED SUBSTANDARD STRUCTURE REMAINS. OFFICER POSTED ANOTHER NOTICE TO THE STRUCTURE AND MAILED NOTICE OF VIOLATION TODAY. RE-INSPECT ON 10/13/22.
9/29/22 Officer West received telephone call from Shirley Anders in regards to the structure. We discussed possible solutions to the portion of the structure that needs to be demolished. Officer offered to email her out contractor's list. Her email is anders404@sbcglobal.net. Officer emailed Demolition contractors to her this morning. We discussed her demolishing the 4 north bay areas completely and retaining the 6 bay areas that were not damaged by Hurricane Harvey. She can then put up an 8' fence from the existing north border fence to the remaining rented storage building to enclose their yard area.
10/19/22-OFFICER EMERSON PLACED THE NOTICE FOR THE PUBLIC HEARING ON STRUCTURE @ 12:40 PM (2 PICS)

SEE ATTACHED SUPPORTING DOCUMENTS
EXHIBITS "B – X"

Exhibit B

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number [redacted] New Occupant

Zone 01 ** Notes **

Address 524 E MIMOSA ST L309

Name ANDERS, JIMMY D

General | Metered | Non-Metered | Financial | Information | Comments | History | Consumption History | Service Orders | Devices | Notifications

Mailing Address

Attention

Address PO BOX 226
ROCKPORT, TX
78381-0226, B002

Profile

Statement Bill

Statement Group

Class ICL INSIDE CITY LIMITS

E-Mail [redacted]

Exceptions No Donation

CONTACT # 4643

DL

BROCHURE

Account Details

Status	Active
Start Date	10/20/1975
Bill Thru Date	10/15/2022
Last Bill Date	10/15/2022
Balance	288.85
Pending Activity	0.00
Credit History	Bill:24 Cut: 0 Pen: 2
Deposits	400.00
Cutoff	N/A
Contracts	0.00
Draft	N/A

Edit This Record

Clear

View jemerson

Exhibit C

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to incidents@aep.com from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Aransas CAD

Property Search Results > 32533 ANDERS JIMMY D ETUX for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	32533	Legal Description:	SMITH AND WOOD, BLOCK 23, LOT 1 THRU 4
Geographic ID:	5550-023-001-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	524 E MIMOSA ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	COURTHOUSE AREA	Map ID:	A-3
Neighborhood CD:	SW/DM		

Owner

Name:	ANDERS JIMMY D ETUX	Owner ID:	23401
Mailing Address:	P O BOX 226 ROCKPORT, TX 78381-0226	% Ownership:	100.0000000000%
		Exemptions:	HS, DVHS, OTHER

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A	N/A	
(+) Timber Market Valuation:	+	N/A	N/A	
(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		
(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		
(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: ANDERS JIMMY D ETUX
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
CRO	CITY OF ROCKPORT	N/A	N/A	N/A	N/A

GAR	ARANSAS COUNTY	N/A	N/A	N/A	N/A
NVD	NAVIGATION DIST	N/A	N/A	N/A	N/A
SAR	ARANSAS CO ISD	N/A	N/A	N/A	N/A
XSP	COUNTY ROAD & FLOOD	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: RESIDENTIAL **State Code:** A1 **Living Area:** 3360.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	WHPL+ - *	METAL	1983	1680.0
MA	MAIN AREA	1SS - *		2009	1680.0
SD1	DET'D STORAGE-1 SINGLE WALL,PLYWOOD,SHED ROOF,DIRT	*		2012	240.0
AW1	AWNING-1 CLOTH COVERING,LIGHT WEIGHT POLE FRAME	*		2012	288.0

Improvement #2: COMMERCIAL **State Code:** F1 **Living Area:** 3600.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	UTCGU+		1983	3600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.2880	12544.00	98.00	128.00	N/A	N/A
2	C	COMMERCIAL	0.0882	3840.00	30.00	128.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$114,110	$74,240	0	188,350	$57,477	$130,873
2021	$72,910	$39,120	0	112,030	$0	$112,030
2020	$74,030	$39,120	0	113,150	$3,992	$109,158
2019	$75,310	$26,570	0	101,880	$0	$101,880
2018	$47,250	$22,730	0	69,980	$0	$69,980
2017	$95,270	$22,730	0	118,000	$0	$118,000
2016	$93,630	$22,730	0	116,360	$0	$116,360
2015	$94,870	$22,730	0	117,600	$0	$117,600
2014	$94,370	$19,660	0	114,030	$0	$114,030
2013	$95,900	$19,660	0	115,560	$0	$115,560
2012	$95,900	$19,660	0	115,560	$0	$115,560
2011	$95,900	$19,660	0	115,560	$0	$115,560
2010	$95,900	$19,660	0	115,560	$0	$115,560
2009	$82,520	$19,660	0	102,180	$0	$102,180

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number

Tax Due

Property Tax Information as of 10/10/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	CITY OF ROCKPORT	$39,650	$149.93	$0.00	$149.93	$0.00	$0.00	$149.93
2022	ARANSAS COUNTY	$39,650	$118.90	$0.00	$118.90	$0.00	$0.00	$118.90
2022	NAVIGATION DIST	$39,650	$16.04	$0.00	$16.04	$0.00	$0.00	$16.04
2022	ARANSAS CO ISD	$39,650	$396.14	$0.00	$396.14	$0.00	$0.00	$396.14
2022	COUNTY ROAD & FLOOD	$39,650	$23.21	$0.00	$23.21	$0.00	$0.00	$23.21
	2022 TOTAL:		**$704.22**	**$0.00**	**$704.22**	**$0.00**	**$0.00**	**$704.22**
2021	CITY OF ROCKPORT	$29,100	$114.28	$114.28	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$29,100	$95.12	$95.12	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$29,100	$13.14	$13.14	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$29,100	$271.06	$271.06	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$29,100	$19.22	$19.22	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$512.82**	**$512.82**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$29,100	$122.61	$122.61	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$29,100	$104.99	$104.99	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$29,100	$14.49	$14.49	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$29,100	$285.27	$285.27	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$29,100	$21.17	$21.17	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$548.53**	**$548.53**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$29,100	$122.24	$122.24	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$29,100	$109.35	$109.35	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$29,100	$15.13	$15.13	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$29,100	$299.73	$299.73	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$29,100	$22.02	$22.02	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$568.47**	**$568.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$25,260	$100.17	$100.17	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$25,260	$114.16	$114.16	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$25,260	$15.11	$15.11	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$25,260	$294.01	$294.01	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$25,260	$20.85	$20.85	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$544.30**	**$544.30**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$42,830	$165.17	$165.17	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$42,830	$143.00	$143.00	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$42,830	$21.74	$21.74	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$42,830	$498.51	$498.51	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$42,830	$29.74	$29.74	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$858.16**	**$858.16**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$41,810	$162.76	$162.76	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$41,810	$139.04	$139.04	$0.00	$0.00	$0.00	$0.00
2016	NAVIGATION DIST	$41,810	$22.00	$22.00	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$41,810	$488.98	$488.98	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$41,810	$30.26	$30.26	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$843.04**	**$843.04**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKPORT	$41,810	$152.54	$189.99	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$41,810	$130.88	$163.01	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$41,810	$21.95	$27.34	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$41,810	$483.33	$601.95	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$41,810	$30.28	$37.71	$0.00	$0.00	$0.00	$0.00

	2015 TOTAL:		**$818.98**	**$1020.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKPORT	$114,030	$382.20	$382.20	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$114,030	$61.13	$61.13	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$114,030	$1318.29	$1318.29	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$114,030	$84.49	$84.49	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$114,030	$354.15	$354.15	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$2200.26**	**$2200.26**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS CO ISD	$115,560	$1341.06	$1341.06	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$115,560	$378.72	$378.72	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$115,560	$63.72	$63.72	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS COUNTY	$115,560	$345.61	$345.61	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$115,560	$88.06	$88.06	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$2217.17**	**$2217.17**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	ARANSAS COUNTY	$115,560	$350.96	$350.96	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$115,560	$64.47	$64.47	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$115,560	$89.39	$89.39	$0.00	$0.00	$0.00	$0.00
2012	CITY OF ROCKPORT	$115,560	$376.52	$376.52	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$115,560	$1339.78	$1339.78	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$2221.12**	**$2221.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	COUNTY ROAD & FLOOD	$115,560	$76.89	$76.89	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$115,560	$1308.57	$1308.57	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$115,560	$64.45	$64.45	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKPORT	$115,560	$356.96	$356.96	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS COUNTY	$115,560	$350.96	$350.96	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$2157.83**	**$2157.83**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ARANSAS CO ISD	$115,560	$1261.61	$1261.61	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$115,560	$74.70	$74.70	$0.00	$0.00	$0.00	$0.00
2010	CITY OF ROCKPORT	$115,560	$358.24	$358.24	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS COUNTY	$115,560	$341.07	$341.07	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$115,560	$63.27	$63.27	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$2098.89**	**$2098.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	CITY OF ROCKPORT	$102,180	$305.19	$305.19	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$102,180	$53.53	$53.53	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$102,180	$62.38	$62.38	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$102,180	$284.75	$284.75	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS CO ISD	$102,180	$1108.50	$1108.50	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$1814.35**	**$1814.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ARANSAS CO ISD	$102,180	$1108.50	$1108.50	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKPORT	$102,180	$305.52	$305.52	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$102,180	$238.55	$238.55	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$102,180	$54.48	$54.48	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$102,180	$72.97	$72.97	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$1780.02**	**$1780.02**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	NAVIGATION DIST	$94,670	$51.63	$51.63	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$94,670	$1027.03	$1027.03	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$94,670	$44.97	$44.97	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$94,670	$204.19	$204.19	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKPORT	$94,670	$264.13	$264.13	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$1591.95**	**$1591.95**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS CO ISD	$94,670	$1321.88	$1321.88	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$94,670	$37.68	$37.68	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$94,670	$231.28	$231.28	$0.00	$0.00	$0.00	$0.00

2006	COUNTY ROAD & FLOOD	$94,670	$41.25	$41.25	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS COUNTY	$94,670	$222.32	$222.32	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$1854.41**	**$1854.41**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	ARANSAS COUNTY	$84,840	$38.30	$38.29	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$84,840	$38.06	$38.06	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$84,840	$198.64	$198.64	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$84,840	$62.87	$62.87	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$84,840	$153.39	$153.39	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$84,840	$1288.21	$1288.21	$0.00	$0.00	$0.00	$0.00
2005	NAVIGATION DIST	$84,840	$39.23	$39.23	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$1818.70**	**$1818.69**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ARANSAS COUNTY	$90,590	$266.97	$266.97	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS CO ISD	$90,590	$1374.52	$1374.52	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$90,590	$45.20	$45.20	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$90,590	$231.64	$231.64	$0.00	$0.00	$0.00	$0.00
2004	COUNTY ROAD & FLOOD	$90,590	$42.85	$42.85	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$1961.18**	**$1961.18**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	ARANSAS CO ISD	$90,100	$1414.57	$1414.57	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$90,100	$44.96	$44.96	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$90,100	$238.77	$238.77	$0.00	$0.00	$0.00	$0.00
2003	NAVIGATION DIST	$90,100	$28.83	$28.83	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$90,100	$268.41	$268.41	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$1995.54**	**$1995.54**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2002	ARANSAS CO ISD	$0	$1460.95	$1460.95	$0.00	$0.00	$0.00	$0.00
2002	NAVIGATION DIST	$0	$32.28	$32.28	$0.00	$0.00	$0.00	$0.00
2002	ARANSAS COUNTY	$0	$248.54	$248.54	$0.00	$0.00	$0.00	$0.00
2002	CITY OF ROCKPORT	$0	$257.91	$257.91	$0.00	$0.00	$0.00	$0.00
2002	COUNTY ROAD & FLOOD	$0	$41.10	$41.10	$0.00	$0.00	$0.00	$0.00
	2002 TOTAL:		**$2040.78**	**$2040.78**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

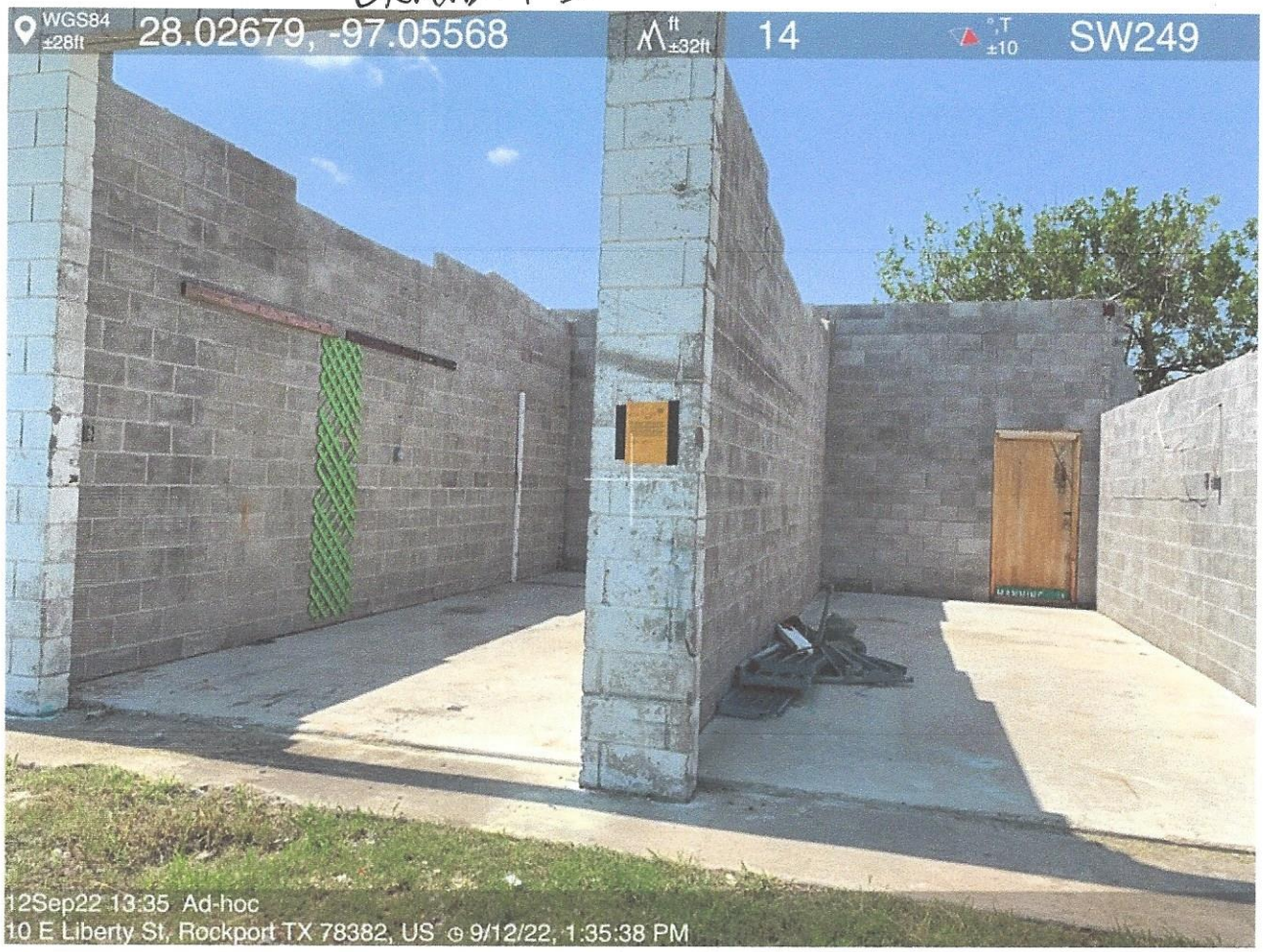
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.37 Database last updated on: 10/9/2022 10:05 PM © N. Harris Computer Corporation

Exhibit I


WGS84 ±28ft
28.02679, -97.05568
ft ±32ft
14
°,T ±10
SW249
12Sep22 13:35 Ad-hoc
10 E Liberty St, Rockport TX 78382, US 9/12/22, 1:35:38 PM


WGS84 ±48ft
28.02682, -97.05568
ft ±24ft
14
°,T ±10
SW249
12Sep22 13:35 Ad-hoc
10 E Liberty St, Rockport TX 78382, US 9/12/22, 1:35:30 PM

Exhibit J


WGS84 ±45ft
28.02632, -97.05558
ft ±24ft
14
°,T ±10
N4
12Sep22 13:31 Ad-hoc
524 E Mimosa St, Rockport TX 78382, US 9/12/22, 1:31:56 PM


WGS84 ±22ft
28.02631, -97.05555
ft ±25ft
14
°,T ±10
N8
12Sep22 13:32 Ad-hoc
524 E Mimosa St, Rockport TX 78382, US 9/12/22, 1:32:00 PM

Exhibit K


WGS84 ±17ft
28.02683, -97.05556
ft ±9ft
14
°,T ±18
SW219
13Oct22 11:36 Ad-hoc
432–458 N Ann St, Rockport TX 78382, US
10/13/22, 11:36:19 AM


WGS84 ±17ft
28.02673, -97.05556
ft ±9ft
13
°,T ±18
SW254
13Oct22 11:35 Ad-hoc
433–459 N Ann St, Rockport TX 78382, US
10/13/22, 11:35:48 AM

Exhibit L


WGS84 ±37ft
28.02645, -97.05550
ft ±78ft
108
°,T ±18
NW314
13Oct22 11:35 Ad-hoc
12 E Liberty St, Rockport TX 78382, US 10/13/22, 11:35:21 AM


WGS84 ±17ft
28.02662, -97.05555
ft ±10ft
14
°,T ±18
W266
13Oct22 11:35 Ad-hoc
400–430 N Ann St, Rockport TX 78382, US 10/13/22, 11:35:30 AM


Exhibit M
WGS84
±16ft
28.02673, -97.05565
±10ft
15
°,T
±10
W274
19Oct22 12:40 Ad-hoc
10 E Liberty St, Rockport TX 78382, US
19-Oct-22 12:40:26


Exhibit N
WGS84 ±16ft
28.02675, -97.05567
ft ±10ft
15
°,T ±10
W269
9/12/22
524 E. Mimosa
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 September 12, 2022 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.
Angie West
September 12, 2022
Date
PUBLIC HEARING
BUILDING STANDARDS COMMISSION
19Oct22 12:40 Ad-hoc
10 E Liberty St, Rockport TX 78382, US
19-Oct-22 12:40:18

Exhibit O

7021 2720 0002 6123 2656

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

PITNEY BOWES

02 1P
0000884933

$ 000.00⁰

SEP 12 2022

ZIP CODE 76382

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

Postmark Here

524 E Mimosa #21-000627

$ Total

$ Sent

Street

City

Administrator of the US Small Business Association
c/o Andrew F. Baka
4300 Amon Carter Blvd, Ste #114
Fort Worth, TX 76155

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

CITY of ROCKPORT, TEXAS
Est. 1870

CODE ENFORCEMENT
714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL

7021 2720 0002 6123 2663

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.82⁰
0000884933 SEP 12 2022
MAILED FROM ZIP CODE 78382

RETURN RECEIPT REQUESTED

JIMMY
PO BO
ROCKP
UN

78382>4118
78381022 B5

NIXIE 782 9E 1 0110/10/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 78382411814 *1310-06598-12-41

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:

JIMMY D etux SHIRLEY ANDERS
PO BOX 226
ROCKPORT TX 78381-0226

9590 9402 7382 2028 3105 34

2. Article Number *(Transfer from service label)*
7021 2720 0002 6123 2663

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

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

#21-000627 524 E. Mimosa

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Exhibit P

CITY of ROCKPORT, TEXAS
Est. 1870

CODE ENFORCEMENT
714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL

7021 2720 0002 6123 2656

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.82⁰
0000884933 SEP 12 2022
MAILED FROM ZIP CODE 78382

Adminis[illegible] of the US Small Business
Associa[illegible]
c/o And[illegible]
4300 A[illegible]
Fort W[illegible]
UTF
76155>4118
7615[illegible]

NIXIE 759 FE 1 0009/13/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 76382411814 *1310-04399-12-42

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:

Administrator of the US Small Business Association
c/o Andrew F. Baka
4300 Amon Carter Blvd, Ste #114
Fort Worth, TX 76155

9590 9402 7008 1225 9689 21

2. Article Number *(Transfer from service label)*
7021 2720 0002 6123 2656

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

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

524 E. Mimosa #21-000627

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

Exhibit 2

Exhibit R

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Jimmy D Etux Anders
P O Box 226
Rockport, TX 78381-0226

Case No. 21-000627
Issued: September 12, 2022
Certified Mail #: 70212720000261232663

VIOLATION LOCATION

524 E MIMOSA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 23, Lot 1 Thru 4

Dear Jimmy D Etux Anders,

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit S

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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE (ENTIRETY OF DAMAGED STORAGE BUILDING ONLY) TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit T

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

Administrator of the US Small Business Association
% Andrew F. Baka
4300 Amon Carter Blvd, Suite #114
Fort Worth, TX 76155

Case No. 21-000627
Issued: September 12, 2022
Certified Mail #: 70212720000261232656

VIOLATION LOCATION

524 E MIMOSA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 23, Lot 1 Thru 4

Dear Administrator of the US Small Business Association(Possible Lienholder),

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

Violation Description:

"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. 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 nonsupporting 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

Exhibit U

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."

According to the real property records of Aransas County, you **may have interest in** 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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE (ENTIRETY OF DAMAGED STORAGE BUILDING ONLY) TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit V



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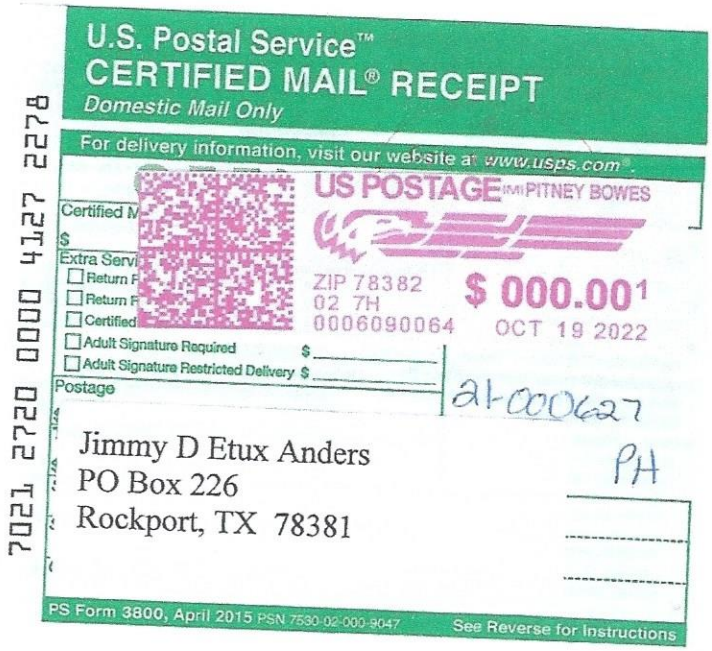
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Administrator of the US Small
usiness Association
% Andrew F Baka
4300 Amon Carter Blvd, #114
Fort Worth, TX 76115

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Jimmy D Etux Anders
PO Box 226
Rockport, TX 78381

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 4127 2278

Exhibit W

524 E. MIMOSA ST.



01/13/2022

Exhibit X

524 E MIMOSA ST



09/09/2017

STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78362
Phone: (361) 556-5610, ext. 2385 | Email: awest@cityofrockport.com

PROPERTY ADDRESS/LOCATION
1004 Young Street

APPLICANT/PROPERTY OWNER
Rockport Associates I LLC

LEGAL DESCRIPTION
DOUGHTY & MATHIS OUTLOTS, LOT ALL OF O.L. 22, ACRES 5.00

PUBLIC HEARING/HEARING DATE(S)
1st Hearing - Tuesday, November 1, 2022

BRIEF SUMMARY OF REQUEST

This property had extensive damage due to Hurricane Harvey in 2017. No renovations or demolition has occurred since that time. Structure continues to be an issue due to vagrants or kids breaking windows and/or opening doors. This structure is a blight on the community.

The city utilities were disconnected on 11/28/2017 for BAD DEBT. Account has been flagged to not reconnect. AEP records indicate the electricity was disconnected on 11/03/2017.

Officer is requesting that the entire structure be demolished due to owner's inability to repair or demolish the structure since 2017.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-5	**2nd Multi-Family**	**R-5**	**28289 SQFT multi-room nursing home facility**	**330' X 660' 217800 SQFT property 5.000 Acres**

STAFF RECOMMENDATION

REPAIR **REPAIR WITH CONDITIONS** **DEMOLISH**

PROPERTY HISTORY

5/11/22 OFFICER WEST INSPECTED LOCATION WITH OFFICER EMERSON AND CAREY DIETRICH, COMMUNITY PLANNER. SHE RECOMMENDS WE TAKE STRUCTURE TO BUILDING & STANDARDS COMMISSION. OFFICER WILL RE-INSPECT AND TAKE PICS TO START PROCESS OVER.

6/7/22 OFFICER WEST RE-INSPECTED LOCATION @ 1:00 P.M. (10 PICS TAKEN) OFFICER OBSERVED NEW HOLE IN WALL AND ANOTHER UNSECURED WINDOW ON THE BUILDING. OFFICER WILL CONTACT OWNER VIA EMAIL TO DETERMINE WHEN THEY PLAN TO BOARD UP OR SELL PROPERTY. RE-INSPECT 6/13/22.

9/12/22 OFFICER WEST RE-INSPECTED LOCATION @ 1:31 P.M. (7 PICS TAKEN) OFFICER OBSERVED SUBSTANDARD STRUCTURE REMAINS. OFFICER POSTED ANOTHER NOTICE TO THE STRUCTURE AND MAILED NOTICE OF VIOLATION TODAY. RE-INSPECT ON 10/13/22.

9/12/22 OFFICER WEST AND OIT STRIBLING RE-INSPECTED TO POST NOTICE TO 3 SIDES OF THE BUILDING. (5 PICS TAKEN) OFFICER OBSERVED NO CHANGES TO THE STRUCTURE AT THIS TIME. IT APPEARS TO STILL BE SECURED. OFFICER WILL CONTINUE TO MONITOR AND RE-INSPECT ON 10/13/22.

10/19/22-OFFICER EMERSON PLACED THE NOTICE FOR THE PUBLIC HEARING ON STRUCTURE @ 11:47 AM (2 PICS).

SEE ATTACHED SUPPORTING DOCUMENTS
EXHIBITS B - BB

Exhibit B

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number [redacted] New Occupant

Zone 01 ** Notes **

Address 1004 S YOUNG ST L129

Name ROCKPORT COASTAL CARE CENTER

General | Metered | Non-Metered | Financial | Information | Comments | History | Consumption History | Service Orders | Devices | Notifications

Mailing Address

Attention

Address 1004 S YOUNG ST
ROCKPORT, TX
78382-3933, C004

Profile

Statement Bill

Statement Group

Class ICL INSIDE CITY LIMITS

E-Mail [redacted]

Exceptions No Donation

CONTACT # 380

DL [redacted]

BROCHURE

Account Details

Status	Inactive 11/28/17 <Bad Debt>
Start Date	2/28/2000
Bill Thru Date	11/28/2017
Last Bill Date	12/15/2017
Balance	0.00
Pending Activity	0.00
Credit History	Bill:24 Cut: 0 Pen:16
Deposits	0.00
Cutoff	N/A
Contracts	0.00
Draft	N/A

Edit This Record

Clear

View | jemerson

Exhibit C

Judy Emerson

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Tuesday, October 18, 2022 5:14 PM
To: Judy Emerson
Subject: RE: Services

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.

From: Judy Emerson <jemerson@cityofrockport.com>
Sent: Tuesday, October 18, 2022 4:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Services

This is an **EXTERNAL** email. **STOP**. **THINK** before you CLICK links or OPEN attachments. If suspicious please click the '**Report to Incidents**' button in Outlook or forward to [redacted] from a mobile device.

Hello,
Can you please tell me if the following addresses have electrical service and if they do not can you please tell me the date of disconnection?

208 Doral Ln, Rockport, TX 78382 owned by Casey L Stephenson & Kathryn M Buckley***Active

317-A S Fifth St. or 317 S Fifth St., Rockport, TX 78382 owned by Kokilakumari C Patel***didn't find

408 N. Fuqua St., Rockport, TX 78382 owned by Delia & Pablo Flores***disc. 04/01/2021

508 Racine St. or 508 N. Racine St., Rockport, TX 78382 owned by Stevan E & Diana P Martinez***disc. 03/25/2020

524 E Mimosa St., Rockport, TX 78382 owned by Jimmy & Shirley Anders***didn't find

1004 Young St. Rockport, TX 78382 owned by Rockport Associates I, LLC***disc. 11/03/2017

Please let me know if you have any questions or need any other information.

Thank you,
Judy Emerson
City of Rockport
Code Enforcement Officer-TDLR #7296
714 E Concho St.
Rockport, TX 78382
361-556-5310-Office
361-542-6192-Cell

Aransas CAD

Property Search Results > 18633 ROCKPORT ASSOCIATES I LLC for Year 2023

Tax Year: 2023 - Values not available

Property

Account

Property ID:	18633	Legal Description:	DOUGHTY & MATHIS OUTLOTS, LOT ALL OF O.L. 22, ACRES 5.00
Geographic ID:	1576-022-000-001	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	R 5		
Property Use Description:	2ND MULTI-FAMILY DWELLING DISTRICT		

Location

Address:	1004 YOUNG ST ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	SOUTH CENTRAL ROCKPORT	Map ID:	A-2
Neighborhood CD:	SCROCK		

Owner

Name:	ROCKPORT ASSOCIATES I LLC	Owner ID:	59977
Mailing Address:	555 SKOKIE BLVD #350 NORTHBROOK, IL 60062-2834	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: ROCKPORT ASSOCIATES I LLC
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

CRO	CITY OF ROCKPORT	N/A	N/A	N/A	N/A
GAR	ARANSAS COUNTY	N/A	N/A	N/A	N/A
NVD	NAVIGATION DIST	N/A	N/A	N/A	N/A
SAR	ARANSAS CO ISD	N/A	N/A	N/A	N/A
XSP	COUNTY ROAD & FLOOD	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 25372.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MRDVG- - *	STUCCO	1985	24924.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1985	1358.0
C	CONCRETE	* - *		1985	21000.0
O2	OUTBUILDINGS 2	* - *		1985	1.0
O2	OUTBUILDINGS 2	* - *		1985	1.0
O2	OUTBUILDINGS 2	* - *		1985	1.0
MA	MAIN AREA	WHSL - *		1998	448.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1985	252.0
CP	CAR/BOAT PORT-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1985	1047.0
SD3	DET'D STORAGE-3 SIDING,SHINGLE ROOF,CONC/WOOD FL	* - *		2003	120.0
SD2	DET'D STORAGE-2 SINGLE WALL,PLYWOOD,SHED ROOF,CONC	* - *		2004	140.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C	COMMERCIAL	2.5000	108900.00	330.00	330.00	N/A	N/A
2	C	COMMERCIAL	2.5000	108900.00	330.00	330.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	$0	$397,490	0	397,490	$0	$397,490
2021	$0	$397,490	0	397,490	$0	$397,490
2020	$0	$320,000	0	320,000	$0	$320,000
2019	$0	$320,000	0	320,000	$0	$320,000
2018	$0	$261,360	0	261,360	$0	$261,360
2017	$1,123,420	$261,360	0	1,384,780	$0	$1,384,780
2016	$1,038,640	$261,360	0	1,300,000	$0	$1,300,000
2015	$1,038,640	$261,360	0	1,300,000	$0	$1,300,000
2014	$1,176,430	$261,360	0	1,437,790	$0	$1,437,790
2013	$1,167,770	$261,360	0	1,429,130	$0	$1,429,130
2012	$1,167,770	$261,360	0	1,429,130	$0	$1,429,130
2011	$1,191,610	$261,360	0	1,452,970	$0	$1,452,970
2010	$1,191,610	$261,360	0	1,452,970	$0	$1,452,970
2009	$1,356,620	$261,360	0	1,617,980	$0	$1,617,980

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/3/1997	SWD	SPECIAL WARRANTY DEED	ROCKPORT ASSOCIATES I	ROCKPORT ASSOCIATES I LLC	211140	262594	0
2	7/29/1986	WDVL	WARRANTY DEED VENDOR'S LIEN	ROCKPORT NURSING CENTER INC	ROCKPORT ASSOCIATES I	149970	45961	0

Tax Due

Property Tax Information as of 10/10/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	CITY OF ROCKPORT	$397,490	$1503.11	$0.00	$1503.11	$0.00	$0.00	$1503.11
2022	ARANSAS COUNTY	$397,490	$1191.96	$0.00	$1191.96	$0.00	$0.00	$1191.96
2022	NAVIGATION DIST	$397,490	$160.72	$0.00	$160.72	$0.00	$0.00	$160.72
2022	ARANSAS CO ISD	$397,490	$3971.32	$0.00	$3971.32	$0.00	$0.00	$3971.32
2022	COUNTY ROAD & FLOOD	$397,490	$232.69	$0.00	$232.69	$0.00	$0.00	$232.69
	2022 TOTAL:		**$7059.80**	**$0.00**	**$7059.80**	**$0.00**	**$0.00**	**$7059.80**
2021	CITY OF ROCKPORT	$397,490	$1561.02	$1561.02	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS COUNTY	$397,490	$1299.39	$1299.39	$0.00	$0.00	$0.00	$0.00
2021	NAVIGATION DIST	$397,490	$179.52	$179.52	$0.00	$0.00	$0.00	$0.00
2021	ARANSAS CO ISD	$397,490	$3702.62	$3702.62	$0.00	$0.00	$0.00	$0.00
2021	COUNTY ROAD & FLOOD	$397,490	$262.42	$262.42	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$7004.97**	**$7004.97**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKPORT	$320,000	$1348.20	$1348.20	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS COUNTY	$320,000	$1154.51	$1154.51	$0.00	$0.00	$0.00	$0.00
2020	NAVIGATION DIST	$320,000	$159.28	$159.28	$0.00	$0.00	$0.00	$0.00
2020	ARANSAS CO ISD	$320,000	$3136.96	$3136.96	$0.00	$0.00	$0.00	$0.00
2020	COUNTY ROAD & FLOOD	$320,000	$232.82	$232.82	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$6031.77**	**$6031.77**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKPORT	$320,000	$1344.26	$1344.26	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS COUNTY	$320,000	$1202.44	$1202.44	$0.00	$0.00	$0.00	$0.00
2019	NAVIGATION DIST	$320,000	$166.43	$166.43	$0.00	$0.00	$0.00	$0.00
2019	ARANSAS CO ISD	$320,000	$3296.00	$3296.00	$0.00	$0.00	$0.00	$0.00
2019	COUNTY ROAD & FLOOD	$320,000	$242.21	$242.21	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$6251.34**	**$6251.34**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	ARANSAS COUNTY	$261,360	$1036.51	$1036.51	$0.00	$0.00	$0.00	$0.00
2018	CITY OF ROCKPORT	$261,360	$1181.25	$1181.25	$0.00	$0.00	$0.00	$0.00
2018	NAVIGATION DIST	$261,360	$156.36	$156.36	$0.00	$0.00	$0.00	$0.00
2018	ARANSAS CO ISD	$261,360	$3042.05	$3042.05	$0.00	$0.00	$0.00	$0.00
2018	COUNTY ROAD & FLOOD	$261,360	$215.71	$215.71	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$5631.88**	**$5631.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKPORT	$1,384,780	$5340.26	$5340.26	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS COUNTY	$1,384,780	$4623.45	$4623.45	$0.00	$0.00	$0.00	$0.00
2017	NAVIGATION DIST	$1,384,780	$703.03	$703.03	$0.00	$0.00	$0.00	$0.00
2017	ARANSAS CO ISD	$1,384,780	$16117.87	$16117.87	$0.00	$0.00	$0.00	$0.00
2017	COUNTY ROAD & FLOOD	$1,384,780	$961.57	$961.57	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$27746.18**	**$27746.18**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKPORT	$1,300,000	$5060.68	$5060.68	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS COUNTY	$1,300,000	$4323.37	$4323.37	$0.00	$0.00	$0.00	$0.00

2016	NAVIGATION DIST	$1,300,000	$684.09	$684.09	$0.00	$0.00	$0.00	$0.00
2016	ARANSAS CO ISD	$1,300,000	$15203.73	$15203.73	$0.00	$0.00	$0.00	$0.00
2016	COUNTY ROAD & FLOOD	$1,300,000	$940.92	$940.92	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$26212.79**	**$26212.79**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKPORT	$1,300,000	$4743.15	$4743.15	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS COUNTY	$1,300,000	$4069.58	$4069.58	$0.00	$0.00	$0.00	$0.00
2015	NAVIGATION DIST	$1,300,000	$682.64	$682.64	$0.00	$0.00	$0.00	$0.00
2015	ARANSAS CO ISD	$1,300,000	$15028.00	$15028.00	$0.00	$0.00	$0.00	$0.00
2015	COUNTY ROAD & FLOOD	$1,300,000	$941.42	$941.42	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$25464.79**	**$25464.79**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKPORT	$1,437,790	$4819.17	$4819.17	$0.00	$0.00	$0.00	$0.00
2014	NAVIGATION DIST	$1,437,790	$770.81	$770.81	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS CO ISD	$1,437,790	$16622.17	$16622.17	$0.00	$0.00	$0.00	$0.00
2014	COUNTY ROAD & FLOOD	$1,437,790	$1065.36	$1065.36	$0.00	$0.00	$0.00	$0.00
2014	ARANSAS COUNTY	$1,437,790	$4465.37	$4465.37	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$27742.88**	**$27742.88**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	ARANSAS COUNTY	$1,429,130	$4274.13	$4274.13	$0.00	$0.00	$0.00	$0.00
2013	COUNTY ROAD & FLOOD	$1,429,130	$1089.06	$1089.06	$0.00	$0.00	$0.00	$0.00
2013	NAVIGATION DIST	$1,429,130	$787.97	$787.97	$0.00	$0.00	$0.00	$0.00
2013	ARANSAS CO ISD	$1,429,130	$16584.91	$16584.91	$0.00	$0.00	$0.00	$0.00
2013	CITY OF ROCKPORT	$1,429,130	$4683.66	$4683.66	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$27419.73**	**$27419.73**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	ARANSAS COUNTY	$1,429,130	$4340.41	$4340.41	$0.00	$0.00	$0.00	$0.00
2012	CITY OF ROCKPORT	$1,429,130	$4656.45	$4656.45	$0.00	$0.00	$0.00	$0.00
2012	ARANSAS CO ISD	$1,429,130	$16569.07	$16569.07	$0.00	$0.00	$0.00	$0.00
2012	COUNTY ROAD & FLOOD	$1,429,130	$1105.51	$1105.51	$0.00	$0.00	$0.00	$0.00
2012	NAVIGATION DIST	$1,429,130	$797.31	$797.31	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$27468.75**	**$27468.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	ARANSAS COUNTY	$1,452,970	$4412.76	$4412.76	$0.00	$0.00	$0.00	$0.00
2011	CITY OF ROCKPORT	$1,452,970	$4488.08	$4488.08	$0.00	$0.00	$0.00	$0.00
2011	COUNTY ROAD & FLOOD	$1,452,970	$966.87	$966.87	$0.00	$0.00	$0.00	$0.00
2011	NAVIGATION DIST	$1,452,970	$810.35	$810.35	$0.00	$0.00	$0.00	$0.00
2011	ARANSAS CO ISD	$1,452,970	$16453.02	$16453.02	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$27131.08**	**$27131.08**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	CITY OF ROCKPORT	$1,452,970	$4504.32	$4504.32	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS COUNTY	$1,452,970	$4288.30	$4288.30	$0.00	$0.00	$0.00	$0.00
2010	ARANSAS CO ISD	$1,452,970	$15862.62	$15862.62	$0.00	$0.00	$0.00	$0.00
2010	NAVIGATION DIST	$1,452,970	$795.49	$795.49	$0.00	$0.00	$0.00	$0.00
2010	COUNTY ROAD & FLOOD	$1,452,970	$939.24	$939.24	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$26389.97**	**$26389.97**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	ARANSAS CO ISD	$1,617,980	$17552.66	$17552.66	$0.00	$0.00	$0.00	$0.00
2009	NAVIGATION DIST	$1,617,980	$847.64	$847.64	$0.00	$0.00	$0.00	$0.00
2009	COUNTY ROAD & FLOOD	$1,617,980	$987.78	$987.78	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKPORT	$1,617,980	$4832.60	$4832.60	$0.00	$0.00	$0.00	$0.00
2009	ARANSAS COUNTY	$1,617,980	$4508.90	$4508.90	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$28729.58**	**$28729.58**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	CITY OF ROCKPORT	$1,617,980	$4837.76	$4837.76	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS CO ISD	$1,617,980	$17552.66	$17552.66	$0.00	$0.00	$0.00	$0.00
2008	NAVIGATION DIST	$1,617,980	$862.58	$862.58	$0.00	$0.00	$0.00	$0.00
2008	COUNTY ROAD & FLOOD	$1,617,980	$1155.40	$1155.40	$0.00	$0.00	$0.00	$0.00
2008	ARANSAS COUNTY	$1,617,980	$3777.30	$3777.30	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$28185.70**	**$28185.70**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

2007	CITY OF ROCKPORT	$1,393,200	$3887.03	$3887.03	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS CO ISD	$1,393,200	$15114.13	$15114.13	$0.00	$0.00	$0.00	$0.00
2007	NAVIGATION DIST	$1,393,200	$759.73	$759.73	$0.00	$0.00	$0.00	$0.00
2007	COUNTY ROAD & FLOOD	$1,393,200	$661.77	$661.77	$0.00	$0.00	$0.00	$0.00
2007	ARANSAS COUNTY	$1,393,200	$3004.94	$3004.94	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$23427.60**	**$23427.60**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ARANSAS COUNTY	$1,393,200	$3271.79	$3271.79	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKPORT	$1,393,200	$3403.58	$3403.58	$0.00	$0.00	$0.00	$0.00
2006	NAVIGATION DIST	$1,393,200	$554.49	$554.49	$0.00	$0.00	$0.00	$0.00
2006	COUNTY ROAD & FLOOD	$1,393,200	$607.02	$607.02	$0.00	$0.00	$0.00	$0.00
2006	ARANSAS CO ISD	$1,393,200	$19453.25	$19453.25	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$27290.13**	**$27290.13**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	NAVIGATION DIST	$1,334,400	$617.03	$617.03	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$1,334,400	$2412.60	$2412.60	$0.00	$0.00	$0.00	$0.00
2005	COUNTY ROAD & FLOOD	$1,334,400	$598.61	$598.61	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKPORT	$1,334,400	$988.79	$988.79	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$1,334,400	$3124.36	$3124.36	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS COUNTY	$1,334,400	$602.35	$602.35	$0.00	$0.00	$0.00	$0.00
2005	ARANSAS CO ISD	$1,334,400	$20261.53	$20261.53	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$28605.27**	**$28605.27**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ARANSAS CO ISD	$1,366,880	$20739.67	$20739.67	$0.00	$0.00	$0.00	$0.00
2004	NAVIGATION DIST	$1,366,880	$682.07	$682.07	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKPORT	$1,366,880	$3495.11	$3495.11	$0.00	$0.00	$0.00	$0.00
2004	COUNTY ROAD & FLOOD	$1,366,880	$646.53	$646.53	$0.00	$0.00	$0.00	$0.00
2004	ARANSAS COUNTY	$1,366,880	$4028.20	$4028.20	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$29591.58**	**$29591.58**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	NAVIGATION DIST	$1,365,440	$436.94	$436.94	$0.00	$0.00	$0.00	$0.00
2003	COUNTY ROAD & FLOOD	$1,365,440	$681.35	$681.35	$0.00	$0.00	$0.00	$0.00
2003	CITY OF ROCKPORT	$1,365,440	$3618.42	$3618.42	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS CO ISD	$1,365,440	$21437.41	$21437.41	$0.00	$0.00	$0.00	$0.00
2003	ARANSAS COUNTY	$1,365,440	$4067.65	$4067.65	$0.00	$0.00	$0.00	$0.00
	2003 TOTAL:		**$30241.77**	**$30241.77**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33 Database last updated on: 10/9/2022 10:05 PM © N. Harris Computer Corporation

Exhibit F

1004 YOUNG STREET



01/13/2022

1004 YOUNG ST

Exhibit J



09/09/2017

Exhibit K


WGS84 ±16ft
28.01637, -97.05977
ft ±10ft
12
°,T ±10
NE31
11Aug22 11:21 Ad-hoc
1004 S Young St, Rockport TX 78382, US 8/11/22, 11:21:36 AM


WGS84 ±28ft
28.01720, -97.06059
ft ±23ft
11
°,T ±10
S167
11Aug22 11:19 Ad-hoc
910 S Young St, Rockport TX 78382, US 8/11/22, 11:19:31 AM

Exhibit L


WGS84 ±22ft
28.01654, -97.05848
ft ±39ft
9
°T ±10
NW298
11Aug22 11:23 Ad-hoc
900–998 S Ann St, Rockport TX 78382, US 8/11/22, 11:23:16 AM


WGS84 ±28ft
28.01744, -97.05949
ft ±11ft
12
°T ±10
SW239
11Aug22 11:26 Ad-hoc
511 E Hackberry St, Rockport TX 78382, US 8/11/22, 11:26:25 AM

Exhibit M


WGS84 ±32ft
28.01609, -97.05868
ft ±33ft
11
°T ±10
NW337
11Aug22 11:22 Ad-hoc
1000–1018 S Ann St, Rockport TX 78382, US
8/11/22, 11:22:54 AM


WGS84 ±29ft
28.01712, -97.05956
ft ±21ft
11
°T ±10
SW226
REPUBLIC
SERVICES
361-698-5000
11Aug22 11:24 Ad-hoc
511 E Hackberry St, Rockport TX 78382, US
8/11/22, 11:24:50 AM

Exhibit N


WGS84 ±16ft
28.01632, -97.06054
ft ±11ft
12
°,T ±10
SE125
11Aug22 11:20 Ad-hoc
501–549 Mockingbird Ln, Rockport TX 78382, US 8/11/22, 11:20:46 AM


WGS84 ±58ft
28.01729, -97.06056
ft ±30ft
12
°,T ±10
SE162
11Aug22 11:19 Ad-hoc
919 S Young St, Rockport TX 78382, US 8/11/22, 11:19:21 AM

Exhibit O


WGS84 ±16ft
28.01638, -97.06070
ft ±11ft
11
°T ±10
E105
11Aug22 11:20 Ad-hoc
501–549 Mockingbird Ln, Rockport TX 78382, US 8/11/22, 11:20:25 AM


WGS84 ±16ft
28.01661, -97.06084
ft ±11ft
10
°T ±10
SE159
11Aug22 11:20 Ad-hoc
929 S Young St, Rockport TX 78382, US 8/11/22, 11:20:03 AM

Exhibit P


WGS84 ±16ft
28.01615, -97.05989
ft ±10ft
11
°T ±10
NE26
11Aug22 11:21 Ad-hoc
501–549 Mockingbird Ln, Rockport TX 78382, US 8/11/22, 11:21:11 AM


WGS84 ±16ft
28.01683, -97.06073
ft ±10ft
12
°T ±10
S166
11Aug22 11:19 Ad-hoc
929 S Young St, Rockport TX 78382, US 8/11/22, 11:19:49 AM

Exhibit Q


WGS84 ±23ft
28.01682, -97.06033
ft ±24ft
11
°T ±10
SE158
12Sep22 13:18 Ad-hoc
1004 S Young St, Rockport TX 78382, US 9/12/22, 1:18:39 PM


WGS84 ±29ft
28.01680, -97.06028
ft ±40ft
10
°T ±10
SW202
12Sep22 13:18 Ad-hoc
1004 S Young St, Rockport TX 78382, US 9/12/22, 1:18:51 PM

Exhibit R

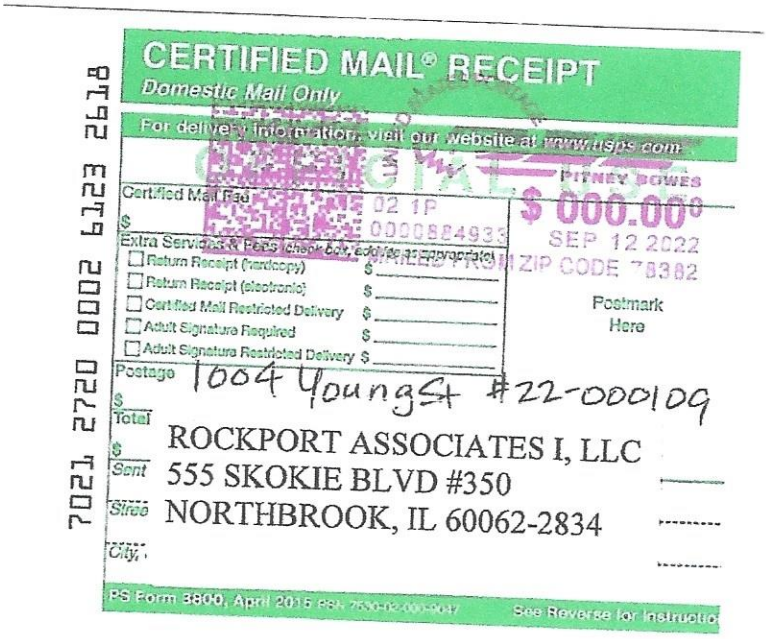

WGS84 ±212ft
28.01649, -97.05965
ft ±8ft
21
°T ±10
NW335
12Sep22 13:24 Ad-hoc
1004 S Young St, Rockport TX 78382, US 9/12/22, 1:24:48 PM


WGS84 ±22ft
28.01710, -97.06033
ft ±26ft
12
°T ±10
SE134
12Sep22 13:16 Ad-hoc
1004 S Young St, Rockport TX 78382, US 9/12/22, 1:16:31 PM


WGS84
±30ft
28.01679, -97.06034
±28ft
11
±14
SE116
Exhibit S
19Oct22 11:48 Ad-hoc
1004 S Young St, Rockport TX 78382, US
19-Oct-22 11:48:03

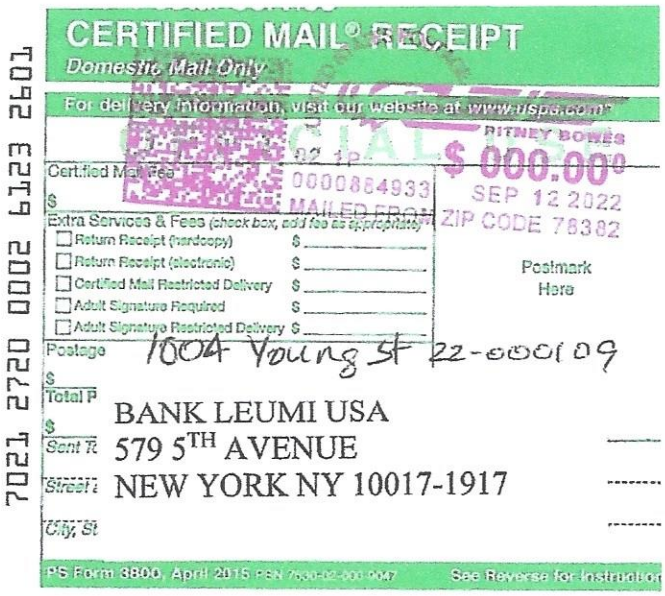

WGS84
±117ft 28.01695, -97.06029
±24ft 11
±13 SE151
Exhibit T
4/12/22
1004 Young St
NOTICE
PUBLIC HEARING
BUILDING STANDARDS COMMISSION
19Oct22 11:47 Ad-hoc
910 S Young St, Rockport TX 78382, US
19-Oct-22 11:47:50

Exhibit 4



7021 2720 0002 6123 2618

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
PITNEY BOWES
$ 000.00⁰
SEP 12 2022
ZIP CODE 78382
Certified Mail Fee
$
02 1P
0000864933
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
$
Sent
Street
City, St
Postmark Here
1004 Young St #22-000109
ROCKPORT ASSOCIATES I, LLC
555 SKOKIE BLVD #350
NORTHBROOK, IL 60062-2834
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio



7021 2720 0002 6123 2601

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
PITNEY BOWES
$ 000.00⁰
SEP 12 2022
ZIP CODE 78382
Certified Mail Fee
$
02 1P
0000864933
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 P
$
Sent T
Street
City, St
Postmark Here
1004 Young St 22-000109
BANK LEUMI USA
579 5TH AVENUE
NEW YORK NY 10017-1917
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio

Exhibit V

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:

BANK LEUMI USA
579 5TH AVENUE
NEW YORK NY 10017-1917

9590 9402 7382 2028 3108 93

2. Article Number (Transfer from service label)
7021 2720 0002 6123 2601

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X F. Fields ☒ Agent ☐ Addressee

B. Received by (Printed Name) F. FIELDS | C. Date of Delivery 9/16

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

1004 Young St. #22-000109

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

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

USPS TRACKING #

9590 9402 7382 2028 3108 93

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
714 E CONCHO STREET
ROCKPORT TX 78382

CERTIFIED MAIL

CITY of ROCKPORT, TEXAS
Est. 1870

CODE ENFORCEMENT
714 E. Concho St.
Rockport, Texas 78382

7021 2720 0002 6123 2618

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.82⁰
0000884933 SEP 12 2022
MAILED FROM ZIP CODE 78382

Rec'd 10/4/22

ROCKPORT ASSOCIATES I, LLC
55:
NC

NIXIE 601 FE 1 0009/30/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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:

ROCKPORT ASSOCIATES I, LLC
555 SKOKIE BLVD #350
NORTHBROOK, IL 60062-2834

9590 9402 7008 1225 9688 84

2. Article Number *(Transfer from service label)*
7021 2720 0002 6123 2618

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

1004 Young St. #22-000109

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Exhibit W

Exhibit X



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
ROCKPORT ASSOCIATES I, LLC
555 Skokie Blvd #350
Northbrook, IL 60062-2834

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

US POSTAGE PITNEY BOWES
ZIP 78382
02 7H
0006090064
$ 000.00
OCT 19 2022

Oct 19 2022

22-000109

PH

7021 2720 0000 4127 2346



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
Bank Leumi USA
579 5th Ave.
New York, NY 10017

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

US POSTAGE PITNEY BOWES
ZIP 78382
02 7H
0006090064
$ 000.00
OCT 19 2022

Postmark Here

22-000109

PH

7021 2720 0000 4127 2339

Exhibit Y

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

ROCKPORT ASSOCIATES I, LLC
555 Skokie Blvd #350
Northbrook, IL 60062-2834

Case No. 22-000109
Issued: September 12, 2022
Certified Mail #: 70212720000261232618

VIOLATION LOCATION

1004 YOUNG ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis Outlots, Lot All Of O.I. 22,
Acres 5.00

Dear ROCKPORT ASSOCIATES I, LLC,

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

Violation Description:

"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. 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 nonsupporting 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."

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 aquired 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:

IMMEDIATELY REPAIR, MOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. WE ARE TAKING THIS STRUCTURE TO OUR NEXT BUILDING & STANDARDS COMMISSION MEETING WITHIN THE NEXT TWO MONTHS TO ASK FOR DEMOLITION OF THE STRUCTURE(S) IF NO ACTION RESULTS FROM THIS NOTIFICATION.

Compliance:

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) 556-5310.

Angie West

Angie West

September 12, 2022

Date

Exhibit AA

714 E Concho Street
Rockport, Texas 78382

Phone: (361) 556-5310

NOTICE OF VIOLATION

BANK LEUMI USA
579 5TH AVE
NEW YORK, NY 10017-1917

Case No. 22-000109
Issued: September 12, 2022
Certified Mail #: 70212720000261232601

VIOLATION LOCATION

1004 YOUNG ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis Outlots, Lot All Of O.I. 22,
Acres 5.00

Dear BANK LEUMI USA,

It has come to our attention that the following violation(s) as described in *Chapter 22, Article X, Section 22-344, 22-347* 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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Exhibit BB

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."

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Angie West

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September 12, 2022

Date