

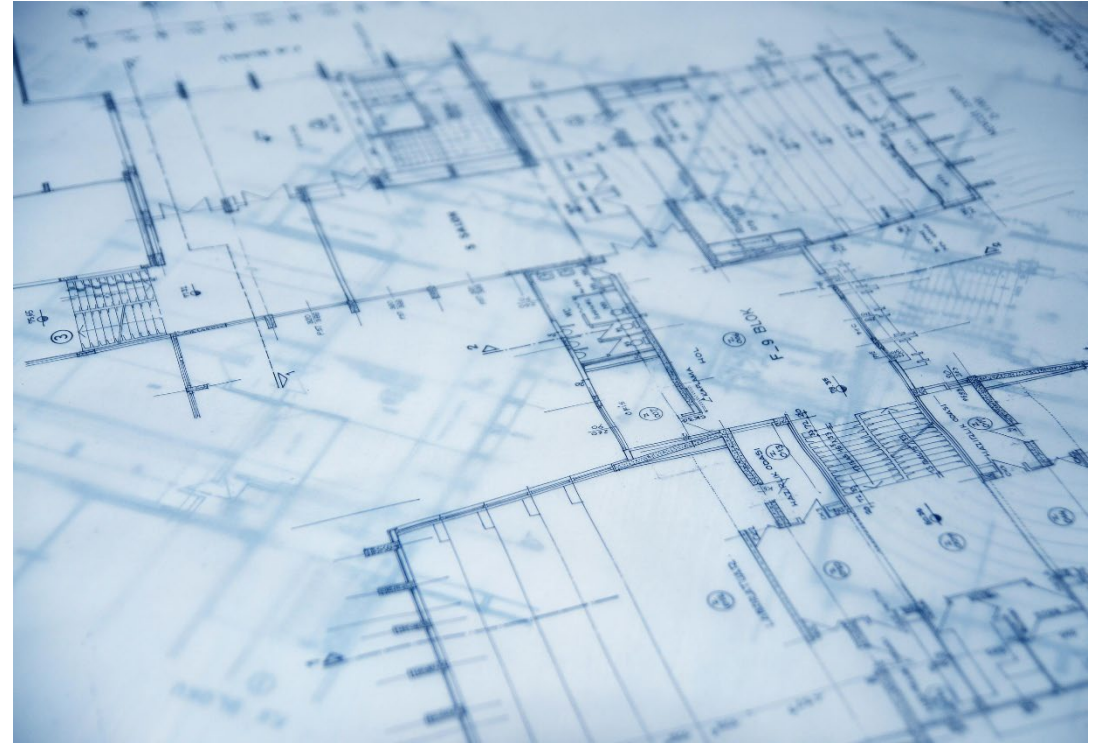


# Building Standards Commission Meeting

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FEBRUARY 18, 2026

CITY OF  
**DECATUR**  
*Texas*



# Building Standards Commission

FEBRUARY 18, 2026

CITY OF DECATUR, TEXAS



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

## AGENDA

**Building Standards Commission Meeting  
Decatur City Hall – 201 E. Walnut St., Decatur, TX  
Wednesday, February 18, 2026  
Regular Meeting 3:30 p.m.**

### Call to Order and Announce a Quorum

- ITEM 1:** Discuss and take appropriate action regarding January 21, 2025, Minutes.
- ITEM 2:** The Commission to receive updates concerning the structure owned by Hurley Investments LP at 705 W Walnut Street B that was deemed substandard by the commission on November 17, 2025, given 30 days to repair, remove or demolish the building. The Commission issued an order of demolition for failure to comply with the order of the commission to remove, repair or demolish the structure on January 21, 2026. **(Code Case #3274)**
- ITEM 3:** The Commission to hold a public hearing, consider and take action to determine the condition of structures as prescribed by City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (b) Criteria for Determining Substandard Condition, of property owned by Anna Juno Bible located at 803 N Newark Street City of Decatur, Wise County, Texas also described as Proctor Addition Block 54 Tract 4 and 5. If the structure is determined substandard the Commission shall take action according to the City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous, or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (d) Action by the commission: Time Frames. **(Code Case #3454)**
- ITEM 4:** Discuss current code enforcement actions and schedules.
- a. 302 S Lane St, attempting to gain voluntary compliance with owner. Structure has unpermitted work and hazardous conditions. Case will be on the March 16, 2026, agenda for action if a resolution is not made. **(Code Case #3348)**
  - b. 502 N Newark St, attempting to gain voluntary compliance with owner. Structure has hazardous conditions and no progress by property owner to correct condition. Case will be on the March 16, 2026, agenda for action if a resolution is not made. **(Code Case #3347)**

### For Your Information Items:

- ITEM 5:** New and/or future business items.
- a. Application for BSC Commissioner.
  - b. A Building Standards Commission Meeting is scheduled for Monday March 16, 2026, at 3:30 PM.
  - c. Depending on notices and property owner actions, additional Public Hearings may be scheduled.

**Adjournment:**

Prepared and posted this the 11<sup>th</sup> day of February 2026, by 3:30 PM in accordance with Chapter 551, Texas Government Code.

A handwritten signature in black ink, appearing to read "Wayne Smith". The signature is fluid and cursive, with the first name "Wayne" written in a larger, more prominent script than the last name "Smith".

Wayne Smith, CBO  
Development Services Director  
Chief Building Official

**PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COMMISSIONERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.**

**\*NOTE: THE BUILDING STANDARDS COMMISSION RESERVES THE RIGHT TO ADJOURN INTO A CLOSED MEETING AT ANY TIME REGARDING ANY ITEM ON THE AGENDA FOR WHICH IT IS LEGALLY PERMISSIBLE UNDER THE TEXAS OPEN MEETINGS ACT PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071.**



Meeting  
Minutes

# Item 1

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Approval of the minutes

- January 21, 2026 meeting

**MINUTES**  
**BUILDING STANDARDS COMMISSION**  
**Wednesday, January 21, 2026, at 3:30 P.M.**  
**REGULAR MEETING and VIA - VIDEOCONFERENCING**

A regular meeting of the City of Decatur Building Standards Commission was held at 3:30 p.m. Wednesday, January 21, 2026, via in-person and videoconferencing with the following participating:

**MEMBERS PRESENT:**

Mason Clinesmith, Chairman  
Joe Gillispie, Vice Chairman  
Danny Cross  
Shaun Davie, Alternate

**MEMBERS ABSENT:**

Jay Featherston

**OTHERS PRESENT:** Chief Building Official Wayne Smith, Planning Director Lisa Hannon, City Attorney Pam Liston, and Code Enforcement Officer (CEO) Rickey Denney representing Staff.

**Vice-Chairman Mason Clinesmith called the meeting to order at 3:304 p.m. and declared a quorum in attendance.**

**ITEM 1:** Discuss and take appropriate action regarding December 15, 2025, BSC Minutes.

**Vice-Chairman Gillispie made a motion to approve the Building Standards Commission Meeting minutes for December 15, 2025. Commissioner Cross seconded the motion. The motion was approved 4-0, Commissioner Featherston absent.**

**ITEM 2:** The Commission to hold a public hearing, consider and take action to issue an order of demolition as prescribed by City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous or Hazardous Buildings and Structures, Section 10-107 Failure to Comply with Order of the Commission for property owned by Hurley Investments LP at 705 W Walnut Street B, City of Decatur, Wise County, Texas also described as Block 143 of the Tarleton Addition. Structure was determined to be substandard by the Building Standards Commission on November 17, 2025. No action has been taken to secure or demolish the structure. **(Code Case #3274).**

Code Enforcement Officer Denney presented information updating the Commission on 705 W. Walnut St. Bldg. B, as it has been designated. He stated an order was issued on November 17, 2025, by BSC to repair, remove or demolish the structure within 30 days.

CEO Denney stated the property owner was notified and has verbally committed to the demolition of the structure.

CEO Denney stated no action has been taken as of January 16, 2026.

CEO Denney said Staff has talked with the property owner and she said she talked with her brother about taking over the project. CEO Denney stated Ms. Hurley's brother did contact Staff and said that they are going to clean the building out. He stated they will get it cleaned out and do the demolition before the thirty (30) days are up.

CEO Denney stated to BSC that Staff is requesting an order to demolish the property because nothing has been done.

CEO Denney reviewed the timeline and additional information regarding the demolition and lien process.

Discussion between Commissioners and Staff was held.

Chairman Clinesmith called for a motion to demolish the substandard structure.

**Commissioner Davie made a motion that the structure at 705 West Walnut Street identified as Building B be demolished within 30 days of notification. The motion was seconded by Vice-Chairman Gillispie. The motion was approved 4-0, Commissioner Featherston absent.**

**ITEM 3:** Discuss current code enforcement actions and schedules.

- a. 803 N. Newark St. – Structure has become hazardous due to an attempted, unpermitted remodel. Case will be on February 18, 2026, agenda for action if resolution is not made. (Code Case #3454).**

CEO Denney stated the property, 803 N. Newark St., has been before the Commission previously. He stated the structure is a small structure that the property owner started tearing down. CEO Denney stated the property owner was going to put new siding on it.

CEO Denney stated the walls are collapsing and the structure is sitting on cinder blocks. He said the building is unstable the way that it currently is sitting and it is at a point that it is a hazard.

CEO Denney stated he has been to the property several times checking on it and making sure that no one is staying in the structure. He said Staff is moving this up on the list because there is a good chance that the structure could fall and hurt somebody if they tried to stay in it.

Chairman Clinesmith asked if anything has changed since the picture was taken on December 15, 2025. CEO Denney stated nothing has changed on the property.

CEO Denney asked the BSC Commissioners if they had any other questions regarding this property. There was no response.

- b. 302 S. Lane St. – Attempting to gain voluntary compliance with owner. Structure has unpermitted work and hazardous conditions. Case will be on the March 18, 2026, agenda for action if a resolution is not made. (Code Case #3348).**

CEO Denney stated Staff brought this up to the Commission before, staff sent the property owner notifications about bringing the property to the BSC. He said the property owner stated he wanted to repair the structure and talked with Staff about building permits.

CEO Denney stated the property owner has never obtained any building permits that are needed to date. He stated they have not completed any work on the structure.

CEO Denney stated he called the property owner this morning before the BSC meeting and asked the property owner about his progress on the property. He said the property owner stated he was working on a floor plan,

CEO Denney stated he told the property owner that if he didn't move the project forward, staff will have to bring his property before the Board to make a determination on the property. He stated the property owner said he would come in and schedule a meeting with Staff to try and work out a plan forward to rebuild the structure.

Discussion between Commissioners and Staff was held.

**For Your Information Items:**

**ITEM 6: New and/or future business items.**

- a. Application for BSC Commissioner.**

- b. Building Standards Commission Meeting is scheduled for Wednesday, February 18, 2025, at 3:30 PM.
- c. Depending on notices and property owner actions, additional Public Hearings may be scheduled.

**Chairman Clinesmith adjourned meeting at 3:49 p.m.**

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Mason Clinesmith, BSC Chairman

ATTEST:

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Wayne Smith, Building Official



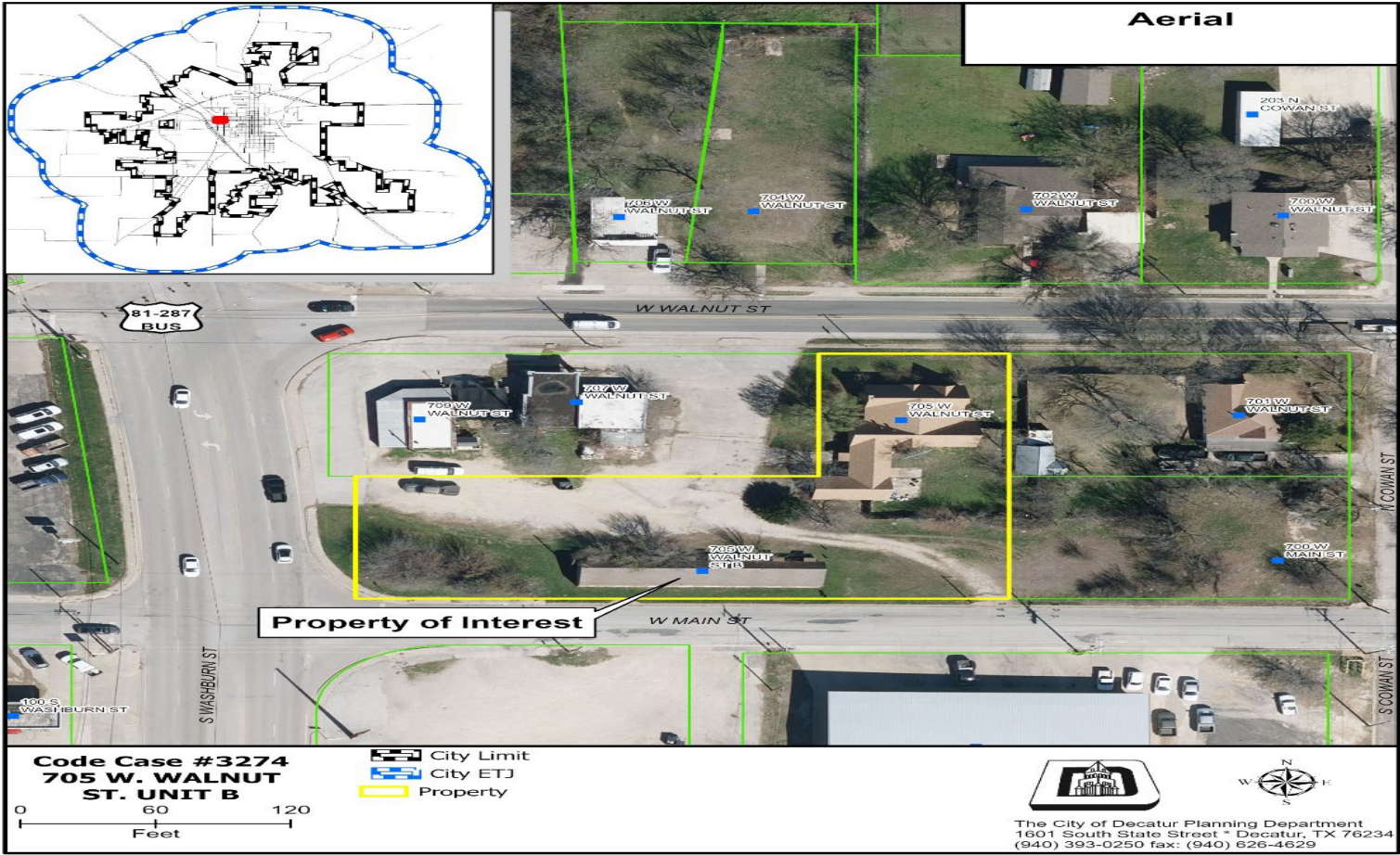
CITY OF  
**DECATUR**  
*Texas*

# Item 2: BSC #3274 Update 705 W Walnut

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PROVIDE AN UPDATE FOR THIS  
PROPERTY TO BSC.

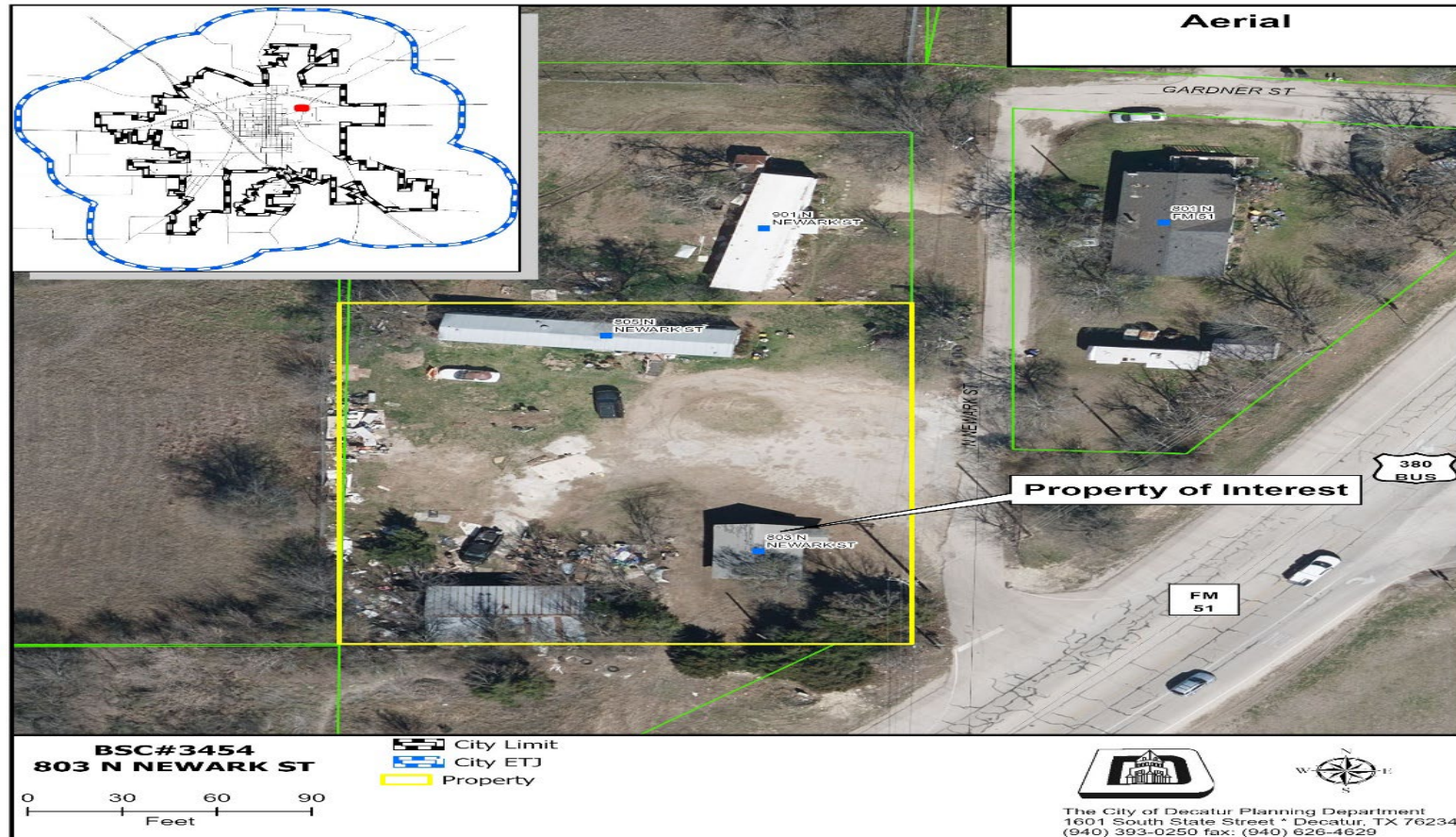
# Map of 705 W Walnut



Agenda Item #3  
BSC #3454  
Substandard  
Structure  
803 N Newark St.



# Map of 803 N Newark



# Agenda Item #3 Substandard Structure located at 803 N Newark St.



# BSC #3454

## 803 N Newark St.

### Public Hearing regarding determination of a substandard structure located at 803 N Newark St.

1)The purpose of the article is provided in Section 10-101 of the City of Decatur Code of Ordinances:

It is the purpose of the provisions of this article to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available at law, whereby buildings or structures which are dilapidated, unsafe, dangerous, unsanitary, or are a menace to the life, limb, health, morale, property, safety and general welfare of the people of the city, or which tend to constitute a fire hazard, may be required to be repaired, vacated or demolished.

2)The authority for the Building Standards Commission to act on this case is found in Section 10-104 City of Decatur Code of Ordinances:

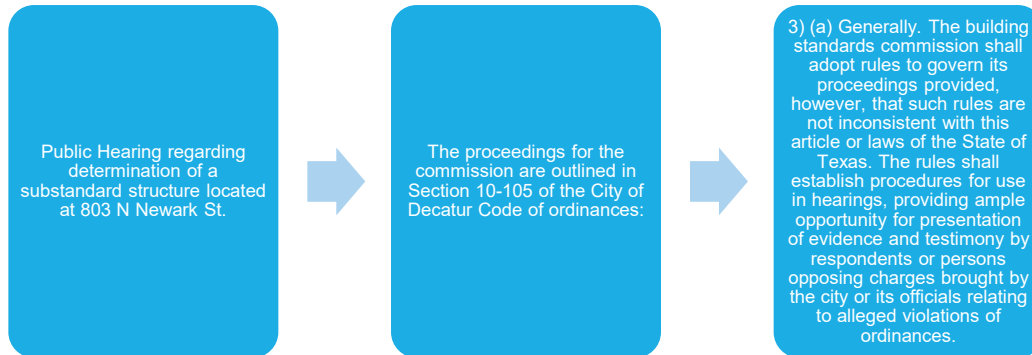
(b) Authority—Substandard housing. The building standards commission may hear cases regarding a substandard structure if the structure is:

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



# BSC #3454

## 803 N Newark St.



# BSC #3454

## 803 N Newark St.

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- Agenda Item 3 Public Hearing
- The Commission to hold a public hearing, consider and take action to determine the condition of structures as prescribed by City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (b) Criteria for Determining Substandard Condition, of property owned by Anna Juno Bible located at 803 N Newark St. City of Decatur, Wise County, Texas, being 0.69 acres of land also described as PROCTOR ADDITION BLOCK 54 TRACT 4 & 5. If structure is determined substandard, the commission shall take action according to the City of Decatur Code of Ordinances, Article IV Unsafe, Dangerous or Hazardous Buildings and Structures, Section 10-105 Proceedings of the Building Standards Commission, (d) Action by commission; time frames. (BSC #3454)
- Open Public Hearing at: \_\_\_\_\_ Close Public Hearing at: \_\_\_\_\_



# BSC #3454

## 803 N Newark St.

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803 N Newark Street

Documents included in Handout,,

Exhibit 1 Initial letter mailed Nov. 25, 2025, and one to Wilmer McWilliams on Dec. 8, 2025.

Exhibit 2 Wise County Tax Assessor Tax Certificate was, obtained on January 6, 20256

Exhibit 3 Ownership and Encumbrance Report provided by Wise County Title Company January 2, 2026.

Exhibit 4 Notice of intent to bring this case before the Building Standards Commission on February 18, 2026.

Exhibit 5 Mailed Public Hearing Notification via certified and regular mail to the owner and posted on the property on January 15, 2026. Notice of Public Hearing Published in the Wise County Messenger on February 5, 2026.

Exhibit 6 Detailed timeline from case notes.

Exhibit 7 Photos from property.

Exhibit 1



CITY OF DECATUR  
1601 S STATE ST. BLDG C  
DECATUR, TX 76234

**CERTIFIED MAIL®**



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Martha Bible Avant  
PO Box 1098  
Decatur, Tx. 76234

Code Enforcement

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and F	\$

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Sent To **Martha Bible Avant**

PO Box 1098

Street and Apt. No., 1 **Decatur, Tx. 76234**

City, State, ZIP+4®



# CITY OF DECATUR, TEXAS

1601 South State Street ★ P.O. Box 1299 ★ Decatur, TX 76234 ★ www.decaturtx.org

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**November 25, 2025**

**Anna Juno Bible PO Box 1098 Decatur, Tx. 76234**

Re: Unsafe, Dangerous, or Hazardous Structure at 803 N Newark St. Decatur, Tx.

**Case # 3454**

**Legal Description; Proctor Addition 0.689 Acres Block 54 Tract 4 & 5**

Dear Anna Juno Bible,

An inspection of the above referenced property on 11-24-25 reveals the property to be in violation of Ordinance # 2021-11-19 of the City of Decatur:

*Sec.10-111- Minimum Property Standards,*

*(a) Property Standards: An owner shall at all times maintain his property in compliance with the minimum standards set forth herein, as well as with all the building, plumbing, electrical, mechanical, residential, housing, property maintenance or fire codes, as adopted by the City, and shall:*

*(6) Keep all doors and windows of a vacant structure securely closed to prevent unauthorized entry.*

*(b) Structural standards: An owner shall:*

*(1) Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating.*

*(5) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weather tight and water-tight condition.*

*(6) Maintain floors, walls, ceilings, and all supporting structural members in a sound condition, capable of bearing imposed safety loads.*

*(16) Provide that every exterior wall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building.*

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DECATUR, TX 76234

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FIRST-CLASS



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Wilmer J McWilliams  
1417 Echo Ridge Rd.  
Locust Grove GA. 30248

Code Enforcement

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<input type="checkbox"/>	Adult Signature Required \$ _____
<input type="checkbox"/>	Adult Signature Restricted Delivery \$ _____

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

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

Sent To **Wilmer J McWilliams**

Street and Apt. No. **1417 Echo Ridge Rd.**

City, State, ZIP+4® **Locust Grove GA. 30248**



# CITY OF DECATUR, TEXAS

1601 South State Street ★ P.O. Box 1299 ★ Decatur, TX 76234 ★ [www.decaturtx.org](http://www.decaturtx.org)

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**December 8, 2025**

**Wilmer J. McWilliams 1417 Echo Ridge Rd. Locust Grove GA. 30248**

**Re: Unsafe, Dangerous, or Hazardous Structure at 803 N Newark St. Decatur, Tx.**

**Case # 3454**

**Legal Description; Proctor Addition 0.689 Acres Block 54 Tract 4 & 5**

Dear Wilmer J. McWilliam,

An inspection of the above referenced property on **12-8-25** reveals the property to be in violation of Ordinance # 2021-11-19 of the City of Decatur:

*Sec.10-111- Minimum Property Standards,*

*(a) Property Standards: An owner shall at all times maintain his property in compliance with the minimum standards set forth herein, as well as with all the building, plumbing, electrical, mechanical, residential, housing, property maintenance or fire codes, as adopted by the City, and shall:*

*(6) Keep all doors and windows of a vacant structure securely closed to prevent unauthorized entry.*

*(b) Structural standards: An owner shall:*

*(1) Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating.*

*(5) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weather tight and water-tight condition.*

*(6) Maintain floors, walls, ceilings, and all supporting structural members in a sound condition, capable of bearing imposed safety loads.*

*(16) Provide that every exterior wall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building.*

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# CITY OF DECATUR, TEXAS

1601 South State Street ★ P.O. Box 1299 ★ Decatur, TX 76234 ★ [www.decaturtx.org](http://www.decaturtx.org)

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*(17) Provide roofs which are structurally sound and maintained in a safe manner and which have no defects which might admit rain or cause dampness in the walls or interior portion of the building.*

*(18) Provide and maintain all portions, additions or sections of a roof including but not limited to fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters, downspouts, roof jackets and lead or metal flashing.*

*(21) Provide and maintain every window substantially weather-tight, watertight and rodent proof, and keep in sound working condition and good repair.*

*(27) Provide and maintain garages, storage buildings, and all other accessory structures in good repair and sound structural condition.*

*(30) Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.*

We request your cooperation in correcting the above violation within thirty (30) days of the date of this letter, at which time a follow-up inspection will occur. Please contact this office within 30 days to discuss a plan to resolve these issues. Properties that remain in violation and that have not contacted this office for an extension will be subject to a complaint being filed with the Building Standards Commission to determine what actions will be taken to resolve this issue. The property is also subject to additional enforcement actions, such as corrective measures by the city, which will result in any associated fees being filed against the property by lien. Thank you for your cooperation in keeping Decatur a clean, healthy, and safe community. Should you have any questions concerning this notice, please contact the Code Enforcement Division at 940-393-0374.

Sincerely,

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

Rick Denney

Code Enforcement Officer

Please note: in accordance with Section 342.006(d) of the Texas Health and Safety Code, if the owner or person in control of the premises commits another violation of the same kind or nature, that poses a danger to the public health and safety, within one year of the date of this notice, the City, without further notice, may correct the violation at the owner's expense and assess the expense against the property.

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**MONTE SHAW**  
 WISE COUNTY TAX ASSESSOR/COLLECTOR  
 404 W. Walnut  
 Decatur, TX 76234  
 (940) 627-3523

**2025 Tax Statement**

Property Account Number:  
**756447**

Statement Date: 01/06/2026  
 Owner: BIBLE ANNA JUNO ET AL  
 Mailing Address: % MARTHA BIBLE AVANT  
 PO BOX 1098  
 DECATUR TX 76234

Property Location: 0000803 N NEWARK ST  
 Acres: 0.689  
 Legal: PROCTOR ADDITION 0.689 ACRES BLOCK 54  
 TRACT 4 & 5

Exemptions: Assessment Ratio 100%

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
3,600	95,850	0	0	0	0	0	99,450

Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
CITY OF DECATUR	0	99,450	0.565713	562.60
WISE COUNTY	0	99,450	0.217500	216.30
FMLR	0	99,450	0.047500	47.24
DECATUR ISD	0	99,450	0.896800	891.87
WCJC MAINTENANCE TAX	0	99,450	0.031500	31.33
WATER SUPPLY #2	0	99,450	0.030000	29.84

TOTAL BASE TAX 1,779.18

**Total Amount Due \$1,779.18**

\*ADDITIONAL COUNTY SALES TAX REDUCED YOUR COUNTY AD VALOREM TAX BY \$35.96.

Detach

Return With Payment



Visit our website for online credit card payments.



756447

WCAD

2025 - Tax Notice  
 1/6/2026

BIBLE ANNA JUNO ET AL  
 % MARTHA BIBLE AVANT  
 PO BOX 1098

Property Account Number  
 756447

**Total Amount Due \$1,779.18**

IF PAID IN	AMOUNT DUE
FEB 7%	\$1,903.72
MAR 9%	\$1,939.31
APR 11%	\$1,974.91
MAY 13%	\$2,010.46
JUN 15%	\$2,046.05
JUL 18% + 20 %	\$2,519.31

**Please Make Checks Payable To:  
 Wise County Tax Office**



# Wise County Title Company

(940) 627-3581

405 Park West Court, Decatur, Texas

(940) 683-3581

1602 Halsell Street, Bridgeport, Texas

## INVOICE

To:  
The City of Decatur  
c/o Rickey Denney

Invoice Date: January 2, 2026  
GF#TR 26-1-1

Owner: Esther Oliver Bible  
Proptery: Multiple Tracts (See Title Report)

Description	Quantity	Price	Total
Title Report	0	\$ 500.00	
O & E Report	1	\$ 250.00	\$ 250.00
Nothing Further Certificate	0	\$ 250.00	
<b>Subtotal</b>			\$ 250.00
Tax Amount (8.25%)	CITY- TAX EXEMPT		\$ -
<b>Total Amount Due</b>			\$ 250.00

Remit to:  
Wise County Title Company  
P. O. Box 516  
Decatur, TX 76234

Please return a copy of this invoice with payment.

Thank You!



# Wise County Title Company

(940) 627-3581

405 Park West Court, Decatur, Texas

(940) 683-3581

1602 Halsell Street, Bridgeport, Texas

## OWNERSHIP & ENCUMBRANCE REPORT

**(THIS IS NOT TITLE INSURANCE COVERAGE)**

Date: January 2, 2026

Attention: The City of Decatur  
c/o Rickey Denney

WCTC File No. TR 26-1-1

Title Officer: Ken R. Dodson

Certification Date: December 22, 2025 @ 7:00AM

The last recorded document purporting to transfer title to the following described property, as shown of record in Clerk's File No. 201403967, Wise County, Texas.

This is to certify that we have examined the records of Wise County Title Company from April 22, 2014, being the date of filing of the Warranty Deed from Anna Juno Bible to Esther Oliver Bible, on the following described property, as shown of record in Clerk's File No. 201403967, Wise County, Texas, (copy of same attached hereto as Exhibit "E", and find nothing filed of record except the following:

1. Monetary lien(s) and applicable recorded items, if any, affecting the subject property:

Deed of Trust Lien(s) and Assignment(s): THIS ITEM IS DELETED

Abstract(s) of Judgment and/or Tax Lien(s): THIS ITEM IS DELETED.

2. The following recorded items, if any, affecting the subject property, filed subsequent to the above described Deed of Trust:

Leases: NOT UNDER SEARCH HEREIN.

Easements: NOT UNDER SEARCH HEREIN.


Mineral Reservations: NOT UNDER SEARCH HEREIN.

3. Examiner's Notes:

Company finds no legal description of record for the 1.00 acre "Save and Except Tract One" named on Exhibit "A" herein and further referred to therein as "Homestead Exempt." If asked to insure a transaction involving the property as described in said Exhibit "A", company would require a new survey.

Property Description: Exhibit "A" Attached.

**This report is issued with the express understanding, evidenced by the acceptance of same, that Wise County Title Company does not undertake herein to give or express any opinion as to the validity of the title to the property above described, nor as to the validity of any of the instruments reported on herein, including the purported deed(s) establishing the record owner(s) per the last recorded documents purporting to transfer title as show above; but is simply reporting briefly herein as to certain instruments found of record pertaining to said property. If title company was asked to insure, any information provided in Examiner's Notes represents items that may require future curative action. It is expressly understood and agreed that this report is neither a guaranty nor warranty of title. By acceptance of this report, it is understood and agreed that the liability of Wise County Title Company is expressly limited to, the consideration paid for same. Our search has been limited to the above matters and the above time period; and we have not searched for, nor have reflected herein, any other instruments which may affect title to the subject property. If title insurance coverage, which is not provided by this report, is needed, said coverage is available through the applicable promulgated Mortgagee Title Insurance Policy and at a specified rate premium.**



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**EXHIBIT "A"****PARCEL ONE: (WISE COUNTY, TEXAS)**

Being 6.50 acres of land, more or less, and being part or portion of that certain 10.00 acre tract of land situated in the J.C. LOGAN Survey, A-494, Wise County, Texas, conveyed to CHARLES A. BIBLE, SR., and wife, ESTHER O. BIBLE, recorded in Volume 363, Page 575, Deed Records, Wise County, Texas.

Said 10.00 acre tract being more fully described as follows:

**BEGINNING** at an iron stake in fence corner in the South right of way line of State Hwy. No. 24 (U.S. Highway 380), said point is the Northeast corner of the Bruce Bulgarel 15 acre tract in said survey, and said point is 667.5 varas South and 1176.8 varas East of the Northwest corner of said Logan Survey;

**THENCE:** South with fence line and the East line of said Bulgarel 15 acre tract, 348.7 varas to an iron stake in fence line and the Southeast corner of said Bulgarel 15 acre tract;

**THENCE** with fence line and the South line of said Rose tract, North 89 deg. 08 min. East, 160.4 varas to an iron stake in fence line;

**THENCE:** North 355.4 varas to an iron stake in the South right of way line of said State Hwy. No. 24;

**THENCE** with said South right of way line of said State Hwy No. 24 and fence line, South 86 deg. 45 min. West 160.6 varas,

**TO THE PLACE OF BEGINNING**, and containing 10.00 acres of land;

**SAVE & EXCEPT THE FOLLOWING TRACTS OF LAND:**

**TRACT ONE:** Being a 1.00 acre tract of land, including the Double-Wide Mobile Home situated thereon, owned by CHARLES A. BIBLE, SR., (deceased) and wife, ESTHER O. BIBLE, and being the same 1.00 acre tract of land, "Homestead-Exempt", as referenced of record in the office of the Wise County Appraisal District, Wise County, Texas. NO DESCRIPTION OF RECORD

**TRACT TWO:** A 1.00 acre tract of land, being more fully described in that certain Warranty Deed to MARTHA BIBLE AVANT, dated November 21, 1986, recorded in Volume 209, Page 754, Real Records Wise County, Texas; SEE EXHIBIT "B"

**TRACT THREE:** A 0.50 acre tract of land, being more fully described in that certain Warranty Deed to BONNIE BIBLE SIMS, dated November 21, 1986, recorded in Volume 209, Page 758, Real Records, Wise County, Texas; SEE EXHIBIT "C"

**TRACT FOUR:** A 1.00 acre tract of land, being more fully described in that certain Warranty Deed to MARTHA BIBLE AVANT aka MARTHA B. HARRISON, dated December 19, 1997, recorded in Volume 762, Page 127, Real Records, Wise County, Texas. SAID 1.00 acre also being the same tract of land as described in Warranty Deed to BRADLEY OUGH AND PAULA OUGH, dated September 16, 2002, recorded in Volume 1203, Page 191, Official Public Records, Wise County, Texas; Leaving a total of 6.50 acres of land, more or less, being herein conveyed. SEE EXHIBIT "D" and "D-1"

**PARCEL TWO: (TARRANT COUNTY, TEXAS)**

Lot No. 31 and Lot No. 32, Block No. 55, CHAMBERLIN ARLINGTON ADDITION, situated West of the City of Fort Worth, according to the plat of same recorded in Volume 63, Page 71, Plat Records, Tarrant County, Texas; and being that same tract of land conveyed to CHARLES A. BIBLE, SR., and wife, ESTHER O. BIBLE, by Warranty Deed filed on January 21, 1983, recorded in Volume 7432, Page 772, in the office of the County Clerk, Tarrant County, Texas.

754

118456

REAL RECORDS

Prepared by the State Bar of Texas for use by lawyers only. Revised 10-83. As used by the State Bar of Texas.

209 754

NRE/SC

WARRANTY DEED (Long Form)

G. F. 11200

Date: November 21, 1986

Grantor: CHARLES A. BIBLE, SR. and wife, ESTHER O. BIBLE

Grantor's Mailing Address (including county): Rt. 6 Box 214 Decatur, Wise County, Texas 76234

Grantee: MARTHA BIBLE AVANT, a single woman

Grantee's Mailing Address (including county): P.O. Box 432 Decatur, Wise County, Texas 76234

Consideration: One and No/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, for the love and affection that we have for our daughter, Martha Bible Avant,

Property (including any improvements):

THE SURFACE ESTATE ONLY, IN AND TO: Being all that certain tract or parcel of land out of the J. C. Logan Survey, A#494, Wise County, Texas, being part of a certain 10.0 acre tract as deeded to Charles A. Bible, Sr. and wife, Esther O. Bible in Vol. 363, Page 575, Deed Records, Wise County, Texas, and being more fully described on page 2.

11-20-86

Reservations from and Exceptions to Conveyance and Warranty: SEE PAGE 2.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantee's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through, or under us, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

209 BY 755

THE SURFACE ESTATE ONLY, IN AND TO: Being all that certain tract or parcel of land out of the J. C. Logan Survey, A#494, Wise County, Texas, being part of a certain 10.0 acre tract as deeded to Charles A. Bible, Sr. and wife, Esther O. Bible in Vol. 363, Page 575, Deed Records, Wise County, Texas, described to-wit: BEGINNING at an iron stake set for corner in the South right of way of U.S. Highway 380, said point being the Northeast corner of that certain 10.0 acre tract as described in Vol. 363, Page 575, Deed Records, Wise County, Texas;  
 THENCE with the East line of said 10.0 acre tract and with a fence line, South 213.26 feet to an iron stake set for corner;  
 THENCE West 209.77 feet to an iron stake set for corner in the East line of a 25.0 foot wide road easement;  
 THENCE with the East line of said 25.0 foot road easement, North 202.05 feet to a post for corner in the South right of way of U.S. Highway No. 380 and the North line of said 10.0 acre tract;  
 THENCE with a fence line on the South right of way of U.S. Highway No. 380 and the North line of said 10.0 acre tract, North 86° 56' 40" East 210.07 feet to the POINT OF BEGINNING, containing 1.00 acre of land, more or less.

PLUS AN EASEMENT for ingress and egress described as follows: BEGINNING at a post for corner in the South right of way of U.S. Highway No. 380 in the North line of that certain 10.0 acre tract as described in Vol. 363, Page 575, Deed Records, Wise County, Texas, said point being located 235.34 feet North 86° 56' 40" East from the Northwest corner of said 10.0 acre tract;  
 THENCE South 418.48 feet to a point for corner;  
 THENCE West 130.0 feet to an iron stake set for corner;  
 THENCE North 25.0 feet to a point for corner;  
 THENCE East 105.0 feet to a point for corner;  
 THENCE North 417.15 feet to a point for corner in the South Right of Way of U.S. Highway No. 380 and the North line of said 10.0 acre tract;  
 THENCE with the South right of way of U.S. Highway No. 380 and the North line of said 10.0 acre tract, North 86° 56' 40" East 25.04 feet to the POINT OF BEGINNING.

PROVIDED, however, there is saved and excepted from the foregoing grant and conveyance and from the warranty hereinafter contained, all oil, gas and other minerals on, in and under said land, intending hereby to convey to the Grantee THE SURFACE ESTATE ONLY.

PROVIDED FURTHER, the grant and conveyance hereby made, and the warranty hereinafter contained, are and shall be subject to any valid, subsisting oil, gas and mineral lease covering said land, of record in the office of the County Clerk of Wise County, Texas.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING: (Only as same may be valid and only as same may affect the herein described property)

Electric transmission line easement from A. M. Perkins and wife, Ruth Prescott Perkins to Texas Power & Light Co., dated Oct. 1, 1948, recorded in Vol. 172, Page 207, Deed Records, Wise County, Texas.

Electric transmission line easement from L. F. Burris and wife, Aleta Burris to Texas Power & Light Co., dated May 22, 1952, recorded in Vol. 187, Page 384, deed Records, Wise County, Texas.

TTA720

756

209 756

EXECUTED this 21st day of November, 1986.

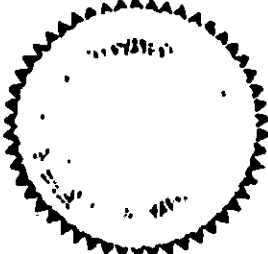
*Charles A. Bible Sr.*  
CHARLES A. BIBLE, SR.  
*X Esther Bible*  
ESTHER O. BIBLE

756

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF WISE

This instrument was acknowledged before me on the 24th day of November, 1986, by CHARLES A. BIBLE, SR. and wife, ESTHER O. BIBLE



*Carol A. Denab*  
Notary Public, State of Texas  
Notary's name (printed): Carol A. Denab

Notary's commission expires: 10/15/89

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

by \_\_\_\_\_

corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:  
Ms. Martha Bible Avant  
P.O. Box 432  
Decatur, Texas 75234

PREPARED IN THE LAW OFFICE OF:  
CLARY & CLEMENTS, INC.  
P.O. Box 728  
Bridgeport, Texas 76026

(THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES; NO ABSTRACTS OR TITLE INSURANCE FURNISHED.)

209 757

118456

FILED FOR RECORD  
WISE COUNTY, TEXAS

NOV DEC-2 P 4 03

LA VERNE FOREMAN,  
COUNTY CLERK

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL,  
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR  
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL  
LAW.

FILED FOR RECORD THE 2 DAY OF DECEMBER A.D. 1986 AT 4:03 P.M.  
AND DULY RECORDED THE 5 DAY OF DECEMBER A.D. 1986 AT 10:18 A.M.  
LA VERNE FOREMAN, COUNTY CLERK, WISE COUNTY, TEXAS  
BY Dee Boyd DEPUTY

0-0-0-0-0

788

758

118457

Prepared by the State Bar of Texas for use by lawyers only. Revised 1-1-76. Revised to include grantor's address (art. 662A, RCS) 1-1-82.

209 REC 758

RR#2101/sc

REAL RECORDS

WARRANTY DEED WITH VENDOR'S LIEN

C. F. 11200

THE STATE OF TEXAS  
COUNTY OF WISE

} KNOW ALL MEN BY THESE PRESENTS:

That CHARLES A. BIBLE, SR. and wife, ESTHER O. BIBLE

of the County of Wise and State of Texas for and in  
consideration of the sum of One and No/100 Dollars -----  
-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged, the love and affection we have for our daughter,  
Bonnie Bible Sims,

In addition, the parties have obtained a loan from The First National  
Bank of Bridgeport (Lender) to purchase a 1986 Woodfield 28 x 52 Mobile  
Home, ID#1755-0443V-A & B, to be place on the herein described property.  
Said note being of even date herewith, in the principal sum of \$21,239.00,  
payable to the order of Lender as therein provided, and as further  
security for the payment thereof the superior title is hereby transferred  
and assigned to the said Lender, and

ch 11/20/86

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed  
of trust of even date herewith to R. Wayne Harveson Trustee.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

BONNIE BIBLE SIMS, as her separate  
property and estate,  
of the County of Wise and State of Texas, all of the following described real

property in Wise County, Texas, to-wit:  
THE SURFACE ESTATE ONLY, IN AND TO: Being all those certain tracts  
or parcels of land out of the J. C. Logan Survey, A#494, Wise County,  
Texas, being part of a certain 10.0 acre tract as deeded to Charles  
A. Bible, Sr. and wife, Esther O. Bible in Vol. 363, Page 575, Deed  
Records, Wise County, Texas, described to-wit:

209 753

BEGINNING at an iron stake set for corner in the West line of that certain 10.0 acre tract as deeded in Vol. 363, Page 575, Deed Records, Wise County, Texas, said point being located 198.51 feet South from the Northwest corner of said 10.0 acre tract;  
 THENCE East 105.0 feet to an iron stake set for corner;  
 THENCE South 207.43 feet to an iron stake set for corner;  
 THENCE West 105.0 feet to an iron stake set for corner in the West line of said 10.0 acre tract;  
 THENCE with a fence line on the West line of said 10.0 acre tract, North 207.43 feet to the POINT OF BEGINNING, containing 0.50 acre of land, more or less. PLUS a 1936 Woodfield Mobile Home ID#1735-0443V-AMS PLUS AN EASEMENT FOR INGRESS AND EGRESS described below.  
 PROVIDED, however, there is saved and excepted from the foregoing grant and conveyance and from the warranty hereinafter contained, all oil, gas and other minerals on, in and under said land, intending hereby to convey to the Grantee THE SURFACE ESTATE ONLY.  
 PROVIDED FURTHER, the grant and conveyance hereby made, and the warranty hereinafter contained, are and shall be subject to any valid, subsisting oil, gas and mineral lease covering said land, of record in the office of the County Clerk of Wise County, Texas.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO THE FOLLOWING: (Only as same may be valid and only as same may affect the herein described property)  
 Electric transmission line easement from A. M. Perkins and wife, Ruth Prescott Perkins to Texas Power & Light Co., dated Oct. 1, 1948, recorded in Vol. 172, Page 207, Deed Records, Wise County, Texas.  
 Electric transmission line easement from L. F. Burris and wife, Aleta Burris to Texas Power & Light Co. dated May 22, 1952, recorded in Vol. 187, Page 384, Deed Records, Wise County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

PLUS AN EASEMENT for ingress and egress described as follows:  
 BEGINNING at a post for corner in the South right of way of U.S. Highway No. 380 in the North line of that certain 10.0 acre tract as described in Vol. 363, Page 575, Deed Records, Wise County, Texas, said point being located 235.34 feet North 86° 56' 40" East from the Northwest corner of said 10.0 acre tract;  
 THENCE South 418.48 feet to a point for corner;  
 THENCE West 130.0 feet to an iron stake set or corner;  
 THENCE North 25.0 feet to a point for corner;  
 THENCE East 105.0 feet to a point for corner;  
 THENCE North 417.15 feet to a point for corner in the South Right of Way of U.S. Highway No. 380 and the North line of said 10.0 acre tract;  
 THENCE with the South right of way of U.S. Highway No. 380 and the North line of said 10.0 acre tract, North 86° 56' 40" East 25.04 feet to the POINT OF BEGINNING.

EXECUTED this 21st day of

November, A. D. 19 86  
*Charles A. Bible, Sr.*  
 CHARLES A. BIBLE, SR.

*Esther Bible*  
 ESTHER O. BIBLE

700

209 713 760

Mailing address of each grantor:

Name: Ms. Bonnie Bible Sims  
Address: P.O. Box 432  
Decatur, Texas 76234

Name:  
Address:

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF WISE

This instrument was acknowledged before me on the 24th day of November, 19 86,  
by CHARLES A. BIBLE, SR. and wife, ESTHER O. BIBLE



*Carol A. Danahy*  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Acknowledgment)

This instrument was acknowledged before me on the 24th day of November, 19 86,  
by Carol A. Danahy, to certify which witness by hand and seal of office.



*Carol A. Danahy*  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires: 10/15/89

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_

by \_\_\_\_\_

corporation, on behalf of said corporation.

Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:  
Ms. Bonnie Bible Sims  
P.O. Box 432  
Decatur, Texas 76234

PREPARED IN THE LAW OFFICE OF:  
CLARY & CLEMENTS, INC.  
P.O. Box 728  
Bridgeport, Texas 76026

761

... 209 ... 761

118457

FILED FOR RECORD  
WISE COUNTY, TEXAS  
DEC 2 P 03  
LA VERNE FORMAN,  
COUNTY CLERK

761

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, MORTGAGE,  
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR  
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL  
LAW.

FILED FOR RECORD THE 2 DAY OF DECEMBER A.D. 1986 AT 4:03 P.M.  
AND DULY RECORDED THE 5 DAY OF DECEMBER A.D. 1986 AT 10:20 A.M.  
LA VERNE FORMAN, COUNTY CLERK, WISE COUNTY, TEXAS  
BY Glenn Boyd DEPUTY

0-0-0-0-0

EXHIBIT "D" (4 pages)

127

2007-WARRANTY DEED

Real No 238793 Vol 762 Pg 127  
TEXAS PROFESSIONAL FORM

MCTC GP#97-11310

**WARRANTY DEED**

THE STATE OF TEXAS

} KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WISE

That CHARLES A. BIBLE, SR and wife ESTHER O. BIBLE

of the County of WISE and State of TEXAS for and in

consideration of the sum of TEN DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

\$10.00 dollars and other and good and valuable considerations.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
MARTHA BIBLE AVANT AKA MARTHA E. HARRISON

of the County of WISE and State of TEXAS, all of

the following described real property in WISE County, Texas, to-wit:

THE SURFACE ESTATE ONLY, IN AND TO: Being all that certain tract or parcel of land out of the J.c. Logan Survey, A#494, Wise County, Texas, being part of a certain 10.0 acre tract as deeded to Charles A. Bible, Sr. and wife, Esther O. Bible in Vol. 363, Page 575, Deed Records, Wise County, Texas, and being more fully described on 1/11/77 EXHIBIT "A" ATTACHED.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee MARTHA BIBLE AVANT heirs and assigns forever; and I do hereby bind CHARLES & ESTHER BIBLE heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee MARTHA BIBLE AVANT heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 19

day of DECEMBER, A. D. 19 97

*Charles A Bible Sr*  
.....  
CHARLES A. BIBLE, SR.  
*Esther O Bible*  
.....  
ESTHER O. BIBLE  
.....

Mailing address of grantor

Name: MARTHA BIBLE AVANT  
Address: P.O. BOX 1098 DECATUR TX 76239



STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the 14th day of December, 1997  
by CHARLES A. BIBLE, SR., AND WIFE, ESTHER O. BIBLE

My commission expires:

04/14/2001

Notary Public, State of Texas  
Notary's printed name:

BEN A. JOHNSON

STATE OF TEXAS  
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

STATE OF TEXAS  
COUNTY OF

(Corporate Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

of  
a

corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas  
Notary's printed name:

WARRANTY DEED

TO

WHEN RECORDED RETURN TO

The One Company, Dallas, TX 75238

**EXHIBIT "A"**

Being a 1.00 acre tract in the J. C. Logan Survey, Abstract Number 494, Wise County, Texas, also being a part of a certain called 10.00 acre tract described in instrument recorded in Volume 363, Page 575, Deed Records, Wise County, Texas, and this part being described by metes and bounds as follows; COMMENCING at a 3" steel fence post found for the Northwest corner of said 10.00 acre tract in the South R.O.W. of U.S. Highway # 380 said point being by previous description 567.5 varas South and 1176.8 varas West from the Northwest corner of said Logan Survey; THENCE North 86°45'00" East with said highway R.O.W. a distance of 108.57 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner at the POINT OF BEGINNING of the tract herein described; THENCE North 86°45'00" East with said highway R.O.W. a distance of 106.78 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner; THENCE South 00°46'35" West a distance of 417.65 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner; THENCE North 89°55'48" West a distance of 104.35 feet to a 1/2" iron rod found for a corner; THENCE North 00°28'22" East a distance of 411.45 feet to the POINT OF BEGINNING and containing 1.00 acres of land.

Filed for Record by  
Miss County Clerk  
Sherry Parker  
County Clerk  
On Jan 07, 1998 at 02:49 P.M.

As a  
Full Record Recording

Document Number: 226793  
Recording Fees: 15.00  
Management Fees: .00  
15.00

Receipt Number - 22477  
Miss County Clerk Countering

ANY PROVISION HEREIN WHICH RESTRICTS THE  
SALE, TRANSFER, OR USE OF THE DESCRIBED  
REAL PROPERTY BECAUSE OF COLOR OR RACE IS  
DECLARED AND UNENFORCEABLE UNDER FEDERAL LAW.

WCTC GF897-11310

AFTER RECORDING PLEASE RETURN TO:

MARTHA B. HARRISON  
PO BOX 1098  
DECATUR TX 76234

FILED FOR RECORD THE 7TH DAY OF JANUARY A. D., 1998 AT 1:49 P.M.  
AND DULY RECORDED THE 13TH DAY OF JANUARY A. D., 1998 AT 3:00 P.M.  
SHERRY PARKER, COUNTY CLERK, WISE COUNTY, TEXAS  
BY Debbie Knabe DEPUTY  
Debbie Knabe

SEP 11 1978 08:41 PM  
\$15.00  
LR02-253729

FORM-SAFECO LAND TITLE REASSURANCE TOKEN

12/4531010  
Returns  
T-804 8/25/78 F-505  
Bradley Ough  
426 Hlavak Rd  
Decatur, Tx 76234  
REG CASE #D012435

Doc 514827 BK 1833 Vg1 1978

REG/TEXAS

SPECIAL WARRANTY DEED

STATE OF TEXAS  
COUNTY OF DALLAS

5  
9  
8

KNOW ALL MEN BY THESE PRESENTS:

Grantor's Name/Address: Wells Fargo Bank, Minnesota, N.A. FKA Norwest Bank, Minnesota, N.A.  
Trustee for the Pooling and Servicing Agreement for Southern Pacific Funding Corp.  
C/o Federal National Mortgage Association  
13455 Noel Road, Suite 600  
Dallas, Texas 75240

Grantee's Name/Address: Bradley Ough and Paula Ough  
426 Hlavak Rd.  
Decatur, Texas 76234

THAT, WELLS FARGO BANK, MINNESOTA, N.A., FKA NORWEST BANK, MINNESOTA N.A., TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT FOR SOUTHERN PACIFIC FUNDING CORP., a corporation organized and existing under the laws of the United States of America, hereinafter called "Grantor," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by BRADLEY OUGH AND PAULA OUGH, hereinafter called "Grantee(s)," the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the said Grantee(s), his/her/their heirs and assigns forever, all that certain parcel of land located in the County of Wise, State of Texas, to-wit:

See EXHIBIT "A" attached hereto, incorporated herein and made a part hereof for all purposes.

COMMONLY KNOWN AS: 1640 E. Hwy 380, Decatur, Texas 76234

TO HAVE AND TO HOLD the above-described property, together with all and singular, the tenements, hereditament, rights, and appurtenances thereto in anywise belonging unto the said Grantee(s) and her heirs and assigns forever. Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the same Grantee(s) and her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same of any part thereof, by, through, or under it, but not otherwise.

THIS DEED IS EXECUTED, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith and described herein, ad valorem taxes for the current and all subsequent years, taxes for subsequent assessments for the current and prior years due to changes in land usage, ownership, or both, zoning ordinances and utility district assessments, if any, applicable to and enforceable against the above-described property, and all valid easements, restrictions, mineral reservation and maintenance fund liens, if any, applicable to and enforceable against the above described property as shown by the Records of the County Clerk of the County in which said real property is located.

Doc 314027 BK 1003 PG 02

IN WITNESS WHEREOF, the said Grantor, on this the 16th September, 2002, has caused these presents to be executed in its name and behalf by the undersigned.

Fannie Mae as  
Attorney-in-fact for:

WELLS FARGO BANK, MINNESOTA, N.A., FKA  
NORWEST BANK, MINNESOTA, N.A. TRUSTEE  
FOR THE POOLING AND SERVICING  
AGREEMENT FOR SOUTHERN PACIFIC  
FUNDING CORP.  
By: Fannie Mae s.k.a Federal National Mortgage  
Association, Attorney-in-fact.

By: [Signature]  
Name: D. W. SARRON  
Title: VICE PRESIDENT



This instrument was acknowledged before me on this 16th day of September, 2002, by D. W. SARRON Vice President of FANNIE MAE, A.K.A. FEDERAL NATIONAL MORTGAGE ASSOCIATION, ATTORNEY IN FACT FOR WELLS FARGO BANK, MINNESOTA, N.A., FKA NORWEST BANK, MINNESOTA, N.A., TRUSTEE FOR THE SOUTHERN PACIFIC FUNDING CORP. on behalf of said corporation, in the capacity therein stated.

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



Doc	Bk	Vol	Ps
314827	OR	1263	193

## Exhibit "A"

Being a 1.00 acre tract in the J.C. Logan Survey, Abstract Number 494, Wise County, Texas, also being a part of a certain called 10.00 acre tract described in instrument recorded in Volume 363, Page 575, Deed Records, Wise County, Texas, and this part being described by metes and bounds as follows:

COMMENCING at a 3" steel fence post found for the Northwest corner of said 10.00 acre tract in the South R.O.W. of U.S. Highway # 380 said point being by previous description 687.5 varas South and 1178.5 varas West from the Northwest corner of said Logan Survey; THENCE North 88°45'00" East with said Highway R.O.W. a distance of 108.57 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner at the POINT OF BEGINNING of a certain tract herein described; THENCE North 88°45'00" East with said highway R.O.W. a distance of 108.78 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for a corner;

THENCE South 00°48'35" West a distance of 417.65 feet to a 1/2" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for corner;

THENCE North 89°55'48" west a distance of 104.35 feet to a 1/2" iron rod found for a corner;

THENCE North 00°28'22" East a distance of 411.45 feet to the POINT OF BEGINNING.

*Bradley Dangle*  
*426 Harvard Rd.*  
*Decatur, Texas 76234*

Filed for Record in  
Wise County  
Marshall Sherry Parker  
County Clerk  
On Sep 11, 2002 at 01:28P

As a  
Official Record

Account Number: 21027

Amount: 15.00

Receipt Number: 21700

By: Nancy Humphrey, Deputy

NO PERSON SHALL TAKE POSSESSION OF  
REAL PROPERTY SUBJECT TO THIS LIEN UNLESS  
HE OR SHE IS A LICENSED REALTOR UNDER FEDERAL LAW.

CITY OF WISDOM      COUNTY OF WISE

I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
and was duly recorded in the volume and page  
of the same records of Wise County  
as stamped herein by me.

Sep 18, 2002

*Nancy Humphrey*  
Nancy Humphrey, Deputy  
Marshall Sherry Parker, County Clerk  
Wise County

FILED FOR RECORD THE 18<sup>th</sup> DAY OF SEPTEMBER A.D., 2002 AT \_\_\_\_\_ P.M.

AND DULY RECORDED THE 23<sup>rd</sup> DAY OF SEPTEMBER A.D., 2002 AT 3:00 P.M.

SHERRY PARKER, COUNTY CLERK, WISE COUNTY, TEXAS

BY *Nancy Humphrey* DEPUTY  
Nancy Humphrey

EXHIBIT "E"  
WARRANTY DEED

Date: April 22, 2014

Grantor:  
ANNA JUNO BIBLE

Grantor's Mailing Address (including county):  
9919 Inwood Shadows St.  
Houston, Harris County, Texas 77088

Grantee:  
ESTHER OLIVER BIBLE

Grantee's Mailing Address (including county):  
P.O. BOX 191  
Decatur, Wise County, Texas 76234

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

Being All those certain parcels of land located in the Counties of WISE, TARRANT, BOSQUE, McLENNAN, TRAVIS AND LUBBOCK in the STATE OF TEXAS, and being more fully described on EXHIBIT "A", attached hereto, incorporated herein and made a part hereof for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

201453967 HD  
04/22/2014 03:38:49 PM Total Pages: 6 Fee: 42.00  
State of Texas, County Clerk - Wise County, Texas

Grantor, for the consideration and subject to the reservation from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever defend all and singular the property to Grantees and Grantees' heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantees assume all ad valorem taxes due on the property for the current year.

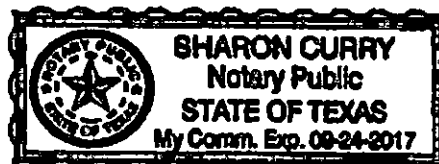
*Anna Juno Bible*  
ANNA JUNO BIBLE

**ACKNOWLEDGMENT**

**STATE OF TEXAS  
COUNTY OF WISE**

This instrument was acknowledged before me on this the 22 day of April, 2014.

*Sharon Curry*  
Notary Public, In and for the State of Texas



**EXHIBIT "A"****PARCEL ONE: (WISE COUNTY, TEXAS)**

Being 6.50 acres of land, more or less, and being part or portion of that certain 10.00 acre tract of land situated in the J.C. LOGAN Survey, A-494, Wise County, Texas, conveyed to CHARLES A. BIBLE, SR., and wife, ESTHER O. BIBLE, recorded in Volume 363, Page 575, Deed Records, Wise County, Texas.

Said 10.00 acre tract being more fully described as follows:

**BEGINNING** at an iron stake in fence corner in the South right of way line of State Hwy. No. 24 (U.S. Highway 380), said point is the Northeast corner of the Bruce Bulgarel 15 acre tract in said survey, and said point is 667.5 varas South and 1176.8 varas East of the Northwest corner of said Logan Survey;

**THENCE:** South with fence line and the East line of said Bulgarel 15 acre tract, 348.7 varas to an iron stake in fence line and the Southeast corner of said Bulgarel 15 acre tract;

**THENCE** with fence line and the South line of said Rose tract, North 89 deg. 08 min. East, 160.4 varas to an iron stake in fence line;

**THENCE:** North 355.4 varas to an iron stake in the South right of way line of said State Hwy. No. 24;

**THENCE** with said South right of way line of said State Hwy No. 24 and fence line, South 86 deg. 45 min. West 160.6 varas,

**TO THE PLACE OF BEGINNING**, and containing 10.00 acres of land;

**SAVE & EXCEPT THE FOLLOWING TRACTS OF LAND:**

**TRACT ONE:** Being a 1.00 acre tract of land, including the Double-Wide Mobile Home situated thereon, owned by CHARLES A. BIBLE, SR., (deceased) and wife, ESTHER O. BIBLE, and being the same 1.00 acre tract of land, "Homestead-Exempt", as referenced of record in the office of the Wise County Appraisal District, Wise County, Texas.

**TRACT TWO:** A 1.00 acre tract of land, being more fully described in that certain Warranty Deed to MARTHA BIBLE AVANT, dated November 21, 1986, recorded in Volume 209, Page 754, Real Records Wise County, Texas;

**TRACT THREE:** A 0.50 acre tract of land, being more fully described in that certain Warranty Deed to BONNIE BIBLE SIMS, dated November 21, 1986, recorded in Volume 209, Page 758, Real Records, Wise County, Texas;

**TRACT FOUR:** A 1.00 acre tract of land, being more fully described in that certain Warranty Deed to MARTHA BIBLE AVANT aka MARTHA B. HARRISON, dated December 19, 1997, recorded in Volume 762, Page 127, Real Records, Wise County, Texas. SAID 1.00 acre also being the same tract of land as described in Warranty Deed to BRADLEY OUGH AND PAULA OUGH, dated September 16, 2002, recorded in Volume 1203, Page 191, Official Public Records, Wise County, Texas; Leaving a total of 6.50 acres of land, more or less, being herein conveyed.

**PARCEL TWO: (TARRANT COUNTY, TEXAS)**

Lot No. 31 and Lot No. 32, Block No. 55, CHAMBERLIN ARLINGTON ADDITION, situated West of the City of Fort Worth, according to the plat of same recorded in Volume 63, Page 71, Plat Records, Tarrant County, Texas; and being that same tract of land conveyed to CHARLES A. BIBLE, SR., and wife, ESTHER O. BIBLE, by Warranty Deed filed on January 21, 1983, recorded in Volume 7432, Page 772, in the office of the County Clerk, Tarrant County, Texas.

**PARCEL THREE: (BOSQUE COUNTY, TEXAS)**

Being all that certain lot, tract, or parcel of land located at the northeastern portion of Clifton, Bosque County, Texas, situated out of the WILLIAM H. KING Survey, A-0439, and being a part of BEN F. OLIVER Estate, and further described as follows:

**BEGINNING** at an iron pipe in the western boundary of Riverside Drive (Old Mill Road), said pipe considered to 2700 feet N 60 deg. E and 3250 feet S 30 deg. E, from the Northwest corner of the William H. King Survey,

**THENCE:** S 13 deg. E 160 feet, along the western boundary line of Riverside Drive to an iron pipe at fence corner, same being the Northeast corner of J. D. Willis lot in the Biffie Addition;

**THENCE:** S 77 deg. W 100 feet, to the Northwest corner of Willis lot;

**THENCE:** S 13 deg. E at 60 feet, to the Southwest corner of Willis lot, continuing along fence on the western boundary of Biffie Addition to corner at the Northeast corner of P.H. Moore Addition, in all 543 feet;

**THENCE:** Along fence on northern and eastern boundary of Moore Addition, S 69 deg. 12 min W 405 feet to fence corner, AND N 22 deg. 43 min W 811 feet to point at an iron pipe;

**THENCE:** N 80 deg. 46 min E 640 feet across field;

**TO THE POINT OF BEGINNING**, and containing 8.53 acres of land, more or less.

The above tract of land is part of the same property defined in Warranty Deed, dated September 1, 1948, recorded in Volume 158, Page 39, Deed Records, Bosque County, Texas.

**PARCEL FOUR: (McLENNAN COUNTY, TEXAS)**

Lot 25, Block 10, LINCOLN CITY SUBDIVISION, McLennan County, Texas, according to the official plat of same, recorded in Book 821, Page 509, Plat Records, McLennan County, Texas.

**PARCEL FIVE: (TRAVIS COUNTY, TEXAS)**

Lot 65, KING'S VILLAGE SECTION 2, PART 1, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 7, Page 51, of the Plat Records of Travis County, Texas.

**PARCEL SIX: (LUBBOCK COUNTY, TEXAS)**

Lots 158 and 159, YELLOW HOUSE CANYON ADDITION, a subdivision situated in the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 885, Page 617, Deed Records, Lubbock County, Texas.

Exhibit "E"

201403967 04/22/2014 03:38:49 PM Page 6 of 6

**FILED AND RECORDED**

**Instrument Number: 201403967**

**Filing and Recording Date: 04/22/2014 03:38:49 PM Pages: 6 Recording Fee: \$42.00**

**I hereby certify that this Instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.**



*Sherry Lemon*

Sherry Lemon, County Clerk  
Wise County, Texas

**ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.**

**Deputy: Vicky Gaona**



# CITY OF DECATUR, TEXAS

Development Services ★ 1601 S. State Street ★ Decatur, TX 76234 ★ (940) 393-0250 voice ★ (940) 626-4629 fax

January 15, 2026

## NOTICE OF PROPOSED ACTION BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF DECATUR TEXAS

**Subject: Case No. 3454**

**803 N. Newark St.**

**Decatur Texas, 76234**

**PROCTOR ADDITION 0.689 ACRES BLOCK 54 TRACT 4 & 5**

Pursuant to Chapter 10 of the City of Decatur Code of Ordinances, and Chapter 214 of the Texas Local Government Code a public hearing will be held on February 18, 2026 at the City of Decatur Council Chambers located at 201 E Walnut at 3:30 PM to consider the following violations of the Substandard Structures Ordinance at 803 N. Newark St.:

### **Sec. 10-111 - Minimum property standards.**

(a) **Property standards:** An owner shall at all times maintain his property in compliance with the minimum standards set forth herein, as well as with all of the building, plumbing, electrical, mechanical, residential, housing, property maintenance or fire codes, as adopted by the city, and shall:

- (1) Eliminate a hole, excavation, sharp protrusion, and any other object or condition that exists on the land and is reasonably capable of causing injury to a person;
- (6) Keep all the doors and windows of a vacant structure securely closed to prevent unauthorized entry.

(b) **Structural Standards:** An Owner shall:

- (1) Protect the exterior surfaces of a structure which are subject to decay by application of paint or other coating
- (5) Maintain a structure intended for human occupancy and its structure used as an accessory to a structure intended for human occupancy in a weather tight and water-tight condition.
- (6) Maintain floors, walls, ceilings, and all supporting structural members in a sound condition, capable of bearing imposed safety loads.
- (15) Provide and maintain the building foundation system in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
- (16) Provide that every exterior wall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or to the occupied spaces of the building.
- (17) Provide roofs which are structurally sound and maintained in a safe manner and which have no defects which might admit rain or cause dampness in the walls or interior portion of the building.
- (18) Provide and maintain all portions, additions or sections of a roof including but not limited to fascia, eaves, soffit, sheathing, rafter tails, barge rafter, vent screening, gutters,

downspouts, roof jackets and lead or metal flashing.

(21) Provide and maintain every window substantially weather-tight, watertight and rodent proof, and keep in sound working condition and good repair.

(22) Provide every exterior door, basement or cellar door and hatchway to be substantially weather-tight, and rodent proof, and kept in sound working condition and good repair.

(26) Provide all exterior wood surfaces, other than decay resistant woods, protected from the elements and decay by painting or other protective covering or treatment.

(30) Maintain every structural element of the dwelling structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.

In accordance with Section 10-105 of the Decatur Code of Ordinances if the structure is determined to be substandard the Commission may order the structure secured, repaired, removed, or demolished in a fixed period by the owner. If action is not taken by the owner in the time established by the Commission the City may secure, repair, remove or demolish the structure at its own expense and file lien against the property for expenses incurred.

The owner will be required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably take to perform the work.

Sincerely,



Rick Denney  
Code Enforcement Officer  
City of Decatur  
rdenney@decaturtx.org  
(940) 393-0374



CITY OF DECATUR  
1601 S STATE ST. BLDG C  
DECATUR, TX 76234

POSTAGE AND FEES PAID AT DOTTED LINE  
**CERTIFIED MAIL**



7020 2450 0000 2874 9361

FIRST-CLASS



US POSTAGE IN PITNEY BOWES



ZIP 76234 **\$ 010.44<sup>0</sup>**  
02 7H  
0006183308 JAN 15 2026

Anna Bible  
1514 Kew Garden Dr.  
Houston, Tx. 77047

Code Enforcement

7020 2450 0000 2874 9361

U.S. Postal Service™  
**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)		
<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	\$	

Postmark Here

Sent To **Anna Bible**

Street and Apt. **1514 Kew Garden Dr.**

City, State, ZIP **Houston, Tx. 77047**

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



CITY OF DECATUR  
1601 S STATE ST. BLDG C  
DECATUR, TX 76234

**CERTIFIED MAIL®**



7020 2450 0000 2874 9354

FIRST-CLASS



US POSTAGE by PITNEY BOWES



ZIP 76234 \$ 010.44<sup>0</sup>  
02 2H  
0006183368 JAN 15 2026

Martha Bible  
1646 E HWY 380  
Decatur, Tx. 76234

Code Enforcement

7020 2450 0000 2874 9354

**U.S. Postal Service™**  
**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	\$ _____
<b>Extra Services &amp; Fees (check box, add fee as appropriate)</b>	
<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	\$ _____
<b>Total Postage and Fees</b>	\$ _____

Sent To **Martha Bible**  
1646 E HWY 380  
Street and Apt. No., or P.O. **Decatur, Tx. 76234**  
City, State, ZIP+4® \_\_\_\_\_

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

Postmark  
Here



CITY OF DECATUR  
1601 S STATE ST. BLDG C  
DECATUR, TX 76234

**CERTIFIED MAIL**



7020 2450 0000 2874 9378

FIRST-CLASS



US POSTAGE PITNEY BOWES

ZIP 76234 \$ 010.44<sup>0</sup>  
02 7H  
0006183308 JAN 15 2026

Johnathan Bible  
PO Box 1378  
Mexia, Tx. 76667

Code Enforcement

7020 2450 0000 2874 9378

U.S. Postal Service™  
**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)	
<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	\$ _____

Postmark  
Here

Postage  
\$  
Total Postage and Fee

Johnathan Bible  
PO Box 1378  
Mexia, Tx. 76667

Sent To  
Street and Apt. No., or  
City, State, Zip+4®



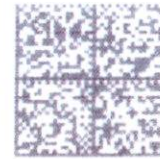
CITY OF DECATUR  
1601 S STATE ST. BLDG C  
DECATUR, TX 76234

**CERTIFIED MAIL®**



7020 2450 0000 2874 9385

FIRST-CLASS



US POSTAGE BY PITNEY BOWES  
ZIP 76234 \$ 010.44<sup>0</sup>  
02 7H  
0006183308 JAN 15 2026

Wilmer McWilliams  
1417 Echo Ridge Rd.  
Locust Grove GA. 30248

Code Enforcement

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

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

**OFFICIAL USE**

7020 2450 0000 2874 9385

Certified Mail Fee	\$
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	\$ _____

Postmark  
Here

Postage  
\$  
Total Postage and  
\$  
Sent To  
Street and Apt. No.  
City, State, ZIP+4

Wilmer McWilliams  
1417 Echo Ridge Rd.  
Locust Grove GA. 30248

1601 S. State St. Bldg C  
Decatur, TX 76234



Voice  
(940) 393-0250  
Automated Inspection Line  
(940) 393-0259

Violation Number: 3454

Violation Address: 803 N NEWARK ST, Decatur TX 76234

Property Owner:

Parcel Number: D2340.0054.01

Date of Complaint Submission: November 24, 2025

Date of Case Report Generation: January 30, 2026

Submitter Comments: Substandard / Dangerous Structure 11-24-25

Reported By: No contact information provided

**Violation Type(s): Substandard / Dangerous Structure**

### **Comment #1**

Added by: Rick Denney

Added on: November 24, 2025, 2:37pm

Comment: Initial inspection on 11-24-25 revealed what appeared to be a remodel of a small structure. The siding of most of the structure has been removed with new siding already installed on the front. In the current condition, the structure appears it is unsafe and about to collapse. No permit has been obtained to begin this project so I left a Stop Work notice on the front door to call me since nobody was present.

### **Comment #2**

Added by: Rick Denney

Added on: November 25, 2025, 2:53pm

Comment: On 11-25-25 I mailed a certified and regular letter to the owner of this property in regards to the substandard /dangerous structure. I put the wrong address on the first letters I mailed (903 Newark instead of 803 Newark) so I mailed a corrected copy on 11-25-25 as well. I also posted this notice on the front door.

### **Comment #3**

Added by: Rick Denney

Added on: December 8, 2025, 3:27pm

Comment: All letters I mailed on 11-25-25 were returned to our office as un-deliverable. I checked with the tax office to see who was paying the taxes on the property and it was Wilmer J. McWilliams 1417 Echo Ridge Rd. Locust Grove GA. 30248. I mailed certified and regular letters to him in an attempt to notify the person responsible for the Ordinance Violations at this property.

### **Comment #4**

Added by: Rick Denney

Added on: December 16, 2025, 4:49pm

Comment: On 12-16-25 our office received the signed Domestic Return Receipt to Mr. McWilliams for the cert letter mailed on 11-25-25.

### **Comment #5**

Added by: Rick Denney

## Exhibit 6

Added on: December 30, 2025, 10:18am

Comment: On 12-30-25 I mailed a certified and regular letter to both Anna Bible and Wilmer McWilliams to notify them of the Building Standards Commission hearing that will be held January 21, 2026 in regard to this Substandard Structure. I also posted a copy of this letter on the front door of this property.

### **Comment #6**

Added by: Rick Denney

Added on: January 6, 2026, 3:29pm

Comment: On 1-6-26 Johnny Cohoon and I went to the property and talked to the tenant (Laverne) that lives in another residence on the property. I asked her who owns the property and she said it was Martha Bible Avant. I asked her if she had a phone number or address so we could contact her. She told me if I gave her my number she would have her call me. I gave her my phone number.

### **Comment #7**

Added by: Rick Denney

Added on: January 6, 2026, 3:55pm

Comment: On 1-6-26 the certified and regular letters mailed to Anna Bible on 12-30-25 were returned undelivered.

### **Comment #8**

Added by: Rick Denney

Added on: January 15, 2026, 3:05pm

Comment: On 1-15-26 Martha Bible (1646 E HWY 380 Decatur, Tx. 76234 940-393-6049) called me and wanted information on the concerns on this property. I explained that the structure was unsafe in the current condition its in. She said they were rebuilding it. I explained nobody had obtained permits to begin the work and once the siding was removed the house began to buckle and is unsteady on the cinder blocks supporting it. I told her of our intention to take this case before the Building Standards Commission and explained the process to her. I also asked her if she was in charge of the property and she said she was. I asked her if she had seen this structure recently and she said no. I told her when I mail the notice for the BSC meeting I would include pictures of the house as well. She text her address and number to me. I mailed certified and regular letters on this date to Martha Bible, Anna Bible 1514 Kew Garden Dr. Houston, Tx. 77047, Wilmer McWilliams 14717 Echo Ridge Rd. Locust Grove GA 30248, and Johnathan Bible (brother) PO Box 1378 Mexia, Tx. 76667. I also posted a copy of this on the front door of the structure.

### **Comment #9**

Added by: Rick Denney

Added on: January 29, 2026, 11:15am

Comment: On 1-28-26 our office received the signed Domestic Return Receipt for the certified letter mailed to Johnathan Bible on 1-15-26

### **Comment #10**

Added by: Rick Denney

Added on: January 29, 2026, 2:57pm

Comment: On 1-29-26 I contacted the Wise County Messenger to post the Notice of Public Hearing in the Feb. 5, 2026 edition.

## **Additional Photos**

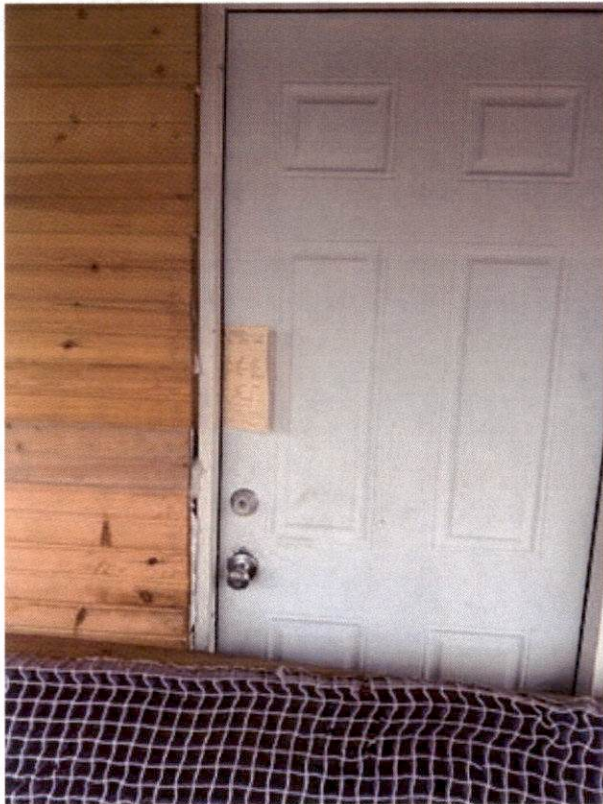
November 24, 2025, 2:32pm



November 24, 2025, 2:32pm



November 24, 2025, 2:32pm



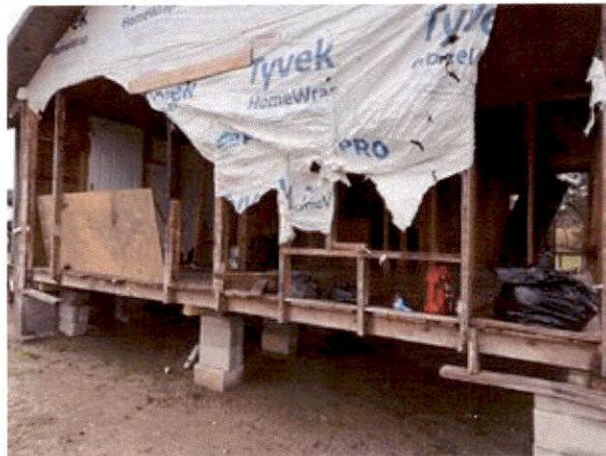
November 24, 2025, 2:32pm



November 24, 2025, 2:32pm



November 24, 2025, 2:32pm



November 24, 2025, 2:32pm

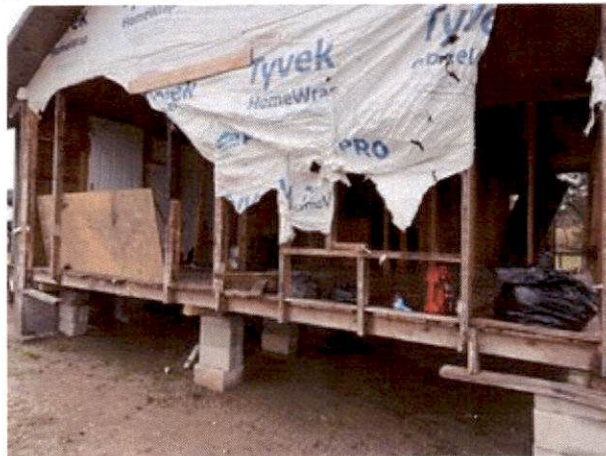




November 24, 2025, 2:32pm



November 24, 2025, 2:32pm

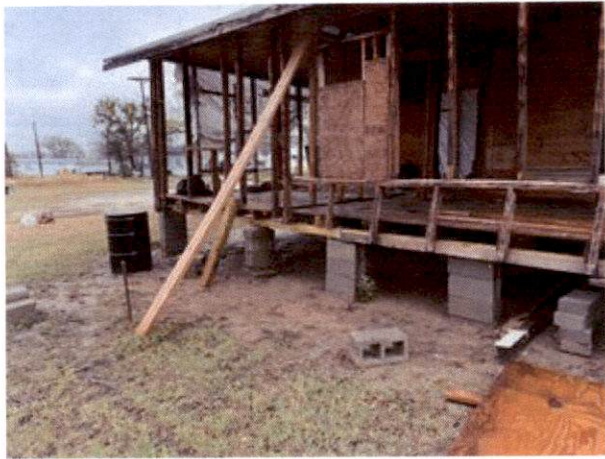


November 24, 2025, 2:32pm



Exhibit 6

November 24, 2025, 2:32pm



November 24, 2025, 2:32pm



November 25, 2025, 4:20pm



December 11, 2025, 12:37pm

Exhibit 6



December 30, 2025, 2:11pm



January 23, 2026, 9:44am

January 23, 2026, 9:44am

Rick Denney  
Code Compliance Officer

November 25, 2025



November 24, 2025



# 803 N Newark St.

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# 803 N Newark St.



# 803 N Newark St.

# Agenda Item #3

Public Hearing regarding determination of a substandard structure located at 803 N Newark St. Decatur, Texas.

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Provide opportunity for representatives of the property to present to the Commission.

Close Public Hearing, determine if the structure is substandard and if found to be substandard, the timeframe for correction.

## Agenda Item 3 Finding of Commission

Public Hearing regarding determination of a substandard structure located at 803 N Newark Street in Decatur, Texas.

Section 10-105. – Proceedings of buildings standards commission.

(b) Criteria for determining substandard condition. A structure shall be considered substandard if:

(1) It is in a condition such that it fails to comply with the minimum standards set forth in the city's ordinances, including but not limited to those standards set forth in this chapter specifying minimum property standards, as well as the city's building, plumbing, electrical, mechanical, housing, residential, property maintenance, or fire codes; and

(2) Such condition exists to the extent that the life, health, property, or safety of the public or its occupants are endangered.

# Agenda Item #3

## Action by the Commission

---

**Option 1:** Motion: I move that the structure at 803 N Newark Street **does not** meet the criteria of a substandard structure.

Proposed Motion

**Option 2:** Motion: I move that the structure at 803 N Newark Street **does** meet the criteria of a substandard structure.

# Agenda Item 3 Action by the Commission Section 10-105. (d) Action by the Commission

(1) Commission orders. After notice and hearing and upon finding that a structure is substandard, the Commission may:

- a. Order the repair of a substandard structure, within a fixed period as provided in (ii) below;

## **Section 10.105 Timeframes.**

(2) Time frames for compliance. After making a finding that a building is substandard, the Commission shall comply with the following time frames:

- a. Thirty-day time period. Except as otherwise provided in this article, the commission shall require hearing:
  1. Secure the building from unauthorized entry; or
  2. Repair, remove or demolish the building, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within thirty (30) days.
- b. Thirty (30) to 90-day time period. If the commission allows the owner, lienholder, or mortgagee more than thirty (30) days to repair, remove, or demolish the building, the commission shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined at the hearing.

**OR;**

## **Agenda Item #3 Action by the Commission Section 10-105. (d) Action by the commission.**

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c. Time period in excess of ninety (90) days. The commission may only allow the owner, lienholder or mortgagee more than 90 days to repair, remove, or demolish the building or fully perform all work required to comply with the order if the owner, lienholder, or mortgagee:

1. Submits a detailed plan and time schedule for the work at the hearing; and
2. Establishes at the hearing that the work cannot reasonably be completed within ninety (90) days because of the scope and complexity of the work; and
3. Regularly submits progress reports to the municipality to demonstrate compliance with the time schedules established for commencement and performance of the work.

Section 10-105. (d) Action by the commission; time frames.

(3) Burden of proof. The owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with city ordinances and the time it will take to reasonably perform the work.

# Agenda Item #3 Action by the Commission Proposed Motion

**Option 1:** Motion: I move that the structure at 803 N Newark Street be repaired, removed or demolished **within 30 days of notification**. The property shall remain unoccupied and secured from unauthorized entry during the time the work is being completed.

**Option 2:** Motion: I move that the structure at 803 N Newark Street be repaired, removed or demolished **within 90 days of notification**. The demolition shall begin no later than (provide date), and all work complete no later than (provide date). The property shall remain unoccupied and secured from unauthorized entry during the time the work is being completed.

**Option 3:** Motion: I move that due to the complexity of the work to repair, remove or demolish the structure at 803 N Newark Street the work required may be completed according to the schedule provided by the owner and agreed upon by the commission with work to commence **no later than (provide date)** and all work to be completed no later than (provide date). The owner will be required to submit monthly progress reports on or before the first of each month to the Building Inspections Department and maintain the schedule established. The property shall remain unoccupied and secured from unauthorized entry during the time the work is being completed.

Section 10-107-  
Failure to  
comply with  
order of the  
commission.

(a) If a building is not vacated, secured, repaired, removed, or demolished, or the occupants are not relocated within the time period ordered by the commission, the city may vacate, secure, remove, or demolish the building or relocate the occupants at its own expense.

(b) If the city incurs expenses under this section, the city may assess the expenses on, and the city has a lien against, the property on which the building was located, unless the property is a homestead as protected by the Texas Constitution. The lien is extinguished if the property owner or another person having an interest in the legal title to the property reimburses the city for the expenses. The lien arises and attaches to the property at the time the notice of the lien is recorded and indexed in the office of the county clerk of the county in which the property is located. The notice must contain the name and address of the owner if that information can be determined with a reasonable effort, a legal description of the real property on which the building was located, the amount of expenses incurred by the city, and the balance due.

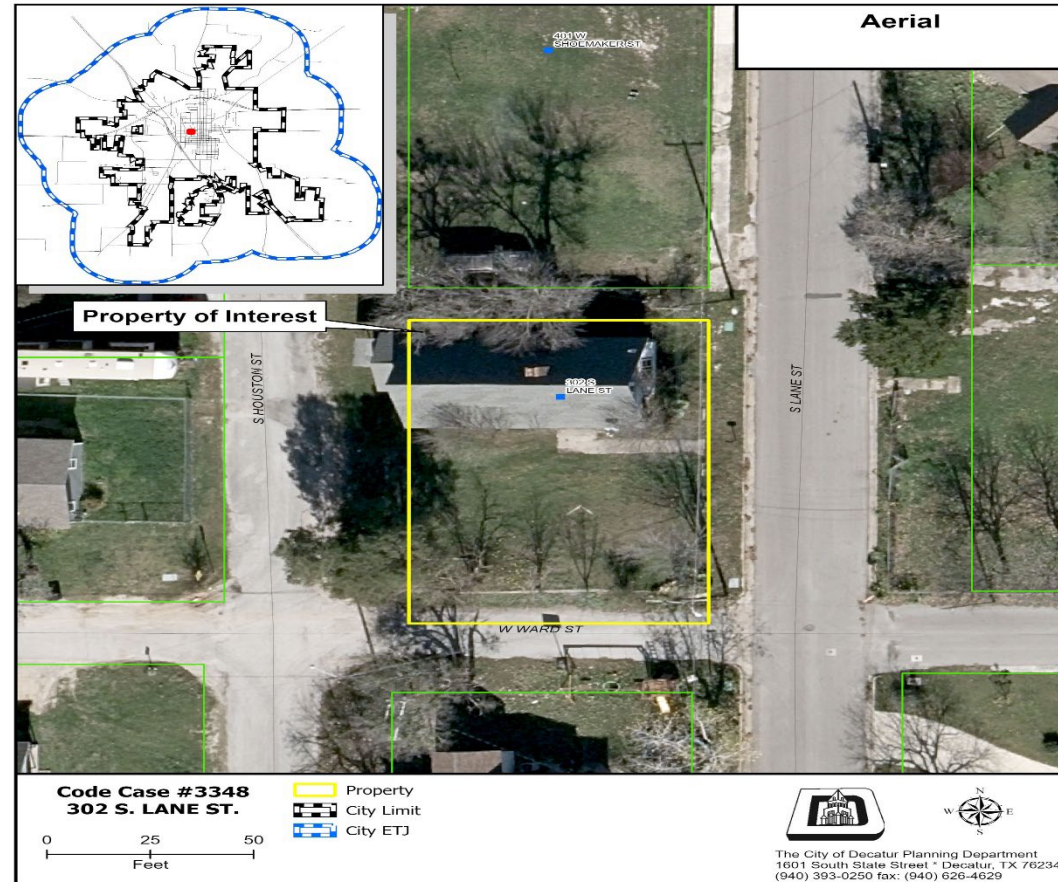
# Agenda Item #4

Discuss Current code enforcement actions and schedules.

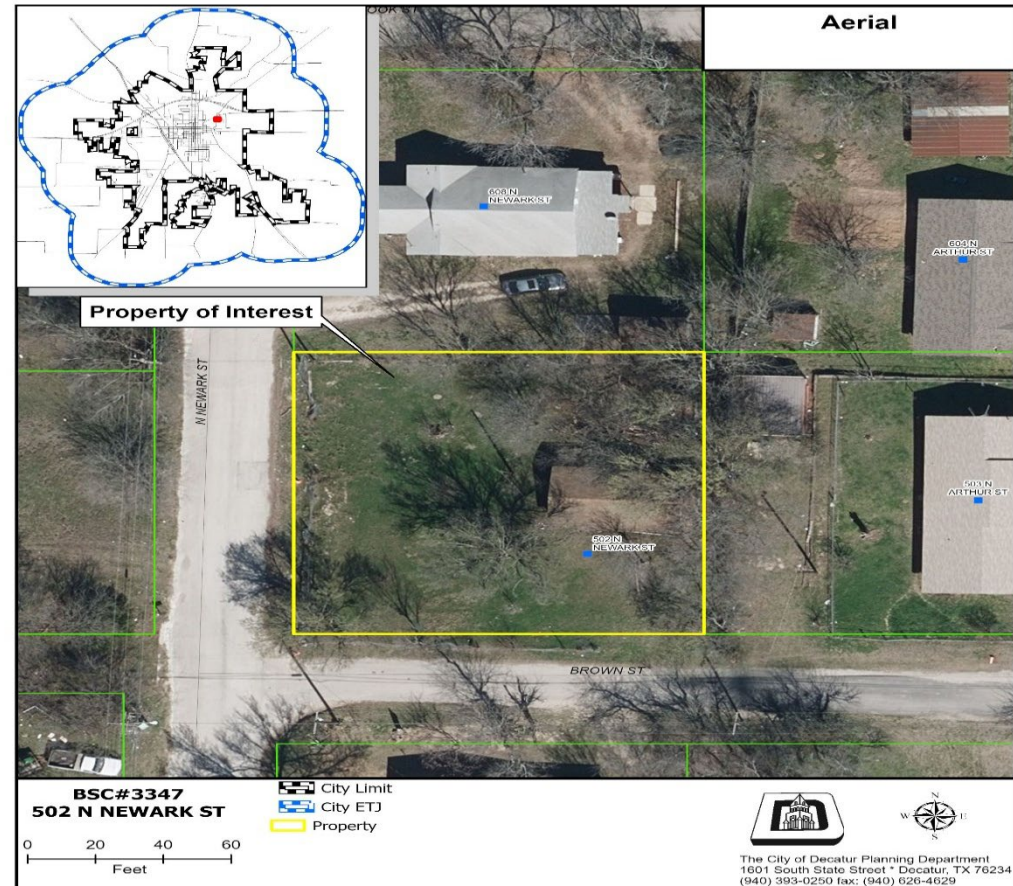
A. 302 S Lane Substandard Structure. On 1-27-26 the owner Mr. Aguilar met with Mr. Smith to discuss what actions he needed to take to get the permits and begin making the house compliant. After the discussion he said he would get someone to assist him in getting the plans ready and permits obtained.

B. 502 N Newark Substandard Structure (No progress by the property owner. If nothing begins soon, we will present this to the BSC.

# Map of 302 S Lane



# Map of 502 N Newark



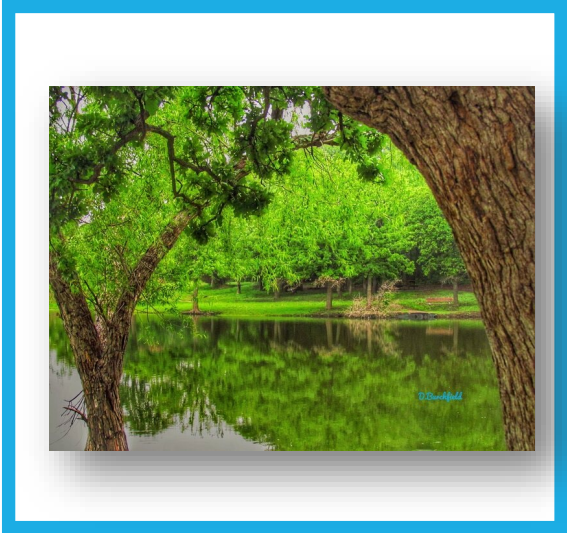


# Item #5 New and/or future business items

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- a. Depending on notices and property owner actions, additional Public Hearings may need to be scheduled.
- b. A Building Standards Commission Meeting is scheduled for March 16, 2026 at 3:30PM.

# Questions?



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**FEBRUARY 18, 2026**  
**CITY OF DECATUR, TEXAS**

Images Credit: Decatur Chamber of Commerce Website