



**BUILDING & STANDARDS
COMMISSION
PACKET**

June 26, 2023

BUILDING & STANDARDS COMMISSION AGENDA

Notice is hereby given that the Rockport Building & Standards Commission will hold a meeting on Monday, June 26, 2023, 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.



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 1122 North Ann Street, also known as Lots 11 & 12, Block 243, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by SCF Jake LLP.
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 602 East Cornwall Street, also known as Lots 14 - 16, Block 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Annette Garza, Sergio Garza and Joe H. Garza, Jr.
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 607 South Fuqua Street, also known as Lot 2, Block 146, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Martias Sanchez.
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 107 Hunter Court, also known as Lot 22, Block 14, Hunter Subdivision, Rockport, Aransas County, Texas; currently owned by Raul Delgado.

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 1201 West Market Street, also known as Lots 6 - 25, Block 3, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by Phong Thanh Nguyen and Bich Nga Thi Nguyen.
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 at 808 Warbler Lane, also known as South 50' of and North 23' of 2, Lot 1, Block 10, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by H. Alan Holly and Aaron Wiese.

Regular Agenda

10. Deliberate and act on meeting Minutes from February 27, 2023.
11. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1122 North Ann Street, also known as Lots 11 & 12, Block 243, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by SCF Jake LLP.
12. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished, on property located at 602 East Cornwall Street, also known as Lots 14 - 16, Block 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Annette Garza, Sergio Garza and Joe H. Garza, Jr.
13. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 607 South Fuqua Street, also known as Lot 2, Block 146, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Martias Sanchez.
14. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 107 Hunter Court, also known as Lot 22, Block 14, Hunter Subdivision, Rockport, Aransas County, Texas; currently owned by Raul Delgado.
15. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 1201 West Market Street, also known as Lots 6 - 25, Block 3, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by Phong Thanh Nguyen and Bich Nga Thi Nguyen.
16. Deliberate and act on recommendation from the Code Official that the Building and Standards Commission order building(s) demolished on property located at 808 Warbler Lane, also known as South 50' of and North 23' of 2, Lot 1, Block 10, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by H. Alan Holly and Aaron Wiese.
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 Wednesday, June 21, 2023 at 12:15 p.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 Monday, June 26, 2023, 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:

1122 North Ann Street, also known as Lots 11 & 12, Block 243, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by SCF Jake LLP.

602 East Cornwall Street, also known as Lots 14 - 16, Block 10, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Annette Garza, Sergio Garza and Joe H Garza Jr.

607 South Fuqua Street, also known as Lot 2, Block 146, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Martias Sanchez.

107 Hunter Court, also known as Lot 22, Block 14, Hunter Subdivision, Rockport, Aransas County, Texas; currently owned by Raul Delgado.

1201 West Market Street, also known as Lots 6 - 25, Block 3, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by Phong Thanh Nguyen and Bich Nga Thi Nguyen.

808 Warbler Lane, also known as South 50' of and North 23' of 2, Lot 1, Block 10, West Terrace Unit 1 Subdivision, Rockport, Aransas County, Texas; currently owned by H. Alan Holly and Aaron Wiese.

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. 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 Code Enforcement office at (361) 556-5610 or e-mail codeenforcement2@cityofrockport.com for further information. Braille is not available.

POSTED: the 6th day of June 2023 at 11:45 a.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, June 10, 2023, 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 Monday 27th Day of February 2023, the Building and Standards Commission held a Meeting at 6:00 p.m. The meeting will be held at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Members Present

Members Absent

Warren Hassinger
Janetta Davis
Patt Bemrose
Rick Smith
Brandi Picton
Pam Dixon Frost

Staff Members Present

Mike Donoho, Director Building and Development
Carey Dietrich, Community Planner
Angela West – Code Enforcement Officer
Judy Emerson-Code Enforcement Officer
Valerie Stribling-Code Enforcement Officer in Training
Belinda Garcia- Administrative Coordinator
Tommy Saucedo – IT
Spencer Yarnall- Lieutenant
Brad Brundrett - Councilman

Guest(s) Present

Two (2)

Open Agenda

1. Meeting called to order at 6:10 p.m.

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 711 South Ann Street, also known as Lot 3-5, Block Outlot 26, Doughty & Mathis Outlots, Rockport,

Aransas County, Texas; currently owned by Robert Garcia.

Angie West spoke advising structure had been demolished by owner.

5. Conduct a Public Hearing to consider recommendation from the Code Official that the Building and Standards Commission order building(s) on property located at 405 East Bay Street, also known as Lot 5 & 50' x 30' Strip of Reserve Adjacent to Lot 5, Block West 1/2 of Outlot 26, Spencer Subdivision, Rockport, Aransas County, Texas; currently owned by Ismael Gonzales Jr. and Reyna L. Martinez.

Pulled from the Agenda.

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 715 South Fuqua Street, also known as Lots 4-5, Block 145, Doughty & Smith Subdivision, Rockport, Aransas County, Texas; currently owned by Andrew B Callejas.

Angie West spoke advising structure had been demolished by owner.

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 101 East Liberty Street, also known as Lots 9 & 10, Block 118, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Hope & Joe L. (Deceased) Martinez.

Pulled from the Agenda.

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 218 East Liberty Street, also known as Lots 2 & 3, Block Outlot 4, Branch Subdivision, Rockport, Aransas County, Texas; currently owned by Jackie McGary

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 604 Racine Street, also known as Lots 1 & 3-South 1/3 of each & North 1/3 of 2 & 4, Block West 1/2 of J, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Eloisa & Cruz Zuniga.

Public Hearing closed 6:15 p.m.

Regular Agenda

Open 6:15 p.m.

10. Deliberate and act on meeting Minutes from November 1, 2022.

MOTION:

Member Smith motioned to approve of the previous minutes. Member Davis 2nd motion of previous minutes. Motion passed.

Discussion, Deliberation, and Possible Action on reports from the Code Officials to the Building and Standards Commission regarding the following properties:

11. Report from the Code Official on the property located at 711 South Ann Street, also known as Lots 3-5, Block Outlot 26, Doughty & Mathis Outlots, Rockport, Aransas County, Texas; currently owned by Robert Garcia.

Structure had been demolished by owner.

12. Report from the Code Official on property located at 405 East Bay Street, also known as Lot 5 & 50' x 30' Strip of Reserve Adjacent to Lot 5, Block West 1/2 of Outlot 26, Spencer Subdivision, Rockport, Aransas County, Texas; currently owned by Ismael Gonzales Jr. and Reyna L. Martinez.

Structure was pulled from the Agenda.

13. Report from the Code Official on property located at 715 South Fuqua Street, also known as Lots 4-5, Block 145, Doughty & Mathis Subdivision, Rockport, Aransas County, Texas; currently owned by Andrew B Callejas.

Structure had been demolished by owner.

14. Report from the Code Official on property located at 101 East Liberty Street, also known as Lots 9 & 10, Block 118, Smith and Wood Subdivision, Rockport, Aransas County, Texas; currently owned by Hope & Joe L. (Deceased) Martinez.

Structure was pulled from the Agenda.

15. Report from the Code Official on property located at 218 East Liberty, also known as Lots 2 & 3, Block Outlot 4, Branch Subdivision, Rockport, Aransas County, Texas; currently owned by Jackie McGary.

Angie West spoke.

MOTION:

Member Smith motioned for demolition of both structures along with the fence and Member Picton 2nd motioned for demolition. Motion passed.

16. Report from the Code Official on property located at 604 Racine Street, also known as Lots 1 & 3-South 1/3 of each & North 1/3 of 2 & 4, Block West 1/2 of J, Central Subdivision, Rockport, Aransas County, Texas; currently owned by Eloisa & Cruz Zuniga.

Angie West and Chief Stevens spoke.

MOTION:

Member Picton motioned for demolition of structure along with fence and Member Smith 2nd motioned for demolition. Motion passed.

17. Update and possible action on report from the Code Official to the Building and Standards

Commission regarding the 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).

MOTION:

**Member Frost motion for an extension of 90 days. Member Smith 2nd motion.
Motion Passed.**

Adjournment

There being no further business, Chairman Hassinger adjourned the meeting at approximately 6:34 pm.

Prepared by: _____
Belinda Garcia, Administrative Coordinator

Approved by: _____
Warren Hassinger, Chairman

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com



PROPERTY ADDRESS/LOCATION

1122 NORTH ANN ST

APPLICANT/PROPERTY OWNER

SCF JAKE LLP

LEGAL DESCRIPTION

SMITH AND WOOD, BLOCK 243, LOT 11
& 12

PUBLIC HEARING/HEARING DATE(S)

1st Hearing – MONDAY, JUNE 26, 2023

BRIEF SUMMARY OF REQUEST

CE OFFICER EMERSON HAS BEEN IN CONTACT WITH THE FINANCE COMPANY AND IS REQUESTING THAT THEY BE ALLOWED SIX MONTHS TO EITHER SALE THE PROPERTY OR REHAB THE STRUCTURE. IF THE PROPERTY IS NOT SOLD OR REHABBED THEN THE CITY WILL DEMOLISH THE STRUCTURE. IF THE STRUCTURE IS SOLD THEN THE NEW OWNER'S WILL BE ALLOWED SIX MONTHS FROM THE TIME OF THE SALE TO REHABILITATE THE STRUCTURE.

CE OFFICER EMERSON IS REQUESTING FOR A DEMOLITION ORDER FOR THE STRUCTURE AND TO CLEAN AND CLEAR THE PROPERTY OF ALL OVERGROWN VEGETATION, DEBRIS, JUNK & TRASH.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	RESIDENTIAL	R-1 RESIDENTIAL	3813 SQFT TWO STORY- SINGLE FAMILY HOME	100 x 128 12800 SQFT

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

PROPERTY HAS BEEN VACANT FOR OVER THREE YEARS.

THIS PROPERTY HAS NOT HAD AN ACTIVE UTILITY ACCOUNT SINCE 4/15/2020 AND THE ELECTRIC SERVICE WAS DISCONNECT 3/2/2020.

THE CODES DEPARTMENT HAS HAD NUMEROUS COMPLAINTS AND CODE CASES ON THIS PROPERTY SINCE 2021, THESE VIOLATIONS INCLUDE UNSECURED STRUCTURES, UNCULTIVATED VEGETATION, JUNK & TRASH AND WORKING WITHOUT A PERMIT

THE ROOF AND WINDOWS ON THE SECOND FLOOR WERE REPLACED IN 2020 WITHOUT PERMITTING AND NO WINDSTORM CERTIFICATE CAN BE FOUND.

THE CODES DEPARTMENT HAD THE STRUCTURE SECURED 9/21/22.

THE PROPERTY HAS BEEN LISTED FOR SALE FOR 94 DAYS (AS OF 6/20/23)

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS A-Z

Aransas CAD

Property Search > 33386 SCF JAKE LLP for Year 2023

Tax Year: 2023

Property

Account			
Property ID:	33386	Legal Description:	SMITH AND WOOD, BLOCK 243, LOT 11 & 12
Geographic ID:	5550-243-011-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	1122 N ANN ST ROCKPORT, TX 78382	Mapsc0:	
Neighborhood:	SMITH AND WOOD CENTRAL WES OF PEARL	Map ID:	A-3
Neighborhood CD:	SMWO-CENT	E-File Eligible	
Owner			
Name:	SCF JAKE LLP	Owner ID:	149025
Mailing Address:	1302 WAUGH DR #831 HOUSTON, TX 77019-3908	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$202,820	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$54,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$257,220	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$257,220	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$257,220	

Taxing Jurisdiction

Owner:	SCF JAKE LLP
% Ownership:	100.000000000000%
Total Value:	\$257,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$257,220	\$257,220	\$0.00	
CRO	CITY OF ROCKPORT	0.378149	\$257,220	\$257,220	\$972.68	
GAR	ARANSAS COUNTY	0.299871	\$257,220	\$257,220	\$771.32	
NVD	NAVIGATION DIST	0.040434	\$257,220	\$257,220	\$104.01	
SAR	ARANSAS CO ISD	0.999100	\$257,220	\$257,220	\$2,569.88	
XSP	COUNTY ROAD & FLOOD	0.058540	\$257,220	\$257,220	\$150.57	
Total Tax Rate:		1.776094				
				Taxes w/Current Exemptions:	\$4,568.46	
				Taxes w/o Exemptions:	\$4,568.46	

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 3813.0 sqft Value: \$202,820						
Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
MA	MAIN AREA	3MBL - *	CONC-B	1971	1261.0	
MA2	2ND FLOOR	* - *		1971	1357.0	
C	CONCRETE	* - *		1980	182.0	
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1980	182.0	
GA	ATT'D GARAGE-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1971	651.0	
GH1	GREENHOUSE-1 LIGHT FRAME,ROOL PLASTIC COVER	* - *		1971	96.0	
C	CONCRETE	* - *		1982	206.0	
MA	MAIN AREA	3SS - *	FRAME	1971	544.0	
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1971	55.0	
MA2	2ND FLOOR	* - *		1993	651.0	
SA	ATT'D STORAGE-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1971	16.0	
PO	OPEN PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCTION	* - *		1971	16.0	

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.2938	12800.00	100.00	128.00	\$54,400	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$202,820	\$54,400	0	257,220	\$0	\$257,220
2022	\$120,150	\$54,400	0	174,550	\$0	\$174,550
2021	\$109,150	\$54,400	0	163,550	\$0	\$163,550
2020	\$100,520	\$38,400	0	138,920	\$0	\$138,920
2019	\$102,710	\$38,400	0	141,110	\$0	\$141,110
2018	\$89,270	\$25,600	0	114,870	\$0	\$114,870
2017	\$121,460	\$25,600	0	147,060	\$0	\$147,060
2016	\$120,300	\$15,360	0	135,660	\$0	\$135,660
2015	\$123,010	\$15,360	0	138,370	\$0	\$138,370
2014	\$127,420	\$15,360	0	142,780	\$0	\$142,780
2013	\$127,400	\$15,360	0	142,760	\$0	\$142,760
2012	\$127,400	\$15,360	0	142,760	\$0	\$142,760

EXHIBIT A

2011	\$115,680	\$15,360	0	131,040	\$0	\$131,040
2010	\$115,680	\$15,360	0	131,040	\$0	\$131,040
2009	\$129,250	\$15,360	0	144,610	\$0	\$144,610

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/12/2023	FSD	FORECLOSURE SALE DEED	CUEVAS C&R LLC	SCF JAKE LLP			396372
2	1/27/2022	WDVL	WARRANTY DEED VENDOR'S LIEN	CANTU EVANGELINA R	CUEVAS C&R LLC			388876
3	1/7/2020	GWD	GENERAL WARRANTY DEED	RODRIGUEZ EVANGELINA H & RUBEN G	CANTU EVANGELINA R			372255

Tax Due

Property Tax Information as of 06/21/2023

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	\$174,550	\$660.06	\$660.06	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS COUNTY	\$174,550	\$523.43	\$523.43	\$0.00	\$0.00	\$0.00	\$0.00
2022	NAVIGATION DIST	\$174,550	\$70.57	\$70.57	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS CO ISD	\$174,550	\$1743.93	\$1743.93	\$0.00	\$0.00	\$0.00	\$0.00
2022	COUNTY ROAD & FLOOD	\$174,550	\$102.18	\$102.18	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$3100.17	\$3100.17	\$0.00	\$0.00	\$0.00	\$0.00
CUEVAS C&R LLC TOTAL:			\$3100.17	\$3100.17	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$141,110	\$592.78	\$592.78	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$141,110	\$530.23	\$530.23	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$141,110	\$73.39	\$73.39	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$141,110	\$1453.43	\$1453.43	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$141,110	\$106.81	\$106.81	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$2756.64	\$2756.64	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$114,870	\$455.55	\$455.55	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKPORT	\$114,870	\$519.17	\$519.17	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAVIGATION DIST	\$114,870	\$68.71	\$68.71	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS CO ISD	\$114,870	\$1337.00	\$1337.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROAD & FLOOD	\$114,870	\$94.81	\$94.81	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$2475.24	\$2475.24	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS COUNTY	\$147,060	\$491.00	\$491.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAVIGATION DIST	\$147,060	\$74.66	\$74.66	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS CO ISD	\$147,060	\$1711.68	\$1711.68	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROAD & FLOOD	\$147,060	\$102.12	\$102.12	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$2379.46	\$2379.46	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS COUNTY	\$135,660	\$451.16	\$451.16	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAVIGATION DIST	\$135,660	\$71.39	\$71.39	\$0.00	\$0.00	\$0.00	\$0.00

2016	ARANSAS CO ISD	\$135,660	\$1586.57	\$1586.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROAD & FLOOD	\$135,660	\$98.19	\$98.19	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$2207.31	\$2207.31	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$138,370	\$433.16	\$433.16	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$138,370	\$72.66	\$72.66	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS CO ISD	\$138,370	\$1599.56	\$1599.56	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$138,370	\$100.20	\$100.20	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$2205.58	\$2205.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$142,780	\$76.55	\$76.55	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$142,780	\$1650.66	\$1650.66	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$142,780	\$105.79	\$105.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$142,780	\$443.44	\$443.44	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$2276.44	\$2276.44	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$142,760	\$426.96	\$426.96	\$0.00	\$0.00	\$0.00	\$0.00
2013	NAVIGATION DIST	\$142,760	\$78.71	\$78.71	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$142,760	\$108.79	\$108.79	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$142,760	\$1656.72	\$1656.72	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$2271.18	\$2271.18	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$142,760	\$1655.14	\$1655.14	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$142,760	\$79.64	\$79.64	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$142,760	\$110.44	\$110.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$142,760	\$433.58	\$433.58	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$2278.80	\$2278.80	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$131,040	\$397.97	\$397.96	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$131,040	\$1483.86	\$1483.86	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$131,040	\$87.20	\$87.20	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$131,040	\$73.08	\$73.08	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$2042.11	\$2042.10	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$131,040	\$71.75	\$71.75	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$116,081	\$1266.85	\$1266.85	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$128,048	\$82.77	\$82.77	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$126,054	\$372.00	\$372.00	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$1793.37	\$1793.37	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$141,610	\$86.45	\$86.45	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$129,610	\$1406.08	\$1406.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$144,610	\$75.76	\$75.76	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$139,610	\$389.06	\$389.06	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$1957.35	\$1957.35	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$139,610	\$325.93	\$325.93	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$129,610	\$1406.08	\$1406.08	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$141,610	\$101.12	\$101.12	\$0.00	\$0.00	\$0.00	\$0.00
2008	NAVIGATION DIST	\$144,610	\$77.10	\$77.10	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$1910.23	\$1910.23	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$137,050	\$295.60	\$295.60	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$139,050	\$66.05	\$66.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$142,050	\$77.46	\$77.46	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$127,050	\$1378.30	\$1378.30	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$1817.41	\$1817.41	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$130,690	\$52.01	\$52.01	\$0.00	\$0.00	\$0.00	\$0.00

2006	COUNTY ROAD & FLOOD	\$127,690	\$55.63	\$55.63	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$125,690	\$295.17	\$295.17	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$115,690	\$1615.38	\$1615.38	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$2018.19	\$2018.19	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$125,690	\$351.03	\$351.03	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$115,690	\$65.25	\$65.25	\$0.00	\$0.00	\$0.00	\$0.00
2005	NAVIGATION DIST	\$130,690	\$60.43	\$60.43	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$115,690	\$1691.39	\$1691.39	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$127,690	\$57.28	\$57.28	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$2225.38	\$2225.38	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$121,750	\$57.59	\$57.59	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$109,750	\$1665.24	\$1665.24	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$124,750	\$62.25	\$62.25	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$119,750	\$352.90	\$352.90	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$2137.98	\$2137.98	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$121,930	\$1914.30	\$1914.30	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$121,930	\$60.84	\$60.84	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$121,930	\$363.23	\$363.23	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$121,930	\$39.02	\$39.02	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$2377.39	\$2377.39	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF ROCKPORT	\$163,550	\$642.29	\$642.29	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS COUNTY	\$163,550	\$534.64	\$534.64	\$0.00	\$0.00	\$0.00	\$0.00
2021	NAVIGATION DIST	\$163,550	\$73.86	\$73.86	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS CO ISD	\$163,550	\$1523.47	\$1523.47	\$0.00	\$0.00	\$0.00	\$0.00
2021	COUNTY ROAD & FLOOD	\$163,550	\$107.98	\$107.98	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$2882.24	\$2882.24	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKPORT	\$138,920	\$585.29	\$585.29	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$138,920	\$501.20	\$501.20	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$138,920	\$69.15	\$69.15	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$138,920	\$1361.83	\$1361.83	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$138,920	\$101.07	\$101.07	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$2618.54	\$2618.54	\$0.00	\$0.00	\$0.00	\$0.00
	CANTU EVANGELINA R TOTAL:		\$5500.78	\$5500.78	\$0.00	\$0.00	\$0.00	\$0.00
	RODRIGUEZ EVANGELINA H & RUBEN G TOTAL:		\$37130.06	\$37130.05	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$45731.01	\$45731.00	\$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: 6/14/2023 10:05 PM

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SUBSTANDARD BUILDING INSPECTION REPORT

DATE: MAY 10, 2023, INSPECTOR(S): JUDY EMERSON, LT. SPENCER YARNALL, VALERIE STRIBLING
STREET ADDRESS: 1122 N ANN ST. CASE NO: 23-000445
LEGAL DESCRIPTION: SMITH & WOOD, BLOCK 243, LOT 11 & 12
GENERAL DESCRIPTION: TWO STORY, GREEN STRUCTURE, 3717 SQFT, IS FOR SALE
OWNER(S): SCFJAKE LLP

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

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

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☒ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☒ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER WOOD ROT, NO SIDING ON 2ND FLOOR, WINDOWS WERE REPLACED WITH NO PERMITTING, OR WINDSTORM ENGINEERING THE UPPER DECK HAS INADEQUATE SUPPORT BEAMS

INTERIOR WALLS:

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

ROOF:

- ☒ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☐ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☐ NEEDS COMPLETE RECONSTRUCTION
- ☐ HOLES IN THE ROOF
- ☐ SAGGING
- ☐ ROOF COVERING DETERIORATED
- ☒ OTHER ROOF WAS REPLACED IN 2020 WITHOUT PERMITTING OR WINDSTORM

FLOORS:

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

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

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

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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

ENVIROMENTAL HEALTH THE SEPTIC WAS ABANDONED BY THE OWNER 12/6/2021

SIGNATURE

DATE



NOTICE OF VIOLATION

SCF JAKE LLP
1302 WAUGH DR. #831
HOUSTON, TX 77019

Case No. 23-000445
Issued: May 11, 2023
Certified Mail #: 70212720000152102471

VIOLATION LOCATION

1122 N ANN ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 243, Lot 11 & 12

Dear SCF JAKE LLP,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein. 22-347-In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS TWO-STORY GREEN STRUCTURE, 3717 SQFT AND IS LISTED FOR SALE

CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above-mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

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

Judy Emerson

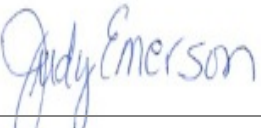
May 11, 2023

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 11, 2023 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.

	May 11, 2023
Judy Emerson	Date

Certified Mail #: 70212720000152102471



7021 2720 0001 5210 2471

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- ☐ Certified Mail Restricted Delivery \$ _____
- ☐ Adult Signature Required \$ _____
- ☐ Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

JCF Jake LLP

Street and Apt. No. or PO Box No.

1302 W. 14th DR. # 831

City, State, ZIP+4®

HOUSTON TX 77019

May 11 2023
3:17P

23-000445

EXHIBIT K

From: [Judy Emerson](#)
To: brandon@searcherscapital.com
Cc: charliehowell@kw.com
Subject: 1122 N Ann
Date: Friday, May 12, 2023 8:02:00 AM
Attachments: [23.05.11-1122 N Ann - Notice Checklist.pdf](#)

Good Morning,

I have officially had to start a case on 1122 N Ann. I sent out a Notice of Violation notice along with a checklist, yesterday by certified mail. I have also attached a copy of the same.

Once you read the notice, please don't hesitate to call me on my cell which is listed below.

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

jemerson@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.



EXHIBIT M





EXHIBIT O



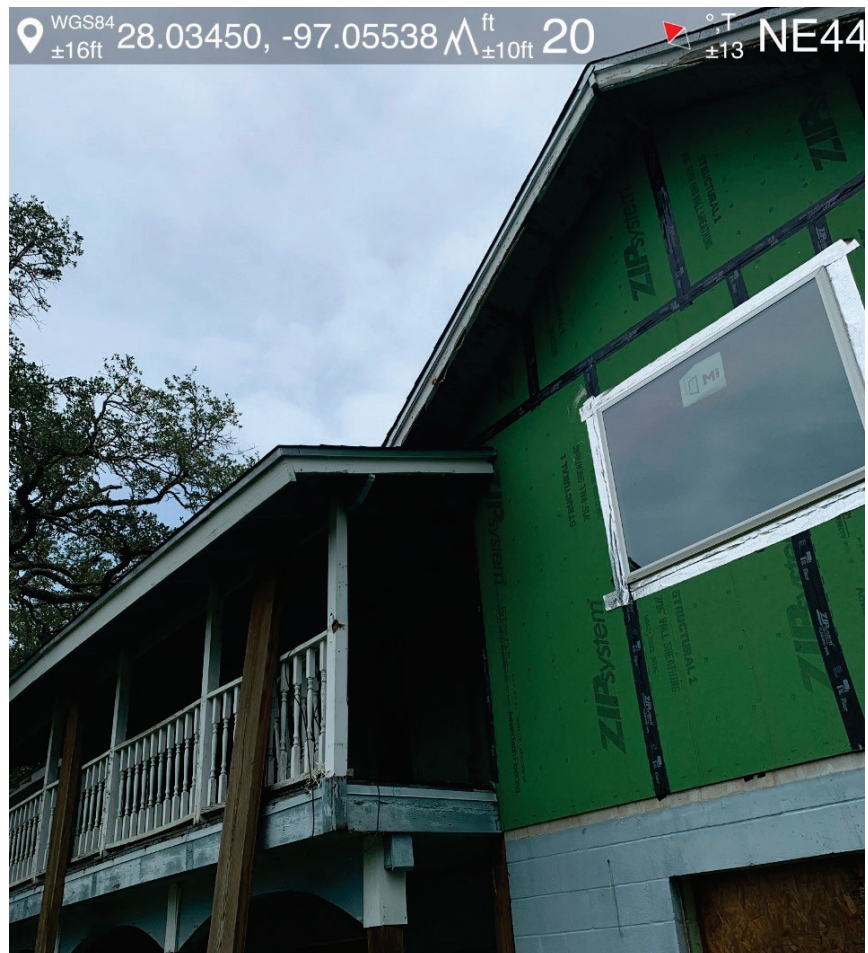




EXHIBIT R



EXHIBIT S



EXHIBIT T



EXHIBIT U

7021 2720 0001 5202 8238

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

Postage

PA-23-000445

SCF Jake LLP
1302 Waugh Dr. #831
Houston, TX 77019



EXHIBIT V

Account Management - (View)

File Edit Options Functions Consoles Help Chat



Account Number	HA-0130-04	New Occupant	Address	1122 N ANN ST
Zone	01	Notes	Name	NAVARRO, NORMA

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

Mailing Address

Attention

Address

1122 N ANN ST
ROCKPORT, TX
78382-4320, C007

Profile

Statement Bill ☐

Statement Group

Class

ICL INSIDE CITY LIMITS

E-Mail

ashly_miocaldera09@icloud.com

Exceptions

CONTACT #

18105

DL

09329627 TX

BROCHURE

Account Details

Status

Finaled on 5/12/23

Start Date

6/29/2011

Bill Thru Date

4/15/2020

Last Bill Date

4/15/2020

Balance

215.05

Pending Activity

0.00

Credit History

Bill:24 Cut: 0 Pen:18

Deposits

50.00

Cutoff

N/A

Contracts

0.00

Draft

N/A

☐ Edit This Record

Clear

View

rp.jemerson

EXHIBIT W

Valerie Stribling

From: Valerie Stribling
Sent: Wednesday, May 10, 2023 8:39 AM
To: Judy Emerson; Angela West
Subject: FW: Properties

Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Wednesday, May 10, 2023 8:38 AM
To: Valerie Stribling <vstribling@cityofrockport.com>
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Wednesday, May 10, 2023 8:13 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>; Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

602 E CORNWALL ST ****service has been disconnected since 06/28/19
808 WARBLER LN ****Unable to find the address in our records
607 S FUQUA ST ****Unable to find the address in our records
1201 W MARKET ST ****currently has active service

107 HUNTER CT ****Unable to find the address in our records
1122 N ANN ST ****service has been disconnected since 03/02/20

Any information you can provided would be appreciated.

Thanks,

Valerie Stribling

City of Rockport

Code Enforcement OIT

714 E Concho St.

Rockport, TX 78382

361-556-5310 x2384

vstribling@cityofrockport.com

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AEP CONFIDENTIAL

From: [Judy Emerson](#)
To: brandon@searcherscapital.com
Subject: Information-1122 N Ann
Date: Friday, May 19, 2023 2:11:00 PM
Attachments: [UNSAFE BUILDING STATEMENT \(1\).pdf](#)

Hello Brandon,

Thank you for your call yesterday. I have attached our Unsafe Building ordinance. Right now, the property is in a 30 day period that is for the purpose of the owner's that choose to rehab their structures time to get with us to discuss what needs to be done and to pull the correct permits. Your property is still within the 30 days. I am listing several general contractors that should be able to give you estimates on what your cost will be to rehab the property.

Below are a few general contractors.

Morrison Home Repair-Scott Morrison-361-557-7136
Team Roper-Wyatt Isles-361-205-9220
Grass Roots Construction-Shane Pier-361-230-9141

ALL contractors will need to be registered with the City of Rockport and full permitting will be required. At the very least a general remodel permit will be required, and all sub permits will have to be pulled, electrical, plumbing & HVAC. The GC will have to call in for inspections. Our Building Official is out of the office today, but I am sure since a new roof & windows were installed without permits, our Building Official will require engineering on these. I can check with her on Monday & let you know for sure. I do know that the upper deck above the front porch will require engineering. . I feel you should call a couple of the contractors ASAP to get the process started.

Our Building & Standards meeting will be on June 26, 2023, at 5:30 The location will be at our Service Center located at 2751 S.H. 35 Bypass.

Please let me know if you need any other information. I will be out of the office Monday-Wednesday at a seminar, but if you text or email me I will try to get your questions answered as soon as I can.

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
jemerson@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
714 E. Concho St., Rockport, TX 78382
Phone: (361) 556-5310, ext. 2385 | Email: awest@cityofrockport.com



PROPERTY ADDRESS/LOCATION

602 E Cornwall Street

APPLICANT/PROPERTY OWNER

Annette Garza & Sergio G. Garza & Joe H. Garza, Jr.

LEGAL DESCRIPTION

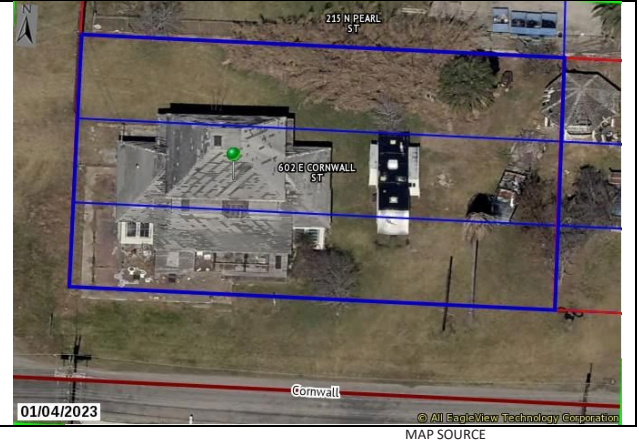
SMITH AND WOOD, BLOCK 10, LOT 14 THRU 16

PUBLIC HEARING/HEARING DATE(S)

1st Hearing - Monday, June 26, 2023

BRIEF SUMMARY OF REQUEST

OWNERS ARE IN PROCESS OF GETTING BIDS FOR A NEW ROOF AND THEY ARE WORKING WITH THE BUILDING DEPARTMENT TO GET PERMITS NEEDED FOR REPAIRS TO WINDOW PANES AND TO REPLACE/REPAIR BROKEN SIDING TILES. THE OWNERS ARE ASKING FOR AN EXTENSION TO ALLOW THEM TIME TO MAKE REPAIRS TO THE HOME TO BRING IT TO A HABITABLE STATUS.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	R-2	R-2 & B-1	2,857 SQ.FT. 2-STORY SINGLE FAMILY DWELLING	3 LOTS, 96' X 128' PROPERTY

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

OFFICERS OBSERVED SEVERAL ISSUES WITH STRUCTURE - SEE ATTACHED INSPECTION REPORT. OFFICER WILL POST NOTICE & SEND NOTICE OF VIOLATION TO ALL POTENTIAL INTERESTED PARTIES TODAY. OWNERS HAVE 30 DAYS TO REPAIR OR DEMOLISH STRUCTURE. OFFICER HAS BEEN IN CONTACT WITH 2 OF THE 3 OWNERS VIA EMAIL AND BY TELEPHONE ON SEVERAL OCCASIONS.

THEY INTEND TO HAVE A NEW ROOF PUT ON THE STRUCTURE, REPLACE ALL BROKEN WINDOW PANES, AND REPAIR BROKEN/MISSING SIDING TILES ON STRUCTURE.

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS "A" THRU "LL"

Aransas CAD

Property Search Results > 32469 GARZA ANNETTE for Year 2023

Tax Year: 2023

Property

Account			
Property ID:	32469	Legal Description: SMITH AND WOOD, BLOCK 10, LOT 14 THRU 16	
Geographic ID:	5550-010-014-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	602 E CORNWALL ST ROCKPORT, TX 78382	Map ID: A-3	
Neighborhood:	COURTHOUSE AREA	E-File Eligible	
Neighborhood CD:	SW/DM		
Owner			
Name:	GARZA ANNETTE	Owner ID:	106915
Mailing Address:	& GARZA SERGIO G & JOE H JR P O BOX 283 ROCKPORT, TX 78381-0283	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$56,290	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$61,440	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$117,730	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$117,730	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$117,730	

Taxing Jurisdiction

Owner: GARZA ANNETTE

% Ownership: 100.0000000000%

Total Value: \$117,730

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$117,730	\$117,730	\$0.00		

CRO	CITY OF ROCKPORT	0.378149	\$117,730	\$117,730	\$445.20
GAR	ARANSAS COUNTY	0.299871	\$117,730	\$117,730	\$353.04
NVD	NAVIGATION DIST	0.040434	\$117,730	\$117,730	\$47.60
SAR	ARANSAS CO ISD	0.999100	\$117,730	\$117,730	\$1,176.24
XSP	COUNTY ROAD & FLOOD	0.058540	\$117,730	\$117,730	\$68.92
Total Tax Rate:		1.776094			
				Taxes w/Current Exemptions:	\$2,091.00
				Taxes w/o Exemptions:	\$2,091.00

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 2857.0 sqft Value: \$56,290

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	3SS - *	ASBS-S		2065.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			245.0
MA2	2ND FLOOR	* - *		1996	792.0
C	CONCRETE	* - *			1443.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.2821	12288.00	96.00	128.00	\$61,440	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$56,290	\$61,440	0	117,730	\$0	\$117,730
2022	\$56,290	\$61,440	0	117,730	\$0	\$117,730
2021	\$35,180	\$27,030	0	62,210	\$0	\$62,210
2020	\$35,180	\$27,030	0	62,210	\$0	\$62,210
2019	\$35,180	\$14,750	0	49,930	\$0	\$49,930
2018	\$29,900	\$14,750	0	44,650	\$0	\$44,650
2017	\$61,330	\$14,750	0	76,080	\$0	\$76,080
2016	\$61,060	\$14,750	0	75,810	\$0	\$75,810
2015	\$62,540	\$14,750	0	77,290	\$0	\$77,290
2014	\$62,540	\$14,750	0	77,290	\$0	\$77,290
2013	\$73,580	\$14,750	0	88,330	\$0	\$88,330
2012	\$73,580	\$14,750	0	88,330	\$0	\$88,330
2011	\$73,580	\$14,750	0	88,330	\$0	\$88,330
2010	\$73,580	\$14,750	0	88,330	\$0	\$88,330
2009	\$84,090	\$14,750	0	98,840	\$0	\$98,840

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/13/2011	PD	PARTITION DEED	GARZA MARY LOU & JOE HENRY	GARZA ANNETTE			318152
2	9/28/1989	CONV	CONVERSION	GARZA GAVINO	GARZA MARY LOU & JOE HENRY	169192	110915	0

Tax Due

Property Tax Information as of 06/22/2023

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	\$117,730	\$445.20	\$134.20	\$311.00	\$46.65	\$0.00	\$357.65
2022	ARANSAS COUNTY	\$117,730	\$353.04	\$106.39	\$246.65	\$37.01	\$0.00	\$283.66
2022	NAVIGATION DIST	\$117,730	\$47.60	\$14.37	\$33.23	\$4.99	\$0.00	\$38.22
2022	ARANSAS CO ISD	\$117,730	\$1176.24	\$354.50	\$821.74	\$123.26	\$0.00	\$945.00
2022	COUNTY ROAD & FLOOD	\$117,730	\$68.92	\$20.79	\$48.13	\$7.22	\$0.00	\$55.35
2022 TOTAL:			\$2091.00	\$630.25	\$1460.75	\$219.13	\$0.00	\$1679.88
2021	CITY OF ROCKPORT	\$62,210	\$244.31	\$199.00	\$45.31	\$13.14	\$11.69	\$70.14
2021	ARANSAS COUNTY	\$62,210	\$203.36	\$165.63	\$37.73	\$10.94	\$9.73	\$58.40
2021	NAVIGATION DIST	\$62,210	\$28.10	\$22.87	\$5.23	\$1.51	\$1.35	\$8.09
2021	ARANSAS CO ISD	\$62,210	\$579.48	\$472.01	\$107.47	\$31.17	\$27.73	\$166.37
2021	COUNTY ROAD & FLOOD	\$62,210	\$41.07	\$33.45	\$7.62	\$2.21	\$1.97	\$11.80
2021 TOTAL:			\$1096.32	\$892.96	\$203.36	\$58.97	\$52.47	\$314.80
2020	CITY OF ROCKPORT	\$62,210	\$262.10	\$262.10	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$62,210	\$224.45	\$224.45	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$62,210	\$30.97	\$30.97	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$62,210	\$609.85	\$609.85	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$62,210	\$45.26	\$45.26	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$1172.63	\$1172.63	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$49,930	\$209.74	\$209.74	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$49,930	\$187.62	\$187.62	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$49,930	\$25.97	\$25.97	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$49,930	\$514.28	\$514.28	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$49,930	\$37.80	\$37.80	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$975.41	\$975.41	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$44,650	\$177.07	\$111.66	\$65.41	\$42.52	\$21.59	\$129.52
2018	CITY OF ROCKPORT	\$44,650	\$201.80	\$127.27	\$74.53	\$48.44	\$24.59	\$147.56
2018	NAVIGATION DIST	\$44,650	\$26.71	\$16.84	\$9.87	\$6.41	\$3.26	\$19.54
2018	ARANSAS CO ISD	\$44,650	\$519.69	\$327.74	\$191.95	\$124.77	\$63.34	\$380.06
2018	COUNTY ROAD & FLOOD	\$44,650	\$36.85	\$23.24	\$13.61	\$8.84	\$4.49	\$26.94
2018 TOTAL:			\$962.12	\$606.75	\$355.37	\$230.98	\$117.27	\$703.62
2017	CITY OF ROCKPORT	\$76,080	\$293.39	\$117.39	\$176.00	\$135.52	\$62.30	\$373.82
2017	ARANSAS COUNTY	\$76,080	\$254.01	\$101.63	\$152.38	\$117.33	\$53.94	\$323.65
2017	NAVIGATION DIST	\$76,080	\$38.62	\$15.44	\$23.18	\$17.84	\$8.20	\$49.22
2017	ARANSAS CO ISD	\$76,080	\$885.52	\$354.33	\$531.19	\$409.01	\$188.04	\$1128.24
2017	COUNTY ROAD & FLOOD	\$76,080	\$52.83	\$21.14	\$31.69	\$24.40	\$11.22	\$67.31
2017 TOTAL:			\$1524.37	\$609.93	\$914.44	\$704.10	\$323.70	\$1942.24
2016	CITY OF ROCKPORT	\$75,810	\$295.12	\$227.47	\$67.65	\$60.21	\$25.57	\$153.43
2016	ARANSAS COUNTY	\$75,810	\$252.12	\$194.31	\$57.81	\$51.46	\$21.85	\$131.12
2016	NAVIGATION DIST	\$75,810	\$39.90	\$30.73	\$9.17	\$8.16	\$3.47	\$20.80
2016	ARANSAS CO ISD	\$75,810	\$886.62	\$683.37	\$203.25	\$180.89	\$76.83	\$460.97
2016	COUNTY ROAD & FLOOD	\$75,810	\$54.87	\$42.31	\$12.56	\$11.18	\$4.75	\$28.49
2016 TOTAL:			\$1528.63	\$1178.19	\$350.44	\$311.90	\$132.47	\$794.81
2015	CITY OF ROCKPORT	\$77,290	\$282.00	\$282.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$77,290	\$241.95	\$241.95	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$77,290	\$40.58	\$40.58	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT "C"

2015	ARANSAS CO ISD	\$77,290	\$893.47	\$893.47	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$77,290	\$55.97	\$55.97	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$1513.97	\$1513.97	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKPORT	\$77,290	\$259.06	\$259.06	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$77,290	\$41.44	\$41.44	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$77,290	\$893.54	\$893.54	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$77,290	\$57.27	\$57.27	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$77,290	\$240.05	\$240.05	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$1491.36	\$1491.36	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$88,330	\$67.31	\$67.31	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$88,330	\$264.17	\$264.17	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKPORT	\$88,330	\$289.48	\$289.48	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$88,330	\$1025.06	\$1025.06	\$0.00	\$0.00	\$0.00	\$0.00
2013	NAVIGATION DIST	\$88,330	\$48.70	\$48.70	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$1694.72	\$1694.72	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKPORT	\$88,330	\$287.80	\$287.80	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$88,330	\$1024.09	\$1024.09	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$88,330	\$268.26	\$268.26	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$88,330	\$49.28	\$49.28	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$88,330	\$68.32	\$68.32	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$1697.75	\$1697.75	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$88,330	\$49.26	\$49.26	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$88,330	\$268.26	\$268.26	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKPORT	\$88,330	\$272.84	\$272.84	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$88,330	\$58.78	\$58.78	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$88,330	\$1000.23	\$1000.23	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1649.37	\$1649.37	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$88,330	\$964.34	\$964.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$88,330	\$57.10	\$57.10	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKPORT	\$88,330	\$273.83	\$273.83	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$88,330	\$260.70	\$260.70	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$88,330	\$48.36	\$48.36	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1604.33	\$1604.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$98,840	\$51.78	\$51.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKPORT	\$98,840	\$295.22	\$295.22	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$98,840	\$1072.27	\$1072.27	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$98,840	\$60.34	\$60.34	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$98,840	\$275.44	\$275.44	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1755.05	\$1755.05	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$98,840	\$230.75	\$230.75	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$98,840	\$70.58	\$70.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$98,840	\$1072.27	\$1072.27	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKPORT	\$98,840	\$295.53	\$295.53	\$0.00	\$0.00	\$0.00	\$0.00
2008	NAVIGATION DIST	\$98,840	\$52.69	\$52.69	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$1721.82	\$1721.82	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$98,840	\$213.18	\$213.18	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$98,840	\$46.95	\$46.95	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$98,840	\$53.90	\$53.90	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKPORT	\$98,840	\$275.77	\$275.77	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$98,840	\$1072.27	\$1072.27	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$1662.07	\$1662.07	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$91,760	\$36.52	\$36.52	\$0.00	\$0.00	\$0.00	\$0.00

2006	COUNTY ROAD & FLOOD	\$91,760	\$39.98	\$39.98	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$91,760	\$1281.24	\$1281.24	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKPORT	\$91,760	\$224.17	\$224.17	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$91,760	\$215.49	\$215.49	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$1797.40	\$1797.40	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$60,150	\$879.39	\$879.39	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$60,150	\$108.75	\$108.75	\$0.00	\$0.00	\$0.00	\$0.00
2005	NAVIGATION DIST	\$60,150	\$27.81	\$27.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$60,150	\$140.84	\$140.84	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$60,150	\$33.92	\$33.92	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$60,150	\$27.15	\$27.15	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$60,150	\$26.98	\$26.98	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$60,150	\$44.57	\$44.57	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$1289.41	\$1289.41	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$56,170	\$26.57	\$26.57	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$56,170	\$165.53	\$165.53	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$56,170	\$852.27	\$852.27	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKPORT	\$56,170	\$143.63	\$143.63	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$56,170	\$28.03	\$28.03	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$1216.03	\$1216.03	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$55,800	\$27.84	\$27.84	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$55,800	\$876.06	\$876.06	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$55,800	\$166.23	\$166.23	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKPORT	\$55,800	\$147.87	\$147.87	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$55,800	\$17.86	\$17.86	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$1235.86	\$1235.86	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL:			\$29679.62	\$26395.26	\$3284.36	\$1525.08	\$625.91	\$5435.35

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



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: May 10, 2023 INSPECTOR(S): Angela West, Judy Emerson & Valerie Stribling

STREET ADDRESS: 602 East Cornwall Street CASE NO: 23-000446

LEGAL DESCRIPTION: Smith and Wood, Block 10, Lot 14 Thru 16

GENERAL DESCRIPTION: 2,857 sq.ft. 2-story Residential structure with 245 sq.ft. porch on 0.2921 acre lot

OWNER(S): Annette Garza and Sergio G. Garza and Joe H. Garza, Jr.

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

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

EXTERIOR WALLS:

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

ROOF:

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

INTERIOR WALLS:

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

FLOORS:

- ☒ UNABLE TO ENTER
- ☒ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ DETERIORATED WOOD MEMBERS
- ☐ FLOOR COVERING DAMAGED
- ☐ FIRE DAMAGE
- ☐ HOLES IN THE FLOOR
- ☐ WATER DAMAGE
- ☒ OTHER Some skirting missing, flooring may be open to vermin

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

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

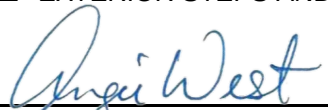
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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



SIGNATURE

May 10, 2023

DATE



EXHIBIT "H"



WGS84 $\pm 16\text{ft}$ 28.02491, -97.05542 ft $\pm 11\text{ft}$ 16 $^{\circ}\text{T}$ ± 12 SE132



10May23 15:50 Ad-hoc
602 E Cornwall St, Rockport TX 78382, US $\odot$ 5/10/23, 3:50:25 PM

WGS84 $\pm 91\text{ft}$ 28.02451, -97.05512 ft $\pm 26\text{ft}$ 11 $^{\circ}\text{T}$ ± 12 NE43



10May23 15:51 Ad-hoc
607 E Cornwall St, Rockport TX 78382, US $\odot$ 5/10/23, 3:51:20 PM

EXHIBIT "J"

WGS84 28.02460, -97.05523 Δ ft ± 64 ft 13 $\angle$ °T ± 12 NW330



10May23 15:52 Ad-hoc
602 E Cornwall St, Rockport TX 78382, US © 5/10/23, 3:52:34 PM

WGS84 28.02460, -97.05537 Δ ft ± 24 ft 12 $\angle$ °T ± 12 NE22



10May23 15:52 Ad-hoc
602 E Cornwall St, Rockport TX 78382, US © 5/10/23, 3:52:12 PM

EXHIBIT "K"



EXHIBIT "L"



EXHIBIT "M"



EXHIBIT "N"



NOTICE OF VIOLATION

Annette Garza
21019 81ST AVENUE CT E, #C
SPANAWAY, WA 98387-5340

Case No. 23-000446
Issued: May 11, 2023
Certified Mail #: 70212720000152102303

VIOLATION LOCATION

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 10, Lot 14 Thru 16

Dear Annette Garza,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS 2-STORY RESIDENTIAL STRUCTURE WITH ATTACHED PORCH (HOUSE). CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

A handwritten signature in blue ink that reads "Angie West".

Angie West

May 11, 2023

Date



NOTICE OF VIOLATION

JOE H GARZA, JR
2506 CRESTLEA DR
CORPUS CHRISTI, TX 78415-5604

Case No. 23-000446
Issued: May 11, 2023
Certified Mail #: 70212720000152102297

VIOLATION LOCATION

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 10, Lot 14 Thru 16

Dear JOE H GARZA, JR,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

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Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

A handwritten signature in blue ink that reads "Angie West".

Angie West

May 11, 2023

Date

EXHIBIT "T"



NOTICE OF VIOLATION

Sergio Garza
45151 W NORRIS RD
MARICOPA, AZ 85139-9141

Case No. 23-000446
Issued: May 11, 2023
Certified Mail #: 70212720000152102280

VIOLATION LOCATION

602 E CORNWALL ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Smith And Wood, Block 10, Lot 14 Thru 16

Dear Sergio Garza,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS 2-STORY RESIDENTIAL STRUCTURE WITH ATTACHED PORCH (HOUSE). CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

A handwritten signature in blue ink that reads "Angie West".

Angie West

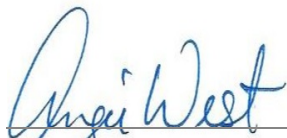
May 11, 2023

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 11, 2023 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

May 11, 2023
Date



7021 2720 0001 5210 2280

U.S. Postal ServiceTM
CERTIFIED MAIL
Domestic Mail Only

OFFICE

May 11 2023
3:18P

Certified Mail Fee

\$

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

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

Postage

\$

Total

\$

Se.

Str.

City

SERGIO GARZA
45151W NORRIS RD
MARICOPA AZ 85139-9141

23-000446

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 5210 2297

U.S. Postal Service™
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OFFICIAL

May 11 2023
3:18P

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

\$

Ser.

Stre

City

402 E Cornwall 23-000446

JOE HENRY GARZA JR
2506 CRESTLEA DR
CORPUS CHRISTI TX 78415-5604

PS Form 3800, April 2013 PSN 7530-02-000-9047

See reverse for instructions

7027 2720 0001 5210 2303

U.S. Postal Service™
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OFFICIAL

May 11 2023
3:17P

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 P

\$

Sent To

Street

City, St

ANNETTE GARZA
21019 81ST AVENUE CT E #C
SPANAWAY WA 98387-5340

PS Form 3800, April 2012 PSN 7530-02-000-9001

See reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ 	
1. Article Addressed to: ANNETTE GARZA 21019 81ST AVENUE CT E #C SPANAWAY WA 98387-5340 9590 9402 7832 2234 0770 92		B. Received by (Printed Name) ☒ ANNETTE GARZA C. Date of Delivery ☒ 5/22/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number. (Transfer from service label) 7021 2720 0001 5210 2303		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 7832 2234 0770 92	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	

**CODE ENFORCEMENT**

714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL

7021 2720 0001 5210 2297

CORPUS CHRISTI
TX 78411
12 MAY 2023 PM



US POSTAGE
ZIP 78382
02 TH
0006090064 \$ 008.34⁰
MAY 11 2023

RETURN IN 5 DAYS**RETURN RECEIPT REQUESTED**

APK/5-15-23

JOE HENRY GARZA JR
2506
COR

NIXIE 782 DE 1 0006/06/23

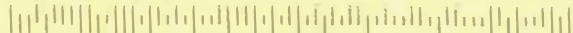
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

78382>4118

784155604

BC: 78382411814 *0488-16101-12-37



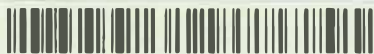
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

JOE HENRY GARZA JR
2506 CRESTLEA DR
CORPUS CHRISTI TX 78415-5604



9590 9402 7832 2234 0771 08

2. Article Number (Transfer from service label)

7021 2720 0001 5210 2297

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

602 E Cornwall 23-00446

3. Service Type

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

EXHIBIT "DD"

**CODE ENFORCEMENT**

714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL

7021 2720 0001 5210 2280

CHRISTIAN
TX 784 1 T
12 MAY 2023 PM

FIRST

US POSTAGE

02 7H

\$ 008.34

0006090064 MAY 11 2023

RETURN RECEIPT REQUESTED

RETURN IN 5 DAYS

N/L
5-17-23
R+16

SE
45
M.

NIXIE 850 9E 1 0206/04/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78382411814 *0488-16078-12-37

UNC

851399141

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:

SERGIO GARZA
45151W NORRIS RD
MARICOPA AZ 85139-9141



9590 9402 7832 2234 0771 15

2. Article Number (Transfer from service label)

7021 2720 0001 5210 2280

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

602 E Cornwall 23-000446

3. Service Type

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

Mail Restricted Delivery

Domestic Return Receipt

EXHIBIT "EE"

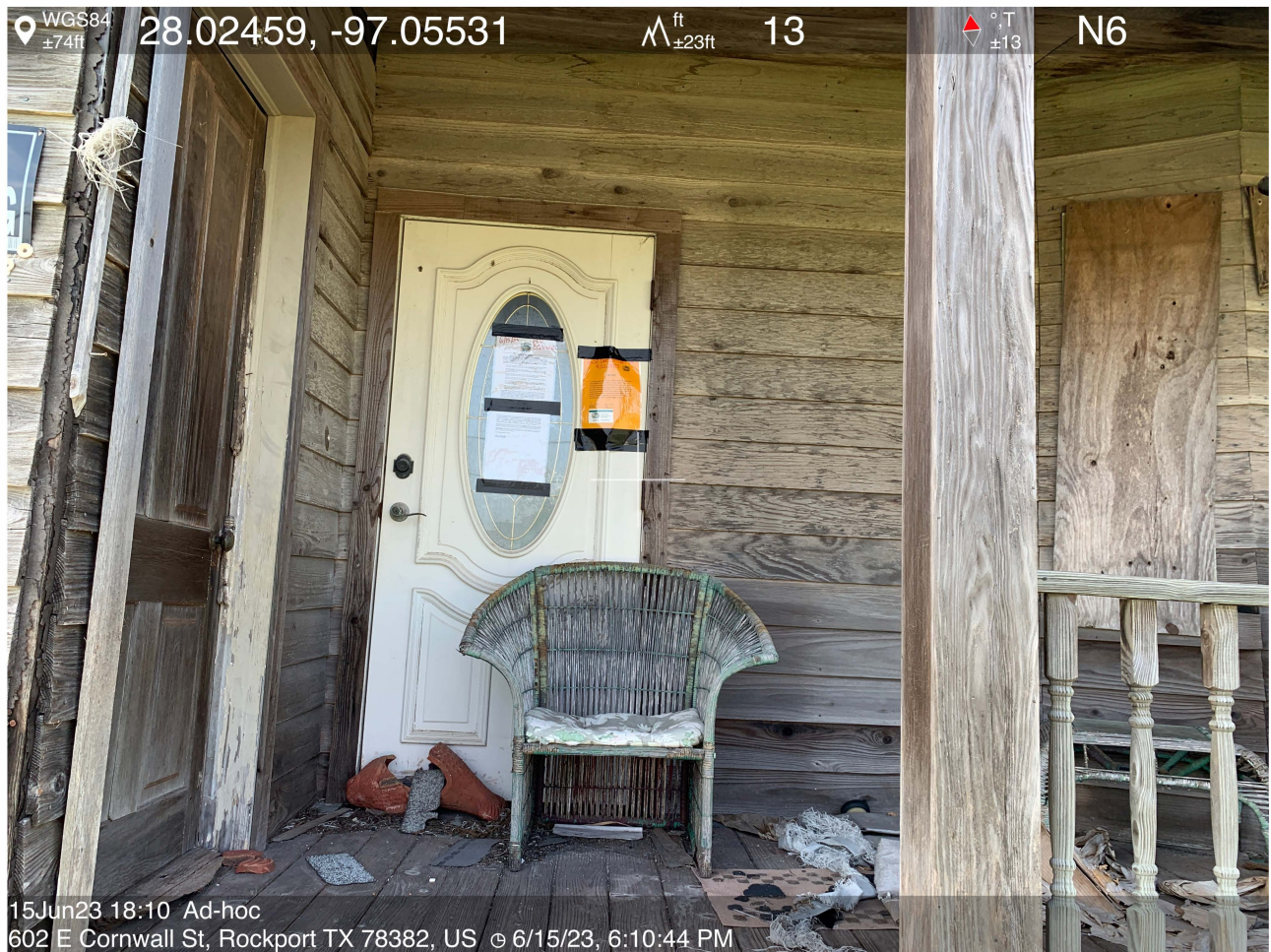


EXHIBIT "FF"



EXHIBIT "GG"

7021 2720 0001 5202 8269

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OFFICIAL

Jun 15 2023
 5:29P

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 PA-000446	
\$	
Total	

Annette Garza
 21019 81st Ave. Ct E, #C
 Spanaway, WA 98387

7021 2720 0001 5202 8269

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

For delivery information, visit our website

OFFICIAL

Jun 15 2023
 5:29P

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 PA-23-000446	
\$	

Joe H Garza, Jr.
 2506 Crestlea Dr.
 Corpus Christi, TX 78415

7021 2720 0001 5202 8269

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

For delivery information, visit our website

OFFICIAL

Jun 15 2023
 5:29P

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 PA-000446	
\$	

Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4	

PA-000446

Valerie Stribling

From: Valerie Stribling
Sent: Wednesday, May 10, 2023 8:39 AM
To: Judy Emerson; Angela West
Subject: FW: Properties

Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Wednesday, May 10, 2023 8:38 AM
To: Valerie Stribling <vstribling@cityofrockport.com>
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Wednesday, May 10, 2023 8:13 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>; Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

602 E CORNWALL ST ****service has been disconnected since 06/28/19
808 WARBLER LN ****Unable to find the address in our records
607 S FUQUA ST ****Unable to find the address in our records
1201 W MARKET ST ****currently has active service

107 HUNTER CT ****Unable to find the address in our records
1122 N ANN ST ****service has been disconnected since 03/02/20

Any information you can provided would be appreciated.

Thanks,
Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

AEP CONFIDENTIAL

602 E CORNWALL ST



© All EagleView Technology Corporation

EXHIBIT "KK"

STAFF REPORT

Code Enforcement Department | Valerie Stribling, Code Enforcement OIT
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2384 | Email: vstribling@cityofrockport.com



PROPERTY ADDRESS/LOCATION

607 S Fuqua

APPLICANT/PROPERTY OWNER

Martias Sanchez

LEGAL DESCRIPTION

DOUGHTY & MATHIS, BLOCK 146, LOT 2

PUBLIC HEARING/HEARING DATE(S)

1st Hearing – Monday, June 26, 2023

BRIEF SUMMARY OF REQUEST

This property has a main use structure with a covered porch that is pale pink.

The structure has some broken unsecured windows and has been unoccupied for several years.

There is significant damage to the foundation, exterior and roof.

City Utilities has been inactive since 2014 and AEP does not have an active account on file.

Officer in Training is requesting an extension for six (6) months for the property owners to get their safety inspection, pull a permit, have all repairs done and have the structure habitable. If the property owners fail to comply within the six (6) months, then Officer in Training request demolition due to the owner's inability to repair and bring to current codes.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-2	Residential	R-2 AND B-1	600 sqft main area with 100 sqft covered porch	50 x 150 7500 sqft.

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

5/10/23- OFFICERS WENT TO LOCATION TO INVESTIGATE POSSIBLE SUBSTANDARD STRUCTURE AND PREPARE CHECKLIST. WHILE LEAVING, CONTACT WAS MADE WITH A POSSIBLE OWNER ASKING QUESTIONS. ADVISED POSSIBLE OWNER OF THE PROCEDURE AND ADVISED I WOULD CONTACT HIM ONCE LETTERS WERE MAILED. ACCORDING TO THE DEED OF RECORD, THERE SEEMS TO BE 6 PERSONS LISTED WITH POSSIBLE INTEREST TO THE PROPERTY.

5/11/23- OFFICER POSTED PROPERTY AS SUBSTANDARD STRUCTURE AND MADE P/S CALL TO POSSIBLE OWNER ADVISING LETTER HAD BEEN MAILED.

5/17/23- RECEIVED P/S FROM POSSIBLE OWNER ADVISING THAT HE DIDN'T RECEIVED LETTER YET. OIT STRIBLING TRACKED LETTER AND IT WAS WAITING AT POST OFFICE FOR SIGNATURE.

5/18/23- RECEIVED P/S FROM POSSIBLE OWNER ADVISING HE HAD PICKED UP THE LETTER. OIT STRIBLING RECEIVED P/S FROM ANOTHER POSSIBLE OWNER ADVISING THAT THE STRUCTURE BELONGED TO HIS GRANDPARENTS AND HE WOULD LIKE TO RE-MODEL AND MAKE THE STRUCTURE HABITABLE AGAIN.

6/12/23- OFFICER RE-INSPECTED PROPERTY, THERE HAS BEEN NO CHANGES AND NO PERMITS HAD BEEN PULLED.

6/15/23- OFFICER POSTED PUBLIC HEARING NOTICE ON STRUCTURE.

6/20/23- RECEIVED P/S AND EMAIL FROM OWNER THAT WOULD LIKE TO RE-MODEL THE STRUCTURE ADVISING HE HAS SCHEDULED A SAFETY INSPECTION FOR 7/18/23 AT 2:00 PM. OWNER WOULD LIKE AN EXTENSION UNTIL SAFETY INSPECTION AND PENDING RESULTS WOULD DETERMINE IF THE STRUCTURE IS RE-HABITABLE AND HE CAN PULL PERMIT.

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBIT<< A - VV >>

Aransas CAD

Property Search Results > 18249 SANCHEZ MARTIAS for Year 2023

Property

Account			
Property ID:	18249	Legal Description: DOUGHTY & MATHIS, BLOCK 146, LOT 2	
Geographic ID:	1575-146-002-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	R 2		
Property Use Description:	2ND SINGLE FAMILY DWELLING DISTRICT		
Location			
Address:	607 S FUQUA ST ROCKPORT, TX 78382	Mapsc:	
Neighborhood:	MANNING MRKT SOUTH	Map ID:	A-2
Neighborhood CD:	MAN-MKT-SO	E-File Eligible	
Owner			
Name:	SANCHEZ MARTIAS	Owner ID:	10536
Mailing Address:	706 S VERNE ROCKPORT, TX 78382-4616	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$30,440	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$49,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$79,940	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$79,940	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$79,940	

Taxing Jurisdiction

Owner: SANCHEZ MARTIAS
% Ownership: 100.000000000000%
Total Value: \$79,940

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$79,940	\$79,940	\$0.00
CRO	CITY OF ROCKPORT	0.378149	\$79,940	\$79,940	\$302.30

GAR	ARANSAS COUNTY	0.299871	\$79,940	\$79,940	\$239.72
NVD	NAVIGATION DIST	0.040434	\$79,940	\$79,940	\$32.33
SAR	ARANSAS CO ISD	0.999100	\$79,940	\$79,940	\$798.68
XSP	COUNTY ROAD & FLOOD	0.058540	\$79,940	\$79,940	\$46.80
Total Tax Rate:		1.776094			
				Taxes w/Current Exemptions:	\$1,419.83
				Taxes w/o Exemptions:	\$1,419.83

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 600.0 sqft Value: \$30,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	255 - *	FRAME		600.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1722	7500.00	50.00	150.00	\$49,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$30,440	\$49,500	0	79,940	\$0	\$79,940
2022	\$27,700	\$31,880	0	59,580	\$0	\$59,580
2021	\$25,390	\$31,880	0	57,270	\$0	\$57,270
2020	\$22,970	\$28,130	0	51,100	\$0	\$51,100
2019	\$20,840	\$22,500	0	43,340	\$0	\$43,340
2018	\$20,500	\$17,400	0	37,900	\$0	\$37,900
2017	\$22,010	\$17,400	0	39,410	\$0	\$39,410
2016	\$21,790	\$17,400	0	39,190	\$0	\$39,190
2015	\$22,630	\$17,400	0	40,030	\$0	\$40,030
2014	\$23,050	\$17,400	0	40,450	\$0	\$40,450
2013	\$20,950	\$17,400	0	38,350	\$0	\$38,350
2012	\$20,950	\$17,400	0	38,350	\$0	\$38,350
2011	\$20,950	\$7,880	0	28,830	\$0	\$28,830
2010	\$20,950	\$7,880	0	28,830	\$0	\$28,830
2009	\$23,900	\$7,880	0	31,780	\$0	\$31,780

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 06/21/2023
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	\$59,580	\$225.30	\$225.30	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS COUNTY	\$59,580	\$178.67	\$178.67	\$0.00	\$0.00	\$0.00	\$0.00

2022	NAVIGATION DIST	\$59,580	\$24.09	\$24.09	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS CO ISD	\$59,580	\$595.27	\$595.27	\$0.00	\$0.00	\$0.00	\$0.00
2022	COUNTY ROAD & FLOOD	\$59,580	\$34.87	\$34.87	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$1058.20	\$1058.20	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF ROCKPORT	\$57,270	\$224.91	\$224.91	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS COUNTY	\$57,270	\$187.21	\$187.21	\$0.00	\$0.00	\$0.00	\$0.00
2021	NAVIGATION DIST	\$57,270	\$25.87	\$25.87	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS CO ISD	\$57,270	\$533.47	\$533.47	\$0.00	\$0.00	\$0.00	\$0.00
2021	COUNTY ROAD & FLOOD	\$57,270	\$37.81	\$37.81	\$0.00	\$0.00	\$0.00	\$0.00
2021 TOTAL:			\$1009.27	\$1009.27	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKPORT	\$51,100	\$215.29	\$215.29	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$51,100	\$184.36	\$184.36	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$51,100	\$25.43	\$25.43	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$51,100	\$500.93	\$500.93	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$51,100	\$37.18	\$37.18	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$963.19	\$963.19	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$43,340	\$182.06	\$182.06	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$43,340	\$162.85	\$162.85	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$43,340	\$22.54	\$22.54	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$43,340	\$446.41	\$446.41	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$43,340	\$32.80	\$32.80	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$846.66	\$846.66	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$37,900	\$150.31	\$150.31	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKPORT	\$37,900	\$171.30	\$171.30	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAVIGATION DIST	\$37,900	\$22.67	\$22.67	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS CO ISD	\$37,900	\$441.13	\$441.13	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROAD & FLOOD	\$37,900	\$31.28	\$31.28	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$816.69	\$816.69	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKPORT	\$39,410	\$151.98	\$151.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS COUNTY	\$39,410	\$131.58	\$131.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAVIGATION DIST	\$39,410	\$20.01	\$20.01	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS CO ISD	\$39,410	\$458.71	\$458.71	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROAD & FLOOD	\$39,410	\$27.36	\$27.36	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$789.64	\$789.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKPORT	\$39,190	\$152.56	\$152.56	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS COUNTY	\$39,190	\$130.34	\$130.34	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAVIGATION DIST	\$39,190	\$20.62	\$20.62	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS CO ISD	\$39,190	\$458.33	\$458.33	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROAD & FLOOD	\$39,190	\$28.37	\$28.37	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$790.22	\$790.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKPORT	\$40,030	\$146.05	\$146.05	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$40,030	\$125.32	\$125.32	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$40,030	\$21.02	\$21.02	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS CO ISD	\$40,030	\$462.75	\$462.75	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$40,030	\$28.99	\$28.99	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$784.13	\$784.13	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKPORT	\$40,450	\$135.58	\$135.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$40,450	\$21.68	\$21.68	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$40,450	\$467.64	\$467.64	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$40,450	\$29.97	\$29.97	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$40,450	\$125.62	\$125.62	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$780.49	\$780.49	\$0.00	\$0.00	\$0.00	\$0.00

2013	NAVIGATION DIST	\$38,350	\$21.15	\$21.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKPORT	\$38,350	\$125.68	\$125.68	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$38,350	\$114.69	\$114.69	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$38,350	\$445.05	\$445.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$38,350	\$29.22	\$29.22	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$735.79	\$735.79	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKPORT	\$38,350	\$124.95	\$124.95	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$38,350	\$29.67	\$29.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$38,350	\$21.40	\$21.40	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$38,350	\$444.62	\$444.62	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$38,350	\$116.47	\$116.47	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$737.11	\$737.11	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$28,830	\$326.47	\$326.47	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$28,830	\$87.56	\$87.56	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$28,830	\$16.08	\$16.08	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKPORT	\$28,830	\$89.05	\$89.05	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$28,830	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$538.35	\$538.35	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$28,830	\$314.75	\$314.75	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$28,830	\$18.64	\$18.64	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$28,830	\$15.79	\$15.79	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$28,830	\$85.09	\$85.09	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKPORT	\$28,830	\$89.37	\$89.37	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$523.64	\$523.64	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$24,280	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$24,280	\$12.72	\$12.72	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKPORT	\$19,280	\$34.97	\$34.97	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$6,780	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$19,280	\$40.58	\$40.58	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$97.15	\$97.15	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$6,780	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKPORT	\$19,280	\$34.97	\$34.97	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$19,280	\$40.58	\$40.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	NAVIGATION DIST	\$24,280	\$12.95	\$12.95	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$24,280	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$97.38	\$97.38	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKPORT	\$18,410	\$34.97	\$34.97	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$23,410	\$12.77	\$12.77	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$23,410	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$18,410	\$39.71	\$39.71	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$5,910	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$96.33	\$96.33	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKPORT	\$15,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROAD & FLOOD	\$20,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROAD & FLOOD	\$20,600	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$15,600	\$36.63	\$36.63	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$15,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$20,600	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKPORT	\$15,600	\$34.97	\$34.97	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$3,100	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$20,600	\$8.20	\$8.20	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$88.68	\$88.68	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT<>

2005	ARANSAS CO ISD	\$1,220	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$1,220	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$21,720	\$8.40	\$8.40	\$0.00	\$0.00	\$0.00	\$0.00
2005	NAVIGATION DIST	\$18,720	\$8.66	\$8.66	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$13,720	\$10.17	\$10.17	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$13,720	\$32.12	\$32.12	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$13,720	\$24.81	\$24.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$13,720	\$6.19	\$6.19	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$90.35	\$90.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$21,770	\$8.88	\$8.88	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$13,770	\$40.58	\$40.58	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKPORT	\$13,770	\$35.21	\$35.21	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$18,770	\$9.37	\$9.37	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$1,270	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$94.04	\$94.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$1,270	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$18,770	\$6.01	\$6.01	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$21,770	\$9.37	\$9.37	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$18,770	\$55.92	\$55.92	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKPORT	\$13,770	\$36.49	\$36.49	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$107.79	\$107.79	\$0.00	\$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 RE AL ULATE to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 6/14/2023 10:05 PM

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SUBSTANDARD BUILDING INSPECTION REPORT

DATE: MAY 10, 2023 INSPECTOR(S): VALERIE STRIBLING, JUDY EMERSON, ANGIE WEST & LT. SPENCER YARNALL

STREET ADDRESS: 607 S. FUQUA ST CASE NO: 23-000444

LEGAL DESCRIPTION: DOUGHTY & MATHIS, BLOCK 146, LOT 2

GENERAL DESCRIPTION: PINK 600 SQFT RESIDENTIAL HOME ON 50 X 150 LOT

OWNER(S): Martias Sanchez, John Medina, Anne Ruth Medina, Magdalena Sanchez, Adan Sanchez and Mark Sanchez

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

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

EXTERIOR WALLS:

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

ROOF:

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

INTERIOR WALLS:

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

FLOORS:

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

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

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

☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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


SIGNATURE

May 11, 2023
DATE



NOTICE OF VIOLATION

ADAN SANCHEZ
21030 SOMERSET RD
SOMERSET, TX 78069

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012336

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear ADAN SANCHEZ,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A PINK 600 SQFT HOME WITH 100 SQFT COVERED PORCH ON A 50 X 150 LOT. CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Valerie Stribling

May 11, 2023

Date



NOTICE OF VIOLATION

ANNE RUTH MEDINA
21030 SOMERSET RD
SOMERSET, TX 78069

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012343

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear ANNE RUTH MEDINA,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A PINK 600 SQFT HOME WITH 100 SQFT COVERED PORCH ON A 50 X 150 LOT. CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

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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.

Valerie Stribling

May 11, 2023

Date



NOTICE OF VIOLATION

JOHN MEDINA
9720 HARVEY RD
GALT, CA 95632

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012350

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear JOHN MEDINA,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

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Compliance:

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Valerie Stribling

May 11, 2023

Date



NOTICE OF VIOLATION

Magdalena Sanchez
21030 SOMERSET RD
SOMERSET, TX 78069

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012367

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear Magdalena Sanchez,

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

Violation Description:

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

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Valerie Stribling

May 11, 2023

Date



NOTICE OF VIOLATION

Mark Sanchez
402 W Corpus Christi St
Rockport, 78382

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012374

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear Mark Sanchez,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS A PINK 600 SQFT HOME WITH 100 SQFT COVERED PORCH ON A 50 X 150 LOT. CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Valerie Stribling

May 11, 2023

Date



NOTICE OF VIOLATION

Martias Sanchez
706 S Verne
Rockport, Tx 78382

Case No. 23-000444
Issued: May 11, 2023
Certified Mail #: 70212720000152012190

VIOLATION LOCATION

607 S FUQUA ST,
Rockport, TX 78382

LEGAL DESCRIPTION

Doughty & Mathis, Block 146, Lot 2

Dear Martias Sanchez,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein." 22-347-"In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

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

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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.

Valerie Stribling

May 11, 2023

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 11, 2023 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.

A handwritten signature in dark ink, appearing to read 'Valerie Stribling', is written over a horizontal line.

Valerie Stribling

May 11, 2023

Date



EXHIBIT<<Y>>

7021 2720 0001 5201 2336

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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	\$	23-000444
Sent To	ADAN SANCHEZ	
Street and Apt.	21030 SOMERSET RD	
City, State, ZIP	SOMERSET, TX 78069	
PS Form 3800		

7021 2720 0001 5201 2343

U.S. Postal Service™
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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	23-000444
Sent To	ANNE RUTH MEDINA	
Street and Apt.	21030 SOMERSET RD	
City, State, ZIP	SOMERSET, TX 78069	
PS Form 3800		

7021 2720 0001 5201 2350

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	23-000444
Sent To	JOHN MEDINA	
Street and Apt.	9720 HARVEY RD	
City, State, ZIP	GALT, CA 95632	
PS Form 3800		

7021 2720 0001 5201 2367

U.S. Postal Service™
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OFFICIAL USE

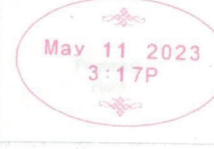
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	23-000444
Sent To	MAGDALENA SANCHEZ	
Street and Apt.	21030 SOMERSET RD	
City, State, ZIP	SOMERSET, TX 78069	
PS Form 3800		

7021 2720 0001 5201 2374

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	23-000444
Sent To	MARK SANCHEZ	
Street and Apt.	402 W CORPUS CHRISTI ST	
City, State, ZIP	ROCKPORT, TX 78382	
PS Form 3800		

7021 2720 0001 5201 2190

U.S. Postal Service™
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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	\$	23-000444
Sent To	MARTIAS SANCHEZ	
Street and Apt.	706 S VERNE	
City, State, ZIP	ROCKPORT, TX 78382	
PS Form 3800		

CITY OF ROCKPORT, TEXAS
CODE ENFORCEMENT
714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL
7021 2720 0001 5201 2190
MARTIAS SANCHEZ
706 S VERNE
ROCKPORT, TX 78382
CASE # 23-000444

RETURN IN 5 DAYS

RETURN RECEIPT REQUESTED
78382-4118
7836234618

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

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:
MARTIAS SANCHEZ
706 S VERNE
ROCKPORT, TX 78382

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2190

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 7832 2234 0766 44

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

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:
MARK SANCHEZ
402 W CORPUS CHRISTI ST
ROCKPORT, TX 78382

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2374

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 7832 2234 0766 44

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

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:
ANNE RUTH MEDINA
21030 SOMERSET RD
SOMERSET, TX 78069

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2343

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
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United States Postal Service

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

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:
ADAN SANCHEZ
21030 SOMERSET RD
SOMERSET, TX 78069

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2336

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 7832 2234 0767 36

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

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:
JOHN MEDINA
9720 HARVEY RD
GALT, CA 95632

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2350

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 7832 2234 0766 68

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

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:
MAGDALENA SANCHEZ
21030 SOMERSET RD
SOMERSET, TX 78069

2. Article Number (Transfer from service label)
7021 2720 0001 5201 2367

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

COMPLETE THIS SECTION ON DELIVERY
 A. Signature ☒ Agent ☐
 B. Received by (Printed Name) ☐ Address ☐
 C. Date of Delivery
 D. Is delivery address different from item 1? ☐ Yes ☐ No
 If YES, enter delivery address below:

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

Domestic Return Receipt

USPS TRACKING #
9590 9402 7832 2234 0766 51

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<<BB>>



EXHIBIT<<CC>>

WGS84 28.01588, -97.06385 Δ ft ± 9 ft 17 Δ °M ± 14 NW293



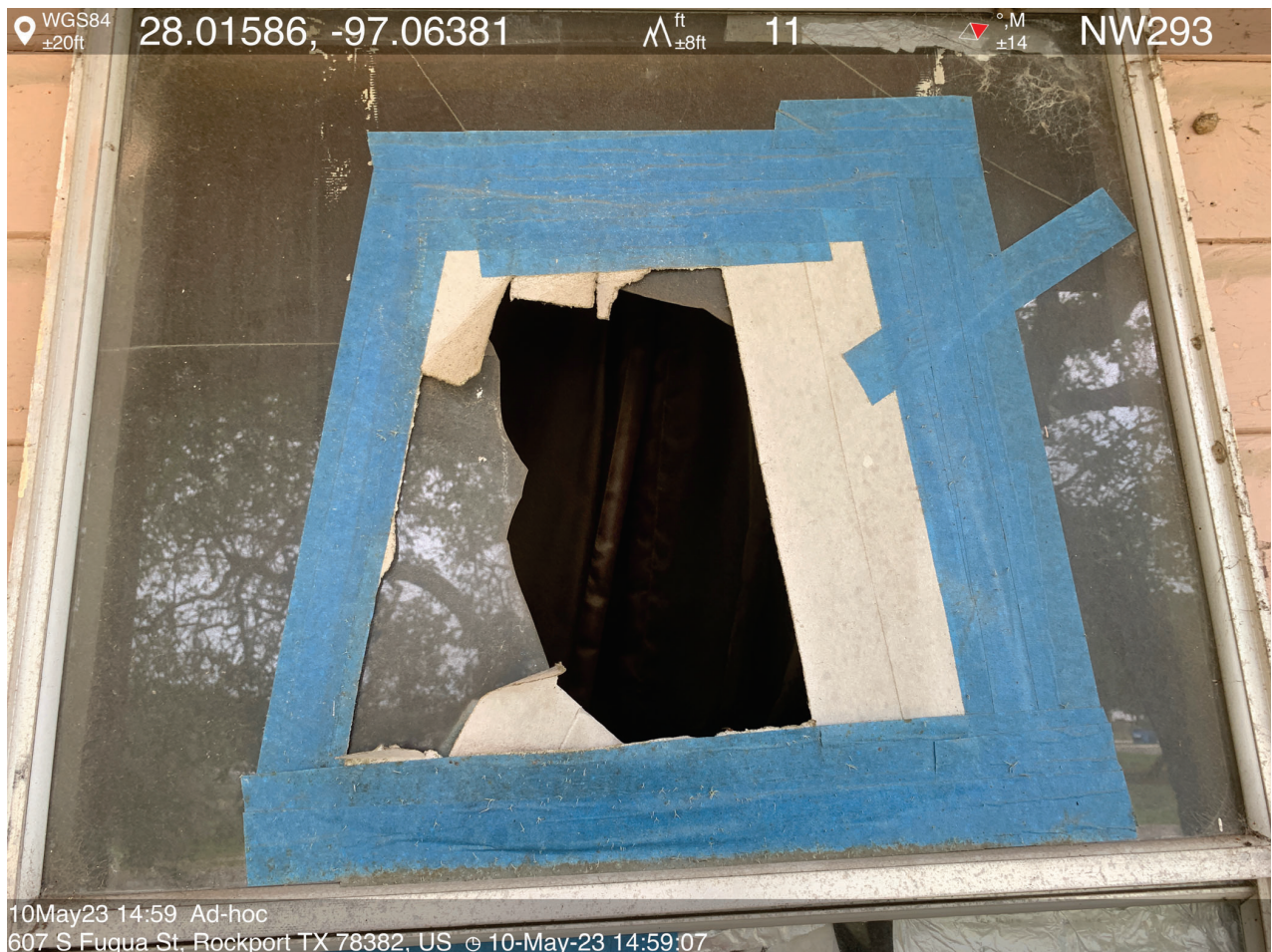
10May23 14:58 Ad-hoc
607 S Fuqua St, Rockport TX 78382, US © 10-May-23 14:58:40

WGS84 28.01587, -97.06376 Δ ft ± 9 ft 12 Δ °M ± 14 NW295



10May23 14:59 Ad-hoc
607 S Fuqua St, Rockport TX 78382, US © 10-May-23 14:59:37

EXHIBIT<<DD>>



EXHIBIT<<EE>>



EXHIBIT<<FF>>



EXHIBIT<<GG>>



EXHIBIT<<HH>>





EXHIBIT<<JJ>>



EXHIBIT<<KK>>



EXHIBIT<<LL>>



EXHIBIT<<MM>>



EXHIBIT<<NN>>



EXHIBIT<<OO>>



EXHIBIT<<PP>>

7021 2720 0001 5202 8207

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Magdalena Sanchez
21030 Somerset Rd.
Somerset, TX 78069

Jun 15 2023 5:30P

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☐ Adult Signature Restricted Delivery	\$

Postage
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Anne Ruth Medina
21030 Somerset Rd.
Somerset, TX 78069

Jun 15 2023 5:29P

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

Postage
\$

Adan Sanchez
21030 Somerset Rd.
Somerset, TX 78069

Jun 15 2023 5:29P

23-000444-PA

7021 2720 0001 5202 8207

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

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

Postage
\$

Martias Sanchez
706 S Verne
Rockport, TX 78382

Jun 15 2023 5:29P

PA-23-000444

7021 2720 0001 5202 8214

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

Postage
\$

Mark Sanchez
402 W Corpus Christi St.
Rockport, TX 78382

Jun 15 2023 5:29P

PA-23-000444

7021 2720 0001 5202 8214

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OFFICIAL

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
\$

John Medina
595 Barsetti Ct.
Galt, CA 95632

Jun 15 2023 5:29P

PA-23-000444

SANCHEZ

Sep 30, 2009

Martias Guzman Sanchez, 85, went to be with the Lord on Monday, September 28, 2009. He was born September 24, 1924 in Karnes City, Texas to Adelidio and Maria Sanchez. He had been a longtime resident of Rockport, Texas before his retirement from the Aransas County Road and Bridge Department.

His wife, Adela Sanchez and father and mother-in-law, Rev. & Mrs. Antonio Vega, son, Jimmy Sanchez, brother, Paul Sanchez, sister, Jesusua Herrera and his parents preceded Martias in death. He is survived by three sons, Adan (Susan) Sanchez and Jimmy Martias (Dana) Sanchez, both of Somerset and Mark (Iris) Sanchez of Rockport; three daughters, Anna (Fidelio) Medina and Maggie Sanchez, both of Somerset and Ruby (Angel) Maldonado of Rockport; two brothers, Martin and Adelidio Sanchez of Safford, AZ; four sisters, Maria Carreron of Roby, TX, Elva Ruiz of Duncan, AZ, Juanita Herrera of Phoenix, AZ and Romana Sanchez of Tucson, AZ; six sisters-in-law, Soveida Huckaby, Diana Chavez-Rivera, Martha Vega DeLeon and Naomi Aguiar, all of Rockport, Mary Mauricio of Gainesville, GA and Rachel Montemayor of Houston, TX; brother-in-law, Riley Vega of Beeville, TX; eight grandchildren and nine great-grandchildren.

Visitation will be held from 10:00 A.M. until 9:00 P.M. with a Prayer Service at 7:00 P.M. on Thursday, October 1, 2009 and Funeral Services will be conducted at 10:00 A.M., Friday, October 2, 2009 at Charlie Marshall Funeral Home, Rockport. Services will be conducted by Rev. Eloy DeLeon. Interment will follow at Aransas Memorial Park Cemetery.

Arrangements entrusted to

Charlie Marshall Funeral Homes & Crematory, Inc.

814 E. Main St. • ROCKPORT/FULTON, TEXAS 78382 • 1-800-428-2922

To plant a tree in memory of Martias Sanchez as a living tribute, please visit [Tribute Store](#).

Account Management - (View)

File Edit Options Functions Consoles Help Chat

Account Number

EA-1450-01

New Occupant

Address

607 S FUQUA ST

Zone

01

Notes

Name

RAMIREZ, TRINA A

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

Mailing Address

Attention

Address

607 S FUQUA ST
ROCKPORT, TX
78382-4707, COOS

Account Details

Status

Inactive 9/10/14 <Bad Debt>

Start Date

2/25/2011

Bill Thru Date

9/10/2014

Last Bill Date

9/15/2014

Balance

0.00

Pending Activity

0.00

Credit History

Bill:24 Cut: 4 Pen:19

Deposits

0.00

Cutoff

N/A

Contracts

0.00

Draft

N/A

Profile

Statement Bill

☐

Statement Group

Class

ICL

INSIDE CITY LIMITS

E-Mail

Exceptions

No Bills

CONTACT #

18253

DL

TX 16847445

BROCHURE

2/28/2014

☐ Edit This Record

Clear

View

rp.vstriblin

Valerie Stribling

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Wednesday, May 10, 2023 8:38 AM
To: Valerie Stribling
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Wednesday, May 10, 2023 8:13 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>; Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

602 E CORNWALL ST ****service has been disconnected since 06/28/19
808 WARBLER LN ****Unable to find the address in our records
607 S FUQUA ST ****Unable to find the address in our records
1201 W MARKET ST ****currently has active service
107 HUNTER CT ****Unable to find the address in our records
1122 N ANN ST ****service has been disconnected since 03/02/20

Any information you can provided would be appreciated.

Thanks,

Valerie Stribling

City of Rockport

Code Enforcement OIT

714 E Concho St.

Rockport, TX 78382

361-556-5310 x2384

vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

Advanced Events: RPDT

Created	AgencyID	Case ID:	Full Address:	Event Type:
07/07/2022 17:08:28	RPD	2022005304	607 S FUQUA STREET ROCKPORT, TX	FOLL
07/07/2022 17:32:27	RPD	2022005307	607 S FUQUA STREET ROCKPORT, TX	PODP

Valerie Stribling

From: John Medina <john@medina.com>
Sent: Thursday, June 22, 2023 1:38 PM
To: Valerie Stribling
Cc: Carey Dietrich; Angela West; Judy Emerson; Belinda Garcia
Subject: Re: 607 S Fuqua

Good afternoon Valerie,

Kindly present to the board on my behalf my email below, thanks you!

To whom it may concern, my name is John Medina and I'm an owner of the property in question. My apologies for not being able to be present today as I live in California. This home was owed by my grandparents and has been passed down to me.

Recently it was brought to my attention that various exterior conditions need to be addressed from the local code enforcement department.

I will be working with the respected departments in bringing the house up to living condition and handling any safety concerns.

I'm requesting to have an additional 30-45 days time extension, so that I can secure a building permit for the work that will be required to make it habitable again. I currently have an appointment with the building department on July 18, 2023 at 2pm for a safety inspection so that we can determine a full scope of work of what needs to be repaired.

With the property only being 600 square feet, I'm confident that I'll be able to have any repairs needed completed and finalized on/before 6 months allowed with the builder permit for completion.

Thanks for your time and consideration,

John Medina

1.925.580.8957

STAFF REPORT

Code Enforcement Department | Angela West, Code Enforcement Officer
714 E. Concho St., Rockport, TX 78382
Phone: (361) 556-5310, ext. 2385 | Email: awest@cityofrockport.com



PROPERTY ADDRESS/LOCATION

107 Hunter Court

APPLICANT/PROPERTY OWNER

Raul Delgado

LEGAL DESCRIPTION

Hunter, Block 14, Lot 22

PUBLIC HEARING/HEARING DATE(S)

1st Hearing - Monday, June 26, 2023

BRIEF SUMMARY OF REQUEST

OWNER HAS HIRED A CONTRACTOR TO DEMOLISH STRUCTURES AFTER HE HAS EMPTIED OUT THE BUILDINGS. THIS WORK SHOULD BE DONE BY THE END OF JUNE 2023. IF WORK HAS NOT BEEN DONE AT THE TIME OF THE MEETING OFFICER IS ASKING FOR A DEMOLITION ORDER TO CLEAN AND CLEAR PROPERTY OF BOTH BUILDINGS AND DILAPIDATED FENCING ON PROPERTY.



MAP SOURCE

EXISTING ZONING R-2	EXISTING LAND USE R-2	SURROUNDING ZONING & LAND USE R-2 & B-1	SITE IMPROVEMENTS 616 SQ.FT. HOME & 35 SQ.FT. DETACHED SHED	SIZE OF PROPERTY 100' X 50' LOT
-------------------------------	---------------------------------	--	---	---

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

OFFICERS OBSERVED DILAPIDATED MAIN USE STRUCTURE WITH SAGGING ROOF, MISSING/BROKEN ASBESTOS SIDING TILES, STRUCTURE APPEARS TO BE SINKING INTO THE GROUND, AND HAS NO UTILITIES. CITY UTILITIES WERE LAST ACTIVE ON 9/09/19 AND AEP SERVICE HAS NO RECORD OF ADDRESS. ACCESSORY USE STRUCTURE IS LEANING AND DAMAGED. OFFICER WILL SEND NOTICE OF VIOLATION TO ALL INTEREST PARTIES AND POST BOTH STRUCTURES AS SUBSTANDARD OR DANGEROUS STRUCTURES. PUBLIC HEARING NOTICES WERE POSTED & MAILED ON 6/15/23. OWNER HAS USED PROPERTY AS A VACATION HOME IN PAST YEARS AND PLANS TO DEMOLISH EXISTING STRUCTURES TO BUILD NEW SMALL HOME ON PROPERTY.

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS "A" THRU "Z"

Aransas CAD

Property Search Results > 24277 DELGADO RAUL for Year 2023

Tax Year: 2023

Property

Account			
Property ID:	24277	Legal Description:	HUNTER, BLOCK 14, LOT 22
Geographic ID:	2899-014-022-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	107 HUNTER CT ROCKPORT, TX 78382	Mapsco:	
Neighborhood:	SMITH AND WOOD CENTRAL WES OF PEARL	Map ID:	A-3
Neighborhood CD:	SMWO-CENT	E-File Eligible	
Owner			
Name:	DELGADO RAUL	Owner ID:	111218
Mailing Address:	914 SW 24TH ST SAN ANTONIO, TX 78207-5135	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$15,540	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$55,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$70,540	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$70,540	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$70,540	

Taxing Jurisdiction

Owner: DELGADO RAUL
% Ownership: 100.0000000000%
Total Value: \$70,540

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$70,540	\$70,540	\$0.00		
CRO	CITY OF ROCKPORT	0.378149	\$70,540	\$70,540	\$266.75		

EXHIBIT "A"

GAR	ARANSAS COUNTY	0.299871	\$70,540	\$70,540	\$211.53
NVD	NAVIGATION DIST	0.040434	\$70,540	\$70,540	\$28.52
SAR	ARANSAS CO ISD	0.999100	\$70,540	\$70,540	\$704.77
XSP	COUNTY ROAD & FLOOD	0.058540	\$70,540	\$70,540	\$41.29
Total Tax Rate:		1.776094			
				Taxes w/Current Exemptions:	\$1,252.86
				Taxes w/o Exemptions:	\$1,252.86

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 616.0 sqft Value: \$15,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	3SS- - *	ASBS-S	1950	616.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1950	35.0
SD2	DET'D STORAGE-2 SINGLE WALL,PLYWOOD,SHED ROOF,CONC	* - *		2000	12.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.1148	5000.00	100.00	50.00	\$55,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$15,540	\$55,000	0	70,540	\$0	\$70,540
2022	\$41,050	\$20,000	0	61,050	\$0	\$61,050
2021	\$37,520	\$20,000	0	57,520	\$0	\$57,520
2020	\$34,270	\$9,000	0	43,270	\$0	\$43,270
2019	\$34,750	\$9,000	0	43,750	\$0	\$43,750
2018	\$33,930	\$6,000	0	39,930	\$0	\$39,930
2017	\$36,190	\$6,000	0	42,190	\$0	\$42,190
2016	\$36,010	\$6,000	0	42,010	\$0	\$42,010
2015	\$36,490	\$6,000	0	42,490	\$0	\$42,490
2014	\$36,950	\$6,000	0	42,950	\$0	\$42,950
2013	\$35,030	\$6,000	0	41,030	\$0	\$41,030
2012	\$15,710	\$6,000	0	21,710	\$0	\$21,710
2011	\$15,710	\$6,000	0	21,710	\$0	\$21,710
2010	\$15,710	\$6,000	0	21,710	\$0	\$21,710
2009	\$15,720	\$6,000	0	21,720	\$0	\$21,720

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/5/2012	WD	WARRANTY DEED	JOHNSON ROY E	DELGADO RAUL			325033
2	12/4/2006	SWD	SPECIAL WARRANTY DEED	MILLER ROBERT B ETUX RHETTA S	JOHNSON ROY E			287818
3	1/21/1992	WDVL	WARRANTY DEED VENDOR'S LIEN	MISNER JAMES E	MILLER ROBERT B ETUX RHETTA S	181140	151833	0

Tax Due

Property Tax Information as of 06/22/2023

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	\$61,050	\$230.86	\$230.86	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS COUNTY	\$61,050	\$183.07	\$183.07	\$0.00	\$0.00	\$0.00	\$0.00
2022	NAVIGATION DIST	\$61,050	\$24.68	\$24.68	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS CO ISD	\$61,050	\$609.95	\$609.95	\$0.00	\$0.00	\$0.00	\$0.00
2022	COUNTY ROAD & FLOOD	\$61,050	\$35.73	\$35.73	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$1084.29	\$1084.29	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF ROCKPORT	\$57,520	\$225.89	\$225.89	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS COUNTY	\$57,520	\$188.03	\$188.03	\$0.00	\$0.00	\$0.00	\$0.00
2021	NAVIGATION DIST	\$57,520	\$25.98	\$25.98	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS CO ISD	\$57,520	\$535.80	\$535.80	\$0.00	\$0.00	\$0.00	\$0.00
2021	COUNTY ROAD & FLOOD	\$57,520	\$37.97	\$37.97	\$0.00	\$0.00	\$0.00	\$0.00
2021 TOTAL:			\$1013.67	\$1013.67	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKPORT	\$43,270	\$182.30	\$182.30	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$43,270	\$156.11	\$156.11	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$43,270	\$21.54	\$21.54	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$43,270	\$424.17	\$424.17	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$43,270	\$31.48	\$31.48	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$815.60	\$815.60	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$43,750	\$183.79	\$183.79	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$43,750	\$164.40	\$164.40	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$43,750	\$22.75	\$22.75	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$43,750	\$450.63	\$450.63	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$43,750	\$33.11	\$33.11	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$854.68	\$854.68	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$39,930	\$158.36	\$158.36	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKPORT	\$39,930	\$180.47	\$180.47	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAVIGATION DIST	\$39,930	\$23.89	\$23.89	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS CO ISD	\$39,930	\$464.76	\$464.76	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROAD & FLOOD	\$39,930	\$32.96	\$32.96	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$860.44	\$860.44	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKPORT	\$42,190	\$162.70	\$162.70	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS COUNTY	\$42,190	\$140.87	\$140.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAVIGATION DIST	\$42,190	\$21.42	\$21.42	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS CO ISD	\$42,190	\$491.06	\$491.06	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROAD & FLOOD	\$42,190	\$29.30	\$29.30	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$845.35	\$845.35	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKPORT	\$42,010	\$163.54	\$163.54	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS COUNTY	\$42,010	\$139.71	\$139.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAVIGATION DIST	\$42,010	\$22.11	\$22.11	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS CO ISD	\$42,010	\$491.32	\$491.32	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROAD & FLOOD	\$42,010	\$30.41	\$30.41	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$847.09	\$847.09	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKPORT	\$42,490	\$155.03	\$155.03	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$42,490	\$133.01	\$133.01	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$42,490	\$22.31	\$22.31	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT "C"

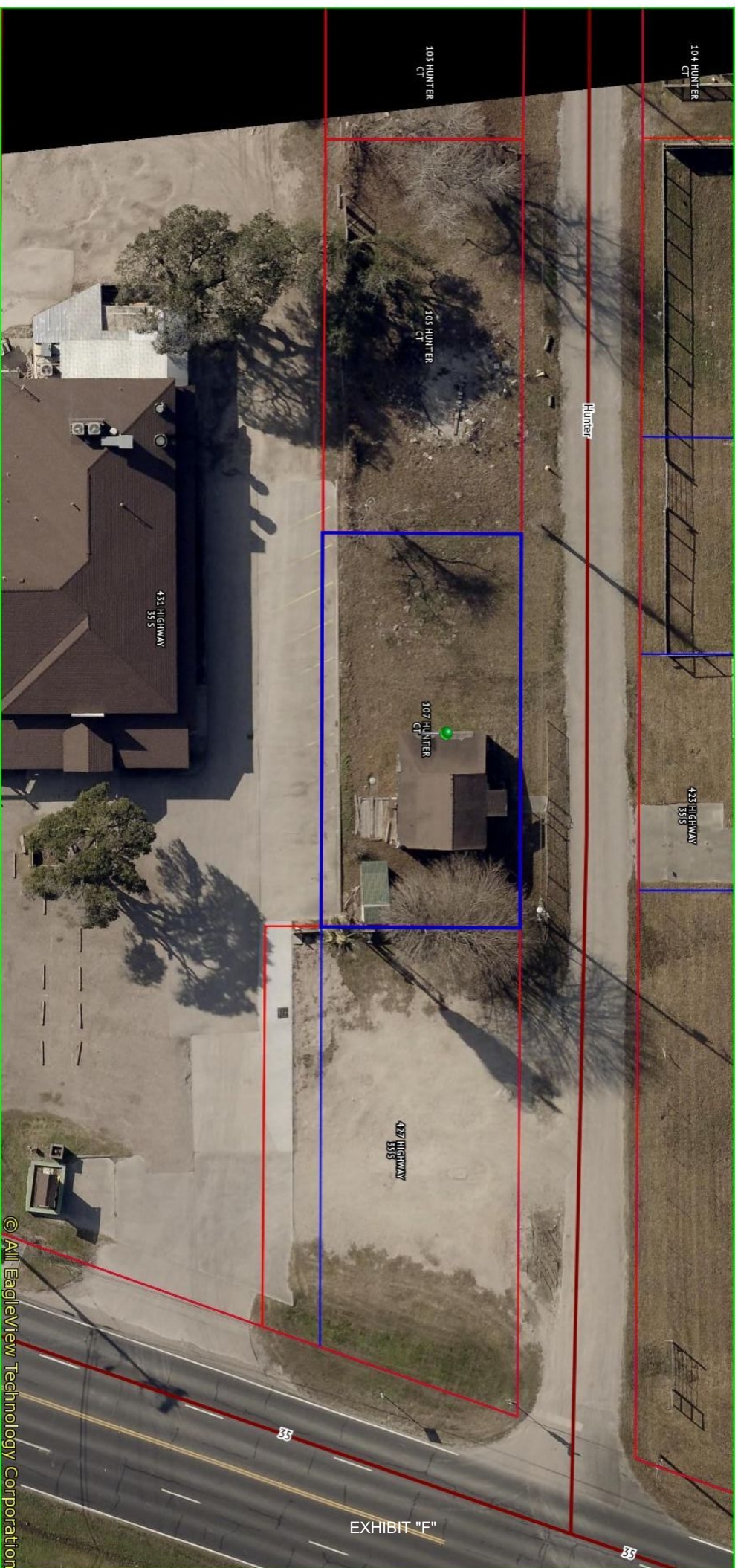
2015	ARANSAS CO ISD	\$42,490	\$491.18	\$491.18	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$42,490	\$30.77	\$30.77	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$832.30	\$832.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKPORT	\$42,950	\$143.96	\$143.96	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$42,950	\$23.03	\$23.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$42,950	\$496.54	\$496.54	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$42,950	\$31.83	\$31.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$42,950	\$133.39	\$133.39	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$828.75	\$828.75	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$41,030	\$122.71	\$122.71	\$0.00	\$0.00	\$0.00	\$0.00
2013	NAVIGATION DIST	\$41,030	\$22.62	\$22.62	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKPORT	\$41,030	\$134.46	\$134.46	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$41,030	\$31.27	\$31.27	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$41,030	\$476.15	\$476.15	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$787.21	\$787.21	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$21,710	\$12.12	\$12.12	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$18,710	\$14.48	\$14.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$16,710	\$50.75	\$50.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKPORT	\$16,710	\$54.44	\$54.44	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$6,710	\$77.80	\$77.80	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$209.59	\$209.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$18,710	\$12.45	\$12.45	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKPORT	\$16,710	\$51.62	\$51.62	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$21,710	\$12.11	\$12.11	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$16,710	\$50.75	\$50.75	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$6,710	\$75.98	\$75.98	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$202.91	\$202.91	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKPORT	\$16,710	\$51.81	\$51.81	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$18,710	\$12.09	\$12.09	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$16,710	\$49.32	\$49.32	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$21,710	\$11.89	\$11.89	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$6,710	\$73.26	\$73.26	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$198.37	\$198.37	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKPORT	\$16,720	\$49.94	\$49.94	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$18,720	\$11.43	\$11.43	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$21,720	\$11.38	\$11.38	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$6,720	\$72.90	\$72.90	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$16,720	\$46.59	\$46.59	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$192.24	\$192.24	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$16,720	\$39.03	\$39.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$6,720	\$72.90	\$72.90	\$0.00	\$0.00	\$0.00	\$0.00
2008	NAVIGATION DIST	\$21,720	\$11.58	\$11.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKPORT	\$16,720	\$49.99	\$49.99	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$18,720	\$13.37	\$13.37	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$186.87	\$186.87	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKPORT	\$15,720	\$43.86	\$43.86	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$5,720	\$62.05	\$62.05	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$20,720	\$11.30	\$11.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$15,720	\$33.91	\$33.91	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$17,720	\$8.42	\$8.42	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$159.54	\$159.54	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKPORT	\$17,770	\$43.41	\$43.4D	\$0.00	\$0.00	\$0.00	\$0.00

2006	ARANSAS COUNTY	\$17,770	\$41.73	\$41.73	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROAD & FLOOD	\$17,770	\$7.74	\$7.74	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$17,770	\$7.07	\$7.07	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$17,770	\$248.12	\$248.12	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$348.07	\$348.07	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$17,770	\$7.97	\$7.97	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$17,770	\$41.61	\$41.61	\$0.00	\$0.00	\$0.00	\$0.00
2005	NAVIGATION DIST	\$17,770	\$8.22	\$8.22	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$17,770	\$269.82	\$269.82	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$17,770	\$45.30	\$45.30	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$17,770	\$8.02	\$8.02	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$380.94	\$380.94	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$16,950	\$8.02	\$8.02	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$16,950	\$49.95	\$49.95	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$16,950	\$257.18	\$257.18	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$16,950	\$8.46	\$8.46	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKPORT	\$16,950	\$43.34	\$43.34	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$366.95	\$366.95	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$16,300	\$48.56	\$48.56	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$16,300	\$5.22	\$5.22	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$16,300	\$8.13	\$8.13	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKPORT	\$16,300	\$43.20	\$43.20	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$16,300	\$255.91	\$255.91	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$361.02	\$361.02	\$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

107 Hunter Court



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SUBSTANDARD BUILDING INSPECTION REPORT

DATE: May 10, 2023 INSPECTOR(S): Angela West, Judy Emerson and Valerie Stribling

STREET ADDRESS: 107 Hunter Court CASE NO: 22-000499

LEGAL DESCRIPTION: Hunter, Block 14, Lot 22

GENERAL DESCRIPTION: 616 sq.ft. 1-story residential structure with 35 sq.ft. porch and 90 sq.ft. accessory use structure (storage)

OWNER(S): Raul Delgado

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

- ☐ SOUND CONDITION
- ☐ LISTING
- ☒ DETERIORATION
- ☒ DAMAGED FLOOR JOIST
- ☐ CRACKS
- ☐ FIRE DAMAGE
- ☒ NEEDS LEVELING
- ☒ NEEDS EXTENSIVE REPAIRS
- ☐ DETERIORATED SILLS
- ☒ OTHER foundation appears to be sinking

EXTERIOR WALLS:

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

ROOF:

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

INTERIOR WALLS:

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

FLOORS:

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

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

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

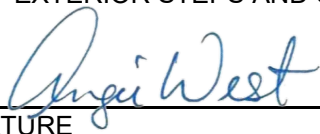
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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



SIGNATURE

May 10, 2023

DATE



EXHIBIT "I"

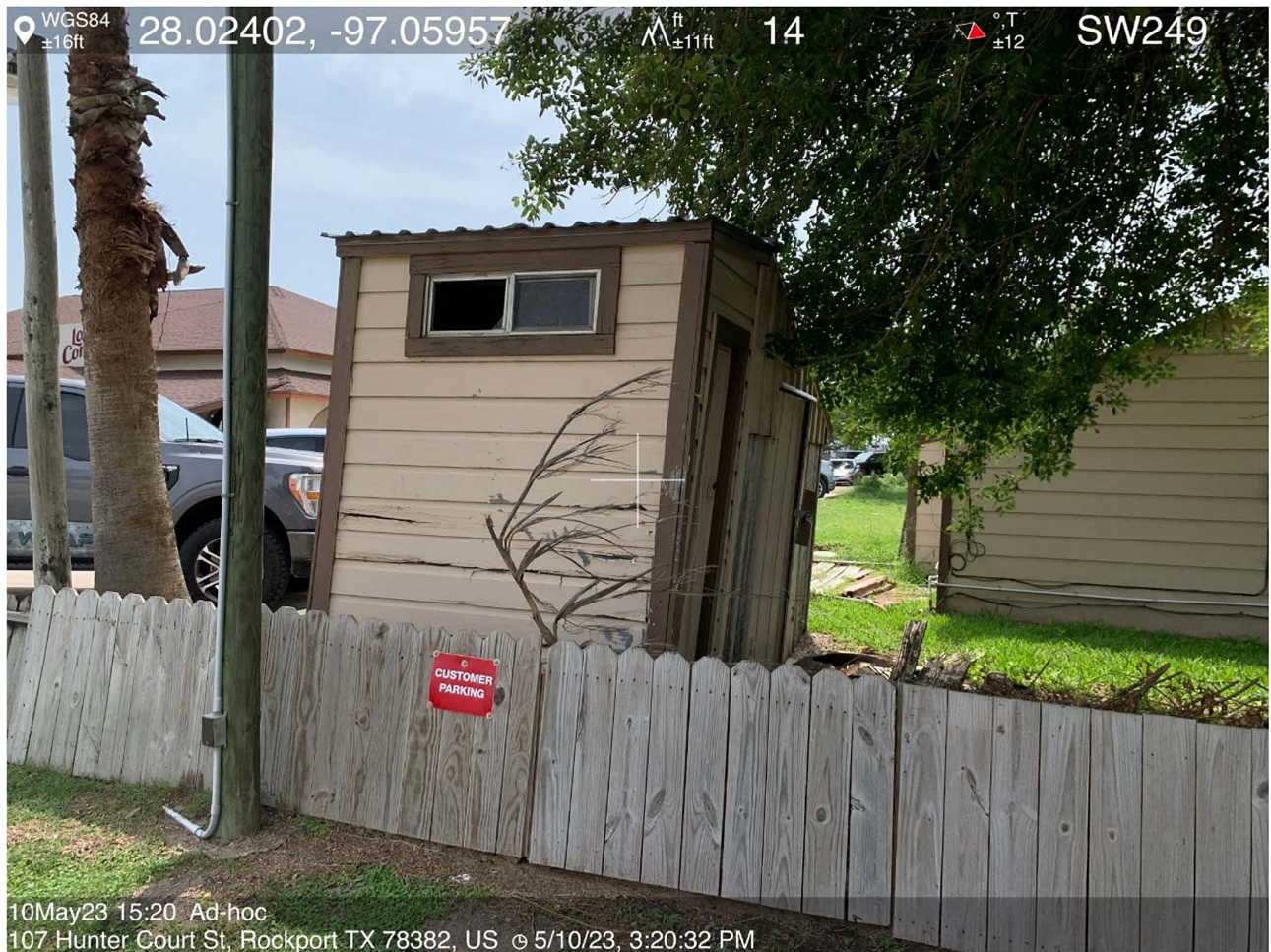


EXHIBIT "J"



EXHIBIT "K"





EXHIBIT "M"





NOTICE OF VIOLATION

Raul Delgado
914 Sw 24th St
San Antonio, Tx 78207

Case No. 22-000499
Issued: May 11, 2023
Certified Mail #: 70212720000152102310

VIOLATION LOCATION

107 HUNTER CT,
Rockport, TX 78382

LEGAL DESCRIPTION

Hunter, Block 14, Lot 22

Dear Raul Delgado,

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

Violation Description:

22-344-"All substandard and dangerous buildings as defined herein are hereby declared to be public nuisances, and shall be repaired, vacated or demolished pursuant to the guidelines herein. 22-347-In addition to the requirement that buildings comply with the standards adopted in this Code, a substandard or dangerous building or structure is defined as any building or structure: (1) Whose walls or other vertical structural members list, lean or buckle in excess of one-eighth-inch horizontal measurement for each one foot of vertical measurement; (2) Which, including the foundation, shows 25 percent or more of damage or deterioration of the supporting member or members, or 50 percent or more of damage or deterioration of the non-supporting enclosing or outside walls or covering; (3) Which has been damaged by fire, explosion, wind, vandalism or elements of nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city; (4) Which has inadequate water, sewer or electric facilities, or facilities for egress in case of fire or panic or which constitutes a fire hazard, or is otherwise dangerous to human life, or, which in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment; (5) Which has parts thereof which are so attached that they may fall and injure members of the public or property; (6) Which, because of its condition,



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

According to the real property records of Aransas County, you own the real property described in this



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS 1-STORY RESIDENTIAL STRUCTURE WITH ATTACHED PORCH AND ADDITIONAL ACCESSORY USE STRUCTURE (STORAGE BUILDING). CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

A handwritten signature in blue ink that reads "Angie West".

Angie West

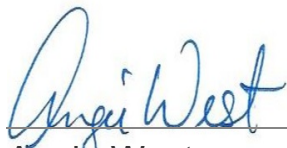
May 11, 2023

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 11, 2023 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

May 11, 2023

Date



EXHIBIT "S"



EXHIBIT "T"



EXHIBIT "U"

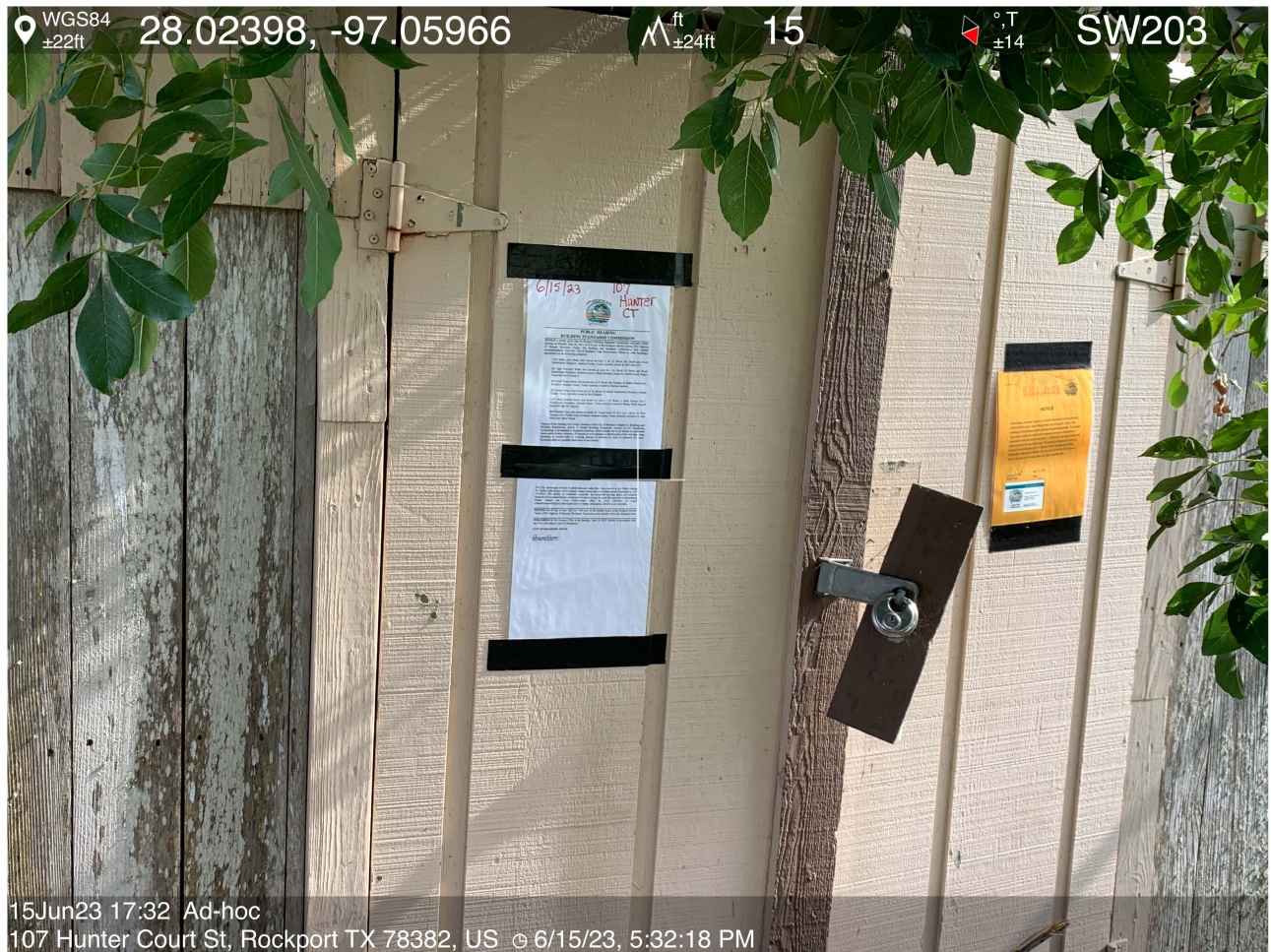


EXHIBIT "V"

7021 2120 JUN 15 2023 8283

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website f.usps.com	
OFFICIAL	
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	PA 22-000499
Raul Delgado 914 SW 24 th St. San Antonio, TX 78207	

Jun 15 2023
5:29P



Account Number
Zone

AK-0300-10
01

Notes

New Occupant

Address
Name

107
DELGADO, RAUL

General Metered NonMetered Financial Information Comments History Consumption History Service Orders Devices Notifications

Mailing Address

Attention
Address

29750 COJAK CIRCLE
BOERNE, TX 78015

Profile

Statement Bill

Statement Group

Class

E-Mail

Exceptions

CONTACT #

DL

BROCHURE

24038

10044937 TX

9/07/2012

INSIDE CITY LIMITS

RDDELGOTTI@HOTMAIL.COM

Status
Start Date
Bill Thru Date
Last Bill Date
Balance
Pending Activity
Credit History
Deposits
Cutoff
Contracts
Draft

Inactive 9/09/19

9/05/2012

9/09/2019

9/15/2019

0.00

0.00

Bill: 24 Cut: 0 Pen: 0

0.00

N/A

0.00

N/A

Edit This Record

Clear

Valerie Stribling

From: Valerie Stribling
Sent: Wednesday, May 10, 2023 8:39 AM
To: Judy Emerson; Angela West
Subject: FW: Properties

Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Wednesday, May 10, 2023 8:38 AM
To: Valerie Stribling <vstribling@cityofrockport.com>
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Wednesday, May 10, 2023 8:13 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>; Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

602 E CORNWALL ST ****service has been disconnected since 06/28/19
808 WARBLER LN ****Unable to find the address in our records
607 S FUQUA ST ****Unable to find the address in our records
1201 W MARKET ST ****currently has active service

107 HUNTER CT ****Unable to find the address in our records
1122 N ANN ST ****service has been disconnected since 03/02/20

Any information you can provided would be appreciated.

Thanks,
Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

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ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

AEP CONFIDENTIAL

STAFF REPORT

Code Enforcement Department | Judy Emerson, Code Enforcement Officer
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2383 | Email: jemerson@cityofrockport.com



PROPERTY ADDRESS/LOCATION

1201 WEST MARKET

APPLICANT/PROPERTY OWNER

**PHONG THANH NGUYEN
BICH NGA THI NGUYEN**

LEGAL DESCRIPTION

WEST TERRACE UNIT 1, BLOCK 3,
LOT 6 THRU 25

PUBLIC HEARING/HEARING DATE(S)

1st Hearing – MONDAY, JUNE 26, 2023

BRIEF SUMMARY OF REQUEST

THESE TWO BUILDING STRUCTURES ARE ALSO KNOWN AS THE ENCINA PLAZA THAT WERE DAMAGED DURING HURRICANE HARVEY. THE STRUCTURES HAVE HAD NO ACTIVE WATER ACCOUNTS SINCE NOVEMBER 2018. THIS PROPERTY DOES HAVE SEPTIC. AEP DOES SHOW ACTIVE ELECTRICAL SERVICES FOR TWO OF THE SUITES AT 1201 & 1203 W MARKET.

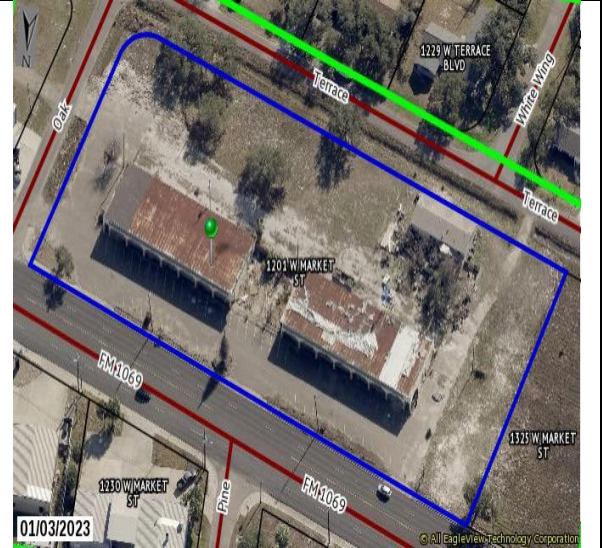
THE PROPERTY OWNER SPOKE WITH THE MAYOR REGARDING THE PROPERTIES IN THE PAST FEW WEEKS. THE MAYOR EXPLAINED THAT SHE WOULD NEED TO CONTACT POLICE CHIEF GREG STEVENS REGARDING THE NOTICE OF VIOLATION LETTER SHE HAD RECEIVED. MS. NGUYEN DID CALL AND REQUEST A MEETING, HOWEVER, CHIEF STEVENS TRIED TO CONTACT MS. NGUYEN SEVERAL TIMES BUT WAS UNSUCCESSFUL DUE TO HER VOICEMAIL BEING FULL. SHE HAS NOT CONTACTED CHIEF STEVENS SINCE THAT TIME.

MS NGUYEN IS STILL RUNNING AN ALTERATION BUSINESS OUT OF ONE OF THE SUITES.

BY ORDINANCE #22-343 (b) NO PERSON SHALL OCCUPY ANY BUILDING POSTED WITH SUCH PLACARD NOR SHALL ANY PERSON DEFACE, DESTROY, OR REMOVE ANY SUCH PLACARD. ALL DOORS ON BOTH STRUCTURES WERE POSTED WITH THE NOTICES ON MAY 11, 2023.

BASED ON EVIDENCE FOUND REGARDING THE CONDITIONS OF BOTH STRUCTURES, CE OFFICER EMERSON IS REQUESTING A DEMOLITION ORDER FOR BOTH STRUCTURES INCLUDING THE REMOVAL OF THE ASPHALT, CONCRETE, AND TO ALSO CLEAN, AND CLEAR THE PROPERTY OF ALL JUNK, TRASH AND DEBRIS, INCLUDING BUT NOT LIMITED TO THE OLD SIGN HOLDERS THAT ARE ON THE PROPERTY.

THIS ORDER DOES NOT INCLUDE THE MANUFACTURED HOME ON THE PROPERTY.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	COMMERCIAL	R-1, RESIDENTIAL AND B-1, COMMERCIAL	TWO COMMERCIAL STRUCTURES	1.3332 ACRES; 10 LOTS THAT ARE 500 X 116.15 EACH

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

THESE TWO BUILDING STRUCTURES WERE DAMAGED FROM HURRICANE HARVEY AND BASED ON THE UTILITY ACCOUNT HAVE NOT BEEN FULLY OCCUPIED SINCE NOVEMBER 2018.

JULY 7, 2022-CE OFFICER EMERSON RECEIVED A CALL FROM MS. NGUYEN. CE OFFICER EMERSON ASKED MS. NGUYEN WHAT HER PLANS FOR THE TWO STRUCTURES WERE AND MS. NGUYEN STATED SHE WAS WORKING WITH A WINDSTORM ENGINEER HOWEVER MS. NGUYEN WOULD NOT TELL OFFICER THE WINDSTORM ENGINEER'S NAME. MS. NGUYEN SAID THE WINDSTORM ENGINEER IS NOT RETURNING HER CALLS.

NOVEMBER 23, 2022-CE OFFICER EMERSON TRIED TO DISCUSS THE CONDITION OF THE TWO STRUCTURES WITH MS. NGUYEN. CE OFFICER EMERSON TRIED TO EXPLAIN THAT IN THEIR CURRENT CONDITION, SINCE THEY HAD BEEN VACANT FOR OVER FIVE YEARS WITHOUT UTILITIES, THEN THEY ARE CONSIDERED SUBSTANDARD STRUCTURES. MS. NGUYEN GOT UPSET AND SAID SHE WOULD TALK TO A JUDGE.

FEBRUARY 24, 2023- CE OFFICER EMERSON MET MS. NGUYEN ON THE PROPERTY TO DISCUSS THE TWO STRUCTURES. MS. NGUYEN STATED THAT SHE IS PLANNING ON REHABbing THE STRUCTURES AND OPENING THEM BACK UP FOR BUSINESSES. CE OFFICER EMERSON EXPLAINED THEY COULD POSSIBLY BE REHABBED SINCE THEY ARE METAL STRUCTURES, HOWEVER, TO REHAB THE STRUCTURES THEY WOULD REQUIRE FULL PERMITTING THROUGH THE BUILDING DEPARTMENT. THIS WOULD INCLUDE A FULL SET OF PLANS, ENGINEERING AND WINDSTORM ENGINEERING.

APRIL 18, 2023-CE OFFICER EMERSON MET MS. NGUYEN ON THE PROPERTY AND EXPLAINED THAT CE OFFICER EMERSON WAS TAKING THE TWO STRUCTURES TO THE B&S COMMISSION WHICH COULD POSSIBLY RESULT IN THE CITY RECEIVING A DEMOLITION ORDER TO DEMOLISH THE TWO STRUCTURES. CE OFFICER ASKED MS. NGUYEN IF SHE WOULD BE WILLING TO ALLOW THE CE OFFICER AND OTHERS TO INSPECT THE INSIDE OF THE STRUCTURES. MS. NGUYEN SAID SHE WOULD NEED TO CALL HER REALTOR AND THEN WOULD LET CE OFFICER EMERSON KNOW. MS. NGUYEN NEVER CALLED CE OFFICER EMERSON.

THE EAST STRUCTURE HAS LOST A SECTION OF THE SIDING FROM THE UPPER WEST SIDE OF THIS STRUCTURE.

THE POLICE DEPARTMENT HAS RESPONDED TO SEVERAL CALLS AT THIS LOCATION FOR SOMEONE INSIDE THE STRUCTURES. SEVERAL AC UNITS HAVE BEEN REMOVED OR STRIPPED OF THE COPPER DUE TO THE STRUCTURES NOT BEING OCCUPIED.

APRIL 23, 2023-THE POLICE DEPARTMENT RECEIVED A CALL FOR SERVICE TO LOCATION STATING SOMEONE WAS INSIDE THE EAST STRUCTURE. OFFICERS ENTERED THE STRUCTURE AND OBSERVED THE NUMEROUS HEALTH AND SAFETY CONDITIONS THAT CODE ENFORCEMENT NEEDED TO BE AWARE OF. AS THE OFFICERS WERE WEARING BODY CAMERAS, THEY PROVIDED A COPY OF THE VIDEO TO CE OFFICER EMERSON. CE OFFICER EMERSON VIEWED THE BODY CAMERA FOOTAGE AND WAS ABLE TO SEE THE EXTREME CONDITIONS OF THE INTERIOR OF THIS STRUCTURE. BASED ON THE FOOTAGE OF THE BODY CAMERAS, CE OFFICER EMERSON WAS ABLE TO OBTAIN AN ADMINISTRATIVE SEARCH WARRANT.

MAY 18, 2023-CE OFFICER EMERSON AND BUILDING OFFICIAL CAREY DIETRICH EXECUTED ADMINISTRATIVE SEARCH WARRANT TO ENTER BOTH OF THE STRUCTURES. CE OFFICER JUDY EMERSON, BUILDING OFFICIAL CAREY DIETRICH, BUILDING INSPECTOR ROBERT DECKER, CE OFFICER ANGIE WEST, CE OFFICER IN TRAINING VALERIE STRIBLING AND PD EVIDENCE TECHNICIAN MANDY MASCH ENTERED THE STRUCTURES. LT. SPENCER YARNALL AND PD OFFICER JACOB PETITFILS ASSISTED.

BOTH STRUCTURES HAVE VIOLATIONS OF LIFE, HEALTH AND SAFETY CODES INCLUDING BUT NOT LIMITED TO FIRE CODES, BUILDING CODES AND GENERAL CODE ENFORCEMENT CODES.

THE ROOF ON BOTH STRUCTURES HAVE A MASSIVE NUMBER OF HOLES IN THEM.

THE FOLLOWING ARE SEVERAL VIOLATIONS THAT WERE OBSERVED IN BOTH STRUCTURES:

1. EXPOSED ELECTRICAL WIRING
2. EXTENSION CORDS RAN FROM AN ELECTRICAL POLE TO THE STRUCTURES
3. CEILING TILES AND THEIR SUPPORTS THAT HAVE EITHER FALLEN OR ARE HANGING
4. LIGHT FIXTURES THAT HAVE FALLEN OR ARE HANGING BY WIRES
5. INSULATION THAT HAS FALLEN AND SOAKED WITH WATER AND HAS MOLD GROWING
6. SHEETROCK THAT HAS GOTTEN WET AND HAS MOLD GROWING, THERE ARE SEVERAL PLACES THAT THE SHEETROCK HAS FALLEN OFF THE WALLS
7. THERE ARE CONTAINERS AND CHILDREN SWIMMING POOLS THAT ARE HOLDING WATER
8. FURNITURE THAT HAS GOTTEN WET
9. REFRIGERATORS THAT WERE NOT CLEANED OUT AFTER HURRICANE HARVEY

SEE ATTACHED SUPPORTING DOCUMENTS

EXHIBITS A-JJ

Aransas CAD

Property Search > 59214 NGUYEN PHONG THANH for Year 2023

Tax Year: 2023

Property

Account			
Property ID:	59214	Legal Description:	WEST TERRACE UNIT 1, BLOCK 3, LOT 6 THRU 25, MH LABEL # TEX0499853
Geographic ID:	6324-003-006-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	1201 W MARKET ST ROCKPORT, TX 78382	Mapsc0:	
Neighborhood:		Map ID:	A-2
Neighborhood CD:		E-File Eligible	
Owner			
Name:	NGUYEN PHONG THANH	Owner ID:	85280
Mailing Address:	NGUYEN BICH NGA THI 1228 W TERRACE BLVD ROCKPORT, TX 78382-6211	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$138,520	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$242,530	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$381,050	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$381,050	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$381,050	

Taxing Jurisdiction

Owner: NGUYEN PHONG THANH
% Ownership: 100.0000000000%

Total Value: \$381,050

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$381,050	\$381,050	\$0.00	
CRO	CITY OF ROCKPORT	0.378149	\$381,050	\$381,050	\$1,440.94	
GAR	ARANSAS COUNTY	0.299871	\$381,050	\$381,050	\$1,142.65	
NVD	NAVIGATION DIST	0.040434	\$381,050	\$381,050	\$154.08	
SAR	ARANSAS CO ISD	0.999100	\$381,050	\$381,050	\$3,807.07	
XSP	COUNTY ROAD & FLOOD	0.058540	\$381,050	\$381,050	\$223.06	
Total Tax Rate:		1.776094				
					Taxes w/Current Exemptions:	\$6,767.80
					Taxes w/o Exemptions:	\$6,767.80

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 14000.0 sqft Value: \$98,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	SBDP - *	STUCCO	1968	7000.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			1379.0
MA	MAIN AREA	SBDP - *		1968	7000.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			1379.0
A	ASPHALT	* - *		1968	47992.0
C	CONCRETE	* - *		1968	1500.0

Improvement #2: MOBILE HOME State Code: A2 Living Area: 1662.0 sqft Value: \$39,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	1SS+ - *		1997	1662.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *		1997	18.0
PO	OPEN PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCTION	* - *		2001	64.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C	COMMERCIAL	1.3332	58075.00	500.00	116.15	\$180,030	\$0
2	RL	RESIDENTIAL	1.4348	62500.00	500.00	125.00	\$62,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$138,520	\$242,530	0	381,050	\$0	\$381,050
2022	\$123,080	\$242,530	0	365,610	\$0	\$365,610
2021	\$174,120	\$248,780	0	422,900	\$0	\$422,900
2020	\$156,490	\$177,050	0	333,540	\$0	\$333,540
2019	\$157,170	\$177,050	0	334,220	\$0	\$334,220
2018	\$79,250	\$165,800	0	245,050	\$0	\$245,050
2017	\$255,610	\$165,800	0	421,410	\$0	\$421,410
2016	\$212,400	\$165,800	0	378,200	\$0	\$378,200
2015	\$215,611	\$165,800	0	381,411	\$0	\$381,411

2014	\$249,710	\$165,800	0	415,510	\$0	\$415,510
2013	\$249,710	\$165,800	0	415,510	\$0	\$415,510
2012	\$277,460	\$165,800	0	443,260	\$0	\$443,260
2011	\$283,560	\$165,800	0	449,360	\$0	\$449,360
2010	\$283,560	\$165,800	0	449,360	\$0	\$449,360
2009	\$324,790	\$165,800	0	490,590	\$0	\$490,590

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/6/2006	AVL	ASSUMPTION WARRANTY DEED VENDOR'S LIEN	UTLEY CATTLE LIMITED	NGUYEN PHONG THANH			280335
2	3/17/2000	WDVL	WARRANTY DEED VENDOR'S LIEN	WAGLEY JUANITA	UTLEY CATTLE LIMITED			231944

Tax Due

Property Tax Information as of 06/21/2023

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	\$365,610	\$1382.55	\$38.36	\$1344.19	\$201.63	\$0.00	\$1545.82
2022	ARANSAS COUNTY	\$365,610	\$1096.36	\$30.42	\$1065.94	\$159.89	\$0.00	\$1225.83
2022	NAVIGATION DIST	\$365,610	\$147.83	\$4.10	\$143.73	\$21.56	\$0.00	\$165.29
2022	ARANSAS CO ISD	\$365,610	\$3652.81	\$101.36	\$3551.45	\$532.72	\$0.00	\$4084.17
2022	COUNTY ROAD & FLOOD	\$365,610	\$214.03	\$5.94	\$208.09	\$31.21	\$0.00	\$239.30
2022 TOTAL:			\$6493.58	\$180.18	\$6313.40	\$947.01	\$0.00	\$7260.41
2021	CITY OF ROCKPORT	\$422,900	\$1660.82	\$1660.82	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS COUNTY	\$422,900	\$1382.45	\$1382.45	\$0.00	\$0.00	\$0.00	\$0.00
2021	NAVIGATION DIST	\$422,900	\$191.00	\$191.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS CO ISD	\$422,900	\$3939.32	\$3939.32	\$0.00	\$0.00	\$0.00	\$0.00
2021	COUNTY ROAD & FLOOD	\$422,900	\$279.20	\$279.20	\$0.00	\$0.00	\$0.00	\$0.00
2021 TOTAL:			\$7452.79	\$7452.79	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKPORT	\$333,540	\$1405.24	\$1405.24	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$333,540	\$1203.36	\$1203.36	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$333,540	\$166.02	\$166.02	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$333,540	\$3269.70	\$3269.70	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$333,540	\$242.68	\$242.68	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$6287.00	\$6287.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$334,220	\$1404.00	\$1404.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$334,220	\$1255.87	\$1255.87	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$334,220	\$173.82	\$173.82	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$334,220	\$3442.47	\$3442.47	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$334,220	\$252.98	\$252.98	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$6529.14	\$6529.14	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$245,050	\$971.83	\$971.83	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKPORT	\$245,050	\$1107.54	\$1107.54	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAVIGATION DIST	\$245,050	\$146.59	\$146.59	\$0.00	\$0.00	\$0.00	\$0.00

2018	ARANSAS CO ISD	\$245,050	\$2852.21	\$2852.21	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROAD & FLOOD	\$245,050	\$202.24	\$202.24	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$5280.41	\$5280.41	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKPORT	\$421,410	\$1625.12	\$1625.12	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS COUNTY	\$421,410	\$1406.98	\$1406.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAVIGATION DIST	\$421,410	\$213.94	\$213.94	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS CO ISD	\$421,410	\$4904.92	\$4904.92	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROAD & FLOOD	\$421,410	\$292.62	\$292.62	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$8443.58	\$8443.58	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS COUNTY	\$378,200	\$1257.77	\$1257.77	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAVIGATION DIST	\$378,200	\$199.02	\$199.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS CO ISD	\$378,200	\$4423.12	\$4423.12	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROAD & FLOOD	\$378,200	\$273.74	\$273.74	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$6153.65	\$6153.65	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$381,411	\$1193.98	\$1193.98	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$381,411	\$200.28	\$200.28	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS CO ISD	\$381,411	\$4409.11	\$4409.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$381,411	\$276.21	\$276.21	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$6079.58	\$6079.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$415,510	\$222.76	\$222.76	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$415,510	\$4803.68	\$4803.68	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$415,510	\$307.88	\$307.88	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$415,510	\$1290.46	\$1290.46	\$0.00	\$0.00	\$0.00	\$0.00
2014 TOTAL:			\$6624.78	\$6624.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$415,510	\$4821.95	\$4821.95	\$0.00	\$0.00	\$0.00	\$0.00
2013	NAVIGATION DIST	\$415,510	\$229.10	\$229.10	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$415,510	\$1242.68	\$1242.68	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$415,510	\$316.64	\$316.64	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$6610.37	\$6610.37	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$443,260	\$1346.22	\$1346.22	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$443,260	\$5139.08	\$5139.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$443,260	\$247.30	\$247.30	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$443,260	\$342.89	\$342.89	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$7075.49	\$7075.49	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$449,360	\$250.62	\$250.62	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$449,360	\$299.03	\$299.03	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$449,360	\$5088.43	\$5088.43	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$449,360	\$1364.74	\$1364.74	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$7002.82	\$7002.82	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$449,360	\$1326.24	\$1326.24	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$449,360	\$246.02	\$246.02	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$449,360	\$4905.84	\$4905.84	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$449,360	\$290.48	\$290.48	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$6768.58	\$6768.58	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$490,590	\$257.02	\$257.02	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$490,590	\$5322.16	\$5322.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$490,590	\$1367.16	\$1367.16	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$490,590	\$299.51	\$299.51	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$7245.85	\$7245.85	\$0.00	\$0.00	\$0.00	\$0.00

2008	NAVIGATION DIST	\$490,590	\$261.54	\$261.54	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$490,590	\$5322.16	\$5322.16	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$490,590	\$350.33	\$350.33	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$490,590	\$1145.33	\$1145.33	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$7079.36	\$7079.36	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$470,010	\$1013.75	\$1013.75	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$470,010	\$223.25	\$223.25	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$470,010	\$256.30	\$256.30	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$470,010	\$5098.90	\$5098.90	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$6592.20	\$6592.20	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$466,130	\$185.52	\$185.52	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$466,130	\$6508.57	\$6508.57	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROAD & FLOOD	\$466,130	\$203.09	\$203.09	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$466,130	\$1094.66	\$1094.66	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$7991.84	\$7991.84	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$419,140	\$189.20	\$189.20	\$0.00	\$0.00	\$0.00	\$0.00
2005	NAVIGATION DIST	\$419,140	\$193.81	\$193.81	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$419,140	\$6364.22	\$6364.22	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$419,140	\$981.37	\$981.37	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$419,140	\$188.03	\$188.03	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$7916.63	\$7916.63	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$390,400	\$1150.51	\$1150.51	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$390,400	\$194.81	\$194.81	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$390,400	\$184.66	\$184.66	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$390,400	\$5923.54	\$5923.54	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$7453.52	\$7453.52	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$388,990	\$194.11	\$194.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$388,990	\$124.48	\$124.48	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$388,990	\$1158.80	\$1158.80	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$388,990	\$6107.14	\$6107.14	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$7584.53	\$7584.53	\$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



SUBSTANDARD BUILDING INSPECTION REPORT

DATE: MAY 11, 2023

INSPECTOR(S): JUDY EMERSON

STREET ADDRESS: 1201 W MARKET ST

CASE NO: 20-000363

LEGAL DESCRIPTION: WEST TERRACE UNIT 1, BLOCK 3, LOT 6-25, MH LABEL #TEX0499853

GENERAL DESCRIPTION: TWO COMMERCIAL STRUCTURES, 14,000 SQFT- EXCLUDING ASPHALT & CONCRETE

OWNER(S): PHONG THANH NGUYEN & BICH MGA THI NGUYEN

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

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

EXTERIOR WALLS:

- ☐ SOUND CONDITION
- ☒ IN NEED OF PAINT
- ☐ LISTING
- ☒ CRACKS
- ☐ FIRE DAMAGE
- ☒ LOOSE MEMBERS
- ☐ NEEDS EXTENSIVE REPAIRS
- ☒ DETERIORATED WOOD MEMBERS
- ☐ HOLES IN WALL
- ☐ ASBESTOS SIDING
- ☒ OTHER SEVERAL WOOD MEMBERS ARE EXPOSED TO THE ELEMENTS UNDER THE STUCCO. THE EAST STRUCTURE HAS A PORTION OF THE SIDE WALL MISSING.

INTERIOR WALLS:

- ☒ UNABLE TO ENTER
- ☐ STRUCTURE IS SECURED
- ☐ SOUND CONDITION
- ☐ LEANING STUDS
- ☐ DETERIORATED STUDS
- ☐ FIRE DAMAGE
- ☒ BROKEN SHEETROCK
- ☒ WATER DAMAGE
- ☒ HOLES IN THE WALLS
- ☒ OTHER RKPT PD WAS CALLED OUT TO THE PROPERTY ON 4/22/23. FOOTAGE FROM THE BODY CAMS SHOW EXTENSIVE DAMAGE TO THE INTERIOR INCLUDING MOLD, INSULATION, CEILING TILES AND THEIR SUPPORTS FALLING DOWN. JUNK, TRASH & DEBRIS IN THE ENTIRE STRUCTURE. OUR FIRST RESPONDERS HAVE TO CLIMB OVER STACKS OF JUNK, TRASH & DEBRIS TO SEARCH THE STRUCTURE. THESE CONDITIONS ARE VERY DANGEROUS FOR OUR FIRST RESPONDERS

ROOF:

- ☐ SOUND CONDITION
- ☐ FIRE DAMAGE
- ☐ COLLAPSED
- ☐ DETERIORATED RAFTERS
- ☒ DETERIORATED CEILING JOIST
- ☒ OVERHANG DETERIORATED
- ☒ NEEDS COMPLETE RECONSTRUCTION
- ☒ HOLES IN THE ROOF
- ☐ SAGGING
- ☒ ROOF COVERING DETERIORATED
- ☒ OTHER THE COVERING THAT WAS ON THE ROOF IS BLOWING OFF. THERE ARE NUMEROUS HOLES IN THE ROOF.

FLOORS:

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

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

OWNER MUST STOP

- ☒ **VACATE THEN SECURE THE BUILDING FROM UNAUTHORIZED ENTRY** OCCUPYING PREMISES IMMEDIATELY

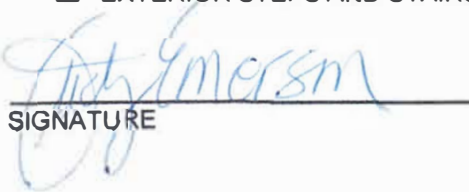
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

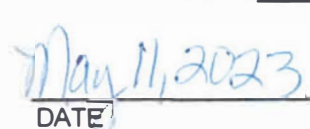
Where the above-described building or structure is fifty percent (50%) or more damaged, decayed, or deteriorated from its current market value or the structure shall be demolished and, in all cases, where a building or structure cannot be repaired or is unsafe, unsanitary, or not provided with adequate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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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


SIGNATURE


DATE



NOTICE OF VIOLATION

Phong Thanh Nguyen
Bich Nga Thi Nguyen
1228 W Terrace Blvd
Rockport, TX 78382

Case No. 20-000363
Issued: May 11, 2023
Certified Mail #: 70212720000152102464

VIOLATION LOCATION

1201 W MARKET ST,
Rockport, TX 78382

LEGAL DESCRIPTION

West Terrace Unit 1, Block 3, Lot 6 Thru 25, MH
Label # Tex0499853

Dear Phong Thanh Nguyen & Bich Nga Thi Nguyen,

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

Violation Description:

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



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



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS TWO COMMERCIAL STRUCTURES 7.000 SQFT EACH, FORMALLY KNOWN AS ENCINA PLAZA.

CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

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 ten (10) 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 the case being presented before the 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.

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

Judy Emerson

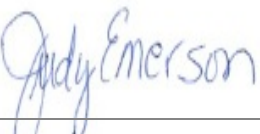
May 11, 2023

Date



NOTICE

This building has been found to be a SUBSTANDARD OR DANGEROUS STRUCTURE by the Code Official of the City of Rockport, Texas. This building is to be vacated and all openings secured immediately. This placard is to remain on the structure until it is repaired, moved or demolished in accordance with the notice dated May 11, 2023 which has been mailed to all known persons having an interest in this building or property as shown by Aransas County Appraiser. It is a violation of the Substandard Building Abatement ordinance punishable by a fine up to \$4,000.00, for anyone to remove this placard until such notice has been complied with.



Judy Emerson

May 11, 2023

Date

Certified Mail #: 70212720000152102464



EXHIBIT J



EXHIBIT K

7021 2720 0001 5210 2464

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

For delivery information, visit our website

OFFICIAL

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4®



20-00363
Phon Thinh & Bich Nga Thi Nguyen
1228 W Terrace
Rockport, TX 78382

EXHIBIT L

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 													
1. Article Addressed to: Phong Thanh Nguyen Bich Nga Thi Nguyen 1228 West Jovada Rockport, TX 78382  9590 9402 7832 2234 0769 03		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 20-000363													
2. Article Number (Transfer from service label) 7021 2720 0001 5210 2464		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restrict Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> Mail Restricted Delivery		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restrict Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☐ Certified Mail®	☐ Registered Mail Restrict Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															

USPS TRACKING #	
 SAN ANTONIO TX 780 13 MAY 2023 PM 3 L 9590 9402 7832 2234 0769 03	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 N

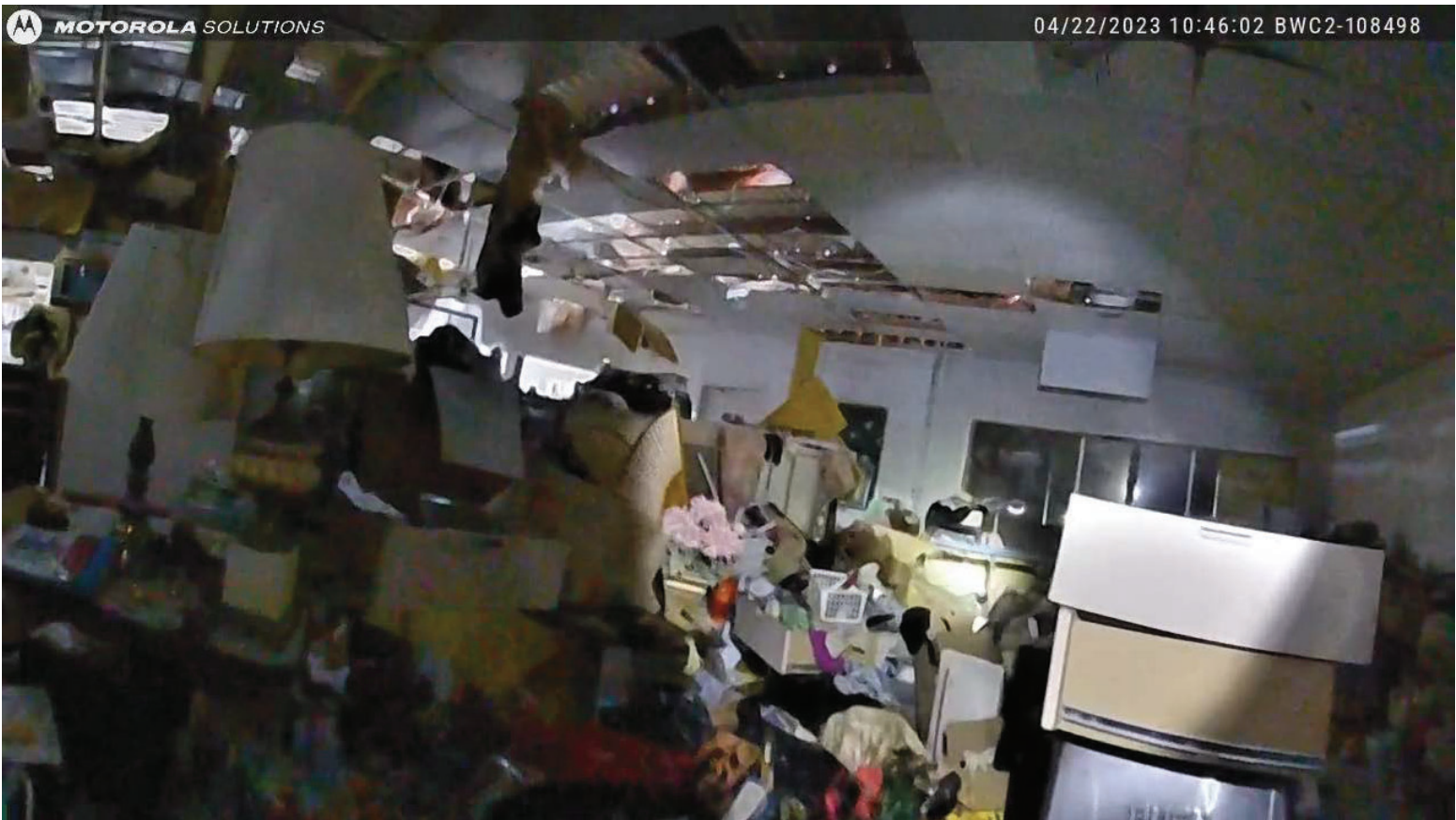


EXHIBIT O



EXHIBIT P



WGS84
±181ft 28.02709, -97.07550

ft
±64ft 24

°T
±25 SW244



18May23 09:16 Inspection Photos
1230 W Market St, Rockport TX 78382, US 5/18/23, 9:16 AM

EXHIBIT Q



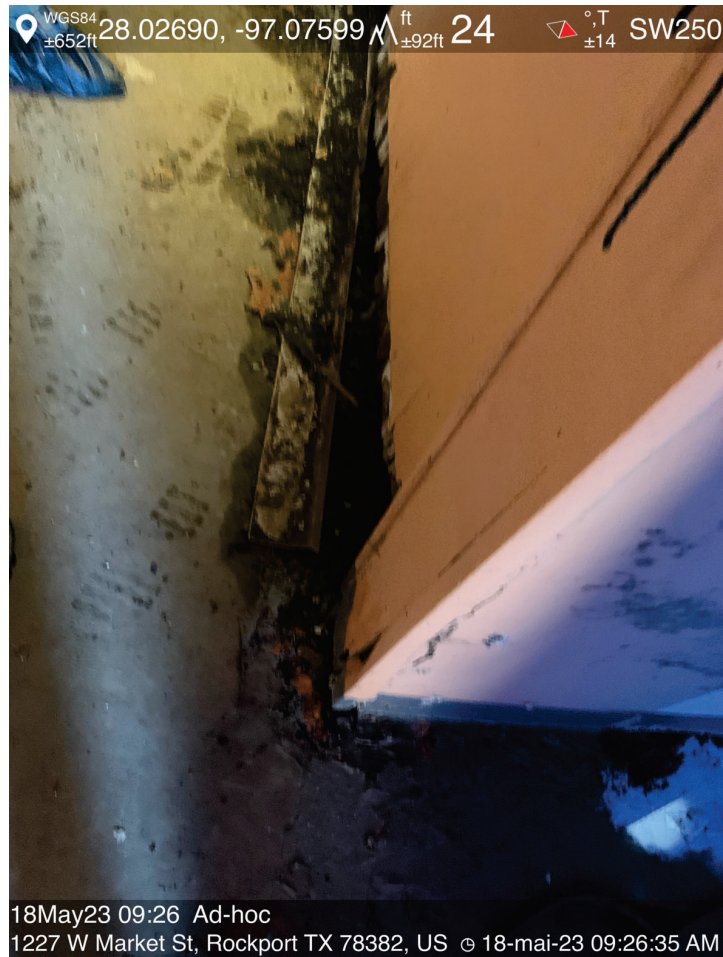


EXHIBIT S



EXHIBIT T









EXHIBIT X





EXHIBIT Z





EXHIBIT BB



WGS84 28.02672, -97.07587 Δ ft 25 Δ °T NW317
±16ft ±10ft



28Apr23 08:51 Ad-hoc
1221 W Market St, Rockport TX 78382, US © 28-avr.-23 08:51:48

WGS84 28.02667, -97.07589 Δ ft 25 Δ °T NW290
±16ft ±10ft



28Apr23 08:51 Ad-hoc
1221 W Market St, Rockport TX 78382, US © 28-avr.-23 08:51:25

EXHIBIT DD





EXHIBIT FF

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

For delivery information, visit our web

OFFICIAL

Certified Mail Fee

17

Extra Services & Fees (check box, add fee as appropriate)	
☐ Additional Services	
☐ Additional Fees	
☐ Additional Charges	
☐ Additional Taxes	
☐ Additional Insurance	
☐ Additional Other	

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

Postage

Phong Thanh Nguyen
Bich Nga Thi Nguyen
1228 W Terrace Blvd.
Rockport, TX 78382

Jun 15 2023
5:30P

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

EXHIBIT GG

Account Number Selection

Name
☒ Individual ☐ Entity ☐ Both
 Last Name
 First Name

Address
 Street No#
 Street
 Unit

Advanced
 Account Number
 CROSS REFERENCE
 DRIVERS LICENSE
 SPOUSE DL #
 EMAIL ADDRESS

Selection
☒ All Accounts ☐ Active Accounts Only ☐ Bad Debt Accounts Only
☐ Exclude Zero Balance Accounts

Acct No#	Type	Name	Final Date	Status	St No#	Street	Unit	Balance
NP-0150-00	I	WAGLEY, JUANITA	2/16/1993	"I"	1201	W MARKET ST	S1 B1	0.00
NP-0150-05	E	LITTLE VEGAS	12/27/2001	BAD	1201	W MARKET ST	S1 B1	0.00
NP-0150-09	I	ULIN, RODERIC	8/25/2004	BAD	1201	W MARKET ST	S1 B1	0.00
NP-0150-11	E	NICE WORK	11/29/2005	BAD	1201	W MARKET ST	S1 B1	0.00
NP-0150-12	E	ARANSAS COUNTY DEOMOCRATIC	11/08/2010	"I"	1201	W MARKET ST	S1 B1	0.00
NP-0150-13	I	PINA, JANET	11/01/2018	"I"	1201	W MARKET ST	S1 B1	0.00
NP-0200-00	I	NGUYEN, BICH NGA T	10/15/2015	"I"	1203	W MARKET ST	S2 B1	0.00
NP-0200-01	I	ZAVALA, RODOLFO	5/12/2017	"I"	1203	W MARKET ST	S2 B1	0.00
NP-0250-99		Vacant Address			1205	W MARKET ST	S3 B1	
NP-0350-99		Vacant Address			1207	W MARKET ST	S5 B1	
NP-0400-00	I	OLIVER BUCHHORN, SHIRLEY	7/20/2012	"I"	1209	W MARKET ST	S5 B1	0.00
DP-0150-00	I	MATHISEN, THOMAS	10/31/2011	"I"	1210	W MARKET ST	L 700	0.00

Advanced OK Cancel

Acct No#	Type	Name	Final Date	Status	St No#	Street	Unit	Balance
NP-0450-99		Vacant Address			1211	W MARKET ST	S6 PA1	
NP-0500-99		Vacant Address			1221	W MARKET ST	S1 B2	
NP-0600-02	I	NGUYEN, BICH NGA T	5/15/2009	"I"	1223	W MARKET ST	S2 B2	0.00
NP-0650-99		Vacant Address			1225	W MARKET ST	S3 B2	
NP-0700-00	I	NGUYEN, BICH NGA T	6/14/2010	"I"	1227	W MARKET ST	S4 B2	0.00
NP-0300-99		Vacant Address			1229	W MARKET ST	S4 B1	
NP-0800-99		Vacant Address			1229	W MARKET ST	S5 B2	
OK-0485-00	E	LARRY'S PAINT & BODY			1230	W MARKET ST	L 628	259.20
NP-0750-05	I	NGUYEN, BICH NGA T	1/15/2018	"I"	1231	W MARKET ST	REST	0.00
NP-0750-06	I	OLIVO, LEONOR	9/14/2017	"I"	1231	W MARKET ST	REST	0.00
NP-0850-01	E	UTLEY CATTLE COMPANY	2/10/2006	"I"	1233	W MARKET ST	MBLH	0.00
NP-0850-03	I	NGUYEN, BICH NGA T			1233	W MARKET ST	MBLH	0.00

Advanced OK Cancel

05-09-2023 07:54 AM
 ACCOUNT #: NP-0850-03

SINGLE ACCOUNT NOTES REPORT

NOTE TY

NAME SERVICE ADDRESS

 BICH NGA T NGUYEN 1233 W MARKET ST MBLHM

6/29/2017 08:33 AM maryann
 6/23/2016 03:25 PM pchandler
 6/21/2016 10:16 AM pchandler
 2/01/2012 04:07 PM maryann

GAS METER WAS REMOVED FROM THIS ADDRESS; WAS SUPPOSED TO BE AT RESTAURANT, NOT DANNY ADVISED MOBIL HM IS ON THIS ACCT ONLY MET WITH MRS NGUYEN
 DANNY ADVISED THE MOBIL HOME IS ATTACHED TO THIS WATER MTR BUT NEEDS TO MEET W TO SEE IF RESTAURANT DOES BEFORE I CAN CHANGE ANY INFO
 WE HAD A SERVICE MAN CHECK INTO WHERE THIS METER GOES. DO NOT KNOW WHO CHECKE SAID THIS MEER GOES TOGRAILER.

Valerie Stribling

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 18, 2023 8:38 AM
To: Valerie Stribling
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Thursday, May 18, 2023 7:39 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

1201 W MARKET ST ***currently has active service
1203 W MARKET ST ***active service
1205 W MARKET ST ***unable to find the address in our records for all addresses below
1207 W MARKET ST
1209 W MARKET ST
1211 W MARKET ST
1221 W MARKET ST
1223 W MARKET ST
1225 W MARKET ST
1227 W MARKET ST
1229 W MARKET ST
1231 W MARKET ST
1233 W MARKET ST

Any information you can provided would be appreciated.

Thanks,

Valerie Stribling

City of Rockport

Code Enforcement OIT

714 E Concho St.

Rockport, TX 78382

361-556-5310 x2384

vstribling@cityofrockport.com

Events: 15

Created	AgencyID	Case ID:	Full Address:	Event Type:
04/27/2023 20:47:06	RPD	2023002917	1201 W MARKET ST ROCKPORT, TX 78382	DIOETH
04/22/2023 10:31:59	RPD	2023002797	1201 W MARKET ST ROCKPORT, TX 78382	BURBLD
02/13/2023 12:39:09	RPD	2023000983	1201 W MARKET ST ROCKPORT, TX 78382	SUSP
01/10/2023 08:50:38	RPD	2023000230	1201 W MARKET ST ROCKPORT, TX 78382	THEFT
12/31/2022 10:57:48	RPD	2022009811	1201 W MARKET ST ROCKPORT, TX 78382	THEFT
12/11/2022 19:09:46	RPD	2022009349	1201 W MARKET ST ROCKPORT, TX 78382	SUSP
11/23/2022 21:01:45	RPD	2022008926	1201 W MARKET ST ROCKPORT, TX 78382	UNWANT
10/25/2022 12:33:30	RPD	2022008216	1201 W MARKET ST ROCKPORT, TX 78382	BURBLD
08/15/2022 08:28:28	RPD	2022006379	1201 W MARKET ST ROCKPORT, TX 78382	FOLL
08/13/2022 13:19:23	RPD	2022006336	1201 W MARKET ST ROCKPORT, TX 78382	THEFT
01/07/2022 21:26:26	RPD	2022000231	1201 W MARKET ST ROCKPORT, TX 78382	UUMV
01/06/2022 10:45:21	RPD	2022000174	1201 W MARKET ST ROCKPORT, TX 78382	ASSIST
10/29/2021 12:16:44	RPD	2021013840	1201 W MARKET ST ROCKPORT, TX 78382	THEFT
10/29/2021 12:16:44	OA	2021001447	1201 W MARKET ST ROCKPORT, TX 78382	THEFT
10/29/2021 12:16:44	ACSO	2021007588	1201 W MARKET ST ROCKPORT, TX 78382	THEFT

Events: 6

Created	AgencyID	Case ID:	Full Address:	Event Type:
05/30/2023 17:56:55	RPD	2023003755	1228 W TERRACE BLVD ROCKPORT, TX 78382	CRTRS
05/25/2023 18:31:27	RPD	2023003609	1228 W TERRACE BLVD ROCKPORT, TX 78382	CRTRS
04/13/2023 14:36:34	ACAC	2023001193	1228 W TERRACE BLVD ROCKPORT, TX 78382	RAL
03/01/2023 17:48:13	RPD	2023001416	1228 W TERRACE BLVD ROCKPORT, TX 78382	CRMIS
03/01/2023 17:48:13	ACSO	2023001336	1228 W TERRACE BLVD ROCKPORT, TX 78382	CRMIS
10/22/2022 20:31:35	ACSO	2022006594	1228 W TERRACE BLVD ARANSAS COUNTY 78382-0000	DINEI

STAFF REPORT

Code Enforcement Department | Valerie Stribling, Code Enforcement OIT
2751 SH 35 Bypass, Rockport, TX 78382
Phone: (361) 556-5310, ext. 2384 | Email: vstribling@cityofrockport.com



PROPERTY ADDRESS/LOCATION

808 Warbler Ln

APPLICANT/PROPERTY OWNER

H Alan Holly & Aaron Wiese

LEGAL DESCRIPTION

WEST TERRACE UNIT 1, BLOCK 10, LOT 1, S 50' OF
& N 23' OF 2

PUBLIC HEARING/HEARING DATE(S)

1st Hearing – Monday, June 26, 2023

BRIEF SUMMARY OF REQUEST

This property has a main use structure that is half white with pale blue vertical stripes and half pale blue with a covered porch and a detached storage shed.

The structure displays the address of 810 but is incorrect. The structure has been vacant for several years.

There is damage to the exterior, roof and foundation. Most of the windows have plexiglass allowing no egress.

City Utilities has been inactive since 2017 and AEP does not have an active account on file.

Officer in Training is requesting that this main use structure with porch and detached shed be demolished along with dismantled vehicle due to the owner's inability to repair and bring to current codes.



MAP SOURCE

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential	R-1, R-2 AND R-2M	919 sqft main area with 65 sqft covered porch and 100 sqft detached storage	73 x 125 9125 sqft.

STAFF RECOMMENDATION

REPAIR

REPAIR WITH CONDITIONS

DEMOLISH

PROPERTY HISTORY

5/10/23- OFFICERS WENT TO LOCATION TO INVESTIGATE POSSIBLE SUBSTANDARD STRUCTURE AND PREPARE CHECKLIST.

5/11/23- OFFICER POSTED PROPERTY AS SUBSTANDARD STRUCTURE.

6/12/23- OFFICER RECEIVED RETURNED LETTERS AS UNCLAIMED.

6/15/23- OFFICER POSTED PUBLIC HEARING NOTICE ON STRUCTURE.

SEE ATTACHED SUPPORTING DOCUMENTS

Aransas CAD

Property Search Results > 58751 HOLLY H ALAN for Year 2023 Tax Year: 2023

Property

Account			
Property ID:	58751	Legal Description:	WEST TERRACE UNIT 1, BLOCK 10, LOT 1, S 50' OF & N 23' OF 2
Geographic ID:	6324-010-001-003	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	808 WARBLER LN ROCKPORT, TX 78382	Mapsc:	
Neighborhood:		Map ID:	A-2
Neighborhood CD:		E-File Eligible	
Owner			
Name:	HOLLY H ALAN	Owner ID:	61309
Mailing Address:	& WIESE AARON 12219 MAPLE ROCK HOUSTON, TX 77077-2532	% Ownership:	100.0000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$21,270	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$36,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$57,770	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$57,770	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$57,770	

Taxing Jurisdiction

Owner: HOLLY H ALAN
% Ownership: 100.0000000000%
Total Value: \$57,770

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ARANSAS COUNTY APPRAISAL DISTRICT	0.000000	\$57,770	\$57,770	\$0.00
CRO	CITY OF ROCKPORT	0.378149	\$57,770	\$57,770	\$218.46

GAR	ARANSAS COUNTY	0.299871	\$57,770	\$57,770	\$173.24
NVD	NAVIGATION DIST	0.040434	\$57,770	\$57,770	\$23.36
SAR	ARANSAS CO ISD	0.999100	\$57,770	\$57,770	\$577.18
XSP	COUNTY ROAD & FLOOD	0.058540	\$57,770	\$57,770	\$33.82
Total Tax Rate:		1.776094			
				Taxes w/Current Exemptions:	\$1,026.06
				Taxes w/o Exemptions:	\$1,026.06

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A1 Living Area: 919.0 sqft Value: \$21,270					
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	255- - *	FRAME	1945	919.0
PC	COVERED PORCH-CONTRIBUTORY,SIMILAR TO MA CONSTRUCT	* - *			65.0
SD2	DET'D STORAGE-2 SINGLE WALL,PLYWOOD,SHED ROOF,CONC	* - *		2006	100.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL	0.2095	9125.00	73.00	125.00	\$36,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$21,270	\$36,500	0	57,770	\$0	\$57,770
2022	\$18,710	\$27,380	0	46,090	\$0	\$46,090
2021	\$18,100	\$17,060	0	35,160	\$0	\$35,160
2020	\$16,190	\$16,790	0	32,980	\$0	\$32,980
2019	\$16,210	\$16,790	0	33,000	\$0	\$33,000
2018	\$12,180	\$10,950	0	23,130	\$0	\$23,130
2017	\$16,260	\$10,950	0	27,210	\$0	\$27,210
2016	\$12,660	\$10,950	0	23,610	\$0	\$23,610
2015	\$12,680	\$10,950	0	23,630	\$0	\$23,630
2014	\$12,710	\$10,950	0	23,660	\$0	\$23,660
2013	\$12,790	\$10,950	0	23,740	\$0	\$23,740
2012	\$12,790	\$10,950	0	23,740	\$0	\$23,740
2011	\$12,790	\$10,950	0	23,740	\$0	\$23,740
2010	\$12,790	\$10,950	0	23,740	\$0	\$23,740
2009	\$12,650	\$10,950	0	23,600	\$0	\$23,600

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 06/21/2023

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	\$46,090	\$174.29	\$174.29	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT<<A>>

2022	ARANSAS COUNTY	\$46,090	\$138.21	\$138.21	\$0.00	\$0.00	\$0.00	\$0.00
2022	NAVIGATION DIST	\$46,090	\$18.63	\$18.63	\$0.00	\$0.00	\$0.00	\$0.00
2022	ARANSAS CO ISD	\$46,090	\$460.48	\$460.48	\$0.00	\$0.00	\$0.00	\$0.00
2022	COUNTY ROAD & FLOOD	\$46,090	\$26.98	\$26.98	\$0.00	\$0.00	\$0.00	\$0.00
2022 TOTAL:			\$818.59	\$818.59	\$0.00	\$0.00	\$0.00	\$0.00
2021	CITY OF ROCKPORT	\$35,160	\$138.08	\$138.08	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS COUNTY	\$35,160	\$114.93	\$114.93	\$0.00	\$0.00	\$0.00	\$0.00
2021	NAVIGATION DIST	\$35,160	\$15.88	\$15.88	\$0.00	\$0.00	\$0.00	\$0.00
2021	ARANSAS CO ISD	\$35,160	\$327.51	\$327.51	\$0.00	\$0.00	\$0.00	\$0.00
2021	COUNTY ROAD & FLOOD	\$35,160	\$23.22	\$23.22	\$0.00	\$0.00	\$0.00	\$0.00
2021 TOTAL:			\$619.62	\$619.62	\$0.00	\$0.00	\$0.00	\$0.00
2020	CITY OF ROCKPORT	\$32,980	\$138.95	\$138.95	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS COUNTY	\$32,980	\$118.99	\$118.99	\$0.00	\$0.00	\$0.00	\$0.00
2020	NAVIGATION DIST	\$32,980	\$16.41	\$16.41	\$0.00	\$0.00	\$0.00	\$0.00
2020	ARANSAS CO ISD	\$32,980	\$323.31	\$323.31	\$0.00	\$0.00	\$0.00	\$0.00
2020	COUNTY ROAD & FLOOD	\$32,980	\$24.00	\$24.00	\$0.00	\$0.00	\$0.00	\$0.00
2020 TOTAL:			\$621.66	\$621.66	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF ROCKPORT	\$33,000	\$138.63	\$138.63	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS COUNTY	\$33,000	\$124.00	\$124.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	NAVIGATION DIST	\$33,000	\$17.16	\$17.16	\$0.00	\$0.00	\$0.00	\$0.00
2019	ARANSAS CO ISD	\$33,000	\$339.90	\$339.90	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROAD & FLOOD	\$33,000	\$24.98	\$24.98	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$644.67	\$644.67	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS COUNTY	\$23,130	\$91.73	\$91.73	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF ROCKPORT	\$23,130	\$104.54	\$104.54	\$0.00	\$0.00	\$0.00	\$0.00
2018	NAVIGATION DIST	\$23,130	\$13.84	\$13.84	\$0.00	\$0.00	\$0.00	\$0.00
2018	ARANSAS CO ISD	\$23,130	\$269.22	\$269.22	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROAD & FLOOD	\$23,130	\$19.09	\$19.09	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$498.42	\$498.42	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF ROCKPORT	\$27,210	\$104.93	\$104.93	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS COUNTY	\$27,210	\$90.84	\$90.84	\$0.00	\$0.00	\$0.00	\$0.00
2017	NAVIGATION DIST	\$27,210	\$13.81	\$13.81	\$0.00	\$0.00	\$0.00	\$0.00
2017	ARANSAS CO ISD	\$27,210	\$316.71	\$316.71	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROAD & FLOOD	\$27,210	\$18.90	\$18.90	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$545.19	\$545.19	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF ROCKPORT	\$23,610	\$91.91	\$91.91	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS COUNTY	\$23,610	\$78.52	\$78.52	\$0.00	\$0.00	\$0.00	\$0.00
2016	NAVIGATION DIST	\$23,610	\$12.43	\$12.43	\$0.00	\$0.00	\$0.00	\$0.00
2016	ARANSAS CO ISD	\$23,610	\$276.13	\$276.13	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROAD & FLOOD	\$23,610	\$17.09	\$17.09	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$476.08	\$476.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF ROCKPORT	\$23,630	\$86.22	\$86.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS COUNTY	\$23,630	\$73.97	\$73.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	NAVIGATION DIST	\$23,630	\$12.41	\$12.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	ARANSAS CO ISD	\$23,630	\$273.16	\$273.16	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROAD & FLOOD	\$23,630	\$17.12	\$17.12	\$0.00	\$0.00	\$0.00	\$0.00
2015 TOTAL:			\$462.88	\$462.88	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF ROCKPORT	\$23,660	\$79.30	\$79.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	NAVIGATION DIST	\$23,660	\$12.69	\$12.69	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS CO ISD	\$23,660	\$273.54	\$273.54	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROAD & FLOOD	\$23,660	\$17.54	\$17.54	\$0.00	\$0.00	\$0.00	\$0.00
2014	ARANSAS COUNTY	\$23,660	\$73.48	\$73.48	\$0.00	\$0.00	\$0.00	\$0.00

2014 TOTAL:			\$456.55	\$456.55	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS CO ISD	\$23,740	\$275.50	\$275.50	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF ROCKPORT	\$23,740	\$77.80	\$77.80	\$0.00	\$0.00	\$0.00	\$0.00
2013	ARANSAS COUNTY	\$23,740	\$71.00	\$71.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	NAVIGATION DIST	\$23,740	\$13.09	\$13.09	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROAD & FLOOD	\$23,740	\$18.09	\$18.09	\$0.00	\$0.00	\$0.00	\$0.00
2013 TOTAL:			\$455.48	\$455.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS COUNTY	\$23,740	\$72.10	\$72.10	\$0.00	\$0.00	\$0.00	\$0.00
2012	NAVIGATION DIST	\$23,740	\$13.25	\$13.25	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF ROCKPORT	\$23,740	\$77.35	\$77.35	\$0.00	\$0.00	\$0.00	\$0.00
2012	ARANSAS CO ISD	\$23,740	\$275.24	\$275.24	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROAD & FLOOD	\$23,740	\$18.37	\$18.37	\$0.00	\$0.00	\$0.00	\$0.00
2012 TOTAL:			\$456.31	\$456.31	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROAD & FLOOD	\$23,740	\$15.80	\$15.80	\$0.00	\$0.00	\$0.00	\$0.00
2011	NAVIGATION DIST	\$23,740	\$13.24	\$13.24	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS CO ISD	\$23,740	\$268.83	\$268.83	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKPORT	\$23,740	\$73.33	\$73.33	\$0.00	\$0.00	\$0.00	\$0.00
2011	ARANSAS COUNTY	\$23,740	\$72.10	\$72.10	\$0.00	\$0.00	\$0.00	\$0.00
2011 TOTAL:			\$443.30	\$443.30	\$0.00	\$0.00	\$0.00	\$0.00
2010	CITY OF ROCKPORT	\$23,740	\$73.59	\$73.59	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS CO ISD	\$23,740	\$259.18	\$259.18	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROAD & FLOOD	\$23,740	\$15.35	\$15.35	\$0.00	\$0.00	\$0.00	\$0.00
2010	ARANSAS COUNTY	\$23,740	\$70.07	\$70.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	NAVIGATION DIST	\$23,740	\$12.99	\$12.99	\$0.00	\$0.00	\$0.00	\$0.00
2010 TOTAL:			\$431.18	\$431.18	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS CO ISD	\$23,600	\$256.02	\$256.02	\$0.00	\$0.00	\$0.00	\$0.00
2009	ARANSAS COUNTY	\$23,600	\$65.77	\$65.77	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKPORT	\$23,600	\$70.49	\$70.49	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROAD & FLOOD	\$23,600	\$14.41	\$14.41	\$0.00	\$0.00	\$0.00	\$0.00
2009	NAVIGATION DIST	\$23,600	\$12.36	\$12.36	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:			\$419.05	\$419.05	\$0.00	\$0.00	\$0.00	\$0.00
2008	NAVIGATION DIST	\$23,600	\$12.58	\$12.58	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS CO ISD	\$23,600	\$256.02	\$256.02	\$0.00	\$0.00	\$0.00	\$0.00
2008	CITY OF ROCKPORT	\$23,600	\$70.57	\$70.57	\$0.00	\$0.00	\$0.00	\$0.00
2008	ARANSAS COUNTY	\$23,600	\$55.10	\$55.10	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROAD & FLOOD	\$23,600	\$16.85	\$16.85	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:			\$411.12	\$411.12	\$0.00	\$0.00	\$0.00	\$0.00
2007	NAVIGATION DIST	\$23,600	\$12.87	\$12.87	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS COUNTY	\$23,600	\$50.90	\$50.90	\$0.00	\$0.00	\$0.00	\$0.00
2007	ARANSAS CO ISD	\$23,600	\$256.02	\$256.02	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROAD & FLOOD	\$23,600	\$11.21	\$11.21	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKPORT	\$23,600	\$65.85	\$65.85	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$396.85	\$396.85	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS COUNTY	\$20,260	\$47.58	\$47.58	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROAD & FLOOD	\$20,260	\$8.83	\$8.83	\$0.00	\$0.00	\$0.00	\$0.00
2006	CITY OF ROCKPORT	\$20,260	\$49.49	\$49.49	\$0.00	\$0.00	\$0.00	\$0.00
2006	ARANSAS CO ISD	\$20,260	\$282.89	\$282.89	\$0.00	\$0.00	\$0.00	\$0.00
2006	NAVIGATION DIST	\$20,260	\$8.06	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$396.85	\$396.85	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$18,440	\$8.32	\$8.32	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROAD & FLOOD	\$18,440	\$8.27	\$8.27	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS CO ISD	\$18,440	\$279.99	\$279.99	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT<>

2005	NAVIGATION DIST	\$18,440	\$8.53	\$8.53	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKPORT	\$18,440	\$47.00	\$47.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	ARANSAS COUNTY	\$18,440	\$43.18	\$43.18	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$395.29	\$395.29	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKPORT	\$15,970	\$40.84	\$40.84	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS CO ISD	\$15,970	\$242.31	\$242.31	\$0.00	\$0.00	\$0.00	\$0.00
2004	ARANSAS COUNTY	\$15,970	\$47.06	\$47.06	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROAD & FLOOD	\$15,970	\$7.55	\$7.55	\$0.00	\$0.00	\$0.00	\$0.00
2004	NAVIGATION DIST	\$15,970	\$7.97	\$7.97	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$345.73	\$345.73	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS CO ISD	\$15,970	\$250.73	\$250.73	\$0.00	\$0.00	\$0.00	\$0.00
2003	NAVIGATION DIST	\$15,970	\$5.11	\$5.11	\$0.00	\$0.00	\$0.00	\$0.00
2003	ARANSAS COUNTY	\$15,970	\$47.57	\$47.57	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROAD & FLOOD	\$15,970	\$7.97	\$7.97	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKPORT	\$15,970	\$42.32	\$42.32	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$353.70	\$353.70	\$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 RECALCULA E to obtain the correct total amount due.

Questions Please Call (361) 729-9733

Website version: 1.2.2.33

Database last updated on: 6/14/2023 10:05 PM

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SUBSTANDARD BUILDING INSPECTION REPORT

DATE: MAY 10, 2023 INSPECTOR(S): VALERIE STRIBLING, JUDY EMERSON, ANGIE WEST & LT. SPENCER YARNALL

STREET ADDRESS: 808 WARBLER LN CASE NO: 23-000443

LEGAL DESCRIPTION: WEST TERRACE UNIT 1, BLOCK 10, LOT 1, S 50' OF & N 23' OF 2

GENERAL DESCRIPTION: 1/2 WHITE WITH PALE BLUE VERTICAL STRIPES AND 1/2 PALE BLUE OF 919 SQFT WITH 65 SQFT COVERED PORCH AND 100 SQFT DETACHED STORAGE SHED

OWNER(S): H. ALAN HOLLY & AARON WIESE

OCCUPANCY CLASSIFICATION:

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

FOUNDATION:

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

EXTERIOR WALLS:

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

ROOF:

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

INTERIOR WALLS:

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

FLOORS:

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

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

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

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

COURSE OF ACTION WITHIN 30 DAYS:

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

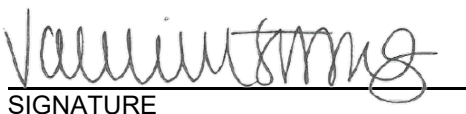
☒ **UNSAFE: BUILDING NEEDS DEMOLISHED**

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

☒ **SUBSTANDARD: BUILDING NEEDS REPAIRS**

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

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


SIGNATURE

MAY 11, 2023
DATE



NOTICE OF VIOLATION

H. Alan Holly
& Aaron Wiese
12219 Maple Rock
Houston, TX 77077

Case No. 23-000443
Issued: May 11, 2023
Certified Mail #: 70212720000152012244

VIOLATION LOCATION

808 WARBLER LN,
Rockport, TX 78382

LEGAL DESCRIPTION

West Terrace Unit 1, Block 10, Lot 1, S 50' Of &
N 23' Of 2

Dear H. Alan Holly,

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

Violation Description:

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



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



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

Please Correct:

IMMEDIATELY VACATE & SECURE ALL OPENINGS ON THE STRUCTURE(S) THEN REPAIR, REMOVE OR DEMOLISH STRUCTURE(S) ON PROPERTY. SEE ATTACHED SUBSTANDARD BUILDING INSPECTION REPORT FOR STRUCTURE(S) IMPROVEMENTS OR CONDITION(S) DEEMING STRUCTURE(S) SUBSTANDARD. SEE HIGHLIGHTED ITEMS ABOVE FOR CONDITIONS CONSTITUTING A SUBSTANDARD OR DANGEROUS BUILDING. GENERAL DESCRIPTION OF STRUCTURE(S) IS DESCRIBED AS 1/2 WHITE WITH PALE BLUE VERTICAL STRIPES AND 1/2 PALE BLUE OF 919 SQFT WITH 65 SQFT COVERED PORCH AND 100 SQFT DETACHED STORAGE SHED. CODE OFFICIAL WILL TAKE THE STRUCTURE(S) TO OUR NEXT BUILDING AND STANDARDS COMMISSION MEETING ON JUNE 26, 2023, TO ASK FOR A DEMOLITION ORDER OF THE STRUCTURE(S), IF NO ACTION RESULTS FROM THIS NOTIFICATION WITHIN 30 DAYS.

Compliance:

Immediately Vacate & Secure, Then Repair or Demolish

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

We appreciate your cooperation and prompt attention to correct the above mentioned issues in a timely manner. If you have any questions or would like to discuss possible issues on your property, please feel free to contact us @ (361) 556-5310.

Valerie Stribling

May 11, 2023

Date



7021 2720 0001 5201 2237

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	AARON WISES
Street and Ap.	12219 MAPLE ROCK DR
City, State, Zi	HOUSTON, TX 77077
PS Form 380	ns

May 11 2023 3:19P

23-000443

7021 2720 0001 5201 2244

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	H. ALAN HOLLY
Street	12219 MAPLE ROCK DR
City, St	HOUSTON, TX 77077
PS For	uctions

May 11 2023 3:17P

23-000443



CODE ENFORCEMENT

714 E. Concho St.
Rockport, Texas 78382

CERTIFIED MAIL



7021 2720 0001 5201 2244



RETURN IN 5 DAYS

H. ALAN HOLLY
12219 MAPLE ROCK DR
HOUSTON, TX 77077

CASE # 23-000443

NOTIFIED
5/14/23

RETURN RECEIPT
REQUESTED

NIXIE 773 DE 1 0006/06/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78382411814 *0488-16016-12-37

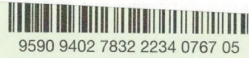
7707782592 UNC
783824118

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:

H. ALAN HOLLY
12219 MAPLE ROCK DR
HOUSTON, TX 77077



9590 9402 7832 2234 0767 05

2. Article Number (Transfer from service label)

7021 2720 0001 5201 2244

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

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

23-000443

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

Domestic Return Receipt



CODE ENFORCEMENT

714 E. Concho St.
Rockport, Texas 78382



7021 2720 0001 5201 2237



RETURN IN 5 DAYS

AARON WISES
12219 MAPLE ROCK DR
HOUSTON, TX 77077

CASE # 23-000443

RETURN RECEIPT
REQUESTED

NIXIE 773 DE 1 0006/06/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 78382411814 *1310-05571-12-44

9304100063471482

7707782592 UNC
783824118

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:

AARON WISES
12219 MAPLE ROCK DR
HOUSTON, TX 77077



9590 9402 7832 2234 0767 29

2. Article Number (Transfer from service label)

7021 2720 0001 5201 2237

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

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

23-000443

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™

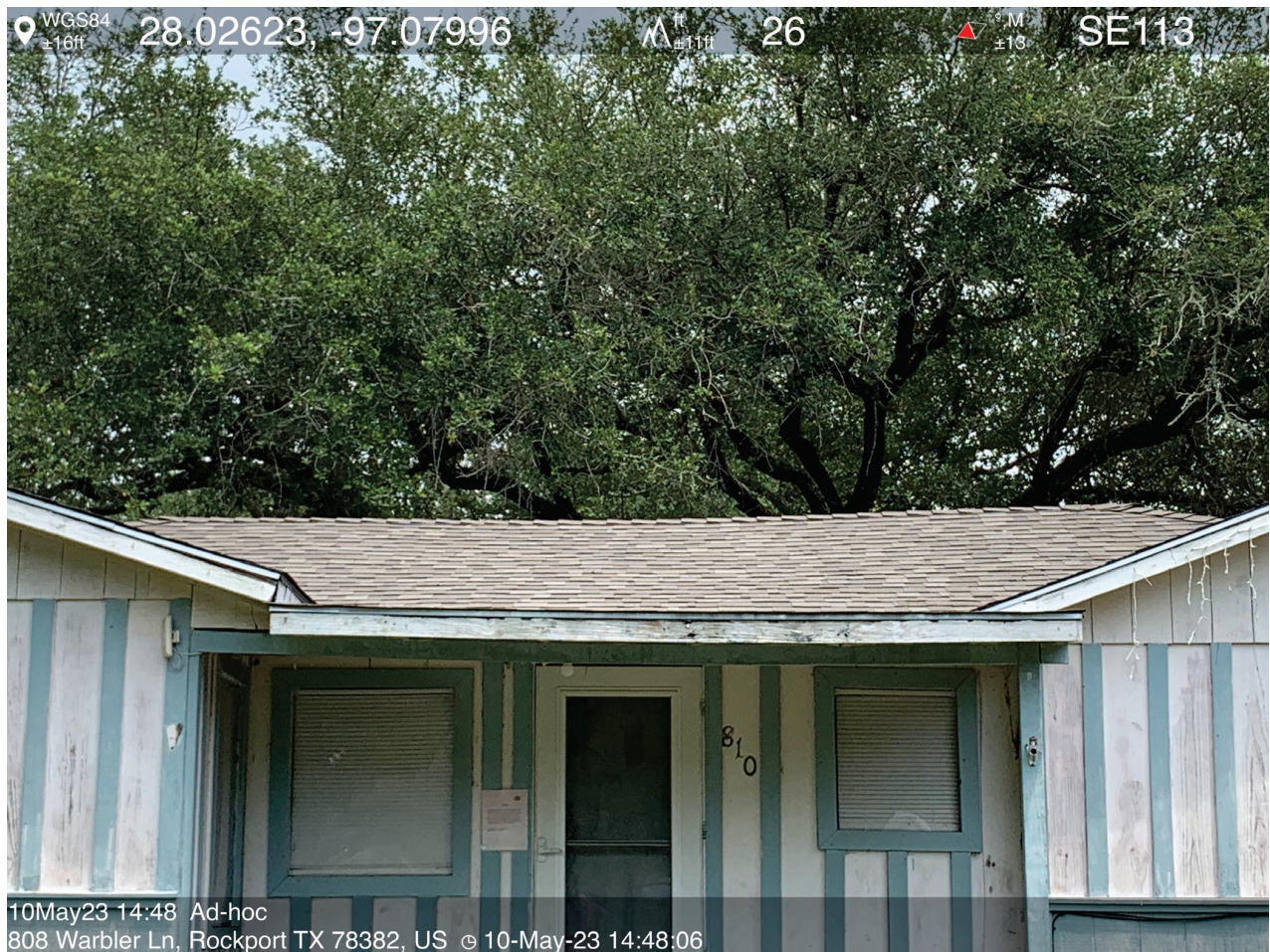
☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

EXHIBIT<<K>>



EXHIBIT<<L>>



EXHIBIT<<M>>





EXHIBIT<<O>>



EXHIBIT<<P>>



EXHIBIT<<Q>>



EXHIBIT<<R>>



EXHIBIT<<S>>



EXHIBIT<<T>>



EXHIBIT<<U>>



EXHIBIT<<V>>



EXHIBIT<<W>>



EXHIBIT<<X>>

7021 2720 0001 5202 8245

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\$

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

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

Postage

PA-23-000443



H Alan Holly
Aaron Wiese
12219 Maple Rock
Houston, TX 77077

EXHIBIT<<Y>>

Valerie Stribling

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 11, 2023 3:57 PM
To: Valerie Stribling
Subject: RE: Properties

The meter is currently showing disconnected

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Thursday, May 11, 2023 2:25 PM
To: Permit-Faxes <permit-faxes@aep.com>
Subject: [EXTERNAL] RE: Properties

Can you please clarify whether or not you have received a letter of request to discontinue services at 810 Warbler Lane, Rockport, TX?

Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Thursday, May 11, 2023 2:20 PM
To: Valerie Stribling <vstribling@cityofrockport.com>
Subject: RE: Properties

Good afternoon,

We have not received the order from the provider

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Thursday, May 11, 2023 1:08 PM
To: Permit-Faxes <permit-faxes@aep.com>
Subject: [EXTERNAL] RE: Properties

Thank you so much, Can you check for 810 Warbler Ln, Rockport TX?

Thanks,
Valerie Stribling
City of Rockport
Code Enforcement OIT
714 E Concho St.
Rockport, TX 78382
361-556-5310 x2384
vstribling@cityofrockport.com

Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for Public/media review.

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: Permit-Faxes <permit-faxes@aep.com>
Sent: Wednesday, May 10, 2023 8:38 AM
To: Valerie Stribling <vstribling@cityofrockport.com>
Subject: RE: Properties

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.

Good morning,

From: Valerie Stribling <vstribling@cityofrockport.com>
Sent: Wednesday, May 10, 2023 8:13 AM
To: Permit-Faxes <permit-faxes@aep.com>
Cc: Judy Emerson <jemerson@cityofrockport.com>; Angela West <Codeenforcement2@cityofrockport.com>
Subject: [EXTERNAL] Properties

Good Morning,

Can you please tell me if the following addresses in Rockport have electrical service and if not, can you tell me when services were discontinued?

602 E CORNWALL ST ****service has been disconnected since 06/28/19
808 WARBLER LN ****Unable to find the address in our records
607 S FUQUA ST ****Unable to find the address in our records
1201 W MARKET ST ****currently has active service
107 HUNTER CT ****Unable to find the address in our records
1122 N ANN ST ****service has been disconnected since 03/02/20

Any information you can provided would be appreciated.

Thanks,
Valerie Stribling
City of Rockport

Advanced Events: RPD

Created	AgencyID	Case ID:	Full Address:	Event Type:
03/02/2022 16:23:44	RPD	2022001787	810 WARBLER LANE ROCKPORT, TX 78382	ABVEH