AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JULY 25, 2022
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. Call to Order

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)
VACANT (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

II. Review of previous month's minutes
- **a. Discussion or questions pertaining to the June 27, 2022 meeting**
- **b. Changes submitted by Commissioners**

III. Discussions or questions concerning cases on current agenda of the Building Standards Commission
- **a. Any questions by Commissioners to clarify issues with cases**

IV. Request for future agenda items
- **a. Any requests by Commissioners**

V. Adjournment

AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JULY 25, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. CALL TO ORDER

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)
VACANT (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM JUNE 27, 2022

IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

IX. NEW CASES RESIDENTIAL

a. **HS-22-142 (CD 9)** 2805 Leith Avenue (Primary Structure) aka BEING LOT 8, IN BLOCK 47 OF SOUTH HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-5, PAGE 137 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS. Owner: Billie E. Jones. Lienholder(s): Urban Financial Group and Secretary of Housing and Urban Development.

b. **HS-22-143 (CD 8)** 1000 East Arlington Avenue (Accessory Structure Only) aka LOT 1, BLOCK 37 OF SOUTHLAND, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 11, MAP RECORDS, TARRANT COUNTY, TEXAS. Owner: Ronald Burell. Lienholder: James Cushman.

c. **HS-22-144 (CD 8)** 719 Court Street (Accessory Structure Only) aka Lots 1, Block 3, Gardner to Poly Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Commonly known as 719 Court St, Fort Worth, TX 76105. Owner(s): Roger Serna and Abrel Serna. Lienholder(s): None.

d. **HS-22-145 (CD 8)** 4109 Knox Street (Primary Structure) aka Lot 5, Block 3, W.S. KELLER ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-I, Page 7, Plat Records of Tarrant County, Texas. Owner(s): Emmanuel Aguwa and wife, Henrietta Alero Aguwa. Lienholder: State of Texas.

e. **HS-22-146 (CD 2)** 2108 Andover Street (2 Accessory Structures Only) aka Lot No. Nine (9) in Block No. Twenty (20) of Castleberry Gardens Addition to the City of Fort Worth, as platted of record in the office of the County Clerk of Tarrant County. Owner: John Allen Stone. Lienholder(s): None.

f. **HS-22-147 (CD 5)** 4600 H Avenue (Accessory Structure Only) aka Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas. Owner(s): Blanca Irene Montanez Lopez and Luis M. Lopez. Lienholder(s): None.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

a. **ACP-22-149 (CD 5)** 704 Sargent Street aka South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1170, Page 359. Owner(s): Eugene Oehler and Bill Holmes. Lienholder(s): SSSm Company and The United States of America-Federal Tax Liens,.

b. **ACP-22-150 (CD 8)** 1040 East Morningside Drive aka LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS. Owner: Ronnie Pollard. Lienholder: Wells Fargo Bank.

c. **ACP-22-151 (CD 3)** 10812 Fandor Street aka LOT 30, BLOCK 12, CHAPEL CREEK RANCH PHASE I-A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-208, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Mary K. Wright. Lienholder: Bank of America.

d. **ACP-22-152 (CD 2)** 3420 Kimbo Road aka Lot 19, Riverside Estates, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 1501, Page 135, Deed Records, Tarrant County, Texas. Owner: David N. Oster. Lienholder(s): None.

e. **ACP-22-153 (CD 9)** 1013 NE 16th Street aka The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas. Owner: Freddie Lee Cooks. Lienholder(s): None.

f. **ACP-22-154 (CD 5)** 7400 Beaty Street aka LOT 1, BLOCK 4, MEADOWBROOK ACRES ADDITION-FORT WORTH an Addition to the Tarrant County, City of Fort Worth, Texas according to the Map thereof recorded in the Map records of Tarrant County, Texas. Owner: Eric Michael Serrano. Lienholder: Charlotte-Marie Callins.

g. **ACP-22-155 (CD 9)** 828 West Hammond Street aka LOT 32, BLOCK 25, SOUTH SIDE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Gardner G. Nolley. Lienholder: City of Fort Worth.

h. **ACP-22-156 (CD 3)** 5538 Libbey Avenue aka Lots TWENTY-ONE (21) and TWENY-TWO (22) in Block EIGHTY-THREE (83), CHAMBERLIN ARLINGTON HEIGHTS ADDITION, Second Filing to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 40, Plat Records of Tarrant County, Texas. Owner(s): J.T. Kennard and wife, Louise Kennard. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASE COMMERCIAL

a. **ACP-22-158 (CD 9)** 300 Foch Street aka LOT 4, BLOCK 10, LINWOOD, AN ADDITION TO THE CITY OF FORT WORTH, ACCOIRDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGE 181, PLAT RECORDS, OF TARRANT COUNTY, TEXAS. Owner: Aragon 300 Foch LLC. Lienholder: Pinnacle Bank.

XII. AMENDMENT CASES RESIDENTIAL

a. **HS-22-39 (CD 5)** 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas. Owner: Delores Alexander. Lienholder(s): None.

b. **HS-22-40 (CD 9)** 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas. Owner(s): Candido Santillan and wife, Flora Santillan. Lienholder(s): None.

c. **HS-22-73 (CD 5)** 3021 Avenue N (Accessory Structure Only) aka Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas. Owner: Shirley Spivey. Lienholder(s): None.

XIII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-22-79 (CD 5)** 6713 Jewell Avenue aka Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas. Owner: Edna S. Hulsey. Lienholder(s): None.

b. **ACP-22-117 (CD 4)** 4317 Park Creek Circle North aka Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas. Owner: Phuong-Dung Nguyen. Lienholder(s): None.

c. **ACP-22-118 (CD 3)** 5628 Farnsworth Avenue aka Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas. Owner: Raul Puebla. Lienholder(s): None.

XIV. CONTINUED AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-22-76 (CD 2)** 2600 Chestnut Avenue aka Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None.

XV. EXECUTIVE SESSION

The Building Standards Commission may conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of the Texas Government Code, which are related to any case appearing on this agenda.

XVI. ADJOURNMENT

ASSISTANCE AT THE PUBLIC MEETINGS: This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS: Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392- 8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Building Standards Commission may be attending remotely in compliance with the Texas Open Meetings Act.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Tuesday, July 12, 2022 at 10:15 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Jannette S. Goodall

City Secretary for the City of Fort Worth, Texas

AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, JUNE 27, 2022
CITY COUNCIL CONFERENCE ROOM 290, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. Call to Order: Pre-Meeting started at 9:07 A.M.

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)
Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), and Mr. Bill Schur (Position 7).
- Mr. Pedro Juarez (Position 9) notified the City he would be late.
- Mr. Joshua Lindsay (Position 1), Ms. Kimberly Easton (Position 2) and Mr. James Walker (Position 8) all notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Chris McAllister (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Annette Sefcik (Executive Secretary), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Joel Tovanche, Destiney Hicks, and Harvey Frye (Assistant City Attorneys).

II. Review of previous month's minutes
a. Discussion or questions pertaining to the May 23, 2022 meeting
b. Changes submitted by Commissioners

III. Discussions or questions concerning cases on current agenda of the Building Standards Commission
a. Any questions by Commissioners to clarify issues with cases

IV. Request for future agenda items
a. Any requests by Commissioners

V. Adjournment

- No discussion pertaining to the May 23, 2022 Minutes.
- On the current agenda, Mr. Kerpoe stated he would abstain from voting on motions for cases ACP-22-134.
- Introductions for new attorneys Joel Tovanche and Destiney Hicks.
- **Chairman Clark adjourned Pre-Meeting at 9:11 A.M.**

AGENDA
BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, JUNE 27, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102

I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:31 A.M.

Joshua Lindsay (Position 1)
Paul Clark-Chairman (Position 3)
Paul Kerpoe (Position 5)
Bill Schur (Position 7)
Pedro Juarez (Position 9)

Kimberly Easton (Position 2)
Brian Black-Vice Chairman (Position 4)
Michael Unell (Position 6)
James Walker (Position 8)

- The following Commissioners were present at 9:00 A.M.: Mr. Paul Clark (Position 3), Mr. Brian Black (Position 4), Mr. Paul Kerpoe (Position 5), Mr. Michael Unell (Position 6), Mr. Bill Schur (Position 7) and Mr. Pedro Juarez (Position 9).
- Mr. Joshua Lindsay (Position 1), Ms. Kimberly Easton (Position 2) and Mr. James Walker (Position 8) all notified the City they would not be in attendance prior to the meeting.
- Code Compliance staff members in attendance were Shannon Elder (Asst. Code Director), Oscar Reyes (Superintendent,) Chris McAllister (Superintendent), Kenneth Young (Supervisor), Ty Kitchens (Supervisor), Manny Ramirez and Marc Oler (Seniors Officer), Andrea Alexander (Officer), Alfonso Hurtado (Officer), Theo Jenkins (Officer), Bill Jones (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Marilynn Turner-Mims (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), and Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Joel Tovanche, Destiney Hicks, and Harvey Frye (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM MAY 23, 2022

- Mr. Kerpoe moved to accept the May 23, 2022 Minutes, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.

IV. PRESENTATION OF THE EVIDENTIARY PACKET FOR CASES ON THE CURRENT AGENDA

- Mr. Black moved to accept the June 27, 2022 Evidence Packet presented by Assistant City Attorney Joel Tovanche, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

V. SWEAR IN THE INTERPRETER (IF APPLICABLE)

VI. SWEAR IN THOSE WHO PLAN TO GIVE TESTIMONY

VII. CASES TO WITHDRAW FROM TODAY'S AGENDA

- **Withdraw-** New Cases Residential: HS-22-128---4509 Glacier Street; HS-22-129---2614 Chestnut Avenue. Administrative Civil Penalty Cases Residential: ACP-22-96---220 Berkshire Road; ACP-22-132---7420 Meadowbrook Drive; ACP-22-137---2508 Lee Avenue; ACP-22-139---6737 Spoonwood Lane; ACP-22-140---501 East Ramsey Avenue.
  - Mr. Black moved to grant the City's request to withdraw the 47cases read into record, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

VIII. THE COMMISSION WILL BREAK FOR A WORK SESSION AT APPROXIMATELY 12:00 P.M.

IX. NEW CASES RESIDENTIAL

a. **HS-22-122 (CD 2)** 3110 Prairie Avenue (Primary Structure) aka Being Lot Six (6), Block Twenty (20), Worth Hills, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat rec. Vol 309, Page 60, Deed Records, Tarrant County, Texas. Owner: Ulisis Matias. Lienholder(s): None. **No one appeared for this case.**

- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

- Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

b. **HS-22-123 (CD 5)** 3401 South Hughes Avenue (Accessory Structure Only) aka Lot 4, in Block 16, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Book 388-T, Page 37, of the Plat Records of Tarrant County, Texas. Owner(s): Jimmy Lee George and wife, Joyce Marie George. Lienholder(s): None. **No one appeared for this case.**

- Mr. Schur moved to declare the structure substandard and hazardous, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Schur moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

c. **HS-22-124 (CD 8)** 1479 East Morphy Street (Primary Structure) aka BEING LOT 15, in BLOCK 17 of LAKEVIEW ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 204, Page 5 of the Plat Records of Tarrant County, Texas. Owner: Julie A. Grant. Lienholder: Deutsche Bank for Long Beach Mortgage Loan c/o JPMorgan Chase Bank. **Julie Grant, the owner, appeared for this case.**

- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

d. **HS-22-126 (CD 5)** 4804 Cowan Street (Accessory Structure Only) aka Being the East one half (1/2) of Lot 23, J.L. GASSAWAY ADDITION, an addition to the Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume Deed Records, Tarrant County, Texas; SAVE AND EXCEPT that certain portion of subject conveyed to the City of Fort Worth, by John Arthur Richard, dated 12/28/1970, recorded 4975, Page 153, of the Deed Records of Tarrant County, Texas. Owner: Jeremis Smith Investments, LLC. Lienholder: Ceason Holdongs, LLC c/o Trustee-John D. Davenport. **Jeremis Smith, the owner, appeared for this case.**

- Mr. Black moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Black moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

e. **HS-22-127 (CD 8)** 1100 East Jessamine Street (Primary Structure) aka Lot 12, Block 33, of SOUTHLAND, a Revision of Blocks 24 to 41, Inclusive of Hyde Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 310, Page 11, of the Deed/Plat Records of Tarrant County, Texas. Owner: Golden Vase Enterprise, LLC. Lienholder(s): None. **No one appeared for this case.**

- Mr. Juarez moved to declare the structure substandard and hazardous, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Juarez moved that the owner be ordered to repair or demolish the structure within thirty (30) days, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

f. **HS-22-130 (CD 5)** 3517 Pate Drive (Primary Structure) aka Lot 2, Block H, of MIDWEST ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-T, Page 50, of the Plat Records of Tarrant County, Texas. Owner: Juanita Taylor. Lienholder: George C. Black Jr. **Juanita Taylor, the owner, appeared for this case.**

- Mr. Unell moved to declare the structure substandard and hazardous, second by Mr. Schur. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

- Mr. Unell moved that the owner be ordered to repair or demolish the structure within sixty (60) days, second by Mr. Schur. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

a. **ACP-22-133 (CD 5)** 2940 Louis Street aka Thielman, E.L. Subdivision, Blk 6, Lot 9 & 10; more commonly known as 2940 Louis Street, Fort Worth, TX 76112 aka Lots 9 and 10, Block 6, E.L. THIELMAN SUBDIVISION of Block 18, JENNINGS ADDITION to Handley, now in the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388, Page 12, Deed Records of Tarrant County, Texas. Owner(s): Michael Amsbary and wife, Christine Amsbary. Lienholder: Lancaster Crowley Investments, LLC c/o Trustee-Franz J. Loriega. **Christine Amsbary, an owner, and Kelly Hostler, an agent for the lienholder, appeared for this case.**

- Mr. Schur moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Schur moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

b. **ACP-22-134 (CD 5)** 3115 Hunter Street aka Being the North One-Half (N ½) of Lot Fourteen (14), Block Fourteen (14), HYDE JENNINGS SUBDIVISION, City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 106, Pages 78 and 79, of the Deed Records of Tarrant County, Texas. Owner: Brandon Gillmore. Lienholder(s): Shannon Walker Ross and FGMS Holdings LLC c/o Ovation Services. **No one appeared for this case.**

- Mr. Black moved to assess an Administrative Civil Penalty to the owner of $200.00 per day for forty five (45) days for a total of $9,000.00, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Kerpoe abstaining, and Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Kerpoe abstaining, and Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

c. **ACP-22-135 (CD 5)** 5713 Truman Drive aka 5713 Truman Avenue akaLot 9A Block O, Carver Heights Addition, an Addition to the City of Fort Worth, Tarrant County, Texas (commonly known as "5713 Truman Ave., Ft Worth, TX 76112"). Owner: Omar Guendulain. Lienholder: Street Capital Rentals II, LLC c/o Trustee-Michael Ferguson. **Juan Duron, an interested party, appeared for this case.**

- Mr. Black moved to assess an Administrative Civil Penalty to the owner of $200.00 per day for forty five (45) days for a total of $9,000.00, second by Mr. Juarez.
- Mr. Unell moved for a substitute motion to assess an Administrative Civil Penalty to the owner of $20.00 per day for forty five (45) days for a total of $900.00, second by Mr. Kerpoe. MOTION CARRIED 4-2 with Mr. Clark, Mr. Kerpoe, Mr. Unell, and Mr. Schur voting yes, Mr. Black and Mr. Juarez voting no, and Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Black moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

d. **ACP-22-136 (CD 9)** 1120 May Street aka Lot 6, Males Revision of the East One-half (E/2) of Block "B", of FAIRLAWN SUBDIVISION of Block 19, FIELD-WELCH ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 140, Deed Records of Tarrant County, Texas. Owner(s): Jaime Madrigal and Rosa E. Murillo. Lienholder(s): None. **Jaime Madrigal, an owner, appeared for this case. Mr. Madrigal participated in the hearing with the assistance of an interpreter.**

- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of $70.00 per day for forty five (45) days for a total of $3,150.00, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

e. **ACP-22-138 (CD 2)** 2903 Clinton Avenue aka Lot 1, Block 70, M.G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): James Masters and wife, Pearlie Masters. Lienholder(s): None. **James Masters, an owner, and Roland Booker, an interested party, appeared for this case.**

- Mr. Kerpoe moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Black. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

f. **ACP-22-141 (CD 7)** 7706 Sommerville Place Road aka Being a tract or parcel of land, containing 0.80598 of an acre, more or less. Said tract being part of Lots 3 and 4 of Epps Subdivision, an Addition in Tarrant County, according to the map of plat thereof recorded in Volume 1684, Page 73 of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds. Owner: 6824 L.P. Lienholder(s): None. **Nancy Patterson, the owner, and Hoppy Leatherman, an interested party, appeared for this case.**

- Mr. Black moved not to assess an Administrative Civil Penalty to the owner at this time, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.
- Mr. Black moved to order the owner to abate the nuisance within sixty (60) days, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton, and Mr. Walker absent.

XI. CONTINUED AMENDMENT CASE RESIDENTIAL

a. **HS-22-36 (CD 8)** 2913 Galvez Avenue (Primary Structure) aka Lot 7, Block 32, RIVERSIDE, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 63, Page 67, Plat Records, Tarrant County, Texas. Owner: JGA Holdings, LLC. Lienholder: State of Texas-Comptroller of Public Accounts. **Julie Abrams, the owner, appeared for this case.**

- Mr. Unell moved to grant an additional ninety (90) days to repair or demolish the structure, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.

XII. AMENDMENT CASES ADMINITRATIVE CIVIL PENALTY RESIDENTIAL

a. **ACP-22-76 (CD 2)** 2600 Chestnut Avenue aka Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas. Owner(s): Roy A. Jeter and wife, Nancy Carol Jeter. Lienholder(s): None. **No one appeared for this case.**

- Executive Secretary Annette Sefcik read the owner's written continuance request into record.
- Mr. Black moved to grant the continuance request to hear this amendment at the July 25, 2022 Building Standards Commission meeting, second by Mr. Unell. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.

b. **ACP-22-77 (CD 8)** 2721 Ennis Avenue aka Lot No. Seven (7) in Block No. Eighty Three (83) Riverside Addition to the City of Fort Worth, Tarrant County, Texas; (Formerly Sylvania Addition). Owner(s): Curtis Session Jr., Debra Yvonne Session, and Yolanda Rochelle Session. Lienholder(s): None. **Cory Session, an agent for the owners, appeared for this case.**

- Mr. Schur moved to remove the previously assessed Administrative Civil Penalty of $4,500.00, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.
- Mr. Schur moved to grant an additional sixty (60) days to abate the nuisance, second by Mr. Juarez. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.

c. **ACP-22-83 (CD 6)** 2401 Duringer Road aka Lot 1, Block 10, SOUTHWEST HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-10, Page 33, Plat Records, Tarrant County, Texas, and being further described as: 2401 Duringer Drive, Fort Worth, Texas, 76133. Owner: Henry Oyervides Jr. Lienholder(s): None. **Sylvia Smitherman, an heir, appeared for this case.**

- Mr. Juarez moved to grant an additional sixty (60) days to abate the nuisance, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.

XIII. EXECUTIVE SESSION

- No session was conducted**.**

XIV. ADJOURNMENT

- Mr. Black moved to adjourn the regular meeting, second by Mr. Kerpoe. MOTION CARRIED 6-0 with Mr. Lindsay, Ms. Easton and Mr. Walker absent.
- **Regular meeting adjourned at 3:01 P.M.**

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-142 **Property Address:** 2805 Leith Avenue (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: BEING LOT 8, IN BLOCK 47 OF SOUTH HILLS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-5, PAGE 137 OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02833360 **Reference No(s).** 22-611630

Owner(s) per Deed: Billie E. Jones---D202162152

Owner(s) per TAD: Billie E. Jones

Mailing Address: 2805 Leith Avenue, Fort Worth, TX 76133-1815

Agenda Category: New Case – Residential **Code Compliance Officer:** Andrea Alexander

Council District No. 9

CASE BACKGROUND:

- Case Originated: **January 10, 2022.**
- This case was initiated by: **Officer Alexander.**
- Fire Date: **January 10, 2022.**
- Notices: **3/7/2022, 4/8/2022 and 5/5/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Administrative Search Warrant was served on **July 14, 2022 without the owner present.**
- Current owner's deed was recorded **June 14, 2002.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
    - Fire damaged roof with holes
    - Charred ceiling joists
    - Charred rafters and roof decking
    - Holes in the ceiling
    - Fire damaged doors and windows
    - Significant accumulation of debris throughout the structure
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Billie E. Jones, 2805 Leith Avenue, Fort Worth, TX 76133-1815 (Cert. # 9489009000276293689829);
Billie E. Jones aka Billie Earlyne Jones, 2805 Leith Avenue, Fort Worth, TX 76133
(Cert. # 9489009000276293689836);
Melissa Jones Hughes, 2805 Leith Avenue, Fort Worth, TX 76133 (Cert. # 9489009000276293689843);
Melissa Jones Hughes, 6100 Wheaton Drive, Fort Worth, TX 76133 (Cert. # 9489009000276293689850);
Robin Jones Watson, 1913 Valley Drive, Crowley, TX 76036 (Cert. # 9489009000276293689867);
Lienholders: Urban Financial Group, 9175 South Yale Avenue, Suite 300, Tulsa, OK 74137
(Cert. # 9489009000276293689874);
Urban Financial Group c/o Trustee Alan E. South at South & Associates, PC 4600 Madison Avenue,
Suite 801, Kansas City, MO 64112 (Cert. # 9489009000276293689881);
Secretary of Housing and Urban Development, 451 SW 7th Street, Washington, DC 20410
(Cert. # 9489009000276293689898);
Secretary of Housing and Urban Development c/o Trustee-Senior Official Single Family Mortgage,
451 SW 7th Street, Washington, DC 20410 (Cert. # 9489009000276293689904)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: A Alexander

Date/Time: July 14, 2022 at 12:44pm

INSPECTION INFORMATION

Address: 2805 Leith Ave.

Number of Stories: 1

Legal Description: Block 47 Lot 8 Case No. 22-611630 Tax Acct No. 02833360

☐ Exterior Only ☑ Interior & Exterior

CATEGORY

☑ I - Hazardous
☐ II - Sub (Major)
☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☐	
Exterior Walls	☐	☐	☐	Fire damage/smoke damage/missing bricks
Interior Walls	☐	☑	☐	Fire damaged and smoke damage
Roof	☐	☐	☑	Roof rafters charred/decking charred
Ceilings	☐	☐	☑	Charred ceiling joists and holes
Foundation	☐	☐	☐	
Floor	☐	☐	☐	
Doors/Windows	☐	☑	☐	Fire damage doors/windows/broken glass
Electrical	☐	☑	☐	Fire damage
Plumbing	☐	☐	☐	
Gas	☐	☐	☐	
Health Hazards	☐	☐	☐	Significant accumulation of debris from fire

STATUS

☐ Open
☑ Vacant
☑ Secured
☐ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☑ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

☑ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

☑ Frame
☑ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☑ Building ☑ Mechanical ☐ Plumbing ☑ Electrical

Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

Estimated Building Damage (*HCLC Only*)

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%

NONE MINOR MAJOR DESTROYED

CODE COMPLIANCE DEPARTMENT
818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

5. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

6. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

7. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

8. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

9. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.

10. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-143 **Property Address:** 1000 East Arlington Avenue (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: LOT 1, BLOCK 37 OF SOUTHLAND, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 310, PAGE 11, MAP RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02858177 **Reference No(s).** 22-611160

Owner(s) per Deed: Ronald Burrell---D218274677

Owner(s) per TAD: Ronald Burrell

Mailing Address: 1000 East Arlington Avenue, Fort Worth, TX 76104

Agenda Category: New Case – Residential **Code Compliance Officer:** Marilynn Turner-Mims

Council District No. 8

CASE BACKGROUND:

- Case Originated: **January 3, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **January 3, 2022.**
- Notices: **2/21/2022 and 5/5/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **July 6, 2022 the owner, Ronald Burrell present.**
- Current owner's deed was recorded **December 17, 2018.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Exposed and fire damaged framing
  - Exterior walls are out of plumb due to charred framing
  - Missing and charred wall studs and siding
  - Ceiling has charred and missing ceiling joist, rafters and shingles
  - Doors and windows are charred with missing framing
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Ronald Burrell, 1000 East Arlington Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276293689911);
Ronald Burrell, 11012 Briaroaks Drive, Fort Worth, TX 76140 (Cert. # 9489009000276293689928);
Lienholder: James Cushman, PO Box 100655, Fort Worth, TX 76185 (Cert. # 9489009000276293689935);
James Cushman c/o Trustee-Suzanne Frossard, 3709 S. University Drive, Fort Worth, TX 76109
(Cert. # 9489009000276293689942)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: M. Turner-Mims Date/Time: 07/06/2022

INSPECTION INFORMATION

Address: 1000 E ARLINGTON AVE Number of Stories: 1

Legal Description: **Block** 37 **Lot** 1 **Case No.** 22-611160 Tax Acct No. 02858177

☐ Exterior Only ☑ Interior & Exterior

CATEGORY
- ☑ I - Hazardous
- ☐ II - Sub (Major)
- ☐ III - Sub (Minor)

OBSERVED DEFICIENCES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☑	Fire damaged structure
Exterior Walls	☐	☐	☑	Charred and missing boards on siding
Interior Walls	☐	☐	☑	Charred and missing walls and studs
Roof	☐	☑	☐	Missing and deteriorated decking/shingles
Ceilings	☐	☐	☑	Charred /missing ceiling joist, rafters, headers
Foundation	☐	☐	☑	Inadequate support due to missing walls / corner posts
Floor	☐	☐	☑	Charred and missing sub floors/ floor joist
Doors/Windows	☐	☐	☑	Broken glass and charred/ missing boarders
Electrical	☐	☐	☑	Burned and hanging wirings
Plumbing	☐	☐	☑	Burned and missing plumbing
Gas	☐	☐	☐	
Health Hazards	☐	☐	☐	

STATUS
- ☐ Open
- ☑ Vacant
- ☑ Secured
- ☐ Secured (City)
- ☐ Tenant Occupied
- ☐ Owner Occupied

STRUCTURE USE
- ☐ Single Family
- ☐ Two Family
- ☐ Commercial
- ☑ Accessory

FOUNDATION
- ☐ Poured Concrete
- ☐ Stem Wall
- ☐ Pier & Beam

EXTERIOR
- ☑ Frame
- ☐ Brick
- ☐ Stone
- ☐ Concrete
- ☐ Concrete Brick
- ☐ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☑ Building ☑ Mechanical ☑ Plumbing ☑ Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*

Estimated Building Damage *(HCLC Only)*

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%

NONE MINOR MAJOR DESTROYED

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.

6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.

9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sings Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.

10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.

14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.

15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-144 **Property Address:** 719 Court Street (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lots 1, Block 3, Gardner to Poly Addition, an addition to the City of Fort Worth, Tarrant County, Texas. Commonly known as 719 Court St, Fort Worth, TX 76105

SKEY No. 01033034 **Reference No(s).** 21-605252

Owner(s) per Deed: Roger Serna and Abrel Serna---D216086296

Owner(s) per TAD: Roger Serna and Abrel Serna

Mailing Address: 719 Court Street, Fort Worth, TX 76105

Agenda Category: New Case – Residential **Code Compliance Officer:** Alma Molina

Council District No. 8

CASE BACKGROUND:

- Case Originated: **October 7, 2021.**
- This case was initiated by: **Officer Molina.**
- Notices: **10/7/2021 and 5/13/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **July 7, 2022 with the owners' daughter, Christina Serna present.**
- Current owner's deed was recorded **April 26, 2018.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Shifting foundation
  - Damaged roof decking with holes
  - Breaches throughout the structure allowing elements to enter
  - Deteriorated and damaged siding
  - Missing roof shingles and fascia boards
  - Missing sheetrock on ceiling
  - Deteriorated framing on windows
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Roger Serna and Abrel Serna, 719 Court Street, Fort Worth, TX 76105 (Cert. # 9489009000276293689959);
Roger Serna and Abrel Serna, 1214 Lowe Street, Fort Worth, TX 76110 (Cert. # 9489009000276293689966);
Roger Serna and Abrel Serna, 4312 North College Avenue, Bethany, OK 73008
(Cert. # 9489009000276293689973);
Roger Serna and Abrel Serna, 3434 Avenue E, Fort Worth, TX 76105 (Cert. # 9489009000276293689980);
Roger Serna and Abrel Serna, 4217 North Redmond Avenue, Bethany, OK 73008
(Cert. # 9489009000276293689997);
Christina Serna aka Christina Anaya Dominguez, 12219 West Triple Crown Drive, Odessa, TX 79763
(Cert. # 9489009000276293690009);
Christina Serna aka Christina aka Anaya Dominguez, 719 Court Street, Fort Worth, TX 76105
(Cert. # 9489009000276316119517)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: A.Molina

Date/Time: 07/07/2022 1030hrs

INSPECTION INFORMATION

Address: 719 Court St

Number of Stories: 1

Legal Description: Block 3 Lot 1 Case No. 21-605252 Tax Acct No. 01033034

☑ Exterior Only ☐ Interior & Exterior

CATEGORY

☑ I - Hazardous
☐ II - Sub (Major)
☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☐	
Exterior Walls	☐	☐	☑	rotted, deteriorated, holes on siding
Interior Walls	☐	☐	☑	deteriorated with holes
Roof	☐	☐	☐	rotted wood on fascia boards, damaged roof decking, holes
Ceilings	☐	☐	☑	missing sheetrock
Foundation	☐	☐	☑	shifting
Floor	☐	☐	☑	deteriorated
Doors/Windows	☐	☐	☑	deteriorated wood on framing
Electrical	☐	☐	☐	
Plumbing	☐	☐	☐	
Gas	☐	☐	☐	
Health Hazards	☐	☐	☑	floors covered in combustible debris

STATUS

☐ Open
☑ Vacant
☑ Secured
☐ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☐ Single Family
☐ Two Family
☐ Commercial
☑ Accessory

FOUNDATION

☐ Poured Concrete
☐ Stem Wall
☑ Pier & Beam

EXTERIOR

☑ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

I observed a detached garage/shed in rear yard of this property with rotted wood on siding and fascia boards, damaged detached garage doors.

PERMITS REQUIRED*

☐ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

Estimated Building Damage (*HCLC Only*)

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%

NONE MINOR MAJOR DESTROYED

CODE COMPLIANCE DEPARTMENT
818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.

6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.

9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sings Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.

10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.

14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.

15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-145 **Property Address:** 4109 Knox Street (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 5, Block 3, W.S. KELLER ADDITION to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-I, Page 7, Plat Records of Tarrant County, Texas

SKEY No. 01485342 **Reference No(s).** 22-619102

Owner(s) per Deed: Emmanuel Aguwa and wife, Henrietta Alero Aguwa---D191118387

Owner(s) per TAD: Emmanuel Aguwa and Henrietta Aguwa

Mailing Address: 4109 Knox Street, Fort Worth, TX 76119

Agenda Category: New Case – Residential **Code Compliance Officer:** Marilynn Turner-Mims

Council District No. 8

CASE BACKGROUND:

- Case Originated: **April 18, 2022.**
- This case was initiated by: **Officer Turner-Mims.**
- Fire Date: **April 18, 2022.**
- Notices: **5/10/2022 and 6/6/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **July 9, 2022 with the owners, Emmanuel and Henrietta Aguwa present.**
- Current owner's deed was recorded **July 17, 1991.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
  - Foundation is inadequate due to severely fire damaged structure
  - Interior walls have charred and missing wall studs and headers
  - Ceiling has charred rafters, decking and shingles with breaches
  - Floors have charred and missing floor joist and sub floors with combustible items
- There are other conditions that add to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Emmanuel Aguaw and wife, Henrietta Alero Aguwa, 4109 Knox Street, Fort Worth, TX 76119
(Cert. # 9489009000273161195 24);
Emmanuel Ngozi Aguwa and Henrietta Alero Aguwa, 5345 Freestone Drive, Grand Prairie, TX 75052
(Cert. # 94890090002731611953 1);
Lienholder: State of Texas, PO Box 12548, Austin, TX 78711 (Cert. # 9489009000276316119548);
State of Texas c/o Office of the Attorney General-Bankruptcy and Collections Division, PO Box 12548,
Austin, TX 78711 (Cert. # 9489009000276316119555);
State of Texas c/o Cheryl Bellesen, Manager-Student Loans Collections, PO Box 12548, Austin, TX 78711
(Cert. # 9489009000276316119562)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: M. Turner-Mims Date/Time: 7/9/2022

INSPECTION INFORMATION

Address: 4109 KNOX ST Number of Stories: 1

Legal Description: **Block** 3 **Lot** 5 **Case No.** 22-619102 Tax Acct No. 01485342

☐ Exterior Only ☑ Interior & Exterior

CATEGORY

☑ I - Hazardous
☐ II - Sub (Major)
☐ III - Sub (Minor)

OBSERVED DEFICIENCES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☑	Severely charred structure
Exterior Walls	☐	☐	☑	Charred siding and exterior walls w/ breaches
Interior Walls	☐	☐	☑	Charred / missing wall studs, headers
Roof	☐	☐	☑	Charred rafters, decking/ shingles w/ breaches
Ceilings	☐	☐	☑	Charred / missing ceiling joist and rafters
Foundation	☐	☐	☑	Inadequate due to fire damaged framing
Floor	☐	☐	☑	Missing and charred floor joist and sub floors
Doors/Windows	☐	☐	☑	Missing glass and charred framing / headers
Electrical	☐	☐	☑	Burned and hanging wirings
Plumbing	☐	☐	☐	Burned and missing plumbing
Gas	☐	☐	☐	
Health Hazards	☐	☐	☐	

STATUS

☐ Open
☑ Vacant
☑ Secured
☐ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☑ Single Family
☐ Two Family
☐ Commercial
☐ Accessory

FOUNDATION

☐ Poured Concrete
☐ Stem Wall
☑ Pier & Beam

EXTERIOR

☑ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☐ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☑ Building ☑ Mechanical ☑ Plumbing ☑ Electrical

**Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.*

Estimated Building Damage *(HCLC Only)*

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%

NONE MINOR MAJOR DESTROYED

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.

6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.

9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sings Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.

10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.

14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.

15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-146 **Property Address:** 2108 Andover Street (2 Accessory Structures Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot No. Nine (9) in Block No. Twenty (20) of Castleberry Gardens Addition to the City of Fort Worth, as platted of record in the office of the County Clerk of Tarrant County

SKEY No. 00452726 **Reference No(s).** 21-606686

Owner(s) per Deed: John Allen Stone---D182357622 & D182357623

Owner(s) per TAD: John Allen Stone

Mailing Address: 2108 Andover Street, Fort Worth, TX 76114

Agenda Category: New Case – Residential **Code Compliance Officer:** Alma Molina

Council District No. 2

CASE BACKGROUND:

WITHDRAW---MOVED TO SEPTEMBER

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-147 **Property Address:** 4600 H Avenue (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas

SKEY No. 02804107 **Reference No(s).** 17-464779

Owner(s) per Deed: Blanca Irene Montanez Lopez and Luis M. Lopez---D212012823

Owner(s) per TAD: Blanca Lopez and Luis Lopez

Mailing Address: 3150 Mesquite Drive, Venus, TX 76084

Agenda Category: New Case – Residential **Code Compliance Officer:** Alma Molina

Council District No. 5

CASE BACKGROUND:

- Case Originated: **November 10, 2017.**
- This case was initiated by: **Officer Jenkins**
- Notices: **11/10/2017, 12/20/2017, 12/10/2020, and 5/19/2021.**
- This property, with the same owners, was presented at BSC on **March 26, 2018 where the BSC ordered the owners to repair the accessory structure within thirty (30) days.**
- Structure is **vacant and secure.**
- Inspection was conducted on **July 11, 2022 with property owners' permission to enter.**
- Current owner's deed was recorded **January 18, 2012.**
- Notice to appear at today's hearing was mailed and posted on the property on **July 13, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
    - Large areas of siding peeling away from the structure
    - Large tree has fallen onto the roof of the structure and has cracked portions of roof decking
    - Large breaches in the ceiling where daylight can be seen
    - Breaches in siding allowing rodents and vectors inside
    - Improperly stored flammable combustible debris
    - Rotten wood on rafter tails threatening stability of the roof
- There are other conditions that contribute to this structure being in violation of Minimum Building Standards ordinance and they can be found on the included structure inspection report.

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Blanca Irene Montanez Lopez and Luis M. Lopez, 3150 Mesquite Drive, Venus, TX 76084
(Cert. # 9489009000273161196 23);
Blanca Irene Montanez Lopez and Luis M. Lopez aka Luis Miguel Lopez Servin, 4600 Avenue H,
Fort Worth, TX 76105 (Cert. # 9489009000276316119630);
Blanca Irene Montanez Lopez and Luis M. Lopez aka Luis Miguel Lopez Servin, 4600 H Avenue,
Fort Worth, TX 76105 (Cert. # 9489009000276316119647);
Blanca Irene Montanez Lopez and Luis M. Lopez aka Luis Miguel Lopez Servin, 1412 Lloyd Avenue,
Fort Worth, TX 76105 (Cert. # 9489009000276316119654)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®
CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer: Jenkins, T.

Date/Time: 07/14/2022 - 09:45 AM

INSPECTION INFORMATION

Address: 4600 H AVE

Number of Stories: 1

Legal Description: Block 4 Lot 15 Case No. 17-464779 Tax Acct No. 02804107

☐ Exterior Only ☑ Interior & Exterior

CATEGORY

☑ I - Hazardous
☐ II - Sub (Major)
☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	☐	☐	☐	
Exterior Walls	☐	☐	☑	Damaged siding peeling away from structure
Interior Walls	☐	☐	☑	Breaches
Roof	☐	☐	☑	Damaged rafter tails, breaches, Large tree damage
Ceilings	☐	☐	☑	Damaged decking
Foundation	☐	☐	☐	
Floor	☐	☐	☐	
Doors/Windows	☐	☐	☐	
Electrical	☐	☐	☐	
Plumbing	☐	☐	☐	
Gas	☐	☐	☐	
Health Hazards	☐	☐	☑	Flammable combustible debris

STATUS

☐ Open
☑ Vacant
☑ Secured
☐ Secured (City)
☐ Tenant Occupied
☐ Owner Occupied

STRUCTURE USE

☐ Single Family
☐ Two Family
☐ Commercial
☑ Accessory

FOUNDATION

☑ Poured Concrete
☐ Stem Wall
☐ Pier & Beam

EXTERIOR

☐ Frame
☐ Brick
☐ Stone
☐ Concrete
☐ Concrete Brick
☑ Metal

ADDITIONAL OBSERVATIONS

Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

PERMITS REQUIRED*

☑ Building ☐ Mechanical ☐ Plumbing ☐ Electrical

Contact Planning & Development at (817) 392-2222 to confirm the types of permits needed.

Estimated Building Damage (*HCLC Only*)

☐ 0% ☐ 10% ☐ 20% ☐ 30% ☐ 40% ☐ 50% ☐ 60% ☐ 70% ☐ 80% ☐ 90% ☐ 100%

NONE MINOR MAJOR DESTROYED

CODE COMPLIANCE DEPARTMENT
818 Missouri Avenue • Fort Worth, Texas 76104 • 817-392-1234 • FAX 817-392-2249

ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

1. All Construction materials, including, but not limited to, wood, gypsum products, masonry, ceramic, plaster, brick, and concrete shall be maintained in good condition.

2. All wood used in the construction of buildings shall be protected against termite damage and decay.

3. Where wood is used it shall be painted or to maintain a barrier against insects and the elements.

4. The roofs of all buildings and structures shall be maintained in good condition. Roofs shall be repaired when leaks, sags, or holes occur or when there are missing shingles or rotten wood.

5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.

6. Foundations shall be maintained in good condition. All components shall be reasonably plumb and securely fastened.

7. All floors shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed. All structural elements shall be securely fastened and free of holes or decay to eliminate collapse or trip hazards.

8. Bathroom floors and walls shall be finished with approved non-absorbent materials such as tile or linoleum or similar floor coverings. Floors and walls of shower enclosures shall be maintained in good condition free of holes, cracks, breaches, decay and rot. Materials other than structural elements used in such floors and walls shall be a type that is not adversely affected by moisture.

9. Counter tops and backsplashes Kitchen and bathroom counter tops and backsplashes surrounding kitchen sings Kitchen and bathroom counter tops and backsplashes surrounding kitchen sinks and lavatory sinks shall be maintained in good condition.

10. All interior walls and ceilings and portions thereof shall be maintained in good condition, and shall be maintained to withstand the loads and forces for which they were required to be designed and constructed pursuant to the code in effect at the time of construction. All structural elements shall be proportioned and securely fastened to eliminate collapse hazards. All interior walls and ceilings and proportions thereof shall be free of holes, breaches, significant cracks, dampness, water damage.

11. Exterior windows shall be maintained in good condition, and shall fit the contours of their frames.

12. Exterior doors shall be maintained in good condition, and shall fit the contours of their frames.

13. All plumbing fixtures including, but not limited to, toilets, lavatory sinks, urinals, bathtubs, showers, kitchen sinks water and sewer lines for clothes washing machines and dishwashing machines, drains, drain lines, vent pipes, pips or piping, supply lines, hardware, appliances shall be maintained in a safe and sanitary condition.

14. All electrical wiring, switching devices, fixtures, appliances, outlets, lighting outlets, junction boxes, circuits, conduit, panels, panel covers and panel boards shall be of an approved type and shall be installed and maintained in a safe manner in accordance with the electrical code of the City of Fort Worth.

15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

FORT WORTH®

ORDER OF THE COMMISSION

Certified/Return Receipt Requested

March 26, 2018

Blanca Irene Montanez Lopez and Luis M. Lopez
(Cert. # 9489 0090 0027 6022 0052 41)
1412 Lloyd Avenue
Fort Worth, TX 76105-2731

RE: 4600 Avenue H (Accessory Structure Only) aka Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas, HS-18-96, Reference #17-464779, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 26, 2018** for the property referenced herein. The Commission ordered that you:

- Repair the structure within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the order is April 25, 2018.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted in writing to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on April 25, 2018.** An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repairs of the structure(s) are complete you ***must*** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

Enclosures: BSC Order

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-7300 ♦ FAX 817-392-2249

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-18-96

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **March 26, 2018** regarding the structure present on **Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas** and more commonly known as **4600 Avenue H (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Blanca Irene Montanez Lopez and Luis M. Lopez** are the recorded owners ("Owners") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owners **twenty one (21)** days prior to the date of the hearing; and

WHEREAS the Commission finds that the defects or conditions set forth on the Summary of Code Violations, a copy of which is on file in the office of Code Compliance, are present on the Affected Property; and

WHEREAS the defects cause the property to be in violation of the City's minimum building standards; and

WHEREAS the Commission finds from evidence presented at the public hearing that the structure on the Affected Property is in violation of the standards set forth in Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structure/structures on the Affected Property is substandard; and

WHEREAS the Commission finds that the Owners did not show by a preponderance of the evidence that the repairs could not reasonably be completed within **thirty (30)** days; and

WHEREAS the Commission establishes a specific time schedule for the Owners to complete the repairs;

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair the structure described as **Being Lot 15 in Block 4 of SOUTH EASTLAWN ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1640, Page 45, Deed Records, Tarrant County, Texas** and more commonly known as **4600 Avenue H (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **thirty (30)** days of the effective date of this Order, and immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. **Therefore, the Owners of the Affected Property have until April 25, 2018 to comply with this Order**.

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have an additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the owners fail to comply within the time provided by this Order.

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair of the Affected Property, you may request an Amendment of this Order to provide more time. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **April 25, 2018.** After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

 MW

FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty to $1,000.00 per day per violation unless the Affected Property is the Owners' lawful homestead in which case the Civil Penalty is up to $10.00 per day per violation.

SIGNED this the 28th day of March, 2018.

Michael Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 28th day of March, 2018 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2019
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2019

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

MARY LOUISE GARCIA

COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH CODE COMPLIANCE
818 MISSOURI AVE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE COMPLIANCE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration:	4/5/2018 4:04 PM			
Instrument #:	D218072552			
	OPR	4	PGS	$24.00

By: Mary Louise Garcia

D218072552

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-149 **Property Address:** 704 Sargent Street

Legal Description: South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 1170, Page 359

SKEY No. 00937495 **Reference No(s).** 19-538237

Owner(s) per Deed: Eugene Oehler and Bill Holmes---D195123938

Owner(s) per TAD: Eugene Oehler

Mailing Address: 700 Sargent Street, Fort Worth, TX 76103

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 5

EVIDENTIARY REPORT:
This violation was identified on February 17, 2022. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been seven (7) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was needed to enter the property. There have been three (3) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 22, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $8,800.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that little to no measureable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. This property, with the same owner, was presented before the Building Standards Commission on June 28, 2021 for the same violations and the City abated the nuisance when the owner did not comply with the Order issued at that hearing. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since November 6, 2017.

Administrative Civil Penalty Calculation:
Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$200.00 per day x 44 days = $8,800.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Eugene Oehler and Bill Holmes, 700 Sargent Street, Fort Worth, TX 76103 (Cert. # 9489009000273161196 61);
Eugene Oehler and Bill Holmes, 704 Sargent Street, Fort Worth, TX 76103 (Cert. # 9489009000276316119678);
Eugene Oehler and Bill Holmes, 700 South Sargent Street, Fort Worth, TX 76103
(Cert. # 9489009000276316119685);
Eugene Oehler and Bill Holmes, 704 South Sargent Street, Fort Worth, TX 76103
(Cert. # 9489009000276316119692);
Eugene Oehler, and William Carl Holmes Estate, 700 South Sargent Street, Fort Worth,
TX 76103 (Cert. # 9489009000276316119708);
Eugene Oehler, and William Carl Holmes Estate, 704 South Sargent Street, Fort Worth,
TX 76103 (Cert. # 9489009000276316119715);
Eugene Oehler, 700 South Sargent Street, Fort Worth, TX 76103 (Cert. # 9489009000276316119722);
Eugene Oehler, 704 South Sargent Street, Fort Worth, TX 76103 (Cert. # 9489009000276316119739);
William Carl Holmes Jr., 11150 Valleydale Drive, Apt B, Dallas, TX 75230-3347 (Cert. # 9489009000276316119746);
William Carl Holmes Jr., 17338 Remington Park Place, Dallas, TX 75252 (Cert. # 9489009000276316119753);
Joseph Carl Holmes., 4725 Glenmere Road, North Little Rock, AR 72116-7447 (Cert. # 9489009000276316119760);
Lori Mechelle Bowen, 2951 Bethel Road, Weatherford, TX 76087-9465 (Cert. # 9489009000276316119777);
Lori Mechelle Bowen, 1025 Moriah Road, Weatherford, TX 76087 (Cert. # 9489009000276316119784);
Lienholders: SSM Company c/o Hickory House, PO Box 299, Birchtree, MO 65438
(Cert. # 9489009000276316119791);
SSM Company c/o Trustee-Taylor Gandy of Gandy & McGee, 811 Lamar Street, Suite 300,
Fort Worth, TX 76102 (Cert. # 9489009000276316119807);
SSM Company c/o Agent-Charles W. Quinn, 127 Shirley Lane, Baldwin, MO 63011-3207
(Cert. # 9489009000276316119814);
The United States of America-Federal Tax Liens, 801 Cherry Street, Suite 1700, Fort Worth,
TX 76102 (Cert. # 9489009000276316119821);
The United States of America c/o Erin Nealy Cox, Attorney, 801 Cherry Street, Suite 1700, Fort Worth,
TX 76102 (Cert. # 9489009000276316119838);
The United States of America c/o Erin Nealy Cox, Attorney, PO Box 145595, Cinncinati, OH 45250
(Cert. # 9489009000276316119845)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

7-18-22

To whom it may concern

I will be out of town
on 7-20-22 and unable
to attend.

Eugene Cobb
704-S Sargent St
817-266-2500

ACP 22-149

D221204312 07/15/2021 04:29 PM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

June 28, 2021

Eugene Oehler and Bill Holmes
(Cert. # 9489009000276293297604)
704 Sargent Street
Fort Worth, TX 76103

RE: 704 Sargent Street aka South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, ad addition to the City of Fort Worth, Tarrant County, Texas, accoring to Plat recorded in Volume 170, Page 359, Deed Records, Tarrant County, Texas, ACP-21-140, Reference #19-538237, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **June 28, 2021** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$100.00 per day for forty four (44) days for a total of $4,400.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is July 28, 2021.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on July 28, 2021**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 994-2613 to schedule a final inspection.

CC: Eugene Oehler and Bill Holmes Oehler, 704 S. Sargent Street, Fort Worth, TX 76103-3927 (Cert. # 9489009000276293297611); Eugene Oehler, 700 S. Sargent Street, Fort Worth, TX 76103 (Cert. # 9489009000276293297628); William Carl Holmes Jr., 1115 Ridge Road, Rockwall, TX 75087 (Cert. # 9489009000276293297635); Carl Holmes, 4725 Glenmere Road, North Little Rock, AR 72116 (Cert. # 9489009000276293297642); Lori Bowen, 1025 Moriah Road, Weatherford, TX 76087 (Cert. # 9489009000276293297659); Lienholders: SSM Company c/o Hickory House, PO Box 299, Birchtree, MO 65438 (Cert. # 9489009000276293297666); Department of the Treasury-Internal Revenue Service, PO Box 145595, Cincinnati, OH 45250 (Cert. # 9489009000276293297673)

Enclosures: BSC Order

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-21-140

On **June 28, 2021** the City of Fort Worth Building Standards Commission ("Commission") held a virtual public hearing regarding the property described as **South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, ad addition to the City of Fort Worth, Tarrant County, Texas, accoring to Plat recorded in Volume 170, Page 359, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **704 Sargent Street, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Eugene Oehler and Bill Holmes** are the record owners ("Owners") of the Affected Property;
(2). The Owners of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
   a. **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and**
   b. **used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and**
   c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**
   d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
(5). The Owners of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
(6). The Owners of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owners of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative civil penalty of **One Hundred Dollars ($100.00) per day for a total of Four Thousand Four Hundred Dollars ($4,400.00)** for failure to remove the accumulation in the **Forty Four (44) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **South ½ of LOT 18, BLOCK 5, of FISHBURN LITTLE FARMS ADDITION, ad addition to the City of Fort Worth, Tarrant County, Texas, accoring to Plat recorded in Volume 170, Page 359, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **704 Sargent Street, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until July 28, 2021 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **July 28, 2021.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 6th day of July, 2021.

Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 6th day of July, 2021 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Christopher Austin

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-150 **Property Address:** 1040 East Morningside Drive

Legal Description: LOT 11, BLOCK 39, RYAN SOUTHEAST ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 388, PAGE 7, DEED RECORDS OF TARRANT COUNTY, TEXAS

SKEY No. 02615150 **Reference No(s).** 20-560897

Owner(s) per Deed: Ronnie Pollard---D206345918

Owner(s) per TAD: Ronnie Pollard

Mailing Address: 1040 East Morningside Drive, Fort Worth, TX 76104-6820

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 8

EVIDENTIARY REPORT:
This violation was identified on June 10, 2020. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twenty four (24) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been thirteen (13) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $4,400.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that little to no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since December 21, 2006.

Administrative Civil Penalty Calculation:
Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$100.00 per day x 44 days = $4,400.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Ronnie Pollard, 1040 E Morningside Drive, Fort Worth, TX 76104-6820 (Cert. # 9489009000273161198 52);
Ronnie Pollard aka Ronnie Reginald Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104
(Cert. # 9489009000276316119869);
Lienholder: Wells Fargo Bank, N.A., PO Box 5137, Des Moines, IA 50306 (Cert. # 9489009000276316119876);
Wells Fargo Bank N.A. c/o Robert K. Fowler, 10333 Richmond #860, Houston, TX 77042
(Cert. # 9489009000276316119883);
Wells Fargo Bank, N.A., 1150 West Washington Street, Tempe, AZ 85281 (Cert. # 9489009000276316119890);
Wells Fargo Bank N.A. Attn: Final Documents, 1000 Blue Gentian Road, Eagan, MN 55121
(Cert. # 9489009000276316119906)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-151 **Property Address:** 10812 Fandor Street

Legal Description: LOT 30, BLOCK 12, CHAPEL CREEK RANCH PHASE I-A, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-208, PAGE 34, PLAT RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 06187218 **Reference No(s).** 21-607778

Owner(s) per Deed: Mary K. Wright---D195123938

Owner(s) per TAD: Mary K. Wright

Mailing Address: 10812 Fandor Street, Fort Worth, TX 76108

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on November 10, 2021. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been seven (7) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been six (6) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $8,800.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. This property, with the same owner, was presented before the Building Standards Commission on September 24, 2018 for the same violations. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since May 15, 1995.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**

Number of days since NAO expired: 44

$200.00 per day x 44 days = $8,800.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Mary K. Wright, 10812 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000273161199 12);
Mary K. Wright aka Mary Meis aka Mary McKnight Meis aka Mary M. Meis, 10812 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000276316119920);
Lienholder: Bank of America, FSB c/o Chris A. Pierson, 5220 Spring Valley Road, Suite 100, Dallas, TX 75240 (Cert. # 9489009000276316119937);
Bank of America, FSB c/o Chris A. Pierson, 13750 Omega Road, Dallas, TX 75240 (Cert. # 9489009000276316119944);
Bank of America, FSB, PO Box 6013, 6200 Gateway, Cypress, CA 90630 (Cert. # 9489009000276316119951)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®

ORDER OF THE COMMISSION

Certified/Return Receipt Requested

September 24, 2018

Mary Wright aka Mary K. Wright aka Mary Kathryn Wright aka
Mary Meis aka Mary M. Meis
(Cert. # 9489 0090 0027 6065 0798 34)
10812 Fandor Street
Fort Worth, TX 76108

RE: 10812 Fandor Street aka CHAPEL CREEK RANCH ADDITION, Block 12, Lot 30, Fort Worth, Texas, ACP-18-238 Reference #17-455028, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **September 24, 2018** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$75.00 per day for Fifty (50) days for a total of $3,750.00**.
- Remove the items outlined in Section 11A-26 within **sixty (60)** days of the effective date of the Order.
- **Last day to comply with the Order is November 23, 2018.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted in writing to the Executive Secretary of the Building Standards Commission within **sixty (60)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on November 23, 2018**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

CC: Paul Meis, 10812 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489 0090 0027 6065 0798 41)
Lienholder: Bank of America FSB, 5220 Spring Valley Road, Suite 100, Dallas, TX 75240 (Cert. # 9489 0090 0027 6065 0798 58)

Enclosures: BSC Order

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-7300 ♦ FAX 817-392-2249

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-18-238

On **September 24, 2018** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **CHAPEL CREEK RANCH ADDITION, Block 12, Lot 30, Fort Worth, Texas**, and located on property more commonly known as **10812 Fandor Street, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Mary Wright aka Mary K. Wright aka Mary Kathryn Wright aka Mary Meis aka Mary M. Meis** is the record owner ("Owner") of the Affected Property;

(2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;

(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:

a. **used, broken, inoperable, or discarded household furnishings, appliances, lawn equipment, play equipment, animal feces, and containers with stagnant water; and**
b. **used, broken, inoperable, or discarded building materials including (rod iron and scrap metal);and**
c. **used, broken, inoperable, or discarded, or broken automotive parts or equipment (tractors);and**
d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors such as (trash bags, loose trach, junk, and debris)**

(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";

(5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and

(6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Seventy Five Dollars ($75.00) per day for a total of Three Thousand Seven Hundred Fifty Dollars ($3,750.00)** for failure to remove the accumulation in the **Fifty (50) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the **standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful** accumulations from the Affected Property described as **CHAPEL CREEK RANCH ADDITION, Block 12, Lot 30, Fort Worth, Texas**, and located on property more commonly known as **10812 Fandor Street, Fort Worth, Texas** within **sixty (60) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until November 23, 2018 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

MCOV

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an administrative civil penalty, you may request an Amendment of this Order. You must file your request in writing and submit the request to the Code Compliance Department, 818 Missouri Avenue, Fort Worth, Texas 76104. Code Compliance must receive any request for an Amendment before the close of business on **November 23, 2018.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at the address listed above.

IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 26th day of September, 2018.

Michael G. Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 26th day of September, 2018 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2019
Notary ID 130209415

Pamela Annette Sefcik
Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2019

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

ACP-18-238
MCW

MARY LOUISE GARCIA
COUNTY CLERK
100 West Weatherford Fort Worth, TX 76196-0401
PHONE (817) 884-1195

CITY OF FORT WORTH
CODE COMPLIANCE
818 MISSOURI AVE
FT WORTH, TX 76104

Submitter: CITY OF FORT WORTH/CODE COMPLIANCE

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration:	10/5/2018 2:31 PM			
Instrument #:	D218223793			
	N	4	PGS	$24.00

By: Mary Louise Garcia

D218223793

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

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-152 **Property Address:** 3420 Kimbo Road

Legal Description: Lot 19, Riverside Estates, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 1501, Page 135, Deed Records, Tarrant County, Texas

SKEY No. 02471825 **Reference No(s).** 21-588951

Owner(s) per Deed: David N. Oster---D174506981

Owner(s) per TAD: Navada Oster

Mailing Address: 3420 Kimbo Road, Fort Worth, TX 76111

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on January 18, 2022. This violation was officer initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been thirteen (13) inspections by multiple officers since the inception of this case. No citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been six (6) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $4,400.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since November 3, 1970.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$100.00 per day x 44 days = $4,400.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

David N. Oster, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000273161199 68);
David N. Oster Estate, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276316119975);
Navada Roberson Oster, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276316119982);
Navada Roberson Oster, 5212 Madella Street, Haltom City, TX 76117-2425 (Cert. # 9489009000276316119999);
David Ray Oster, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276316120001);
David Ray Oster, 736 Greenway Drive, Hurst, TX 76053 (Cert. # 9489009000276351341010);
David Ray Oster, 920 Hardie Street, Hurst, TX 76053-6302 (Cert. # 9489009000276351341027);
Miles Oster, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276351341034);
Miles Oster, 2713 Gray Rock Drive, Fort Worth, TX 76131 (Cert. # 9489009000276351341041);
Charlie Oster, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276351341058);
Charlie Oster, 7736 Anatolian Way, Fort Worth, TX 76131 (Cert. # 9489009000276351341065);
John Russell, 3420 Kimbo Road, Fort Worth, TX 76111 (Cert. # 9489009000276351341072);
John Russell, 3902 Cosby Street, Houston, TX 77021 (Cert. # 9489009000276351341089)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-153 **Property Address:** 1013 NE 16th Street

Legal Description: The west forty six feet of Lot No. Eleven and all of Lot Twelve, in Block Three, Riverside Gardens addition to the City of Ft. Worth, Tarrant County, Texas

SKEY No. 02475030 **Reference No(s).** 21-594818

Owner(s) per Deed: Freddie Lee Cooks---D185035922

Owner(s) per TAD: Freddie Lee Cooks Estate

Mailing Address: 1013 NE 16th Street, Fort Worth, TX 76102

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on June 10, 2021. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been thirteen (13) inspections by multiple officers since the inception of this case. One (1) citation was issued rior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been five (5) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on June 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $17,600.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This property, with the same owner, has been previously presented to the Building Standards Commission on 3 occasions for the same violations and was cleaned by the City after the owners/heirs did not comply with the Orders issued. This address has not had active trash service since October 23, 2015.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**

Number of days since NAO expired: 44

$400.00 per day x 44 days = $17,600.00

(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Freddie Lee Cooks, 1013 NE 16th Street, Fort Worth, TX 76102 (Cert. # 9489009000273163513410 96);
Freddie Lee Cooks Sr. Estate, 1013 NE 16th Street, Fort Worth, TX 76102-1111
(Cert. # 9489009000276351341102);
Freddie Lee Cooks Jr., 1013 NE 16th Street, Fort Worth, TX 76102 (Cert. # 9489009000276351341119);
Sammy Lee Cooks, 1013 NE 16th Street, Fort Worth, TX 76102 (Cert. # 9489009000276351341126);
Rosa Maldonado aka Rosa Maldonado-Dugan, 216 Kings Way Court, Rhome, TX 76078
(Cert. # 9489009000276351341133);
Sandra Alvarez aka Sandra Celestino, 600 S. Hampshire Street, Saginaw, TX 76179
(Cert. # 9489009000276351341140);
Sandra Alvarez aka Sandra Celestino, 2121 Columbus, Fort Worth, TX 76164 (Cert. # 9489009000276351341157);
Victor Ray Cooks, 3200 Roberts Cut Off Rd, Apt 106, Fort Worth, TX 76114 (Cert. # 9489009000276351341164)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

1013 NE 16th STREET

February 27, 2017—This case was presented to the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of $100.00 per day for 69 days for a total of $6,900.00 and ordered the owner to abate the nuisance within 30 days. Owner/heirs appeared at the hearing. An heir filed an amendment.

June 26, 2017—This case was scheduled for the heir to make an amendment request to the February 27, 2017 Building Standards Commission order. No one appeared at the hearing. The Commission denied the amendment request.

December 3, 2018—This case was presented to the Building Standards Commission. The Commission issued an Administrative Civil Penalty in the amount of $200.00 per day for 83 days for a total of $16,600.00 and ordered the owner to abate the nuisance on the property within 30 days. Owner/heirs appeared at the hearing. An heir filed an amendment.

February 25, 2019—This case scheduled for the heir to make an amendment request to the December 3, 2018 Building Standards Commission order. No one appeared at the hearing. The Commission denied the amendment request.

December 7, 2020-This case was presented to the Building Standards Commission. The Commission issued an Administrative Civil Penalty in the amount of $300.00 per day for 43 days for a total of $12,900.00 and ordered the owner to abate the nuisance on the property within 30 days. No one appeared at the hearing. No one filed an amendment.

The City has cleaned the property on all 3 occasions. All lien balances and penalties remain unpaid

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-154 **Property Address:** 7400 Beaty Street

Legal Description: LOT 1, BLOCK 4, MEADOWBROOK ACRES ADDITION-FORT WORTH an Addition to the Tarrant County, City of Fort Worth, Texas according to the Map thereof recorded in the Map records of Tarrant County, Texas

SKEY No. 01683195 **Reference No(s).** 21-604624

Owner(s) per Deed: Eric Michael Serrano---D219118035

Owner(s) per TAD: Eric Michael Serrano

Mailing Address: 2116 Grayson Avenue, Fort Worth, TX 76106

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Diana I Navarro Cruz

Council District No. 5

EVIDENTIARY REPORT:

This violation was identified on September 29, 2021. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twenty four (24) inspections by multiple officers since the inception of this case. One (1) citation was issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was needed to enter the property. There have been two (2) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $4,400.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since January 30, 2018.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$100.00 per day x 44 days = $4,400.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Eric Michael Serrano, 2116 Grayson Avenue, Fort Worth, TX 76106 (Cert. # 9489009000273163513411 71);
Eric Michael Serrano, 7400 Beaty Street, Fort Worth, TX 76112 (Cert. # 9489009000276351341188);
Eric Michael Serrano, 5412 Boca Agua Drive #121, Fort Worth, TX 76112 (Cert. # 9489009000276351341195);
Eric Michael Serrano, 3458 Weber, Fort Worth, TX 76164 (Cert. # 9489009000276351341201);
Eric Michael Serrano, 7909 Shady Oaks Drive, North Richland Hills, TX 76182 (Cert. # 9489009000276351341218);
Eric Michael Serrano c/o Texas Department of Criminal Justice, Luther Unit , 1800 Luther Drive, Navasota, TX 77868 (Cert. # 9489009000276351341225);
Lienholder: Charlotte-Marie Callins, 2600 Birmingham Avenue, Dallas, TX 75215
(Cert. # 9489009000276351341232)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-155 **Property Address:** 828 West Hammond Street

Legal Description: LOT 32, BLOCK 25, SOUTH SIDE ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204-A, PAGE 109, PLAT RECORDS, TARRANT COUNTY

SKEY No. 02897369 **Reference No(s).** 21-593141

Owner(s) per Deed: Gardner G. Nolley---D189179316

Owner(s) per TAD: Johnnie Mae Nolley

Mailing Address: 828 West Hammond Street, Fort Worth, TX 76115

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Diana I Navarro Cruz

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on May 25, 2021. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twenty one (21) inspections by multiple officers since the inception of this case. No citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was needed to enter the property. There have been eleven (11) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $0.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that current owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since September 2, 2015.

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$0.00 per day x 44 days = $0.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Gardner G. Nolley, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000273163513412 49);
Gardner G. Nolley Estate, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341256);
Johnnie Mae Nolley, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341263);
Johnnie Mae Nolley Estate, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341270);
Johnnie Mae Nolley Estate, 829 E. Devitt Street, Fort Worth, TX 76110 (Cert. # 9489009000276351341287);
Johnnie Mae Nolley Estate, 6921 Chippendale Drive, Fort Worth, TX 76134 (Cert. # 9489009000276351341294);
Arnold Nolley, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341300);
Thomas Nolley, 6921 Chippendale Drive, Fort Worth, TX 76134 (Cert. # 9489009000276351341317);
Thomas Nolley, 3520 Binyon, Fort Worth, TX 76133 (Cert. # 9489009000276351341324);
Thomas Nolley, 829 E. Devitt Street, Fort Worth, TX 76110 (Cert. # 9489009000276351341331);
Cameron Chivers aka Cameron Lawayne Chivers, 829 E. Devitt Street, Fort Worth, TX 76110
(Cert. # 9489009000276351341348);
Cameron Chivers aka Cameron Lawayne Chivers, 3100 Hamilton Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276351341355);
Cameron Chivers aka Cameron Lawayne Chivers, PO Box 17292, Fort Worth, TX 76102
(Cert. # 9489009000276351341362);
Cameron Chivers aka Cameron Lawayne Chivers, 5016 Saint Lawrence Road, Fort Worth, TX 76103
(Cert. # 9489009000276351341379);
Phill Nolley aka Phill Edward Nolley, 1414 Palo Blanco Drive, Laguna Vista, TX 78578
(Cert. # 9489009000276351341386);
Phill Nolley aka Phill Edward Nolley, PSC #45 Box 32, Apo, AE 09468 (Cert. # 9489009000276351341393);
Phill Nolley aka Phill Edward Nolley, 7411 Kingswood Circle, Fort Worth, TX 76133
(Cert. # 9489009000276351341409);
Phill Nolley aka Phill Edward Nolley, 801 Beach Blvd. #201B, Laguna Vista, TX 78578
(Cert. # 9489009000276351341416);
Phill Nolley aka Phill Edward Nolley, 829 E. Devitt Street, Fort Worth, TX 76110
(Cert. # 9489009000276351341423);
Nonia Nolley, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341430);
Jimmy Phillip, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276315341447);
Milton Paris Estate, 828 West Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276351341454);
Janice Nolley McAfee Estate, 828 West Hammond Street, Fort Worth, TX 76115
(Cert. # 9489009000276351341461);
Lienholder: City of Fort Worth c/o Linebarger, Googan, Blair & Sampson, 1000 Throckmorton Street,
Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276351341478)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-156 **Property Address:** 5538 Libbey Avenue

Legal Description: Lots TWENTY-ONE (21) and TWENY-TWO (22) in Block EIGHTY-THREE (83), CHAMBERLIN ARLINGTON HEIGHTS ADDITION, Second Filing to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 40, Plat Records of Tarrant County, Texas

SKEY No. 00507857 **Reference No(s).** 21-606277

Owner(s) per Deed: J.T. Kennard and wife, Louise Kennard---Volume 4564, Page 438

Owner(s) per TAD: Louise Kennard Estate

Mailing Address: 5320 Carver Drive, Fort Worth, TX 76107

Agenda Category: Administrative Civil Penalty Residential **Code Compliance Officer**: Diana I Navarro Cruz

Council District No. 3

EVIDENTIARY REPORT:
This violation was identified on October 21, 2021. This violation was officer initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been twenty two (22) inspections by multiple officers since the inception of this case. No citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been eleven (11) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on May 31, 2022 and expired on June 10, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $0.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that current owner is deceased. Some measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on May 31, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since June 15, 2015.

Administrative Civil Penalty Calculation:
Nuisance Abatement Notice Expiration: June 10, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 44

$0.00 per day x 44 days = $0.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

J.T. Kennard and wife, Louise Kennard, 5320 Carver Drive, Fort Worth, TX 76107
(Cert. # 9489009000273163513414 85);
J.T. Kennard and Louise Kennard Estates, 5320 Carver Drive, Fort Worth, TX 76107
(Cert. # 9489009000276351341492);
J.T. Kennard and Louise Kennard Estates, 5538 Libbey Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276341341508);
J.T. Kennard and Louise Kennard Estates, 5528 Libbey Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276316114017);
Jackie Kennard Haliburton, 19422 Savannah Creek Lane, Katy, TX 77449-5577
(Cert. # 9489009000276316114024);
J.T. Kennard III, 2517 Gobi Drive, Fort Worth, TX 76131 (Cert. # 9489009000276316114031);
J.T. Kennard III, 5532 Libbey Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316114048);
J.T. Kennard III, 5536 Carver Drive, Fort Worth, TX 76107 (Cert. # 9489009000276316114055);
Emma Louise Frances aka Emma Kennard, 5528 Libbey Avenue, Fort Worth, TX 76107-7028
(Cert. # 9489009000276316114062);
Emma Louise Frances aka Emma Kennard, 5320 Carver Drive, Fort Worth, TX 76107
(Cert. # 9489009000276316114079);
Jene Kennard Chadwick, 5505 Libbey Avenue, Fort Worth, TX 76107-7060 (Cert. # 9489009000276316114086);
James Kennard, 5233 Libbey Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316114093);
James Kennard, 5237 Libbey Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316114109);
James Kennard, 5532 Libbey Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316114116)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-158 **Property Address:** 300 Foch Street

Legal Description: LOT 4, BLOCK 10, LINWOOD, AN ADDITION TO THE CITY OF FORT WORTH, ACCOIRDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGE 181, PLAT RECORDS, OF TARRANT COUNTY, TEXAS

SKEY No. 42715057 **Reference No(s).** 22-621781

Owner(s) per Deed: Aragon 300 Foch LLC---D219281383

Owner(s) per TAD: Aragon 300 Foch LLC

Mailing Address: 1616 Wabash Avenue, Fort Worth, TX 76107

Agenda Category: Administrative Civil Penalty Commercial **Code Compliance Officer**: Diana I Navarro Cruz

Council District No. 9

EVIDENTIARY REPORT:
This violation was identified on May 16, 2022. This violation was citizen initiated. There have been several notices mailed certified and regular to the owner and hand delivered to the property. Despite the City's efforts the property remains in violation.

There have been seven (7) inspections by multiple officers since the inception of this case. No citations were issued prior to the case being sent to Nuisance Abatement. An administrative search warrant was not needed to enter the property. There have been four (4) contacts, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on June 10, 2022 and expired on June 20, 2022. A notice to appear for today's hearing was mailed and posted on the property on July 13, 2022. The last inspection was performed on July 21, 2022.

The owner committed an act in violation of the Code of the City of Fort Worth section(s) 11A-26, a, 1, 2, 7, and 8 by allowing the accumulation of: used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys and similar items; used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); used, broken, inoperable, or discarded automotive parts or equipment (tires); and any other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris).

Staff recommendation: Assess a civil penalty of $3,400.00. Also, order the owner to remove the items outlined in Ordinance 11A-26, a, 1, 2, 7, and 8, within thirty (30) days from the effective date of the order. If the owner does not remove all of the ordered items within that thirty (30) day period, authorize City staff to enter onto the property and cause the removal of said items and lien all costs associated with the removal against the property. The reason for the amount of the civil penalty requested is the fact that no measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on June 10, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since December 10, 2019.

Administrative Civil Penalty Calculation:
Nuisance Abatement Notice Expiration: June 20, 2022 **Date of BSC Meeting: July 25, 2022**
Number of days since NAO expired: 34

$100.00 per day x 34 days = $3,400.00
(Calculate from day after expiration date of NAO to the day prior to BSC hearing)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Aragon 300 Foch LLC, 1616 Wabash Avenue, Fort Worth, TX 76107 (Cert. # 9489009000273163161142 22);
Aragon 300 Foch LLC c/o Agent-Hirise Partners LLC, 1616 Wabash Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276316114239);
Aragon 300 Foch LLC c/o Partner-Navarrette Family LLC, 5405 Tee Head Drive, Fort Worth, TX 76135
(Cert. # 9489009000276316114246);
Aragon 300 Foch LLC c/o Member-Nathan McCartney, 3000 S. Hulen 124, Fort Worth, TX 76109
(Cert. # 9489009000276316114253);
Aragon 300 Foch LLC c/o Member-Russell Trice, 4676 Lance Leaf Drive, Keller, TX 76244
(Cert. # 9489009000276316114260);
Aragon 300 Foch LLC c/o Agent for Partner-United States Corporations Agents Inc., 9900 Spectrum
Drive, Austin, TX 78717 (Cert. # 9489009000276316114277);
Lienholder: Pinnacle Bank, 3325 Fairfield Avenue, Fort Worth, TX 76107 (Cert. # 9489009000276316114284);
Pinnacle Bank c/o Agent-Ronny D. Korb, 3325 Fairfield Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276316114291);
Pinnacle Bank c/o President-Tim Lauck, 3325 Fairfield Avenue, Fort Worth, TX 76107
(Cert. # 9489009000276316114307)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-39 **Property Address:** 3744 Griggs Avenue (Primary Structure)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas

SKEY No. 00780324 **Reference No(s).** 21-604247

Owner(s) per Deed: Delores Alexander---SWD Volume 4810, Page 420

Owner(s) per TAD: Delores Alexander

Mailing Address: 3744 Griggs Avenue, Fort Worth, TX 76119-2018

Agenda Category: Amendment Case Residential **Code Compliance Officer:** Alma Molina

Council District No. 5

CASE BACKGROUND:

- Case Originated: **September 24, 2021.**
- This case was initiated by: **Officer Jenkins.**
- Fire Date: **September 24, 2021.**
- Notices: **11/9/2021 and 12/27/2021.**
- No active permits on file.
- Structure is vacant and secure.
- An heir was present at the **February 28, 2022** hearing when the Commission ordered **ninety (90) days** to repair or demolish the structure.
- The owner had until **May 29, 2022** to comply with the Order.
- An heir requested an amendment on **May 24, 2022**.
- An heir requested in writing an additional **ninety (90) days** to complete the repairs/demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **July 13, 2022.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Delores Alexander, 3744 Griggs Avenue, Fort Worth, TX 76119 (Cert. # 9489009000273163161143 14);
Delores Alexander Estate, 3744 Griggs Avenue, Fort Worth, TX 76119-2018 (Cert. # 9489009000276316114321);
Roy Mateen, 6912 Gettysburg Drive, Forest Hill, TX 76140 (Cert. # 9489009000276316114338);
Ellen Cade, 3512 Wilbarger Street, Fort Worth, TX 76119 (Cert. # 9489009000276316114345);
Leslie McMarion, 3744 Griggs Avenue, Fort Worth, TX 76119 (Cert. # 9489009000276316114352);
Tyra Allen, 4618 Willow Springs Road, Fort Worth, TX 76119 (Cert. # 9489009000276316114369)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 05/24/2022 BSC Case No. HS-22-39

Date of Order: 02/28/2022 Final Day to Comply with Order: 05/29/2022

Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 3744 Griggs Avenue, Fort Worth, TX 76119, Lot 4, Block 22, Eastwood Addition

Owner / Lienholder / Mortgagee Name: Mary Ellen Cade

Owner / Lienholder / Mortgagee Phone Number: (817) 688-9467

Owner / Lienholder / Mortgagee Mailing Address: 3512 Wilbarger Avenue, Fort Worth, TX. 76119-2018

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 90 days

Justification for Request: Property will be sold need more time to close sale

Mary Ellen Cade Signature	05/24/2022 Date
Mary Ellen Cade Printed Name	3512 Wilbarger St., Fort Worth, TX. 76119 Address (including City/State/Zip)
(817) 688-9467 Telephone Number	marymcmarion@sbcglobal.net E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

ID VERIFIED

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 5/24/2022

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

D222066090 03/14/2022 10:07 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

February 28, 2022

Delores Alexander
(Cert. # 94890090002763153721 66)
3744 Griggs Avenue
Fort Worth, TX 76119-2018

RE: 3744 Griggs Avenue (Primary Structure) aka Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas, HS-22-39, Reference #21-604247, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 28, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is May 29, 2022.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **ninety (90) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 29, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Delores Alexander Estate, 3744 Griggs Avenue, Fort Worth, TX 76119-2018 (Cert. # 94890090002763153721 73); Roy Mateen, 6912 Gettysburg Drive, Forest Hill, TX 76140 (Cert. # 94890090002763153721 80); Ellen Cade, 3512 Wilbarger Street, Fort Worth, TX 76119 (Cert. # 94890090002763153721 97); Leslie McMarion, 3744 Griggs Avenue, Fort Worth, TX 76119 (Cert. # 94890090002763153722 03); Tyra Allen, 4618 Willow Springs Road, Fort Worth, TX 76119 (Cert. # 94890090002763153722 10)

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

Substandard/Hazardous

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-39

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **February 28, 2022** regarding the structure present on **Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas** and more commonly known as **3744 Griggs Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Delores Alexander** is the recorded owner ("Owner") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owner **eighteen (18)** days prior to the date of the hearing; and

WHEREAS the Commission finds that the defects or conditions set forth on the Summary of Code Violations, a copy of which is on file in the office of Code Compliance, are present on the Affected Property; and

WHEREAS the defects cause the property to be in violation of the City's minimum building standards; and

WHEREAS the Commission finds from evidence presented at the public hearing that the structure on the Affected Property is in violation of the standards set forth in Code of the City of Fort Worth ("City"), Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structure on the Affected Property is substandard and a hazard to the public health, safety, and/or welfare; and

WHEREAS the Commission finds that the Owner did not show by preponderance of the evidence that the work could not reasonably be completed within **ninety (90)** days; and

WHEREAS the Commission establishes a specific time schedule for the Owner to complete the work;

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lot 4, Block 22, EASTWOOD ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat of same recorded in Volume 388-T, Page 37, of the Deed Records of Tarrant County, Texas** and more commonly known as **3744 Griggs Avenue (Primary Structure) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **ninety (90)** days of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until May 29, 2022 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the Owner fail to comply within the time provided by this Order.

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 29, 2022.** After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURE ON THE AFFECTED PROPERTY IS NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURE, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty to $1,000.00 per day per violation unless the Affected Property is the Owner's lawful homestead in which case the Civil Penalty is up to $10.00 per day per violation.

SIGNED this the 4 day of March, 2022.

Brian Black, Vice-Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 4th day of March, 2022 by Brian Black, Vice-Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-40 **Property Address:** 3132 St Louis Avenue (Primary Structure and 14 Accessory Structures)

Category: **All-CAT I (Substandard and Hazardous)**

Legal Description: Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas

SKEY No. 04813596 **Reference No(s).** 20-568045

Owner(s) per Deed: Candido Santillan and wife, Flora Santillan---D199193964

Owner(s) per TAD: Candido Santillan and Flora Santillan

Mailing Address: 3545 6th Avenue, Fort Worth, TX 76110

Agenda Category: Amendment Case Residential **Code Compliance Officer:** Marilynn Turner-Mims

Council District No. 9

CASE BACKGROUND:

- Case Originated: **August 13, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **8/13/2020, 1/12/2022, and 1/20/2022.**
- No active permits on file.
- All structures are **vacant and secure.**
- An heir was present at the **February 28, 2022** hearing when the Commission ordered **ninety (90) days** to repair or demolish all structures.
- The owner had until **May 29, 2022** to comply with the Order.
- An heir requested an amendment on **May 13, 2022**.
- An heir requested in writing an additional **thirty (30) days** to complete the repairs/demolish the structures.
- A notice to appear at today's hearing was posted and mailed on **July 13, 2022.**
- **At this time, no progress has been made to repair or demolish any of the 15 total structures**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Candido Santillan and wife, Flora Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000273161199810 45);
Candido Santillan and Flora Santillan, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276119981052);
Candido Santillan and Flora Santillan Estates, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276119981069);
Candido Santillan and Flora Santillan Estates, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276119981076);
Candido Santillan and Flora Santillan Estates, 3132 St. Louis Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276119981083);
Candido Santillan and Flora Santillan Estates, 915 W Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276119981090);
Candido Santillan and Flora Santillan Estates, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276119981106);
Laura Esmeralda Markland aka Laura Santillan, 4036 Horizon Place, Fort Worth, TX 76133 (Cert. # 9489009000276119981113);
Laura Esmeralda Markland aka Laura Santillan, 7960 Mosspark Lane, Fort Worth, TX 76123 (Cert. # 9489009000276119981120);
Juan Leonardo Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276119981137);
Juan Leonardo Santillan, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276119981144);
Candido Santillan Estate, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276119981151);
Estella Jimenez aka Estella Contreras, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276119981168);
Sebastian Santillan, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276119981175);
Sebastian Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276388669019);
Leisdi Jimenez aka Leisdi Contreras, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276119981199);
Leisdi Jimenez aka Leisdi Contreras, 2121 Ash Crescent Street, Fort Worth, TX 76104-6212 (Cert. # 9489009000276119981205);
Teresita Jimenez, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276119981212)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

Sefcik, Pamela Annette

From: Juan Santillan <jlsantillan79@gmail.com>
Sent: Wednesday, July 20, 2022 11:11 AM
To: Sefcik, Pamela Annette
Subject: 3132 St. Louis Ave.
Attachments: Letter of Independent Administration.pdf; 1-4_Family_Residential_Contract_Resale St Louis Ave.pdf

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

My name is Juan Santillan and I am the independent administrator for the property mentioned in the subject line. I am writing today to ask for a continuance for the amendment hearing. I would like to have the hearing moved to the month of August. The reason being, is that the property is now under contract with RJ Williams Realty Co. Attached you will find documents of independent administration and the contract for the property.

Thank you in advance,

Juan Santillán

LETTERS
OF INDEPENDENT ADMINISTRATION

Cause No. 2020-PR01030-2

The State of Texas	§	*Probate Court No. 2*
	§	*Tarrant County, Texas*
County of Tarrant	§	

I, Mary Louise Nicholson, Clerk of the Probate Court of Tarrant County, Texas, do hereby certify that on the **26th day of May, 2022, A.D.**

JUAN SANTILLAN

qualified according to law as **INDEPENDENT ADMINISTRATOR** without bond of the estate of

CANDIDO SANTILLAN, DECEASED

These are, therefore, given to prove capacity to act as such and that said appointment is still in full force and effect.

Witness my hand and seal of the Probate Court of Tarrant County, at Fort Worth, Texas on May 31, 2022.

Mary Louise Nicholson, County Clerk
Probate Court, Tarrant County, Texas

PROBATE COURT #2 TARRANT COUNTY, TEXAS

By: Jennifer Franklin
Jennifer Franklin, Deputy Clerk

11-08-2021

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

1. **PARTIES:** The parties to this contract are **Candido Santillan, POA Juan Leonardo Santillan** (Seller) and **Carpac LLC.** (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** The land, improvements and accessories are collectively referred to as the Property (Property).
   A. LAND: Lot **19R** Block **34**, **Ryan & Pruitt** Addition, City of **Fort Worth**, County of **Tarrant**, Texas, known as **3132 St Louis Ave Fort Worth, Tx 76110** (address/zip code), or as described on attached exhibit.
   B. IMPROVEMENTS: The house, garage and all other fixtures and improvements attached to the above-described real property, including without limitation, the following **permanently installed and built-in items**, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property attached to the above described real property.
   C. ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, security systems that are not fixtures, and controls for: (i) garage doors, (ii) entry gates, and (iii) other improvements and accessories. "Controls" includes Seller's transferable rights to the (i) software and applications used to access and control improvements or accessories, and (ii) hardware used solely to control improvements or accessories.
   D. EXCLUSIONS: The following improvements and accessories will be retained by Seller and must be removed prior to delivery of possession: **n/a**
   E. RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**
   A. Cash portion of Sales Price payable by Buyer at closing ..... $ **250,000.00**
   B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum ..... $
   C. Sales Price (Sum of A and B) ..... $ **250,000.00**

4. **LEASES:** Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property. (Check all applicable boxes)
   ☐ A. RESIDENTIAL LEASES: The Property is subject to one or more residential leases and the Addendum Regarding Residential Leases is attached to this contract.
   ☐ B. FIXTURE LEASES: Fixtures on the Property are subject to one or more fixture leases (for example, solar panels, propane tanks, water softener, security system) and the Addendum Regarding Fixture Leases is attached to this contract.
   ☐ C. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party.
   ☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
   ☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. EARNEST MONEY AND TERMINATION OPTION:

A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to **Fidelity National Title -Baker Firm- Ashley**, as escrow agent, at **4541 Bellaire Dr S, Fort Worth, TX 76109-1890** (address): $ **3,500.00** as earnest money and $**200.00** as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.

(1) Buyer shall deliver additional earnest money of $ _____ to escrow agent within _____ days after the Effective Date of this contract.

(2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.

(3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.

(4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.

B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within **2** days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to Seller; and (ii) any earnest money will be refunded to Buyer.

C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.

D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this paragraph 5.

E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

6. TITLE POLICY AND SURVEY:

A. TITLE POLICY: Seller shall furnish to Buyer at ☐ Seller's ☒ Buyer's expense an owner policy of title insurance (Title Policy) issued by **The Baker Firm** (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

(1) Restrictive covenants common to the platted subdivision in which the Property is located.

(2) The standard printed exception for standby fees, taxes and assessments.

(3) Liens created as part of the financing described in Paragraph 3.

(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.

(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.

(6) The standard printed exception as to marital rights.

(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.

(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:

☐ (i) will not be amended or deleted from the title policy; or

☒ (ii) will be amended to read, "shortages in area" at the expense of ☒ Buyer ☐ Seller.

(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

☐ (1) Within _____ days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date.

☒ (2) Within 7 days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.

☐ (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; disclosed in the Commitment other than items 6A(1) through (9) above; or which prohibit the following use or activity: _____.
Buyer must object the earlier of (i) the Closing Date or (ii) 3 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2A in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, or operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**
Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.
If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association(s) should be used.

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services,

Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

(8) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code, requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.

(9) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.

(10) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Any hydrostatic testing must be separately authorized by Seller in writing. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

B. SELLER'S DISCLOSURE NOTICE PURSUANT TO §5.008, TEXAS PROPERTY CODE (Notice): (Check one box only)

☐ (1) Buyer has received the Notice.

☐ (2) Buyer has not received the Notice. Within _____ days after the Effective Date of this contract, Seller shall deliver the Notice to Buyer. If Buyer does not receive the Notice, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Notice, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Notice or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.

☒ (3) The Seller is not required to furnish the notice under the Texas Property Code.

C. SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978.

D. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7D(1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.
(Check one box only)
[X] (1) Buyer accepts the Property As Is.
[ ] (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____
(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

E. LENDER REQUIRED REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, neither party is obligated to pay for lender required repairs, which includes treatment for wood destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

F. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days if necessary for Seller to complete the repairs and treatments.

G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

H. RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a residential service company. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding $ n/a . Buyer should review any residential service contract for the scope of coverage, exclusions and limitations. **The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.**

8. BROKERS AND SALES AGENTS:

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: N/A

B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before July 29, 2022, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:
(1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
(2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
(4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION:

A. BUYER'S POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted: [X] upon closing and funding [ ] according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. **Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.**

B. SMART DEVICES: "Smart Device" means a device that connects to the internet to enable remote use, monitoring, and management of: (i) the Property; (ii) items identified in any Non-Realty Items Addendum; or (iii) items in a Fixture Lease assigned to Buyer. At the time Seller delivers possession of the Property to Buyer, Seller shall:

(1) deliver to Buyer written information containing all access codes, usernames, passwords, and applications Buyer will need to access, operate, manage, and control the Smart Devices; and

(2) terminate and remove all access and connections to the improvements and accessories from any of Seller's personal devices including but not limited to phones and computers.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum, lease or other form has been promulgated by TREC for mandatory use.) **N/A**

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed $ **n/a** to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the

amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

14. **CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.
15. **DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
16. **MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
17. **ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
18. **ESCROW:**
    A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. Escrow agent may require any disbursement made in connection with this contract to be conditioned on escrow agent's collection of good funds acceptable to escrow agent.
    B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by escrow agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
    C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursal of the earnest money.
    D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
    E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21.Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
19. **REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
20. **FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the

Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: 3333 May St	**To Seller at:**
Fort Worth, TX 76110-4126	
Phone:	Phone:
E-mail/Fax:	E-mail/Fax:
E-mail/Fax:	E-mail/Fax:

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (Check all applicable boxes):

- ☐ Third Party Financing Addendum
- ☐ Seller Financing Addendum
- ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- ☐ Buyer's Temporary Residential Lease
- ☐ Loan Assumption Addendum
- ☐ Addendum for Sale of Other Property by Buyer
- ☐ Addendum for Reservation of Oil, Gas and Other Minerals
- ☐ Addendum for "Back-Up" Contract
- ☐ Addendum for Coastal Area Property
- ☐ Addendum for Authorizing Hydrostatic Testing
- ☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal
- ☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- ☐ Seller's Temporary Residential Lease
- ☐ Short Sale Addendum
- ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- ☐ Addendum for Seller's Disclosure of Information on Lead-based Paint and Lead-based Paint Hazards as Required by Federal Law
- ☐ Addendum for Property in a Propane Gas System Service Area
- ☐ Addendum Regarding Residential Leases
- ☐ Addendum Regarding Fixture Leases
- ☐ Addendum containing Notice of Obligation to Pay Improvement District Assessment
- ☐ Other (list): _____

23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney is:	Seller's Attorney is:
Phone:	Phone:
Fax:	Fax:
E-mail:	E-mail:

Authentisign ID: EE119437-7EC0-401D-BE32-79B62007C667

EXECUTED the _____ day of _____, _____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Authentisign
Carpac LLC 07/15/2022
Buyer **Carpac LLC.**

Seller **Candido Santillan**

Buyer

Authentisign
Juan Leonardo Santillan
7/15/2022 7:14:27 PM CDT
Seller **POA Juan Leonardo Santillan**

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC NO. 20-16. This form replaces TREC NO. 20-15.

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Carlos L Herrera

BROKER INFORMATION
(Print name(s) only. Do not sign)

Other Broker Firm / License No.	RJ Williams & Company RE LLC. / 9008682 (Listing Broker Firm / License No.)
represents ☐ Buyer only as Buyer's agent ☐ Seller as Listing Broker's subagent	represents ☒ Seller and Buyer as an intermediary ☐ Seller only as Seller's agent
Associate's Name / License No.	Brianne Tebay / 708954 (Listing Associate's Name / License No.)
Team Name	Team Name
Associate's Email Address / Phone	Brianne.Tebay@rjwilliamsco.com / (817)301-3534 (Listing Associate's Email Address / Phone)
Licensed Supervisor of Associate / License No.	Ty Williams / 0623552 (Licensed Supervisor of Listing Associate / License No.)
Other Broker's Address / Phone	650 May St (Listing Broker's Office Address / Phone)
City / State / Zip	Fort Worth / TX / 76104-3229 (City / State / Zip)
	Carmen Murillo-Williams / 0720435 (Selling Associate's Name / License No.)
	Team Name
	Carmen@RjWilliamsCo.com / (214)606-5186 (Selling Associate's Email Address / Phone)
	Ty Williams / 0623552 (Licensed Supervisor of Selling Associate / License No.)
	650 May Street (Selling Associate's Office Address)
	Fort Worth / Tx / 76104 (City / State / Zip)

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (3% _____). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Carlos L Herrera

OPTION FEE RECEIPT

Receipt of $_____ (Option Fee) in the form of _____ is acknowledged.

Escrow Agent **Fidelity National Title -Baker Firm- Ashley** Date

EARNEST MONEY RECEIPT

Receipt of $_____ Earnest Money in the form of _____ is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Escrow Agent Received by Email Address Date

Address Phone

City State Zip Fax

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of $_____ additional Earnest Money in the form of _____ is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

FORT WORTH®

FORT WORTH BUILDING STANDARDS COMMISSION HS-22-40
REQUEST FOR AMENDMENT

Date: 5/10/22 BSC Case No. 20-568045

Date of Order: ~~01/06/22~~ 2/28/22 Final Day to Comply with Order: 5/28/22

Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 3132 St. Louis Ave. Fort Worth, Tx 76110

Owner / Lienholder / Mortgagee Name: Cándido Santillán and Flora Santillán

Owner / Lienholder / Mortgagee Phone Number: (817) 690-5226

Owner / Lienholder / Mortgagee Mailing Address: 962 Prairie Timber Rd. Burleson Tx, 76028

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 additional days.

Justification for Request: There is a probate court day for 5/23/22 to determine and assign independent administration.

Juan J. Santillán
Signature

5/10/22
Date

Juan Santillán
Printed Name

962 Prairie Timber Rd.
Burleson Tx, 76028
Address (including City/State/Zip)

(817) 690-5226
Telephone Number

jlsantillan79@gmail.com
E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

*1 Verified

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sic

RECEIVED DATE: 5/13/22

Owners, lienholders or duly authorized representatives having legal power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

D222066091 03/14/2022 10:07 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

February 28, 2022

Candido Santillan and wife, Flora Santillan
(Cert. # 9489009000276315372227)
3545 6th Avenue
Fort Worth, TX 76110

RE: 3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) aka Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas, HS-22-40, Reference #20-568045, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **February 28, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structures within **ninety (90) days** of the effective date of the Order.
- **Last day to comply with the order is May 29, 2022.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **ninety (90) days** of the effective date of the Order. T**he final day to file an amendment request is before the close of business on May 29, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repairs or demolition of the structures are complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Candido Santillan and Flora Santillan, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276315372234); Candido Santillan and Flora Santillan Estates, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276315372241); Candido Santillan and Flora Santillan Estates, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276315372258); Candido Santillan and Flora Santillan Estates, 3132 St. Louis Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276315372265); Candido Santillan and Flora Santillan Estates, 915 W Hammond Street, Fort Worth, TX 76115 (Cert. # 9489009000276315372272); Candido Santillan and Flora Santillan Estates, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315372289); Laura Esmeralda Markland aka Laura Santillan, 4036 Horizon Place, Fort Worth, TX 76133 (Cert. # 9489009000276315372296); Laura Esmeralda Markland aka Laura Santillan, 7960 Mosspark Lane, Fort Worth, TX 76123 (Cert. # 9489009000276315372302); Juan Leonardo Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276315372319); Juan Leonardo Santillan, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276315372326); Candido Santillan Estate, 962 Prairie Timber Road, Burleson, TX 76062 (Cert. # 9489009000276315372333); Estella Jimenez aka Estella Contreras, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315372340); Sebastian Santillan, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315372357); Sebastian Santillan, 3545 6th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276315372364); Leisdi Jimenez aka Leisdi Contreras, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315372371); Leisdi Jimenez aka Leisdi Contreras, 2121 Ash Crescent Street, Fort Worth, TX 76104-6212 (Cert. # 9489009000276315372388); Teresita Jimenez, 2319 Gould Avenue, Fort Worth, TX 76164 (Cert. # 9489009000276315372395)

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

Substandard/Hazardous

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-40

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **February 28, 2022** regarding the structures present on **Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas** and more commonly known as **3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Candido Santillan and wife, Flora Santillan** are the recorded owners ("Owners") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owners **eighteen (18)** days prior to the date of the hearing; and

WHEREAS the Commission finds that the defects or conditions set forth on the Summary of Code Violations, a copy of which is on file in the office of Code Compliance, are present on the Affected Property; and

WHEREAS the defects cause the property to be in violation of the City's minimum building standards; and

WHEREAS the Commission finds from evidence presented at the public hearing that the structures on the Affected Property are in violation of the standards set forth in Code of the City of Fort Worth ("City"), Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structures on the Affected Property are substandard and a hazard to the public health, safety, and/or welfare; and

WHEREAS the Commission finds that the Owners did not show by preponderance of the evidence that the work could not reasonably be completed within **ninety (90)** days; and

WHEREAS the Commission establishes a specific time schedule for the Owners to complete the work;

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners repair or demolish the structures and remove the debris described as **Lot 19R, Block 34, of RYAN AND PRUITT ADDITION, to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-150, Page 17, of the Plat Records of Tarrant County, Texas** and more commonly known as **3132 St. Louis Avenue (Primary Structure and 14 Accessory Structures) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **ninety (90)** days of the effective date of this Order. Owners must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owners have until May 29, 2022 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the Owners fail to comply within the time provided by this Order.

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structures, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 29 2022.** After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURES ON THE AFFECTED PROPERTY ARE NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURES, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the Owners fail to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or the property for payment of any unpaid liens.

FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty to $1,000.00 per day per violation unless the Affected Property is the Owners' lawful homestead in which case the Civil Penalty is up to $10.00 per day per violation.

SIGNED this the 4 day of March, 2022.

Brian Black, Vice-Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 4th day of March, 2022 by Brian Black, Vice-Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

HS-22-73 **Property Address:** 3021 Avenue N (Accessory Structure Only)

Category: **CAT I (Substandard and Hazardous)**

Legal Description: Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas

SKEY No. 02249340 **Reference No(s).** 21-587606

Owner(s) per Deed: Shirley Spivey---D181339679

Owner(s) per TAD: Shirley Spivey

Mailing Address: 8437 Meadow Sweet Lane, Fort Worth, TX 76123

Agenda Category: Amendment Case Residential **Code Compliance Officer:** Alma Molina

Council District No. 5

CASE BACKGROUND:

- Case Originated: **March 17, 2021.**
- This case was initiated by: **Officer Molina.**
- Notices: **3/22/2021 and 1/24/2022.**
- No active permits on file.
- Structure is **vacant and secure.**
- An heir was present at the **March 28, 2022** hearing when the Commission ordered **sixty (60) days** to repair or demolish the structure.
- The owner had until **May 27, 2022** to comply with the Order.
- An heir requested an amendment on **May 18, 2022**.
- An heir requested in writing an additional **thirty (30) days** to complete the repairs/demolish the structure.
- A notice to appear at today's hearing was posted and mailed on **July 13, 2022.**
- **At this time, no progress has been made to repair or demolish the structure.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Shirley Spivey, 8437 Meadow Sweet Lane, Fort Worth, TX 76123 (Cert. # 9489009000276316114376);
Shirley Jean Spivey aka Shirley Jean Washington aka Shirley Jean High, 3021 Avenue N, Fort Worth, TX 76105 (Cert. # 9489009000276316114383);
Shirley Jean Spivey aka Shirley Jean Washington aka Shirley Jean High, 13218 Avonshire Drive Houston, TX 77083 (Cert. # 9489009000276316114390);
Annie Yvette Spivey aka Annie Y. Crenshaw, 3021 Avenue N, Fort Worth, TX 76105 (Cert. # 9489009000276316114406);
Annie Yvette Spivey aka Annie Y. Crenshaw, 8437 Meadow Sweet Lane, Fort Worth, TX 76123 (Cert. # 9489009000276316114413);
LaQuisha Annette Spivey, 2636 Annalea Lane, Little Elm, TX 75068 (Cert. # 9489009000276316114420);
LaQuisha Annette Spivey, 14864 Fishtrap Road, Apt 1206, Aubrey, TX 76227 (Cert. # 9489009000276316114437)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: May 18, 2022 BSC Case No. HS-22-73

Date of Order: March 28, 2022 Final Day to Comply with Order: May 27, 2022

Type of Order (circle one): CIVIL PENALTY | ADMINISTRATIVE CIVIL PENALTY | REPAIR / (DEMOLISH)

Address of Property: 3821 Avenue N, Fort Worth, TX 76105

Owner / Lienholder / Mortgagee Name: Shirley J. Spivey (WASHINGTON) c/o Annie Crenshaw

Owner / Lienholder / Mortgagee Phone Number: (817) 730-3538

Owner / Lienholder / Mortgagee Mailing Address: 8437 Meadow Sweet Lane Fort Worth, TX 76123

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: The person hired to knock down the garage scheduled me until next month of June 2022 after Father's Day (Annie Crenshaw) for Shirley Spivey because hospitalized when he was scheduled for May.

Signature

Date May 18, 2022

(Annie Crenshaw) for Shirley Spivey

Printed Name

8437 Meadow Sweet Lane Fort Worth, TX 76123

Address (including City/State/Zip)

817-730-3538

Telephone Number

AYSPIVEY2016@gmail.com

E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

ID VERIFIED/POA

FOR OFFICE USE ONLY

RECEIVED BY: ANNETTE SEFCIK

RECEIVED DATE: MAY 18, 2022

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

3021 Ave N

COPY

STATUTORY DURABLE POWER OF ATTORNEY

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, CHAPTER XII, TEXAS PROBATE CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, Shirley Jean High Washington, of 3021 Avenue N, Fort Worth, Tarrant County, Texas, appoint Annie Crenshaw of 3021 Avenue N, Fort Worth, Tarrant County, Texas, as my agent to act for me in any lawful way with respect to all of the following powers except for a power that I have crossed out below.

TO WITHHOLD A POWER, YOU MUST CROSS OUT EACH POWER WITHHELD.

Real property transactions;

Tangible personal property transactions;

Stock and bond transactions;

Commodity and option transactions;

Banking and other financial institution transactions;

Business operating transactions;

Insurance and annuity transactions;

Estate, trust, and other beneficiary transactions;

Claims and litigation;

Personal and family maintenance;

Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;

Retirement plan transactions;

Tax matters.

IF NO POWER LISTED ABOVE IS CROSSED OUT, THIS DOCUMENT SHALL BE CONSTRUED AND INTERPRETED AS A GENERAL POWER OF ATTORNEY AND MY AGENT (ATTORNEY IN FACT) SHALL HAVE THE POWER AND AUTHORITY TO PERFORM OR UNDERTAKE ANY ACTION I COULD PERFORM OR UNDERTAKE IF I WERE PERSONALLY PRESENT.

I revoke any prior Statutory Durable Power of Attorney granted by me.

SPECIAL INSTRUCTIONS:

Special instructions are applicable to gifts (initial in front of the following sentence to have it apply):

I grant my agent (attorney in fact) the power to apply my property to make gifts, except that the amount of a gift to an individual may not exceed the amount of annual exclusions allowed from the federal gift tax for the calendar year of the gift.

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

None.

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

I agree that any third party who receives a copy of this document may act under it. Revocation of the durable power of attorney is not effective as to a third party until the third party receives actual notice of the revocation. I agree to indemnify and hold harmless the third party for any claims that arise against the third party because of reliance on this power of attorney.

D222092444 04/11/2022 09:38 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Shirley Spivey
(Cert. # 94890090002763153609 89)
8437 Meadow Sweet Lane
Fort Worth, TX 76123

RE: 3021 Avenue N (Accessory Structure Only) aka Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas, HS-22-73, Reference #21-587606, NEW CASE RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 28, 2022** for the property referenced herein. The Commission ordered that you:

- Repair or demolish the structure within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the order is May 27, 2022.**
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **sixty (60)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 27, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the repair or demolition of the structure is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Shirley Jean Spivey aka Shirley Jean Washington aka Shirley Jean High, 3021 Avenue N, Fort Worth, TX 76105 (Cert. # 9489009000270631536099 6); Shirley Jean Spivey aka Shirley Jean Washington aka Shirley Jean High, 13218 Avonshire Drive Houston, TX 77083 (Cert. # 94890090002763153610 09); Annie Yvette Spivey aka Annie Y. Crenshaw, 3021 Avenue N, Fort Worth, TX 76105 (Cert. # 94890090002763160921 86); Annie Yvette Spivey aka Annie Y. Crenshaw, 8437 Meadow Sweet Lane, Fort Worth, TX 76123 (Cert. # 94890090002763160921 93); LaQuisha Annette Spivey, 2636 Annalea Lane, Little Elm, TX 75068 (Cert. # 94890090002763160922 09); LaQuisha Annette Spivey, 14864 Fishtrap Road, Apt 1206, Aubrey, TX 76227 (Cert. # 94890090002763160922 16)

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
CAUSE NO. HS-22-73

WHEREAS the City of Fort Worth Building Standards Commission ("Commission") held a public hearing on **March 28, 2022** regarding the structure present on **Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas,** and more commonly known as **3021 Avenue N (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas**; and

WHEREAS the Tarrant County Deed Records indicate that **Shirley Spivey** is the recorded owner ("Owner") of the Affected Property; and

WHEREAS notice of the public hearing was mailed to the Owner **fourteen (14)** days prior to the date of the hearing; and

WHEREAS the Commission finds that the defects or conditions set forth on the Summary of Code Violations, a copy of which is on file in the office of Code Compliance, are present on the Affected Property; and

WHEREAS the defects cause the property to be in violation of the City's minimum building standards; and

WHEREAS the Commission finds from evidence presented at the public hearing that the structure on the Affected Property is in violation of the standards set forth in Code of the City of Fort Worth ("City"), Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," and that the defects or conditions exist to the extent that the structure on the Affected Property is substandard and a hazard to the public health, safety, and/or welfare; and

WHEREAS the Commission finds that the Owner did not show by preponderance of the evidence that the work could not reasonably be completed within **sixty (60)** days; and

WHEREAS the Commission establishes a specific time schedule for the Owner to complete the work;

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner repair or demolish the structure and remove the debris described as **Lot 12, Block 120, POLYTECHNIC HEIGHTS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Volume 63, Page 109, Plat Records, Tarrant County, Texas,** and more commonly known as **3021 Avenue N (Accessory Structure Only) ("Affected Property") in Fort Worth, Texas** in conformance to the codes of the City within **sixty (60) days** of the effective date of this Order. Owner must immediately secure the Affected Property to prevent unauthorized entry. The effective date of this Order is the date of this Commission hearing. Therefore, the **property Owner has until May 27, 2022 to comply with this Order.**

ANY MORTGAGEES OR LIEN HOLDERS OF RECORD have additional reasonable time in the amount of **thirty (30)** days to comply with the Ordered action should the Owner fail to comply within the time provided by this Order.

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the repair or demolition of the structure, you may request an Amendment of this Order to provide more time. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 27, 2022.** After that date, the Building Standards Commission will not consider any extensions of time. You may only apply for an Amendment **one (1)** time under this Order. You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IF THE STRUCTURE ON THE AFFECTED PROPERTY IS NOT REPAIRED IN CONFORMANCE TO THE CODES OF THE CITY OF FORT WORTH OR DEMOLISHED AND DEBRIS REMOVED IN THE TIME PRESCRIBED BY THIS ORDER, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER THE PROPERTY AND DEMOLISH THE STRUCTURE, WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the Owner fails to reimburse the City promptly for its expenses, the City will place a lien on the property for the amount owed, plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or the property for payment of any unpaid liens.

FAILURE TO COMPLY WITH THIS ORDER may result in the scheduling and conducting a of a Civil Penalty hearing in order to determine the amount of penalty to be paid. The Code of the City of Fort Worth, Chapter 7, "Buildings," Article IV, "Minimum Building Standards Code," limits the amount of Civil Penalty to $1,000.00 per day per violation unless the Affected Property is the Owner's lawful homestead in which case the Civil Penalty is up to $10.00 per day per violation.

SIGNED this the 5th day of April, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 5th day of April, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-79 **Property Address:** 6713 Jewell Avenue

Legal Description: Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas

SKEY No. 01123564 **Reference No(s).** 21--586814

Owner(s) per Deed: Edna S. Hulsey---D172015557

Owner(s) per TAD: E S Hulsey

Mailing Address: 6713 Jewell Avenue, Fort Worth, TX 76112

Agenda Category: Amendment Administrative Civil Penalty Case Residential **Code Compliance Officer**: Diana I Navarro Cruz

Council District No. 5

CASE BACKGROUND:

- **This case was identified on March 5, 2021 and was officer initiated.**
- **A representative for the owner was present at the March 28, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $200.00 per day for forty five (45) days for a total of $9,000.00 and ordered the owner to abate the nuisance within sixty (60) days.**
- **The owner had until May 27, 2022 to comply with the Order.**
- **A representative for the owner requested an amendment on May 20, 2022.**
- **The owner's representative requested in writing to remove the $9,000.00 Administrative Civil Penalty and stated the nuisance has been abated.**
- **Notice to appear for today's hearing was mailed and posted on July 13, 2022.**
- **At this time, 100% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Edna S. Hulsey, 6713 Jewell Avenue, Fort Worth, TX 76112 (Cert. # 9489009000276316114505);
E S Hulsey, 6713 Jewell Avenue, Fort Worth, TX 76112-5542 (Cert. # 9489009000276119981014);
Edna S. Hulsey aka Edna Sue Jolly, 2408 Carten Street, Fort Worth, TX 76112
(Cert. # 9489009000276119981021);
Edward Hulsey, 2408 Carten Street, Fort Worth, TX 76112 (Cert. # 9489009000276119981038)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 5/20/2022 BSC Case No. ACP-22-79

Date of Order: 3/28/2022 Final Day to Comply with Order: 5/27/2022

Type of Order (circle one): (CIVIL PENALTY) ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 6713 Jewell Avenue Fw, TX 76112

Owner / Lienholder / Mortgagee Name: None

Owner / Lienholder / Mortgagee Phone Number: ( ) N/A

Owner / Lienholder / Mortgagee Mailing Address: N/A

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: None

Justification for Request: See POA on file, requesting the penalties to be abated, the abatement of the order has been completed.

Edward Hulsey (POA) 5/20/2022

Signature Date

Edward Hulsey 2408 Carter St Fw TX 76112

Printed Name Address (including City/State/Zip)

(817) 846-5446 ehulsey@sbcglobal.net

Telephone Number E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

ID VERIFIED/POA

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 5/20/2022

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

6713
Jewell

DURABLE GENERAL POWER OF ATTORNEY

1. Appointment. I, EDNA SUE HULSEY, appoint my son, EDWARD L. HULSEY, whose address is 2408 Carten, Fort Worth, Texas 76112, telephone numbers (817)237-1200 (work), (817)223-4624 (cell), as my agent and attorney-in-fact.

2. Revocation of Prior Powers. I revoke all previous general powers of attorney given by me.

3. Purpose. I grant to my agent the power to make all decisions and take all actions necessary with regard to my property. This power shall be liberally construed as complete and absolute authority, without my joinder or consent, to transact for me and on my behalf any and all business I might transact if personally present and acting, including all of the powers set forth in Sections 491 through 505 of the Durable Power of Attorney Act, Chapter XII, of the Texas Probate Code, with respect to the following matters:

> Real property transactions; tangible personal property transactions; stock and bond transactions; commodity and option transactions; banking and other financial institution transactions; business operating transactions; insurance and annuity transactions; estate, trust, and other beneficiary transactions; claims and litigation; personal and family maintenance; benefits from Social Security, Medicare, Medicaid, or other governmental programs or civil or military service; retirement plan transactions; and tax matters.

In addition to the foregoing, I specifically grant to my agent the following powers:

3.01. Employment of Professionals. My agent shall have the authority to employ the professional help and consultation needed to assist with the management of my property.

3.02. Oil and Gas Transactions. My agent shall have the authority to execute oil and gas leases, contracts for mineral development, pooling and unitization agreements, conveyances of leases and other mineral interests, and releases, together with such other documents as may be necessary.

3.03. Indemnity Agreements. My agent may by written instrument indemnify and hold harmless any third party who acts in reliance upon the authority granted by this power of attorney.

3.04. Gifts. My agent shall have the authority during any period in which I may be disabled or incompetent to continue any program of giving which I may have established or to make such gifts, either outright or in trust, as my agent deems to be in the best interest of my estate to minimize income, estate, inheritance, gift, or generation-skipping transfer taxes.

3.05. Transfers in Trust. My agent may transfer part or all of my assets into a trust or trusts which have been or may be established for the management of my property.

3.06. Tax Matters. My agent shall have authority to sign and file all tax returns required of me, whether Federal or State, including, but not limited to, income tax returns, gift tax returns and unemployment tax returns; to execute agreements and other documents in connection therewith; to receive and inspect confidential tax information; and to receive, endorse, and deposit refund checks.

4. Duration. This power of attorney shall not terminate if I become disabled or incompetent.

5. Revocation. No party shall be charged with notice of the voluntary revocation of this power of attorney unless furnished with actual notice, or written notice of the revocation has been filed with the County Clerk of Tarrant County, Texas.

6. Indemnity. I bind myself, my estate, and my successors to indemnify and hold harmless any person, agency, or entity from any loss or claim which may be sustained as the result of relying upon this document and the authority of my agent. It is my intention that the authority of my agent under this power of attorney be recognized and that my agent be dealt with to the same extent as if dealing with me personally. My agent is authorized to proceed in my name and on my behalf against any person, agency, or entity who fails or refuses to recognize the authority of my agent or who refuses to transact business with my agent to my harm and detriment.

Executed this 15 day of May, 2014.

Edna Sue Hulsey

Edna Sue Hulsey

First Witness:

Melissa Green

Witness

Printed Name and Address of Witness:

Melissa Green

412 S Hampshire

Saginaw TX 76179

Second Witness:

Darlene Moses
Witness

Printed Name and Address of Witness:

Darlene Moses
14717 Meadowland Cr.
Newark, TX 76071

STATE OF TEXAS *

COUNTY OF TARRANT *

This instrument was acknowledged before me on the 15th day of May, 2014, by Edna Sue Hulsey.

LAURA S CZULNO
My Commission Expires
March 9, 2015

Laura S Czulno
Notary Public, State of Texas

D222092480 04/11/2022 09:47 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

March 28, 2022

Edna S. Hulsey
(Cert. # 9489009000276315371749)
6713 Jewell Avenue
Fort Worth, TX 76112

RE: 6713 Jewell Avenue aka Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas, ACP-22-79, Reference #21-586814, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **March 28, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$200.00 per day for forty five (45) days for a total of $9,000.00**.
- Remove the items outlined in Section 11A-26 within **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the Order is May 27, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30) days** of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 27, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: E S Hulsey, 6713 Jewell Avenue, Fort Worth, TX 76112-5542 (Cert. # 9489009000276315371756); Edna S. Hulsey aka Edna Sue Jolly, 2408 Carten Street, Fort Worth, TX 76112 (Cert. # 9489009000276315371763); Edward Hulsey, 2408 Carten Street, Fort Worth, TX 76112 (Cert. # 9489009000276315371770)

CODE COMPLIANCE DEPARTMENT
818 MISSOURI AVENUE ♦ FORT WORTH, TEXAS 76104 ♦ 817-392-6391 ♦ FAX 817-392-2249

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-79

On **March 28, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **6713 Jewell Avenue, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Edna S. Hulsey** is the record owner ("Owner") of the Affected Property;
(2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
   a. **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and**
   b. **used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and**
   c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**
   d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
(5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
(6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Two Hundred Dollars ($200.00) per day for a total of Nine Thousand Dollars ($9,000.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Being Lot 8 in Block 13, GREEN HILL ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to Plat recorded in Vol. 388-Y, Page 72, Deed Records, Tarrant County, Texas**, and located on property more commonly known as **6713 Jewell Avenue, Fort Worth, Texas** within **sixty (60) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until May 27, 2022 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 27, 2022.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 5th day of April, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 5th day of April, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
legality
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and

Approved by Code

1-8 Pictures-submitted by owner's son Edward Hulsey-POA of the property

FORT WORTH

FORT WORTH

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-117 **Property Address:** 4317 Park Creek Circle North

Legal Description: Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas

SKEY No. 07152353 **Reference No(s).** 21-603328

Owner(s) per Deed: Phuong-Dung Nguyen---D221087618

Owner(s) per TAD: Phuong-Dung Nguyen

Mailing Address: 4317 Park Creek Circle North, Fort Worth, TX 76137-4500

Agenda Category: Amendment Administrative Civil Penalty Case Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 4

CASE BACKGROUND:

- **This case was identified on September 14, 2021 and was citizen initiated.**
- **The owner was not present at the May 23, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $100.00 per day for forty five (45) days for a total of $4,500.00 and ordered the owner to abate the nuisance within thirty (30) days.**
- **The owner had until June 22, 2022 to comply with the Order.**
- **The owner requested an amendment on June 8, 2022.**
- **The owner requested in writing an additional ninety (90) days to abate the nuisance and to remove the $4,500.00 Administrative Civil Penalty.**
- **Notice to appear for today's hearing was mailed and posted on July 13, 2022.**
- **At this time, no progress has been made to abate the nuisance.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Phuong-Dung Nguyen, 4317 Park Creek Circle North, Fort Worth, TX 76137-4500
(Cert. # 9489009000276316114469 8);
Phuong-Dung Nguyen, 7120 Park Creek Circle West, Fort Worth, TX 76137 (Cert. #9489009000276316114475)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: Jun 8 - 22 BSC Case No. ACP-22-117

Date of Order: May 23, 2022 Final Day to Comply with Order: June 22, 2022

Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 4317 Park Creek Cir N

Owner / Lienholder / Mortgagee Name: PHUONGDUNG NGUYEN

Owner / Lienholder / Mortgagee Phone Number: ( )

Owner / Lienholder / Mortgagee Mailing Address:

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing:

90-Days additional time and removal of civil penalty.

Justification for Request: Only has limited amount of time to clean. Little income to pay any penaltys.

Signature

Jun 8 - 22
Date

PHUONGDUNG NGUYEN
Printed Name

4317 park Creek CIR N FW Tx 76137
Address (including City/State/Zip)

682 227 0019
Telephone Number

E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

ID Verified

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sfer

RECEIVED DATE: 6/8/22

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

D222148315 06/09/2022 01:01 PM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

May 23, 2022

Phuong-Dung Nguyen
(Cert. # 9489009000276316085492)
4317 Park Creek Circle North
Fort Worth, TX 76137-4500

RE: 4317 Park Creek Circle North aka Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas, ACP-22-117, Reference #21-603328, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$100.00 per day for forty five (45) days for a total of $4,500.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is June 22, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on June 22, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Phuong-Dung Nguyen, 7120 Park Creek Circle West, Fort Worth, TX 76137 (Cert. #9489009000276316085508)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-117

On **May 23, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas,** and located on property more commonly known as **4317 Park Creek Circle North, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Phuong-Dung Nguyen** is the record owner ("Owner") of the Affected Property;
(2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
   a. **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and**
   b. **used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and**
   c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**
   d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**
(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
(5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
(6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **One Hundred Dollars ($100.00) per day for a total of Four Thousand Five Hundred Dollars ($4,500.00)** for failure to remove the accumulation in the **Forty Five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Park Creek Estate at Summerfields, Block 1, Lot 11 aka Lot 11, Block 1 of Park Creek Estates at Summerfields, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4105, of the Plat Records, Tarrant County, Texas,** and located on property more commonly known as **4317 Park Creek Circle North, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until June 22, 2022 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **June 22, 2022.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 26th day of May, 2022.

Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-118 **Property Address:** 5628 Farnsworth Avenue

Legal Description: Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas

SKEY No. 00513652 **Reference No(s).** 21-594469

Owner(s) per Deed: Raul Puebla---D202192004

Owner(s) per TAD: Raul Puebla

Mailing Address: 5628 Farnsworth Avenue, Fort Worth, TX 76107-7006

Agenda Category: Amendment Administrative Civil Penalty Case Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 3

CASE BACKGROUND:

- **This case was identified on June 7, 2021 and was officer initiated.**
- **The owner was present at the May 23, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $30.00 per day for forty five (45) days for a total of $1,350.00 and ordered the owner to abate the nuisance within thirty (30) days.**
- **The owner had until June 22, 2022 to comply with the Order.**
- **The owner requested an amendment on June 21, 2022.**
- **The owner requested in writing to remove the $1,350.00 Administrative Civil Penalty and stated the nuisance has been abated.**
- **Notice to appear for today's hearing was mailed and posted on July 13, 2022.**
- **At this time, 100% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Raul Puebla, 5628 Farnsworth Avenue, Fort Worth, TX 76107-7006 (Cert. # 9489009000276316114499);
LuisPuebla aka Luis Peubla Rodriguez, 5628 Farnsworth Avenue, Fort Worth, TX 76107 (Cert. #9489009000276316114499)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH®

Amen.ACP

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: June 21, 2022 BSC Case No. ACP-22-118

Date of Order: May 23, 2022 Final Day to Comply with Order: June 22, 2022

Type of Order (circle one): CIVIL PENALTY (ADMINISTRATIVE CIVIL PENALTY) REPAIR / DEMOLISH

Address of Property: 5628 Farnsworth Ave

Owner / Lienholder / Mortgagee Name: Raul Puebla

Owner / Lienholder / Mortgagee Phone Number: (817) 975-4946

Owner / Lienholder / Mortgagee Mailing Address: 5628 Farnsworth Ave

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing:

0-extra days and civil penalty removed.

Justification for Request: property in compliance.

Raul Puebla
Signature

6-21-2022
Date

Raul Puebla
Printed Name

5628 Farnsworth Ave FORT WORTH TX 76107
Address (including City/State/Zip)

(817) 975-4946
Telephone Number

E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

FOR OFFICE USE ONLY

RECEIVED BY:

RECEIVED DATE: 6/21/2022

Owners, lienholders or duly authorized representatives having power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

D222148314 06/09/2022 01:01 PM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

May 23, 2022

Raul Puebla
(Cert. # 9489009000276316367667)
5628 Farnsworth Avenue
Fort Worth, TX 76107-7006

RE: 5628 Farnsworth Avenue aka Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas, ACP-22-118, Reference #21-594469, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **May 23, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$30.00 per day for forty five (45) days for a total of $1,350.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is June 22, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on June 22, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Luis Puebla aka Luis Puebla Rodriguez, 5628 Farnsworth Avenue, Fort Worth, TX 76107 (Cert. #9489009000276316367674)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-118

On **May 23, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas,** and located on property more commonly known as **5628 Farnsworth Avenue, Fort Worth, Texas ("Affected Property").**

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Raul Puebla** is the record owner ("Owner") of the Affected Property;

(2). The Owner of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;

(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:

a. **used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and**

b. **used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and**

c. **used, broken, inoperable, or discarded, automotive parts or equipment (tires); and**

d. **any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)**

(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";

(5). The Owner of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and

(6). The Owner of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owner of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owner, jointly and severally, be, and is hereby, assessed an Administrative Civil Penalty of **Thirty Dollars ($30.00) per day for a total of One Thousand Three Hundred Fifty Dollars ($1,350.00)** for failure to remove the accumulation in the **Forty Five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owner comply with the standards set forth in the Code of the City of Fort Worth Ordinance **11A-26, a, 1, 2, 7 and 8** by removing all unlawful accumulations from the Affected Property described as **Lots 25 and 26, Block 115 of CHAMBERLAIN ARLINGTON HEIGHTS, 2ND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, accoring to the Map thereof recorded in Volume 63, Page 40 of the Plat Records of Tarrant County, Texas,** and located on property more commonly known as **5628 Farnsworth Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owner of the Property, therefore, has until June 22, 2022 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Administrative Civil Penalty

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **June 22, 2022.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNER OF THE AFFECTED PROPERTY DOES NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNER WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNER. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owner. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

SIGNED this the 26th day of May, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 26th day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

ACP-22-76 **Property Address:** 2600 Chestnut Avenue

Legal Description: Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas

SKEY No. 02533626 **Reference No(s).** 21-607325

Owner(s) per Deed: Roy A. Jeter and wife, Nancy Carol Jeter---D187545993

Owner(s) per TAD: Roy A. Jeter and Nancy Jeter

Mailing Address: 2600 Chestnut Avenue, Fort Worth, TX 76164-6954

Agenda Category: Continued Amendment Administrative Civil Penalty Case Residential **Code Compliance Officer**: Alfonso Hurtado

Council District No. 2

CASE BACKGROUND:

- **This case was identified on November 4, 2021 and was citizen initiated.**
- **The owner was present at the April 25, 2022 hearing when the Commission assessed an Administrative Civil Penalty of $50.00 per day for forty five (45) days for a total of $2,250.00 and ordered the owner to abate the nuisance within thirty (30) days.**
- **The owner had until May 25, 2022 to comply with the Order.**
- **The owner requested an amendment on April 28, 2022.**
- **The owner requested in writing an additional thirty (30) days to abate the nuisance. The owner did not request anything in writing related to the $2,250.00 Administrative Civil Penalty, but may address that at this hearing.**
- **This amendment request was originally set for the June 27, 2022 hearing.**
- **At the June 27, 2022, the Commission voted to continue this case to today's hearing at the owner's request.**
- **Notice to appear for today's hearing was mailed and posted on July 13, 2022.**
- **At the time of the June 27, 2022 hearing, 75% of the nuisance had been abated.**
- **At this time, 95% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: JULY 25, 2022

NOTICES TO APPEAR FOR TODAY'S HEARING WERE SENT BOTH CERTIFIED AND REGULAR MAIL TO:

Roy A. Jeter and wife, Nancy Carol Jeter, 2600 Chestnut Avenue, Fort Worth, TX 76164-6954
(Cert. # 9489009000276316114444);
Roy A. Jeter and wife, Nancy Carol Jeter, 2600 NW 21st Street, Apt B, Fort Worth, TX 76106
(Cert. # 9489009000276316114451)

Motion: _____ **Made by:** _____

2nd by: _____ **Vote:** _____

Amen. ACP. Ass.

FORT WORTH®

Rec. 4/28/22

FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

ACP. 22.76

Date: 4/25/22

BSC Case No. ~~948 900 9000 2763 1537 4337~~

Date of Order: 4/25/22

Final Day to Comply with Order: 5/25/22

Type of Order (circle one): CIVIL PENALTY (clean yard) ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH

Address of Property: 2600 Chestnut Ave Fort Worth TX 76164

Owner / Lienholder / Mortgagee Name: NANCY Jeter

Owner / Lienholder / Mortgagee Phone Number: ( )

Owner / Lienholder / Mortgagee Mailing Address: Same as above

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 30 days

Justification for Request: I am cleaning the yard, but I'm 76 years old, I may need more time

Nancy Jeter
Signature

4/25/22
Date

NANCY Jeter
Printed Name

2600 Chestnut Ave Fort Worth TX 76164
Address (including City/State/Zip)

817 2986483
Telephone Number

E-Mail Address

Your request for an Amendment to the Building Standards Commission Order must be submitted in writing to the Executive Secretary for the Building Standards Commission on or before the final day to comply with the Order. If you are requesting an Amendment to a Civil Penalty Order, the request must be submitted within thirty days of the effective date of the Order. Request forms should be forwarded to the following location:

FORT WORTH BUILDING STANDARDS COMMISSION
ATTN: EXECUTIVE SECRETARY
818 MISSOURI AVENUE
FORT WORTH, TEXAS 76104
FAX: 817-392-2249

ID Verified

FOR OFFICE USE ONLY

RECEIVED BY: [signature]

RECEIVED DATE: 4/28/22

Owners, lienholders or duly authorized representatives having legal power of attorney must provide photo identification when filing this amendment. If there is a power of attorney, a copy of that is required when filing this amendment.

Revised October 2018

D222116757 05/05/2022 09:34 AM Page: 1 of 3 Fee: $27.00 Submitter: Pamela Sefcik
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

FORT WORTH®

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

April 25, 2022

Roy A. Jeter and wife, Nancy Carol Jeter
(Cert. # 9489009000276315376201)
2600 Chestnut Avenue
Fort Worth, TX 76164-6954

RE: 2600 Chestnut Avenue aka Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas, ACP-22-76, Reference #21-607325, CONTINUED ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **April 25, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **$50.00 per day for forty five (45) days for a total of $2,250.00**.
- Remove the items outlined in Section 11A-26 within **thirty (30)** days of the effective date of the Order.
- **Last day to comply with the Order is May 25, 2022.**
- **IF THE OWNER/OCCUPANT DOES NOT COMPLY WITH THIS ORDER,** the City of Fort Worth has the right to remove the items outlined in Section 11A-26 with costs to be assessed against the property without any further notice given to the Owner.
- You may request an amendment to the Building Standards Commission Order. The request must be submitted to the Executive Secretary of the Building Standards Commission within **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is before the close of business on May 25, 2022**. An amendment request may be made ***one*** time only.
- You have the right to appeal this Order to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days of the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

Once the removal of the items outlined in Section 11A-26 is complete you ***must*** contact the Code Compliance Department at (817) 392-1234 to schedule a final inspection.

CC: Roy A. Jeter and wife, Nancy Carol Jeter, 2600 NW 21st Street, Apt B, Fort Worth, TX 76106
(Cert. # 9489009000276315376218)

ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-76

On **April 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas**, and located on property more commonly known as **2600 Chestnut Avenue, Fort Worth, Texas ("Affected Property")**.

The Commission heard all evidence and arguments in this matter and finds as follows:

(1). **Roy A. Jeter and wife, Nancy Carol Jeter** are the record owners ("Owners") of the Affected Property;
(2). The Owners of the Affected Property received proper notice of the hearing that complies with the Code of the City of Fort Worth, Chapter 7, Article IV, Division 4, Section 7-101 and Section 54.035 of the Texas Local Government Code;
(3). At the hearing, the Commission found that the Affected Property had illegal accumulations of the following:
   a. used, broken, inoperable, or discarded household furnishings, appliances, machines, tools, boxes and cartons, lawn maintenance equipment, play equipment, toys, boxes, buckets, plastic tubs, crates, and any other miscellaneous household items; and
   b. used, broken, inoperable, or discarded building materials (scrap wood and scrap metal); and
   c. used, broken, inoperable, or discarded, automotive parts or equipment (tires); and
   d. any other materials that tend by decay, become putrid, or provide harborage for rodents and other vectors (trash bags, loose trash, junk, and debris)
(4). Due to these accumulations, the Affected Property is in violation of the standards set forth in the Code of the City of Fort Worth ("City"), Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items";
(5). The Owners of the Affected Property received actual notification of the requirements of the Code of the City of Fort Worth, Appendix B, Article II, Division 3, Section 11A-26 "Storage of Discarded, Used, and Broken Items"; and
(6). The Owners of the Affected Property, after actual notification of these requirements, failed to take an action necessary to bring the Affected Property into compliance with the Ordinance. Specifically, the Owners of the Affected Property failed to remove the unlawful accumulations.

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the Owners, jointly and severally, be, and are hereby, assessed an Administrative Civil Penalty of **Fifty Dollars ($50.00) per day for a total of Two Thousand Two Hundred Dollars ($2,250.00)** for failure to remove the accumulation in the **forty five (45) days** since receiving notification of the violation.

THE BUILDING STANDARDS COMMISSION HEREBY FURTHER ORDERS that the Owners comply with the standards set forth in the Code of the City of Fort Worth Ordinance 11A-26, a, 1, 2, 7 and 8 by removing all unlawful accumulations from the Affected Property described as **Lot 13, Block 65, ROSEN HEIGHTS ADDITION, First Filing to the City of Fort Worth, Tarrant County, Texas, also known as 2600 Chestnut Avenue, Fort Worth, Texas**, and located on property more commonly known as **2600 Chestnut Avenue, Fort Worth, Texas** within **thirty (30) days** from the effective date of this Order. **The effective date of this Order is the date of this Commission hearing. The Owners of the Property, therefore, have until May 25, 2022 to comply with this Order.**

YOU HAVE THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30)** days from the date this Order is mailed. An appeal does not act to stay the time to comply with this Order.

YOU HAVE THE RIGHT TO REQUEST AN AMENDMENT to this Order. If you believe that extenuating circumstances exist that will prevent the completion of the removal of the unlawful accumulation from the Affected Property or you desire to seek a reduction of an Administrative Civil Penalty, you may request an Amendment of this Order. The request must be submitted to the Executive Secretary of the Building Standards Commission before the close of business on **May 25, 2022.** After that date, the Building Standards Commission will not consider any extensions of time or reductions/removals of civil penalties. You may only apply for an Amendment **one (1)** time under this Order. . You may contact the Code Compliance Department for an Amendment request form at 817-392-6391 or 818 Missouri Avenue, Fort Worth, Texas 76104.

IT IS FURTHER ORDERED THAT IF THE OWNERS OF THE AFFECTED PROPERTY DO NOT COMPLY FULLY WITH THIS ORDER IN THE TIME PRESCRIBED, THE CITY OF FORT WORTH IS AUTHORIZED TO ENTER ONTO THE AFFECTED PROPERTY AND ABATE THE NUISANCE AND REMOVE THE DEBRIS WITH COSTS TO BE ASSESSED AGAINST THE PROPERTY OWNERS WITHOUT ANY FURTHER NOTICE GIVEN TO THE OWNERS. In the event the City exercises this right, the costs, together with interest accruing at 10% per annum, will be assessed as a charge against the land and a personal obligation of the Owners. If the City is not promptly reimbursed for its expenses, the City will place a lien on the Affected Property for the amount owned plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

SIGNED this the 3rd day of May, 2022.

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 3rd day of May, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.

Pamela Annette Sefcik, Notary Public, State of Texas #130209415
My Commission Expires May 1, 2023

AFTER RECORDING RETURN TO:

City of Fort Worth
Code Compliance Department/ Building Standards Division
818 Missouri Avenue
Fort Worth, Texas 76104

Approved by Legal as to form and legality

Approved by Code

PAMELA ANNETTE SEFCIK
Notary Public, State of Texas
Comm. Expires 05-01-2023
Notary ID 130209415