



**NOTICE OF A REGULAR MEETING
BUILDING AND STANDARDS COMMISSION
THURSDAY, NOVEMBER 20, 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**
 - *Reports from City officials or City staff regarding items of community interest, including expression of thanks, congratulations or condolences; information regarding holiday schedules; honorary or salutory recognitions of public officials, public employees or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.*
- 4. Discuss and Possibly Act Upon Approval of the Minutes from August 21, 2025, Building and Standards Commission meeting.**
- 5. Discuss, and Possibly Act Upon Case Number 2025-01 regarding a request for an extension of time and associated matters related to 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.**
- 6. Adjourn.**

CERTIFICATION

I certify that a copy of November 20, 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 November 14, 2025, at 8:30 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 seventy-two (72) 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

August 21, 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 August 21, 2025, at 4:00 P.M. in the Brenham Municipal Building, City Council Chambers, at 200 West Vulcan Street, Brenham, Texas.

Commissioners present:

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

Commissioners absent:

None

Staff present:

Stephanie Doland, Director of Development Services
Allen Jacobs, Building Official
Mark Pierce, Environmental Health Specialist
Steven Loving, Fire Marshal
Cary Bovey, City Attorney
Megan Mainer, Assistant City Manager
Sarah Hill, Permitting Coordinator

Citizens/others present:

Jason Vestuto

Media present:

None

1. Call Meeting to Order

Chair Thielemann called the meeting to order at 4:01 p.m. with a quorum of five (5) Commissioners present.

2. Public Comments and Receipt of Petitions

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

3. 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 2025, City staff has addressed six (6) properties having substandard buildings/conditions. Three of the cases are on the agenda today and courtesy notices have been sent to the other three (3) properties requesting voluntary compliance.

4. Discuss and Possibly Act Upon Approval of the Minutes from the May 15, 2025, 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 Morris to approve the minutes from May 15, 2025, Building and Standards Commission meeting, as presented.

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

Thielemann	Yes
Metzger	Yes
Bevers	Yes
Edmunds	Yes
Morris	Yes

5. Discuss and Possibly Act Upon Case Number 2025-01 regarding a request for an extension of time and associated matters related to 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.

Chair Thielemann administered the Oath of Office to persons who may be speaking on this item, including Allen Jacobs, Building Official, Stephanie Doland, Development Services Director, and Jason Vestuto, potential heir in Case Number 2025-01.

Allen Jacobs presented an update on Substandard Building Case No. 2025-01. He stated that this is for 703 W. Main Street. The Building and Standards Commission met on May 15, 2025 and gave three months for Mr. Jason Vestuto to finalize heirship of the property and to abate the substandard conditions. Unfortunately, the heirship determination case is taking longer than anticipated to complete. The heirship case has been moved from Washington County to Polk County. During this interim time, the potential heir/owner, Jason Vestuto, has been monitoring and maintaining the property. No complaints have been received since the last BSC meeting. Staff recommends authorizing an extension of ninety (90) days for the heirship determination to be completed and the substandard conditions to be abated.

Mr. Jason Vestuto, potential heir/owner of the property, stated the following:

- The heirship hearing was scheduled for the week after the last Building and Standards Commission meeting; however, documents were discovered showing that Ms. Ruth

Vestuto had residency in Polk County, therefore, the case was transferred to Polk County.

- Mr. Vestuto talked with the Polk County court and anticipates a court date on the heirship hearing within the next several weeks.
- During this interim time he has kept the property mowed and cleared some branches, secured the shed and garage entries, braced the garage to prevent further leaning, and secured the home.
- He has spoken with two realtors and has been given a fair market value for the property of \$70,000 to \$80,000, which is far below the tax appraisal value of \$110,000; however, the estimate cost to demo the existing structures is \$30,000 to \$50,000.
- Mr. Vestuto's plan is that once the heirship has been finalized, is to sell the property as is with the new owner's demolishing the structures and clearing the site as soon as possible.

Chairman Thielemann asked Mr. Vestuto if he had received an answer on his previous question regarding the mowing costs/liens. Mr. Vestuto replied that he had spoken with the City and that 1/3 – 1/2 of the mowing costs have been filed as liens. Once the amounts have been paid, the City of Brenham could release those liens. The company that Washington County has handling the tax sale has not released the case yet even though the delinquent property taxes have been paid due to the pending mowing liens; however, Mr. Vestuto was directed as to who to contact once the heirship has been finalized.

The following comments/questions were clarified:

- The City's preference is to have the property abated by the owner after heirship has been established.
- Cary Bovey, City Attorney, reminded the Board that if the property were to sell prior to the substandard building abatement, the new owner would be subject to the Building and Standards Commission order and requirements to abate the substandard structures. The initial order has been recorded at the Washington County Courthouse and any subsequent orders will be recorded as well.
- Mr. Vestuto stated that his plan is to sell the property after the heirship/ownership has been finalized.
- Mr. Bovey informed the Board that if the property is not abated by the owner (current, presumed or new owner) within the specified time frame, the City of Brenham has the right to enter the property and abate the substandard structures then file a lien on the property.

A motion was made by Commissioner Morris and seconded by Commissioner Edmunds to grant an extension of time for an additional ninety (90) days for heirship determination and dwelling structure remediation plans. The original Building and Standards Commission decision was issued on May 15, 2025, and extended the review and reconsideration of said remediation plans until August 7, 2025. This Building and Standards Commission decision as issued on August 21, 2025, extends the remediation period of the substandard condition until November 27, 2025. The decision shall not prevent the owner from demolishing the dwelling structure prior to November 27, 2025.

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

Thielemann	Yes
Metzger	Yes
Bevers	Yes
Edmunds	Yes
Morris	Yes

6. **Conduct a hearing regarding Case Number 2025-02 regarding the property located at 1306 Bridge Street and further described as Lot 5A of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.**

Chair Thielemann opened the Public Hearing on Case Number 2025-01 at 4:18 pm.

Allen Jacobs presented the Findings on Substandard Building Case No. 2025-02.

Allen Jacobs, Building Official, stated that Case No. 2025-02 is for 1306 Bridge Street and he presented the following findings.

Recap – Brief Timeline

- March 2014: The Building and Standards Commission issued an order for the substandard structure(s) to be remediated.
- February 8, 2015: A demolition permit was issued; however, the substandard structure was boarded up and the accessory building was demolished but no other action was taken; therefore, the substandard building continued to deteriorate.
- Sporadic communication with the owner suggested that corrective action would be forthcoming; however, nothing progressed.
- September 6, 2024; A courtesy letter was sent to the owner of record.
- November 2024: A formal notice was sent to the owner of record.
- June 25, 2025: The City of Brenham exercises a premises search warrant and inspection reports are completed by the Building Official and the Fire Marshal. The reports showed this property had a remodel/addition started that was never finished which led to excessive deterioration to the structure including holes in the roof, deteriorate eaves, floors, walls, building open and not secured, junk on the back porch. The report recommended that the structure be demolished.
- August 2025: The owner applied for and received a demolition permit to demolish the structure(s).
- As of today, 1306 Bridge Street just has a pile of rubble and debris left.

Staff Analysis and Findings

- The Building Official recommendation is that the dwelling be demolished and the site be cleaned up within 60 days.
- The owner was unable to attend the meeting tonight; however, when Mr. Jacobs spoke with the owner earlier today, he apologized for the delay and said that his plans are to have it completed within the next week or two. There was nobody in attendance to speak regarding this case.

The Buildings and Standards Commission nor the Building Official or City staff did not have any further questions.

There were no Persons of Interest in attendance for this hearing.

There was no rebuttal from the Building Official.

Chair Thielemann stated as Chairman of the Building and Standards Commission, I hereby incorporate into the record of this hearing and testimony, documents, records, and additional evidence presented by the Building Official and other City representatives, the Property Owner(s), Person(s) of Interest and any other persons who testified with no exceptions of evidence.

Chair Thielemann closed the Public Hearing on Case Number 2025-02 at 4:27 pm.

7. Discuss and Possibly Act Upon Case Number 2025-02 regarding the property located at 1306 Bridge Street and further described as Lot 5A of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.

The Board deliberated the evidence presented for this case.

A motion was made by Commissioner Morris and seconded by Commissioner Metzger to find that the dwelling structure at 1306 Bridge Street is a substandard building, and to **order** that the structure is demolished and removed within 60 days.

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

Thielemann	Yes
Metzger	Yes
Bevers	Yes
Edmunds	Yes
Morris	Yes

8. Conduct a hearing regarding Case Number 2025-03 regarding the property located at 1308 Bridge Street and further described as Lot 5 of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.

Chair Thielemann opened the Public Hearing on Case Number 2025-03 at 4:30 pm.

Allen Jacobs presented the Findings on Substandard Building Case No. 2025-03.

Allen Jacobs, Building Official, stated that Case No. 2025-03 is for 1308 Bridge Street and is very similar to the case for 1306 Bridge Street. Mr. Jacobs presented the following findings.

Recap – Brief Timeline

- March 2014: The Building and Standards Commission issued an order for the substandard structure(s) to be remediated.

- February 8, 2015: A demolition permit was issued; however, the substandard structure was boarded up and the accessory building was demolished but no other action was taken; therefore, the substandard building continued to deteriorate.
- Sporadic communication with the owner suggested that corrective action would be forthcoming; however, nothing progressed.
- September 6, 2024; A courtesy letter was sent to the owner of record.
- November 2024: A formal notice was sent to the owner of record.
- June 25, 2025: The City of Brenham exercises a premises search warrant and inspection reports are completed by the Building Official and the Fire Marshal. The reports showed this property had a remodel/addition that was started that was never finished which led to excessive deterioration to the structure including an exterior wall falling and becoming unstable, exterior of the building open to the elements, no electrical to the building for approximately 15 years, unstable front porch, building open and not secured, junk and debris in several of the rooms. The report recommended that the structure be demolished.
- August 2025: The owner applied for and received a demolition permit to demolish the structure(s).
- As of today, 1308 Bridge Street just has a pile of rubble and debris left.

Staff Analysis and Findings

- The Building Official recommendation is that the dwelling be demolished and the site be cleaned up within 60 days.
- The owner was unable to attend the meeting tonight; however, when Mr. Jacobs spoke with the owner earlier today, he apologized for the delay and said that his plans are to have it completed within the next week or two. There was nobody in attendance to speak regarding this case.

The Buildings and Standards Commission nor the Building Official or City staff did not have any further questions.

There were no Persons of Interest in attendance for this hearing.

There was no rebuttal from the Building Official.

Chair Thielemann stated as Chairman of the Building and Standards Commission, I hereby incorporate into the record of this hearing and testimony, documents, records, and additional evidence presented by the Building Official and other City representatives, the Property Owner(s), Person(s) of Interest and any other persons who testified with no exceptions of evidence.

Chair Thielemann closed the Public Hearing on Case Number 2025-03 at 4:34 pm.

- 9. Discuss and Possibly Act Upon Case Number 2025-03 regarding the property located at 1308 Bridge Street and further described as Lot 5 of the N. J. Carlton Addition, which has been determined by the Building Official to be a substandard building.**

The Board deliberated the evidence presented for this case.

A motion was made by Commissioner Metzger and seconded by Commissioner Bevers to find that the dwelling structure at 1308 Bridge Street is a substandard building, and to **order** that the structure is demolished and removed within 60 days.

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

Thielemann	Yes
Metzger	Yes
Bever	Yes
Edmunds	Yes
Morris	Yes

10. 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:

_____ Building & Standards Commission	Arlen Thielemann Chair	<u>November 20, 2025</u> Meeting Date
_____ Attest	Kim Hodde Staff Secretary	<u>November 20, 2025</u> Meeting Date



MEMORANDUM
BUILDING SUBSTANDARD CASE 2025-1
703 WEST MAIN STREET

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

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

REQUEST: A request for the Building and Standards Commission to grant an Extension of Time to the original time granted (and previous time extension) for the remediation of the substandard conditions at 703 West Main Street.

BACKGROUND:

The apparent heir of the property, Mr. Jason Vestuto, has been diligently working on the remediation of the property at 703 West Main Street.

The original order by the Commission was on May 15, 2025. The Commission was understanding of Mr. Jason Vestuto's request to allow the heirship determination on the property before additional action was taken. Please see Attachment A, which includes the recording in the Washington County Property Records for the subject property. In summary the Commission:

- Ordered the structures to be maintained, braced and secured from unauthorized entry;
- Upheld staff's recommendation and determined and declared that the two (2) accessory structures and the primary dwelling are substandard structures;
- Ordered the two (2) accessory structures be demolished within 60-days of the date the heirship has been finalized;
- Granted additional time for the dwelling or primary structure remediation plans; and
- Deferred further consideration and action until the August 7, 2025 Commission meeting.

The Commission met again on August 21, 2025 and granted a Extension of Time (see applicable Ordinance reference below) of ninety days to give Mr. Jason Vestuto until the date of November 27, 2025, to review and reconsider the remediation plans for the subject property. At the time of the August 21, 2025 Commission meeting the heirship determination had not yet been completed. The heirship determination was transferred from Washington County to Polk County and the date of the hearing had not yet been scheduled. The Extension of Time was granted by the Commission to Mr. Jason Vestuto to complete the determination of the heirship, due to delays which were out of Mr. Jason Vestuto's control.

The City of Brenham Code of Ordinances allows an Extension of Time as follows.

§ 6-152 **Extension of time.**

The building official may approve one (1) or more extensions of time as he may determine to be reasonable to complete the required repair or demolition. Such requests for extensions shall be made in writing stating the reasons therefor. If the extensions of time, in total, exceed one hundred twenty (120) days, they must also be approved by the building and standards commission which may act without further public hearing.

Since the August 21, 2025 Commission meeting Mr. Jason Vestuto has continued to provide property premises maintenance and has maintained secured structures. The City of Brenham has not received any known complaints since Mr. Jason Vestuto has secured the structures, posted no trespassing signage, and has secured the buildings from normal entry.

Additionally, Mr. Jason Vestuto has provided the attached email correspondence (Exhibit B) to outline his persistence to complete the Determination of Heirship of this referenced property at 703 W. Main Street. As outlined in the correspondence with Mr. Jason Vestuto, following the heirship determination in Mr. Jason Vestuto's favor, he plans to clear the liens on the property, transfer ownership into his name and sell the property. Mr. Jason Vestuto represents that he has identified two interested buyers who are local to West Main Street and have plans to remediate the property by demolishing the structures.

On November 12, 2025, the City of Brenham was contacted by Mr. Jason Vestuto by phone and by email correspondence. Mr. Jason Vestuto advised the City of Brenham that the Determination of Heirship Hearing was completed by Polk County Probate Court that afternoon. The Presiding Judge ruled that Mr. Jason Vestuto is the sole heir of this referenced property at 703 W. Main Street. Mr. Jason Vestuto stated that since this milestone has been determined that he is now in the process of paying outstanding liens and having the property deed reflect his ownership.

The recent information received on November 12, 2025, represents the continued and numerous efforts of Mr. Jason Vestuto to resolve all substandard conditions on the property at 703 W. Main Street, while still maintaining the property.

Due to the unique circumstances, the City of Brenham Building and Standards Commission is being requested to consider the requested Extension of Time for the remediation plans for the accessory structures and dwelling.

STAFF RECOMMENDATION:

Staff recommends an additional sixty (60) day time extension period after the property is officially owned by Mr. Jason Vestuto to complete:

1. the demolition of the two (2) substandard accessory buildings;
2. the demolition of the substandard main dwelling; and
3. the cleanup of the premises of all debris.

Staff finds that since Mr. Jason Vestuto has kept his promises to maintain the property, to secure the buildings/structures, and to monitor the property to ensure that there is not unauthorized activity on the property that granting an additional time extension request is favorable.

Attachments:

- Exhibit A – Washington County Property Records Recording following May 15, 2025 Commission Order
- Exhibit B – Correspondence with Mr. Jason Vestuto

IN RE:	}	BEFORE THE BUILDING AND
	}	STANDARDS COMMISSION
	}	
703 W. MAIN ST.	}	CITY OF BRENHAM
BRENHAM, TEXAS 77833	}	
	}	COUNTY OF WASHINGTON
	}	
	}	STATE OF TEXAS

BUILDING AND STANDARDS COMMISSION ORDER

BE IT REMEMBERED THAT ON August 21, 2025, the City of Brenham’s Building and Standards Commission discussed and acted on a request for an extension of time regarding the previous May 15, 2025 Building and Standards Commission Order, for the dwelling structure and two (2) accessory structures located at 703 W. Main St. Case# 2025-01.

The Building and Standards Commission on May 15, 2025 found that the dwelling structure and two (2) accessory structures are substandard structures based on the evidence presented and the standards set forth in the City of Brenham Code of Ordinances, Chapter 6: Buildings and Structures, Article XII, Divisions 2 & 3: Substandard Buildings or Structures. All previous Commission findings and orders for the substandard determination on all structures remain in effect. The following still remains in effect and is in accordance with the May 15, 2025 Building and Standards Order.

 X § 6-121 Substandard Buildings Designated (2) Structural Hazards: The structure or any part thereof was constructed or maintained in violation of the City’s Building Code, or any other applicable ordinance of the city. This is applicable to both accessory structures and the dwelling structure.

 X § 6-121 Substandard Buildings Designated (2) a. Structural Hazards: The foundation or the vertical or horizontal supporting members are partially damaged or deteriorated (specifically, structural floor pier supports and porch columns). This is applicable to the dwelling structure.

 X § 6-121 Substandard Buildings Designated (2) f. Structural Hazards: Members of ceilings, roof, ceiling support or other horizontal members sag, split, or buckle due to defective material or deterioration. This is applicable to both accessory structures and the dwelling structure.

 X § 6-121 Substandard Buildings Designated (2) j. Structural Hazards: Any condition wherein a building, structure or any portion thereof has been damaged by fire, flood, earthquake, wind, or other cause, to such an 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. This is applicable to both accessory structures and the dwelling structure.

X § 6-121 Substandard Buildings Designated (1) Inadequate Sanitation: a.) Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit; e.) Lack of hot and cold running water to plumbing fixtures in a dwelling unit; j.) Dampness of habitable rooms; and l.) General dilapidation or improper maintenance. This is applicable to the dwelling structure.

During the August 21, 2025, meeting it was noted that the Building and Standards Commission findings concerning the structures per the hearing held on May 15, 2025, have not changed and are as follows:

 X are not and cannot be occupied and the structures pose a hazard to health, safety, or general welfare if allowed occupancy; and

 X must remain secure and must remain boarded up in such a manner to prevent unauthorized entry by a person, through missing or unlocked doors or windows or through other openings into the structures.

IT IS THEREFORE ORDERED THAT THE OWNER, MORTGAGEE OR LIENHOLDER, AND ANY NEW OWNER SHALL COMPLY WITH THE FOLLOWING:

 X additional time of ninety (90) days is granted for heirship determination and dwelling structure remediation plans. The original Building and Standards Commission decision was issued on May 15, 2025, and extended the review and reconsideration of said remediation plans until August 7, 2025. This Building and Standards Commission decision as issued on August 21, 2025, extends the remediation period of the substandard condition until November 27, 2025. The decision shall not prevent the owner from demolishing the dwelling structure prior to November 27, 2025.

 X must maintain secure accessory buildings from unauthorized entry and brace structures within thirty (30) days from the date of this Order.

 X must demolish/remove the two (2) accessory buildings within sixty (60) days after the date heirship is finalized, and the rightful heir(s) is/are vested with ownership of the property.

 X property premises must be maintained, and secured structures must be maintained while standing.

 X owner must appear at future Building and Standards Commission meetings to demonstrate compliance with the ordered time schedule, until preceding orders have been fulfilled and abatements are completed.

 X present owner or future owner, shall comply with City of Brenham Building and Standards Commission Order per Hearing held 05-15-2025, and City of Brenham Code of Ordinances; specifically, Article XII: Substandard Buildings and Structures.

 X in the event the owner fails to timely take the ordered action, additional reasonable time shall be allowed for the ordered action to be taken by a mortgagee or lienholder.

IT IS FURTHER ORDERED BY THE COMMISSION THAT:

In the event that the owner, mortgagee, or lienholder, or future owner shall fail to comply with this Order in the allotted time, the City may secure the structure, and may cause the structures to be demolished, and may attach a lien to the property for the expense of same in accordance with City ordinances.

Any owner, lienholder, or mortgagee of record may appeal this Order by the Building and Standards Commission to district court; and such petition shall be in writing in the form specified by City of Brenham Code of Ordinances, Chapter 6: Buildings and Structures, Article XII, Substandard Buildings or Structures, Division 4, Appeals and applicable law, and shall be filed with the district court within thirty (30) calendar days after the date a copy of the final decision of the Commission is personally delivered, or mailed by first class mail with certified return receipt requested, or delivered by the United States Postal Service using signature confirmation service. In the event no timely appeal is filed in district court, the Order of the Building and Standards Commission is, in all respects, final and binding, and the failure to appeal in the time specified will constitute a waiver of all rights to an appeal.

Entered this 21st day of August 2025.

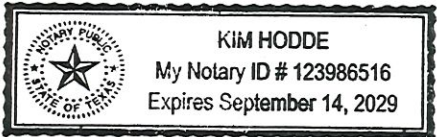

Chairperson, City of Brenham Building and Standards Commission

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

BEFORE ME, the undersigned authority, on this day personally appeared ARLEN THIELEMANN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the Chairman of the City of Brenham Building and Standards Commission, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of August, 2025.




Notary Public in and for the State of Texas
My Commission Expires:

08/29/2025 12:14 P.M. Page 3 of 3
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



From: Jason Vestuto <jasonvestuto@gmail.com>
Sent: Wednesday, November 12, 2025 3:21 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Cc: Kim Hodde <KHodde@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>
Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Allen,

Thank you again.

We're still awaiting the Polk County probate court to send the certified document for the judges ruling to my attorney, but will try file that with Washington County and also send you a copy as soon as we have it. To try help facilitate the next steps in the process, I have also contacted several people in the mix today to share information:

(1) Kevin Davidson with Perdue Brandon (713-862-1860 EXT 6903), I called and left voice mail so he knows the update. Last call I had with him, he indicated that their were specific city liens associated with the judgement on Cause No. 38036 for the tax auction, and those must be resolved as conformed by Stephanie Doland before he can issue the "release of judgement" for that case, which once filed with Washington County, will allow me to move forward in the process of Washington County transferring the property to my name.

(2) Michelle Schwartz with Washington County tax collections (979-277-3740), she had previously called about the city tax lien amount and had been I believe in touch with Perdue Brandon, so I called and let her know the update. She confirmed to just make sure I get documentation confirming once I have paid the liens, and share with her.

(3) Gabby Trejo with City of Brenham (979-337-7375), reached her at the old number for Robin Hutchens who is no longer with the city. Previously Robin had given me a total for the city liens tied to Cause No. 38036. Asked Gabby for an updated amount needed for the Perdue Brandon case/release. She said she'd have to research. Also called her back, got voicemail, shared the information about Kevin Davidson, Michelle Schwartz, and Stephanie Dolard hoping that might help connect all the dots.

I'll send an update to my plan I sent earlier in this thread before the end of the week.

Thank you again,

Jason

From: [Allen Jacobs](#)
To: [Jason Vestuto](#)
Cc: [Kim Hodde](#); [Stephanie Doland](#); [Allen Jacobs](#)
Subject: RE: Building and Standards Commission Order for the time extension granted for 703 W. Main Street
Date: Wednesday, November 12, 2025 2:39:51 PM
Attachments: [image001.png](#)

Jason,

I am extremely happy with receiving this information. I know this is a big weight off of your

shoulders.

We will include this information in an update to the building and Standards Commission meeting that is scheduled next week on November 20, 2025.

If you can reply with your next steps that would be great; I believe this will be similar to the aforementioned steps that you previously outlined in your previous email.

If you have a copy of the court ruling to include in our files, tht would be good too.

Again, thank-you for taking this bull by the horns. I am glad that you are past this milestone. I have copied other in our office to inform them of your progress.

Many Thanks,

Allen Jacobs | City of Brenham

City of Brenham Building Official

Direct : 979-337-7214

Email: ajacobs@cityofbrenham.org



From: Jason Vestuto <jasonvestuto@gmail.com>

Sent: Wednesday, November 12, 2025 2:24 PM

To: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Mr Jacobs,

Just completed the heirship determination hearing with Polk County probate court. The judge ruled that I am the sole heir.

Still several steps left before ownership of the property is in my name, but a big milestone today.

Let me know what might be helpful to send in advance of the Building Commission meeting next week.

Thanks,
Jason Vestuto

On Nov 5, 2025, at 3:09 PM, Jason Vestuto <jasonvestuto@gmail.com> wrote:

Attached court document to document that the heirship determination hearing is indeed scheduled for Nov 12 in Polk County court.

Notice, there is a date range requested, and then below that, hand written court confirmation of November 12th, 2025.

Jason Vestuto

On Nov 5, 2025, at 3:03 PM, Jason Vestuto

<jasonvestuto@gmail.com> wrote:

Mr Jacobs, Update!

I've just received confirmation that that the heirship determination hearing is now on the schedule with Polk County court.

Joanna Brown with Polk County confirmed by email to me and my attorney.

Hearing is November 12th, 1pm for the heirship determination hearing "CAUSE No. 25-CC-PB-0116; ITEO Ruth Ann Vestuto"

From: Jason Vestuto <jasonvestuto@gmail.com>

Sent: Wednesday, November 5, 2025 10:48 AM

To: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Hi Mr Jacobs,

Updates and near-term event planning I anticipate...

(1) Yesterday, my attorney Falco&Falco confirmed with Polk County court that November 12th 1pm they are available, after court had offered that date/time. Awaiting final confirmation from Polk County clerk with link for Zoom meeting for the heirship determination hearing

(2) If the judge rules I am the heir, next step is...

(3) I pay the City of Brenham the liens on the property

(4) City of Brenham notifies Perdue Brandon law firm that the previous judgement for auction can be released

(5) With that release, I can then file a request to Washington County to change ownership of the property from the City/County to myself

(6) Once the ownership is set by the county, then I can legally sell the property

(7) there are currently two interested buyers that have made cash offers. Both own property in Brenham on West Main Street and both plan to demolition and rebuild, so far as they have communicated their intentions to me.

Again, will email again as soon as Polk County confirms the Nov12th scheduling.

Hope this helps, Thanks again,

Jason Vestuto

On Nov 5, 2025, at 8:25 AM, Allen Jacobs <AJacobs@cityofbrenham.org> wrote:

Jason,

Thank you for the update last week on Wednesday.

We are planning to have Building Standards Meeting on November 20, 2025 at 4PM.

I was checking back to see if the date in Polk County was scheduled. I need to provide the updated information in a report to present to the Building and Standards Commission.

Please provide an update and also a good time to call you if we have any questions. 11:30AM or after 3:00PM today would be good times for us to call.

Thank you for your continued maintenance and oversight of the property at 703 W. Main Street.

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org

From: Jason Vestuto <jasonvestuto@gmail.com>
Sent: Wednesday, October 29, 2025 3:39 PM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Mr Jacobs,

An update on the heirship determination.

Polk County court has finally replied with several possible dates for scheduling the heirship determination hearing. I am now awaiting my lawyer to pick a date and communicate it to the court.

Jason Vestuto
512-971-6284

From: Jason Vestuto <jasonvestuto@gmail.com>
Sent: Wednesday, October 22, 2025 9:32 AM
To: Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Hello Mr. Jacobs,

Thank you for reaching out this week. I'm writing to follow up on your voice mail, and to provide more detail than what was possible over the voice mail I recently left for you. Here I provide updates below, with events starting mid-September, going through today, Events from dates prior to about September 15th are described in my previous email, copied below in this email thread, as part of this "reply to".

Updates on the property maintenance:

(1) October 20th, 703 West Main Street property was mowed. Previously, it had been mowed

first week of September, and the drought conditions since appeared to not allow the grass to grow much.

Updates on the heirship determination case:

(1) September 8th-15th, I confirmed over a phone call with Polk County court that the heirship case had been successfully transferred to Polk County, and the 10-day public notice period had opened and completed as required, and that the court was now waiting for my attorney to file a request for a court date. I contacted Falco&Falco to

(2) mid-September - mid-October, Repeated attempts I made to contact my attorney and his office, by phone and email, received no response.

(3) October 14th, the legal assistant of my attorney at Falco&Falco replied to by email indicating that Mr. Falco had been out of the country on vacation, without any notification to me that this would happen, and the office staff had also been unavailable due to personal matters, but that they would follow-up with Polk County court as soon as possible.

(4) October 16th, Falco&Falco copied me on email correspondence showing that **Washington County Ad Litem Attorney, Emily De Young**, indicated there had been an outstanding issue in Washington County, which was a Motion to Enforce filed by the Ad Litem attorney, but that she would file a nonsuit as she had been paid, and with that, no further outstanding issues existed.

(5) October 16th, Falco&Falco copied me on email correspondence to **Polk County court**, requesting a scheduled court date for the heirship determination hearing.

(6) October 22th, email from Polk County court, marked as "Cause no. 25-CC-PB-0116; ITEO Ruth Ann Vestuto", communicated to Falco&Falco that they still needed to submit a "court setting request"

(7) October 22th, email from Falco&Falco, to Polk County court, with a copy of the **completed form "court setting request" that was submitted** ("e-filed") previously on October 16th, per earlier instructions from Polk County.

During this past month, I have also maintained contact with the two cash buyers, to let them know the status of the heirship and my push towards a clear title.

I have also been in contact with neighbors on West Main Street about my maintenance of the property.

I also consulted with a separate attorney, based in Austin, about the possibility of filing formal professional complaints or possibly replacing my current attorney.

I was advised to NOT fire my current attorney prior to the case completion, especially since it appears close to completion, as that would release them from specific legal obligations they are held to so long as I retain them, which if released could significantly delay the resolution of the heirship case. As a backup, I contacted the Texas Bar Association about both the formal complaint process, and their referral office. I was able to interview a new attorney referred by the Texas Bas, based in Houston, as a potential to take over the case, but have not retained him

yet. I may do so in the future if Falco&Falco does not get the Polk County court date scheduled soon.

Since there is more activity from my attorney Falco&Falco this week, and they are now copying me on email correspondence with Polk County, and there has been a response from the court today, I expect to have more updates soon and I will communicate those updates to your office as soon as I have them.

Please feel free to reach out if you or the City has any questions or if there is additional information I can send that would be helpful.

Thank you again,
Jason Vestuto

From: Jason Vestuto <jasonvestuto@gmail.com>

Sent: Wednesday, September 17, 2025 1:51 PM

To: Allen Jacobs <AJacobs@cityofbrenham.org>

Subject: Re: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Hello Mr. Jacobs,

Thank you for your message.

Updates....

(1) I've received your USPS mailings from the Aug21st meeting.

(2) Most recent mowing and yard cleanup of fallen branches was September 8th

(3) Most recent update from my calling Polk County court clerk's office is that the required 10-day public notice period completed for the, and they are awaiting a follow-from my attorney to schedule a heirship determination hearing date.

(4) I've reached out to my attorney but haven't received a reply back from him or his office yet on estimated time frame/date of next steps.

Jason Vestuto

On Sep 17, 2025, at 11:03 AM, Allen Jacobs <ajacobs@cityofbrenham.org> wrote:

Mr. Jason Vestuto,

Thank-you for your continued maintenance on the property at 703 W. Main Street.

I am touching base to see if you have any updates.

I will be in my department meeting early next week and if someone asks, I'd like to have a recent response.

I know these things take time, and whatever update you can give will be greatly appreciated.

Please contact my office 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

From: Allen Jacobs
Sent: Wednesday, September 3, 2025 5:30 PM
To: jasonvestuto@gmail.com
Cc: Kim Hodde <KHodde@cityofbrenham.org>; Stephanie Doland <sdoland@cityofbrenham.org>; Allen Jacobs <AJacobs@cityofbrenham.org>
Subject: Building and Standards Commission Order for the time extension granted for 703 W. Main Street

Mr. Jason Vestuto,

Thank-you for your attendance at the Building and Standards Commission Meeting held on August 21st.

Please find attached a cover letter and the Building and Standards Commission Order for the time extension granted for 703 W. Main Street.

Please note that yesterday, I mailed this to your attention via standard mail service and as required by certified mail too. However, yesterday I inadvertently dated the letter with the year 2024 instead of the correct year of 2025. Nevertheless, I am sending a corrected copy per this email and will also send a corrected letter by standard mail.

Please contact my office upon your review if you have any questions.

Thank You for your continued maintenance and oversight of the property at 703 W. Main St. while the heirship determination is in process.

Allen Jacobs | City of Brenham
City of Brenham Building Official
Direct : 979-337-7214
Email: ajacobs@cityofbrenham.org