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 #: 260105D

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 #: 260105D

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#: 260105D

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

Dec 9, 2025
TX,Snyder

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HOE
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fuck
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XOXO

NBA
Young
Boy

CALL
ME 806*

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