

Order to Abate

**City Commission of the City of Breckenridge, Texas
Pursuant to Section 5-11 of the Breckenridge Code of Ordinances**

Date of Order: October 24, 2023

Address of Property: 213 Pembroke Date of Public Hearing: October 24, 2023

Name of Owner: JP Investment Solutions LLC Name of Lienholder(s): _____

Description of building on the Property (the "Building") that was the subject of the hearing: Stick built home.

After hearing information presented by the code enforcement official of the City of Breckenridge and presented by the Owner of the Property and any other witnesses, the City Commission of the City Breckenridge finds that the Building is a dangerous building because it is in violation of the minimum standards for buildings as set forth in Section 5-5 of the Breckenridge of Code of Ordinances.

The Building is not in compliance with the minimum standards for the following reasons:

- ___ Uninhabitable due to obsolescence and/or deterioration caused by neglect, vandalism, fire damage, old age, or the elements;
- ___ Unsanitary and/or damp condition and is likely to create disease because of the presence of insects, rodents, or vermin;
- ___ Likely to become a fire menace or be set on fire
- ___ Does not have operating supply lines for electrical service, if electric service is available within three hundred feet of the building, or that does not have operating electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances and fixtures;
- ___ Constitutes a danger to the public even though secured from entry or the means used to secure the building are inadequate to prevent unauthorized entry or use of the building

The Owner is hereby ORDERED to demolish and remove the building within 30 days of the date of this Order. The City will demolish the Building and assess its expenses for doing so as a lien on the Property if the Owner does not comply with this Order within the time established.

CITY OF BRECKENRIDGE

Bob Sims, Mayor

ATTEST:

Jessica Sutter, City Secretary