

CAUSE NUMBER NA-2023-017

STATE OF TEXAS

§

**A RESIDENTIAL LOT WITH
AN OCCUPIED STRUCTURE**

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§

§

LOCATED AT:

COUNTY OF TARRANT

§

**304 EAST KIMBALL ST
MANSFIELD, TEXAS 76063**

ADMINISTRATIVE WARRANT

To the sheriff, any peace officer of Tarrant County or the State of Texas, and/or City of Mansfield, Texas ("City"), and/or any code enforcement officer, or any animal control officer of the City:

WHEREAS, TEXAS CODE OF CRIMINAL PROCEDURE Article 18.05 provides legal authority for the issuance of this warrant;

WHEREAS, the City adopted the 2018 edition of the INTERNATIONAL PROPERTY MAINTENANCE CODE per Ordinance OR-2138-19 on June 10, 2019 and is codified as Section 150.012 of the City of MANSFIELD MUNICIPAL CODE OF ORDINANCES;

WHEREAS, the 2018 edition of the INTERNATIONAL PROPERTY MAINTENANCE CODE, Section 104.3 authorizes the City to enter premises when it is "necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premise a condition in violation of this code";

WHEREAS, Mansfield Code Compliance Supervisor Narada Lee ("Affiant"), whose signature is affixed to and sworn to an affidavit filed with the court ("Affidavit"), is attached hereto (which said Affidavit is by this reference incorporated herein for all purposes), is a person duly authorized by law to make inspections of premises for the purpose of enforcing the laws of the State of Texas, the municipal codes of the City of Mansfield, adopted international codes, and all other regulations and laws in existence which promote the health and safety of the public and preserve maintenance and integrity standards for properties and buildings/structures within the City of Mansfield, and to abate any known nuisance in non-compliance;

WHEREAS, Affiant did subscribe and swear to said Affidavit before a notary public, duly authorized by the State of Texas; and

WHEREAS, I find that the verified facts stated by Affiant in said Affidavit show that Affiant has probable cause for the belief he expresses therein and establishes the existence of proper grounds for the issuance of this warrant. The conditions of this structure constitute a dangerous and unsanitary condition and require an inspection to determine the extent of the dangerous and unsanitary conditions; and violations of the 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, state law, and/or the MANSFIELD MUNICIPAL CODE OF ORDINANCES;

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the **residential lot with an occupied structure at 304 East Kimball Street, Mansfield, Tarrant County, Texas, 76063** (Tarrant Appraisal District Property ID: **01624865**), said premises being described as a **residential lot with an occupied structure** to which the City requires access to perform an inspection pursuant to the 2018 edition of the INTERNATIONAL PROPERTY MAINTENANCE CODE, Section 104.3. Entry to perform said inspection shall be allowed/permitted even over objection of the owner and/or occupant provided as: **Patronus LLC, 13901 Midway Road, Suite 102-493, Dallas, Texas 75244**.

This warrant permits entry into any building, accessory building, or habitation on said premises, only to perform an inspection of the dangerous and unsanitary conditions, any violation of the 2018 edition of the INTERNATIONAL PROPERTY MAINTENANCE CODE, state law, and the MANSFIELD MUNICIPAL CODE OF ORDINANCES. This warrant shall only include entry and access to the premises to accomplish the purpose of this warrant, and no other. And, all efforts to secure the premises after the execution of this warrant shall be achieved to preserve the real and personal property of the premises.

HEREIN FAIL NOT, but you have then and there this warrant for execution within three (3) days after the date of issuance and exclusive of the date of execution with your return thereon, showing how you have executed the same.

WITNESS my signature on this the 29th day of March 29, 2023 at 4:30PM CST.



Cass Robert Callaway

Digitally signed by
Cass Robert Callaway
Date: 2023.03.29
16:30:02 -05'00'

HONORABLE CASS ROBERT CALLAWAY

Magistrate – Tarrant County, Texas
Presiding Judge
Mansfield Municipal Court of Record

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RETURN

The undersigned affiant, being a peace officer/code enforcement officer under the laws of Texas and being fully sworn, under oath certifies that this warrant was executed on the _____ day of _____, 2023 by entering said premises to conduct an inspection of the premises to assess for violations of the 2018 edition of the INTERNATIONAL PROPERTY MAINTENANCE CODE, state law, and the MANSFIELD MUNICIPAL CODE OF ORDINANCES.

AFFIANT – Narada Lee

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the _____ day of _____, 2023 at _____ a.m./p.m.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS