AGENDA
SNYDER BUILIDING STANDARDS COMMISSION
SEPTEMBER 30, 2013
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
5:30 P.M.

I. PUBLIC HEARING: Substandard Building Located At 1911 21st Street. (Pages 1-30)

Documents: 1911 21ST STREET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 1911 21st Street A Nuisance.
5. Consider And Act On Approval Of Order No. 160606A. (Pages 31-34)

Documents: ORDER 16606A.PDF

II. ADJOURNMENT:

1. Consider Motion To Adjourn.

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 1911 21st St

SUBDIVISION: Scarborough BLOCK: 4 LOT: S151.5' W/2 L2

☐ DATE: 5-2-16 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 5-2-16 SEARCH WARRANT OBTAINED

☒ DATE: 5-2-16 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS AND OR MORTGAGEES:

☒ SCURRY COUNTY REAL PROPERTY RECORDS ☒ SCURRY COUNTY APPRAISAL DISTRICT RECORDS

☒ RECORDS OF THE SECRETARY OF STATE ☒ ASSUMED NAME RECORDS OF SCURRY COUNTY

☒ TAX RECORDS OF THE CITY OF SNYDER ☐ UTILITY RECORDS OF ANY UTILITY DOING BUSINESS IN THE CITY OF SNYDER

☒ DATE: 5-6-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

☒ DATE: 5-6-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE

☒ DATE: 5/6/16 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS (SCURRY COUNTY REAL PROPERTY RECORDS)

☐ DATE:_____ CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISION ORDERS:_____

_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME:**_____**DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

☐ DATE:_____ COPY OF ORDER DELIVERED TO OCCUPANT, OWNER, LIENHOLDER, OR MORTGAGEE/CERTIFIED MAIL

☐ DATE:_____ FILE A COPY OF ORDER IN CITY SECRETARY'S OFFICE

☐ DATE:_____ ADDRESS, DATE OF HEARING, STATEMENT INDICATING RESULTS, WHERE ORDER MAY BE OBTAINED PUBLISHED IN NEWSPAPER WITHIN 10 DAYS

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ YES ☐ NO DATE:_____ BUILDING SECURED, ABATED, REPAIRED, OR DEMOLISHED

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

☐ DATE:_____ ORDER FROM BUILDING STANDARDS COMMISSION TO SECURE, ABATE. REPAIR, OPR DEMOLISH

☐ DATE:_____ BUILDING SECURED, ABATED, REPAIRED OR DEMOLISHED BY CITY CREW

☐ DATE:_____ BILL SENT TO OWNER, LIENHOLDER, OR MORTGAGEE

☐ DATE:_____ BILL PAID WITHIN 30 DAYS

☐ DATE:_____ LIEN FILED

05/06/2016

Emmanuel Church
1911 21st St
Snyder, TX 79549-1905

CERTIFIED MAIL NO.
7014 2120 0000 0890 0349

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **06/06/2016** AT **5:00 PM** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL. 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Emmanuel Church 1911 21st St, Snyder, TX 79549

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT: See Exhibit A, attached hereto and incorporated herein for all purposes.

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **S151.5' W/2 L2 B4 Scarborough ADDN**, commonly known as **1911 21st St.**

According to the real property records of Scurry County, and appropriate records of the Secretary of State, Appraisal District, tax rolls, among others, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in 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 or have an interest the property described in this notice, even if you do not.

On **05/02/2016**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair,

vacation, relocation of occupants, removal, demolition or securing of those buildings. Attached hereto please find the Substandard Building Inspection Report describing the particular conditions which violate the Code, which report is attached hereto as Exhibit B and incorporated herein for all purposes.

As noted above, a public hearing will be held on **06/06/2016**, at **5:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures enumerated in the attached report located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call my office at (325) 573-4959 or write to the Code Enforcement Officer at P.O. Box 1341, Snyder, Texas 79550.

Respectfully,

Dan Hicks
Code Enforcement Officer

Attachments:
Exhibit A: List of Lienholders, Mortgagees and Interested Parties receiving this notice
Exhibit B: Substandard Building Inspection Report
Exhibit C: Map of Property

05/06/2016

Emmanuel Church
1911 21st St
Snyder, TX 79549-1905

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Emmanuel Church
1911 21st St
Snyder, TX 79549

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Respectfully,

Dan Hicks
Code Enforcement Officer

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 1911 21st St
CASE #: 160606A

1. **Emmanuel Church**
2. **None Follows**
3.
4.
5.
6.
7.
8.
9.
10.

PROBABLE CAUSE AFFIDAVIT

CAME UNTO me this day, Dan Hicks, a person known to me and upon oath swears as follows:

"My name is Dan Hicks. I am over the age of 18, have personal knowledge of the facts asserted below, and am competent to testify to those facts:

- The legal description of the property is as follows: S151.5' W/2 L2 B4, described as a white with light blue trim residential home which faces the west, situated on the northeast corner of 21st and Ave T and a brown unpainted building to the northeast of the first building on the same property, Snyder, Scurry County, Texas. The owner of the property is Emmanuel Church.
- On March 31, 2016, City of Snyder Code Enforcement Officer Dan Hicks conducted a Warrantless Inspection of the property. The buildings are unsecure, the foundation is crumbling on the white one, the roofs of both structures are caving in, and the doors and windows are unsecure.
- We will be searching and inspecting said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, take pictures of said property.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 2nd day of May, 2016, to certify which witness my hand and official seal.

BECKY GREEN
State of Texas
My Commission Expires
November 19, 2016

Becki Green
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Becki Green
(Print or Type Name)
My Commission Expires: 11-19-16

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1911 21ST STREET,
COUNTY OF SCURRY	§	SCURRY COUNTY, TEXAS

ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS to the Sheriff or any Peace Officer of Scurry County, or the State of Texas, and/or Code Enforcement Official of the City of Snyder.

GREETINGS:

WHEREAS, the Affiant, whose signature is affixed to the Affidavit attached hereto (which said Affidavit is by this reference incorporated herein for all purposes), is a person duly authorized by law to make inspections of premises for the purpose of enforcing health, fire, or building regulations, statutes or ordinances, and did heretofore this day subscribe and swear to said Affidavit before me.

WHEREAS, I find that the verified facts stated by Affiant in said Affidavit show that Affiant has probable cause for the belief he expresses therein and establishes the existence of proper grounds for the issuance of this Warrant;

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the buildings located at 1911 21st Street, Snyder, Scurry County, Texas, said buildings being described as: the first is a white with light blue trim residential house which faces the West, situated on the northeast corner of 21st and Ave T: the second building is a brown unpainted building to the southeast of the first building on the same property, and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes.

WITNESS my signature on this the 2 day of May, A.D. 2016 at 9:36 o'clock A .m.

Deborah Boyd

MUNICIPAL COURT JUDGE,
SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1911 21st STREET,
COUNTY OF SCURRY	§	SCURRY COUNTY, TEXAS

The undersigned Affiant, being a Peace Officer/Code Enforcement Official under the laws of Texas and being fully sworn, under oath certifies that it was executed on the 12 day of May, 2016, by making the search directed therein at the said premises to determine the existence of any violation of health, fire, or building regulations, ordinances or statutes and also to inspect, review, take pictures of said property.

AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 12 day of May, 2016.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NICKIE V. GONZALES
Notary Public, State of Texas
Comm. Expires 03-23-2020
Notary ID 130593534

05/02/2016

05/02/2016

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05/02/2016

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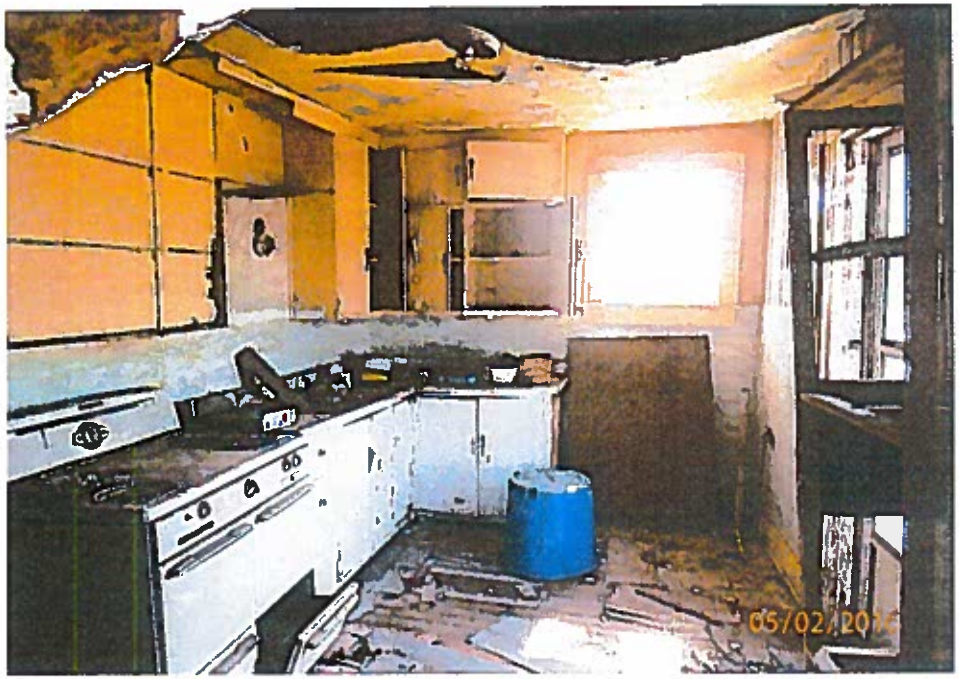
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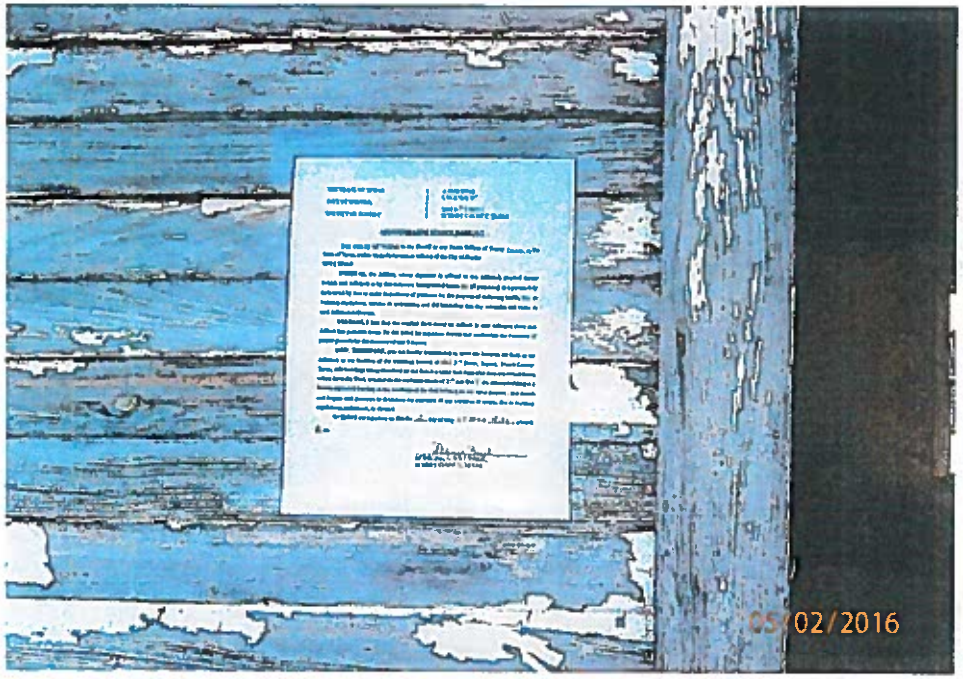
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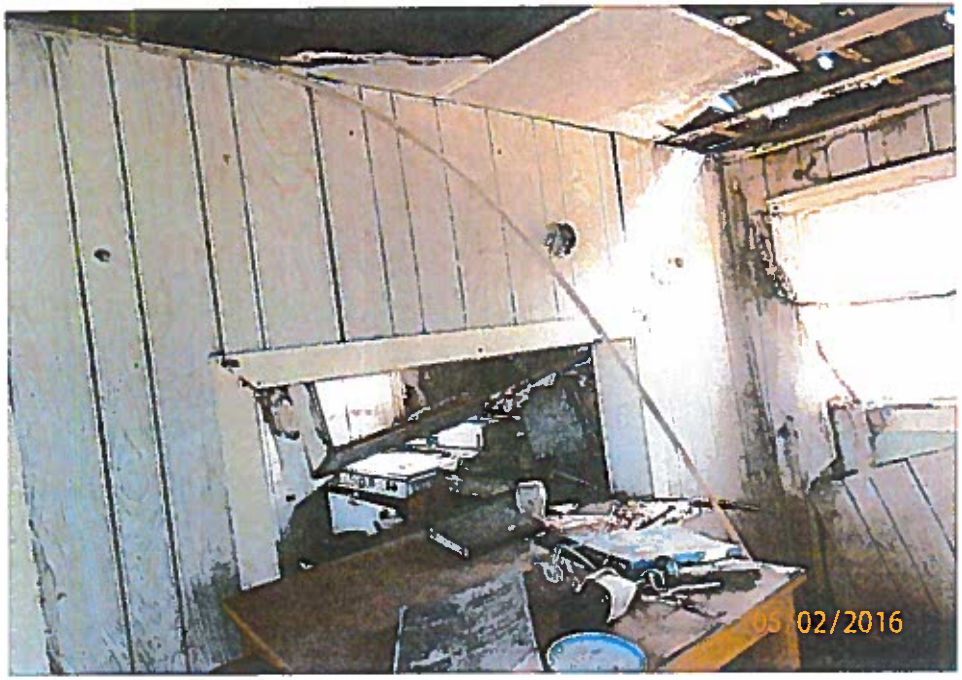
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zenith
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Through Tax Year
2014

TAX CERTIFICATE

Certificate #
10819

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street
Snyder, Tx 79549

Property Information

Property ID: 16594 Geo ID: 01-0208-0770-0004-0028
Legal Acres: 0.0000
Legal Desc: S151.5' W/2 L2 B4 SCARBOROUGH ADDN
Situs: 1911 21ST ST SNYDER, TX
DBA:
Exemptions: EX-XV

Owner ID: 50304 100.00%
EMMANUEL CHURCH
1911 21ST ST
SNYDER, TX 79549-1905

For Entities

CITY OF SNYDER
HOSPITAL DISTRICT SCURRY CO
SCURRY CAD
SCURRY COUNTY
SNYDER ISD
WESTERN TX COLLEGE

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	6,600
Productivity Market:	0
Productivity Use:	0
Assessed Value	6,600

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00

Effective Date: 08/05/2015

Total Due if paid by: 08/31/2015 0.00

Tax Certificate Issued for:	Taxes Paid in 2014
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 08/05/2015
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: EMMANUEL CHURCH

Statement of Account

NOTICE: This is a statement of Taxes Paid & Due as of 08/05/2015 01:05:44PM based upon the tax records of the tax office.

Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street
Snyder, Tx 79549

Property Information

Property ID: 16594 Geo ID: 01-0208-0770-0004-0028
Legal Acres: 0.0000
Legal Desc: S151.5' W/2 L2 B4 SCARBOROUGH ADDN
Situs: 1911 21ST ST SNYDER, TX
DBA:
Exemptions: EX-XV

Owner ID: 50304 Ownership: 100.00%
EMMANUEL CHURCH
1911 21ST ST
SNYDER, TX 79549-1905

Value Information

Improvement HS:	0
Improvement NHS:	0
Land HS:	0
Land NHS:	6,600
Productivity Market:	0
Productivity Use:	0
Assessed Value	6,600

Entity	Description	Pct.
CITY	CITY OF SNYDER	100.00%
HOSP	HOSPITAL DISTRICT SCURRY CO	100.00%
S_CO	SCURRY COUNTY	100.00%
SISD	SNYDER ISD	100.00%
WTC	WESTERN TX COLLEGE	100.00%

Ex Code	Description
EX-XV	Other Exemptions (including public property, religious organizatio

Paid Bills Summary
No Information on File.

Unpaid Bills Summary
No Information on File.

Paid Refunds Summary
No Information on File.

*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

True Automation, Inc

SNYDER ABSTRACT & TITLE CO., INC.

2617 College Avenue / P.O. Box 69
Snyder, Texas 79550-0069
325-573-8558 fax: 325-573-0974
satco@snyderabstract.com

ABSTRACTOR'S CERTIFICATE

Dan Hicks
City of Snyder
1925 24th
Snyder, Texas 79549

August 5, 2015

THIS IS TO CERTIFY: That we have examined the records of the office of Snyder Abstract & Title Co., Inc., insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

1911 21st Street

TRACT ONE: All of the East 82.2 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

SAVE AND EXCEPT all of the oil, gas and other minerals in, on and under said property, and an easement for water and sewer line purposes running across said premises to property owned by Lloyd Davenport and wife, Thelma Davenport lying North and West of this property with the express right and privilege of the Davenports, these reservations having been previously made in that deed recorded in Volume 229, Page 131, Deed Records, Scurry County, Texas.

TRACT 2: All of the West 72.8 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

TRACT 3: All of the North 60 feet of the South 151.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

SUBJECT to any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

Said records having been examined for a period of time from April 2, 2013 at 8:00 a.m. to August 4, 2015 at 8:00 a.m., and that our records reflect the last conveyance of title to said property to be in the name of:

EMMANUEL CHURCH

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 796/438	Snyder City Board of Missions and Church Extension of the Methodist Church, Snyder, Texas	Emmanuel Church	Special Warranty Deed	3-28-2013	4-2-2013

Based upon the above referenced instruments and examination, title to the above-described property appears to be vested as follows:

RECORD OWNER: **EMMANUEL CHURCH**

RECORD LIENHOLDERS: **None of Record**

STATE AND/OR FEDERAL TAX LIENS (As against record owners): **None of Record**

BANKRUPTCIES AND SUITS INVOLVING DEBTORS: **None of Record**

ABSTRACTS OF JUDGMENT (As against record owners): **None of Record**

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does not reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect such land. This Company, in issuing this report assumes no liability on account of certain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy. This company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This certificate does not cover any matters pertaining to rights of parties in possession and is issued with the express understanding, evidenced by acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title herein described, but is simply reporting hereby as to the recitals of instruments found of record and that the undersigned will incur no liability by reason of the issuance, delivery and/or use of this certificate. Notice is hereby given pursuant to Section 17.506 of the Texas Deceptive Trade Practices Act. Snyder Abstract & Title Co., Inc. hereby notifies the deliveree or user of this certificate that Snyder Abstract & Title Co., Inc. has prepared this Abstractor's Certificate (written information) from official government records or some other source and that Snyder Abstract & Title Co., Inc. is relying on this information in the preparation and delivery of this Abstractor's Certificate. The deliveree or user of this certificate expressly waives the right to sue the undersigned based on liability under tort law, contract law, or the Texas Deceptive Trade Practices Act.

Deliveree or user of this certificate, by acceptance of same, undertakes to indemnify and hold harmless Snyder Abstract & Title Co., Inc., its successors and /or assigns, from any and all claims as a result of the failure whatsoever in the title of said property. It is the intention of the parties hereto that Snyder Abstract & Title Co., Inc. shall prepare an Abstractor's Certificate covering the property herein and shall do nothing else. Snyder Abstract & Title Co., Inc. makes no other representations either impliedly or expressly.

SNYDER ABSTRACT AND TITLE CO., INC.

By: _____
DAVID COTTON, President

JS certificate/city emmanuel church 15

Scurry County
Melody Appleton
Scurry County Clerk
Snyder, Tx 79549

Instrument Number: 2013-20131273
As
Recordings

Recorded On: April 02, 2013

Parties: SNYDER CITY BOARD OF MISSTIONS ET AL

To EMMANUEL CHURCH

Billable Pages: 2

Number of Pages: 3

Comment: SPECIAL WARRANTY DEED

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	20.00
Total Recording:	20.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2013-20131273
Receipt Number:	88526
Recorded Date/Time:	April 02, 2013 03:03:17P
Book-Vol/Pg:	BK-OR VL-796 PG-438
User / Station:	J Roy - SCAN01

Record and Return To:

COTTON & COTTON 2
P O BOX 841
SNYDER TX 79550

State of Texas
County of Scurry
I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Scurry County, Texas

Melody Appleton

Melody Appleton, County Clerk

20131273

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

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THE STATE OF TEXAS §

COUNTY OF SCURRY §

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, THE SNYDER CITY BOARD OF MISSIONS AND CHURCH EXTENSION OF THE METHODIST CHURCH, SNYDER, TEXAS, acting by and through its duly authorized and acting Trustees, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and no/100ths ($10.00) Dollars, and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed; has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto EMMANUEL CHURCH, an unincorporated non-profit association, whose mailing address is 1911 21st Street, Snyder, Texas 79549, (hereinafter referred to as "Grantee"), all of the following-described tracts or parcels of land, lying and being situated in the County of Scurry, State of Texas, to-wit:

Tract 1: All of the East 82.2 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

SAVE AND EXCEPT all of the oil, gas and other minerals in, on and under said property, and an easement for water and sewer line purposes running across said premises to property owned by Lloyd Davenport and wife, Thelma Davenport lying North and West of this property with the express right and privilege of the Davenports, these reservations having previously been made in that deed recorded in Volume 229, Page 131, Deed Records, Scurry County, Texas.

Tract 2: All of the West 72.8 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

Tract 3: All of the North 60 feet of the South 151.5 feet of the West one-half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said EMMANUEL CHURCH, its successors and assigns, and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the said premises unto the said EMMANUEL CHURCH, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise.

EXECUTED this 28th day of March, 2013.

THE SNYDER CITY BOARD OF MISSIONS AND CHURCH EXTENSION OF THE METHODIST CHURCH, SNYDER, TEXAS

By: _____
FORREST PENDELTON, Trustee

By: _____
BRIAN ADAMS, Trustee

20131273

THE STATE OF TEXAS §

COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 28th day of March, 2013, by **FORREST PENDELTON**, as Trustee of **THE SNYDER CITY BOARD OF MISSIONS AND CHURCH EXTENSION OF THE METHODIST CHURCH, SNYDER, TEXAS**, a religious organization, on behalf of said organization.

My commission expires:
8-22-2015

CANDACE GOMEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-22-2015

Notary Public in and for the State of Texas

THE STATE OF TEXAS §

COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 28th day of March, 2013, by **BRIAN ADAMS**, as Trustee of **THE SNYDER CITY BOARD OF MISSIONS AND CHURCH EXTENSION OF THE METHODIST CHURCH, SNYDER, TEXAS**, a religious organization, on behalf of said organization.

My commission expires:
4-5-16

KATIE MENDOZA NOTARY PUBLIC STATE OF TEXAS EXPIRES 04-05-2016

Notary Public in and for the State of Texas

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CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160606A

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1911 21st St , SNYDER, TEXAS 79549: Legal Description: Lot S151.5' W/2 L2, Block 4, Scarborough Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 06/06/2016, wherein the structure located at 1911 21st St, Snyder, Texas 79549, described in previous notices as "S151.5' W/2 L2 Block 4 Scarborough Addition, was agenda item number 160606A; Legal Description being:

TRACT ONE: All of the East 82.2 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as same appears according to the plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

SAVE AND EXCEPT all of the oil, gas and other minerals in, on and under said property, and an easement for water and sewer line purposes running across said premises to property owned by Lloyd Davenport and wife, Thelma Davenport lying North and West of this property with the express right and privilege of the Davenports, these reservations having been previously made in that deed recorded in Volume 229, Page 131, Deed Records, Scurry County, Texas.

TRACT 2: All of the West 72.8 feet of the South 91.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas.

TRACT 3: All of the North 60 feet of the South 151.5 feet of the West half (W/2) of Lot Number Two (2), in Block Number Four (4), of the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Addition, which is recorded in the office of the County Clerk of Scurry County, Texas

WHEREAS, the Building Standards Commission and the Property Owner agree that the Property is in violation of the ordinances relative to substandard structures under "Substandard Buildings" Ordinance Number 1072; and

WHEREAS, the Building Standards Commission finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented, including the issuance of notices, the minimum standards violated as set forth in the Administrative Orders and Reports attached to the Chapter 214 letter dated09/04/2015, for its consideration of this matter and incorporates the same into the body of this Order as specific findings of fact for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the minimum standards required by applicable ordinances; and

WHEREAS, the Building Standards Commission finds that the Property is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUIILDING STANDARDS COMMISSION OF THE CITYOF SNYDER THAT:

1. _____The owner is hereby ordered to repair, remove or demolish the structure located at _____by no later than 30 days from the date of this Order;
2. _____The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,
    a. By no later than _____owner must pull the following permits:
        1. ____Building
        2. ____Electrical
        3. ____Plumbing
    b. By no later than _____ owner must secure the property against unauthorized entry.
    c. _____
    d. _____
3. _____The property owner or lienholder report to the City the progress on the performance of the work to be performed by_____.
4. _____The owner must secure the property against unauthorized entry by no later than _____and while the work is being performed as determined by the City Inspector.
5. _____No work be performed until such time as a permit is issued consistent with City ordinances;
6. _____An asbestos study be conducted and submitted to the state and city for approval prior to performing any work ordered herein;
7. _____All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
8. _____The structure be vacated;
9. _____No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;

10 _____A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY;

11. _____Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work, and place a lien on the property in accordance with applicable law.

12. _____Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed $1000 per day.

13. _____The owner must remove and abate all nuisance conditions within the interior of the structure no later than thirty (30) days from the date of the Order, or_____20_____, that are the source of the public nuisance, specifically, _____and other hazards to the community as depicted in photographs submitted into evidence before the Building Standards Commission.

14. _____The owner pull the appropriate permits within_____days of this Order to commence the repairs of the following:

_____

_____

_____

15. _____The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

16. _____This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.

17. _____The owner must allow entry to city staff no later than_____to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20_____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.

18. _____This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.

19. _____The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 1911 21st St, Snyder, TX and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

20. _____The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order

and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS _____ DAY OF June, 2016

CITY OF SNYDER, TEXAS
BUILDING STANDARDS COMMISSION

By: _____
Steve Rich, Chairperson

ATTEST:

_____
Shai Green, City Secretary