

NOTICE OF NUISANCE

State of Texas

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Date of Notice: 11-06-2010

County of Johnson

**NOTICE OF NUISANCE TO BE ABATED PURSUANT TO
PUBLIC NUISANCE ABATEMENT PROCEDURES
FOR JOHNSON COUNTY, TEXAS**

In accordance with Chapter 343 of the Texas Health & Safety Code:

To: **JP Morgan Chase Bank (c/o WHHGP Management, LLC)**

You are hereby provided written notice of the following:

You have been identified as the owner, lessee, occupant, agent, or person in charge of the premises located at **3512 CR-607, Alvarado, Tx. 76009**, and the person responsible for causing or maintaining a Public Nuisance on the property.

The specific conditions that constitutes the nuisance on this property are:

- 1) Maintaining the premises at 3512 CR-607, Alvarado, Tx., in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.
- 2) Allowing weeds to grow on premises in a neighborhood if the weeds are located within 300 feet of another residence or commercial establishment.

**THE PERSON RECEIVING THE NOTICE SHALL ABATE THE
NUISANCE BEFORE THE 31st DAY AFTER THE DATE ON WHICH
THE NOTICE IS SERVED**

Failure to abate the nuisance may result in the following:

1. Abatement by Johnson County;
2. Assessment of costs by Johnson County to the person responsible for causing the nuisance when that person can be identified: and
3. A lien against the property by Johnson County on which the nuisance exists, if the person responsible for causing the nuisance has an interest in the property.

HEARING

A hearing will be held on December 27, 2010, at 9:00 o'clock A.M. in the Commissioner's Courtroom on the second floor of the Johnson County Courthouse located at 2 North Main Street, Cleburne, Johnson County, Tx. [A date of a regularly scheduled Commissioner's Court meeting not less than 31 days following the date the person was served with the notice to abate the nuisance.] The hearing may be continued or reset to another date by the County Judge, or in his absence, by any Johnson County Commissioner.

The Johnson County Commissioners Court will hold a public hearing to determine if a Public Nuisance should be abated. Upon a finding that a Public Nuisance exists and has not been timely abated, Johnson County may:

- A. Access the cost of abating the nuisance, the cost of legal notification by publication, and an administrative fee of not more than \$100.00 on the person receiving notice under Section 343.022 of the Texas Health & Safety Code; or
- B. By resolution or order of Commissioners Court, access the cost of abating the nuisance, the cost of legal notification, and an administrative fee of not more than \$100.00 against the property on which the nuisance exists.

Johnson County is entitled to accrue interest beginning on the thirty-first (31st) day after the date of the assessment against the property at a rate of ten percent (10%) per year.

A Johnson County official, agent, or employee charged with the enforcement of health, environmental, safety, or fire laws may enter any premises in the unincorporated area at a reasonable time to inspect, investigate, or abate a nuisance or to enforce these procedures.

A court of competent jurisdiction in Johnson County, Texas, may issue any order necessary to enforce these procedures authorized pursuant to Chapter 343 of the Texas Health & Safety Code.

Date: 11-6-12


Signature of Officer Serving Notice

Det. Steve Shaw, CFEI
Johnson County Sheriff's Office
1102 E. Kilpatrick
Cleburne, Tx. 76031
(817) 556-6058, ext - 237