AGENDA
SNYDER BUILIDING STANDARDS COMMISSION MEETING
JANUARY 5, 2026
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
4:00 P.M.

I. PUBLIC HEARING: Substandard Building Located At 502 34th

Documents:

502 34TH PACKET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 502 34th A Nuisance.
5. Consider And Act On Approval Of Order No.260501A

Documents:

30 DAY ORDER.PDF

II. PUBLIC HEARING: Substandard Building Located At 1503 AVE M

Documents:

1503 AVE M PACKET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 1503 AVE M A Nuisance.
5. Consider And Act On Approval Of Order No.260501B

Documents:

30 DAY ORDER.PDF

III. PUBLIC HEARING: Substandard Building Located At 2003 AVE O

Documents:

2003 AVE O PACKET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 2003 AVE O A Nuisance.
5. Consider And Act On Approval Of Order No.260501C

    Documents:

    30 DAY ORDER.PDF

IV. PUBLIC HEARING: Substandard Building Located At 2214 42nd

Documents:

2214 42ND PACKET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 2214 42nd A Nuisance.
5. Consider And Act On Approval Of Order No.260501D

    Documents:

    30 DAY ORDER.PDF

V. PUBLIC HEARING: Substandard Building Located At 3718 AVE U

Documents:

3718 AVE U PACKET.PDF

1. Open Time.
2. Discussion.
3. Close Time.
4. Consider And Act On Declaring The Substandard Building Located At 3718 AVE U A Nuisance.
5. Consider And Act On Approval Of Order No.260501E

    Documents:

    30 DAY ORDER.PDF

VI. ADJOURNMENT:

1. Consider Motion To Adjourn.

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 502 34th St., SNYDER, TX 79549

SUBDIVISION: CULLUM ADDN BLOCK: 2 LOT: 2

☒ DATE: 11-01-25 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 12-09-25 SEARCH WARRANT OBTAINED

☒ DATE: 12-09-25 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS, AND OR MORTGAGEES:

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

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

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

☒ DATE: 12-01-25 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS NOT LESS THAN 30 DAYS (SCURRY COUNTY REAL PROPERTY RECORDS)

☒ DATE: 12-01-25 PUBLISH NOTICE OF PUBLIC HEARING IN OFFICIAL NEWSPAPER NOT LESS THAN 30 DAYS (SNYDER NEWS)

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED ONLINE NOT LESS THAN 72 HOURS

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED AT CITY HALL NOT LESS THAN 72 HOURS

☒ DATE: 01-05-26 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____
_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME: _____DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

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

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

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

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

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

☐ DATE: _____ BILL PAID WITHIN 30 DAYS

☐ DATE: _____ LIEN FILED

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 502 34th St.
CASE #: 260501A

1. Rugerio Y. Reyes and wife, Anita Reyes

Property Deed History

Deed Date	Type	Description	Grantor	Grantee
7/16/1998	15	SALEUC	VINCEHEIRS	REYESRUGER
11/25/1992	16	CASH	FENTOMYRON	REYESRUGER
8/5/1991	15	SALEUC	VINCENT, GEORGE C	FENTOMYRON

Appleton Scurry Co Clerk
DEC 1 2025 10:59

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: **REYES, RUGERIO Y** **502 34TH ST** **SNYDER, TX 79549-4936**
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **L2 B2 CULLUM**, commonly known as **502 34th, Snyder, TX 79549**

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

Kelly Hartman, City Inspector & Code Enforcement Officer for The City of Snyder, Texas, acknowledged this Instrument before me on this 1st day of December, 2025.

Becki Green

Notary Public

BECKI GREEN
My Notary ID # 129211468
Expires December 3, 2028

12/01/2025

REYES, RUGERIO Y
502 34TH ST
SNYDER, TX 79549-4936

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

REYES, RUGERIO Y
502 34TH ST
SNYDER, TX 79549-4936

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES, OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT:

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **L2 B2 CULLUM,** commonly known as **502 34th, SNYDER, TX 79549**

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

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render

the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition, or securing of those buildings.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

A. REPORT:
   a. Identify structural deficiencies based upon minimum standards.
   b. Identify whether property is owner-occupied, tenant-occupied, or abandoned.

B. RECOMMEND:
   a. Repair or Demolition
   b. Note whether vacation of property is required.

Date of Inspection: 12-01-25

Address of Property: 502 34th Property ID #: 12811

Name of Inspector: Kelly Hartman

☐ **(a) Inadequate sanitation shall include, but not be limited to, the following:**
- ☐ Lack of or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- ☐ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☐ Lack of or improper kitchen sink.
- ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☐ Lack of adequate heating.
- ☐ Lack of or improper operation of required ventilating equipment.
- ☐ Lack of minimum amounts of natural light and ventilation required by this code.
- ☐ Room and space dimensions less than required by this code.
- ☐ Lack of required electrical lighting.
- ☐ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin, or rodents.
- ☒ General dilapidation or improper maintenance.
- ☐ Lack of connection to required sewage disposal system.
- ☐ Lack of adequate garbage and rubbish storage and removal.

☐ **(b) Structural hazards shall include, but not be limited to, the following:**
- ☐ Deteriorated or inadequate foundations.
- ☐ Defective or deteriorated flooring or floor supports.
- ☐ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☐ Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- ☐ Members of walls, partitions, or other vertical supports that are of insufficient size to

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Substandard Building Inspection Checklist

☐ Along the sidewalk adjacent to the premises between the property line and the curb or, if there is no curb, within ten (10) feet outside that property line; or

☐ In an alley or easement adjacent to the premises measured to the centerline of such alley or easement.

☐ Excessive Junk: The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

☒ Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals or lumber.

☒ Any condition which provides harborage for rats, mice, snakes and other vermin.

☐ It shall be unlawful to pile, stack, lay, heap, gather, accumulate, or store any of the following on any block, lot, tract or piece of land within the corporate limits of the city, including but not limited to:

- ☐ Piles of used lumber, old tires, used metal, used concrete materials, used construction materials;
- ☐ Limbs, organic materials or household trash;
- ☐ Old furniture, (including couches, chairs, electronics, weight equipment, tables, washers, dryers, dishwashers, refrigerators, freezers, hot water heaters, or parts of any of these items);
- ☐ Clothing or material of any kind.

☐ Allowing holes or places where water may accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow holes or places on such lot where water may accumulate and become stagnant, or to permit such holes or places to remain.

☐ Permitting stagnant water to accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow the accumulation of stagnant water thereon, or to permit such accumulation of stagnant water to remain.

☐ **(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
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Substandard Building Inspection Checklist

carry imposed loads with safety.

☐ Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

☐ Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

☐ **(c) Any code nuisance(s):**

☒ Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.

☐ Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood for ten (10) days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.

☒ Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.

☒ Allowing weeds to grow on premises in a neighborhood if the weeds are located within three hundred (300) feet of another residence or commercial establishment.

☑ Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard;

☐ Maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with:

☐ A fence that is at least four feet high and that has a latched gate that cannot be opened by a child; or

☐ A cover over the entire swimming pool that cannot be removed by a child;

☐ Maintaining a flea market in a manner that constitutes a fire hazard;

☐ Discarding refuse or creating a hazardous visual obstruction on:

☐ City-owned land; or

☐ Land or easements owned or held by a special district that has the city council of the city as its governing body.

☐ Discarding refuse on smaller of:

☐ The area that spans twenty (20) feet on each side of a utility line; or

☐ The actual span of the utility easement.

☒ Allowing grass, weeds, vegetation, brush, or any plant that is not cultivated to grow in rank profusion:

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PLANNING & DEVELOPMENT SERVICES
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Substandard Building Inspection Checklist

☐ **(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.**

☐ **(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.**

☒ **(g) Faulty weather protection, which shall include, but not be limited to, the following:**

- ☐ Deteriorated, crumbling, or loose plaster.
- ☐ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
- ☐ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☐ Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

☒ **(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.**

☐ **(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.**

☒ **(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.**

☒ **(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.**

☐ **(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.**

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Substandard Building Inspection Checklist

☐ **(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.**

☐ **(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.**

☐ **(o) Inadequate structural resistance to horizontal forces. "Substandard building" includes a building not in compliance with Section 13143.2.**

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Date of Inspection: December 01, 2025

Address of Property: 502 34th Property ID #: 12811

Name of Inspector: Kelly Hartman

Inspection Score

A. 3 / 15	G. 0 / 4	M. 0 / 1
B. 0 / 9	H. 1 / 1	N. 0 / 1
C. 7 / 13	I. 0 / 1	O. 0 / 1
D. 0 / 1	J. 1 / 1	
E. 0 / 1	K. 1 / 1	**TOTAL: 13 / 52**
F. 0 / 1	L. 0 / 1	

NOTES:

Through Tax Year 2024

TAX CERTIFICATE

Certificate # 19657

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information

Property ID: 12811 Geo ID: 01-0208-0190-0002-0004
Legal Acres: 0.0000
Legal Desc: L2 B2 CULLUM
Situs: 502 34TH ST SNYDER, TX 79549
DBA:
Exemptions: HS, OV65

Owner ID: 17989 100.00%
REYES, RUGERIO Y
502 34TH ST
SNYDER, TX 79549-4936

For Entities

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

Value Information

Improvement HS:	21,001
Improvement NHS:	0
Land HS:	1,852
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	22,853

Current/Delinquent Taxes

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

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

Effective Date: 09/11/2025 Total Due if paid by: 09/30/2025 0.00

Tax Certificate Issued for:	Taxes Paid in 2024
SCURRY COUNTY	0.00
CITY OF SNYDER	32.04
SNYDER ISD	0.00
WESTERN TX COLLEGE	27.33
HOSPITAL DISTRICT SCURRY CO	0.00

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Amanda Galvan
Signature of Authorized Officer of Collecting Office

Date of Issue: 09/11/2025
Requested By: HOMESTEAD TITLE COMPANY,
Fee Amount: 10.00
Reference #: REYES

SNYDER ABSTRACT & TITLE CO.
A Branch of Homestead Title Company, LLC
2617 College Ave.
P.O. Box 69
Snyder, TX 79550
TEL. (325) 573-8558

LIMITED TITLE & LIEN SEARCH

THIS IS TO CERTIFY: That we have examined the records of **SNYDER ABSTRACT & TITLE CO.,** and the offices of the Scurry County Clerk and the Scurry County District Clerk; insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

All of Lot Number Two (2), in Block Number Two (2), of the CULLUM ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas.

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

Said records having been examined for a period of time from November 25, 1992 thru September 19, 2025, including Abstract of Judgment, Federal Tax Lien, Sate Tax Lien, and District Court Suits, with respect to the following only:

Rugerio Y. Reyes and wife, Anita Reyes

and that the Grantee on the latest document recorded in the Public records purporting to vest title in the above-described property is:

Rugerio Reyes and wife Anita Reyes by virtue of Warranty Deed dated November 25, 1992, executed by Myron Fenton, recorded in Volume 381, Page 705, Official Public Records, Scurry County, Texas.

Rugerio Reyes and wife Anita Reyes by virtue of Warranty Deed dated July 16, 1978, executed by June Presley et al, recorded in Volume 423, Page 530, Official Public Records, Scurry County, Texas.

and finding **"NOTHING FURTHER"** of record affecting the title to said property, except for the following: NONE

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

RECORD OWNER: Rugerio Y. Reyes and wife, Anita Reyes

RECORD LIENHOLDERS (as against record owner): None

STATE AND/OR FEDERAL TAX LIENS (as against record owner): None

ABSTRACT OF JUDGMENT (as against record owner): None

DISTRICT COURT SUITS (as against record owner): None

LEASES (as against record owner): None

MISC. NOTES: None

THIS CERTIFICATE IS NOT TITLE INSURANCE

This Certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title to the property above-described, but is simply reporting briefly herein as to the instruments listed herein, found of record pertaining to said property, and it is expressly understood and agreed that this Certificate is neither a guaranty nor warranty of title. By acceptance of this Certificate it is understood that the liability of the issuer hereof is expressly limited to the actual monetary consideration paid for same. Our search has been limited to the above matters and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. **If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee or Owner Title Insurance Policy and at the specified rate premium.**

We further do not certify as to the status of ad valorem taxes assessed against the above-described property, but have furnished a Tax Statement.

Dated September 22, 2025

HOMESTEAD TITLE CO., LLC d/b/a
SNYDER ABSTRACT & TITLE CO.

James D. Elrod

By: James D. Elrod, managing member

CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 502 34th Snyder Tx
CASE #: 260501A

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2021 International Property Maintenance Code, the 2021 International Residential and Building Codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

☐ Inadequate Sanitation

☐ Structural Hazards

☒ Attractive Nuisance

☐ Hazardous Wiring

☐ Improper Occupancy

☐ Unsecured

☐ Inadequate Exits

☐ Faulty Weather Protection

☐ Faulty Materials of Construction

☒ Inadequate Maintenance

☒ Hazardous or Unsanitary Premises

☐ Hazardous Plumbing

☐ Fire Hazard

☐ Fire Damage

☐ Inadequate Fire Protection or Fire Fighting Equipment

☐ Hazardous/No Mechanical Equipment



Code Enforcement Officer

Kelly Hartman

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 502 34th St. Snyder
Tx CASE#: 260501A



ORDER NO. 260501A

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **502 34th**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **502 34th Street**, Texas, ("Property') was agenda item number I, being described as L2 B2 CULLUM ADDN (Scurry County Appraisal District Property ID: 12811)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **502 34th** Street, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this _____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
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CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this _____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 1503 Ave M SNYDER, TX 79549

SUBDIVISION: CODY ADDN BLOCK: 1 LOT: 12

☒ DATE: 11-01-25 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 12-09-25 SEARCH WARRANT OBTAINED

☒ DATE: 12-09-25 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS, AND OR MORTGAGEES:

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

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

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

☒ DATE: 12-01-25 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS NOT LESS THAN 30 DAYS (SCURRY COUNTY REAL PROPERTY RECORDS)

☒ DATE: 12-01-25 PUBLISH NOTICE OF PUBLIC HEARING IN OFFICIAL NEWSPAPER NOT LESS THAN 30 DAYS (SNYDER NEWS)

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED ONLINE NOT LESS THAN 72 HOURS

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED AT CITY HALL NOT LESS THAN 72 HOURS

☒ DATE: 01-05-26 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____
_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME: _____DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

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

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

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

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

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

☐ DATE: _____ BILL PAID WITHIN 30 DAYS

☐ DATE: _____ LIEN FILED

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 1503 Ave M
CASE #: 260501B

1. Manuel Galindo and wife, Eloisa Galindo

PROPERT DEED HISTORY

Deed Date	Description	Grantor	Grantee
4/5/2006	SALEUC	REYES, RAY & AMY	GALINDO, MANUEL

Appleton Scurry Co Clerk
DEC 1 2025 13:53

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: **GALINDO, MANUEL** **1503 Ave M** **SNYDER, TX 79549-7258**
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **E102' S5' L13 & N45' E105' L12 B1 CORNELIUS S/D B7 CODY,** commonly known as **1503 AVE M, Snyder, TX 79549**

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on **01/05/2026,** at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

Kelly Hartman, City Inspector & Code Enforcement Officer for The City of Snyder, Texas, acknowledged this Instrument before me on this 1st day of December 2025.

Becki Green

Notary Public

BECKI GREEN
My Notary ID # 129211468
Expires December 3, 2028

12/01/2025

GALINDO, MANUEL
1503 Ave M
SNYDER, TX 79549-7258

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

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NAME AND ADDRESS OF RECORD OWNER:

GALINDO, MANUEL
1503 Ave M
SNYDER, TX 79549-7258

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES, OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT:

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **E102' S5' L13 & N45' E105' L12 B1 CORNELIUS S/D B7 CODY,** commonly known as **1503 AVE M, SNYDER, TX 79549**

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

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render

the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition, or securing of those buildings.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

A. REPORT:
   a. Identify structural deficiencies based upon minimum standards.
   b. Identify whether property is owner-occupied, tenant-occupied, or abandoned.

B. RECOMMEND:
   a. Repair or Demolition
   b. Note whether vacation of property is required.

Date of Inspection: 12-01-25

Address of Property: 1503 AVE M Property ID #: 12015

Name of Inspector: Kelly Hartman

☒ **(a) Inadequate sanitation shall include, but not be limited to, the following:**
- ☒ Lack of or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- ☐ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☒ Lack of or improper kitchen sink.
- ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☒ Lack of adequate heating.
- ☒ Lack of or improper operation of required ventilating equipment.
- ☐ Lack of minimum amounts of natural light and ventilation required by this code.
- ☐ Room and space dimensions less than required by this code.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin, or rodents.
- ☒ General dilapidation or improper maintenance.
- ☒ Lack of connection to required sewage disposal system.
- ☒ Lack of adequate garbage and rubbish storage and removal.

☒ **(b) Structural hazards shall include, but not be limited to, the following:**
- ☒ Deteriorated or inadequate foundations.
- ☒ Defective or deteriorated flooring or floor supports.
- ☒ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☒ Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- ☐ Members of walls, partitions, or other vertical supports that are of insufficient size to

Substandard Building Inspection Checklist

carry imposed loads with safety.

☒ Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

☐ Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

☒ **(c) Any code nuisance(s):**

☒ Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.

☒ Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood for ten (10) days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.

☒ Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.

☒ Allowing weeds to grow on premises in a neighborhood if the weeds are located within three hundred (300) feet of another residence or commercial establishment.

☒ Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard;

☐ Maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with:

☐ A fence that is at least four feet high and that has a latched gate that cannot be opened by a child; or

☐ A cover over the entire swimming pool that cannot be removed by a child;

☐ Maintaining a flea market in a manner that constitutes a fire hazard;

☐ Discarding refuse or creating a hazardous visual obstruction on:

☐ City-owned land; or

☐ Land or easements owned or held by a special district that has the city council of the city as its governing body.

☐ Discarding refuse on smaller of:

☐ The area that spans twenty (20) feet on each side of a utility line; or

☐ The actual span of the utility easement.

☒ Allowing grass, weeds, vegetation, brush, or any plant that is not cultivated to grow in rank profusion:

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ Along the sidewalk adjacent to the premises between the property line and the curb or, if there is no curb, within ten (10) feet outside that property line; or

☐ In an alley or easement adjacent to the premises measured to the centerline of such alley or easement.

☒ Excessive Junk: The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

☒ Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals or lumber.

☒ Any condition which provides harborage for rats, mice, snakes and other vermin.

☒ It shall be unlawful to pile, stack, lay, heap, gather, accumulate, or store any of the following on any block, lot, tract or piece of land within the corporate limits of the city, including but not limited to:

☒ Piles of used lumber, old tires, used metal, used concrete materials, used construction materials.

☒ Limbs, organic materials or household trash;

☒ Old furniture, (including couches, chairs, electronics, weight equipment, tables, washers, dryers, dishwashers, refrigerators, freezers, hot water heaters, or parts of any of these items);

☒ Clothing or material of any kind.

☐ Allowing holes or places where water may accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow holes or places on such lot where water may accumulate and become stagnant, or to permit such holes or places to remain.

☐ Permitting stagnant water to accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow the accumulation of stagnant water thereon, or to permit such accumulation of stagnant water to remain.

☐ **(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.**

☐ **(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.**

☒ **(g) Faulty weather protection, which shall include, but not be limited to, the following:**

- ☒ Deteriorated, crumbling, or loose plaster.
- ☒ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
- ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☒ Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

☒ **(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.**

☐ **(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.**

☒ **(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.**

☒ **(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.**

☐ **(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.**

☐ **(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.**

☐ **(o) Inadequate structural resistance to horizontal forces. "Substandard building" includes a building not in compliance with Section 13143.2.**

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Date of Inspection: December 01, 2025

Address of Property: 1503 AVE M Property ID #: 12015

Name of Inspector: Kelly Hartman

Inspection Score

A. 11 / 15	G. 4 / 4	M. 0 / 1
B. 5 / 9	H. 1 / 1	N. 0 / 1
C. 13 / 13	I. 0 / 1	O. 0 / 1
D. 0 / 1	J. 1 / 1	
E. 0 / 1	K. 1 / 1	**TOTAL: 36 / 52**
F. 0 / 1	L. 0 / 1	

NOTES:

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
19658

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information

Property ID: 12015 Geo ID: 01-0208-0140-0007-0052
Legal Acres: 0.0000
Legal Desc: E102' S5' L13 & N45' E105' L12 B1 CORNELIUS S/D B7 CODY
Situs: 1503 AV M SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 33943 100.00%
GALINDO, MANUEL
1503 AVE M
SNYDER, TX 79549-7258

For Entities

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

Value Information

Improvement HS:	1,357
Improvement NHS:	0
Land HS:	3,300
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	4,657

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2024	HOSPITAL DISTRICT SCURRY CO	4,657	13.57	2.72	3.26	19.55
2024	WESTERN TX COLLEGE	4,657	12.34	2.47	2.96	17.77
2024	SNYDER ISD	4,657	34.76	6.95	8.34	50.05
2024	CITY OF SNYDER	4,657	18.54	3.70	4.45	26.69
2024	SCURRY COUNTY	4,657	25.60	5.11	6.14	36.85
2023	WESTERN TX COLLEGE	3,209	8.50	2.72	2.24	13.46
2023	CITY OF SNYDER	3,209	12.78	4.09	3.37	20.24
2022	WESTERN TX COLLEGE	3,388	8.98	3.95	2.59	15.52
2022	CITY OF SNYDER	3,388	15.05	6.63	4.34	26.02
2021	WESTERN TX COLLEGE	3,246	11.04	6.18	3.44	20.66
2021	CITY OF SNYDER	3,246	15.58	8.73	4.86	29.17
2020	WESTERN TX COLLEGE	3,639	10.74	7.30	3.61	21.65
2020	CITY OF SNYDER	3,639	17.10	11.63	5.75	34.48
2019	WESTERN TX COLLEGE	3,639	9.66	7.73	3.48	20.87
2019	CITY OF SNYDER	3,639	17.47	13.98	6.29	37.74
2018	WESTERN TX COLLEGE	4,033	12.55	11.55	4.82	28.92
2018	CITY OF SNYDER	4,033	18.96	17.45	7.28	43.69
2017	WESTERN TX COLLEGE	4,033	13.31	13.85	5.43	32.59
2017	CITY OF SNYDER	4,033	17.79	18.50	7.26	43.55
2016	HOSPITAL DISTRICT SCURRY CO	658	1.93	2.23	0.83	4.99
2016	WESTERN TX COLLEGE	5,658	18.67	21.66	8.07	48.40
2016	CITY OF SNYDER	5,658	24.95	28.94	10.78	64.67
2016	SCURRY COUNTY	658	2.50	2.90	1.08	6.48
2015	HOSPITAL DISTRICT SCURRY CO	144	0.37	0.47	0.17	1.01
2015	WESTERN TX COLLEGE	5,144	16.85	21.57	7.68	46.10
2015	CITY OF SNYDER	5,144	22.57	28.89	10.29	61.75

Continued on Next Page

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
19658

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information

Property ID: 12015 Geo ID: 01-0208-0140-0007-0052
Legal Acres: 0.0000
Legal Desc: E102' S5' L13 & N45' E105' L12 B1 CORNELIUS S/D B7 CODY
Situs: 1503 AV M SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 33943 100.00%
GALINDO, MANUEL
1503 AVE M
SNYDER, TX 79549-7258

For Entities

Value Information

Improvement HS:	1,357
Improvement NHS:	0
Land HS:	3,300
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	4,657

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2015	SCURRY COUNTY	144	0.46	0.60	0.21	1.27
2014	WESTERN TX COLLEGE	4,676	11.49	16.09	5.52	33.10
2014	CITY OF SNYDER	4,676	20.51	28.71	9.84	59.06
2013	WESTERN TX COLLEGE	4,363	10.91	16.58	5.50	32.99
2013	CITY OF SNYDER	4,363	19.39	29.48	9.77	58.64
2012	WESTERN TX COLLEGE	3,966	7.37	12.08	3.89	23.34
2012	CITY OF SNYDER	3,966	17.63	28.92	9.31	55.86
2011	WESTERN TX COLLEGE	3,605	7.62	13.41	4.21	25.24
2011	CITY OF SNYDER	3,605	16.02	28.19	8.84	53.05
Totals:			**493.56**	**435.96**	**185.90**	**1,115.42**

Effective Date: 09/11/2025 Total Due if paid by: 09/30/2025 1,115.42

Tax Certificate Issued for:	Taxes Paid in 2024
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Amanda Galvan
Signature of Authorized Officer of Collecting Office

Date of Issue: 09/11/2025
Requested By: HOMESTEAD TITLE COMPANY,
Fee Amount: 10.00
Reference #: GALINDO

SNYDER ABSTRACT & TITLE CO.
A Branch of Homestead Title Company, LLC
2617 College Ave.
P.O. Box 69
Snyder, TX 79550
TEL. (325) 573-8558

LIMITED TITLE & LIEN SEARCH

THIS IS TO CERTIFY: That we have examined the records of **SNYDER ABSTRACT & TITLE CO.,** and the offices of the Scurry County Clerk and the Scurry County District Clerk; insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

Being all of the East One Hundred Two feet (E 102') of the South Five feet (S 5') of Lot Number Thirteen (13), and all of the East One Hundred Two feet (E 102') of the North Forty-five feet (N 45') of Lot Number Twelve (12), all in Block Number One (1) CORNELIUS SUBDIVISION of Block 7, CODY HEIGHTS ADDITION, to the City of Snyder, Scurry County, Texas, descibed as follows:

BEGINNING at a point 45 feet South of the Northeast corner of the Cornelius Subdivision of Block 7, Cody Heights, to the City of Snyder, Scurry County, Texas.
THENCE West 102' to a point for corner;
THENCE South 50';
THENCE East 102';
THENCE North 50' to the place of beginning.

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

Said records having been examined for a period of time from April 5, 2006 thru September 19, 2025, including Abstract of Judgment, Federal Tax Lien, Sate Tax Lien, and District Court Suits, with respect to the following only:

Manuel Galindo and wife, Eloisa Galindo

and that the Grantee on the latest document recorded in the Public records purporting to vest title in the above-described property is:

Manuel Galindo and wife Eloisa Galindo by virtue of Warranty Deed dated April 5, 2006, executed by Ray and Amy Reyes, recorded in Volume 596, Page 618, Official Public Records, Scurry County, Texas.

and finding **"NOTHING FURTHER"** of record affecting the title to said property, except for the following: NONE

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

RECORD OWNER: Manuel Galindo and wife, Eloisa Galindo

RECORD LIENHOLDERS (as against record owner): None

STATE AND/OR FEDERAL TAX LIENS (as against record owner): None

ABSTRACT OF JUDGMENT (as against record owner): None

DISTRICT COURT SUITS (as against record owner): None

LEASES (as against record owner): None

MISC. NOTES: Ad valorem taxes on subject property are delinquent.

THIS CERTIFICATE IS NOT TITLE INSURANCE

This Certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title to the property above-described, but is simply reporting briefly herein as to the instruments listed herein, found of record pertaining to said property, and it is expressly understood and agreed that this Certificate is neither a guaranty nor warranty of title. By acceptance of this Certificate it is understood that the liability of the issuer hereof is expressly limited to the actual monetary consideration paid for same. Our search has been limited to the above matters and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. **If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee or Owner Title Insurance Policy and at the specified rate premium.**

We further do not certify as to the status of ad valorem taxes assessed against the above-described property, but have furnished a Tax Statement.

Dated September 22, 2025

HOMESTEAD TITLE CO., LLC d/b/a
SNYDER ABSTRACT & TITLE CO.

James D. Elrod

By: James D. Elrod, managing member

CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 1503 Ave M Snyder Tx
CASE #: 260501B

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2021 International Property Maintenance Code, the 2021 International Residential and Building Codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

☒ Inadequate Sanitation

☒ Structural Hazards

☒ Attractive Nuisance

☒ Hazardous Wiring

☐ Improper Occupancy

☐ Unsecured

☐ Inadequate Exits

☒ Faulty Weather Protection

☒ Faulty Materials of Construction

☒ Inadequate Maintenance

☒ Hazardous or Unsanitary Premises

☒ Hazardous Plumbing

☒ Fire Hazard

☐ Fire Damage

☐ Inadequate Fire Protection or Fire Fighting Equipment

☐ Hazardous/No Mechanical Equipment



Code Enforcement Officer

Kelly Hartman

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 1503 Ave M Snyder Tx
CASE#: 260501B



ORDER NO. 260501B

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **1503 Ave M**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **1503AVE M**, Texas, ("Property') was agenda item number II, being described as L12-13 B1-7 CODY ADDN (Scurry County Appraisal District Property ID: 12015)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **1503 AVE M**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

ORDER NO. 260501B

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WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

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3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 2003 Ave O SNYDER, TX 79549

SUBDIVISION: LUNDY PARK ADDN BLOCK: 17 LOT: 1

☒ DATE: 11-01-25 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 12-09-25 SEARCH WARRANT OBTAINED

☒ DATE: 12-09-25 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS, AND OR MORTGAGEES:

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

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

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

☒ DATE: 12-01-25 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS NOT LESS THAN 30 DAYS (SCURRY COUNTY REAL PROPERTY RECORDS)

☒ DATE: 12-01-25 PUBLISH NOTICE OF PUBLIC HEARING IN OFFICIAL NEWSPAPER NOT LESS THAN 30 DAYS (SNYDER NEWS)

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED ONLINE NOT LESS THAN 72 HOURS

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED AT CITY HALL NOT LESS THAN 72 HOURS

☒ DATE: 01-05-26 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____
_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME: _____DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

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

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

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

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

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

☐ DATE: _____ BILL PAID WITHIN 30 DAYS

☐ DATE: _____ LIEN FILED

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 2003 Ave O
CASE #: 260501C

1. Helen Taylor

PROPERT DEED HISTORY

Deed Date	Description	Grantor	Grantee
4/6/1983	SALEUC	VINCENT, GEORGE C	TAYLOHELEN

Recorded Scurry Co Clerk
DEC 1 2025 10:58

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: **TAYLOR, HELEN** **2003 AVE O** **SNYDER, TX 79549-2013**
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **S/2 L1 B17 LUNDY PARK ADDN,** commonly known as **2003 AVE O, Snyder, TX 79549**

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

Kelly Hartman, City Inspector & Code Enforcement Officer for The City of Snyder, Texas, acknowledged this Instrument before me on this 1st day of December, 2025.

Becki Green

Notary Public

BECKI GREEN
My Notary ID # 129211468
Expires December 3, 2028

12/01/2025

TAYLOR, HELEN
2003 AVE O
SNYDER, TX 79549-2013

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

TAYLOR, HELEN
2003 AVE O
SNYDER, TX 79549-2013

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES, OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT:

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **S/2 L1 B17 LUNDY PARK ADDN,** commonly known as **2003 AVE O, SNYDER, TX 79549**

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

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render

the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition, or securing of those buildings.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

A. REPORT:
   a. Identify structural deficiencies based upon minimum standards.
   b. Identify whether property is owner-occupied, tenant-occupied, or abandoned.

B. RECOMMEND:
   a. Repair or Demolition
   b. Note whether vacation of property is required.

Date of Inspection: 12-01-25

Address of Property: 2003 AVE O Property ID #: 15207

Name of Inspector: Kelly Hartman

☒ **(a) Inadequate sanitation shall include, but not be limited to, the following:**
- ☒ Lack of or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- ☐ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☒ Lack of or improper kitchen sink.
- ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☐ Lack of adequate heating.
- ☒ Lack of or improper operation of required ventilating equipment.
- ☐ Lack of minimum amounts of natural light and ventilation required by this code.
- ☐ Room and space dimensions less than required by this code.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin, or rodents.
- ☒ General dilapidation or improper maintenance.
- ☒ Lack of connection to required sewage disposal system.
- ☒ Lack of adequate garbage and rubbish storage and removal.

☒ **(b) Structural hazards shall include, but not be limited to, the following:**
- ☒ Deteriorated or inadequate foundations.
- ☒ Defective or deteriorated flooring or floor supports.
- ☐ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☒ Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- ☐ Members of walls, partitions, or other vertical supports that are of insufficient size to

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

carry imposed loads with safety.

☒ Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

☐ Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.

☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.

☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

☒ **(c) Any code nuisance(s):**

☒ Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.

☒ Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood for ten (10) days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.

☒ Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.

☒ Allowing weeds to grow on premises in a neighborhood if the weeds are located within three hundred (300) feet of another residence or commercial establishment.

☒ Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard;

☐ Maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with:

☐ A fence that is at least four feet high and that has a latched gate that cannot be opened by a child; or

☐ A cover over the entire swimming pool that cannot be removed by a child;

☐ Maintaining a flea market in a manner that constitutes a fire hazard;

☐ Discarding refuse or creating a hazardous visual obstruction on:

☐ City-owned land; or

☐ Land or easements owned or held by a special district that has the city council of the city as its governing body.

☐ Discarding refuse on smaller of:

☐ The area that spans twenty (20) feet on each side of a utility line; or

☐ The actual span of the utility easement.

☒ Allowing grass, weeds, vegetation, brush, or any plant that is not cultivated to grow in rank profusion:

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PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341; Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ Along the sidewalk adjacent to the premises between the property line and the curb or, if there is no curb, within ten (10) feet outside that property line; or

☐ In an alley or easement adjacent to the premises measured to the centerline of such alley or easement.

☒ Excessive Junk: The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

☒ Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals or lumber.

☒ Any condition which provides harborage for rats, mice, snakes and other vermin.

☒ It shall be unlawful to pile, stack, lay, heap, gather, accumulate, or store any of the following on any block, lot, tract or piece of land within the corporate limits of the city, including but not limited to:

☒ Piles of used lumber, old tires, used metal, used concrete materials, used construction materials.

☒ Limbs, organic materials or household trash;

☒ Old furniture, (including couches, chairs, electronics, weight equipment, tables, washers, dryers, dishwashers, refrigerators, freezers, hot water heaters, or parts of any of these items);

☒ Clothing or material of any kind.

☒ Allowing holes or places where water may accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow holes or places on such lot where water may accumulate and become stagnant, or to permit such holes or places to remain.

☒ Permitting stagnant water to accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow the accumulation of stagnant water thereon, or to permit such accumulation of stagnant water to remain.

☐ **(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.**

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Substandard Building Inspection Checklist

☐ **(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.**

☐ **(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.**

☒ **(g) Faulty weather protection, which shall include, but not be limited to, the following:**

- ☒ Deteriorated, crumbling, or loose plaster.
- ☒ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
- ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☒ Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

☒ **(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.**

☐ **(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.**

☒ **(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.**

☒ **(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.**

☐ **(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.**

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PLANNING & DEVELOPMENT SERVICES
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Substandard Building Inspection Checklist

☐ **(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.**

☐ **(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.**

☐ **(o) Inadequate structural resistance to horizontal forces. "Substandard building" includes a building not in compliance with Section 13143.2.**

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Date of Inspection: December 01, 2025

Address of Property: 2003 AVE O Property ID #: 15207

Name of Inspector: Kelly Hartman

Inspection Score

A. 10 / 15	G. 4 / 4	M. 0 / 1
B. 4 / 9	H. 1 / 1	N. 0 / 1
C. 13 / 13	I. 0 / 1	O. 0 / 1
D. 0 / 1	J. 1 / 1	
E. 0 / 1	K. 1 / 1	**TOTAL: 34 / 52**
F. 0 / 1	L. 0 / 1	

NOTES:

Through Tax Year
2024

TAX CERTIFICATE

Certificate #
19728

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information

Property ID: 15207 Geo ID: 01-0208-0540-0017-0008
Legal Acres: 0.0000
Legal Desc: S/2 L1 B17 LUNDY PARK ADDN
Situs: 2003 AV O SNYDER, TX 79549
DBA:
Exemptions: HS

Owner ID: 19904 100.00%
TAYLOR, HELEN
2003 AVE O
SNYDER, TX 79549-2013

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

Value Information	
Improvement HS:	2,812
Improvement NHS:	0
Land HS:	5,063
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	4,710

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2024	WESTERN TX COLLEGE	4,710	12.48	2.50	3.00	17.98
2024	CITY OF SNYDER	4,710	18.75	3.75	4.50	27.00
2023	WESTERN TX COLLEGE	4,182	11.08	3.55	2.93	17.56
2023	CITY OF SNYDER	4,182	16.65	5.33	4.40	26.38
2022	WESTERN TX COLLEGE	4,335	4.72	2.08	1.36	8.16
2022	CITY OF SNYDER	4,335	7.92	3.48	2.28	13.68
Totals:			**71.60**	**20.69**	**18.47**	**110.76**

Effective Date: 09/22/2025 Total Due if paid by: 09/30/2025 110.76

Tax Certificate Issued for:	Taxes Paid in 2024
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Amanda Galvan
Signature of Authorized Officer of Collecting Office

Date of Issue: 09/22/2025
Requested By: HOMESTEAD TITLE COMPANY,
Fee Amount: 10.00
Reference #: TAYLOR

SNYDER ABSTRACT & TITLE CO.
A Branch of Homestead Title Company, LLC
2617 College Ave.
P.O. Box 69
Snyder, TX 79550
TEL. (325) 573-8558

LIMITED TITLE & LIEN SEARCH

THIS IS TO CERTIFY: That we have examined the records of **SNYDER ABSTRACT & TITLE CO.,** and the offices of the Scurry County Clerk and the Scurry County District Clerk; insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

Being all of the South One-half (S1/2) of Lot Number One (1) in Block Number Seventeen (17) in the Lundy Park Addition to the City of Snyder, Scurry County, Texas.

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

Said records having been examined for a period of time from April 6, 1983 thru October 1, 2025, including Abstract of Judgment, Federal Tax Lien, Sate Tax Lien, and District Court Suits, with respect to the following only:

Helen Taylor

and that the Grantee on the latest document recorded in the Public records purporting to vest title in the above-described property is:

Helen Taylor by virtue of Warranty Deed dated April 6, 1983, executed by George Vincent and Connie Vincent, recorded in Volume 329, Page 777, Deed Records, Scurry County, Texas.

and finding **"NOTHING FURTHER"** of record affecting the title to said property, except for the following: NONE

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

RECORD OWNER: Helen Taylor

RECORD LIENHOLDERS (as against record owner): None

STATE AND/OR FEDERAL TAX LIENS (as against record owner): None

ABSTRACT OF JUDGMENT (as against record owner): None

DISTRICT COURT SUITS (as against record owner): None

LEASES (as against record owner): None

MISC. NOTES: Delinquent ad valorem taxes on subject property.

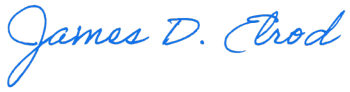
THIS CERTIFICATE IS NOT TITLE INSURANCE

This Certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title to the property above-described, but is simply reporting briefly herein as to the instruments listed herein, found of record pertaining to said property, and it is expressly understood and agreed that this Certificate is neither a guaranty nor warranty of title. By acceptance of this Certificate it is understood that the liability of the issuer hereof is expressly limited to the actual monetary consideration paid for same. Our search has been limited to the above matters and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. **If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee or Owner Title Insurance Policy and at the specified rate premium.**

We further do not certify as to the status of ad valorem taxes assessed against the above-described property, but have furnished a Tax Statement.

Dated October 1, 2025

HOMESTEAD TITLE CO., LLC d/b/a
SNYDER ABSTRACT & TITLE CO.



By: James D. Elrod, managing member

CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 2003 Ave O Snyder Tx
CASE #: 260501C

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2021 International Property Maintenance Code, the 2021 International Residential and Building Codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

☒ Inadequate Sanitation

☒ Structural Hazards

☒ Attractive Nuisance

☒ Hazardous Wiring

☐ Improper Occupancy

☐ Unsecured

☐ Inadequate Exits

☒ Faulty Weather Protection

☒ Faulty Materials of Construction

☒ Inadequate Maintenance

☒ Hazardous or Unsanitary Premises

☒ Hazardous Plumbing

☒ Fire Hazard

☐ Fire Damage

☐ Inadequate Fire Protection or Fire Fighting Equipment

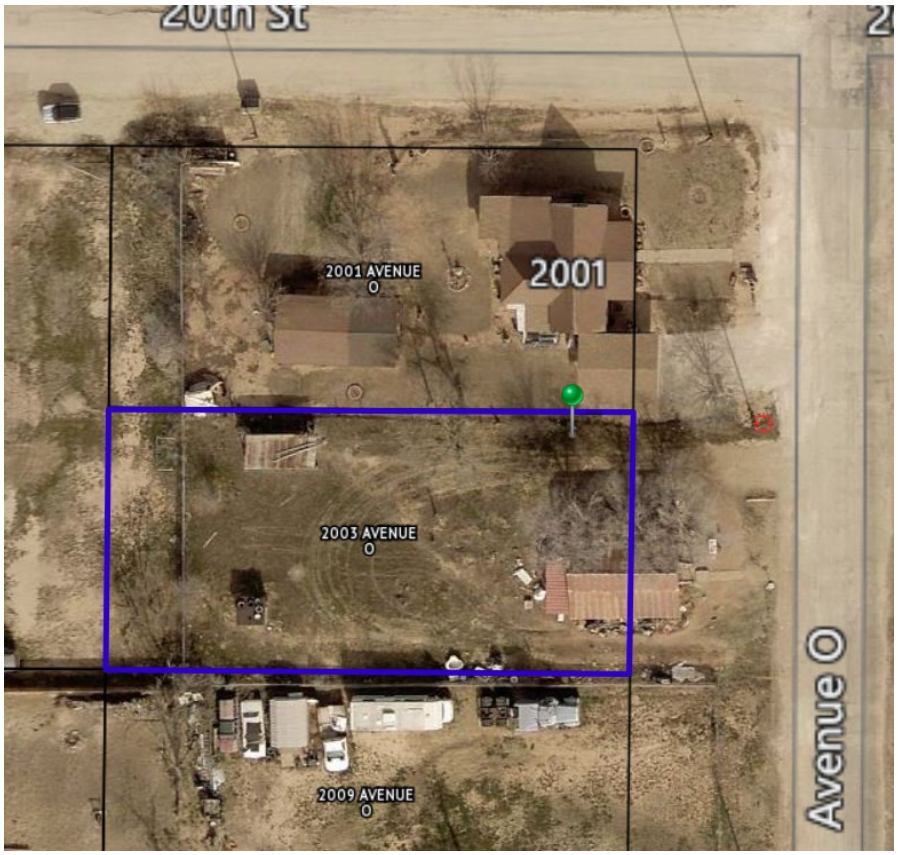
☐ Hazardous/No Mechanical Equipment



Code Enforcement Officer

Kelly Hartman

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 2003 Ave O Snyder Tx
CASE#: 260501C



ORDER NO. 260501C

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **2003 Ave O**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **2003 AVE O**, Texas, ("Property') was agenda item number III, being described as L1 B17 LUNDY PARK ADDN (Scurry County Appraisal District Property ID: 15207)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **2003 AVE O**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____


HOME:
Where I can
look ugly
and enjoy it!
WELCOME
TO
PARADISE
Dec 9, 2025
TX,Snyder

Dec 9, 2025
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Dec 9, 2025
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POLICE
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Dec 9, 2025
TX,Snyder

ORDER NO. 260501C

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **2003 Ave O**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **2003 AVE O**, Texas, ("Property') was agenda item number III, being described as L1 B17 LUNDY PARK ADDN (Scurry County Appraisal District Property ID: 15207)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **2003 AVE O**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 2214 42nd St. SNYDER, TX 79549

SUBDIVISION: H&GN ADDN BLOCK: 3 LOT: PT NE/4 (200'x120')

☒ DATE: 11-01-25 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 12-09-25 SEARCH WARRANT OBTAINED

☒ DATE: 12-09-25 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS, AND OR MORTGAGEES:

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

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

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

☒ DATE: 12-01-25 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS NOT LESS THAN 30 DAYS (SCURRY COUNTY REAL PROPERTY RECORDS)

☒ DATE: 12-01-25 PUBLISH NOTICE OF PUBLIC HEARING IN OFFICIAL NEWSPAPER NOT LESS THAN 30 DAYS (SNYDER NEWS)

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED ONLINE NOT LESS THAN 72 HOURS

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED AT CITY HALL NOT LESS THAN 72 HOURS

☒ DATE: 01-05-26 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____
_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME: _____DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

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

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

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

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

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

☐ DATE: _____ BILL PAID WITHIN 30 DAYS

☐ DATE: _____ LIEN FILED

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 2214 42nd St.
CASE #: 260501D

1. Mary Rivera

2. City of Snyder "Privileged Lien

PROPERT DEED HISTORY

Deed Date	Description	Grantor	Grantee
6/24/2022	SALEUC	CHURCH ON THE ROCK	RIVERA, MARY

Appleton Scurry Co Clerk
DEC 1 2025 13:58

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: **RIVERA, MARY** **108 BRAMLETTE TRL** **ABILENE, TX 79601-6831**
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **PT NE/4 (200'x120') H&GN B3 /S182 /A .55,** commonly known as **2214 42nd , Snyder, TX 79549**

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

Kelly Hartman, City Inspector & Code Enforcement Officer for The City of Snyder, Texas, acknowledged this Instrument before me on this 1st day of December, 2025.

Becki Green
Notary Public

BECKI GREEN
My Notary ID # 129211468
Expires December 3, 2028

12/01/2025

RIVERA, MARY
108 BRAMLETTE TRL
ABILENE, TX 79601-6831

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

RIVERA, MARY
108 BRAMLETTE TRL
ABILENE, TX 79601-6831

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES, OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT:

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **PT NE/4 (200'x120') H&GN B3 /S182 /A .55,** commonly known as **2214 42nd , SNYDER, TX 79549**

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

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render

the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition, or securing of those buildings.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

A. REPORT:
   a. Identify structural deficiencies based upon minimum standards.
   b. Identify whether property is owner-occupied, tenant-occupied, or abandoned.

B. RECOMMEND:
   a. Repair or Demolition
   b. Note whether vacation of property is required.

Date of Inspection: 12-01-25

Address of Property: 2214 42nd Property ID #: 20491

Name of Inspector: Kelly Hartman

☒ **(a) Inadequate sanitation shall include, but not be limited to, the following:**
- ☒ Lack of or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- ☐ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☐ Lack of or improper kitchen sink.
- ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☐ Lack of adequate heating.
- ☒ Lack of or improper operation of required ventilating equipment.
- ☐ Lack of minimum amounts of natural light and ventilation required by this code.
- ☐ Room and space dimensions less than required by this code.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin, or rodents.
- ☒ General dilapidation or improper maintenance.
- ☒ Lack of connection to required sewage disposal system.
- ☒ Lack of adequate garbage and rubbish storage and removal.

☒ **(b) Structural hazards shall include, but not be limited to, the following:**
- ☐ Deteriorated or inadequate foundations.
- ☐ Defective or deteriorated flooring or floor supports.
- ☐ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☐ Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- ☐ Members of walls, partitions, or other vertical supports that are of insufficient size to

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

carry imposed loads with safety.

- ☐ Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- ☐ Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- ☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
- ☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

☒ **(c) Any code nuisance(s):**

- ☐ Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.
- ☐ Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood for ten (10) days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.
- ☒ Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.
- ☒ Allowing weeds to grow on premises in a neighborhood if the weeds are located within three hundred (300) feet of another residence or commercial establishment.
- ☒ Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard;
- ☐ Maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with:
  - ☐ A fence that is at least four feet high and that has a latched gate that cannot be opened by a child; or
  - ☐ A cover over the entire swimming pool that cannot be removed by a child;
  - ☐ Maintaining a flea market in a manner that constitutes a fire hazard;
  - ☐ Discarding refuse or creating a hazardous visual obstruction on:
  - ☐ City-owned land; or
  - ☐ Land or easements owned or held by a special district that has the city council of the city as its governing body.
  - ☐ Discarding refuse on smaller of:
  - ☐ The area that spans twenty (20) feet on each side of a utility line; or
  - ☐ The actual span of the utility easement.
  - ☒ Allowing grass, weeds, vegetation, brush, or any plant that is not cultivated to grow in rank profusion:

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ Along the sidewalk adjacent to the premises between the property line and the curb or, if there is no curb, within ten (10) feet outside that property line; or

☐ In an alley or easement adjacent to the premises measured to the centerline of such alley or easement.

☒ Excessive Junk: The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

☒ Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals or lumber.

☒ Any condition which provides harborage for rats, mice, snakes and other vermin.

☒ It shall be unlawful to pile, stack, lay, heap, gather, accumulate, or store any of the following on any block, lot, tract or piece of land within the corporate limits of the city, including but not limited to:

☐ Piles of used lumber, old tires, used metal, used concrete materials, used construction materials.

☒ Limbs, organic materials or household trash;

☒ Old furniture, (including couches, chairs, electronics, weight equipment, tables, washers, dryers, dishwashers, refrigerators, freezers, hot water heaters, or parts of any of these items);

☐ Clothing or material of any kind.

☐ Allowing holes or places where water may accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow holes or places on such lot where water may accumulate and become stagnant, or to permit such holes or places to remain.

☐ Permitting stagnant water to accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow the accumulation of stagnant water thereon, or to permit such accumulation of stagnant water to remain.

☐ **(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.**

☐ **(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.**

☒ **(g) Faulty weather protection, which shall include, but not be limited to, the following:**

- ☐ Deteriorated, crumbling, or loose plaster.
- ☐ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
- ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☐ Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

☒ **(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.**

☐ **(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.**

☒ **(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.**

☒ **(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.**

☐ **(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.**

☐ **(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.**

☐ **(o) Inadequate structural resistance to horizontal forces. "Substandard building" includes a building not in compliance with Section 13143.2.**

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Date of Inspection: December 01, 2025

Address of Property: 2214 42nd Property ID #: 20491

Name of Inspector: Kelly Hartman

Inspection Score

A.	9 / 15	G.	1 / 4	M.	0 / 1
B.	0 / 9	H.	1 / 1	N.	0 / 1
C.	9 / 13	I.	0 / 1	O.	0 / 1
D.	0 / 1	J.	1 / 1		
E.	0 / 1	K.	1 / 1	**TOTAL:**	22 / 52
F.	0 / 1	L.	0 / 1		

NOTES:

Through Tax Year
2025

TAX CERTIFICATE

Certificate #
19837

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information

Property ID: 20491 Geo ID: 01-0208-1000-0182-1710
Legal Acres: 0.0000
Legal Desc: PT NE/4 (200'x120') H&GN B3 /S182 /A .55
Situs: 2214 42ND ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 67447 100.00%
RIVERA, MARY
108 BRAMLETTE TRL
ABILENE, TX 79601-6831

For Entities

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

Value Information

Improvement HS:	0
Improvement NHS:	48,959
Land HS:	0
Land NHS:	20,000
Productivity Market:	0
Productivity Use:	0
Assessed Value	68,959

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2025	HOSPITAL DISTRICT SCURRY CO	68,959	220.05	0.00	0.00	220.05
2025	WESTERN TX COLLEGE	68,959	182.74	-3.65	0.00	179.09
2025	SNYDER ISD	68,959	512.02	0.00	0.00	512.02
2025	CITY OF SNYDER	68,959	298.04	0.00	0.00	298.04
2025	SCURRY COUNTY	68,959	432.24	-8.64	0.00	423.60
Totals:			**1,645.09**	**-12.29**	**0.00**	**1,632.80**

Effective Date: 11/05/2025 Total Due if paid by: 11/30/2025 1,632.80

Tax Certificate Issued for:	Taxes Paid in 2025
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 11/05/2025
Requested By: HOMESTEAD TITLE COMPANY,
Fee Amount: 10.00
Reference #: Mary Rivera

SNYDER ABSTRACT & TITLE CO.

A Branch of Homestead Title Company, LLC
2617 College Ave.
P.O. Box 69
Snyder, TX 79550
TEL. (325) 573-8558

LIMITED TITLE & LIEN SEARCH

THIS IS TO CERTIFY: That we have examined the records of **SNYDER ABSTRACT & TITLE CO.,** and the offices of the Scurry County Clerk and the Scurry County District Clerk; insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

The Surface Estate Only in and to a tract or parcel of land containing 1.22 acres of land, lying and being situated in Scurry County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in Section No. One-Hundred eighty-two (182), in Block No. Three (3), H&GN Ry. Co. Survey, Scurry County, Texas, which point is South a distance if 1855.64 feet and West a distance of 1338.43 feet from the Northeast corner of said Section No. 182;
THENCE West, a distance of 200 feet;
THENCE South, a distance of 265;
THENCE East, a distance of 200 feet;
THENCE North, a distance of 265 feet to the place of beginning.

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

Said records having been examined for a period of time from June 24, 2022 thru November 12, 2025, including Abstract of Judgment, Federal Tax Lien, Sate Tax Lien, and District Court Suits, with respect to the following only:

Mary Rivera

and that the Grantee on the latest document recorded in the Public records purporting to vest title in the above-described property is:

Mary Rivera by virtue of Warranty Deed dated June 24, 2022, executed by Church on the Rock, recorded in Volume 1032, Page 619, Official Public Records, Scurry County, Texas.

and finding **"NOTHING FURTHER"** of record affecting the title to said property, except for the following:

Privileged Lien dated January 24, 2025, executed by City of Snyder to Mary Rivera, recorded in Volume 1095, Page 199, Official Public Records, Scurry County, Texas.

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

RECORD OWNER: Mary Rivera

RECORD LIENHOLDERS (as against record owner): City of Snyder "Privileged Lien"

STATE AND/OR FEDERAL TAX LIENS (as against record owner): None

ABSTRACT OF JUDGMENT (as against record owner): None

DISTRICT COURT SUITS (as against record owner): None

LEASES (as against record owner): None

MISC. NOTES: Legal description in Vesting Deed is incorrect; Proper legal description is found in Volume 154, Page 201, Deed Records, Deed should be corrected.

THIS CERTIFICATE IS NOT TITLE INSURANCE

This Certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title to the property above-described, but is simply reporting briefly herein as to the instruments listed herein, found of record pertaining to said property, and it is expressly understood and agreed that this Certificate is neither a guaranty nor warranty of title. By acceptance of this Certificate it is understood that the liability of the issuer hereof is expressly limited to the actual monetary consideration paid for same. Our search has been limited to the above matters and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. **If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee or Owner Title Insurance Policy and at the specified rate premium.**

We further do not certify as to the status of ad valorem taxes assessed against the above-described property, but have furnished a Tax Statement.

Dated November 12, 2025

HOMESTEAD TITLE CO., LLC d/b/a
SNYDER ABSTRACT & TITLE CO.

James D. Elrod

By: James D. Elrod, managing member

CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 2214 42nd St. Snyder Tx
CASE #: 260501D

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2021 International Property Maintenance Code, the 2021 International Residential and Building Codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

☒ Inadequate Sanitation

☐ Structural Hazards

☒ Attractive Nuisance

☒ Hazardous Wiring

☐ Improper Occupancy

☐ Unsecured

☐ Inadequate Exits

☐ Inadequate Fire Protection or Fire Fighting Equipment

☐ Hazardous/No Mechanical Equipment

☒ Faulty Weather Protection

☐ Faulty Materials of Construction

☒ Inadequate Maintenance

☒ Hazardous or Unsanitary Premises

☒ Hazardous Plumbing

☒ Fire Hazard

☐ Fire Damage



Code Enforcement Officer

Kelly Hartman

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 2214 42nd St Snyder Tx
CASE#: 260501D



ORDER NO. 260501D

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **2214 42nd Street**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **2214 42nd Street**, Texas, ("Property') was agenda item number IV, being described as PT NE/4 (200x120) B3 HG&N ADDN (Scurry County Appraisal District Property ID: 20491)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **2214 42nd Street**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

Dec 9, 2025
TX,Snyder

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NBA Young Boy

CALL ME 806*

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ORDER NO. 260501D

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **2214 42nd Street**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **2214 42nd Street**, Texas, ("Property') was agenda item number IV, being described as PT NE/4 (200x120) B3 HG&N ADDN (Scurry County Appraisal District Property ID: 20491)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **2214 42nd Street**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 3718 Ave U SNYDER, TX 79549

SUBDIVISION: HIGHLAND TERRACE ADDN BLOCK: 1 LOT: 6

☒ DATE: 11-01-25 INSPECTION

☒ YES ☐ NO SEARCH WARRANT NEEDED

☒ DATE: 12-09-25 SEARCH WARRANT OBTAINED

☒ DATE: 12-09-25 SEARCH WARRANT EXECUTED

☒ LOCATE OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS, AND OR MORTGAGEES:

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

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

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

☒ DATE: 12-01-25 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE NOT LESS THAN 30 DAYS

☒ DATE: 12-01-25 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS NOT LESS THAN 30 DAYS (SCURRY COUNTY REAL PROPERTY RECORDS)

☒ DATE: 12-01-25 PUBLISH NOTICE OF PUBLIC HEARING IN OFFICIAL NEWSPAPER NOT LESS THAN 30 DAYS (SNYDER NEWS)

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED ONLINE NOT LESS THAN 72 HOURS

☒ DATE: 12-29-25 AGENDA FOR PUBLIC HEARING POSTED AT CITY HALL NOT LESS THAN 72 HOURS

☒ DATE: 01-05-26 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____
_____

☐ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME: _____DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

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

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

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

☐ DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

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

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

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

☐ DATE: _____ BILL PAID WITHIN 30 DAYS

☐ DATE: _____ LIEN FILED

CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 3718 Ave U
CASE #: 260501E

1. Brian Puryear, Trustee of Big Country Holdings 401K

2. City of Snyder Privileged Lien

PROPERT DEED HISTORY

Deed Date	Description	Grantor	Grantee
7/25/2016	SALEUC	SHLEZINGER, SARA	PURYEAR, BRIAN TRUSTEE

Appleton County, Texas
DEC 1 2025 15:52

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: **PURYEAR, BRIAN TRUSTEE** **BIG COUNTRY HOLDINGS 401K** **388 CR 523** **BAIRD, TX 79504**
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **L6 B1 HIGHLAND TERRACE,** commonly known as **3718 AVE U, Snyder, TX 79549**

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

Kelly Hartman, City Inspector & Code Enforcement Officer for The City of Snyder, Texas, acknowledged this Instrument before me on this 1st day of December, 2025.

Becki Green
Notary Public

BECKI GREEN
My Notary ID # 129211468
Expires December 3, 2028

12/01/2025

PURYEAR, BRIAN TRUSTEE
BIG COUNTRY HOLDINGS 401K
388 CR 523
BAIRD, TX 79504

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/05/2026** AT **4:00** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

PURYEAR, BRIAN TRUSTEE
BIG COUNTRY HOLDINGS 401K
388 CR 523
BAIRD, TX 79504

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES, OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT:

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS **L6 B1 HIGHLAND TERRACE,** commonly known as **3718 AVE U, SNYDER, TX 79549**

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

On **11/01/2025**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render

the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair, vacation, relocation of occupants, removal, demolition, or securing of those buildings.

As noted above, a public hearing will be held on **01/05/2026**, at **4:00** P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

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

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

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

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

Respectfully,

Kelly Hartman

Kelly Hartman
Code Enforcement Officer

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

A. REPORT:
   a. Identify structural deficiencies based upon minimum standards.
   b. Identify whether property is owner-occupied, tenant-occupied, or abandoned.

B. RECOMMEND:
   a. Repair or Demolition
   b. Note whether vacation of property is required.

Date of Inspection: 12-01-25

Address of Property: 3718 AVE U Property ID #: 14644

Name of Inspector: Kelly Hartman

☒ **(a) Inadequate sanitation shall include, but not be limited to, the following:**
- ☒ Lack of or improper water closet, lavatory, or bathtub or shower in a dwelling unit.
- ☒ Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
- ☒ Lack of or improper kitchen sink.
- ☐ Lack of hot and cold running water to plumbing fixtures in a hotel.
- ☒ Lack of hot and cold running water to plumbing fixtures in a dwelling unit.
- ☒ Lack of adequate heating.
- ☒ Lack of or improper operation of required ventilating equipment.
- ☐ Lack of minimum amounts of natural light and ventilation required by this code.
- ☐ Room and space dimensions less than required by this code.
- ☒ Lack of required electrical lighting.
- ☒ Dampness of habitable rooms.
- ☒ Infestation of insects, vermin, or rodents.
- ☒ General dilapidation or improper maintenance.
- ☒ Lack of connection to required sewage disposal system.
- ☒ Lack of adequate garbage and rubbish storage and removal.

☒ **(b) Structural hazards shall include, but not be limited to, the following:**
- ☒ Deteriorated or inadequate foundations.
- ☒ Defective or deteriorated flooring or floor supports.
- ☐ Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☒ Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- ☐ Members of walls, partitions, or other vertical supports that are of insufficient size to

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

carry imposed loads with safety.

- ☒ Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- ☐ Members of ceiling, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- ☐ Fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration.
- ☐ Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.

☒ **(c) Any code nuisance(s):**

- ☒ Keeping, storing, or accumulating refuse on premises in a neighborhood unless the refuse is entirely contained in a closed receptacle.
- ☐ Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires, and cans, on premises in a neighborhood for ten (10) days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.
- ☒ Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.
- ☒ Allowing weeds to grow on premises in a neighborhood if the weeds are located within three hundred (300) feet of another residence or commercial establishment.
- ☒ Maintaining a building in a manner that is structurally unsafe or constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, unsanitary conditions, dilapidation, obsolescence, disaster, damage, or abandonment or because it constitutes a fire hazard;
- ☐ Maintaining on abandoned and unoccupied property in a neighborhood a swimming pool that is not protected with:
  - ☐ A fence that is at least four feet high and that has a latched gate that cannot be opened by a child; or
  - ☐ A cover over the entire swimming pool that cannot be removed by a child;
  - ☐ Maintaining a flea market in a manner that constitutes a fire hazard;
  - ☐ Discarding refuse or creating a hazardous visual obstruction on:
  - ☐ City-owned land; or
  - ☐ Land or easements owned or held by a special district that has the city council of the city as its governing body.
  - ☐ Discarding refuse on smaller of:
  - ☐ The area that spans twenty (20) feet on each side of a utility line; or
  - ☐ The actual span of the utility easement.
  - ☐ Allowing grass, weeds, vegetation, brush, or any plant that is not cultivated to grow in rank profusion:

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ Along the sidewalk adjacent to the premises between the property line and the curb or, if there is no curb, within ten (10) feet outside that property line; or

☐ In an alley or easement adjacent to the premises measured to the centerline of such alley or easement.

☒ Excessive Junk: The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance; provided, however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

☐ Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals or lumber.

☒ Any condition which provides harborage for rats, mice, snakes and other vermin.

☒ It shall be unlawful to pile, stack, lay, heap, gather, accumulate, or store any of the following on any block, lot, tract or piece of land within the corporate limits of the city, including but not limited to:

☐ Piles of used lumber, old tires, used metal, used concrete materials, used construction materials.

☒ Limbs, organic materials or household trash;

☐ Old furniture, (including couches, chairs, electronics, weight equipment, tables, washers, dryers, dishwashers, refrigerators, freezers, hot water heaters, or parts of any of these items);

☐ Clothing or material of any kind.

☐ Allowing holes or places where water may accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow holes or places on such lot where water may accumulate and become stagnant, or to permit such holes or places to remain.

☐ Permitting stagnant water to accumulate: It shall be unlawful for any person who shall own or occupy any lot in the city limits, and in the city's extraterritorial jurisdiction for a distance of five thousand (5,000) feet from the city limits, to permit or allow the accumulation of stagnant water thereon, or to permit such accumulation of stagnant water to remain.

☐ **(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(e) All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures.**

☐ **(f) All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.**

☒ **(g) Faulty weather protection, which shall include, but not be limited to, the following:**

- ☐ Deteriorated, crumbling, or loose plaster.
- ☐ Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
- ☒ Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
- ☐ Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

☒ **(h) Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department or his deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.**

☐ **(i) All materials of construction, except those which are specifically allowed or approved by this code, and which have been adequately maintained in good and safe condition.**

☒ **(j) Those premises on which an accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.**

☒ **(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.**

☐ **(l) All buildings or portions thereof not provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and that have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy. When an unsafe condition exists through lack of, or improper location of, exits, additional exits may be required to be installed.**

THE CITY OF SNYDER, TEXAS
PLANNING & DEVELOPMENT SERVICES
P.O. Box 1341, Snyder, TX 79550-1341 Phone: (325) 573-4959

Substandard Building Inspection Checklist

☐ **(m) All buildings or portions thereof that are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.**

☐ **(n) All buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for those occupancies.**

☐ **(o) Inadequate structural resistance to horizontal forces. "Substandard building" includes a building not in compliance with Section 13143.2.**

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Date of Inspection: December 01, 2025

Address of Property: 3718 AVE U Property ID #: 14644

Name of Inspector: Kelly Hartman

Inspection Score

A.	12 / 15	G.	1 / 4	M.	0 / 1
B.	4 / 9	H.	1 / 1	N.	0 / 1
C.	7 / 13	I.	0 / 1	O.	0 / 1
D.	0 / 1	J.	1 / 1		
E.	0 / 1	K.	1 / 1	**TOTAL:**	27 / 52
F.	0 / 1	L.	0 / 1		

NOTES:

Through Tax Year 2024

TAX CERTIFICATE

Certificate # 19739

Issued By:
Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street Suite 103
Snyder, Tx 79549

Property Information
Property ID: 14644 Geo ID: 01-0208-0410-0001-0012
Legal Acres: 0.0000
Legal Desc: L6 B1 HIGHLAND TERRACE
Situs: 3718 AV U SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 59710 100.00%
PURYEAR, BRIAN TRUSTEE
BIG COUNTRY HOLDINGS 401K
388 CR 523
BAIRD, TX 79504

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

Value Information

Improvement HS:	46,326
Improvement NHS:	0
Land HS:	7,500
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	53,826

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2024	HOSPITAL DISTRICT SCURRY CO	53,826	156.80	31.36	37.63	225.79
2024	WESTERN TX COLLEGE	53,826	142.64	28.53	34.23	205.40
2024	SNYDER ISD	53,826	401.71	80.34	96.41	578.46
2024	CITY OF SNYDER	53,826	214.28	42.85	51.43	308.56
2024	SCURRY COUNTY	53,826	295.93	59.20	71.03	426.16
2023	HOSPITAL DISTRICT SCURRY CO	53,826	138.12	44.19	36.46	218.77
2023	WESTERN TX COLLEGE	53,826	142.64	45.65	37.66	225.95
2023	SNYDER ISD	53,826	408.33	130.67	107.80	646.80
2023	CITY OF SNYDER	53,826	214.28	68.57	56.57	339.42
2023	SCURRY COUNTY	53,826	259.44	83.02	68.49	410.95
2022	HOSPITAL DISTRICT SCURRY CO	52,170	124.06	54.59	35.73	214.38
2022	WESTERN TX COLLEGE	52,170	138.25	60.83	39.82	238.90
2022	SNYDER ISD	52,170	478.71	210.63	137.87	827.21
2022	CITY OF SNYDER	52,170	231.79	101.98	66.75	400.52
2022	SCURRY COUNTY	52,170	250.42	110.20	72.12	432.74
Totals:			**3,597.40**	**1,152.61**	**950.00**	**5,700.01**

Effective Date: 09/29/2025

Total Due if paid by: 09/30/2025 5,700.01

Tax Certificate Issued for:	Taxes Paid in 2024
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

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

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

A tax certificate issued through fraud or collusion is void.

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

May Be Subject to Court Costs if Suit is Pending

Amanda Galvan
Signature of Authorized Officer of Collecting Office

Date of Issue: 09/29/2025
Requested By: HOMESTEAD TITLE COMPANY,
Fee Amount: 10.00
Reference #: PURYEAR

SNYDER ABSTRACT & TITLE CO.
A Branch of Homestead Title Company, LLC
2617 College Ave.
P.O. Box 69
Snyder, TX 79550
TEL. (325) 573-8558

LIMITED TITLE & LIEN SEARCH

THIS IS TO CERTIFY: That we have examined the records of **SNYDER ABSTRACT & TITLE CO.,** and the offices of the Scurry County Clerk and the Scurry County District Clerk; insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

BEING all of Lot Number Six (6), in Block Number One (1), of the HIGHLAND TERRACE ADDITTON, to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Addition, which is recorded in Cabinet "A", Slide 24, Plat Records, Scurry County, Texas.

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

Said records having been examined for a period of time from July 23, 2016 thru October 1, 2025, including Abstract of Judgment, Federal Tax Lien, Sate Tax Lien, and District Court Suits, with respect to the following only:

Brian Puryear, Trustee of Big Country Holdings 401K

and that the Grantee on the latest document recorded in the Public records purporting to vest title in the above-described property is:

Brian Puryear, Trustee of Big Country Holdings 401K by virtue of Warranty Deed dated July 23, 2016, executed by Sara Shlezinger, recorded in Volume 886, Page 292, Official Public Records, Scurry County, Texas.

and finding **"NOTHING FURTHER"** of record affecting the title to said property, except for the following:

Privileged Lien filed for record on April 17, 2018, styled City of Snyder V. Brian Puryear, Trustee of Big Country Holdings 401K, recorded in Volume 930, Page 617, Official Public Records, Scurry County, Texas.

Privileged Lien filed for record on February 28, 2024, styled City of Snyder V. Brian Puryear, Trustee of Big Country Holdings 401K, recorded in Volume 1075, Page 239, Official Public Records, Scurry County, Texas.

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

RECORD OWNER: Brian Puryear, Trustee of Big Country Holdings 401K

RECORD LIENHOLDERS (as against record owner): City of Snyder

STATE AND/OR FEDERAL TAX LIENS (as against record owner): None

ABSTRACT OF JUDGMENT (as against record owner): None

DISTRICT COURT SUITS (as against record owner): None

LEASES (as against record owner): None

MISC. NOTES: Delinquent Property Taxes

THIS CERTIFICATE IS NOT TITLE INSURANCE

This Certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title to the property above-described, but is simply reporting briefly herein as to the instruments listed herein, found of record pertaining to said property, and it is expressly understood and agreed that this Certificate is neither a guaranty nor warranty of title. By acceptance of this Certificate it is understood that the liability of the issuer hereof is expressly limited to the actual monetary consideration paid for same. Our search has been limited to the above matters and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. **If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee or Owner Title Insurance Policy and at the specified rate premium.**

We further do not certify as to the status of ad valorem taxes assessed against the above-described property, but have furnished a Tax Statement.

Dated October 1, 2025

HOMESTEAD TITLE CO., LLC d/b/a
SNYDER ABSTRACT & TITLE CO.

James D. Elrod

By: James D. Elrod, managing member

CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 3718 Ave U Snyder Tx
CASE #: 260501E

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2021 International Property Maintenance Code, the 2021 International Residential and Building Codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

☒ Inadequate Sanitation

☒ Structural Hazards

☒ Attractive Nuisance

☒ Hazardous Wiring

☐ Improper Occupancy

☒ Unsecured

☐ Inadequate Exits

☒ Faulty Weather Protection

☒ Faulty Materials of Construction

☒ Inadequate Maintenance

☒ Hazardous or Unsanitary Premises

☒ Hazardous Plumbing

☒ Fire Hazard

☐ Fire Damage

☐ Inadequate Fire Protection or Fire Fighting Equipment

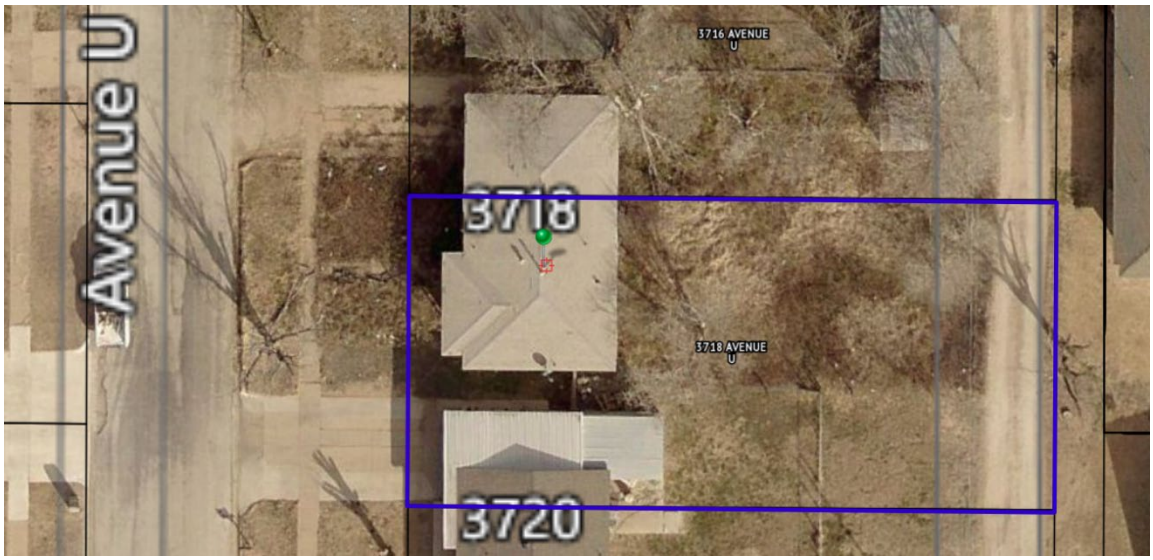
☐ Hazardous/No Mechanical Equipment



Code Enforcement Officer

Kelly Hartman

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 3718 Ave U Snyder Tx
CASE#: 260501E



ORDER NO. 260501E

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **3718 AVE U**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **3718 AVE U**, Texas, ("Property') was agenda item number V, being described as L6 B1 HIGHLAND TERRACE ADDN (Scurry County Appraisal District Property ID: 14644)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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

THEREFORE, IT IS HEREBY ORDERED BY THE CITY OF SNYDER BUILDING STANDARDS COMMISSION THAT:

1. The owner of the property and/or any lienholder or mortgagee must demolish the structures located at **3718 AVE U**, Snyder, Texas, and eliminate all unhealthy and unsafe conditions **within thirty days** of this Order, including cleaning and grading the property.
2. All work to be performed be conducted consistent with City ordinances, state and federal regulations, and statutes.
3. The structure be vacated.

4. A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY.
5. Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work and place a lien on the property in accordance with applicable law.
6. Within ten (10) days after the date that this order is issued, the City Secretary shall file a copy of this order in the City Secretary's office and shall publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order, and instructions stating where a complete copy of the order may be obtained.
7. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.

ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____

3718

Dec 9, 2025
TX,Snyder


Dec 9, 2025
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TX,Snyder

ORDER NO. 260501E

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **3718 AVE U**, SNYDER, TEXAS

WHEREAS, the Building Standards Commission, acting by authority of the City Commission for the City of Snyder, conducted a public hearing on January 5th, 2026, wherein the structures located at **3718 AVE U**, Texas, ("Property') was agenda item number V, being described as L6 B1 HIGHLAND TERRACE ADDN (Scurry County Appraisal District Property ID: 14644)

WHEREAS, the Building Standards Commission specifically finds that all proper notices have been sent consistent with City Ordinances; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the ordinances relative to substandard structures under Article 3.04 of the City's Code of Ordinances; and

WHEREAS the Building Standards Commission finds that the structure is unoccupied; and

WHEREAS, the Building Standards Commission finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented to the Commission, including the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of Article 3.04 of the City's Code of Ordinances; and

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ORDERED THIS 5th DAY OF JANUARY 2026.

CITY OF SNYDER, TEXAS

By: _____
Sarah Jamison, Chairperson

SWORN TO AND SUBSCRIBED BEFORE ME by the said Chairperson on this ____day of November 2025, to certify which witness my hand and seal of office.

_____
Notary Public, State of Texas
My commission expires: _____