

Issue Details

Thursday, April 21, 2022

1:30:02 PM

Filtered to show: [ID]=153

Issue 153: 213 W George

Category	Notice of Hearing-Building Commission	Assigned To	Rick Prine
Status	Active	Due Date	19-Apr-22
Priority	(2) Normal	Opened By	Rick Prine
Attachments	📎(0)	Opened Date	26-Jan-22

Description

CHAPTER 93 sec. 93.02 sec. 93.04

Comments

[Version: 5/13/2020 4:27:49 PM] While on routine patrol found trash, junk & debris dumped onto city street at 213 W George, Sinton, TX. 78387, PID#9392. CE placed yellow tag on brush pile and red tag on front door. Photos of the property were taken and placed in case file.

[Version: 7/2/2020 11:15:58 AM] CE conducted a follow up investigation and found all debris has been removed from the property. Photos taken and placed in case file. CASE RESOLVED

[Version: 2/9/2021 8:13:19 AM] Received refused CERT...#7639 on this date. CE will conduct a follow up investigation on due date to determine if case will be forwarded to municipal court.

[Version: 2/16/2021 2:23:44 PM] CE conducted a follow up investigation on and found TJ&D still on the property. CE filed a Municipal Court Complaint on this date.

[Version: 1/13/2021 12:24:59 PM] CE spoke with Donny Farrow this am in ref. to cleaning the TJ&D up on this property. CE gave verbal due date of 1/22/2021 to clean this mess up. Mr Farrow understands that if he does not resolve this matter by the due date set forward, that a NOV will be issued. Photos were taken and placed in case file on this date.

[Version: 2/3/2021 1:41:51 PM] CE conducted a follow up investigation and found TJ&D still on this property. Photos were taken and NOV sent via CERT. RRR #7019 0140 0000 0030 7639 and First Class Mail to: Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387 on this date.

[Version: 6/23/2021 2:17:52 PM] Received complaint of Junk Vehicle located at this property. Caller stated that a male was taking the vehicle apart. CE conducted an investigation and found one vehicle parked on the street (w George) that had the front bumper removed and placed on the easement. CE will watch this vehicle for 48 hrs before handing in to Sinton PD. CE will also attempt to contact the PO to see his intent of the vehicle.

[Version: 7/21/2021 11:13:58 AM] CE conducted a follow up investigation of this property and found TJ&D and HG&W still on the property. PO is currently in jail. CE will update case file in two weeks. Photos were taken and placed in case file on this date.

[Version: 8/10/2021 2:39:00 PM] CE conducted a follow up investigation and found TJ&D still remains on property. Photos taken and placed in case file on this date. CE will be talking with Desire Voth, City Attorney for Sinton in reference to getting Mr. Farrow to clean up this Unsightly Matter on his property.

[Version: 8/10/2021 4:11:34 PM] Mr Farrow called and spoke with Mr Hobson about his TJ&D. Mr Farrow stated that he would have all the debris cleaned up by 8/18/2021. CE will follow up then. CE will attempt to contact Mr Farrow to remove items that is blocking the sidewalk.

[Version: 8/26/2021 2:27:47 PM] CE conducted a follow up investigation and found TJ&D has been mostly removed. CE spoke with Mr Farrow on this date and he is still in the process of removing the remaining debris from the front yard. Mr Farrow understands that he must come in compliance and is that the court petition is still filed. Photos taken and placed in case file on this date. Case resolved

[Version: 9/9/2021 2:40:22 PM]

[Version: 9/9/2021 2:44:43 PM] While on routine patrol found HG&W on property located at 213 W George, Sinton, TX. 78387, PID#9392. Photos were taken and placed in case file and NOV sent via CERT. RRR # 7019 0140 0000 0031 1599 and First Class Mail to Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387 on this date.

[Version: 9/9/2021 3:07:14 PM] While on routine patrol found HG&W on property located at 213 W George,

Sinton, TX. 78387, PID#42204. Photos were taken and placed in case file and NOV sent via CERT. RRR # 7019 0140 0000 0031 1605 and First Class Mail to Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387 on this date.

[Version: 9/21/2021 4:14:35 PM] Received signed green card CERT...#1599 on this date.

[Version: 10/5/2021 3:25:39 PM] CE conducted a follow up investigation and found HG&W has been mowed in the front yard only. Mr Farrow stated that the backyard should be mowed in the next few days. Photos taken and placed in case file on this date.

[Version: 12/20/2021 8:13:55 AM] Ms. Farrow spoke with Mr. Hobson in regards to the Notice & Order of this property and was granted an extension until 1/15/2022.

[Version: 12/20/2021 3:14:01 PM] Received unclaimed NOV Cert...#2870 on this date.

[Version: 1/18/2022 3:22:19 PM] CE conducted a follow up investigation and found TJ&D has not been removed from the property. There has been some attempt to mow the HG&W between the the two houses and in the backyard. The extended deadline of the Notice & Order that was requested by Mrs. Farrow to 1/15/2022 has expired. CE is in the next process of submitting forms to the Building Commission. Photos taken and placed in case file on this date. Case resolved

[Version: 1/18/2022 3:29:42 PM] CE contacted the Municipal Court for an update on when Mr. Farrow's case may be heard. Jennifer stated that there is no scheduled hearing for this week and as to her knowledge Mr. Farrow has not been in court for any of the city violations as of to date. He has appeared in court for other cases against him.

[Version: 1/18/2022 3:42:15 PM]

[Version: 1/26/2022 10:59:38 AM] CE sent Notice of Hearing-Building and Standards Commission via CERT.#7019 0140 0000 0023 3068 and First Class mail to: Donny L. & Kathrine Farrow, 8602 CR 2367, Sinton, TX. 78387 on this date.

[Version: 11/4/2021 2:08:06 PM] CE took updated photos of property on this date.

[Version: 11/9/2021 11:02:39 AM] CE received complaint from Marrissa Grant, 221 W George (361) 543-6145 about ordo coming from this property.

[Version: 11/17/2021 8:53:31 AM] CE sent Notice and Order and Property Owner Release for Nuisance Abatement via CERT. RRR #7019 0140 0000 0023 2863 and First Class Mail to Donny L. & Katherine Farrow, 217 W. George, Sinton, TX. 78387. Also sent CERT. RRR #7019 0140 0000 0023 2870 and First Class Mail to Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387. CE also will attempt to hand deliver both notices to Donny Farrow and Natalie Shaw at this address on this date.

[Version: 2/16/2022 2:39:06 PM] Received unclaimed NOV Cert...#3068 on this date.

[Version: 3/3/2022 9:12:12 AM] CE re-issued Notice of Hearing-Building and Standards Commission due to typing error. NOV sent to Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387 via CERT. RRR #7019 0140 0000 0023 3501 and First Class Mail on this date.

[Version: 4/4/2022 11:31:07 AM] CE posted Notice of Hearing on property located at 213 W George, Sinton, TX. Follow up photos were also taken on this date. On this date.

[Version: 4/21/2022 1:28:07 PM] CE took follow up photos of the property located ate 213 W George on this date.

[Version: 1/28/2020 11:54:40 AM] NOTE: re-entry due to database crash. CE conduted a follow up investigation and found that the high weeds and grass has been mowed. CASE RESOLVED on 1/22/2020.

4 Farrow Case
Public Hearing

mailed notice - certified 4/20/2022 3/3/22

Building Standards Checklist

4/20/22 5:30pm

- ☒ Building identified
- ☒ Notice of Violation sent to property owners
- ☒ Notice of hearing sent cert mail RRR [LocGovCode §214.001(d) & (e)]; [Code §150.67]

Name & Address of Owner

ID of property

Stmnt that found substandard w brief description

Stmnt of action recommended

Stmnt that owner, lienholder required to submit proof [§214.001(c)]

Date, time, place and desc of public hearing (not less 30 days from date of deposit in mail) 4/19/2022 5:30pm

✓ Notice filed with county clerk (at least 10 days before hearing date) 4/4/22 2/28/2022 10 days before 4/19/2022

Post notice of hearing per Open Meetings Act 4/14/2021

✓ Post notice of hearing in newspaper on or before 10th day before day of hearing 4/10/22 2/28/2022

✓ Post notice on front door [LocGovCode § 54.035(2)] 4/1/2021 4/4/2022

☐ Building official report submitted to Commission 4/19/2021

☐ Hearing held 4/19/2021

☐ Order issued

☐ Within 10 days date order issued [Code §150.72(d)] [LocGovCode §214.001(f)]

Order filed in city secretary's office

Publish in newspaper notice containing

Street address or legal desc

Date of hearing

Brief statement indicating results of order

Instructions where order can be obtained

Mail copy of order cert mail to owner, lienholder [Code §150.72(e)] [LocGovCode §214.001(g)]

Thomas Farrow



**San Patricio County
Clerk**

Gracie Alaniz-Gonzales
400 W. Sinton, RM 124
Sinton, TX 78387

Main: (361) 364-9350

Receipt: 20220302000060

Date: 03/02/2022

Time: 02:42PM

By: Janie F

Station: cclerkdeeds1-pc

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	NOTICE	720371	5	\$38.00		

Order Total (1) \$38.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Cash			\$40.00
Total Payments (1)				\$40.00
Change Due				\$-2.00

1001-4001

CITY OF SINTON / CATHY DUHART CITY
SECRETARY
301 E MARKET ST
SINTON, TX 78387-1395

For more information about the County Clerk's office and to search property
records online, please visit <http://www.co.san-patricio.tx.us/>

In reference to the premises, they have deteriorated to the point of unsanitary and a public nuisance in appearance. Health
(LT 4 BIK 2 Sinton - Mynier 0.17 2 Acres to the City of Sinton
In San Patricio County, Texas) Also known as 213 W. George St
Sinton, Texas 78387

In Reference to Exhibit A

All 4 listed conditions are our concern, being close to the above properties is a constant worry.

In reference to Mr. Donny L Farrow

From observation Mr. Farrow is a danger to himself and his neighbors.

- ① Starts Large fires All over the yard and B.B.Q. pits very close to the house.
- ② Set off a home made bomb.
- ③ Falls down, needs emergency services several times a month.
- ④ Loud & profane language
- ⑤ Serious health conditions on the properties. No water, No Electricity, No Plumbing.

The Lopez's
208 W. George St.
Sinton, Texas 78387

361 249-0679 Ramon Lopez
361 739-4169 Colanda Lopez

Re: Donny Farrow

① human
② waste
③

No electricity, water, sewage.
No trash pick up service
Does not respect boundaries
We have built a fence on property
to divide and keep Donny out.
When that didn't work we added a
gate across driveway and then another
rock wall from side of property to city
sidewalk, which he took a marker
and wrote on top of board. He
claims that is part of his fence
as it is on his property line.

Vulgar offensive language.

He retaliates to others
Trash has been a problem for 3 yrs
blowing in street, in our front/back
yard.

Vagrants he attracts, and recruits
as they are released from jail.
No regular sleep patterns stays out
late.

④ Chain saw / loud music early am.

Rats, mice move to our property
as a result to food (cooked, uneaten)

24 hrs mischief activity collecting
an array of items.

Fire built in barbeque pit on
front porch under awning (wood)
Fires built in a pit in front yard
even on windy days!

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
Here

Total Postage and Fees \$

Send To
 Denny L. & Katherine Farnell
 8602 Clark 2367
 SUTTER, TX 78387
 City, State, ZIP+4[®]

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denny L. & Katherine Farnell
 8602 Clark 2367
 SUTTER, TX. 78387

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

B. Received by (Printed Name)

☐ Addressee

C. Date of Delivery

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

If YES, enter delivery address below: ☐ No



9590 9402 4775 8344 9964 64

2. Article Number (Transfer from service label)

9590 9402 4775 8344 9964 64

PS Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery

☐ Priority Mail Express[®]

☐ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation[™]

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



THE CITY OF SINTON

March 3, 2022

Notice of Hearing- Building and Standards Commission

Notice is hereby given that on Tuesday, April 26th at 5:30pm a hearing will be held before the Building and Standards Commission ("Hearing Authority") at City Hall of the City of Sinton, 301 E. Market St., Sinton, Texas 78387. The purpose of the hearing is to make a determination as to whether the below described premises fails to comply with minimum standards because it is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare and thus in violation and or is dangerous and in violation of law in accordance with, without limitation, Chapter 214 of the Texas Local Government Code, Article IV, Sec. 150 of the City Code of Sinton, Texas, or other relevant law. If the Hearing Authority finds that a structure fails to comply with minimum standards because it is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare and thus in violation and or is dangerous or structures are dangerous, then the Hearing Authority may issue an order requiring the structure or structures on the property to be secured, vacated, removed, repaired or demolished, and/or any occupants relocated by the owner within a time period to be set by the Hearing Authority. If the owner fails to comply and no other interest holder completes corrective action, then the city may have the necessary work performed and impose a lien on the property.

It is the opinion of the undersigned that these premises have deteriorated to the degree that they have become a public nuisance as described in Chapter 150 Sec. 150.63 and in violation of the law. Said conditions and violations more specifically described in Exhibit "A", which is incorporated here for all purposes.

These premises are described as:

LT 4 BLK 2 SINTON-MYNIER 0.17 2 ACRES to the City of Sinton in San Patricio County, Texas, as shown by map or plat of same of record in Volume 1, Page 30 of the Map Records of San Patricio County, Texas; also known as 213 W. George, Sinton, Texas.

Said premises are owned and controlled by: Donny L. & Katherine Farrow which has an address of 8602 CR 2367, Sinton, TX. 78387 and notice sent by Certified Mail, Return Receipt Requested on March 3, 2022 (Cert. Mail# 7019 0140 0000 0023 3501).

TO ALL OWNERS, LIENHOLDERS AND HOLDERS OF A PROPERTY INTEREST IN THE SUBJECT PROPERTY:

- You have a right to be present at the hearing, to present evidence and rebut evidence presented by others.
- You must be prepared to present proof of the scope of all work required to comply with city ordinances and the time it will take to reasonably perform the work.
- If you request more than thirty (30) days to complete the work, you will be required at the hearing to reasonably establish that the work cannot be completed within thirty (30) days.
- If you request more than ninety (90) days to complete the work, you must: 1) establish that the work cannot be completed within ninety (90) days; and 2) submit a detailed plan and time schedule for the work.
- Any person affected by an order of the Hearing Authority may appeal for relief within thirty (30) days in a court of competent jurisdiction. Failure to do so within that time period will render the order of the Hearing Authority to be final.

As additional notice, copies of this Notice of Hearing have been sent by Certified Mail, Return Receipt Requested (Cert.# 7019 0140 0000 0023 3501) to the following persons or entities and posted on the property at 213 W. George, Sinton, Texas 78387.

NONE

The City of Sinton's Building and Standards Commission hearings are wheelchair accessible. Persons with disabilities planning to attend this meeting who may need auxiliary aids or services are asked to contact City Hall at 361-364-2381 no later than twenty-four (24) hours in advance of the meeting.

If you need additional information, please contact John Hobson, Sinton City Manager at 361-364-2381.

I HEREBY certify that the above information contained in this NOTICE OF HEARING is true and correct.

WITNESS MY HAND this 3 day of MARCH, 2022.

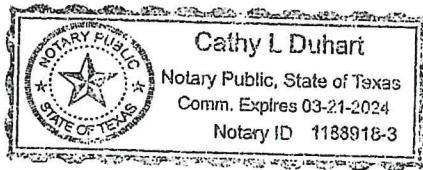


Rick A. Prine, Code Compliance Official

THE STATE OF TEXAS §
COUNTY OF SAN PATRICIO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, Texas, on this day personally appeared Rick A. Prine, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that she executed the same in the capacity therein stated and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of March, 2022.



Cathy L. Duhart
Notary Public in and for San Patricio County, Texas

After recording return to:
City of Sinton
Cathy Duhart, City Secretary
P.O. Box 1395
Sinton, Texas 78387

EXHIBIT A

The primary structure located by address at 213 W. George, Sinton, Texas 78387 was inspected on November 4, 2021 , January 18, 2022 and was found to be in violation of the following ordinances found in the Code of Ordinances for the City of Sinton, because of existing conditions which include, but are not limited to the following listed conditions:

Title XV, Article IV Public Nuisance, Sec. 150.63

 X 1) Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure as to endanger life, limb or property.

 X 2) Any premises from which the plumbing, heating and/or facilities required by the city's ordinances have been removed, or from which utilities have been disconnected, destroyed, removed, or rendered ineffective, or the required precautions against unauthorized use or entry have not been provided.

 X 3) Any building or any portion thereof that is:

a..Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

b. Regardless of its structural condition...unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children

 X 4) Because of violations of section 150.66, the state of disrepair is such that it could reasonably cause injury, damage, or harm to a considerable portion of the community in the use and enjoyment of property, materially interfering with the proper use or comfort and enjoyment of surrounding property, taking into consideration the nature and use of the properties in the area and the character of the community in which they are situated, which condition would be substantially offensive and annoying to persons of ordinary sensibilities living in the community.



THE CITY OF SINTON

Notice of Public Hearing

Por favor llame al 361-364-2381, si necesita este aviso en Español.

To whom it may concern:

The Building Standards Commission has received a request from the City of Sinton for a finding to upgrade and maintain the premise to meet minimum standards for the continued use and occupancy of all buildings and grounds.

Site Address: **213 W. George**

Property ID: **42203**

Legal Description: **LT 4BLK 2 SINTON-MYNIER 0.17 2 ACRES**

You are hereby notified that a hearing will be held before the Building Standards Commission, in the City Hall Council Chambers located at 301 E. Market St., on **APRIL 26, 2022 at 5:30 PM**, upon the notice and order served upon you. You may be present at the hearing. You may be, but not need be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by filing an affidavit thereof with the Building Standards Commission.

All owners, lien holders or mortgagees will be required to submit proof at this hearing of the scope of work for proposed repairs that may be required to comply with the ordinances of the City and the time it will take to reasonably perform the work.

Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case, please call me at **361-364-2381**.

Sincerely,

Rick A. Prine
Code Enforcement Department
City of Sinton



04/03/2022 22:14

- Follow up Photos -

shine
like
stare



THE CITY OF SINTON

Notice of Public Hearing

Por favor llame al 361-364-2381, si necesita este aviso en Español.

To whom it may concern:

The Building Standards Commission has received a request from the City of Sinton for a finding to upgrade and maintain the premises to meet minimum standards for the continued use and occupancy of all buildings and grounds.

Site Address: 213 W. George

Property ID: 422709

Legal Description: LT 4BLK 2 SINTON WYNIER 0.17 2 ACRES

You are hereby notified that a hearing will be held before the Building Standards Commission, in the City Hall Council Chambers located at 301 E. Market St., on APRIL 26, 2022 at 5:30 PM, upon the notice and order served upon you. You may be present at the hearing. You may be, but not need be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other material in your possession or control thereof with the Building Standards Commission.

All owners, lien holders or mortgagees will be required to submit proof of the scope of work for proposed repairs that may be required to comply with the ordinances of the City and the time it will take to reasonably perform the work.

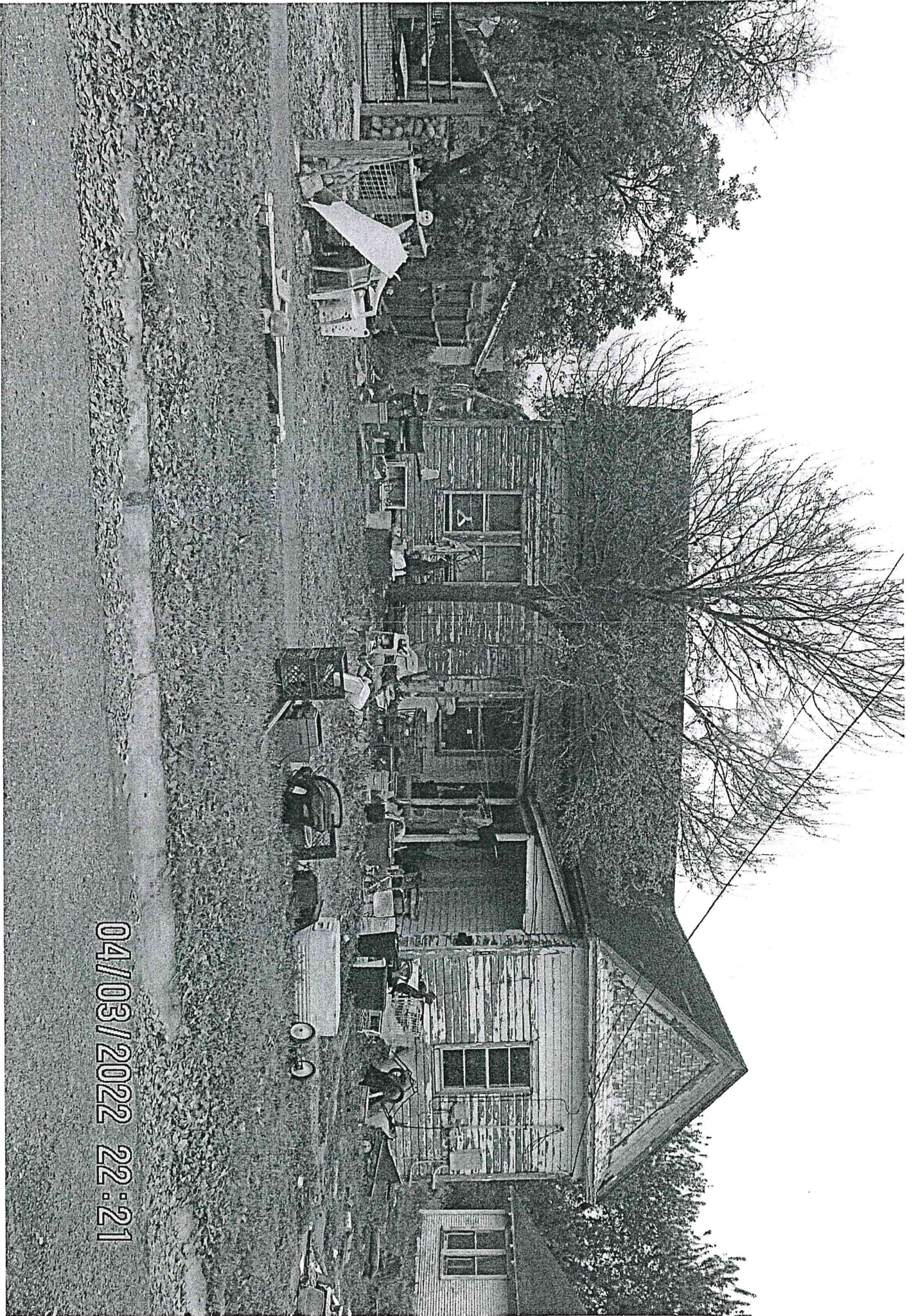
Interested parties are invited to attend the hearing and speak to the Commission. If you have any questions pertaining to this case, please call me at 361-364-2381.

Sincerely,

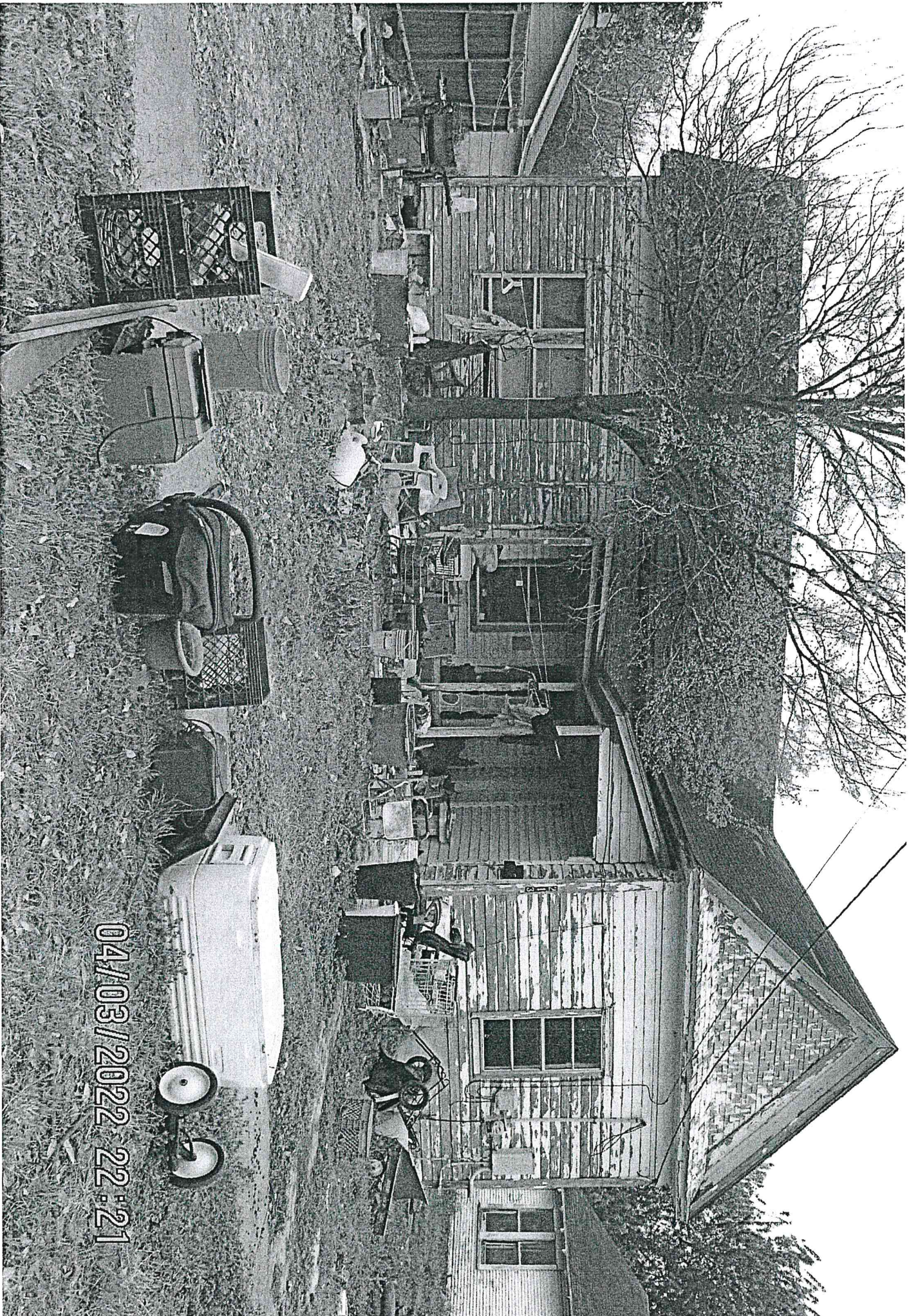
Rick A. Price
Code Enforcement Department
City of Sinton

301 E. Market • P.O. Box 1395 • Sinton, Texas 78387-1395 • (361) 364-2381 • FAX (361) 364-3781 • www.sinton-texas.org

04/03/2022 22:14



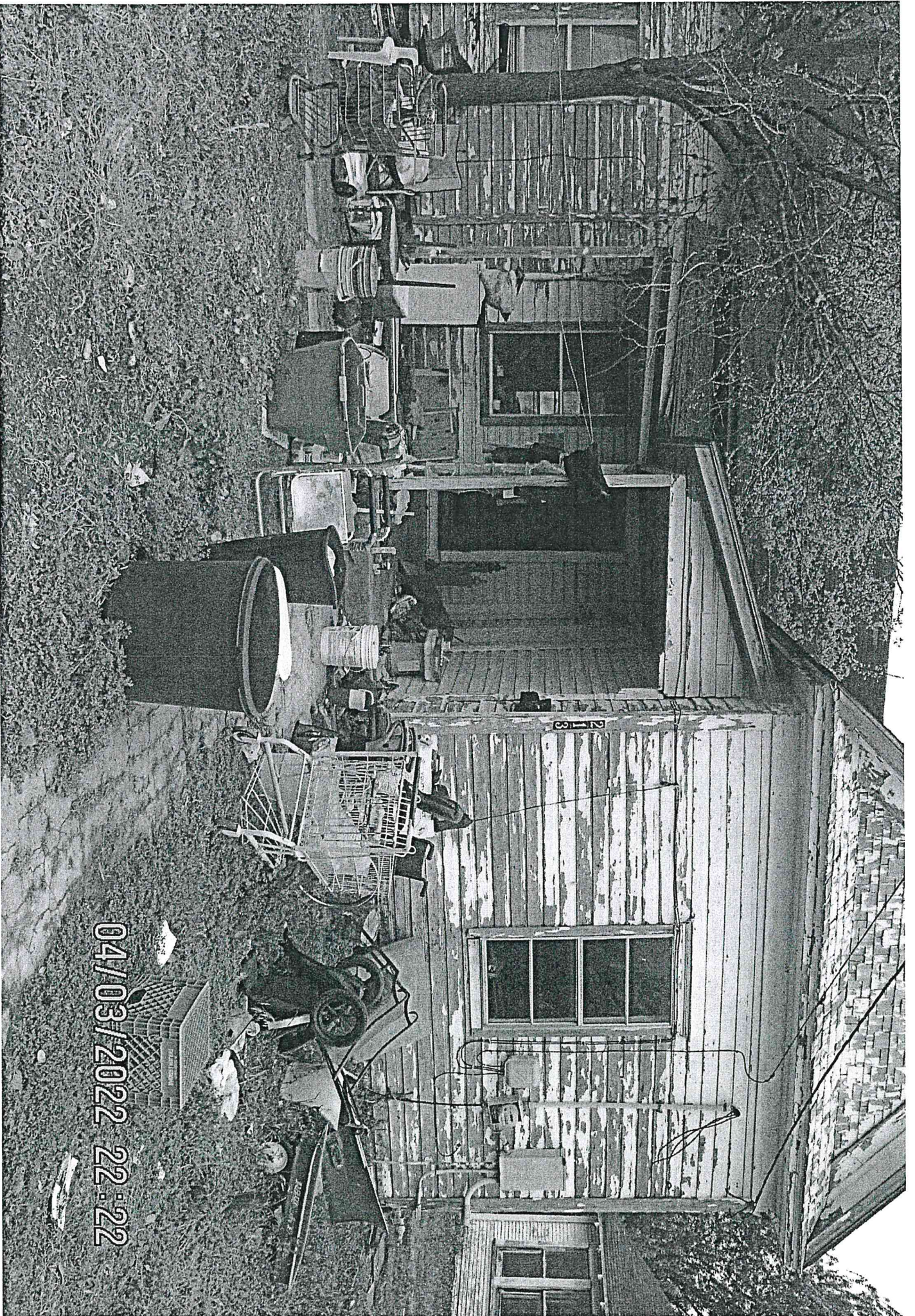
04/03/2022 22:21



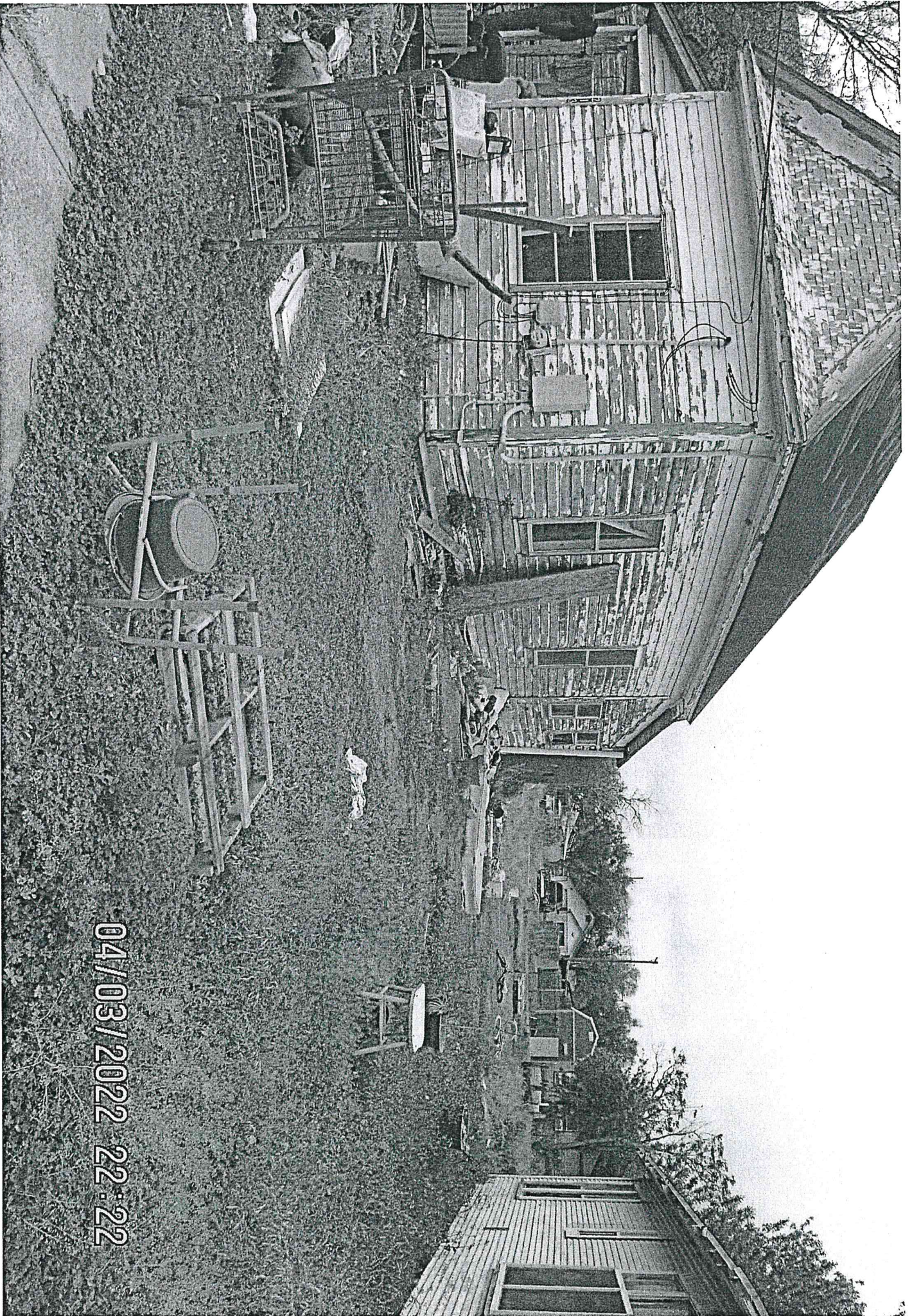
04/03/2022 22:21



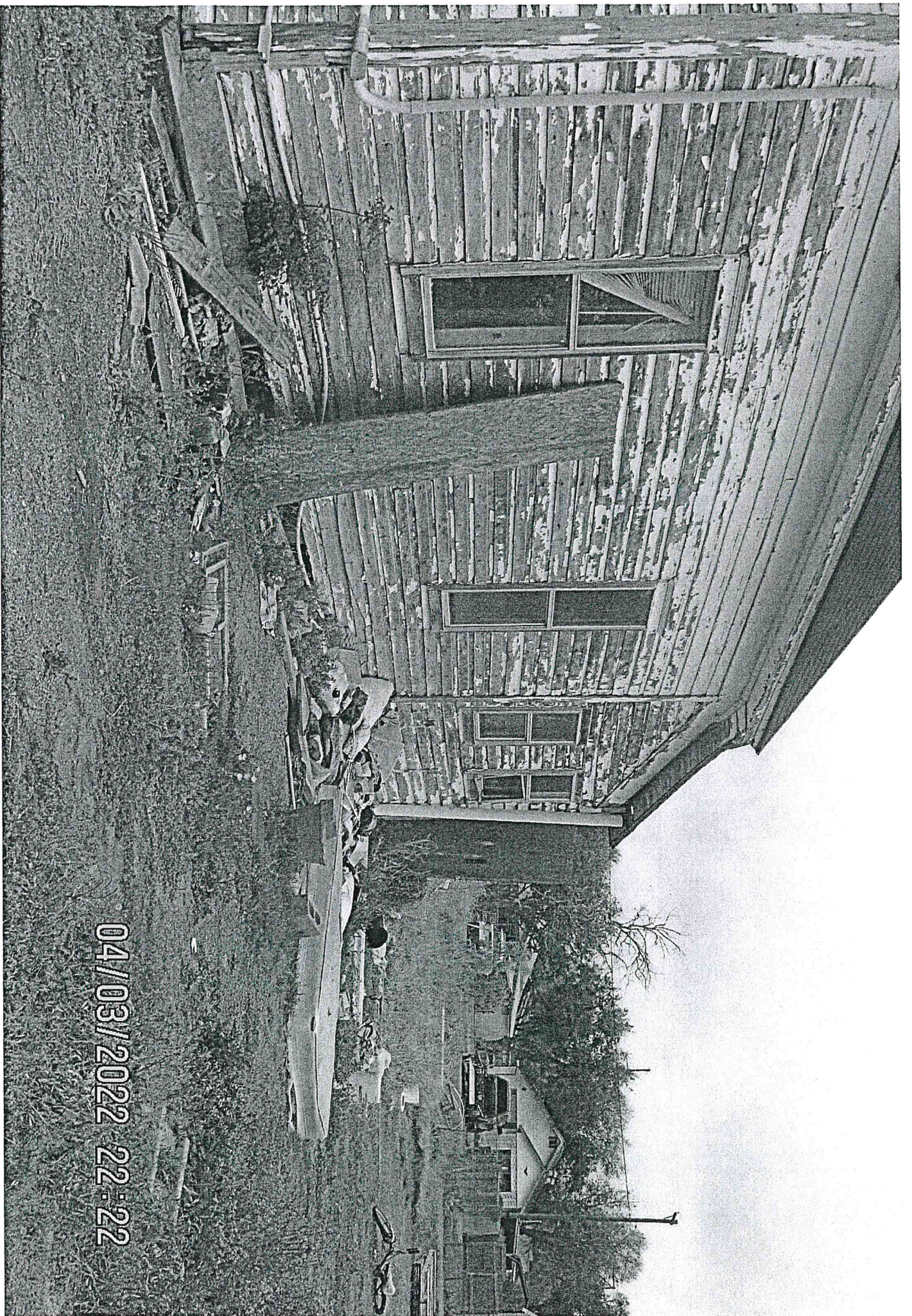
04/03/2022 22:21



04/03/2022 22:22



04/03/2022 22:22



04/03/2022 22:22



04/03/2022 22:22

CLASS

Thursday, April 14, 2022

The City of Sinton

March 3, 2022

Notice of Hearing - Building and Standards Commission

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It is the opinion of the undersigned that these premises have deteriorated to the degree that they have become a public nuisance as described in Chapter 150 Sec. 150.63 and in violation of the law. Said conditions and violations are more specifically described in Exhibit "A," which is incorporated here for all purposes.

These premises are described as:

LT 4 BLK 2 SINTON - MYNIER 0.172 ACRES to the City of Sinton in San Patricio County, Texas, as shown by map or plat of same of record in Volume 1, Page 30 of the Map Records of San Patricio County, Texas, also known as 213 W. George, Sinton, Texas.

Said premises are owned and controlled by: Donny L. & Katherine Farrow which has an address of 8602 CR 236 Sinton, TX. 78387 and notice sent by Certified Mail, Return Receipt Requested on March 3, 2022 (Cert. Mail# 70 0140 0000 0023 3501).

TO ALL OWNERS, LIENHOLDERS AND HOLDERS OF A PROPERTY INTEREST IN THE SUBJECT PROPERTY:

- You have a right to be present at the hearing, to present evidence and rebut evidence presented by others.
- You must be prepared to present proof of the scope of all work required to comply with city ordinances and the time it will take to reasonably perform the work.
- If you request more than thirty (30) days to complete the work, you will be required at the hearing to reasonably establish that the work cannot be completed within thirty (30) days.
- If you request more than ninety (90) days to complete the work, you must: 1) establish that the work cannot be completed within ninety (90) days; and 2) submit a detailed plan and time schedule for the work.
- Any person affected by an order of the Hearing Authority may appeal for relief within thirty (30) days in a court of competent jurisdiction. Failure to do so within that time period will render the order of the Hearing Authority to be final.



Phone: 888-483-9893 • Fax: 936-334-9861 • www.hcpbx.com

EMS & Fire Billing Specialist

Will give
extension to
January 15
for Farrow.

[Signature]

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

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

OFFICIAL USE

Certified Mail Fee \$

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

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

Postage \$

Total Postage and Fees \$

Sent to DONNA L. KATHERINE FARROW

Street and Apt. No. or P.O. Box No.
8602 CH 2367

City, State, ZIP+4[®]
SWAN TX 78387

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

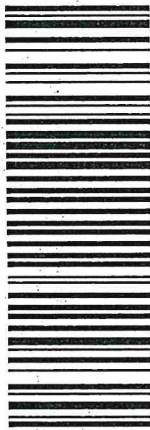
0192 6200 0000 0470 6702

City of Sinton

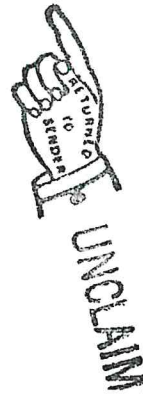
BOX 1395

SINTON, TEXAS 78387-1395

CERTIFIED MAIL®



7019 0140 0000 0023 2870



Donny L. & Kathrine Farrow
8602 CR 2367
Sinton, TX 78387

6/11/21

783 DE 1 0012/05/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 7838713955 *1310-00686-17-44

78387>1395
7838784436 R00

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT BOTTOM 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:

DONNY L. & KATHERINE FARROW
8602 CR 2367
SINTON, TX. 78387



9590 9402 4775 8344 9969 45

2. Article Number (Transfer from service label)

7019 0140 0000 0023 2870

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery

(0)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



THE CITY OF SINTON

November 17, 2021

FARROW DONNY L & KATHERINE
8602 CR 2367
Sinton, TX 78387

First Class Certified Mail,RRR
(Cert. #7019 0140 0000 0023 2870)

NOTICE AND ORDER

This notice is given regarding the premises located at:

FARROW DONNY L & KATHERINE
213 W. George
Sinton, TX 78387

Property ID: 42204
Legal Acreage: 0.17
GEO.ID: 1055-0002-0005-000

Legal Description: LT 5 BLK 2 SINTON-MYNIER 0.17 2 ACRES

Site Address: 213 W. George, Sinton, TX

The property located at 213 W: George, Sinton, Texas, does not comply with the City of Sinton's Substandard Buildings Ordinance. According to San Patricio County Tax records and City of Sinton records, you may have a vested interest in this property. As a result, the City of Sinton is notifying you to upgrade and maintain the premises to meet the minimum standards for the continued use and occupancy of all buildings, regardless of the date of construction of building.

The following property conditions and code violations were noted during a visual inspection of your property from public right-of-way, and are listed below:

City of Sinton Code of Ordinances:

TITLE XV LAND USE
CHAPTER 150 BUILDING REGULATIONS
ARTICLE IV.

Sec. 150.66. Minimum Standards.

(1) The minimum standards for the continued use and occupancy of all buildings, regardless of the date of construction thereof, shall be those established by the International Property Maintenance Code, which standards are hereby adopted, as well as those standards established by the International Building Code as promulgated by the International Code Council as heretofore previously adopted or hereafter adopted or amended by the City, those standards established by this article, and those standards specified and enumerated in Section 150.65. (Ord. No. 2015-01, § II (G), 1-20-2015)

Sec. 150.63. - Declaration of public nuisance.

Any real property, building, structure, or any portion thereof, or any premises, including a vacant lot, in or on which there exists a condition not in compliance with this article shall be deemed and is hereby declared to be a public nuisance, a violation of this article and subject to the penalty clauses and remedies available to the city hereunder and under the common law or equity jurisprudence of the state. (Ord. No. 2015-01, § II (D), 1-20-2015)

Sec. 150.64. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Manifestly unsafe means a building that is a public nuisance, as that term is defined in this section, or unsafe for human occupation, whether temporary or permanent, and a hazard to the public health, safety and welfare.

Owner means any person, agent, firm, corporation, association or other entity having a legal or equitable interest in a property as shown on the most recent tax roll.

Person means any person, agent, firm, corporation, association or other legal entity, or tenant as that term is defined in this section.

Tenant means any person, agent, firm, corporation, or association who occupies a property or premises and who is not the owner. (Ord. No. 2015-01, § II(E), 1-20-2015)

Public nuisance means:

- (1) The physical condition or use of any premises regarded as a public nuisance at common law or as defined elsewhere in this Code of Ordinances;
- (2) Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;
- (3) Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or insecure as to endanger life, limb or property;
- (4) Any premises from which the plumbing, heating and/or facilities required by the city's ordinances have been removed, or from which utilities have been disconnected, destroyed, removed, or rendered ineffective, or the required precautions against unauthorized use or entry have not been provided;

CHAPTER 150 SEC. 150.

(5) Any structure or building that is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded, open, vacant or abandoned, damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises;

(6) Any physical condition, use or occupancy of any premises or its appurtenances that is dangerous to the physical health or safety of an occupant or other person; or

(7) Because of violations of section 150.66, the state of disrepair is such that it could reasonably cause injury, damage, or harm to a considerable portion of the community in the use and enjoyment of property, materially interfering with the proper use or comfort and enjoyment of surrounding property, taking into consideration the nature and use of the properties in the area and the character of the community in which they are situated, which condition would be substantially offensive and annoying to persons of ordinary sensibilities living in the community.

Sec. 15065. Specific Nuisances

Without limiting the power of the city council to hereafter declare as public nuisances any other act, condition or thing, by ordinance, the following specific acts, conditions and things are, each and all of them, hereby declared to be and constitute public nuisances:

(1) Any building or any portion thereof that is:

(a) dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

(b) regardless of its structural condition, unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

(c) boarded up, fenced or otherwise secured in any manner if:

(i) the building constitutes a danger to the public even though secured from entry; or

(ii) the means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

(2) Any building that has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants is endangered:

(i) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(m) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the International Building Code or International Property Maintenance Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

(o) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement,

inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.

(g) Whenever any building is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(s) Whenever water heating facilities are not properly installed or maintained in a safe and good working condition and/or such water heating facilities are not capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than one hundred twenty degrees Fahrenheit (120°). Such water heating facilities shall be capable of meeting the requirements of this subsection when the dwelling or dwelling unit heating facilities required under the provisions of this subsection are not in operation.

(t) Whenever any minimum standards provided by the International Building Code, the International Property Maintenance Code, the International Residential Code, the International Fire Code, the International Mechanical Code, the International Plumbing Code, the International Fuel Gas Code or National Electrical Code, as amended, and as adopted by the City Council, are not met for any building.

Please note that it is unlawful for any person(s), firm or corporation to maintain any structure(s) in the City of Sinton, or cause or permit the same to be done or exist on property or premises that are in violation of the Substandard Building Code, of the City of Sinton Code of Ordinances. **Each day a violation of this code occurs is a separate offense and is punishable by a fine of up to two thousand dollars (\$2,000.00) for each day a violation continues to exist.**

All items listed and underlined within this notice must be taken care of prior to the specified re-inspection date. Unless an extension has been granted by the City, a re-inspection will be conducted within thirty (30) days of the date of this notice, on or about **December 17, 2021**. If repair, demolition, or removal of nuisance has not been completed, or an extension granted, by the specified re-inspection date, the City may issue citations and will present a case to the Building Standards Commission to seek an Order regarding the repair, demolition, or removal of the nuisance(s). This is a public hearing. If a case regarding your property is scheduled to be presented at a public hearing, you will be notified in writing prior to the hearing of the date, time, and location.

If the structure(s) and/or premises are declared to be dangerous by the Building Standards Commission, an Order to Repair, Demolish or remove any nuisance from the premises will be granted. **If an Order is issued, and you fail to comply with any such Order, you will be responsible for all costs incurred by the City in demolishing and removing the nuisance, as authorized in the Order. An invoice will be sent to you and a lien will be filed on the property for such costs.**

You may also be cited for any other violations of city codes found on the property and are subject to citations and fines as stated above for each day a violation continues to exist.

Any person having any record, title or legal interest in the property may appeal this Notice and Order to the Building Standards Commission as it relates to the repair and/or demolition of the structure(s). Any appeal must be made in writing within 30 days of the date of this notice to the City Manager (361-364-2381) at City Hall, 301 E. Market St., Sinton, TX 78387 who will then schedule a public hearing before the Building Standards Commission to hear the appeal.

Upon receipt of this notice, please contact the Code Compliance Official by phone at 361-364-2381 to inform us of your intent to either repair, demolish, or remove all of the nuisances on the property described in the legal description above, and to discuss any questions that you may have. **If you choose to have the City of Sinton abate the nuisance by demolishing the structure please read and sign; before a Notary, the enclosed Property Owner Release for Nuisance Abatement. Once completed returned the properly authorized Release to the City of Sinton, Attn. John D. Hobson.**

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Prine", with a stylized flourish at the end.

Rick Prine
Code Compliance Official
City of Sinton



THE CITY OF SINTON

November 17, 2021

FARROW DONNY L & KATHERINE
8602 CR 2367
Sinton, TX 78387

First Class Certified Mail, RRR
(Cert. #7019 0140 0000 0023 2870)

NOTICE AND ORDER

This notice is given regarding the premises located at:

FARROW DONNY L & KATHERINE
213 W. George
Sinton, TX 78387

Property ID: 42204
Legal Acreage: 0.17
GEO ID: 1055-0002-0005-000

Legal Description: LT 5 BLK 2 SINTON-MYNIER 0.17 2 ACRES

Site Address: 213 W. George, Sinton, TX

The property located at 213 W. George, Sinton, Texas, does not comply with the City of Sinton's Substandard Buildings Ordinance. According to San Patricio County Tax records and City of Sinton records, you may have a vested interest in this property. As a result, the City of Sinton is notifying you to upgrade and maintain the premises to meet the minimum standards for the continued use and occupancy of all buildings, regardless of the date of construction of building.

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Sec. 150.63. - Declaration of public nuisance.

Any real property, building, structure, or any portion thereof, or any premises, including a vacant lot, in or on which there exists a condition not in compliance with this article shall be deemed and is hereby declared to be a public nuisance, a violation of this article and subject to the penalty clauses and remedies available to the city hereunder and under the common law or equity jurisprudence of the state. (Ord. No. 2015-01, § II (D), 1-20-2015)

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(2) Any physical condition, use or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures;

(3) Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure as to endanger life, limb or property;

(4) Any premises from which the plumbing, heating and/or facilities required by the city's ordinances have been removed, or from which utilities have been disconnected, destroyed, removed, or rendered ineffective, or the required precautions against unauthorized use or entry have not been provided;

CHAPTER 150 SEC. 150.

(5) Any structure or building that is in a state of dilapidation, deterioration or decay, faulty construction, overcrowded, open, vacant or abandoned, damaged by fire to the extent as not to provide shelter, in danger of collapse or failure and dangerous to anyone on or near the premises;

(6) Any physical condition, use or occupancy of any premises or its appurtenances that is dangerous to the physical health or safety of an occupant or other person; or

(7) Because of violations of section 150.66, the state of disrepair is such that it could reasonably cause injury, damage, or harm to a considerable portion of the community in the use and enjoyment of property, materially interfering with the proper use or comfort and enjoyment of surrounding property, taking into consideration the nature and use of the properties in the area and the character of the community in which they are situated, which condition would be substantially offensive and annoying to persons of ordinary sensibilities living in the community.

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(ii) the means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

(2) Any building that has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants is endangered:

(i) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(m) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the International Building Code or International Property Maintenance Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

(o) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement,

inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.

(q) Whenever any building is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(s) Whenever water heating facilities are not properly installed or maintained in a safe and good working condition and/or such water heating facilities are not capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than one hundred twenty degrees Fahrenheit (120°). Such water heating facilities shall be capable of meeting the requirements of this subsection when the dwelling or dwelling unit heating facilities required under the provisions of this subsection are not in operation.

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Please note that it is unlawful for any person(s), firm or corporation to maintain any structure(s) in the City of Sinton, or cause or permit the same to be done or exist on property or premises that are in violation of the Substandard Building Code, of the City of Sinton Code of Ordinances. **Each day a violation of this code occurs is a separate offense and is punishable by a fine of up to two thousand dollars (\$2,000.00) for each day a violation continues to exist.**

All items listed and underlined within this notice must be taken care of prior to the specified re-inspection date. Unless an extension has been granted by the City, a re-inspection will be conducted within thirty (30) days of the date of this notice, on or about **December 17, 2021**. If repair, demolition, or removal of nuisance has not been completed, or an extension granted, by the specified re-inspection date, the City may issue citations and will present a case to the Building Standards Commission to seek an Order regarding the repair, demolition, or removal of the nuisance(s). This is a public hearing. If a case regarding your property is scheduled to be presented at a public hearing, you will be notified in writing prior to the hearing of the date, time, and location.

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Upon receipt of this notice, please contact the Code Compliance Official by phone at 361-364-2381 to inform us of your intent to either repair, demolish, or remove all of the nuisances on the property described in the legal description above, and to discuss any questions that you may have. **If you choose to have the City of Sinton abate the nuisance by demolishing the structure please read and sign; before a Notary, the enclosed Property Owner Release for Nuisance Abatement. Once completed returned the properly authorized Release to the City of Sinton, Attn. John D. Hobson.**

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Prine", with a stylized flourish at the end.

Rick Prine
Code Compliance Official
City of Sinton



THE CITY OF SINTON

Property Owner Release for Nuisance Abatement

RELEASE BY PROPERTY OWNER FOR NUISANCE ABATEMENT

The undersigned, being the owner or owners of the real estate located in the City of Sinton, Texas, described as follows:

ADDRESS: 213 W. George; Sinton, TX

LEGAL DESCRIPTION: LT 5 BLK 2 SINTON-MYNIER 0.17 2 ACRES

PROPERTY TAX NO.: 42204

Hereby recognize that there is situated on such real estate a nuisance, to wit: substandard structure as that term is defined by applicable ordinances of the City of Sinton, Texas, and hereby request that the City of Sinton, Texas abate such nuisance by demolishing the structure and cleaning and grading the surface. I understand that I am entitled to a public hearing wherein I may present proof of compliance with City ordinances. By my signature below I hereby waive my right to the public hearing and admit that the structure constitutes a nuisance and constitutes a danger to the public health, safety and welfare.

And in consideration therefore, I/we hereby release the City of Sinton, Texas, its agents, servants, representatives, officials, officers and employees from any and all liability that arises or may arise from the abatement of the nuisance, including any damage to other structure, vegetation, and trees.

The City of Sinton, Texas agrees to abate the nuisance by demolishing the structure and, cleaning and grading the surface.

It is further agreed that the City shall have a lien on the above referenced property to recoup the total cost of the abatement, including any administrative charges and any other charges incurred by the City in abating the nuisance.

EXECUTED this 17 day of November, 2021

SIGNATURE OF PROPERTY OWNER

ADDRESS

Signature Page to Follow

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by
_____ as owner(s) of the property.

NOTARY PUBLIC, STATE OF TEXAS

CITY OF _____

BY _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by
_____ of the City of _____, a Texas municipal corporation, on behalf of
said municipal corporation.

NOTARY PUBLIC, STATE OF TEXAS

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 \$

Postmark
Here

Sent To

Donna L. & Katherine Farrow

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

213 W. George

City, State, ZIP+4®

Savon, TX 78387

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

See Reverse for Instructions

2016 04 20 0000 0000 0000 0000



THE CITY OF SINTON

November 17, 2021

FARROW DONNY L & KATHERINE
213 W George
Sinton, TX 78387

First Class Certified Mail,RRR
(Cert. #7019 0140 0000 0023 2863)

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Sinton, TX 78387

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- (7) Because of violations of section 150.66, the state of disrepair is such that it could reasonably cause injury, damage, or harm to a considerable portion of the community in the use and enjoyment of property, materially interfering with the proper use or comfort and enjoyment of surrounding property, taking into consideration the nature and use of the properties in the area and the character of the community in which they are situated, which condition would be substantially offensive and annoying to persons of ordinary sensibilities living in the community.

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- (c) boarded up, fenced or otherwise secured in any manner if:
 - (i) the building constitutes a danger to the public even though secured from entry; or
 - (ii) the means used to secure the building are inadequate to prevent unauthorized entry or use of the building.

(2) Any building that has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants is endangered:

- (i) Whenever, for any reason, the building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- (m) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the International Building Code or International Property Maintenance Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
- (o) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement,

inadequate light, air or sanitation facilities, or otherwise, is determined by the enforcement officer to be unsanitary, unfit for human habitation or in such a condition that it is likely to cause sickness or disease.

(g) Whenever any building is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(s) Whenever water heating facilities are not properly installed or maintained in a safe and good working condition and/or such water heating facilities are not capable of heating water to such a temperature as to permit an adequate amount of water to be drawn at every required kitchen sink, lavatory basin, bathtub or shower at a temperature of not less than one hundred twenty degrees Fahrenheit (120°). Such water heating facilities shall be capable of meeting the requirements of this subsection when the dwelling or dwelling unit heating facilities required under the provisions of this subsection are not in operation.

(t) Whenever any minimum standards provided by the International Building Code, the International Property Maintenance Code, the International Residential Code, the International Fire Code, the International Mechanical Code, the International Plumbing Code, the International Fuel Gas Code or National Electrical Code, as amended, and as adopted by the City Council, are not met for any building.

Please note that it is unlawful for any person(s), firm or corporation to maintain any structure(s) in the City of Sinton, or cause or permit the same to be done or exist on property or premises that are in violation of the Substandard Building Code, of the City of Sinton Code of Ordinances. **Each day a violation of this code occurs is a separate offense and is punishable by a fine of up to two thousand dollars (\$2,000.00) for each day a violation continues to exist.**

All items listed and underlined within this notice must be taken care of prior to the specified re-inspection date. Unless an extension has been granted by the City, a re-inspection will be conducted within thirty (30) days of the date of this notice, on or about **December 17, 2021**. If repair, demolition, or removal of nuisance has not been completed, or an extension granted, by the specified re-inspection date, the City may issue citations and will present a case to the Building Standards Commission to seek an Order regarding the repair, demolition, or removal of the nuisance(s). This is a public hearing. If a case regarding your property is scheduled to be presented at a public hearing, you will be notified in writing prior to the hearing of the date, time, and location.

If the structure(s) and/or premises are declared to be dangerous by the Building Standards Commission, an Order to Repair, Demolish or remove any nuisance from the premises will be granted. **If an Order is issued, and you fail to comply with any such Order, you will be responsible for all costs incurred by the City in demolishing and removing the nuisance, as authorized in the Order. An invoice will be sent to you and a lien will be filed on the property for such costs.**

You may also be cited for any other violations of city codes found on the property and are subject to citations and fines as stated above for each day a violation continues to exist.

Any person having any record, title or legal interest in the property may appeal this Notice and Order to the Building Standards Commission as it relates to the repair and/or demolition of the structure(s). Any appeal must be made in writing within 30 days of the date of this notice to the City Manager (361-364-2381) at City Hall, 301 E. Market St., Sinton, TX 78387 who will then schedule a public hearing before the Building Standards Commission to hear the appeal.

Upon receipt of this notice, please contact the Code Compliance Official by phone at 361-364-2381 to inform us of your intent to either repair, demolish, or remove all of the nuisances on the property described in the legal description above, and to discuss any questions that you may have. **If you choose to have the City of Sinton abate the nuisance by demolishing the structure please read and sign; before a Notary, the enclosed Property Owner Release for Nuisance Abatement. Once completed returned the properly authorized Release to the City of Sinton, Attn. John D. Hobson.**

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Prine", written over a horizontal line.

Rick Prine
Code Compliance Official
City of Sinton



THE CITY OF SINTON

Property Owner Release for Nuisance Abatement

RELEASE BY PROPERTY OWNER FOR NUISANCE ABATEMENT

The undersigned, being the owner or owners of the real estate located in the City of Sinton, Texas, described as follows:

ADDRESS: 213 W. George, Sinton, TX

LEGAL DESCRIPTION: LT 5 BLK 2 SINTON-MYNIER 0.17 2 ACRES

PROPERTY TAX NO.: 42204

Hereby recognize that there is situated on such real estate a nuisance, to wit: substandard structure as that term is defined by applicable ordinances of the City of Sinton, Texas, and hereby request that the City of Sinton, Texas abate such nuisance by demolishing the structure and cleaning and grading the surface. I understand that I am entitled to a public hearing wherein I may present proof of compliance with City ordinances. By my signature below I hereby waive my right to the public hearing and admit that the structure constitutes a nuisance and constitutes a danger to the public health, safety and welfare.

And in consideration therefore, I/we hereby release the City of Sinton, Texas, its agents, servants, representatives, officials, officers and employees from any and all liability that arises or may arise from the abatement of the nuisance, including any damage to other structure, vegetation, and trees.

The City of Sinton, Texas agrees to abate the nuisance by demolishing the structure and, cleaning and grading the surface.

It is further agreed that the City shall have a lien on the above referenced property to recoup the total cost of the abatement, including any administrative charges and any other charges incurred by the City in abating the nuisance.

EXECUTED this 17 day of November, 2021.

SIGNATURE OF PROPERTY OWNER

ADDRESS

Signature Page to Follow

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by
_____ as owner(s) of the property.

NOTARY PUBLIC, STATE OF TEXAS

CITY OF _____

BY _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by
_____ of the City of _____, a Texas municipal corporation, on behalf of
said municipal corporation.

NOTARY PUBLIC, STATE OF TEXAS



THE CITY OF SINTON

I, Doug L. Farris have received on this date of 11/17/21, a NOTICE AND ORDER and PROPERTY OWNER RELEASE for NUISANCE ABATEMENT from the City of Sinton Code Compliance Office Official.



THE CITY OF SINTON

I, Marie Shaw, have received on this date of 11-17-21, a NOTICE AND ORDER and PROPERTY OWNER RELEASE for NUISANCE ABATEMENT from the City of Sinton Code Compliance Office Official.

RAR
11/17/21

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

Postmark
Here

Sent to David L. Katherine MAARS
Street Apt. No. or Box No. 8608 Elk 367
City, State, ZIP+4[®] STON TX 76387

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

7019 0140 0000 0030 7639

THE CITY OF SINTON



February 3, 2021

Notice of Property Ordinance Violation

Donny L. & Katherine Farrow

8602 CR 2367

Sinton, TX, 78387

First Class Certified Mail, RRR
(Cert. #7019 0140 0000 00307639)

Property Address: 213 W. George, Sinton, Texas 78387; Acct. No. 42203

Violation: Unsightly Matter

Dear Property Owner/Occupant:

It has come to our attention that the above described property is in violation of City of Sinton Code of Ordinances. According to San Patricio County and City of Sinton records, you may have an ownership or vested interest in this property. Specifically, the property is in violation of City of Sinton Code of Ordinances, Chapter 93 Secs. 93.02, and 93.04 which state:

• Sec. 93.02. - Permitting or allowing objectionable, unsightly or unsanitary matter on real property.

(a) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city to permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon.

(b) It shall be unlawful for any person to throw, deposit or sweep any of the above prohibited matter into, upon or along any drain, gutter, alley, sidewalk, street, park, right-of-way or vacant lot, or upon any public or private premises within the corporate limits of the city

• Sec. 93.04. - Duty of owner to maintain property.

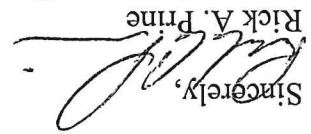
It shall be the duty of any person owning, claiming, occupying or having supervision or control of any real property, referred to in sections 93.02 and 93.03, to remove, drain and/or fill all prohibited matter or conditions and to cut and remove all weeds, brush and other objectionable or unsightly vegetation as often as may be necessary to comply with sections 93.02 and 93.03 and to use every precaution to prevent the same from occurring or growing on such premises.

In accordance with the ordinances, you are advised to correct the condition within (10) days of this notice. Failure to comply with this notice may result in a warrant to appear in municipal court or the city may go upon the property and do such work as necessary to correct, remedy or remove such condition and the owner may be charged for expenses. Failure to pay expenses may cause the city to file a statement of expense with the County Clerk and a lien may be placed on the property. V.T.C.A., Health and Safety Code §342.007.

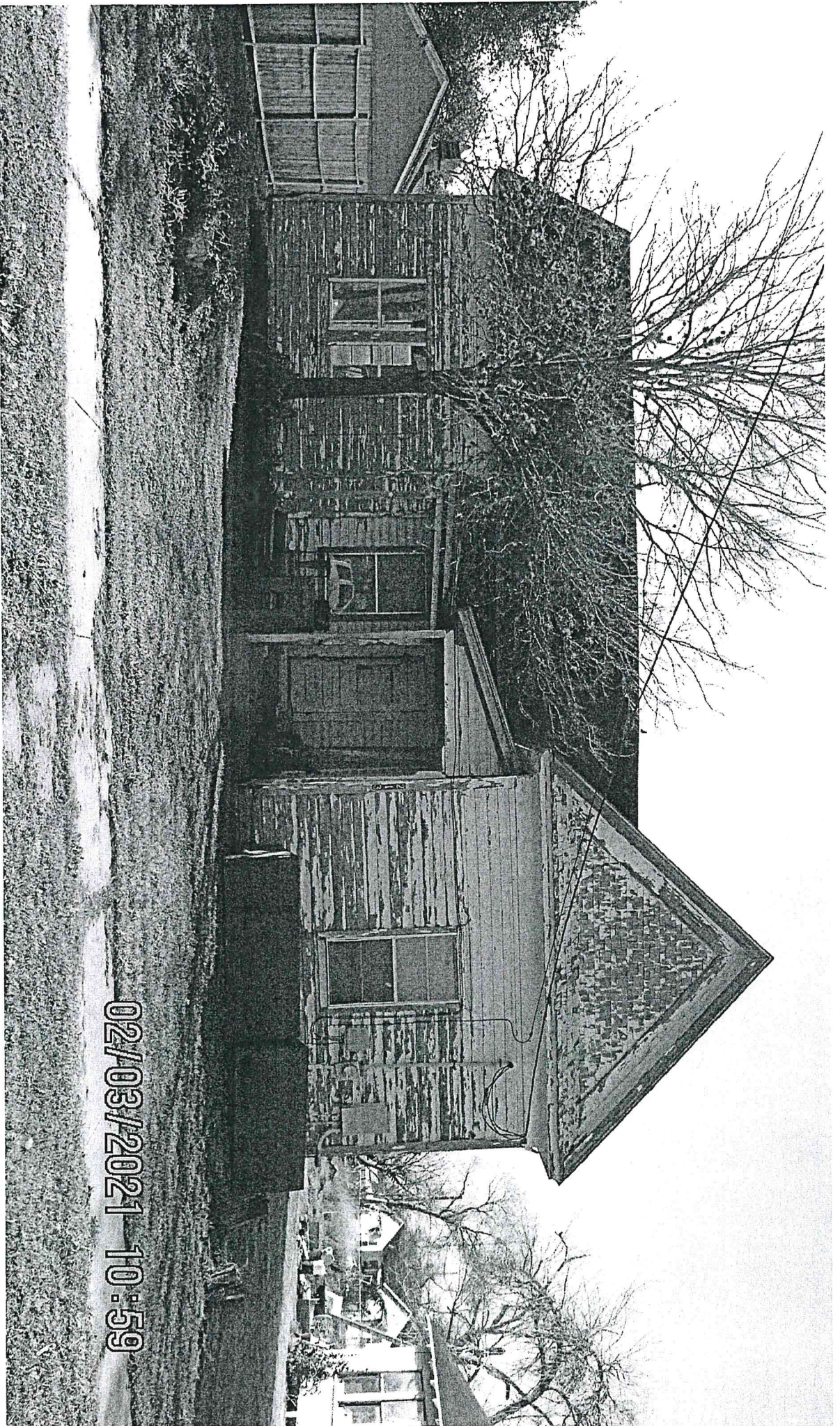
Pursuant to V.C.T.A., Health and Safety Code §342.006, if a violation covered by this notice occurs within the one-year period, and the City has not been informed in writing by the owner of an ownership change, then the City without notice may take any action permitted and assess its expenses as provided by V.T.C.A., Health and Safety Code §342.007

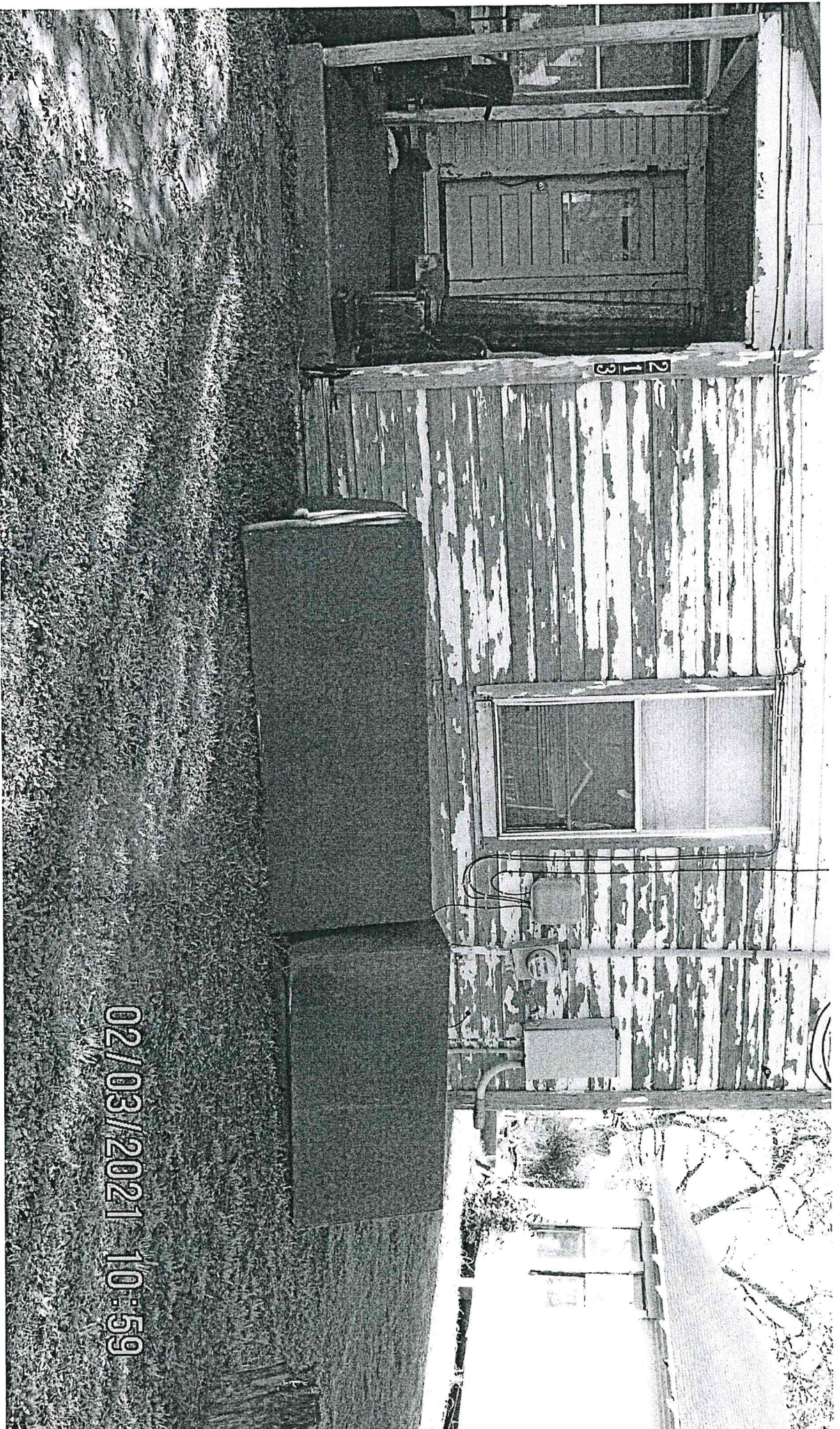
Your assistance is appreciated to correct this situation. The City looks forward to working with you. If you have any questions, you may call me at (361) 437-8794.

Thank you for your help in correcting the matter within 10 days.

Sincerely,


Rick A. Prine
Code Enforcement Department
City of Sinton







COMPLETE THIS SECTION

1, 2, and 3.
 and address on the reverse
 return the card to you.
 to the back of the mailpiece,
 space permits.

to:
KATHERINE FARROW
2367
78387

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee

B. Received by (Printed Name) **Katherine Farrow** C. Date of Delivery **9.20.11**

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

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise
☐ Collect on Delivery	☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Registered Mail Restricted Delivery (\$500)	

Domestic Return Receipt

4775 8344 9972 94

0000 0031 1599

2015 PSN 7530-02-000-9053

7019 0140 0000 0031 1599

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

OFFICIAL USE

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

Certified Mail Fee \$

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

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

Postage \$

Total Postage and Fees \$

Postmark Here

Sent To **KATHERINE FARROW**
 Street and Apt. No., or P.O. Box No. **2367**
 City, State, ZIP+4® **SMITH, TX. 78387**

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



THE CITY OF SINTON

September 9, 2021

Notice of Property Ordinance Violation

Donny L. & Katherine Farrow
8602 CR 2367.
Sinton, Texas 78387

Certified Mail, Return Receipt Requested
(Cert. #7019 0140 0000 0031 1599)

Property Address: 213 W George, Sinton, Texas 78387 Property ID: 9392
Violation: High Grass

The above described property under your control is in violation of City of Sinton Code of Ordinances Chapter 93 Secs. 93.03 and 93.04 which state that it shall be unlawful to permit weeds, brush or any objectionable or unsightly vegetation to grow to a greater height than 12 inches within 150 feet of any property line which abuts street rights-of-way, alleys, utility easements or other structures.

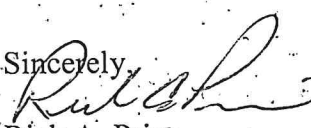
In accordance with the ordinances, you are advised to correct the condition within (10) days of this notice. Failure to comply with this notice may result in a warrant to appear in municipal court or the city may go upon the property and do such work as necessary to correct, remedy or remove such condition and the owner may be charged for expenses. Failure to pay expenses may cause the city to file a statement of expense with the County Clerk and a lien may be placed on the property. V.T.C.A., Health and Safety Code §342.007.

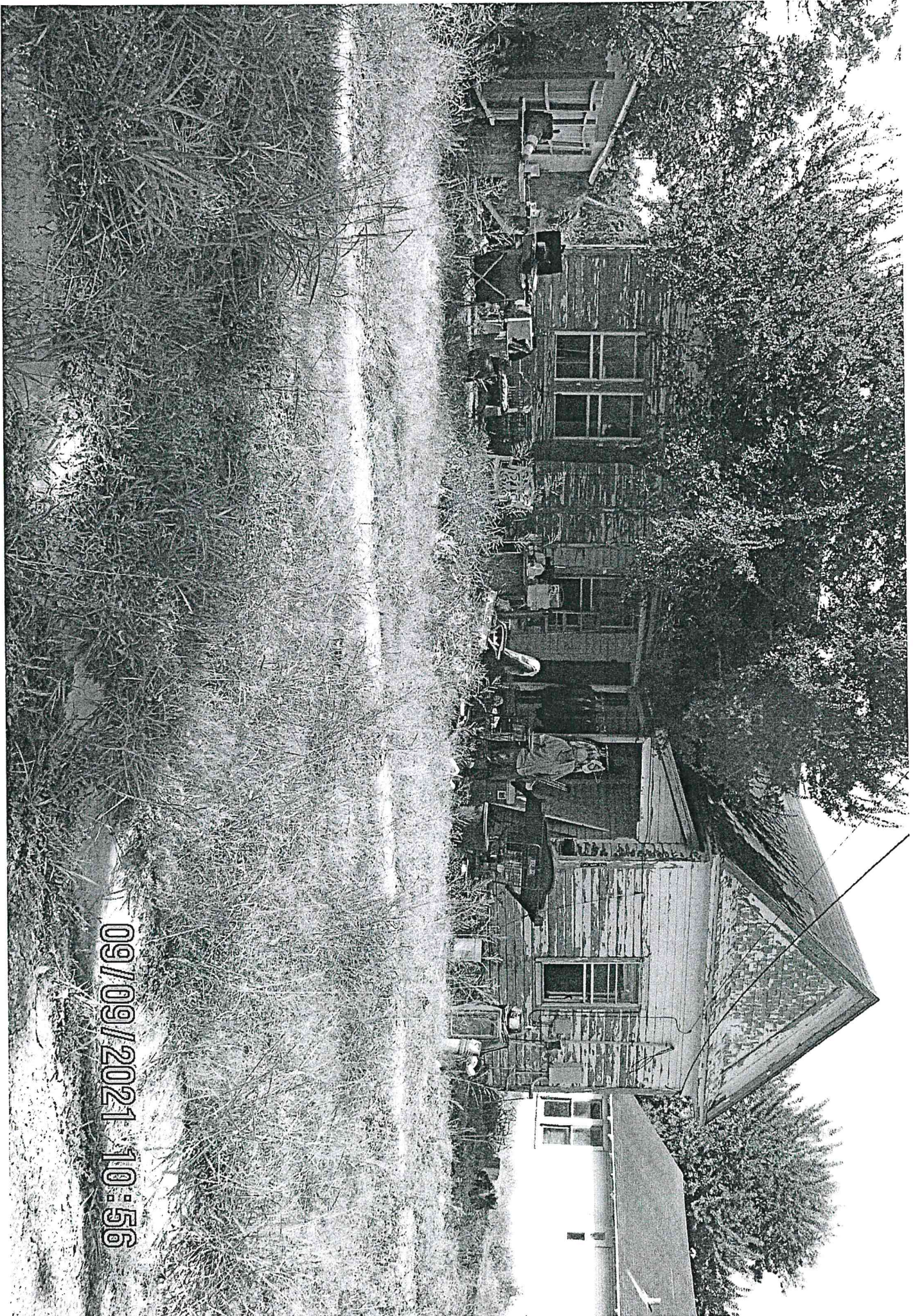
Pursuant to V.T.C.A., Health and Safety Code §342.006, if a violation covered by this notice occurs within the one-year period, and the City has not been informed in writing by the owner of an ownership change, then the City without notice may take any action permitted and assess its expenses as provided by V.T.C.A., Health and Safety Code §342.007.

Your assistance is appreciated to correct this situation. The City looks forward to working with you. If you have any questions, you may call me at (361) 437-8794.

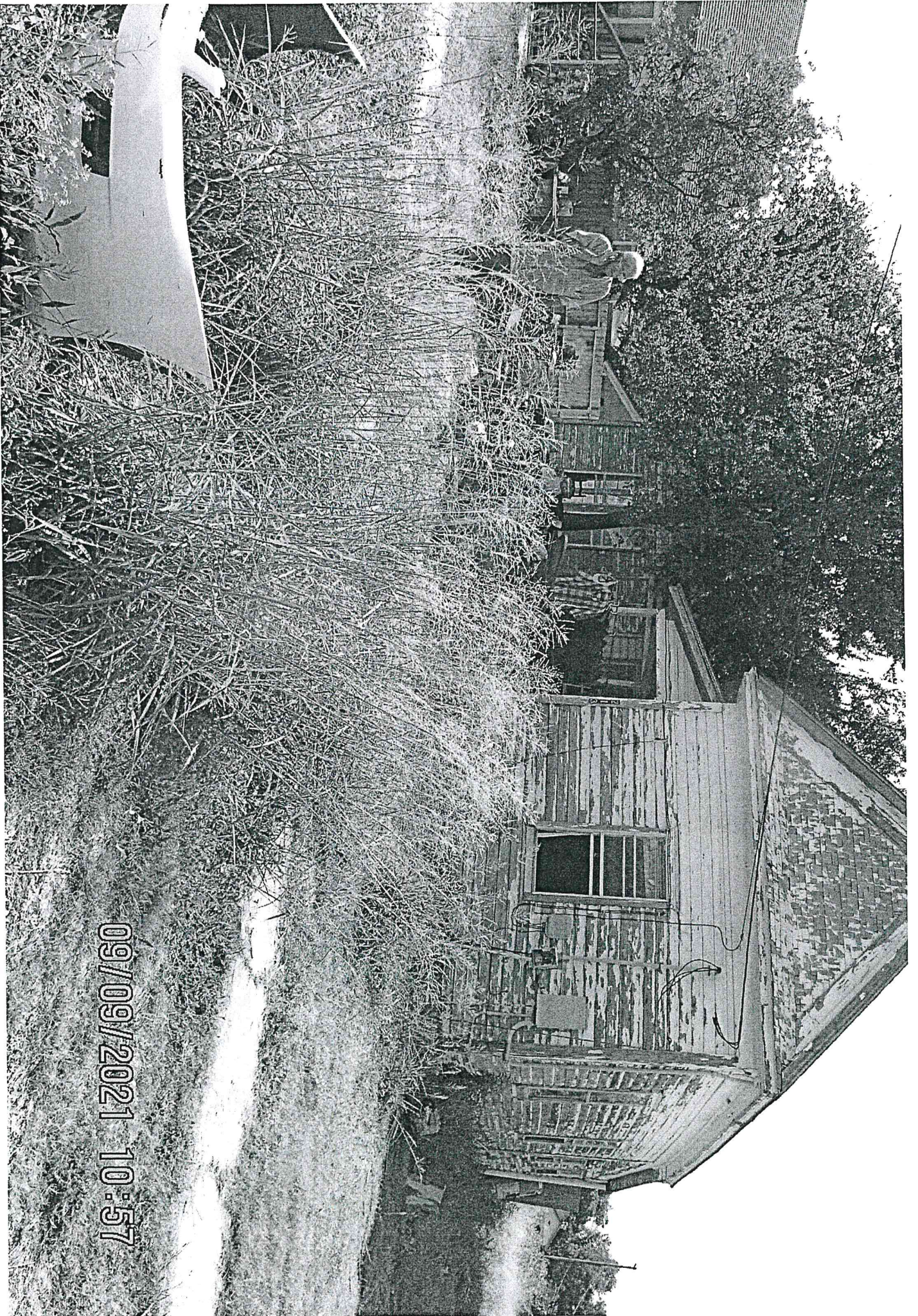
Thank you for your help in cutting/removing the matter within 10 days.

Sincerely,

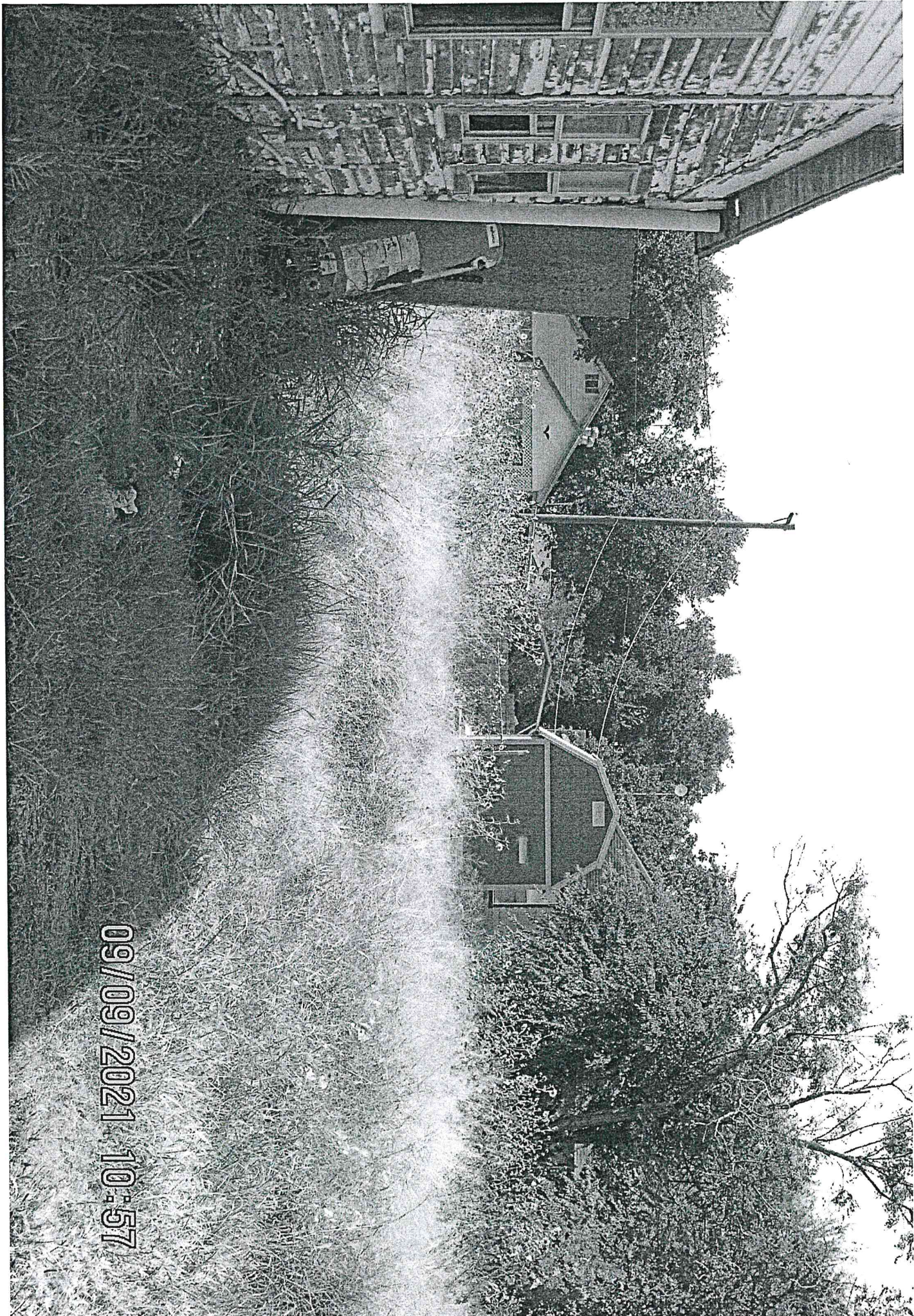

Rick A. Prine
Code Enforcement Department
City of Sinton



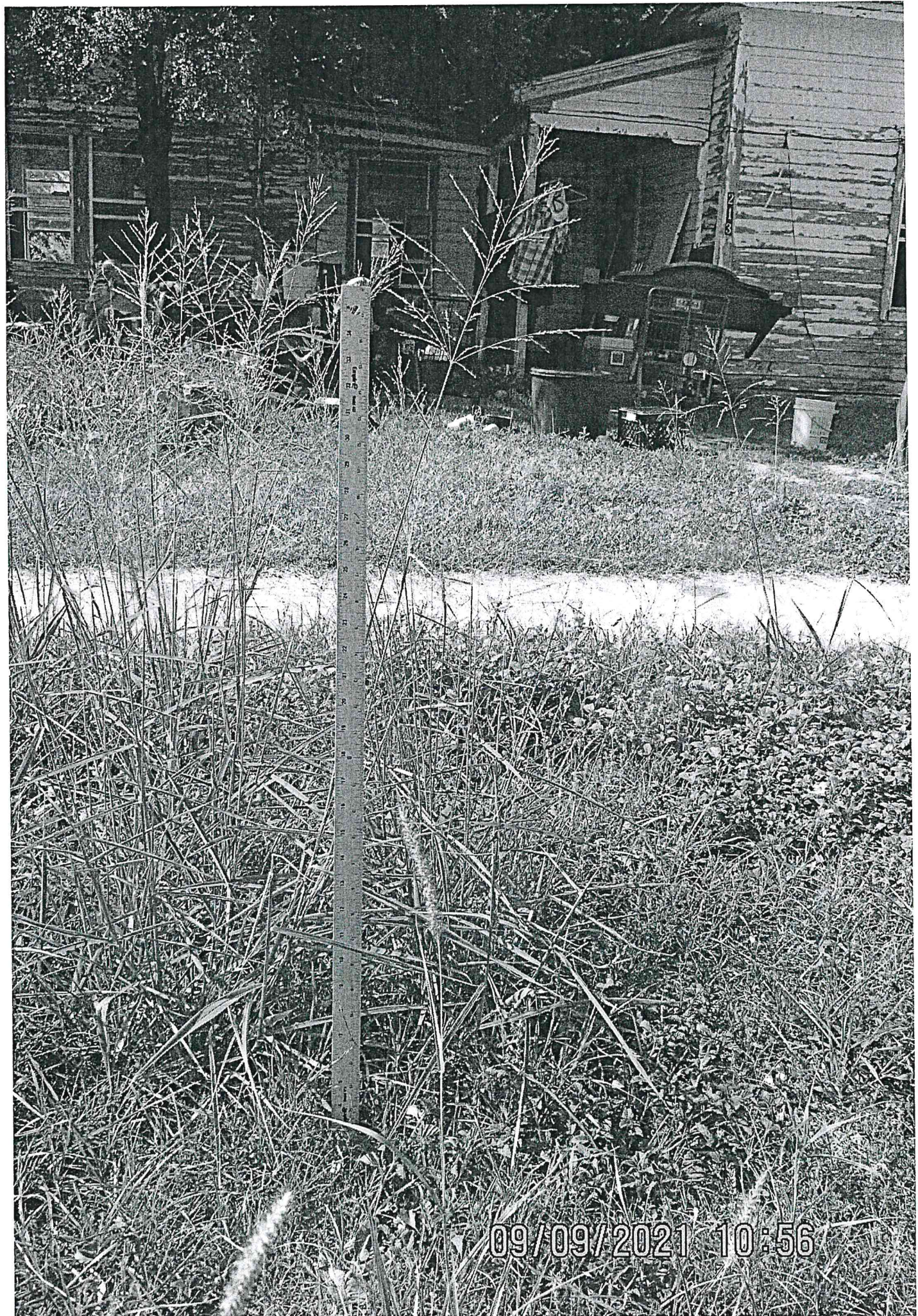
09/09/2021 10:56



09/09/2021 10:57



09/09/2021 10:57



09/09/2021 10:56

Account Number Selection

Name: Address: 213
Last Name: Street: W/G
First Name: Unit:

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

Acct No	Type	Name	First Date	Status	SI No	Street	Unit	Balance
01-135004		ELWARD, JENNIFER W	1/20/2002	1		213 W GEORGE		0.00
01-135005		TUETHIA, FRANKSON	12/16/2002	1		213 W GEORGE		0.00
01-135006		FARROW, DONNY L	6/24/2015	1		213 W GEORGE		0.00
01-135007		BARRIOS, ISIDORA	7/13/2017	1		213 W GEORGE		162.24
01-135008		HIRLE, JENNIFER M						

Advanced: OK Cancel

PHONE # Key Entry: US

Exp. Pk. Excl.

History Transaction Report

Report

CL

COMPLETE THIS SECTION

1, 2, and 3.

and address on the reverse

return the card to you.

to the back of the mailpiece,

space permits.

to:

KATHERINE FARROW

2369

TX. 78387



2012 6123 8987 05

(Transfer from service label)

0680 0001 6758 9392

July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee

X IC Farrow

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

Kath. Farrow 1-6-20

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature
 ☐ Priority Mail Express®

☐ Adult Signature Restricted Delivery
 ☐ Registered Mail™

☒ Certified Mail®
 ☐ Registered Mail Restricted Delivery

☐ Certified Mail Restricted Delivery
 ☐ Return Receipt for Merchandise

☐ Collect on Delivery
 ☐ Signature Confirmation™

☐ Collect on Delivery Restricted Delivery
 ☐ Signature Confirmation Restricted Delivery

7018 0680 0001 6758 9392

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Sent To: DONNA L. KATHERINE FARROW

Street and Apt. No. or P.O. Box No. 2369

City, State, ZIP+4® SAN ANTONIO TX 78387

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

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Postmark Here



THE CITY OF SINTON

December 19, 2019

Notice of Property Ordinance Violation

Donny L. & Katherine Farrow
8602 CR 2367
Sinton, Texas 78387

Certified Mail, Return Receipt Requested
(Cert. #7018 0680 0001 6758 9392)

Property Address: 213 W George, Sinton, Texas 78387 Property ID: 9392
Violation: High Grass

The above described property under your control is in violation of City of Sinton Code of Ordinances Chapter 93 Secs. 93.03 and 93.04 which state that it shall be unlawful to permit weeds, brush or any objectionable or unsightly vegetation to grow to a greater height than 12 inches within 150 feet of any property line which abuts street rights-of-way, alleys, utility easements or other structures.

In accordance with the ordinances, you are advised to correct the condition within (10) days of this notice. Failure to comply with this notice may result in a warrant to appear in municipal court or the city may go upon the property and do such work as necessary to correct, remedy or remove such condition and the owner may be charged for expenses. Failure to pay expenses may cause the city to file a statement of expense with the County Clerk and a lien may be placed on the property. V.T.C.A., Health and Safety Code §342.007.

Pursuant to V.C.T.A., Health and Safety Code §342.006, if a violation covered by this notice occurs within the one-year period, and the City has not been informed in writing by the owner of an ownership change, then the City without notice may take any action permitted and assess its expenses as provided by V.T.C.A., Health and Safety Code §342.007.

Your assistance is appreciated to correct this situation. The City looks forward to working with you. If you have any questions, you may call me at (361) 437-8794.

Thank you for your help in cutting/removing the matter within 10 days.

Sincerely,

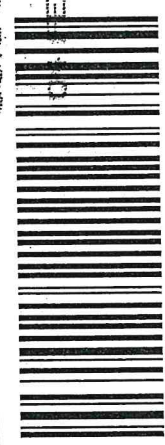
Rick A. Prine
Code Enforcement Department
City of Sinton

City of Sinton
BOX 1395
SINTON, TEXAS 78387-1395

Redacted

LN 2-6

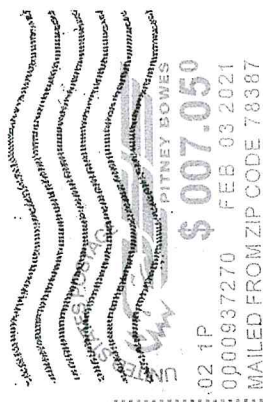
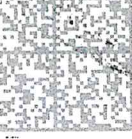
CERTIFIED MAIL



7019 0140 0000 0030 7639

CECILIA CHRISTI

TX 78341 L



Donny L. & Katherine Farrow
8602 CR 2367
Sinton, TX. 78387

- ☐ Undeliverable as Addressed
- ☐ Moved Left No Address
- ☐ Unclaimed
- ☐ Refused
- ☐ Attempted, Not Known
- ☐ No Such Street
- ☐ No Such Number
- ☐ Deceased
- ☐ Cant

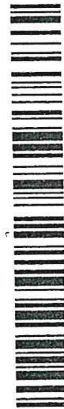
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. HOLD FAST TO THE RIGHT

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:

DAWNY L. KATHERINE FARRELL
8602 CR 2367
SANTON, TX. 78387



9590 9402 4775 8344 9811 63

2. Article Number (Transfer from service label)

7017 0140 0000 0030 7639

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent

☒ Addressee

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

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

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ First-Class Mail®
 - ☐ First-Class Mail Restricted Delivery
 - ☐ International Mail
 - ☐ International Mail Restricted Delivery
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Return Receipt for Merchandise
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

CAUSE NUMBER: _____

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF SINTON

Donny L. Farrow

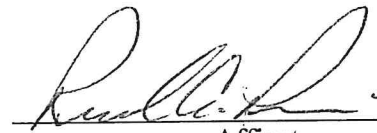
§

SAN PATRICIO COUNTY, TEXAS

In the name and by the authority of the State of Texas:

I, the undersigned affiant, do solemnly swear that I have good reason to believe and do believe that, Donny L. Farrow, hereinafter called the Defendant, on or about the 16th day of February, 2021 and before the making and filing of this complaint, in the territorial limits of the City of Sinton, and the State of Texas, the Defendant did then and there intentionally and knowingly as a person, owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon located at 213 W. George, Sinton, Texas.

Against the peace and dignity of the State.



Affiant

Rick A. Prine
Code Compliance Official, City of Sinton

Sworn and subscribed before me on this the 16th day of February, 2021 by Rick A. Prine.

Clerk, Municipal Court
City of Sinton
San Patricio County, Texas

CAUSE NUMBER: _____

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF SINTON

Katherine Farrow

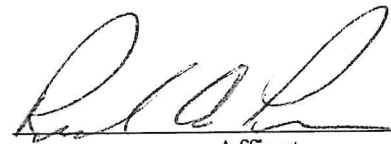
§

SAN PATRICIO COUNTY, TEXAS

In the name and by the authority of the State of Texas:

I, the undersigned affiant, do solemnly swear that I have good reason to believe and do believe that, Katherine Farrow, hereinafter called the Defendant, on or about the 16th day of February, 2021 and before the making and filing of this complaint, in the territorial limits of the City of Sinton, and the State of Texas, the Defendant did then and there intentionally and knowingly as a person, owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon located at 213 W. George, Sinton, Texas.

Against the peace and dignity of the State.



Affiant

Rick A. Prine
Code Compliance Official, City of Sinton

Sworn and subscribed before me on this the 16th day of February, 2021 by Rick A. Prine.

Clerk, Municipal Court
City of Sinton
San Patricio County, Texas

Issue Details

Tuesday, February 16, 2021

2:24:05 PM

Filtered to show: [ID]=153

Issue 153: 213 W George

Category	Trash, Debris, Junk	Assigned To	Rick Prine
Status	Active	Due Date	13-Feb-21
Priority	(2) Normal	Opened By	Rick Prine
Attachments	 (0)	Opened Date	03-Feb-21

Description

CHAPTER 93 sec. 93.02 sec. 93.04

Comments

[Version: 5/13/2020 4:27:49 PM] While on routine patrol found trash, junk & debris dumped onto city street at 213 W George, Sinton, TX. 78387, PID#9392. CE placed yellow tag on brush pile and red tag on front door. Photos of the property were taken and placed in case file.

[Version: 7/2/2020 11:15:58 AM] CE conducted a follow up investigation and found all debris has been removed from the property. Photos taken and placed in case file. CASE RESOLVED

[Version: 2/9/2021 8:13:19 AM] Received refused CERT...#7639 on this date. CE will conduct a follow up investigation on due date to determine if case will be forwarded to municipal court.

[Version: 2/16/2021 2:23:44 PM] CE conducted a follow up investigation on and found TJ&D still on the property. CE filed a Municipal Court Complaint on this date.

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[Version: 2/3/2021 1:41:51 PM] CE conducted a follow up investigation and found TJ&D still on this property. Photos were taken and NOV sent via CERT. RRR #7019 0140 0000 0030 7639 and First Class Mail to: Donny L. & Katherine Farrow, 8602 CR 2367, Sinton, TX. 78387 on this date.

[Version: 1/28/2020 11:54:40 AM] NOTE: re-entry due to database crash. CE conducted a follow up investigation and found that the high weeds and grass has been mowed. CASE RESOLVED on 1/22/2020.

San Patricio County Tax Office

Thursday, December 19, 2019

Property Tax Balance

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A Convenience Fee will be added if you pay by credit card or e-check. The minimum fee is \$2.50 per \$100.

Unless otherwise noted, all data refers to tax information for 2019. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 42203**Pending Credit Card or eCheck Payments:**
No Payment Pending**Address:**
FARROW DONNY L & KATHERINE
8602 CR 2367
SINTON, TX 78387[Pay by Credit Card](#)[Pay by E-Check](#)**Property Site Address:**
213 W GEORGE
78387**Gross Value:** \$25,167**Legal Description:**
LT 4 BLK 2 SINTON-MYNIER 0.17 2 ACRES**Land Value:** \$8,625**Current Tax Levy:** \$693.81**Improvement Value:** \$16,542**Current Amount Due:** \$693.81**Capped Value:** \$0**Prior Year Amount Due:** \$0.00**Agricultural Value:** \$0**Total Amount Due:** \$693.81**Exemptions:** None**Last Payment Amount for Current Year Taxes:**
Not Received[Exemption and Tax Rate Information](#)[Taxes Due Detail by Year and Jurisdiction](#)**Last Payer for Current Year Taxes:**
Not Received[Payment Information](#)**Last Payment Date for Current Year Taxes:**
Not Received[Current Tax Statement](#)[Register to Receive Electronic Tax Statements](#)**Active Lawsuits:** None

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

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SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373

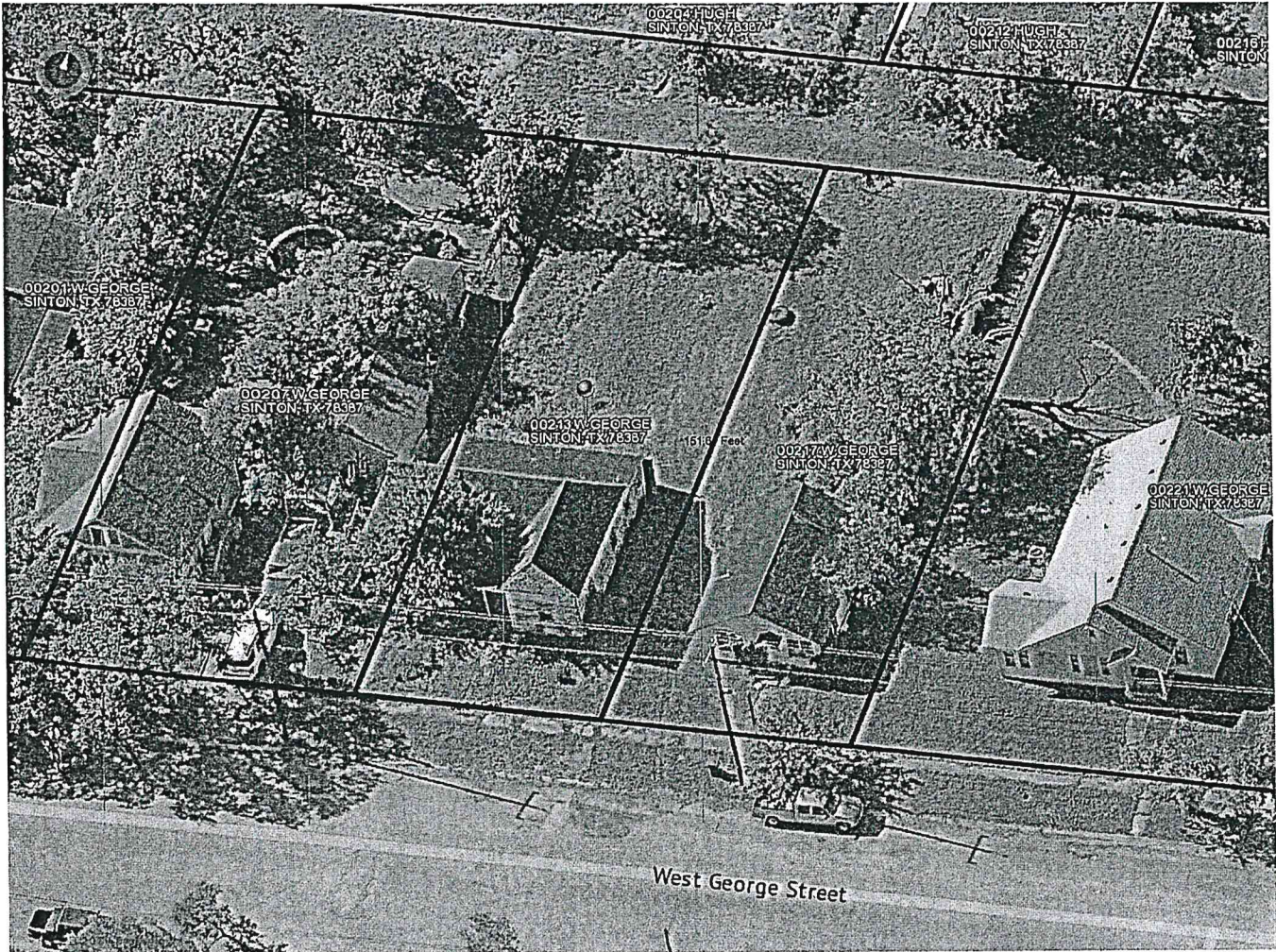
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 Property Details

Account	
Property ID:	42203
Legal Description:	LT 4 BLK 2 SINTON-MYNIER 0.17 2 ACRES
Geographic ID:	1055-0002-0004-000
Agent Code:	
Type:	Real
Location	
Address:	00213 W GEORGE SINTON, TX 78387
Map ID:	L-5-
Neighborhood CD:	SC140
Owner	
Owner ID:	20826
Name:	FARROW DONNY L & KATHERINE
Mailing Address:	8602 CR 2367 SINTON, TX 78387
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

CONNECTEXPLORER

000100



map: Auto (Oblique)

Dates: All

Image 1 of 44

04/10/2019

PID# 42203



City of Sinton

BOX 1395
SINTON, TEXAS 78387-1395

CERTIFIED MAIL



7019 0140 0000 0030 7639

Redund

LN 2-6

Donny L. & Katherine Farrow
8602 CR 2367
Sinton, TX. 78387

- ☐ Undeliverable as Addressed
- ☐ Moved, Left No Address
- ☐ Unclaimed
- ☐ Refused
- ☐ Attempted, Not Known
- ☐ No Such Street
- ☐ No Such Number
- ☐ Deceased
- ☐ No Recipient

02 1P \$007.05
0000937270 FEB 03 2021
MAILED FROM ZIP CODE 78387

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS FOR AVOIDANCE OF LOSS

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:

DAVID L. & KATHERINE FARNS
8602 CR 2367
SANTON, TX. 78387



9590 9402 4775 8344 9811 63

2. Article Number (Transfer from service label)

7019 0140 0000 0030 7639

PS Form 3811, July 2015 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

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

Domestic Return Receipt

**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

\$

Postmark
Here

Sent to: DAVID L. & KATHERINE FARNS

Street Apt. No., or P.O. Box No.
8602 CR 2367

City, State, ZIP+4®
SANTON, TX. 78387

6E9Z 0E00 0000 0470 670Z



THE CITY OF SINTON

February 3, 2021

Notice of Property Ordinance Violation

Donny L. & Katherine Farrow
8602 CR 2367
Sinton, TX. 78387

First Class Certified Mail,RRR
(Cert. #7019 0140 0000 00307639)

Property Address: 213 W. George, Sinton, Texas 78387; Acct. No. 42203

Violation: Unsightly Matter

Dear Property Owner/Occupant:

It has come to our attention that the above described property is in violation of City of Sinton Code of Ordinances. According to San Patricio County and City of Sinton records, you may have an ownership or vested interest in this property. Specifically, the property is in violation of City of Sinton Code of Ordinances, Chapter 93 Secs. 93.02, and 93.04 which state:

- **Sec. 93.02. - Permitting or allowing objectionable, unsightly or unsanitary matter on real property.**
 - (a) It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city to permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon.
 - (b) It shall be unlawful for any person to throw, deposit or sweep any of the above prohibited matter into, upon or along any drain, gutter, alley, sidewalk, street, park, right-of-way or vacant lot, or upon any public or private premises within the corporate limits of the city
- **Sec. 93.04. - Duty of owner to maintain property.**

It shall be the duty of any person owning, claiming, occupying or having supervision or control of any real property, referred to in sections 93.02 and 93.03, to remove, drain and/or fill all prohibited matter or conditions and to cut and remove all weeds, brush and other objectionable or unsightly vegetation as often as may be necessary to comply with sections 93.02 and 93.03 and to use every precaution to prevent the same from occurring or growing on such premises.

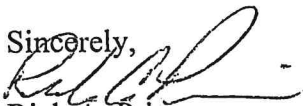
In accordance with the ordinances, you are advised to correct the condition within (10) days of this notice. Failure to comply with this notice may result in a warrant to appear in municipal court or the city may go upon the property and do such work as necessary to correct, remedy or remove such condition and the owner may be charged for expenses. Failure to pay expenses may cause the city to file a statement of expense with the County Clerk and a lien may be placed on the property. V.T.C.A, Health and Safety Code §342.007.

Pursuant to V.C.T.A., Health and Safety Code §342.006, if a violation covered by this notice occurs within the one-year period, and the City has not been informed in writing by the owner of an ownership change, then the City without notice may take any action permitted and assess its expenses as provided by V.T.C.A, Health and Safety Code §342.007

Your assistance is appreciated to correct this situation. The City looks forward to working with you. If you have any questions, you may call me at (361) 437-8794.

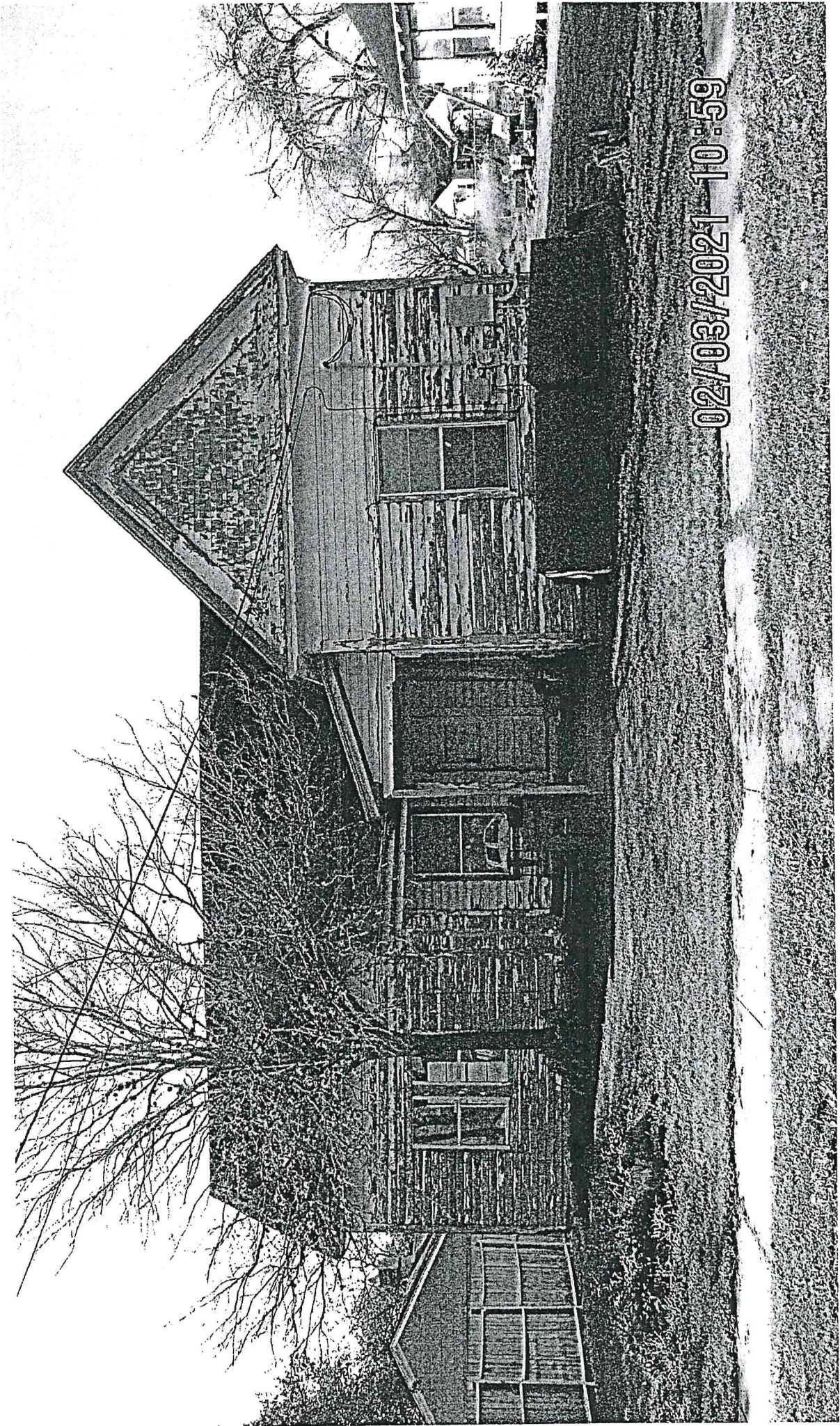
Thank you for your help in correcting the matter within 10 days.

Sincerely,

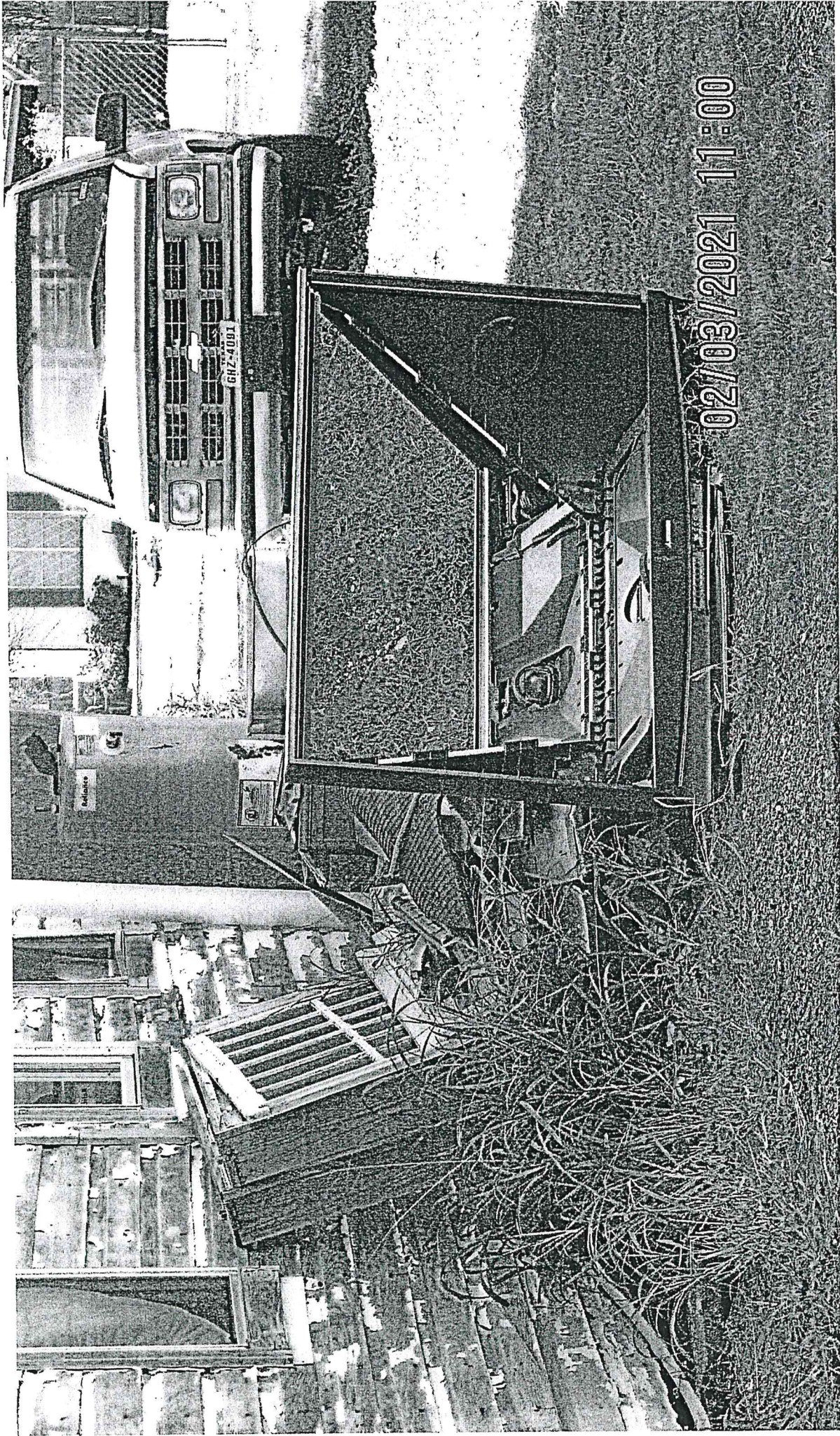


Rick A. Prine

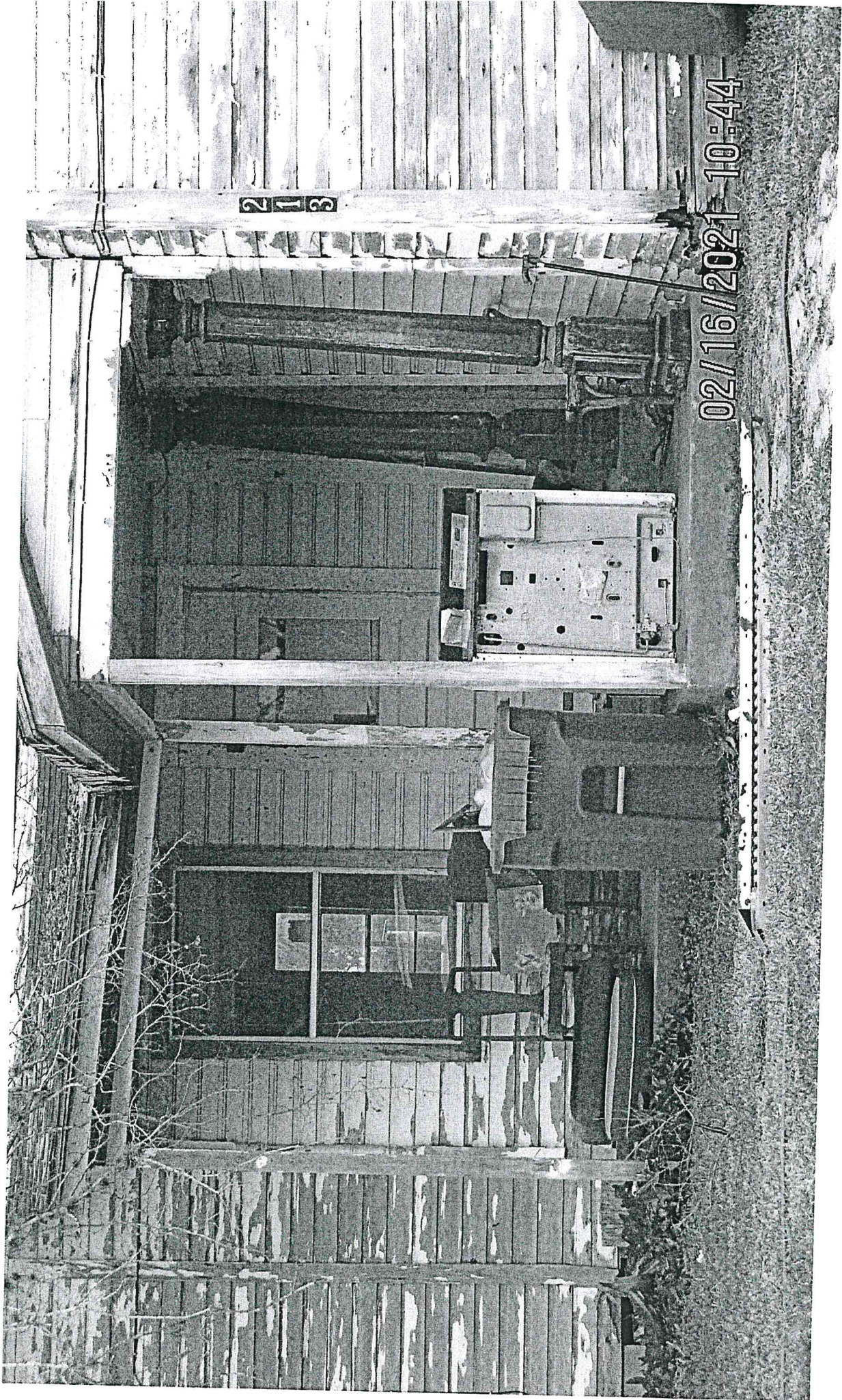
Code Enforcement Department
City of Sinton







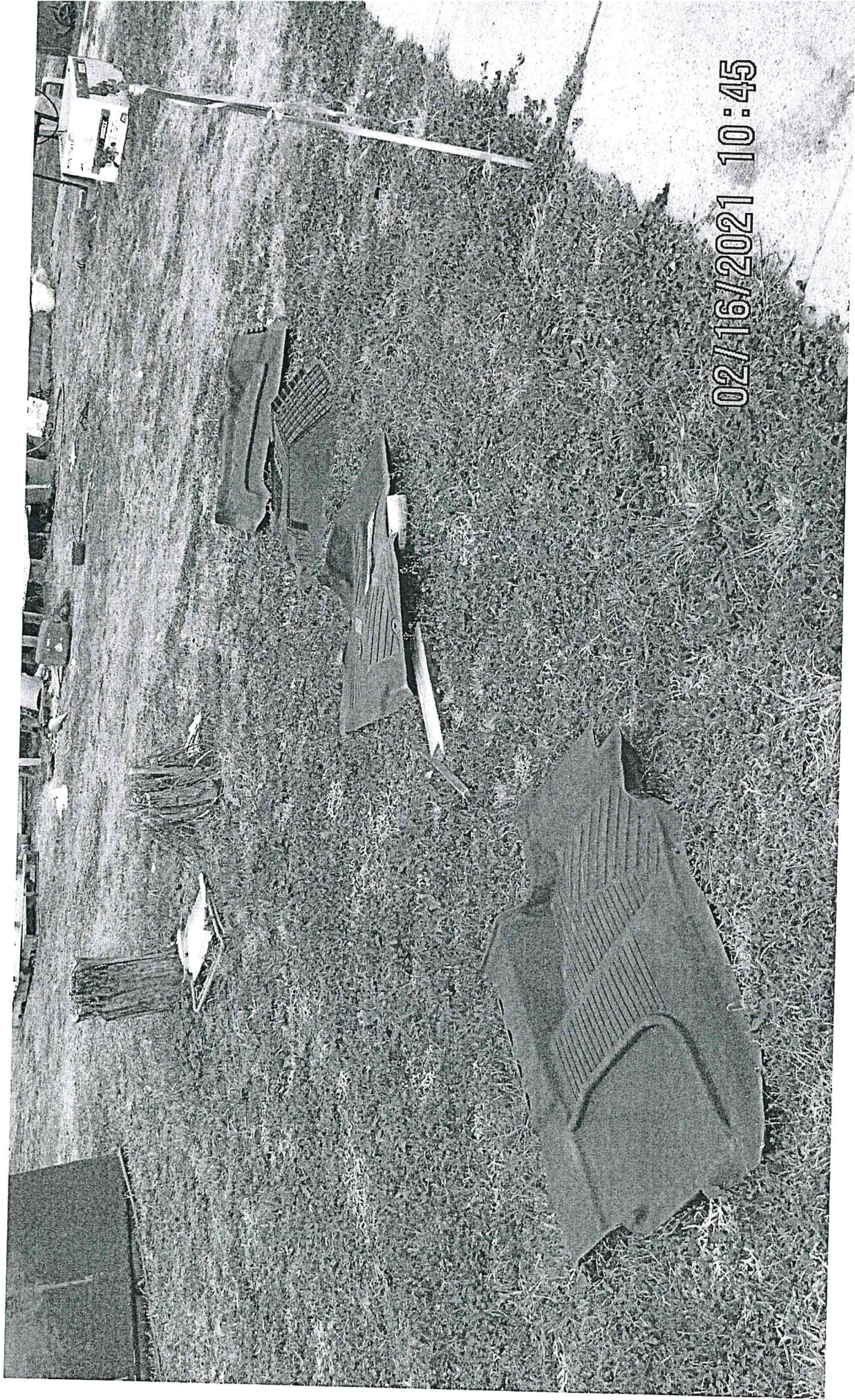




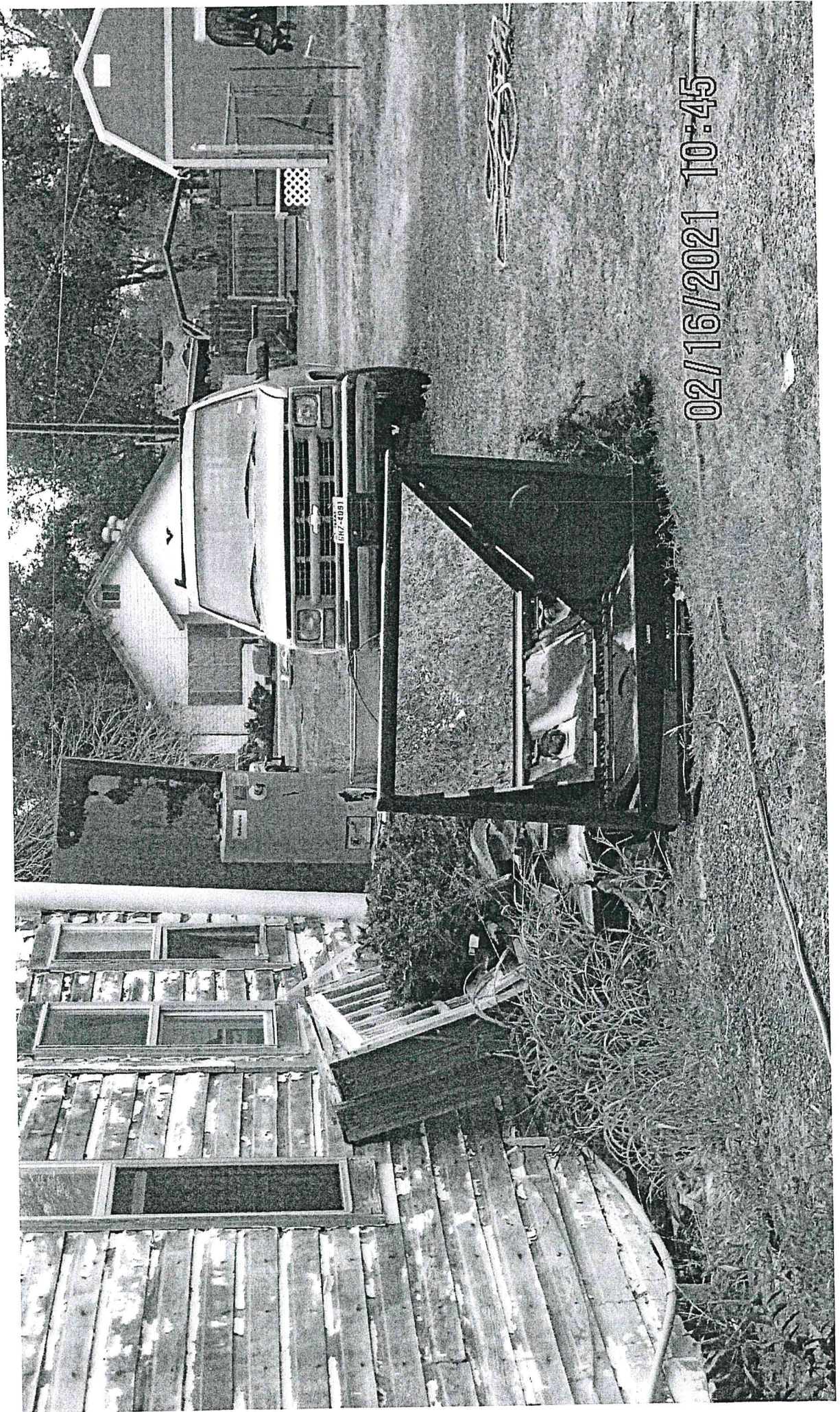
02/16/2021 10:44



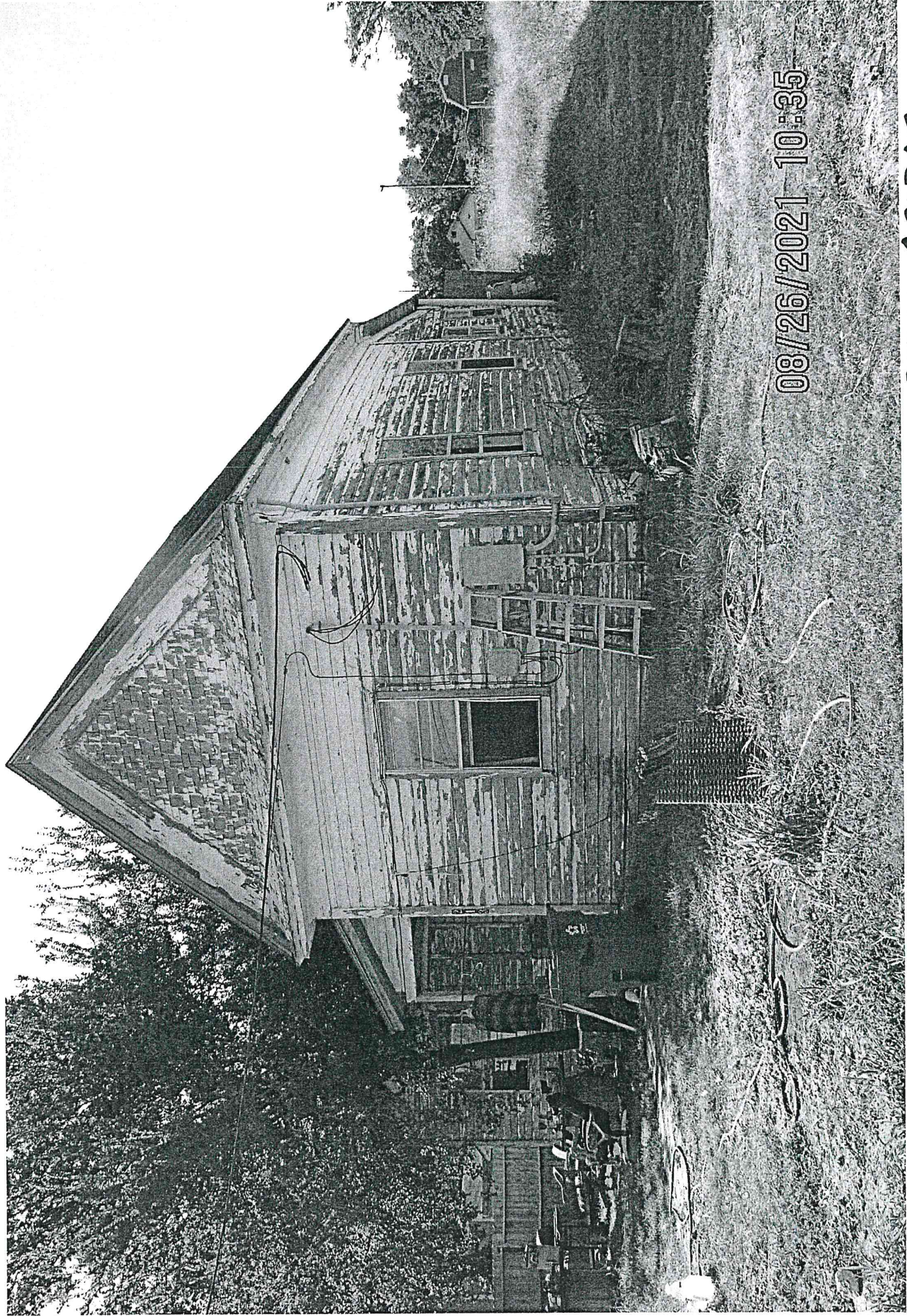
02/16/2021 10:45



02/16/2021 10:45



02/16/2021 10:45



213 W. GEORGE
(EUB)

CAUSE NUMBER: _____

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF SINTON

Donny L. Farrow

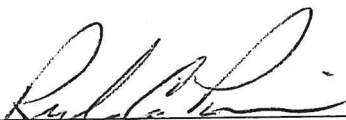
§

SAN PATRICIO COUNTY, TEXAS

In the name and by the authority of the State of Texas:

I, the undersigned affiant, do solemnly swear that I have good reason to believe and do believe that, Donny L. Farrow, hereinafter called the Defendant, on or about the 16th day of February, 2021 and before the making and filing of this complaint, in the territorial limits of the City of Sinton, and the State of Texas, the Defendant did then and there intentionally and knowingly as a person, owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon located at 213 W. George, Sinton, Texas.

Against the peace and dignity of the State.



Affiant

Rick A. Prine
Code Compliance Official, City of Sinton

Sworn and subscribed before me on this the 16th day of February, 2021 by Rick A. Prine.

Clerk, Municipal Court
City of Sinton
San Patricio County, Texas

CAUSE NUMBER: _____

STATE OF TEXAS

§

IN THE MUNICIPAL COURT

VS.

§

CITY OF SINTON

Katherine Farrow

§

SAN PATRICIO COUNTY, TEXAS

In the name and by the authority of the State of Texas:

I, the undersigned affiant, do solemnly swear that I have good reason to believe and do believe that, Katherine Farrow, hereinafter called the Defendant, on or about the 16th day of February, 2021 and before the making and filing of this complaint, in the territorial limits of the City of Sinton, and the State of Texas, the Defendant did then and there intentionally and knowingly as a person, owning, claiming, occupying or having supervision or control of any real property, occupied or unoccupied, within the corporate limits of the city permit or allow any stagnant or unwholesome water, sinks, filth, carrion, weeds, rubbish, brush and refuse, impure or unwholesome matter of any kind, objectionable, unsightly or unsanitary matter of whatever nature to accumulate or remain thereon located at 213 W. George, Sinton, Texas.

Against the peace and dignity of the State.



Affiant

Rick A. Prine
Code Compliance Official, City of Sinton

Sworn and subscribed before me on this the 16th day of February, 2021 by Rick A. Prine.

Clerk, Municipal Court
City of Sinton
San Patricio County, Texas

Issue Details

Tuesday, February 16, 2021

2:24:05 PM

Filtered to show: [ID]=153

Issue 153: 213 W George

Category	Trash, Debris, Junk	Assigned To	Rick Prine
Status	Active	Due Date	13-Feb-21
Priority	(2) Normal	Opened By	Rick Prine
Attachments	📎(0)	Opened Date	03-Feb-21

Description

CHAPTER 93 sec. 93.02 sec. 93.04

Comments

[Version: 5/13/2020 4:27:49 PM] While on routine patrol found trash, junk & debris dumped onto city street at 213 W George, Sinton, TX. 78387, PID#9392. CE placed yellow tag on brush pile and red tag on front door. Photos of the property were taken and placed in case file.

[Version: 7/2/2020 11:15:58 AM] CE conducted a follow up investigation and found all debris has been removed from the property. Photos taken and placed in case file. CASE RESOLVED

[Version: 2/9/2021 8:13:19 AM] Received refused CERT...#7639 on this date. CE will conduct a follow up investigation on due date to determine if case will be forwarded to municipal court.

[Version: 2/16/2021 2:23:44 PM] CE conducted a follow up investigation on and found TJ&D still on the property. CE filed a Municipal Court Complaint on this date.

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San Patricio County Tax Office

Thursday, December 19, 2019

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Account Number: 42203**Pending Credit Card or eCheck Payments:**
No Payment Pending**Address:**
FARROW DONNY L & KATHERINE
8602 CR 2367
SINTON, TX 78387[Pay by Credit Card](#)
[Pay by E-Check](#)**Property Site Address:**
213 W GEORGE
78387**Gross Value:** \$25,167**Legal Description:**
LT 4 BLK 2 SINTON-MYNIER 0.17 2 ACRES**Land Value:** \$8,625**Improvement Value:** \$16,542**Current Tax Levy:** \$693.81**Capped Value:** \$0**Current Amount Due:** \$693.81**Agricultural Value:** \$0**Prior Year Amount Due:** \$0.00**Exemptions:** None**Total Amount Due:** \$693.81[Exemption and Tax Rate Information](#)**Last Payment Amount for Current Year Taxes:**
Not Received[Taxes Due Detail by Year and Jurisdiction](#)**Last Payer for Current Year Taxes:**
Not Received[Payment Information](#)**Last Payment Date for Current Year Taxes:**
Not Received[Current Tax Statement](#)**Active Lawsuits:** None[Register to Receive Electronic Tax Statements](#)

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SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373

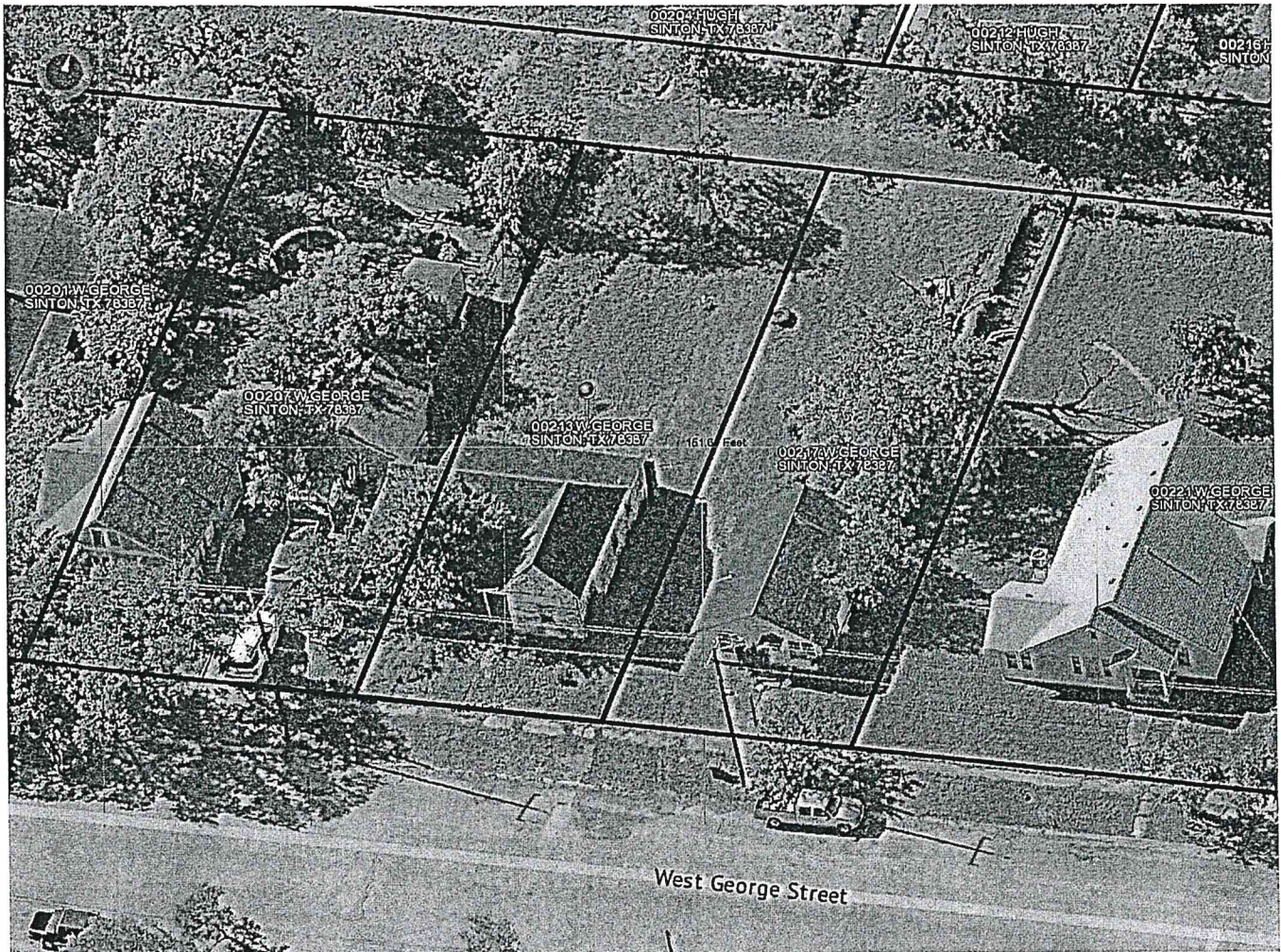
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 Property Details

Account	
Property ID:	42203
Legal Description:	LT 4 BLK 2 SINTON-MYNIER 0.17 2 ACRES
Geographic ID:	1055-0002-0004-000
Agent Code:	
Type:	Real
Location	
Address:	00213 W GEORGE SINTON, TX 78387
Map ID:	L-5-
Neighborhood CD:	SC140
Owner	
Owner ID:	20826
Name:	FARROW DONNY L & KATHERINE
Mailing Address:	8602 CR 2367 SINTON, TX 78387
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

CONNECTEXPLORER

00210



map: Auto (Oblique) Dates: All Image 1 of 44 04/10/2019

PID# 42203