



**NOTICE OF A REGULAR MEETING  
BUILDING AND STANDARDS COMMISSION  
THURSDAY, MAY 15, 2025 AT 4:00 P. M.  
SECOND FLOOR CITY HALL  
COUNCIL CHAMBERS  
200 W. VULCAN STREET  
BRENHAM, TEXAS**

- 1. Call Meeting to Order**
- 2. Public Comments and Receipt of Petitions**
- 3. Reports and Announcements**
- 4. Discuss and Possibly Act Upon Approval of the Minutes from the April 3, 2025 Building and Standards Commission meeting.**
- 5. Conduct a hearing regarding Case Number 2025-01 regarding the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3 which has been determined by the Building Official to be a substandard building.**
- 6. Discuss and Possibly Act Upon Case Number 2025-01 regarding the property located at 703 W. Main Street and further described as Lot 15 A of the West Main Street Addition aka DB Williams, Lot 3 which has been determined by the Building Official to be a substandard building.**
- 7. Adjourn.**

**CERTIFICATION**

I certify that a copy of May 15, 2025, agenda of items to be considered by the Building and Standards Commission was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on May 12, 2025 at 10:00 a.m.

*Kim Hodde*

\_\_\_\_\_  
Kim Hodde, Planning Technician

**Disability Access Statement:** *This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7200 for assistance.*

I certify that this notice and agenda of items to be considered by the Building and Standards Commission was removed by me from the City Hall bulletin board on \_\_\_\_\_ at \_\_\_\_\_ am /pm.

\_\_\_\_\_  
Signature

**CITY OF BRENHAM  
BUILDING AND STANDARDS COMMISSION MINUTES**

**April 3, 2025**

*The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

A regular meeting of the Building and Standards Commission (BSC) was held on April 3, 2025, at 4:00 P.M. in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

Richard Morris, Vice Chair  
Marshall Bevers  
Walt Edmunds  
Matthew Metzger  
Arlen Thielemann

Commissioners absent:

None

Staff present:

Stephanie Doland, Director of Development Services  
Allen Jacobs, Building Official  
David Doelitsch, Assistant Building Official  
Mark Pierce, Environmental Health Specialist  
Jeana Bellinger, City Secretary  
Robin Hutchens, Deputy City Secretary  
Kim Hodde, Planning Technician

Citizens/others present:

None

Media present:

None

**1. Call Meeting to Order**

Vice Chair Morris called the meeting to order at 4:00 p.m. with a quorum of five (5) Commissioners present.

**2. Oath of Office – Marshall Bevers**

Jeana Bellinger, City Secretary, administered the Oath of Office to Marshall Bevers who is replacing Rodney “Stoney” Lacina on the Building and Standards Commission.

**3. Discuss and Possibly Act Upon the Election of a Chairperson for a Term of One-Year Ending on December 31, 2025.**

Since Rodney “Stoney” Lacina was elected as Chair for 2025 but was not re-appointed to serve on the Building and Standards Commission, a new Chairperson for 2025 is required. Commissioner Thielemann volunteered to serve as Chair of the Building and Standards Commission for 2025.

A motion was made by Commissioner Morris and seconded by Commissioner Bevers to appoint Commissioner Arlen Thielemann as the Chair for the Building and Standards Commission for a term of one-year ending on December 31, 2025.

Vice Chair Morris called for a vote. The motion passed with the Commissioners voting as follows:

Morris	Yes
Bevers	Yes
Edmunds	Yes
Metzger	Yes
Thielemann	Abstained

***At this time (4:07 p.m.), Commissioner Thielemann began presiding over the meeting as the newly elected Chair.***

**4. Public Comments and Receipt of Petitions**

There were no public comments and/or receipt of petitions.

**5. Reports and Announcements**

Allen Jacobs, Building Official, gave the Board an update on the status of various substandard building cases that are currently in process. Mr. Jacobs stated that in 2024, notices were sent to eight (8) property owners regarding nine (9) substandard buildings and compliance was achieved for all but three (3) structures. He stated that a warrant was obtained and on-site inspections were done for one of the structures and that case will likely come before the board at a future meeting. There were two other structures that the owners have indicated that they will be addressing the substandard conditions; however, nothing has been done yet.

**6. Minutes from the November 21, 2024 Building and Standards Commission meeting.**

Chairman Thielemann asked for any corrections or additions to the minutes. A motion was made by Commissioner Metzger and seconded by Commissioner Bevers to approve the minutes from the November 21, 2024 Building and Standards Commission meeting, as presented.

Chairman Thielemann called for a vote. The motion passed with the Commissioners voting as follows:

Thielemann	Yes
Morris	Yes
Bevers	Yes
Edmunds	Yes
Metzger	Yes

**7. Discuss and Possibly Act Upon Adoption of the Rules and Procedures for the Building and Standards Commission.**

Allen Jacobs, Building Official, stated that the primary purpose of Rules of Procedure is to outline and communicate for staff, Commission members, and the public the procedures for consideration of a substandard building case. Mr. Jacobs reviewed the Rules of Procedure document with the Board, including the following highlights:

**Purpose**

- The Building and Standards Commission must adopt Rules of Procedure.
- The Rules of Procedure are adopted and amended by the Building and Standards Commission.
- These Rules of Procedure supplement local, state and federal laws.
- These Rules of Procedure follow the requirements of the City of Brenham Code of Ordinances and the Texas Local Government Code Chapter 54. Carey Bovey, City Attorney, clarified that Chapter 54 is the authorizing legislation that gives municipalities the authority to adopt ordinances, create boards, and take enforcement action.

**Agendas and Meetings**

- The Building and Standards Commission will meet on an as-needed basis.
- The Commission’s agendas and meeting will follow the requirements of the Texas Local Government Code Chapter 551 – Texas Open Meetings Act.
- Agendas and packets will be distributed prior to the meeting to allow time for the Commissioners to review the information.
- Three (3) members present represents a quorum and an affirmative vote of three (3) members is needed to take any action.

**Conduct and Records**

- The Building and Standards Commission meetings will follow Robert’s Rules of Order.
- The Chair, or in the absence of the Chair the Vice Chair, leads the meeting.
- Informal voting shall be used.
- The role of the Chair is the presiding officer of the Building and Standards Commission.
- The public comment period may be limited to three (3) minutes per speaker.
- The Building Official and City Staff will be responsible for record keeping.

### **Initiation of a Case**

- A case is initiated by the Building Official as a result of something that has been observed or a complaint that has been submitted.
- The Building Official will determine if there is Probable Cause to pursue the case.
- Probable Cause: “shall mean the existence of sufficient facts and circumstances to constitute a reasonable belief that a violation of Article XII of the City of Brenham Code of Ordinances exists.”
- If Probable Cause is determined for the property/structure, as case is initiated.

### **Notification of Procedures**

- The notification process will begin following determination by the Building Official to initiate a case.
- Review of notification process:
  1. Written courtesy notice, sent via certified mail – return receipt requested and regular mail, requesting a response within 10-days of receipt of the notice.
  2. Formal written notice, sent via certified mail – return receipt requested and regular mail, requesting a response within 10-days of receipt of the notice.
  3. Due diligence search performed by Building Official
  4. Public Hearing notice
  5. Notice filed in official public records of Washington County
  6. Public Hearing held by Commission

### **Hearings**

- Failure of any person to appear at the hearing waives that person’s right to a hearing.
- The hearing should offer all interested persons reasonable opportunity to be heard.
- A person may appear at the hearing in person or through an attorney or other designated representative.
- These Hearings are not governed by the Texas Rules of Civil Procedure or the Texas Rules of Evidence, meaning that the Commission does not have follow the State requirements for presentation of evidence for a case.
- A record shall be made of all hearings and proceedings.
- Subpoenas – State law allows the BSC to issue subpoenas to persons that are requested and deemed necessary to be present for a case. The Chair has the authority to issue the subpoenas. Staff will have a form that will be filled out and given to a Peace Officer for service.
- Any Member of the BSC shall have the power to administer oaths and affirmations and to certify official acts. Oral evidence shall be taken only on oath or affirmation. Anyone presented evidence or testimony much be sworn in and testify under oath before they present anything.
- BSC Members can ask questions at any time during hearing.

### **Orders and Proceedings of Hearing**

1. The Chair shall call the case, read agenda description and open public hearing.
2. All persons desiring to speak will be sworn by oath prior to commencement of the case before the Commission

3. Copies of documents for consideration are to be presented provided 5 days in advance to allow Staff and the Commission ample time for review. The Chair has discretion to allow additional evidence presented during the public hearing if there is a justifiable reason as to why the evidence was not provided in advance.
4. The Building Official and/or City Staff will present a Staff Recommendation and a Report on the details of the case.
5. There will be an opportunity for questions from any Persons of Interest of City Staff. All questions shall be directed to the Chair.
6. Following the City presentation and question period, Persons of Interest will have the opportunity to present their case before the commission.
7. Following presentation of the case by Persons of Interest, the Building Official will have an opportunity to provide a rebuttal.
8. The Chair shall close Public Hearing, and the Commissioners will deliberate.
  - The Commission in its deliberative session should speak openly as much as necessary concerning the issues of the testimony and the relevant facts surrounding the case.
  - Should the Commission determine the building or structure to be substandard, the Commission may impose conditions, time limitations or action as outlined in Article XII of the City of Brenham Code of Ordinances.
  - The Commission may find that the building or structure is not a substandard building and refer the matter to the Building Official for further appropriate action.
9. When a probable consensus is reached by the Commission, a motion is made and seconded. All members shall then vote on the motion.

### **Rehearing**

- The Building and Standards Commission shall have jurisdiction to rehear and/or reconsider cases previously decided.
- Any person desiring a rehearing shall file a request in writing within ten (10) calendar days after the date of the Commission's decision.
- The request shall be submitted in writing to the Building Official and shall specify the grounds for rehearing and/or reconsideration.
- The Commission shall determine within sixty (60) calendar days whether or not to consider a rehearing of the case.
- If no rehearing is set within sixty (60) days, such request shall be deemed to have been denied.
- In the event the Commission chooses to hold a rehearing, the date of the rehearing shall be within ninety (90) calendar days of the written request submitted to the Building Official.

### **Additional Duties**

- In addition to consideration of a case, the Building and Standards Commission may also make recommendations to the City Council regarding necessary modifications, amendments and changes in the City of Brenham Code of Ordinances.

Stephanie Doland, Development Services Director, clarified that on page 2 of the proposed Rules of Procedure, Section E (5) was moved from section F, since it fits better under the Hearings section. She stated that in Section F, item number 6 was redlined to be removed from the rules document because it appeared to be redundant; however, it has been clarified by the City Attorney that it is not redundant and will stay in the Rules of Procedure document and will not be deleted.

A motion was made by Commissioner Metzger and seconded by Commissioner Edmunds to adopt the Rules of Procedure for the Building and Standards Commission, as presented.

Chairman Thielemann called for a vote. The motion passed with the Commissioners voting as follows:

Thielemann	Yes
Morris	Yes
Bevers	Yes
Edmunds	Yes
Metzger	Yes

## 8. Adjourn

A motion was made by Commissioner Metzger and seconded by Commissioner Bevers to adjourn the meeting at 4:35 pm. The motion carried unanimously.

*The City of Brenham appreciates the participation of our citizens, and the role of the Building and Standards Commissioners in this decision-making process.*

*Certification of Meeting Minutes:*

_____	<u>Arlen Thielemann</u>	<u>May 15, 2025</u>
Building & Standards Commission	Chair	Meeting Date

_____	<u>Kim Hodde</u>	<u>May 15, 2025</u>
Attest	Staff Secretary	Meeting Date



**STAFF REPORT**  
**BUILDING SUBSTANDARD CASE 2025-01**  
**703 WEST MAIN STREET**

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**STAFF CONTACT:** Allen Jacobs, Building Official

**OWNERS/APPLICANTS:** Ruth Ann Vestuto (Per Washington County Appraisal District and Title Search)

**ADDRESS/LOCATION:** 703 West Main Street (see attached location site aerial photo)

**LEGAL DESCRIPTION:** S3950 - West Main Street Addition, Lot 15A, aka D B Williams, Lot 3

**LOT AREA:** 0.30-acres, 13,267 square feet

**ZONING DISTRICT/  
USE:** B-1 Local Business Mixed Residential Use

**REQUEST:** A request for the Building and Standards Commission to hold a public hearing and take action on the forementioned property and apparent substandard structures at 703 West Main Street, Brenham, Texas 77833

**BACKGROUND:**

The subject property is a through lot with frontage along both West Main Street to the north and West Alamo Street to the south. The buildings consist of a previously occupied single family structure and two out-buildings have been inspected by the City of Brenham Building Official and City of Brenham Fire Marshal. Please see attached reports and accompanying pictures as dated January 1, 2025.

The timeline of events in the efforts to abate this substandard condition is as follows:  
(refer to attachments for each timeline event)

September 6, 2024 Courtesy Notification for Substandard Concerns sent to the owner by certified mail.

September 25, 2024 Courtesy Notice returned unclaimed.

October 7, 2024 Second and Legal Notification for Substandard Concerns sent to the owner by certified mail.

October 22, 2024 Second and Legal Notification returned unclaimed.

November 27, 2024 The City of Brenham ordered and received a property title report; due to the nonresponse to notifications sent to the property owner.

- January 13, 2025      The City of Brenham excersised a search warrant for fire, health, and code inspections. The search warrant was accompanied by: Allen Jacobs, Building Official; Steven Loving, City Fire Marshal; Mark Pierce, City Health Inspector; David Doelitsch, Assistant Building Official, Brenham Police Department (two officers), Stephanie Doland, Director of Development Services.
- January 14, 2025      Building Official Inspection Report for Substandard Concerns Completed.
- January 14, 2025      Fire Marshal Inspection Report for Substndard Concerns Completed.

**APPLICABLE SECTION OF ORDINANCE AND ANALYSIS:**

City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures; allows and describes procedures for: **Abatement of substandard buildings.** All buildings or portions thereof which are determined to be substandard buildings, as defined in this article, are hereby declared to be a hazard to the health, safety and welfare of the citizens, and shall be abated by repair, vacation, rehabilitation, demolition or removal in accordance with the procedures specified in this article, by the city's historic preservation ordinance if applicable, by prosecution in municipal court, or as otherwise allowed by law or equity.

**ADDITIONAL FINDINGS AND CONCERNS:**

1. On January 14, 2025 the Building Official Inspection Report for Substandard Concerns Completed. The findings of this report consisted of the following prominant substandard dwelling building concerns: Inadequate sanitary plumbing system, dilapidated structure with broken windows, unsecure building with open doors, failing structural members at the pier and beam system and front porch columns that have shifted and are tilting. The dwelling has deteriorated eaves and is open to the weather elements due to the broken windows, and this continued exposure to the weather will only excelerate the dilapidation of the dwelling. The two accessory buildings have failing deteriorated wall systems that have buckled one dwelling and has deteriorated the structural integrity of both buildings.
2. The property has excessive delinquent property taxes. Refer to attachment.
3. The property has been subject to the City of Brenham having to maintain the site premises with lawn care and with the removal of junk and debris. Refer to the City of Brenham mowing liens filed on the Title Report. Refer to Attachment
4. The City of Brenham Code Enforcement and Development Services Department has received citizen complaints concerning vagrant occupancy. This was substantiated on January 13, 2025, when the Search Warrant was administered and at that time the Brenham Police Department were present to remove a transient occupant from the property. It can be assumed that there was more than the one transient occupant. It was observed and it appeared that other illegal activity may have been conducted on the premises. Refer to Pictures
5. The substandard conditions of the property and unsecure conditions of the building have created a blight and nuisance for the community. Refer to Pictures
6. The substandard conditions of the property have created a safety concern with the potential of transient occupants and possible illegal activity. This was observed at the time of the Warrant on January 13, 2025. Refer to Pictures

7. The City of Brenham has exercised the City's Authority to secure the structure from unauthorized entry. Buildings boarded up on January 13, 2025, and posted with "Do Not Occupy" notifications. Refer to pictures.
8. The City of Brenham had the junk removed from the site and the site mowed after the Search Warrant Inspection. This cleanup work was conducted by a contractor hired by the City of Brenham. Work was conducted on January 31, 2025. Refer to Attachment
9. The property has not had active utilities since: December 2, 2013. Refer to Attachment
10. The only City of Brenham Building Permit Pulled for work at the Property was an electrical Permit Pulled in September 2009. The work conducted included new wiring, smoke detectors and a new electric service. Refer to Attachment
11. Upon the return of the unclaimed first legal notice on October 22, 2024. It was discovered that the property owner per the Washington County Appraisal District appears to be deceased per the obituary notice from the Duncan Funeral Home, 1006 Martin Luther King Dr., Livingston, Tx. 77351, 936-327-8770. Refer to Attachment.
12. On April 17, 2025, it was discovered by the City of Brenham that this substandard property was scheduled to be on a Tax Sale on the Washington Courthouse Steps, May06, 2025. The City of Brenham contacted the Washington County Tax Assessor Collector's Office, and the City of Brenham was given options to abate the Substandard Property.
13. On April 24, 2025, the City of Brenham was contacted by the heir to the property via phone and then with a follow-up email. The heir, Jason Vestuto, has expressed and demonstrated the willingness to secure the unoccupied dwelling and clean-up the premises. See attached email correspondences.
14. On April 25, 2025, the City of Brenham was notified that the heir of the property paid the outstanding property taxes upon discovery of the circumstances surrounding the property.

**STAFF RECOMMENDATION:**

Based on the nuisance history and the substandard condition of the dwelling and the outbuildings, and the absence of the owner and/or family to abate the substandard conditions for an extended period of time., the Building Official recommends that the **substandard dwelling and two outbuildings be demolished**, and the site be completely cleaned off so that the property can be easily maintained. This recommendation is on behalf of the Substandard Building Inspection Reports, Fire Marshal Inspection Report, and the City of Brenham Code of Ordinances, Chapter 6 Buildings and Structures, Article XII Substandard Buildings and Structures to protect the safety and welfare of the citizens of Brenham.

**ATTACHMENTS:**

- A. Building Official Inspection Report
- B. Fire Marshal Inspection Report
- C. Inspection Report Pictures and Site Photos
- D. Owner Certified Mail Notifications
- E. Title Report for 703 W. Main St., Brenham, TX.

- F. Copy of City of Brenham search warrant for fire, health, and code inspections
- G. Site Cleanup Contractor Invoice
- H. Utility History Memo/Email
- I. Building Permit Memo/Email
- J. Washington County Appraisal District Delinquent Tax Printout
- K. Obituary Notice of the assumed deceased Property Owner
- L. City of Brenham Property Tax Sale Discovery 04-17-2025
- M. Tax Assessor Notification that property was pulled from auction (Taxes Paid)
- N. Property Heir, Jason Vestuto, contacts City of Brenham via email, 04-24-2025, with follow-up correspondences
- O. Certified Mail, Notice of Substandard Building Hearing for 05-15-25 with Building and Standards Commission

# ATTACHMENT: A



Development Services Department  
City of Brenham  
P.O. Box 1059  
Brenham, Texas 77834  
979-337-7220

## BUILDING OFFICIAL SUBSTANDARD STRUCTURE REPORT

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Property Address: 703 W. Main Street

Substandard Structure: Dwelling, and two storage/accessory buildings

Specifications: No. Rooms 6 Rms. No. Stories single No. Structures 3

Structural Use: Single Family Dwelling, 1223SF w/2 Porches 210 SF with 2 Accessory Bldgs.. 290 SF & 144 SF.

Construction Type: Type V – Construction. All wood construction and Pier and Beam Construction at the dwelling. Accessory buildings with dirt or concrete floors.

Occupancy Status at time of Inspection: Vacant Single-Family Dwelling

As per City of Brenham Code of Ordinances, Chapter 6 – Building and Structures, Section 121 – Substandard Building Designated: Any building, structure, or portion thereof, including but not limited to any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the Building Official, shall be deemed and is hereby declared to be a substandard building:

(a) *Inadequate sanitation.* Inadequate sanitation shall include, but not be limited to, the following:

- Lack of or improper water closet, lavatory, 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 facilities.
- Lack, or improper operation, of required ventilating equipment.
- Lack of minimum amounts of natural light and ventilation required by this chapter.
- Lack of required electrical lighting.
- Dampness of habitable rooms.
- Infestation of insects, vermin or rodents as determined by the Building Official.
- General dilapidation or improper maintenance.
- Lack of connection to required sewage disposal system.

- Lack of adequate garbage and rubbish storage and removal facilities as determined by the Building Official.
- Lack of sanitary, interior wall covering.

Comments:

General dilapidation of structure due to lack of maintenance. The building is not secure to prevent uninvited guests from entering.

(b) *Structural hazards.* 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 carry imposed loads with safety.
- Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- Members of ceilings, 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.
  - Any condition wherein a building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the buildings or structures is less than it was prior to the damage and is less than the minimum requirement established by the building code of the City.
- Any condition wherein any exterior appendages or portion of a building or structure are not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads.

- ✘ Any condition wherein any building, structure or portion thereof as a result of decay, deterioration, or dilapidation is likely to fully or partially collapse.

Comments:

Building support/columns at front porch are leaning and no longer vertically supporting the structure. The brick columns under the pier and beam structure are leaning beneath the structure and are not supporting the structure vertically. The structure is failing throughout the entire building pier and beam support system.

- (c) *Hazardous wiring.* All wiring except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Comments:

The dwelling electrical system was updated from when it was originally built; however, the present condition of the electrical system is unknown due to the neglect of the maintenance of the dwelling. There appears to be old, deteriorated wiring in the accessory buildings that has never been updated.

- (d) *Hazardous plumbing.* All plumbing except that which conforms with all applicable laws in effect at the time of installation and which has been maintained in good condition and which is free of cross-connections and siphonage between fixtures.

Comments:

The plumbing systems have been inoperative for extended period of time. Typically, plumbing systems deteriorate and are not operative after extended neglect of proper maintenance.

There are no modern vacuum breakers on the outside hose bibs that are required for modern plumbing systems. There are no present cross connection risks, since the water service is not active.

- (e) *Hazardous mechanical equipment.* All mechanical equipment, including but not limited to vents, except that which conforms to all applicable laws in effect at the time of installation and which has been maintained in good and safe condition.

Comments:

There is no central A/C system at this dwelling.

- (f) *Faulty weather protection.* 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.
  - Lack of adequate insulation in ceilings.
  - Lack of adequate insulation in exterior walls. Provided, however, double wall construction which was in compliance with this chapter at the time of original construction shall be deemed adequate for purposes of this chapter; otherwise, insulating material will be required.

Comments:

There are broken windows, rotted doors, rotted exterior finishes, rotted and deteriorated roof eaves and siding.

- (g) *Fire hazard.* Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, in the opinion of the Fire Marshal 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.

Comments:

Refer to Fire Marshal Inspection Report.

- (h) *Faulty materials of construction.* All materials of construction except those which are specifically allowed or approved by this chapter and the building code, and which have been adequately maintained in good and safe condition.

Comments:

Extreme inadequate maintenance that has created the conditions where the building interior is exposed to the weather elements and where the building substructure footings are leaning and buckling and failing. Additionally, the front porch columns are buckling due to the lack of maintenance.

- (i) *Hazardous or insanitary premises.* Those premises on which any accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions constitute fire, health or safety hazards.

Comments:

The dwelling is fill of rubble and junk and is evidently a haven for rats and rodents. The premises are not maintained and are presently maintained by the City of Brenham and the property is filing liens on the property for the maintenance fees that are incurred by the City of Brenham.

- (j) *Inadequate maintenance.* Any building or portion thereof which is determined to be an unsafe building in accordance with any City ordinance.

Comments:

The dwelling does not conform with minimum building code standards to be legally occupied. Extreme inadequate maintenance that has created the conditions where the building interior is exposed to the weather elements and where the building substructure footings are leaning and buckling and failing. Additionally, the front porch columns are buckling due to the lack of maintenance.

- (k) *Inadequate exits.* All buildings or portion thereof not provided with adequate exit facilities as required by City ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which 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.

Comments:

The dwelling does not conform with minimum building code standards to be legally occupied.

- (l) *Inadequate fire protection or firefighting equipment.* All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this chapter or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

Comments:

Refer to Fire Marshal Inspection Report.

- (m) *Improper occupancy.* All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

Comments:

At the present time the dwelling cannot legally be occupied. However, the dwelling has been a target for unauthorized entry and transient illegal occupancy. On Jan. 14, 2025 a search warrant was processed to inspect this unsecure substandard structure. At the time of this inspection the Brenham Police Department was present to clear the building of transient occupancy.

Development Services Department  
City of Brenham  
P.O. Box 1059  
Brenham, Texas 77834  
979-337-7220



Upon the completion of the search warrant inspection, the City of Brenham secured the building as best as possible. The City of Brenham also posted the building as: Non-Occupiable and per the inspection declared the buildings on the property as Substandard in the present conditions.

Substandard Building Report Conclusion:

Inspection Date: January 14, 2025

This detailed report documents the conditions determined that have rendered the above-described structure a substandard building under the provisions of Chapter 8 of the City of Brenham Code of Ordinances.

Allen Jacobs 01-14-2025

Allen Jacobs, Building Official

# ATTACHMENT: B



Form: Substandard Structure

## Brenham Fire Department

Occupancy: Ruth Ann Vestuto  
Occupancy ID: 2074  
Address: 703 W Main ST BRENNHAM TX 77833

Inspection Type: Complaint

Inspection Date: 1/14/2025

Time In: 09:00

Authorized Date: 01/14/2025

By: Loving, Steven N (601)

Time Out: 11:21

By: Loving, Steven N (601)

### Inspection Description:

Evaluation of Structure for referral to City of Brenham Building and Standard Commission

### Inspection Topics:

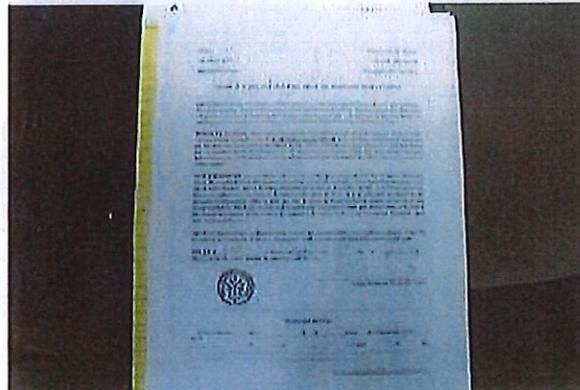
Brenham City Ordinance 6-121

Is the structure in violation of City of Brenham Ordinance 6-121 Substandard Buildings designated?

Any building, structure, or portion thereof, including but not limited to, any dwelling unit, guest room or suite of rooms, or the premises on which the same is located in which there exists any of the following listed in conditions to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, as determined by the building official, shall be deemed and is hereby declared to be a substandard building

Status: **Deficiency Noted**

Notes:



**Fire hazard, BCO 6-121 (7)**

Any building or portion thereof, device, apparatus, equipment, combustible waste or vegetation which, 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.

**Status: Deficiency Noted**

**Notes:**



**Inadequate exits. BCO 6-121 (11).**

All buildings or portion thereof not provided with adequate exit facilities as required by city ordinance except those buildings or portion thereof whose exit facilities conform with all applicable laws at the time of their construction and which 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.

**Status: Deficiency Noted**

**Notes:**



**Inadequate fire protection or firefighting equipment. BCO 6-121(12).**

All buildings or portions thereof which are not provided with a fire-resistive construction or fire extinguishing systems or equipment required by this article or the building code, except those buildings or portions thereof which conform with all applicable laws at the time of their construction and whose fire-resistive integrity and fire extinguishing systems or equipment have been maintained and approved in relation to any increase in occupant load, alteration or addition or any change in occupancy.

**Status: Not Applicable - N/A**

**Notes:**

**Improper occupancy. BCO 6-121 (13)**

All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancy.

**Status: Deficiency Noted**

**Notes: Transient-Squatter was stay inside the residence and identified that the residence was not his and he did not have permission from anyone to be at or in the residence.**

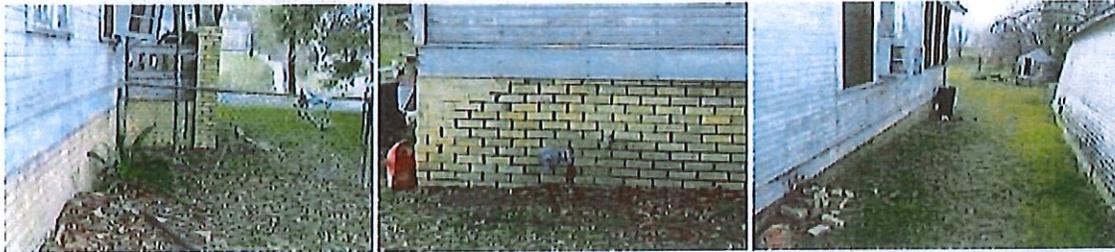
## IFC Section 111 Unsafe Buildings

Is the building in compliance with SECTION 111.1, Unsafe Buildings.

General. If during the inspection of a premises, a building or structure, or any building system, in whole or in part, constitutes a clear and imminent threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section, and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

Status: **Deficiency Noted**

Notes:



Is the building in compliance with SECTION 111.1.1, Unsafe conditions.

Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, that constitute a fire hazard, are otherwise dangerous to human life or the public welfare, or involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe.

Status: **Deficiency Noted**

Notes:

Is the building in compliance with SECTION 111.1.2, Structural hazards.

Where an apparent structural hazard is caused by the faulty installation, operation or malfunction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

Status: **Deficiency Noted**

Notes:



Does the building require immediate evacuation SECTION 111.2, Evacuation?

The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe where such building has hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

Status: **Deficiency Noted**

Notes:

Is the building currently being abated SECTION 111.4 Abatement?

The owner, the owner's authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Status: **Undetermined**

Notes:

### ICF Section 311 Vacant Premises

Is the building or structure in compliance with SECTION 311.1 Vacant Premises

General. Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with Sections 311.1.1 through 311.6.

Status: **Deficiency Noted**

Notes:

Is the building considered to be an abandoned premises SECTION 311.1.1 Abandoned Premises

Buildings, structures and premises for which an owner cannot be identified or located by dispatch of a certificate of mailing to the last known or registered address, which persistently or repeatedly become unprotected or unsecured, which have been occupied by unauthorized persons or for illegal purposes, or which present a danger of structural collapse or fire spread to adjacent properties shall be considered to be abandoned, declared unsafe and abated by demolition or rehabilitation in accordance with the International Property Maintenance Code and the International Building Code.

**Status:** Pass

**Notes:** Property and homeowner were unable to be contacted. It is believed by the building official that the owner was deceased and her son might also be deceased, but undetermined.

Is the premises safeguarded SECTION 311.2 Safeguarding Vacant Premises

Safeguarding vacant premises. Temporarily unoccupied buildings, structures, premises or portions thereof shall be secured and protected in accordance with Sections 311.2.1 through 311.2.3.

Status: Corrected

Notes: Building was secured with wooden panels and screws by the building code official to prevent entry.



Is the premises secured in compliance with SECTION 311.2.1 Security

Security. Exterior and interior openings open to other tenants or unauthorized persons shall be boarded, locked, blocked or otherwise protected to prevent entry by unauthorized individuals. The fire code official is authorized to placard, post signs, erect barrier tape or take similar measures as necessary to secure public safe

Status: Corrected

Notes:

Is the Fire protection maintained in compliance with SECTION 311.2.2 Fire Protection

Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times. Exceptions: 1. Where the premises have been cleared of all combustible materials and debris and, in the opinion of the fire code official, the type of construction, fire separation distance and security of the premises do not create a fire hazard. 2. Where approved by the fire code official, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons. 3. Where approved by the fire code official, fire alarm and sprinkler systems are permitted to be placed out of service in seasonally occupied buildings: that will not be heated; where fire protection systems will be exposed to freezing temperatures; where fire areas do not exceed 12,000 square feet (1115 m<sup>2</sup>); and that do not store motor vehicles or hazardous materials.

Status: Not Applicable - N/A

Notes:

**Is the Fire Separation in compliance with SECTION 311.2.3 Fire Separation**

Fire-resistance-rated partitions, fire barriers and fire walls separating vacant tenant spaces from the remainder of the building shall be maintained. Openings, joints and penetrations in fire-resistance-rated assemblies shall be protected in accordance with Chapter 7.

Status: **Not Applicable - N/A**

Notes:

**Is the premises in compliance with SECTION 311.3 Removal of combustibles**

Persons owning, or in charge or control of a vacant building or portion thereof, shall remove therefrom all accumulations of combustible materials, flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials. Exceptions: 1. Buildings or portions of buildings undergoing additions, alterations, repairs or change of occupancy in accordance with the International Building Code, where waste is controlled and removed as required by Section 304. 2. Seasonally occupied buildings.

Status: **Deficiency Noted**

Notes:



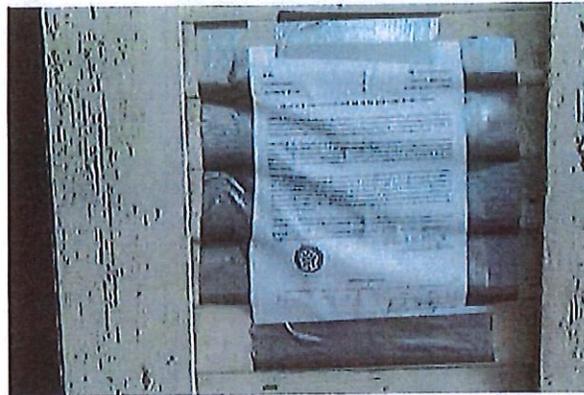
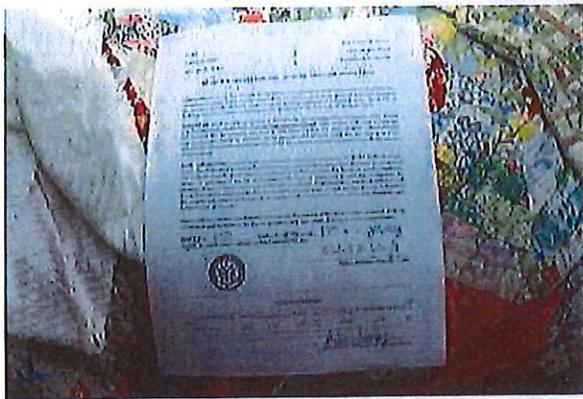


**Notifications and Referrals**

Has the City of Brenham Building Official been notified of the Unsafe, Vacant, Abandoned, or Substandard building conditions Who was notified, when was the person notified, and by what means was the person notified.

**Status:** Pass

**Notes:** Administrative Search Warrant Executed on 01.14.25 @ 09am, Warrant signed by Municipal Court Judge Robert Wright on 01.13.25.



**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

**Total Additional Time: 0 minutes**  
**Inspection Time: 141 minutes**  
**Total Time: 141 minutes**

**Summary:**

**Overall Result:** Referred to Building Official as Substandard Building

**Inspector Notes:**

**Inspector:**

Name: Loving, Steven N  
Work Phone(s): 979-337-7302  
Email(s): sloving@cityofbrenham.org

  
Signature

  
Date

**Representative Signature:**

Signature

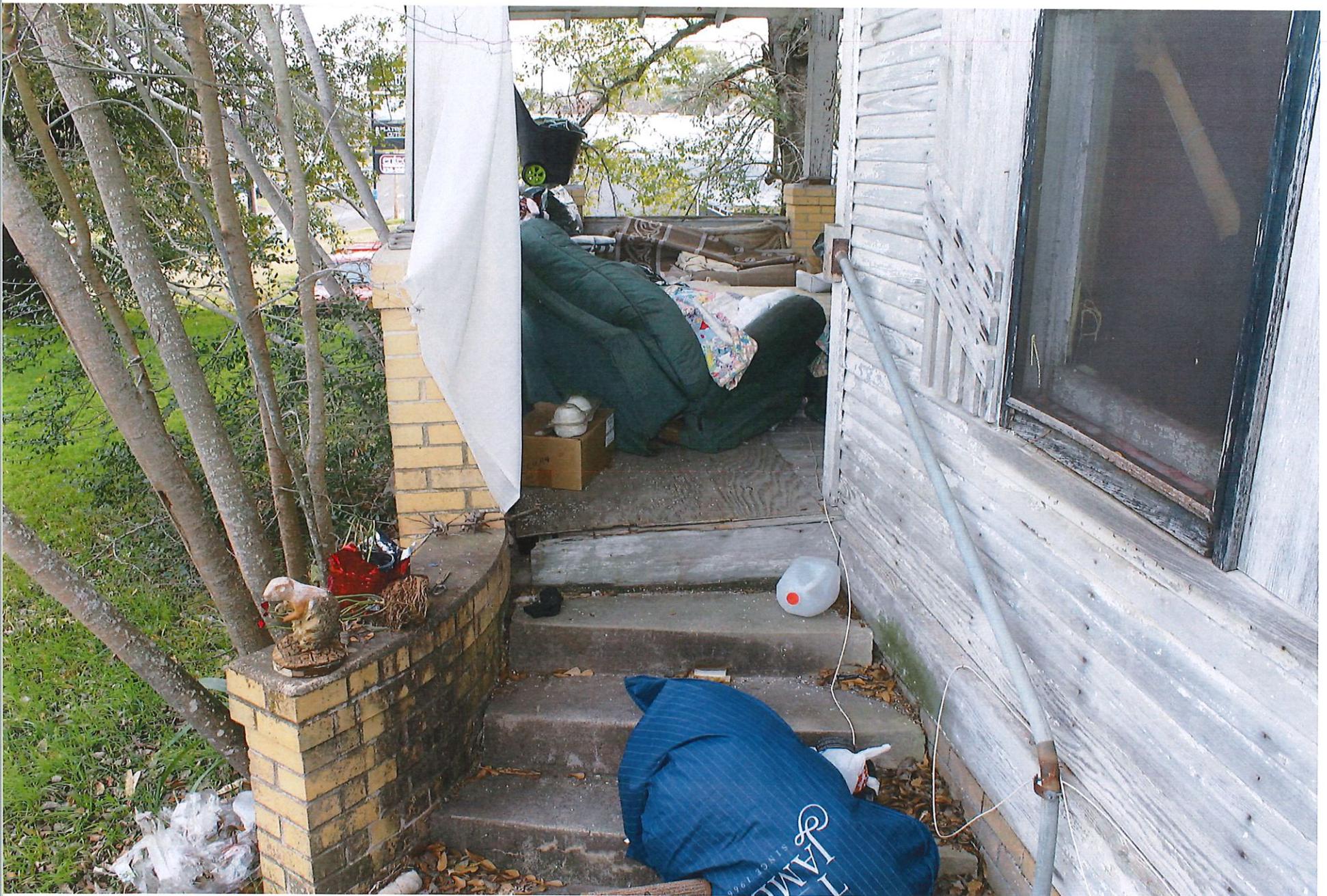
Date

## **ATTACHMENT: C**

### **Inspection Report Pictures and Site Photos**









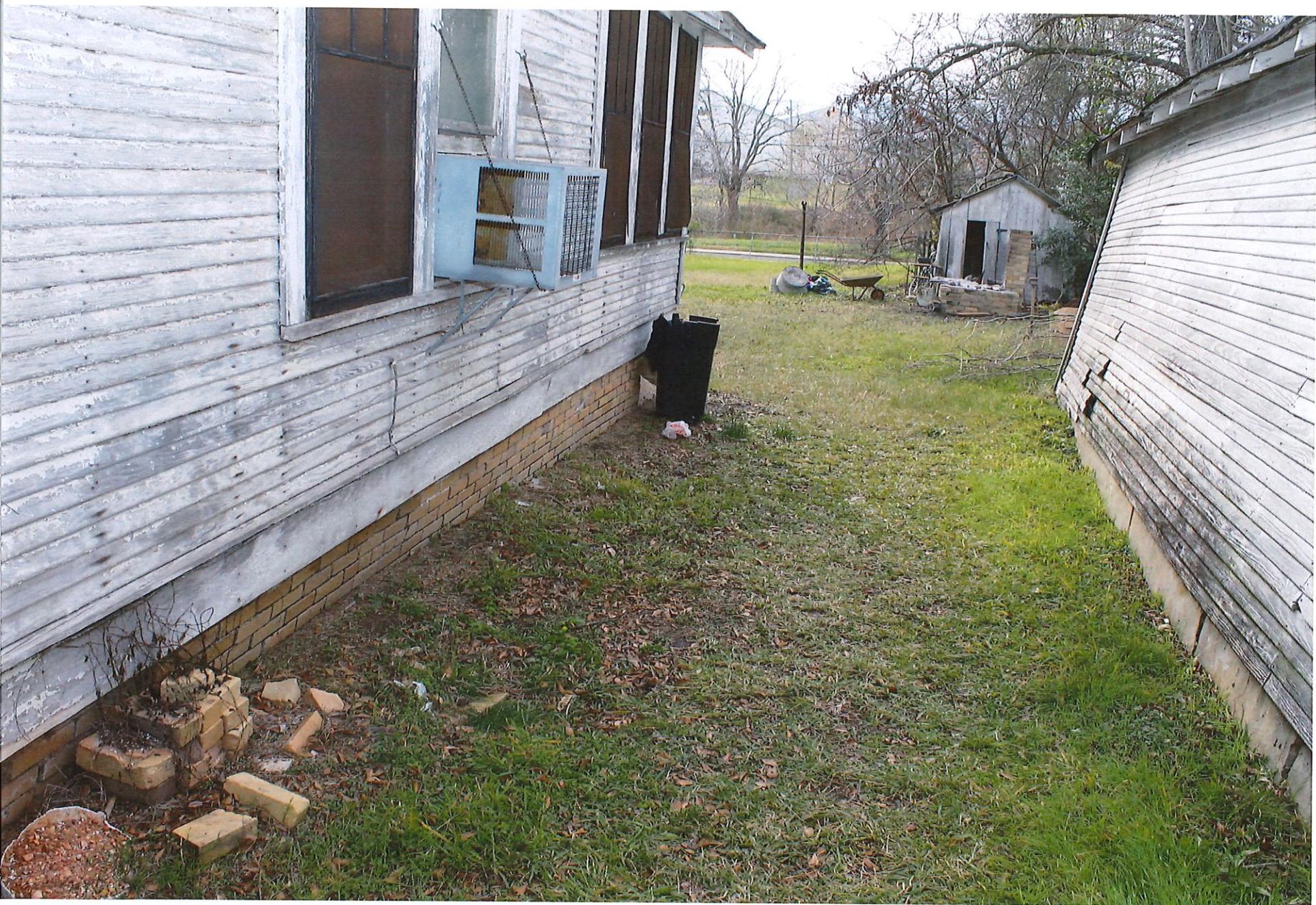






































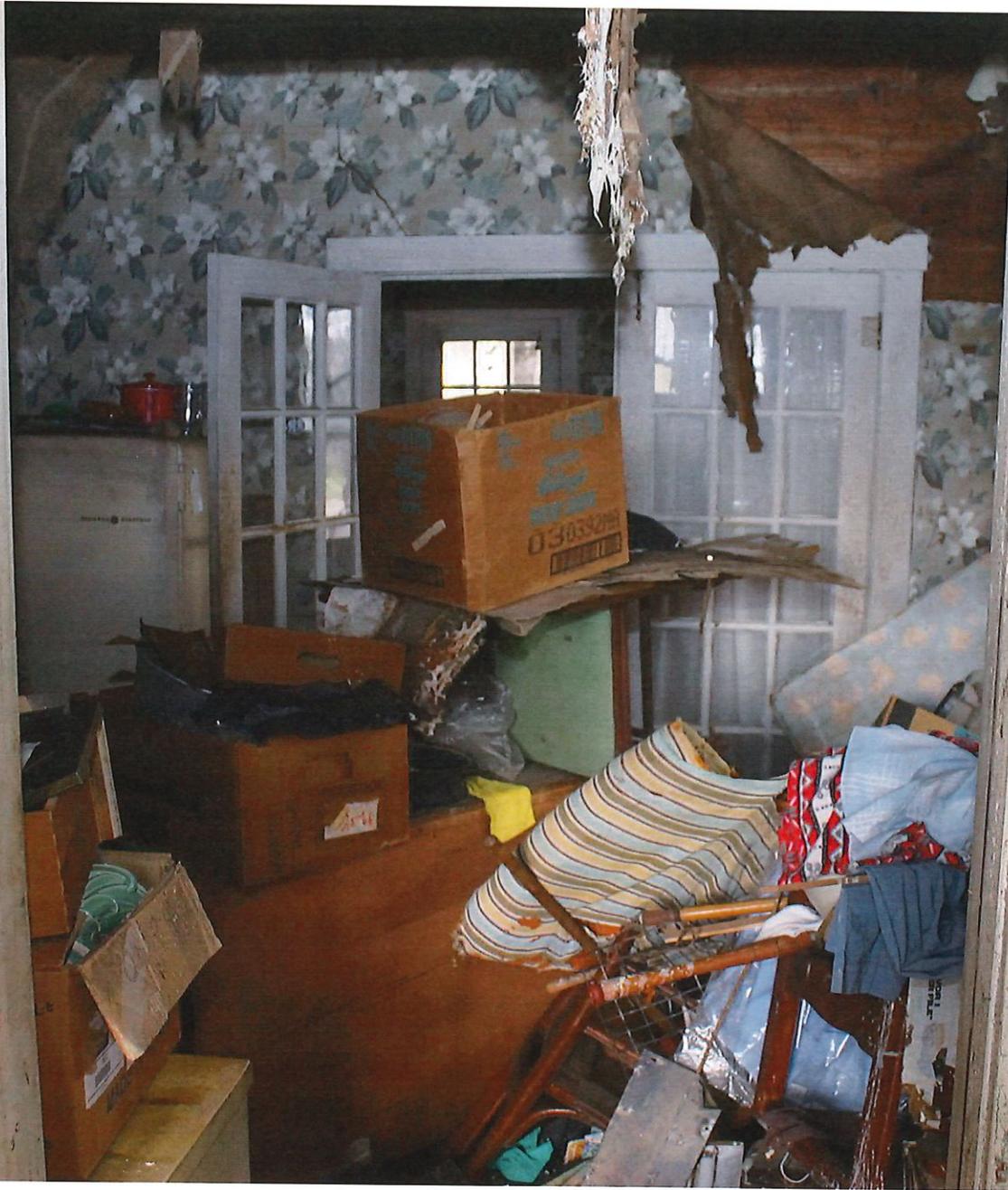














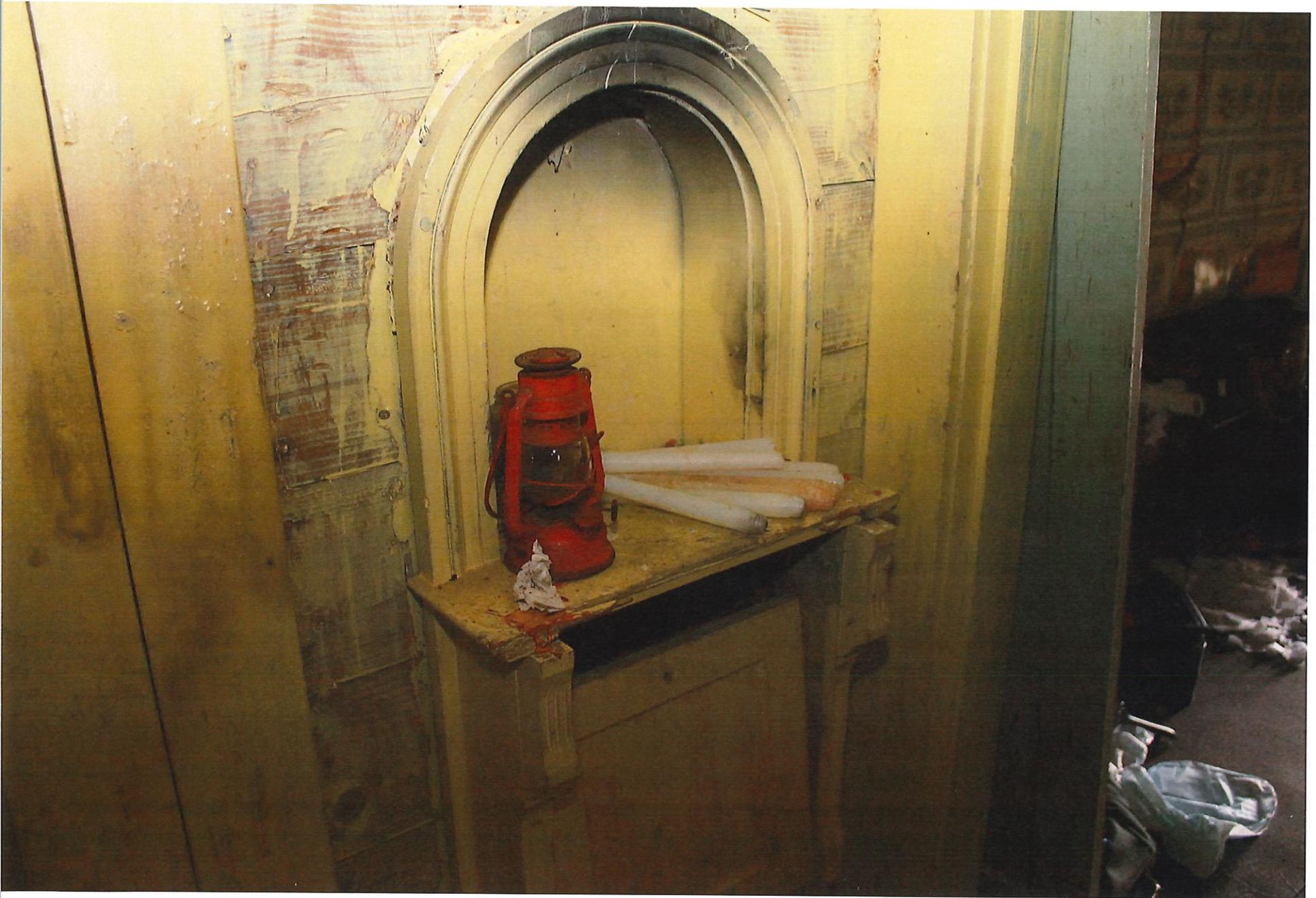


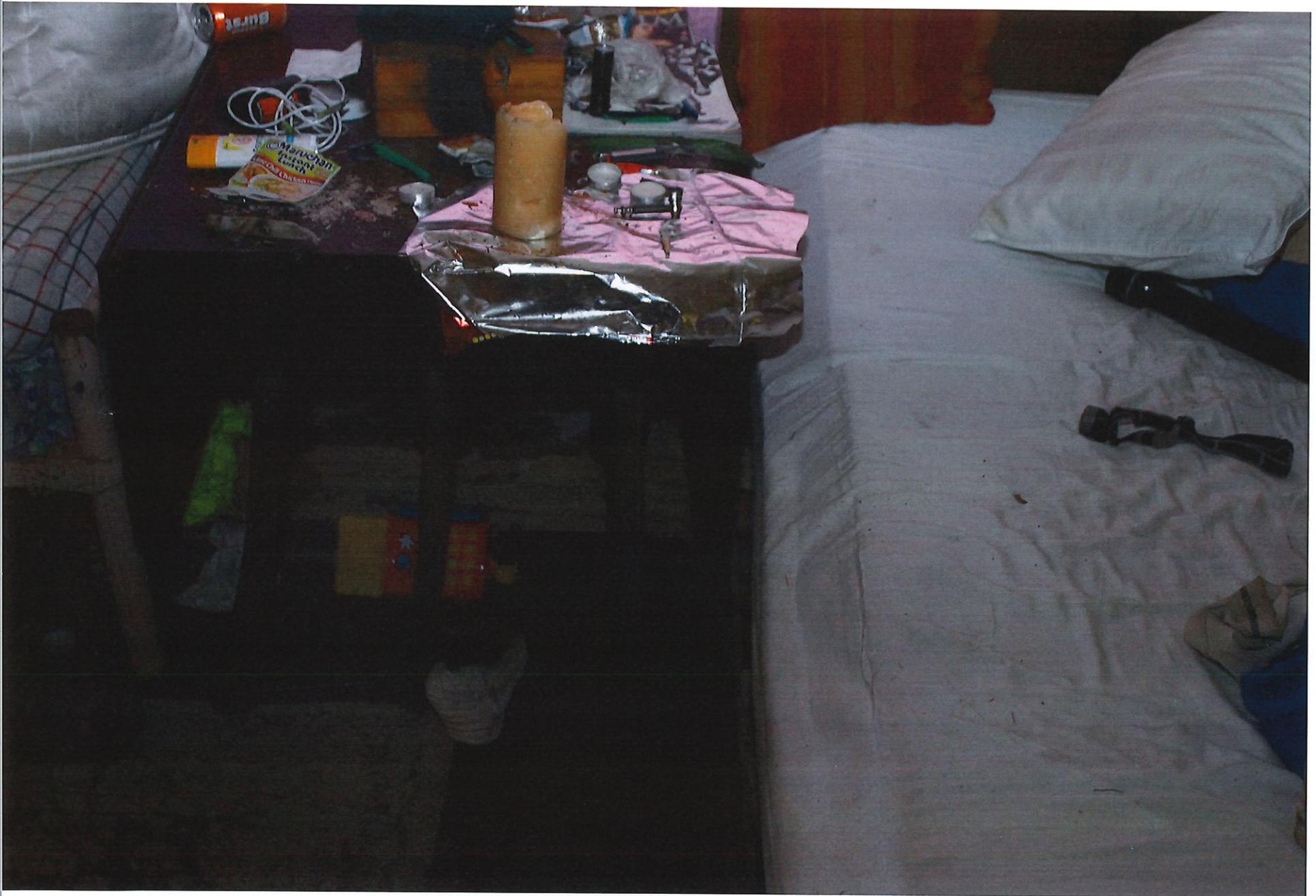


































January 14, 2025

703 W. Main St.

# NOTICE: DO NOT OCCUPY

**It shall be punishable by law to occupy this building or remove or deface this notice.** This structure has been deemed substandard and shall not be occupied. Per Section 1-5 of the City of Brenham Code of Ordinances, occupying this building or removing or defacing this notice is an offense punishable by a fine of not more than \$2,000.00. Each day or fractional part thereof shall constitute a separate offense.

**Building Official  
City of Brenham**

979-337-7220

[inspections@cityofbrenham.org](mailto:inspections@cityofbrenham.org)

P.O. Box 1059    200 W. Vulcan St.    Brenham, Texas 77834    979.337.7200    [www.cityofbrenham.org](http://www.cityofbrenham.org)



IN RE: § THE STATE OF TEXAS  
 703 WEST MAIN § CITY OF BRENHAM  
 BRENHAM, TEXAS § WASHINGTON COUNTY

SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS

GREETINGS - to any Fire Marshal, Health Officer, or Code Enforcement Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas:

WHEREAS, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

NOW THEREFORE, you are hereby commanded to enter upon and search 703 WEST MAIN, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 1:50 o'clock (a.m./p.m.), on this 13th day of January, 2025 to certify which witness my hand and seal this day.

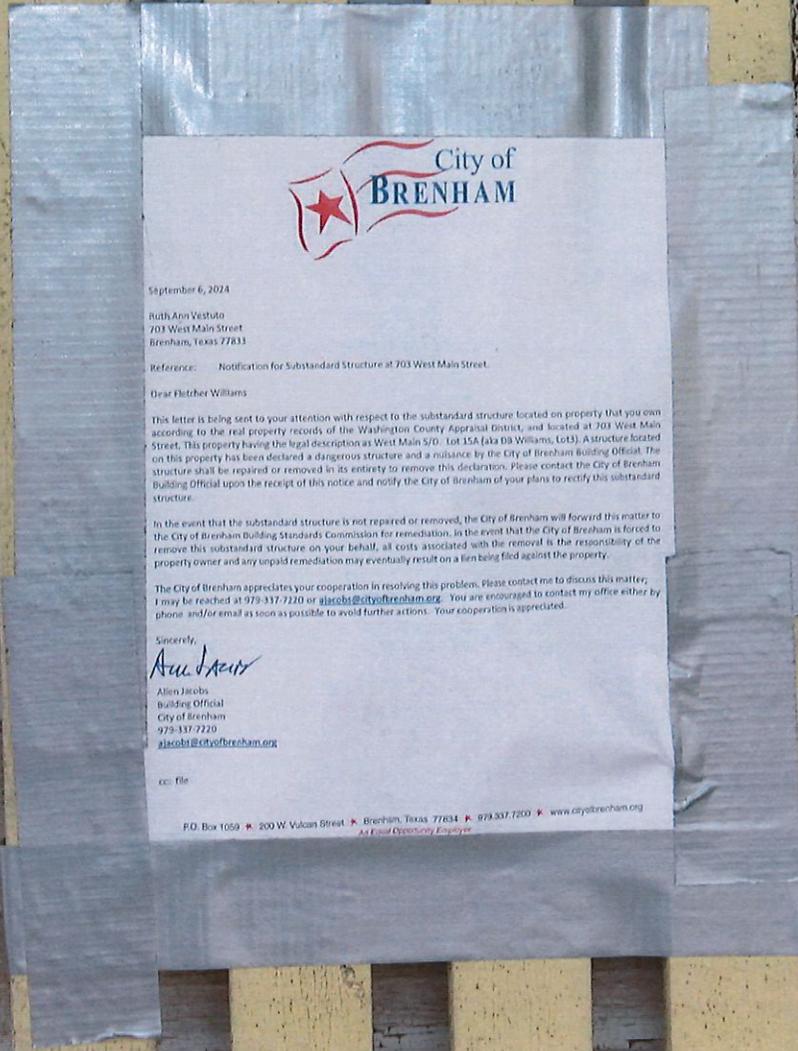
Robert M. Wright  
 Judge, Brenham Municipal Court



OFFICER'S RETURN

Came to hand the 13th day of January, 2025 at 4:50 o'clock p.m. and executed on the 14th day of January, 2025 at 09:05 o'clock p.m. by

Ann Jacoby  
 (Fire Marshal) (Health Officer) (Code Enforcement Official)



September 6, 2024

Ruth Ann Vestulo  
703 West Main Street  
Brenham, Texas 77833

Reference: Notification for Substandard Structure at 703 West Main Street.

Dear Fletcher Williams

This letter is being sent to your attention with respect to the substandard structure located on property that you own according to the real property records of the Washington County Appraisal District, and located at 703 West Main Street. This property having the legal description as West Main S/2, Lot 15A (aka DA Williams, Lc13). A structure located on this property has been declared a dangerous structure and a nuisance by the City of Brenham Building Official. The structure shall be repaired or removed in its entirety to remove this declaration. Please contact the City of Brenham Building Official upon the receipt of this notice and notify the City of Brenham of your plans to rectify this substandard structure.

In the event that the substandard structure is not repaired or removed, the City of Brenham will forward this matter to the City of Brenham Building Standards Commission for remediation. In the event that the City of Brenham is forced to remove this substandard structure on your behalf, all costs associated with the removal is the responsibility of the property owner and any unpaid remediation may eventually result on a lien being filed against the property.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me to discuss this matter; I may be reached at 979-337-7220 or [ajacobi@cityofbrenham.org](mailto:ajacobi@cityofbrenham.org). You are encouraged to contact my office either by phone and/or email as soon as possible to avoid further actions. Your cooperation is appreciated.

Sincerely,

Allen Jacobs  
Building Official  
City of Brenham  
979-337-7220  
[ajacobi@cityofbrenham.org](mailto:ajacobi@cityofbrenham.org)

cc: file

P.O. Box 1059 • 200 W. Vulcan Street • Brenham, Texas 77834 • 979.337.7200 • [www.cityofbrenham.org](http://www.cityofbrenham.org)  
An Equal Opportunity Employer



January 14, 2025  
703 W. Main St.

**NOTICE:  
DO NOT OCCUPY**

It shall be punishable by law to occupy this building or remove or deface this notice. This structure has been deemed substandard and unsafe and is to be vacated. The provisions of all the Code of Ordinances of the City of Brenham, including but not limited to, Chapter 10, Article 1, Sections 10-1-1 through 10-1-10, shall apply. Any person who occupies this building or removes or defaces this notice is guilty of a Class C misdemeanor, punishable by a fine of not more than \$200.00. Each day an individual part thereof shall constitute a separate offense.

Building Official  
City of Brenham  
778.837.7228  
inspection@cityofbrenham.org









September 6, 2024

## ATTACHMENT: D

Ruth Ann Vestuto  
703 West Main Street  
Brenham, Texas 77833

Reference: Notification for Substandard Structure at 703 West Main Street.

*Ruth Ann Vestuto*  
Dear Fletcher Williams

This letter is being sent to your attention with respect to the substandard structure located on property that you own according to the real property records of the Washington County Appraisal District, and located at 703 West Main Street. This property having the legal description as West Main S/D. Lot 15A (aka DB Williams, Lot3). A structure located on this property has been declared a dangerous structure and a nuisance by the City of Brenham Building Official. The structure shall be repaired or removed in its entirety to remove this declaration. Please contact the City of Brenham Building Official upon the receipt of this notice and notify the City of Brenham of your plans to rectify this substandard structure.

In the event that the substandard structure is not repaired or removed, the City of Brenham will forward this matter to the City of Brenham Building Standards Commission for remediation. In the event that the City of Brenham is forced to remove this substandard structure on your behalf, all costs associated with the removal is the responsibility of the property owner and any unpaid remediation may eventually result on a lien being filed against the property.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me to discuss this matter; I may be reached at 979-337-7220 or [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org). You are encouraged to contact my office either by phone and/or email as soon as possible to avoid further actions. Your cooperation is appreciated.

Sincerely,

Allen Jacobs  
Building Official  
City of Brenham  
979-337-7220  
[ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)

cc: file

127



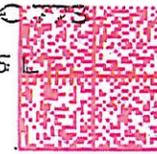
City of  
**BRENHAM**

200 W. Vulcan St. (77833)  
P.O. Box 1059  
Brenham, Texas 77834-1059

HOUSTON TX RPDC 773

7 SEP 2024 5 PM

FIRST CLASS



US POSTAGE BY PITNEY BOWES



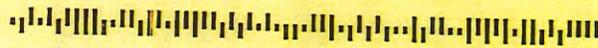
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Ruth Ann Vestuto

70  
Bren

-R-T-S- 778334043-1N 009 09/25/24  
RETURN TO SENDER  
UNABLE TO FORWARD  
UNABLE TO FORWARD  
RETURN TO SENDER

77833





October 7, 2024

Ruth Ann Vestuto  
703 West Main Street  
Brenham, Texas 77833

Certified Mail Receipt No. 7022 1670 0002 1370 7384

Reference: Required Legal Notification for Substandard Structure at 703 West Main Street.

Dear Ruth Ann Vestuto,

This is the second and the required legal notice to inform you of the Substandard Conditions on the referenced property. (Note: A courtesy notice was previously sent to your attention on September 6, 2024).

This letter is being sent to your attention with respect to the substandard structure located on property that you own according to the real property records of the Washington County Appraisal District and located at 703 West Main Street. This property having the legal description as West Main S/D. Lot 15A (aka DB Williams, Lot3). A structure located on this property has been declared a dangerous structure and a nuisance by the City of Brenham Building Official. The structure shall be repaired or removed in its entirety to remove this declaration. Please contact the City of Brenham Building Official upon receipt of this notice and notify the City of Brenham of your plans to rectify this substandard structure.

Accordance to the Real Property of Washington County, you own or claim an interest in the real property described in this notice. If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to Tex. Local Gov't Code Ann. Sec. 54.005, as amended. That you own or claim an interest in the property described in this notice, even if you do not.

Failure to rectify the substandard conditions will result in this property being reviewed in a Public Hearing by the City of Brenham Building Standards Commission; whereas a ruling will be made to have the building repaired or removed.

If the substandard structure is not repaired or removed, the City of Brenham will forward this matter to the City of Brenham Building Standards Commission for remediation. If the City of Brenham is forced to remove this substandard structure on your behalf, all costs associated with the removal are the responsibility of the property owner and any unpaid remediation may eventually result on a lien being filed against the property.

The following are specifically of concern:

1. The building is not secure. There are unlocked/opened doors and broken windows.
2. Unclean and/or weedy premises.
3. The interior of the building is ransacked, and the building is unsecure to anyone passing by.
4. The building has broken windows and doors.
5. The structural columns at the front porch are not sufficiently supporting the porch structure (columns are crooked and leaning).
6. The outbuilding/garage is open and not secure, and this entire structure is leaning and not structurally sound.
7. Contact the City of Brenham upon receipt of this notice to notify the City of Brenham of your intentions to abate these substandard conditions.
8. If we do not receive a response to this notice within fourteen days of the post mark, the city of Brenham will be forced to take this substandard property to the next level of abatement. The next level of abatement will be to provide public notice in the local newspaper and to schedule a public hearing with the City of Brenham Building Standards Commission.
9. Your cooperation in taking care of this matter will be greatly appreciated.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me to discuss this matter. I may be reached at 979-337-7220 or [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org). You are encouraged to contact my office either by phone and/or email as soon as possible to avoid further actions. Your cooperation is appreciated.

Sincerely,



Allen Jacobs  
Building Official  
City of Brenham  
979-337-7220  
[ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)

cc: file

**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_

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

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark Here

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent To *Ruth Ann Vestoto*

Street and Apt. No., or P.O. Box No. *203 W. Main St.*

City, State, ZIP+4® *Brenham, TX 77833*

PS Form 3811, April 2016 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1370 7384



PLACE STICKER TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. DO NOT CUT THIS LINE.

**CERTIFIED MAIL**

*Ruth Ann Vestoto  
203 West Main St.  
Brenham, Tx. 77833*

**City of BRENHAM**  
200 W. Vulcan St. (77833)  
P.O. Box 1059  
Brenham, Texas 77834-1059

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Ruth Ann Vestoto  
203 W. Main St.  
Brenham, TX  
77833*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  \_\_\_\_\_

B. Received by (Printed Name) \_\_\_\_\_

C. Date of Delivery \_\_\_\_\_

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

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

7022 1670 0002 1370 7384

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1-530

123


**City of  
BRENHAM**  
 200 W. Vulcan St. (77833)  
 P.O. Box 1059  
 Brenham, Texas 77834-1059

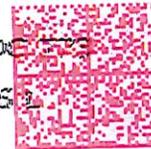
**CERTIFIED MAIL**



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HOUSTON TX RPDC 77001  
10 OCT 2024 PM 6:11

FIRST CLASS



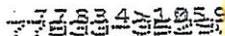
US POSTAGE with PITNEY BOWES

ZIP 77833 \$ 009.64<sup>0</sup>  
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0008027169 OCT 10 2024

Ruth Ann Vestuto  
 203 West Main St.  
 Brenham

NIXIE 778 DE 1 0010/19/24  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 77834105959 \*1933-83131-18-42

ANK



# ATTACHMENT: E



211 East Main Street, Brenham, TX, 77833  
Phone: 979-277-9229 Fax: 979-277-9421

THIS REPORT IS NOT TITLE INSURANCE. Liability hereunder is limited to the amount paid for same. This report is furnished solely by South Land Title, LLC (herein called Company) as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto.

You agree to release, indemnify and hold harmless Company because of any negligence by Company (whether sole, joint or otherwise) for any claim, loss liability or damages arising out of this report. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined by the terms of such policy.

## TITLE REPORT

**EXAMINER:** Jill Nice  
**FILE NO.** WCTP2400636  
**DATE:** November 27, 2024@ 8:00 am  
**REQUESTED BY:** City of Brenham

Examination from: Records of South Land Title, LLC

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

**TITLE GOOD IN:**  
Ruth Ann Vestuto

### ESTATE OR INTEREST:

Fee Simple

### CORRECT DESCRIPTION OF PROPERTY:

Lot Fifteen "A" (15A), of West Main Street Addition, an unrecorded subdivision in Washington County, Texas and also known as Lot Three (3) of D. B. Williams Homestead, a subdivision in Washington County, Texas according to the map or plat thereof recorded in Plat Cabinet File No. 7B, Plat Records of Washington County, Texas.

### RESTRICTIONS

ITEM 1 OF SCHEDULE "B" IS HEREBY DELETED IN ITS ENTIRETY.

### EASEMENTS, MINERALS & OTHER EXCEPTIONS

- a. Rights of Parties in possession. (OWNER POLICY ONLY)
- b. Subject to any and all visible and/or apparent easements over, under or across subject property, which a survey or physical inspection may disclose.
- c. Any encroachment, encumbrance violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
- d. Any portion of the subject property lying within the boundaries of a public or private roadway, whether dedicated or not.
- e. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
- f. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
- g. Rights of tenants, as tenants only, under existing lease agreements affecting the land.

NOTE: Federal law prohibits enforcement of such personal restrictions and even limits the ability of the title company to report or show them. To the extent such personal restrictions are contained in any document listed as an exception to title in this insuring form, such personal restrictions or covenants are omitted from the exception. If the Company or its title insurance agent have provided copies of documents containing such personal restrictions or covenants, we are simply providing a true copy of the recorded documents and do not publish, state, or imply such personal restrictions or covenants are enforceable.

#### PAYOFF LIENS & MISC REQUIREMENTS

- a. There is pending under Cause No. [38036](#) of the Washington County, Texas District Court , 21st Judicial District Court of Washington County, Texas, a suit styled Brenham Independent School District, et al vs. Ruth Ann Vestuto a/k/a Ruth Lehmann Vestuto. A copy of this suit has been ordered, upon receipt and review of same, additional requirements, if any, may be necessary. (Judgement for Cause No. 38036, suit is still active with the last filing September 2024)
- b. Notice of Mowing Lien filed by the City of Brenham, Washington County, Texas for Ruth L. Vestuto, dated October 8, 1999, recorded in [Volume 941, page 394](#), Official Records of Washington County, Texas.
- c. Notice of Mowing Lien filed by the City of Brenham, Washington County, Texas for Ruth Ann Vestuto, dated September 6, 2019, recorded in [Volume 1691, page 260](#), Official Records of Washington County, Texas.
- d. Notice of Mowing Lien filed by the City of Brenham, Washington County, Texas for Ruth Ann Vestuto, dated October 12, 2022, recorded in [Volume 1863, page 808](#), Official Records of Washington County, Texas.
- e. Notice of Mowing Lien filed by the City of Brenham, Washington County, Texas for Ruth Ann Vestuto, dated July 17, 2023, recorded in [Volume 1898, page 339](#), Official Records of Washington County, Texas.
- f. Notice of Mowing Lien filed by the City of Brenham, Washington County, Texas for Ruth Ann Vestuto, dated December 18, 2023, recorded in Instrument No. [2023-7404](#), Official Records of Washington County, Texas.
- g. Company requires proof that the subject property qualified for each ad valorem tax exemption that was granted to it for the last three tax years.
- h. If any party to the transaction will execute documents based on a Statutory Durable Power of Attorney, Company requires the agent presenting such power of attorney to provide the Company with a Certification of Durable Power of Attorney by Agent, pursuant to Sec. 751.203 of the Texas Estates Code, before the date of closing.
- i. Company will require tax certificates on the subject property showing all taxes paid up to and including the year 2024.
- j. Company will require a properly executed Waiver of Inspection.
- k. Company requires an Affidavit as to Debts and Liens to be executed at closing.
- l. "The title insurance policy being issued to you contains an Arbitration Provision. It allows you or the Company to require arbitration if the amount of Insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the Arbitration Provision before the policy is issued. If you are the purchaser in the transaction and elect deletion of the Arbitration Provision, a form will be presented to you at closing for execution. If you are the lender in the transaction and desire deletion of the Arbitration Provision, please inform us through your Closing Instructions."
- m. For informational purposes: Texas law may require certain Seller notices. Some notices, including the Notice to Purchaser of Special Taxing or Assessment District, are required to be filed in the real property records. The title company does not determine what notices are required for any specific transaction and does not identify districts in which the property is located. Please contact an attorney for guidance regarding Seller notice requirements. The Seller should notify the title company of any notices they will want recorded at the time of closing.

The following is for informational purposes only:

The current vesting deed is as follows:

Ruth Ann Vestuto  
by virtue of Affidavit of Heirship, filed for record in [Volume 839, Page 816](#), Official Records of Washington County, Texas.

Ruth Ann Vestuto  
by virtue of Last Will and Testament of Evelyn Lehmann, as entered into probate under Cause No. 92-590 in the Probate Courts of Washington County, Texas.

Warranty Deed executed by Evelyn Lorenz, et al to Harold A. Lehmann, dated December 27, 1976, recorded in [Volume 351, page 91](#), Official Records of Washington County, Texas.

South Land Title, LLC



BY: \_\_\_\_\_  
Authorized Countersignature

# ATTACHMENT: F

IN RE: § THE STATE OF TEXAS  
 703 WEST MAIN § CITY OF BRENHAM  
 BRENHAM, TEXAS § WASHINGTON COUNTY

## SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS

**GREETINGS** - to any Fire Marshal, Health Officer, or Code Enforcement Official of the City of Brenham, Washington County, Texas, who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Brenham, Texas:

**WHEREAS**, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

**NOW THEREFORE**, you are hereby commanded to enter upon and search 703 WEST MAIN, Brenham, Texas, the suspected place and premises described in said affidavit and to there determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the city of Brenham or the State of Texas, and in particular, to determine the presence of junked motor vehicles, junk and litter in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you may seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 1:50 o'clock (a.m.) (p.m.), on this 13<sup>th</sup> day of January, 2025 to certify which witness my hand and seal this day.



*Robert M. Wright*

Judge, Brenham Municipal Court

### OFFICER'S RETURN

Came to hand the 13<sup>th</sup> day of January, 2025, at 4:30 o'clock p. and executed on the 14<sup>th</sup> day of January, 2025 at 09:05 o'clock A. by

*AM Jacobs*  
 (Fire Marshal) (Health Officer) (Code Enforcement Official)

# ATTACHMENT: G

## Site Clean-up Contractor Invoice

### Invoice



**GENE'S SERVICES, LLC**

P.O. Box 2253  
Brenham, TX 77834

Office: 979-661-1679

Contact Email:

info@geneservices.com  
www.GenesServices.com

Date	Invoice #
2/17/2025	2025-262

Bill To
City of Brenham PO Box 1059 Brenham, TX 77834-1059

FEB 17 2025

P.O. No.	Due Date
	3/14/2025

Description	Quantity	Rate	Amount
C.O.B. Code 1/31/25 703 W. Main, Brenham, TX, 77833  -Clean Up (1 day) -(4) man crew	8	60.00	480.00
Haul off Load 1/31/25 703 W. Main, Brenham, TX, 77833	2	75.00	150.00
Dump Fees 1/31/25 703 W. Main, Brenham, TX, 77833	2	32.50	65.00

*Mandy Swires*  
101.5' x 22.445' w

**APPROVED**

BY: *[Signature]*

DATE: 2/19/25

Please make all payments to:  
Gene's Services, LLC  
P.O. Box 2253  
Brenham, TX 77834

Payments/Credits	\$0.00
Sales Tax (0.0%)	\$0.00
<b>Balance Due</b>	<b>\$695.00</b>

Copy to me ✓

# ATTACHMENT: H

## Utility History Memo/Email

**Allen Jacobs**

---

**From:** Allen Jacobs  
**Sent:** Monday, February 24, 2025 2:52 PM  
**To:** Courtney Dudenhoeffer  
**Subject:** RE: 703 W Main St.

Courtney,

Thank-You,

Allen Jacobs | [City of Brenham](#)  
City of Brenham Building Official  
Direct : 979-337-7214  
Email: [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)



**From:** Courtney Dudenhoeffer <[cdudenhoeffer@cityofbrenham.org](mailto:cdudenhoeffer@cityofbrenham.org)>  
**Sent:** Monday, February 24, 2025 2:51 PM  
**To:** Allen Jacobs <[AJacobs@cityofbrenham.org](mailto:AJacobs@cityofbrenham.org)>  
**Subject:** 703 W Main St.

Good afternoon,

Please find info requested regarding 703 W Main St. below.

703 W Main St. last occupant, Ruth Ann Vestuto, disconnected service 12/02/2013.

No new occupants since.

Gas meter pulled 10/2022.

Thank you,

*Courtney Dudenhoeffer*

Utility Customer Services Supervisor

979-337-7523

979-337-7517- Fax

200 W Vulcan St.

PO Box 1059

Brenham, TX. 77834-1059

[cdudenhoeffer@cityofbrenham.org](mailto:cdudenhoeffer@cityofbrenham.org)

# ATTACHMENT: I

## Building Permit History Memo/Email

**Allen Jacobs**

---

**From:** Sarah Hill  
**Sent:** Monday, February 24, 2025 2:57 PM  
**To:** Allen Jacobs  
**Subject:** RE: 703 W. Main Street - Permit History

That is the only permit in the old system. Issued in September 2009 to Peach Creek Electric to rewire/repair existing residence.

*Thank you,*

*Sarah Hill*  
*Permitting Coordinator*  
*Development Services*  
*City of Brenham*  
*979-337-7220*

Please use the link below to access our online permit portal.

[cityofbrenham.online/dev-permits](http://cityofbrenham.online/dev-permits)

Help us improve our services by providing feedback. [Please click to take our 2-minute customer satisfaction survey.](#)

**From:** Allen Jacobs <AJacobs@cityofbrenham.org>  
**Sent:** Monday, February 24, 2025 2:51 PM  
**To:** Sarah Hill <SHill@cityofbrenham.org>  
**Cc:** Allen Jacobs <AJacobs@cityofbrenham.org>  
**Subject:** 703 W. Main Street - Permit History

Sarah,

I was asked to provide the permit history of the property at 703 W. Main Street.

I am only aware of an electrical permit that was pulled 13-15 years ago (I am guessing).

Please confirm with a date for the electric and anything else that may be found.

Again, I believe that the electric will probably be the only permit found.

Thanks,

**Allen Jacobs** | **City of Brenham**  
**City of Brenham Building Official**  
Direct : 979-337-7214  
Email: [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)

# ATTACHMENT: J

## Washington County Appraisal District

4/14/25, 2:13 PM

Washington CAD Property Search

Washington CAD Property Search

### Delinquent Tax Printout – Apr.14, 2025

Property ID: 24073 For Year 2025

#### Property Details

##### Account

Property ID:	24073	Geographic ID:	3950-000-15100
Type:	R	Zoning:	
Property Use:			

##### Location

Situs Address:	703 W MAIN ST BRENHAM, TX 77833		
Map ID:	ZONE C	Mapsc:	
Legal Description:	S3950 - West Main S/d, Lot 15A, (aka D B Williams, Lot 3)		
Abstract/Subdivision:	S3950		
Neighborhood:	(N14) WEST MAIN		

##### Owner

Owner ID:	55563
Name:	VESTUTO RUTH ANN

##### Agent:

Mailing Address:	703 W MAIN ST BRENHAM, TX 77833
------------------	------------------------------------

% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
-------------	--

#### Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

<b>Market Value:</b>	N/A (=)
<b>Agricultural Value Loss:</b> ⓘ	N/A (-)
<b>Appraised Value:</b> ⓘ	N/A (=)
<b>HS Cap Loss:</b> ⓘ	N/A (-)
<b>Circuit Breaker:</b> ⓘ	N/A (-)
<b>Assessed Value:</b>	N/A
<b>Ag Use Value:</b>	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

**Owner: VESTUTO RUTH ANN**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
C01	CITY OF BRENHAM	N/A	N/A	N/A	N/A	N/A
G01	WASHINGTON COUNTY	N/A	N/A	N/A	N/A	N/A
JC1	BLINN COLLEGE	N/A	N/A	N/A	N/A	N/A
RD1	WASHINGTON CO FM	N/A	N/A	N/A	N/A	N/A
S01	BRENHAM ISD	N/A	N/A	N/A	N/A	N/A
ZZZ	CREDIT	N/A	N/A	N/A	N/A	N/A

**Total Tax Rate:** N/A

**Estimated Taxes With Exemptions:** N/A

**Estimated Taxes Without Exemptions:** N/A

### Property Improvement - Building

**Description:** RESIDENCE **Type:** RESIDENTIAL **Living Area:** 1223.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT	Assessed Value
MA	Main Area	RFS	1920	1223	N/A
OP	Open Porch	RFS	1920	180	N/A
OP	Open Porch	RFS	1920	30	N/A

**Description: GARAGE Living Area: 0 sqft Value: N/A**

Type	Description	Class CD	Year Built	SQFT	Assessed Value
ST	Storage Area	SIM	0	290	N/A

**Description: STORAGE Living Area: 0 sqft Value: N/A**

Type	Description	Class CD	Year Built	SQFT	Assessed Value
ST	Storage Area	SIM	0	144	N/A

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SFR	Single Family Residential	0.30	13,267.00			N/A	N/A

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$61,790	\$46,300	\$0	\$108,090	\$0	\$108,090
2023	\$57,640	\$46,300	\$0	\$103,940	\$0	\$103,940
2022	\$56,980	\$42,000	\$0	\$98,980	\$0	\$98,980
2021	\$41,760	\$26,630	\$0	\$68,390	\$0	\$68,390
2020	\$37,430	\$25,480	\$0	\$62,910	\$0	\$62,910
2019	\$37,430	\$25,480	\$0	\$62,910	\$0	\$62,910
2018	\$35,580	\$22,040	\$0	\$57,620	\$0	\$57,620
2017	\$0	\$0	\$0	\$0	\$0	\$0
2016	\$0	\$0	\$0	\$0	\$0	\$0

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/18/1996	AH	AFFIDAVIT OF HEIRSHIP	LEHRMANN HAROLD A	VESTUTO RUTH ANN	839	816	Page 99

**ARB Data**

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	-----------	--------------------------------	-------------------

**Estimated Tax Due**

If Paid: 04/14/2025



\$ Pay Previous Years Taxes ()

\$ Pay 2024 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	CITY OF BRENHAM	\$108,090	\$495.49	\$0.00	\$495.49	\$54.50	\$0.00	\$549.99
2024	WASHINGTON COUNTY	\$108,090	\$329.68	\$0.00	\$329.68	\$36.27	\$0.00	\$365.95
2024	BLINN COLLEGE	\$108,090	\$45.51	\$0.00	\$45.51	\$5.01	\$0.00	\$50.52
2024	WASHINGTON CO FM	\$108,090	\$85.39	\$0.00	\$85.39	\$9.39	\$0.00	\$94.78
2024	BRENHAM ISD	\$108,090	\$807.32	\$0.00	\$807.32	\$88.81	\$0.00	\$896.13
2024	CREDIT	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$1,763.39	\$0.00	\$1,763.39	\$193.98	\$0.00	\$1,957.37
2023	WASHINGTON COUNTY	\$103,940	\$313.58	\$0.00	\$313.58	\$84.67	\$79.65	\$477.90
2023	BLINN COLLEGE	\$103,940	\$37.73	\$0.00	\$37.73	\$10.19	\$9.58	\$57.50
2023	WASHINGTON CO FM	\$103,940	\$85.54	\$0.00	\$85.54	\$23.09	\$21.73	\$130.36
2023	BRENHAM ISD	\$103,940	\$799.61	\$0.00	\$799.61	\$215.90	\$203.10	\$1,218.61
2023	CREDIT	\$103,940	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	CITY OF BRENHAM	\$103,940	\$476.46	\$0.00	\$476.46	\$128.64	\$121.02	\$726.12
	2023 Total:		\$1,712.92	\$0.00	\$1,712.92	\$462.49	\$435.08	\$2,610.49
2022	CITY OF BRENHAM	\$98,980	\$468.87	\$0.00	\$468.87	\$182.85	\$130.34	\$782.06

## Washington CAD Property Search

2022	WASHINGTON COUNTY	\$98,980	\$300.30	\$0.00	\$300.30	\$117.12	\$83.48	\$500.90
2022	BLINN COLLEGE	\$98,980	\$37.32	\$0.00	\$37.32	\$14.56	\$10.38	\$62.26
2022	WASHINGTON CO FM	\$98,980	\$81.76	\$0.00	\$81.76	\$31.89	\$22.73	\$136.38
2022	BRENHAM ISD	\$98,980	\$925.06	\$0.00	\$925.06	\$360.78	\$257.17	\$1,543.01
2022	CREDIT	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$1,813.31	\$0.00	\$1,813.31	\$707.20	\$504.10	\$3,024.61
2021	BLINN COLLEGE	\$68,390	\$35.08	\$0.00	\$35.08	\$17.89	\$10.59	\$63.56
2021	WASHINGTON CO FM	\$68,390	\$74.41	\$0.00	\$74.41	\$37.95	\$22.47	\$134.83
2021	BRENHAM ISD	\$68,390	\$675.96	\$0.00	\$675.96	\$344.75	\$204.14	\$1,224.85
2021	WASHINGTON COUNTY	\$68,390	\$269.73	\$0.00	\$269.73	\$137.57	\$81.46	\$488.76
2021	CITY OF BRENHAM	\$68,390	\$337.85	\$0.00	\$337.85	\$172.30	\$102.03	\$612.18
	2021 Total:		\$1,393.03	\$0.00	\$1,393.03	\$710.46	\$420.69	\$2,524.18
2020	CITY OF BRENHAM	\$38,910	\$196.10	\$0.00	\$196.10	\$123.54	\$63.93	\$383.57
2020	WASHINGTON COUNTY	\$50,910	\$180.79	\$0.00	\$180.79	\$113.89	\$58.94	\$353.62
2020	BLINN COLLEGE	\$50,910	\$27.42	\$0.00	\$27.42	\$17.27	\$8.94	\$53.63
2020	WASHINGTON CO FM	\$50,910	\$55.11	\$0.00	\$55.11	\$34.72	\$17.97	\$107.80
2020	BRENHAM ISD	\$22,910	\$198.23	\$0.00	\$198.23	\$124.89	\$64.62	\$387.74
	2020 Total:		\$657.65	\$0.00	\$657.65	\$414.31	\$214.40	\$1,286.36
2019	BLINN COLLEGE	\$50,910	\$27.42	\$0.00	\$27.42	\$20.56	\$9.60	\$57.58
2019	WASHINGTON CO FM	\$50,910	\$55.11	\$0.00	\$55.11	\$41.33	\$19.29	\$115.73

## Washington CAD Property Search

2019	BREHAM ISD	\$22,910	\$198.23	\$0.00	\$198.23	\$148.67	\$69.38	\$416.28
2019	WASHINGTON COUNTY	\$50,910	\$180.79	\$0.00	\$180.79	\$135.58	\$63.27	\$379.64
2019	CITY OF BREHAM	\$38,910	\$173.82	\$0.00	\$173.82	\$130.36	\$60.84	\$365.02
	2019 Total:		\$635.37	\$0.00	\$635.37	\$476.50	\$222.38	\$1,334.25
2018	CITY OF BREHAM	\$33,620	\$173.81	\$173.81	\$0.00	\$0.00	\$0.00	\$0.00
2018	WASHINGTON COUNTY	\$45,620	\$180.79	\$175.36	\$0.00	\$0.00	\$0.00	\$0.00
2018	BLINN COLLEGE	\$45,620	\$27.42	\$26.60	\$0.00	\$0.00	\$0.00	\$0.00
2018	WASHINGTON CO FM	\$45,620	\$55.11	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00
2018	BREHAM ISD	\$17,620	\$198.23	\$198.23	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$635.36	\$627.46	\$0.00	\$0.00	\$0.00	\$0.00
2017	BLINN COLLEGE	\$0	\$32.45	\$31.48	\$0.00	\$0.00	\$0.00	\$0.00
2017	WASHINGTON CO FM	\$0	\$61.61	\$59.76	\$0.00	\$0.00	\$0.00	\$0.00
2017	BREHAM ISD	\$0	\$326.24	\$326.24	\$0.00	\$0.00	\$0.00	\$0.00
2017	WASHINGTON COUNTY	\$0	\$214.00	\$207.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF BREHAM	\$0	\$279.18	\$279.18	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$913.48	\$904.24	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF BREHAM	\$0	\$248.88	\$248.88	\$0.00	\$0.00	\$0.00	\$0.00
2016	WASHINGTON COUNTY	\$0	\$195.19	\$189.33	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLINN COLLEGE	\$0	\$29.50	\$28.62	\$0.00	\$0.00	\$0.00	\$0.00
2016	WASHINGTON CO FM	\$0	\$59.69	\$57.90	\$0.00	\$0.00	\$0.00	\$0.00

# ATTACHMENT: K

4/15/25, 7:39 AM

Ruth Vestuto Obituary January 4, 2024 - Duncan Funeral Home

## Obituary Notice for assumed deceased

**Ruth Vestuto** Property Owner

May 6, 1952 — January 4, 2024

Livingston, Texas

**Printout – April 15, 2025**

Ruth Vestuto, born on May 6, 1952, in an embrace of warmth and love, bid farewell to this world on January 4, 2024. It is with heavy hearts that we announce the passing of Ruth, a beloved soul who touched the lives of all those fortunate enough to have known her. She left behind cherished memories, a legacy of compassion, and an indomitable spirit. Ruth was called home from Livingston, Texas, the place where she resided until her final breath. Ruth was a woman who exemplified strength and resilience even in the face of adversity. Her journey through life was one filled with remarkable experiences that shaped her into the extraordinary person she became.

To order [memorial trees](#) or send flowers to the family in memory of Ruth Vestuto, please visit our [flower store](#).

# ATTACHMENT: L

## City of Brenham Tax Sale Discovery

Allen Jacobs

Apr. 17, 2025

**From:** Allen Jacobs  
**Sent:** Thursday, April 17, 2025 5:30 PM  
**To:** Stephanie Doland  
**Cc:** Allen Jacobs  
**Subject:** Fwd: 703 W. Main St.  
**Attachments:** IMG\_1782.PNG; IMG\_1783.PNG

Stephanie

We need to share this with Carey B.

I just found out that the property at 703 W. Main is on the Washington CAD auction block, on the Courthouse Steps, on May 6, 2025. Please see attached notification from the Washington CAD site. I was also told that the public tax sale notice has already published in the Banner Press too. I don't know how this effects our proposed public meeting with the City of Brenham Building and Standards Commission. I have never had this occur simultaneously with a proposed meeting date.

Thanks

Allen Jacobs  
Building Official  
City of Brenham  
979-337-7214

Get [Outlook for iOS](#)

---

**From:** Allen Jacobs <AJacobs@cityofbrenham.org>  
**Sent:** Thursday, April 17, 2025 5:16 PM  
**To:** Allen Jacobs <AJacobs@cityofbrenham.org>  
**Subject:** 703 W. Main St.

Get [Outlook for iOS](#)



PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP  
ATTORNEYS AT LAW

WASHINGTON COUNTY CONSTABLE PCT. 1 SALES FOR MAY 6, 2025

LOCATION: Official Door of the Courthouse

TIME: 10 AM

Tax Sales Information\*

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) For more information regarding any sale listed below, please contact the PBFCM Houston office at (713) 862-1860 or [kdavidson@pbfc.com](mailto:kdavidson@pbfc.com).



Washington County Constable Precinct 1					
Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:		Property Address (Per Appraisal District):			Other Account
Judgment Date:					
37764 21ST DISTRICT COURT 19-Oct-23	BREHAM INDEPENDENT SCHOOL DISTRICT, ET AL VS. JASON DAN JENKINS, ET AL  <a href="#">CLICK HERE FOR MAP</a>	LOT 1 AND SOUTH 22 FEET OF LOT 10 IN BLOCK B OF J. A. MORGAN, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT CABINET FILE NO. 35B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.  700 W CHAUNCY ST BREHAM, TX 77833  ***Property may be subject to post-judgment taxes***	\$133,050.00	\$14,062.14	24343
38036 21ST DISTRICT COURT 19-Oct-23	BREHAM INDEPENDENT SCHOOL DISTRICT, ET AL VS. RUTH ANN VESTUTO, A/K/A RUTH LEHRMANN VESTUTO  <a href="#">CLICK HERE FOR MAP</a>	A TRACT OR PARCEL OF LAND OUT OF LOT 3 OF THE D. B. WILLIAMS HOMESTEAD, A SUBDIVISION IN WASHINGTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 19 OF THE MAP RECORDS OF WASHINGTON COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM EVELYN LORENZ., ET AL. TO HAROLD A. LEHRMANN DATED DECEMBER 27, 1976 AND RECORDED IN VOLUME 351, PAGE 91 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.  703 W MAIN ST BREHAM, TX 77833  ***Property may be subject to post-judgment taxes***	\$103,940.00	\$11,812.42	24073

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# ATTACHMENT: M

Allen Jacobs

## Tax Assessor Notification-Property pulled from auction-property taxes paid

From: Leslie Schkade <[lschkade@pbfc.com](mailto:lschkade@pbfc.com)>

Sent: Friday, April 25, 2025 7:03 AM

To: Stephanie Doland <[sdoland@cityofbrenham.org](mailto:sdoland@cityofbrenham.org)>

Cc: Dyann White <[dwhite2@brenhamk-12.net](mailto:dwhite2@brenhamk-12.net)>; Hayden P. Bartley <[hbartley@pbfc.com](mailto:hbartley@pbfc.com)>; Kevin R. Davidson <[k davidson@pbfc.com](mailto:k davidson@pbfc.com)>

Subject: RE: 703 W Main

Good Morning Stephanie,

I wanted to give you an update. Jason Vestuto, Ruth's son, paid to pull the case from the tax sale. We told him about the upcoming demolition. He said he will reach out to the city directly about the nuisance abatement and payment of the city liens.

Here is his contact info: [jasonvestuto@gmail.com](mailto:jasonvestuto@gmail.com) ; 4313 Ave. C, Austin, TX 78751; 512-971-6284

I will be coming through town on Monday around 11. I would love to meet you or treat you to lunch. Are you available?

Sincerely,

Leslie Schkade

Partner



p: 713-862-1860 d: 713-802-6952

f: 713-862-1429

a: 1235 North Loop West, Ste. 600, Houston, Texas 77008

w: [www.pbfc.com](http://www.pbfc.com) e: [lschkade@pbfc.com](mailto:lschkade@pbfc.com)

Conroe:

p: 936-242-6815 d: 936-553-3113

a: 2040 North Loop 336 West, Ste. 320, Conroe, Texas 77304

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# ATTACHMENT: N

## Property Heir, Jason Vestuto contacts City of Brenham April 24, 2025

Allen Jacobs

**From:** Jason Vestuto <jasonvestuto@gmail.com>  
**Sent:** Thursday, April 24, 2025 11:37 PM  
**To:** Allen Jacobs  
**Subject:** 703 West Main, Ruth Vestuto

Hello Mr. Jacobs,

I'm writing to follow up after our phone call this morning about the property at 703 West Main and the passing of my mother Ruth Vestuto who owned it. I also wanted to emphasize my intent to cooperate with the city in abating the substandard conditions of the property as soon as possible.

Short term, if permitted, I plan to monitor the property regularly, take over mowing, have the junk inside removed, have the house boarded up to prevent problems with trespassers and animals. If one hasn't already been done, I'd like to have an inspection to assess the structural stability, and feasibility and cost estimates of repairs, vs removal of the structure, to know what options are physically and financially possible. I think I would need to coordinated any of this with the county, city, and local police, as it is unclear to me whether it's safe to enter the house, or what I am legally permitted to do since the heirship case has been filed but is not yet resolved. As far as I know, I am the only heir, but I am not yet legally the property owner.

So I also wanted to write to give some context about my mother's passing, the status of my heirship case, and what I've done since learning of my mother's passing in regards to the property.

I had been unaware of the situation with the property as my mother had not been in contact with me for many years. She passed away in January 2024 but I didn't learn this until much later, and finally confirmed by a death certificate I obtained at the end of December 2024.

In January this year, I was able to find and retain a lawyer for the heirship, and provide them with all legal documents needed for the heirship application filing. My hope was and is to get the property under my name as soon as possible.

The heirship case was filed in Washington County court on March 27th.

In April, 2 weeks ago, I learned of the public notice from the county that the house was scheduled for a tax sale on May 6th. I had been previously misunderstood that other legal action on the property would be halted during the heirship case, and was hoping to be able to wait until I owned it before paying into the property. But decided to pay the taxes now to prevent the tax sale.

On my way to Houston today to do so, I stopped in Brenham to look at the property. I was shocked and sad to find the house in the condition it is in. I saw the posted city notice about the structure with your phone number and called you.

Since our call this morning, I've driven to Houston and hand-delivered to Perdue Brandon, the law firm representing Washington County, the full amounts of property taxes and legal fees they asked for, and they have sent an email today to Chief Deputy Shepard of Washington County to cancel the tax sale.

Thank you for letting me know that the City was planning to meet about the house on May 15th. I was unaware of the meeting or notice before today. I plan to attend that meeting to ensure I know all the issues that need to be addressed

and can be available to discuss with the City. Could you please send more details such as the physical location and time of the meeting so I can attend?

I plan to call you regularly to coordinate and discuss what can be done to abate the structure problems as soon as possible. I'll try to reach out again tomorrow (Friday) to discuss any potential constraints or concerns for my short term plans mentioned above.

Please feel free to reach out to me by phone or email any time.  
And thank you so much for taking my call this morning,

Jason Vestuto  
512-971-6284

## Allen Jacobs

---

**From:** Allen Jacobs  
**Sent:** Monday, May 5, 2025 3:30 PM  
**To:** Jason Vestuto  
**Cc:** Allen Jacobs  
**Subject:** Substandard Building, 703 W. Main St. - Email Correspondences with Jason Vestuto

Jason,

Thank You for the email update this morning (see email below) and for the follow-up telephone conversation this morning.

Thank You for acknowledging receipt, on May 2, 2025, of City of Brenham Notice of Substandard Building for the Public Hearing Notification for the Brenham Building and Standards Commission, on Thursday, May 15, 2025, 4:00 PM at 200 Vulcan Street, in the City Council Chambers on the 2<sup>nd</sup> floor of City Hall. As dated May 1, 2025, and with attachments of the Building Official's Substandard Structure Report and the City Fire Marshal's Substandard Structure Report.

The City of Brenham appreciates your attention to alleviate the initial substandard building concerns with cleaning up the property, securing the building, and your efforts to stop any transient uninvited visitors on the property.

I will include these email correspondences in the City of Brenham Staff Report to the Building and Standards Commission.

Please continue to provide your updates as the process continues.

Per our conversation, you may provide your proposed abatement schedule, and the City of Brenham will provide the Building and Standards Commission that information on or before the scheduled hearing for the Brenham Building and Standards Commission, Thursday, May 15, 2025, 4:00 PM at 200 Vulcan Street, in the City Council Chambers on the 2<sup>nd</sup> floor of City Hall.

Again, we appreciate today's update and look forward to the abatement of the substandard conditions at 703 W. Main St., Brenham, TX.

Please contact me if you have any questions.

Thank-You,

**Allen Jacobs | City of Brenham**  
**City of Brenham Building Official**  
Direct : 979-337-7214  
Email: [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)



-----Original Message-----

From: Jason Vestuto <jasonvestuto@gmail.com>

Sent: Monday, May 5, 2025 9:22 AM

To: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: Re: 703 West Main, Ruth Vestuto

Mr. Jacobs,

I'm writing to provide an update on additional work that was done at 703 West Main Street, Sunday May 4th.

All exterior doors have been secured. All windows accessible from the front and rear porches have also been secured. Plywood, lag bolts, and washers were used, similar to temporary hurricane shutters.

The fallen and partially attached OSB panels from the rear porch threshold were repurposed to better secure the rear doors, again with lag bolts and washers.

Securing the doors and windows was seen as a better solution than attempting to secure the porch thresholds. So the rear porch threshold was intentionally left open, consistent with the front porch threshold. This provides improved visual monitoring, from both neighbors and from the streets, of those secured doors and windows accessible from the porch.

Neighbors, police, or anyone driving by on West Main or Alamo streets can now more clearly see the secured doors and windows without having to go onto the porch. Also, the framing of the rear porch threshold, composed of a light framing from screens, did not support affixing the more secure lag bolts, and judged to be too easy to tear down by hand, as seems to have been done by trespassers before.

Additional signage was posted to both porches to indicate a dangerous restricted area, no trespassing, and keep out.

Additional tree pruning was done in the front and rear.

I spoke again with next door neighbor Vivian at 705 West Main. Also introduced myself to neighbor Ronaldo to the north, who lives across the street, and exchanged phone numbers. Multiple neighbors are now watching the property and will contact me and/or Brenham police if they witness any more trespassers or other suspicious activity.

Jason Vestuto  
512-971-6284

---

**From:** Allen Jacobs <AJacobs@cityofbrenham.org>

**Sent:** Friday, May 2, 2025 5:04 PM

**To:** Jason Vestuto <jasonvestuto@gmail.com>

**Cc:** Allen Jacobs <AJacobs@cityofbrenham.org>

**Subject:** FW: Ruth Ann Vestuto, 703 W. Main St., and attached Public Meeting Notice with Enclosures (Inspection Reports)

Jason,

Thank You for the email update today at 4 PM and thanks for calling my office to confirm receipt and for reviewing your email. We all appreciate the update.

Also, per our conversation I am forwarding to your attention the Public Hearing Notification for the Building and Standards Public Hearing for the Substandard Building/Structurers at 703 West Main Street, Brenham TX, 77833.

Please find the following attachments with this email.

1<sup>st</sup> Attachment: City of Brenham Notice of Substandard Building for the Public Hearing Notification for the Brenham Building and Standards Commission, Thursday, May 15, 2025, 4:00 PM at 200 Vulcan Street, in the City Council Chambers on the 2<sup>nd</sup> floor of City Hall. As dated May 1, 2025, and as mailed the same day..

2<sup>nd</sup> Attachment: Referenced Building Official's Substandard Structure Report. As Inspected and dated Jan. 14, 2025.

3<sup>rd</sup> Attachment: Referenced City Fire Marshal's Substandard Structure Report. As Inspected and dated Jan. 14, 2025.

Again, we appreciate today's update and look forward to the abatement of the substandard conditions.

Please contact us if there are any questions.

Thank-You,

**Allen Jacobs | City of Brenham**  
**City of Brenham Building Official**  
Direct : 979-337-7214  
Email: [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)



-----Original Message-----

From: Jason Vestuto <[jasonvestuto@gmail.com](mailto:jasonvestuto@gmail.com)>

Sent: Friday, May 2, 2025 4:00 PM

To: Allen Jacobs <[AJacobs@cityofbrenham.org](mailto:AJacobs@cityofbrenham.org)>

Subject: Re: 703 West Main, Ruth Vestuto

Hello Mr. Jacobs,

I'm writing again to provide updates on 703 West Main Street property since we spoke earlier this week.

(1) I have been coordinating with the Brenham Police and a neighbor at 705 West Main since my lawn crew encountered a trespasser the morning Tuesday April 29th. Police officers issued a criminal trespass warning to someone they found in the house later on Tuesday matching the same description, and had him leave. I encountered that individual on the property again the next day, Wednesday April 30th, as he left the house in response to my arriving. I called police, who came and checked the inside of the house, confirmed no one else was there. Police officers said they will arrest him if they see him on site again. I've also been in regular contact with the next door neighbor at 705 West Main, who is watching the house for activity, and reports no additional sightings of any trespassing since Wednesday.

(2) The landscaping crew I hired was able work the entire lot today. Grass and weeds mowed short, some branch debris removed, weeds edged. Brenham police checked the house immediately before work started, and no one was found inside.

(3) All property taxes have now been delivered to Washington County or Perdue Brandon, the law firm that represents the county. These were urgent to prevent the tax sale of the property. Chief Deputy William Shepard of Washington County called me today and confirmed directly over the phone today that the tax sale is canceled.

(4) My attorney confirmed yesterday that Washington County has set a court date of May 27th for the heirship determination hearing.

I'll follow up again when I have more updates, but please feel free to contact me if you have question or information to share before,

Jason Vestuto  
512-971-6284

---

**From:** Allen Jacobs  
**Sent:** Wednesday, April 30, 2025 11:56 AM  
**To:** [jasonvestuto@gmail.com](mailto:jasonvestuto@gmail.com)  
**Cc:** Stephanie Doland <[sdoland@cityofbrenham.org](mailto:sdoland@cityofbrenham.org)>; Allen Jacobs <[AJacobs@cityofbrenham.org](mailto:AJacobs@cityofbrenham.org)>; Robin Hutchens <[rhutchens@cityofbrenham.org](mailto:rhutchens@cityofbrenham.org)>  
**Subject:** FW: Ruth Ann Vestuto, 703 W. Main St., and attached City of Brenham Invoice

Jason,

Per our previous conversations.

Please find attached the invoice for the Mowing Lien, West Main S/D. Lot 15A (703 W. Main St) Account 11-134.

Please contact us if there are any questions. I have included the email trail from the City of Brenham Deputy City Secretary too.

Thank-You,

**Allen Jacobs | City of Brenham**  
**City of Brenham Building Official**  
Direct : 979-337-7214  
Email: [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)



**From:** Robin Hutchens <[rhutchens@cityofbrenham.org](mailto:rhutchens@cityofbrenham.org)>  
**Sent:** Thursday, April 24, 2025 2:18 PM  
**To:** Allen Jacobs <[AJacobs@cityofbrenham.org](mailto:AJacobs@cityofbrenham.org)>  
**Subject:** RE: Ruth Ann Vestuto

**From:** Robin Hutchens  
**Sent:** Thursday, April 24, 2025 2:12 PM  
**To:** Allen Jacobs <[AJacobs@cityofbrenham.org](mailto:AJacobs@cityofbrenham.org)>  
**Subject:** Ruth Ann Vestuto

Good afternoon,

Here is the requested invoice for Ruth Ann Vestuto.

Thank you,

*Robin Hutchens*

*Deputy City Secretary*

*200 W. Vulcan St | P.O. Box 1059*

*Brenham, Texas 77833 | 77834*

*(979) 337-7375*

*[rhutchens@cityofbrenham.org](mailto:rhutchens@cityofbrenham.org)*



# ATTACHMENT: O



**CITY OF BRENHAM  
NOTICE OF SUBSTANDARD BUILDING  
May 1, 2025**

Certified Mail Receipt No. 7022 1670 0002 1370 7421

Owner: Ruth Ann Vestuto  
703 West Main Street  
Brenham, Texas 77833

REFERENCE: Public Hearing Notification for Substandard Building/Structure at 703 West Main Street, Brenham, TX 77833

Dear Ms. Ruth Ann Vestuto:

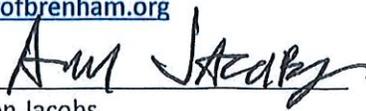
According to the Real Property Records of Washington County, you own or claim an interest in the real property located at 703 West Main Street, Brenham, Texas 77833. This property having the legal description as: West Main S/d, Lot 15A (aka DB Williams, Lot 3). If you no longer own or claim an interest in the property, you must execute an affidavit stating that you no longer own or claim an interest in the property and stating the name and last known address of the person who acquired the property or an interest in the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Official of the City of Brenham not later than the 10<sup>th</sup> day after the date that you receive this notice. If you do not send the affidavit, it will be presumed, pursuant to TEX. LOCAL GOV'T CODE ANN. § 54.005, as amended, that you own or claim an interest in the property described in this notice, even if you do not.

You are hereby notified that on Thursday, May 15, 2025, at 4:00 P.M. at 200 W. Vulcan Street, in the City Council Chambers on the 2<sup>nd</sup> Floor of City Hall, a hearing will be held before the Building and Standards Commission to consider the Notice of Substandard Building of the Building Official regarding the property located at 703 West Main Street, Brenham, Texas 77833. You may choose to be represented by legal counsel. You may present evidence and will be given an opportunity to cross-examine all witnesses. You may request the issuance of subpoenas to compel witnesses to appear and for the production of other supporting data or documentation by filing a written request therefor with the Building and Standards Commission. A copy of the Rules of Procedure governing the hearing may be obtained from the Building Official.

The building/structure located on the property described above has been declared a substandard building/structure by the City of Brenham Building Official. Enclosed are copies of the Substandard Structure Report and Fire Marshal Inspection Report that detail the conditions determined to have rendered the structure a substandard building/structure. To remedy this substandard building/structure, the deficiencies noted in the Substandard Structure Reports must be corrected. Please contact our office to obtain the proper permits before completing any work to correct building/structure deficiencies.

The City of Brenham appreciates your cooperation in resolving this problem. Please contact me if you have any questions pertaining to this matter; I may be reached at 979-337-7220 or [ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)

SIGNED this 1<sup>st</sup> day of May 2025

  
Allen Jacobs  
Building Official  
City of Brenham  
979-337-7220  
[ajacobs@cityofbrenham.org](mailto:ajacobs@cityofbrenham.org)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS LABEL AREA

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Ruth Ann Vestuto  
 703 W. Main St.  
 Brenham, TX.  
 77833



9590 9402 7358 2028 1942 81

2. Article Number (Transfer from service label)

7022 1670 0002 1370 7421

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
 X

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

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

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

Domestic Return Receipt

**Certified Mail**

- A receipt (this portion of the label) that is retained for a specified period.
- A unique identifier for electronic verification of delivery.
- A record of delivery (incl signature) that is retained for a specified period.

**Important Reminders:**

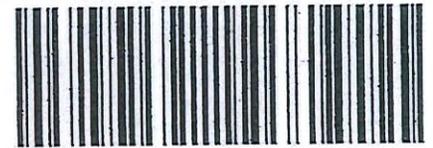
- You may purchase Certified Mail, First-Class Mail, or Priority Mail services.
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- Insurance coverage is available with Certified Mail service.
- Insurance coverage available on certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece may be added for the following services:
  - Return receipt service of delivery (including electronic version. For complete PS Form 3811, attach PS Form 3800, April 2011)

122



Ruth Ann Vestuto  
703 W. Main St.  
Brenham, Tx.  
77833

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Postmark  
Here

Sent to Ruth Ann Vestuto

Street and P.O. Box No. 703 W. Main St.

City, State, ZIP+4® Brenham TX 77833

PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions

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Dept  
122

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage	\$
Total Postage and Fees	\$



Sent To	Ruth Ann Vestuto
Street and Apt. No. or PO Box No.	703 W. Main St.
City, State ZIP+4®	Brenham, Tx. 77833

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

STATE OF TEXAS §

COUNTY OF WASHINGTON §

**NOTICE OF SUBSTANDARD BUILDING HEARING**  
**CITY OF BRENHAM BUILDING AND STANDARDS COMMISSION**

The City of Brenham's Building and Standards Commission will meet on Thursday, May 15, 2025, at 4:00 p.m. in Council Chambers of the City of Brenham Municipal Building, 2<sup>nd</sup> Floor Council Chambers, 200 W. Street, Brenham, TX 77833. The purpose of this meeting is to consider the request of the Building Official to declare structures on the following property to be substandard and to order the same to remain vacated, repaired, secured, or demolished:

Case 2025-01:

Ruth Ann Vestuto, 703 West Main Street. This property having the legal description as: West Main s/d, Lot 15A (aka DB Williams Lot 3)



Building Official of City of Brenham

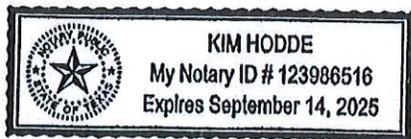
STATE OF TEXAS §

COUNTY OF WASHINGTON §

This instrument was acknowledged before me on the 1<sup>st</sup> day of May 2025 by Allen Jacobs, Building Official of the City of Brenham, a Texas home-rule municipal corporation on behalf of said Corporation.



Notary Public in and for the State of Texas



05/01/2025 11:53 A.M.

Page 1 of 1

STATE OF TEXAS COUNTY OF WASHINGTON  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL RECORDS of Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK



2025-2224

