



**AGENDA
BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, OCTOBER 24, 2022
CITY COUNCIL CONFERENCE ROOM 2020, 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 September 26, 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, OCTOBER 24, 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 SEPTEMBER 26, 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-22-146 (CD 2)** 2108 Andover Street (Primary Structure and 2 Accessory Structures) 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.
- b. **HS-22-162 (CD 8)** 1324 East Davis Avenue (Accessory Structure Only) aka Lot 7, Block 10, Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas. Owner(s): Truman Burns and wife, Yvonne M. Burns. Lienholder(s): None.
- c. **HS-22-166 (CD 9)** 3010 8th Avenue (Primary Structure) aka LOTS 4 AND 5, BLOCK 12, JOHN C. RYAN'S SOUTH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 52, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Ricardo Lopez. Lienholder: Associates Home Equity Services, Inc.
- d. **HS-23-00 (CD 8)** 2920 Avenue I (Primary Structure) aka Block 67, Lot 1 of the POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, State of Texas, Tarrant County. Owner: William Bert Williams aka Bert Williams aka William Bert Williams Sr. Lienholder: Office of the Attorney General-Child Support Unit 0402E.
- e. **HS-23-01 (CD 8)** 711 South Perkins Street (Accessory Structure Only) aka Lot 9, Block 2, of Fishburn Place Addition, An addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 309, Page 68, Plat Records of Tarrant County and commonly known as 711 S. Perkins, Fort Worth, Texas 76103. Owner: Hollis Williams. Lienholder: Profile Equities, LLC.
- f. **HS-23-02 (CD 8)** 1032 East Arlington Avenue (Primary Structure) aka LOT 9, BLOCK 37, SOUTHLAND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 9, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner: Loetta Bowman-Webb. Lienholder(s): None.

X. NEW CASES COMMERCIAL

- a. **HS-23-03 (CD 7)** 7640 Jacksboro Hwy (Accessory Structure Only) aka All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the J. WILCOX SURVEY, ABSTRACT NUMBER 1716, and also being a part of that certain tract conveyed to Loretta Brister by deed recorded in Volume 14568, Page 519, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds. Containing 1.881 acres of land more or less. Owner: The Hidon Living Trust c/o Trustee-Donald Bishop. Lienholder: Edgar Pat Callaway.
- b. **HS-23-04 (CD 2)** 2061 Ephriham Avenue (Primary Structure) aka Tract 1: Lot 20-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas. Tract 2: Lot 5-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas, save and except from said Lot, that portion which was Lot 4, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 83, deed records, Tarrant County, Texas which was included in subject revision plat. Owner: Bluebonnet Acquisitions, LLC. Lienholder(s): None.

XI. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-23-06 (CD 2)** 2713 NW 31st Street aka Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas. Owner: Lonny Lynn McKinney. Lienholder(s): None.
- b. **ACP-23-07 (CD 2)** 3111 Ellis Avenue aka Lot 6, Block 90, M.G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 63, Page 18, Deed Records of Tarrant County, Texas. Owner(s): Francisco G. Vega and Rocia Adriana Vega. Lienholder: RNA Financial LLC.
- c. **ACP-23-08 (CD 3)** 5521 Fletcher Avenue aka Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication

recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas. Owner: Rolling P Investments, LLC. Lienholder(s): None.

- d. **ACP-23-09 (CD 9)** 4459 Hemphill Street aka Lot 17, in Block 21, SOUTH SIDE ADDITION, an Addition to the City of Fort Worth, according to the plat – recorded in Volume 204A, Page 109, Plat Records, Tarrant County, Texas. Owner: Jose Trenidad Paredes. Lienholder: First Mutual Sales Finance.
- e. **ACP-23-10 (CD 8)** 5324 Whitten Street aka Lot Seven (7), in Block Thirteen (13), of VIEWPARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388-Z, Page 75, of the Plat Records of Tarrant County, Texas. Owner: True Eden, LLC. Lienholder: Kiavi Funding, Inc.

XII. AMENDMENT CASES ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **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.
- b. **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, FSB.
- c. **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.
- d. **ACP-22-168 (CD 3)** 7036 Valhalla Road aka Being Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas. Owner: Betty O. Palmer. Lienholder(s): Coldwell Banker Home Loans and Coldwell Banker Mortgage.
- e. **ACP-22-175 (CD 8)** 724 Griggs Avenue aka LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS. Owner(s): Eric Donovan Cooley and Linda S. Stowers. Lienholder(s): None.

XIII. 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.

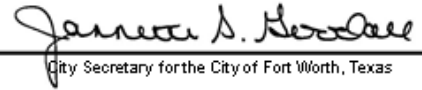
XIV. ADJOURNMENT

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.

ASISTENCIA 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.

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 Wednesday, October 12, 2022 at 10:50 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas



MINUTES

**BUILDING STANDARDS COMMISSION
FOR THE PRE-MEETING AT 9:00 A.M., ON MONDAY, SEPTEMBER 26, 2022
CITY COUNCIL CONFERENCE ROOM 2020, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. Call to Order: Pre-Meeting started at 9:11 A.M.

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)

- The following Commissioners were present at 9:00 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Paul Kerpoe (Position 5), and Mr. Michael Unell (Position 6).
- Mr. Pedro Juarez (Position 9) arrived at 9:11 A.M.
- Position 2 is vacant.
- Mr. Brian Black, Vice-Chairman (Position 4), Mr. Bill Schur (Position 7), 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,) Kenneth Young (Acting Superintendent), Manny Ramirez (Acting 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, and Christopher Austria (Assistant City Attorneys).

II. Review of previous month's minutes

- a. Discussion or questions pertaining to the August 22, 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

- Mr. Kerpoe nominated Mr. Lindsay for Acting Vice-Chairman for today's meeting in the absence of Mr. Black, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Joshua Lindsay is Acting Vice-Chairman for today's meeting.
- No discussion pertaining to the August 22, 2022 Minutes.
- Assistant City Attorney Christopher Austria reminded the Commission that with only 5 members present, a majority vote would have to be 4-1 to pass on a motion.
- **Chairman Clark adjourned Pre-Meeting at 9:18 A.M.**

**BUILDING STANDARDS COMMISSION
FOR THE MEETING AT 9:30 A.M., ON MONDAY, SEPTEMBER 26, 2022
COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS 76102**

I. CALL TO ORDER: REGULAR MEETING STARTED AT 9:30 A.M.

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)

- The following Commissioners were present at 9:30 A.M.: Mr. Joshua Lindsay (Position 1), Paul Clark, Chairman (Position 3), Mr. Paul Kerpoe (Position 5), and Mr. Michael Unell (Position 6).
- Position 2 is vacant.
- Mr. Brian Black, Vice-Chairman (Position 4), Mr. Bill Schur (Position 7), 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), Kenneth Young (Acting Superintendent), Manny Ramirez (Acting Supervisor), Ty Kitchens (Supervisor), Marc Oler (Senior Officer), Scott Castillo (Officer), Gianni Guevara (Officer), Merritt Ham (Officer), Alfonso Hurtado (Officer), Alma Molina (Officer), Diana Navarro-Cruz (Officer), Annette Sefcik (Executive Secretary), Belinda Burns (Title Investigator), Paul Trigona and Aya Nomura (Fort Worth TV Crew).
- Law Department staff members in attendance were Joel Tovanche, and Christopher Austria (Assistant City Attorneys).

II. PLEDGE OF ALLEGIANCE

III. CONSIDERATION OF BUILDING STANDARDS COMMISSION MINUTES FROM AUGUST 22, 2022

- Mr. Kerpoe moved to accept the August 22, 2022 Minutes, second by Mr. Unell. MOTION CARRIED 5-0 with

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

- Mr. Lindsay moved to accept the September 26, 2022 Evidence Packet presented by Assistant City Attorney Joel Tovanche, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

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 Case Residential:** HS-22-181---2408 Columbus Avenue; Administrative Civil Penalty Case: ACP-22-189---3519 Decatur Avenue.
- Mr. Lindsay moved to grant the City's request to withdraw the 2 cases read into record by Executive Secretary Annette Sefcik, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

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

IX. NEW CASES RESIDENTIAL

- a. **HS-22-179 (CD 8)** 3405 Avenue G Drive (Primary Structure) aka LOT 11, BLOCK 25, OF POLYTECHNIC HEIGHTS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS,

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 63, PAGE 109, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS. Owner: N2Deep, Inc., Retirement Trust c/o Trustee-Jack Hodge. Lienholder(s): None. **Jack Hodge, the owner, appeared for this case.**

- Mr. Kerpoe moved to declare the structure substandard and hazardous, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Kerpoe moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

- b. **HS-22-182 (CD 8)** 155 Altamesa Blvd. (Primary Structure) aka LOT 8, BLOCK D, HIGHLAND TERRACE AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-8, PAGE 87, PLAT RECORDS TARRANT COUNTY, TEXAS. Owner: Sharon B. Walker. Lienholder: Neighborhood Housing Services of America, Inc. **Sharon Thompson aka Sharon Walker, the owner, appeared for this case.**

- Mr. Lindsay moved to declare the structure substandard and hazardous, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Lindsay moved that the owner be ordered to repair or demolish the structure within ninety (90) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

X. ADMINISTRATIVE CIVIL PENALTY CASES RESIDENTIAL

- a. **ACP-22-170 (CD 8)** 2716 Bideker Avenue aka being Block 6, Lot A, Wesleyan Hills, Tarrant County, Texas; also know as 2716 Bideker Avenue, Fort Worth, Texas, aka Lot "A" in Block 6, Revision of Lots 4 to 7 inclusive, Block 5, and Lots 1 to 5 inclusive, Block 6, WESLEYAN HILLS ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat thereof recorded in Volume 1962, Page 517, Deed Records of Tarrant County, Texas. Owner: Matthew Luckey. Lienholder(s): None. **No one appeared for this case.**

- Mr. Unell moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

- b. **ACP-22-183 (CD 3)** 5333 Carver Drive aka Lot 2, Block 12 of HARLEM HILLS ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-6, Page 122, Plat Records, Tarrant County, Texas. Owner(s): Donald A. Jennings and Linda N. Conner. Lienholder: Countrywide Bank, FSB. **No one appeared for this case.**

- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Juarez moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

- c. **ACP-22-184 (CD 8)** 120 Blevins Street aka Situated in Tarrant County, Texas and being: Lot 11, Block 4 RIVERSIDE HIGH SCHOOL ADDITION to the City of Fort Worth, Tarrant County, Texas. Owner(s): Aurelio Napo Escalante and wife, Joann Votion Escalante. Lienholder(s): None. **No one appeared for this case.**

- Mr. Kerpoe moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

- d. **ACP-22-185 (CD 8)** 816 South Hughes Avenue aka LOT A of a revision of LOT 2, BLOCK 11, MURRAY HILL ADDITION to the City of Fort Worth, Tarrant County, Texas, according to revised plat recorded in Volume 388-F, Page 285, Plat Records, Tarrant County, Texas. Owner: De Tan Nguyen. Lienholder(s): None. **No one appeared for this case.**
- Mr. Lindsay moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - Mr. Lindsay moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- e. **ACP-22-186 (CD 5)** 5321 Old Handley Road aka Lot 18, MILNER-COOKE ADDITION to the City of Fort Worth, Tarrant County, Texas, according to Plat filed in Book 532, Page 167, Deed Records, Tarrant County, Texas; and Lot 19-A of a Revision of Lot 19, MILNER-COOKE ADDITION to the City of Fort Worth; Tarrant County, Texas, according to Plat recorded in Volume 388-15, Page 297, Deed Records, Tarrant County, Texas. Owner: Alma Castoreno. Lienholder(s): None. **Alma Castoreno, the owner, and Ricky Hernandez, an interested party, appeared for this case.**
- Mr. Unell moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,500.00, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- f. **ACP-22-187 (CD 5)** 1800 Stalcup Road aka Lot 16, Block 5, HOLLYWOOD HILLS REVISED SECOND FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-C, Page 45, Deed Records, Tarrant County, Texas. Owner: Leonard Davis. Lienholder(s): None. **No one appeared for this case.**
- Mr. Unell moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - Mr. Unell moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- g. **ACP-22-188 (CD 5)** 3004 Avenue J aka LOT 5, BLOCK 84, POLYTECHNIC HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 109, PLAT RECORDS, TARRANT COUNTY, TEXAS. Owner: Raul Chamarro Areola. Lienholder(s): FAvian Ocegueda and Panacea Fund I. **Raul Areola, the owner, appeared for this case.**
- Mr. Juarez moved to assess an Administrative Civil Penalty to the owner of \$100.00 per day for forty five (45) days for a total of \$4,300.00, second by Mr. Kerpoe.
 - Mr. Unell moved for a substitute motion to assess an Administrative Civil Penalty to the owner of \$50.00 per day for forty five (45) days for a total of \$2,250.00, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - Mr. Juarez moved to order the owner to abate the nuisance within forty five (45) days, second by Mr. Kerpoe.
 - Mr. Unell moved for a substitute motion to order the owner to abate the nuisance within thirty (30) days, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

XI. ADMINISTRATIVE CIVIL PENALTY CASE COMMERCIAL

- a. **ACP-22-190 (CD 5)** 5312 East Rosedale Street aka A portion of Lot A in Block 2R of, Rosedale Plaza Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-44, Page 48 of the Plat records of Tarrant County, Texas, with the street address of 5312 East Rosedale, Fort Worth, Texas. Owner: 5386 Rock School LLC. Lienholder(s): Jeffrey Oetman and Carrie Oetman, and City of Fort Worth. **Trevor Brilman of 5386 Rock School LLC, the owner, appeared for this case.**
- Mr. Kerpoe moved to not assess an Administrative Civil Penalty to the owner at this time, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - Mr. Kerpoe moved to order the owner to abate the nuisance within thirty (30) days, second by Mr. Juarez. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

XII. AMENDMENT CASES RESIDENTIAL

- a. **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. **James Kinder, an agent for the owner, appeared for this case.**
- Mr. Lindsay moved to grant an additional sixty (60) days to repair or demolish the structure, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- b. **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., P.C. Profit Sharing and Trust. **Juanita Taylor, the owner, and Humberto Navarez, an interested party, 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 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- c. **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 Burrell. Lienholder: James Cushman. **Ronald Burrell, the owner, and Rayshawn Burrell, an interested party, appeared for this case.**
- Mr. Juarez moved to grant an additional sixty (60) days to repair or demolish the structure, second by Mr. Kerpoe. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.

XIII. AMENDMENT CASE ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

- a. **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, the owner, appeared for this case.**
- Mr. Kerpoe moved to remove the previously assessed Administrative Civil Penalty of \$3,150.00, second by Mr. Lindsay. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
 - No additional time was requested or granted as the nuisance has been abated.

- b. **ACP-22-158 (CD 9)** 300 Foch Street aka LOT 4, BLOCK 10, LINWOOD, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-B, PAGE 181, PLAT RECORDS, OF TARRANT COUNTY. Owner: Aragon 300 Foch LLC. Lienholder: Pinnacle Bank. **Jesse Navarrette, the owner, appeared for this case.**

- Mr. Lindsay moved to remove the previously assessed Administrative Civil Penalty of \$3,400.00, second by Mr. Unell. MOTION CARRIED 4-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, Mr. Juarez abstaining, and Position 2 vacant.
- No additional time was requested or granted as the nuisance has been abated.

XIV. EXECUTIVE SESSION

- No session was conducted.

XV. ADJOURNMENT

- Mr. Lindsay moved to adjourn the regular meeting, second by Mr. Unell. MOTION CARRIED 5-0 with Mr. Black, Mr. Schur, and Mr. Walker absent, and Position 2 vacant.
- **Regular meeting adjourned at 1:43 P.M.**

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

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

Category: **All Structures-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 76114-1826

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **October 26, 2021.**
- This case was initiated by: **Officer Campos.**
- Notices: **10/27/2021, 9/7/2022, and 7/15/2022.**
- **No** active permits on file.
- Structures are **vacant and secure.**
- Administrative Search Warrant was served on **October 5, 2022 without the owner present.**
- Current owner's deed was recorded **November 3, 1982.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- The Primary Structure is currently in a substandard and hazardous condition due to:
 - Missing and deteriorated roof decking
 - Deteriorated flooring with holes, sagging, and uneven floors
 - Deteriorated wall framing
 - Water damaged walls with biological growth
 - Electrical and plumbing ripped from walls
 - Missing sheetrock with large holes on ceiling
 - Foundation has inadequate support, sinking walls that are detached from the ceiling
 - Infestation of rodents, accumulation of deteriorated household items and debris
- The Right Accessory Structure is currently in a substandard and hazardous condition due to:
 - Foundation has inadequate support with sinking walls, structure is leaning
 - Water damaged walls with biological growth
 - Deteriorated metal roof with holes
 - Missing walls
- The Left Accessory Structure to the left is currently in a substandard and hazardous condition due to:
 - Foundation has inadequate support with sinking walls, structure is leaning
 - Water damaged walls with biological growth
 - Deteriorated metal roof with holes
 - Missing walls
- There are other conditions that contribute to these structures 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: OCTOBER 24, 2022**

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

John Allen Stone, 2108 Andover Street, Fort Worth, TX 76114-1826 (Cert. # 9489009000276350367820);
Betty Sue Stone Perry Estate, 1541 2nd Avenue NE, Apt. 3, Rochester, MN 55906
(Cert. # 9489009000276350367837);
Machelle Griffin aka Linda Machelle Griffin, 105 Casey Court, Swansboro, NC 28584-7206
(Cert. # 9489009000276350770170);
Machelle Griffin aka Linda Machelle Griffin, 105 Casey Court, Cedar Point, NC 28584
(Cert. # 9489009000276350770187);
Machelle Griffin aka Linda Machelle Griffin, 843 6th Avenue SE, Rochester, MN 55904
(Cert. # 9489009000276350770194);
Ruth Ann Singer aka Ruth Ann Wheeler, 10754 280th Street E, Cannon Falls, MN 55009
(Cert. # 9489009000276350770200);
Thomas Wayne Perry, 746 Neville Ct SE, Rochester, MN 55904 (Cert. # 9489009000276350770217);
Thomas Wayne Perry, 3829 2nd St NW, Rochester, MN 55901 (Cert. # 9489009000276350770224);
Thomas Wayne Perry, 11406 Liberty Street, Fulton, MD 20759 (Cert. # 9489009000276350770231);
Bill Eugene Heaslet Jr., 14415 Oak Hill Lane, Navasota, TX 77868 (Cert. # 9489009000276350770248);
Tanya Perry aka Tanya Beth Burt Estate, 8210 Salem Rd SW, Lot #8, Byron, MN 55920
(Cert. # 9489009000276350770255);
Brandon David Burt, 28 Hillcrest Ct SW, Pine Island, MN 55963 (Cert. # 9489009000276350770262);
Charles Raymond Burt, 1655 5th Grant Blvd., Wabasha, MN 55981 (Cert. # 9489009000276350770279);
Charles Raymond Burt, 410 W Lyon Avenue, Lake City, MN 55041 (Cert. # 9489009000276350770286);
Jacob Thomas Burt, 109 Center Avenue N, Apt. 2, Hayfield, MN 55940 (Cert. # 9489009000276350770293);
Jacob Thomas Burt, 8210 Salem Rd SW Lot #10, Byron, MN 55920 (Cert. # 9489009000276350770309);
Joshua Burt, 8210 Salem Rd SW Lot #8, Byron, MN 55920 (Cert. # 9489009000276350770316);
Joshua Burt, 8210 Salem Rd SW, Byron, MN 55920 (Cert. # 9489009000276350770323);
Krystyna Burt, 1940 Perlich Avenue #4, Red Wing, MN 55066 (Cert. # 9489009000276350770330);
Krystyna Burt, 430 23rd St NW, Owatonna, MN 55060-1261 (Cert. # 9489009000276350770347)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Alma Molina**

Date/Time **10/5/2022 1400**

INSPECTION INFORMATION

Address **2108 Andover St. Primary structure**

Number of Stories **1**

Legal Description: Block **9** Lot **20** Case No. **21-606686** Tax Acct No. **00452726**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing Skirting, Damaged soffit, rotted wood on framing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damaged, holes
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes, deteriorated shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, collapsed with breaches
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated decking on rear porch, broken joints
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken, rotted framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	unsecured electrical panel, exposed wiring
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, pulled from walls
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	infested with rodents, biological growth

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

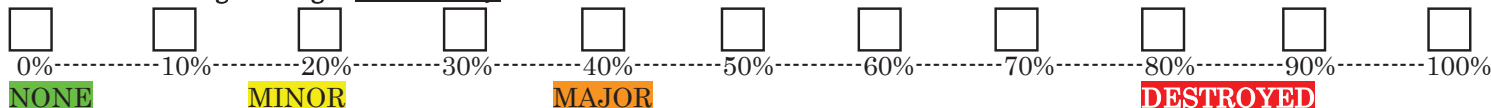
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



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 sinks 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.

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **10/07/2022 1500hrs**

INSPECTION INFORMATION

Address **2108 Andover St- accessory structure to the right**

Number of Stories **1**

Legal Description: Block **9** Lot **20** Case No. **21-606686** Tax Acct No. **00452726**

☒ Exterior Only ☐ Interior & Exterior

CATEGORY

☒ I - Hazardous

☐ II - Sub (Major)

☐ III - Sub (Minor)

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	leaning, missing/deteriorated siding
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	rotted wood, holes
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes in roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damage
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	leaning structures
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

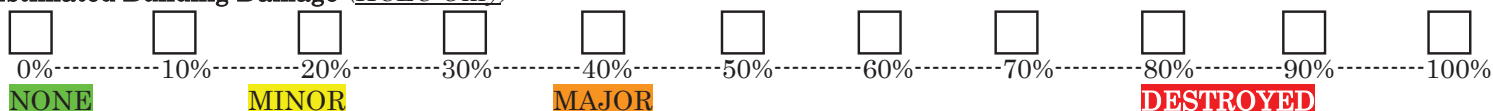
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BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **10/07/2022 500hrs**

INSPECTION INFORMATION

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Legal Description: Block **9** Lot **20** Case No. **21-606686** Tax Acct No. **00452726**

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Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes in roof
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damage
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Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

STATUS

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☒ Accessory

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☐ Stem Wall
☐ Pier & Beam

EXTERIOR

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☒ Metal

ADDITIONAL OBSERVATIONS

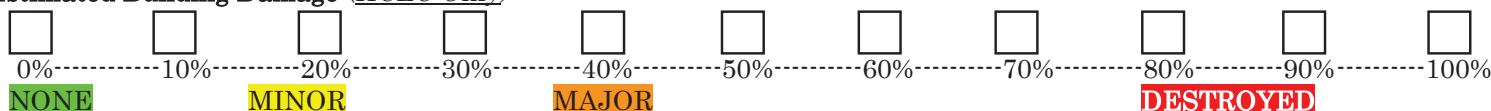
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Log of Activities –attempt to obtain a clear deed for **2108 Andover Street, Fort Worth, Texas 76114**

Heir Evidence present by Linda Machel Perry Griffin on October 17, 2022

John Allen Stone owner deceased

John Allen never married and had no children or will.

Dock and Mollie Ann Stone, parents deceased

Carol Oliver Stone and Betty Sue Stone Perry, siblings are deceased

Betty Sue Stone Perry's children Linda Machel Perry Griffin, Ruth Ann Perry Singer, Tanya Beth Perry Burt (deceased) and Thomas Wayne Perry

July 13, 2022 Received Building Standards hearing notice from Officer Molena. Letter included a description of the property and condition with a need to demolish out buildings. Molena included other information on tracking down family members of John Allen Stone, and property description and tax records.

July 13, 2022 Sent email to David Cooke City Manager describing the issue and asking for advice on how to proceed.

July 15, 2022 Chris Mosley City Attorney called and discussed our options to include contacting a probate attorney.

July 18, 2022 filled in Ruth Ann Singer (sister)and Tommy Perry (brother) and ask for input. We decided to proceed with the Probate Attorney.

July 18, 2022 Make an initial call to Probate Attorney Kent Davis and spoke with his assistant. We need a death certificate to proceed. Then we can file an affidavit of heir ship.

July 18, 2022 Spoke with the County Clerk's office and she verified that John Allen Stone's death certificate was on file. Also found out that we needed to have either the city or an attorney contact them with a request for the death certificate and a need for a copy, since I was not considered closely related.

July 18, 2022 Called Chris Mosley and left a message asking his office to make a request for the death certificate to clear up city action on the property. Then we could obtain a copy of the death certificate to proceed with the probate attorney.

July 18, 2022 Paid back taxes and penalties on property on line.

July 19, 2022 Spoke with Ruth Ann today and we decided that we would need a copy of Betty Sue Stone Perry (mother's) death certificate. She was in Rochester and was able to obtain one. She will send it to me.

July 20, 2022 I had not heard back from Chris Mosley, thinking he might be on vacation, I called Harvey Frye the assistant city attorney. He answered and we talked about the death certificate snag. I told him that I

had contacted the probate attorney and that we needed a death certificate to proceed. We agreed that I should email him the information for contacting the Tarrant County Clerk's Office, John Allen Stone's information, my information and reminded him that the request must be on letterhead with a need for the death certificate.

July 20, 2022 Updated Ruth Ann and Tommy about my conversation with the assistant city attorney. I also asked that they send me a copy of their birth certificate and driver's license as I think the probate attorney will need to compare that with John Allen Stone and Betty Sue Stone Perry's death certificates.

July 21, 2022 Harvey Frye assistant city attorney called me to tell me that the Clerk's office had done the right thing. Apparently, there is a state statute that death records fall under a 25 year confidentially umbrella. They can be given to close relatives, or be requested by municipalities under certain instances. We don't exactly meet those criteria. Mr. Frye called Kent Davis probate attorney. Mr. Davis asked Mr. Frye to call me and ask me to call his office on Monday. Mr. Davis's staffs have been instructed to put my call through to him. Mr. Frye said that he thinks Mr. Davis may have a way around that statute. Mr. Frye said it would not be free as it would have been if he could have done it. I told him that we are all on board with hiring Mr. Davis and if we need him for this part that is okay too.

July 25, 2022 Called Mr. Kent Davis this morning. His secretary put me right through and he told me that Harvey Frye has filled him in. He asked several questions and then told me he would get back to me. He will be calling a funeral home director, another attorney and a private investigator. I told him our best guess was that John Allen was alive to pay his 2014 property taxes in cash. He must have become ill or fallen and went from a hospital to a nursing home and passed away during that year, because he did not pay taxes after that. The attorney told me that he needed to check out a few things before he could say it would be worth pursuing. We need a death certificate for starters. He also told me that these kinds of situations are very complicated. Even though we have knowledge of (sort of) the Dock/Mollie Ann Stone (John Allen's parents) family, Dock could have brothers/sisters. Apparently, if you die in Texas with no wife and no children your property goes to your parents, if they are dead....you can read the rest on this website <https://www.nolo.com/legal-encyclopedia/intestate-succession-texas.html>.

He did say that this property is not our responsibility and that it may be better to just let the city manage the property until which time the property is sold to satisfy the liens on it. I ask him about his retainer. He asked me to let him poke around first because he didn't want me throwing good money after bad. (His words) I think he meant toward something that wasn't going to work out. He was very up front. I don't expect it will be free, but if it is not worth pursuing, I think he will tell us that.

July 29, 2022 Mr. Frye called today ask if I had contacted Mr. Davis. I shared the conversation that I had with Mr. Davis on Monday of this week. I also told him that I had not heard back and thought it might take a few days for him to reach out to the funeral director, attorney and private investigator. Mr. Frye told me that the Building Standards hearing had been postponed until September. Mr. Frye said he would reach

out to Mr. Davis for an update. I did explain that Mr. Davis thought it could be complicated and not worth pursuing. He asked that I keep him in the loop.

August 22, 2022 I called Mr. Frye to see if he had an update from Mr. Davis. He had spoken with Mr. Davis about two weeks ago. Mr. Davis did not think the pursuit was going to be promising. I asked Mr. Frye what would happen if we were not successful in gaining heirship. He explained that the building commission will meet on the property in October and if no one steps up to take care of the outbuildings which are considered a safety hazard and need to be removed, then the city will have it done and place a lien on the property for the cost of demolition. That will also happen when the house itself becomes a safety hazard. Of course the city will be mowing the property and placing more liens on the property. He really did not know what happens in the end as he has never had a property that no one could claim. We discussed what the cost might be to pursue the heirship. He thought it could be upward of 5-10 thousand dollars. He suggested I call Mr. Davis to see if there had been any movement on his end.

August 22, 2022 I called Mr. Davis' office and left a message.

August 24, 2022 Mr. Davis's assistant called and told me that pursuing heirship would be cost prohibitive with no guarantee of success. Mr. Davis does not recommend that we continue. My feeling is that both attorneys have been forthcoming and honest in their opinions and recommendations and not out to just make a buck. There has been no charge for all the time they have spent on telephone consults.

September 2, 2022 Officer Molena (compliance offer) called today and asked for an update. I told her that we had been in contact with the City Attorney Harvey Frye and a Probate Attorney Kent Davis. I explained I had called the Kent Davis on the advice of the Harvey Frye and we were told that we needed a death certificate. After calling the Tarrant County Clerk of Vital Records we found that he had died, but couldn't get a copy of the death certificate because we were not closely enough related. She didn't know he was dead. She told me that she had been thinking she needed to get a warrant to check and see if he was dead in the house and now she didn't need to do that. She was at the property while on the call. She went up to the house and found the door open. She told me that all the letters and business cards that she had left were still there in the window. She said it was in pretty rough shape. Apparently, the electrical outlets had been taken out of the walls and the wires were left.

I finished by telling her that we found out that when someone dies in Texas without a will, with no wife and children that the property goes to the parents. Since they are dead, the heirship would continue that route to the siblings of his mother and father and not to us. For us to pursue getting the deed would mean a private investigator looking for all the other relatives that could in fact want the property. I would cost between 5-10k and even if we tried, we are not guaranteed getting the deed. Told her that we are not going any further, so it is on the city to do what they need to do to make sure that the property is not a hazard to the neighborhood. Told her even the Harvey Frye didn't know what would eventually happen we the last structure was demolished. He had not had a property that they couldn't find an heir for.

I did ask for a copy of the death certificate if she could get it. She said she would. She also told me she would send a link to hearing in September about the property.

Officer Molena told me there was a neighbor that kept coming down to her office asking about buying the property. He was waiting for her to get out of the truck to talk with her today. He had wanted our contact info, which she would not give it to him. I told her to have him call me and I would let him know what our situation is. Maybe it will get him off their back.

October 17, 2022 Received certified letters announcing hearing. Since we are not pursuing the ownership of the property at 2108 Andover Street, I called and ask to add this log to the heir evidence for the upcoming hearing.

Contacts

Fort Worth City Code Officer Alma Molena	817-228-3991 M-F 7:30-4:30
City Manager David Cooke	817-392-6116 DavidCooke@fortworthtexas.gov
City Attorney Chris Mosley	817-392-7603
Assistant City Attorney Harvey Frye	817-392-8715
Probate Attorney Donald Kent Davis	817-479-2200

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

HS-22-162 **Property Address:** 1324 East Davis Avenue (Accessory Structure Only)

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

Legal Description: Lot 7, Block 10, Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 310, Page 60, Plat Records, Tarrant County, Texas

SKEY No. 01242954 **Reference No(s).** 21-581656

Owner(s) per Deed: Truman Burns and wife, Yvonne M. Burns---D188327981

Owner(s) per TAD: Truman Burns

Mailing Address: 1324 East Davis Avenue, Fort Worth, TX 76104

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **January 5, 2021.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **2/12/2021, 6/29/2021, and 8/29/2022.**
- **No** active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **October 13, 2022 with the owner Truman Burns and his daughter Tamra Burns present.**
- Current owner's deed was recorded **April 5, 1988.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Collapsed roof with broken collar beams, rafters, and decking
 - The structure is out of plum with leaning corner posts
 - Interior walls have broken wall studs
 - Exterior walls have missing and broken wall studs
 - Breaches throughout the exterior and exterior walls
- 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: OCTOBER 24, 2022**

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

Truman Burns and wife, Yvonne M. Burns, 1324 East Davis Avenue, Fort Worth, TX 76104
(Cert. # 9489009000276350770354);
Truman Burns, 1324 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276350770361);
Truman Burns, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276350770378);
Yvonne M. Burns, 1324 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276350770385);
Yvonne M. Burns, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276350770392);
Tamra Burns, 1324 East Davis Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276350770408);
Tamra Burns, 9113 Edenberry Lane, Fort Worth, TX 76179 (Cert. # 9489009000276350770415)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer M. Turner-Mims

Date/Time 10/13/2022

INSPECTION INFORMATION

Address 1324 E DAVIS AVE

Number of Stories 1

Legal Description: Block 10 Lot 7 Case No. 21-581656 Tax Acct No. 01242954

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

MINOR MODERATE SEVERE

COMMENTS

Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/broken wall studs/corner posts
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/broken wall studs w/ breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Collapsed w broken collar beams/decking/ rafters
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and broken ceiling joist/rafters
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Leaning and collapsed w missing corner post
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated boards/unfit
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

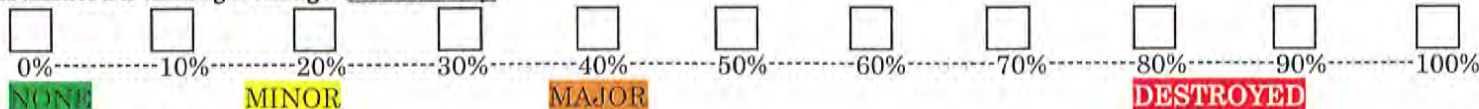
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

HS-22-166 **Property Address:** 3010 8th Avenue (Primary Structure)

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. 02602482 **Reference No(s).** 21-596578

Owner(s) per Deed: Ricardo Lopez---D200084570

Owner(s) per TAD: Ricardo Lopez

Mailing Address: 3010 8th Avenue, Fort Worth, TX 76110-3452

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **June 28, 2021.**
- This case was initiated by: **Citizen complaint.**
- Notices: **7/16/2021, 9/30/2021, and 8/29/2022.**
- **No** active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **October 13, 2022 with the wife of the deceased owner, Rosa Lopez present.**
- Current owner's deed was recorded **April 24, 2000.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Foundation has shifted causing wall separation
 - Portions of the exterior walls are missing and exposing walls studs
 - Interior walls have missing and separation of walls and breaches
 - Roof is severally sagging with deteriorated and missing roof decking
- 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: OCTOBER 24, 2022**

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

Ricardo Lopez, 3010 8th Avenue, Fort Worth, TX 76110-3452 (Cert. # 9489009000276350770422);
Ricardo Lopez Estate, 3010 8th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276350770439);
Ricardo Lopez Estate, PO Box 163544, Fort Worth, TX 76161 (Cert. # 9489009000276350770446);
Ricardo Lopez Estate, 3844 Diamond Loch West, North Richland Hills, TX 76180
(Cert. # 9489009000276350770453);
Rosa Valencia Leon Lopez, 3012 8th Avenue, Fort Worth, TX 76110 (Cert. # 9489009000276350770460);
Rosa Valencia Leon Lopez, PO Box 163544, Fort Worth, TX 76161 (Cert. # 9489009000276350770477);
Maria Luisa Garcia Valencia, 3844 Diamond Loch West, North Richland Hills, TX 76180
(Cert. # 9489009000276350770484);
Maria Luisa Garcia Valencia, 3012 8th Avenue, TX 76110 (Cert. # 9489009000276350770491);
Maria Del Rosario Lopez Valencia, 3010 8th Avenue, TX 76110 (Cert. # 9489009000276350770507);
Maria Del Rosario Lopez Valencia, 3012 8th Avenue, TX 76110 (Cert. # 9489009000276351333015);
Guadalupe Lopez Valencia, 3010 8th Avenue, TX 76110 (Cert. # 9489009000276351333022);
Guadalupe Lopez Valencia, 3012 8th Avenue, TX 76110 (Cert. # 9489009000276351333039);
Angeles Lopez Valencia, 3010 8th Avenue, TX 76110 (Cert. # 9489009000276351333046);
Angeles Lopez Valencia, 3012 8th Avenue, TX 76110 (Cert. # 9489009000276351333053);
Lienholder: Associates Home Equity Services, Inc., 401 West Loop 820 N, Suite 102, Fort Worth,
TX 76108 (Cert. # 9489009000276351333060);
Associates Home Equity Services, Inc., 250 E. John Carpenter Fwy, Irving, TX 75062
(Cert. # 9489009000276351333077);
Associates Home Equity Services, Inc. c/o Trustee-Clifford D. Harmon, 5740 Prospect Avenue,
Suite 2000, Dallas, TX 75206 (Cert. # 9489009000276351333084);
Associates Home Equity Services, Inc. c/o Citifinancial Mortgage Company, Inc. Attn: Eugene Schutt,
250 E. John Carpenter Fwy, Irving, TX 75062 (Cert. # 9489009000276351333091)

Motion: _____ **Made by:** _____

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



CODE COMPLIANCE

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer M. Turner-MimsDate/Time 10/13/2022**INSPECTION INFORMATION**Address 3010 8th AveNumber of Stories 1Legal Description: Block 12 Lot 4 Case No. 21-596578 Tax Acct No. 02602482☐ Exterior Only☒ Interior & Exterior**CATEGORY**☒ I - Hazardous☐ II - Sub (Major)☐ III - Sub (Minor)**OBSERVED DEFICIENCIES**

MINOR MODERATE SEVERE

COMMENTS

Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing/ deteriorated walls / studs
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing, separation with breaches
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sagging, deteriorated shingles/decking w breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated ceiling joist
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	leaning foundation, shifted support post, separation
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Combustable items, missing subfloors w breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vegetation growth, broken glass, shifted frames
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and disconnected
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disconnected
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 sinks 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.

Date: 10/13/2022

Unfortunately during the ~~met~~ meeting to discuss 3012 8th Ave / 3010 8th Ave Fort Worth, TX. I will be out of the state so can not attend. I'm writing to inform the city that as of now we are in the process of probate. I have started cleaning the property & trashing items that are no good. Anything that is consider sellable will need to be put on sale for my father's estate. I do not wish or plan on selling the property ~~due~~ due to sentimental value, ~~the~~ however I do intent to demolish the house when probate allows me to do so. When allow to do so I will contact Ms. Turner to get the process going. If any questions I can be reached at 817 372 9239. I can also be mail at 3844 Diamond lach w Worth Richland Hill TX 76180, or the 3010 8th Ave ~~addr~~ address

Sincerely
Maria Garcia Valencia


**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

HS-23-00 **Property Address:** 2920 Avenue I (Primary Structure)

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

Legal Description: Block 67, Lot 1 of the POLYTECHNIC HEIGHTS ADDITION to the City of Fort Worth, State of Texas, Tarrant County

SKEY No. 02241617 **Reference No(s).** 21-584808

Owner(s) per Deed: William Bert Williams aka Bert Williams aka William Bert Williams Sr.---D206075080

Owner(s) per TAD: William Bert Williams

Mailing Address: 5636 Conroy Street, Fort Worth, TX 76134-2210

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **February 6, 2021.**
- The case was initiated by: **Officer Turner-Mims.**
- Fire Date: **February 6, 2021.**
- Notices: **3/29/2021, 6/3/2021, 12/15/2021, 2/19/2022, and 8/17/2022.**
- **No** active permits on file
- Structure is **vacant and secure.**
- Inspection was conducted on **October 8, 2022** by **Officer Gonzalez-Vargas** with property owner's son, **Harry Williams present.**
- Current owner's deed was recorded **March 15, 2006.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- The Primary Structure is currently in a substandard and hazardous condition due to:
 - Exterior walls are deteriorated with breaches
 - Roof is deteriorated with burnt ceiling joist
 - Portions of the foundation have failed causing the walls to sink
 - Portions of the wall are missing
 - Water damaged walls and flooring
 - Missing electrical and plumbing
 - Burnt doors and window framing
- 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: OCTOBER 24, 2022**

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

William Bert Williams aka Bert Williams aka William Bert Williams Sr., 5636 Conroy Street, Fort Worth, TX 76134-2210 (Cert. # 9489009000276351333107);
William Bert Williams aka Bert Williams aka William Bert Williams Sr., 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276351333114);
William Bert Williams aka Bert Williams aka William Bert Williams Sr., 1424 Mitchell Blvd, Fort Worth, TX 76105 (Cert. # 9489009000276351333121);
William Bert Williams aka Bert Williams aka William Bert Williams Sr. Estate, 5636 Conroy Street, Fort Worth, TX 76134-2210 (Cert. # 9489009000276351333138);
William Bert Williams aka Bert Williams aka William Bert Williams Sr. Estate, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276351333145);
William Bert Williams aka Bert Williams aka William Bert Williams Sr. Estate, 1424 Mitchell Blvd, Fort Worth, TX 76105 (Cert. # 9489009000276351333152);
Margaret Agers, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276351333169);
Brenda Williams, 4320 Ashberry Street, Apt 721, Fort Worth, TX 76106 (Cert. # 9489009000276351333176);
Brenda Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276351333183);
William Bert Williams Jr., 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276351333190);
Erica D. Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276351333206);
Erica D. Williams, 3520 Wayland Drive, Fort Worth, TX 76133 (Cert. # 9489009000276351333213);
Harry Oneal Williams, 5636 Conroy Street, Fort Worth, TX 76134 (Cert. # 9489009000276351333220);
Harry Oneal Williams, 1804 Rockmoor Drive, Edgecliff Village, TX 76134 (Cert. # 9489009000276351333237);
Lienholder: Office of the Attorney General, Child Support Unit 0402E, PO Box 2906, Fort Worth, TX 76113 (Cert. # 9489009000276351333244)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **10/10/2022 1000 hrs**

INSPECTION INFORMATION

Address **2920 Ave I** Number of Stories **1**
 Legal Description: Block **67** Lot **1** Case No. **21-584808** Tax Acct No. **02241617**
☒ Exterior Only ☐ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	bedroom
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated, missing, holes,rotted wood on framing
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	smoke damage
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes in roof, missing, deteriorated shingles,burnt joist
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing,charred sheetrock
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	shifted
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	spongy, deteriorated
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	charred doors and windows,rotted framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.

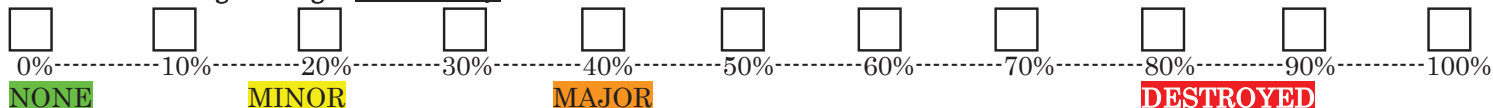
observed visible smoke damage thought the structure. The fire happened in front bedroom. I observed missing ceiling, charred sheetrock on walls, charred doors, spongy floors, burned household items and broken windows.

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)



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 sinks 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: OCTOBER 24, 2022**

HS-23-01 **Property Address:** 711 South Perkins Street (Accessory Structure Only)

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

Legal Description: Lot 9, Block 2, of Fishburn Place Addition, An addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 309, Page 68, Plat Records of Tarrant County and commonly known as 711 S. Perkins, Fort Worth, Texas 76103

SKEY No. 00937959 **Reference No(s).** 22-616478

Owner(s) per Deed: Hollis Williams---D210138788

Owner(s) per TAD: Hollis Williams Estate

Mailing Address: 711 South Perkins Street, Fort Worth, TX 76103-3541

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **March 19, 2022.**
- This case was initiated by: **Officer Jenkins.**
- Notices: **3/22/2022, 4/27/2022, and 8/19/2022.**
- **No** active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **October 5, 2022 with permission from an heir, Patricia Williams Busby.**
- Current owner's deed was recorded **June 10, 2010.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Missing and deteriorated roof decking
 - Deteriorated flooring uneven floors
 - Deteriorated wall framing
 - Deteriorated and detached window framing with broken glass
 - Electrical and plumbing ripped from walls
 - Missing sheetrock with large holes
 - Portions of the foundation have failed causing the walls to sink
 - Deteriorated exterior walls with holes and detached siding
 - Partially collapsed exterior stairs
 - Interior has accumulation of deteriorated household items and debris
 - Unsafe to enter the second story of 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: OCTOBER 24, 2022**

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

Hollis Williams, 711 South Perkins Street, Fort Worth, TX 76103-3541 (Cert. # 9489009000276351333251);
Hollis Williams Estate, 711 South Perkins Street, Fort Worth, TX 76103 (Cert. # 9489009000276351333268);
Hollis Williams Estate, 5779 Bluebridge Drive, Fort Worth, TX 76112 (Cert. # 9489009000276351333275);
Patricia Williams aka Patricia Busby, 711 South Perkins Street, Fort Worth, TX 76103
(Cert. # 9489009000276351333282);
Patricia Williams aka Patricia Busby, 5779 Bluebridge Drive, Fort Worth, TX 76112
(Cert. # 9489009000276351333299);
Lienholder: Profile Equities, LLC c/o Agent-Timothy D. Matheus, PO Box 136215, Fort Worth,
TX 76136 (Cert. # 9489009000276351333305);
Profile Equities, LLC c/o Agent-Timothy D. Matheus, 4000 Silver Creek, Fort Worth, TX 76108
(Cert. # 9489009000276351333312);
Profile Equities, LLC c/o Agent-Timothy D. Matheus, 5625 Jacksboro Hwy, Fort Worth, TX 76114
(Cert. # 9489009000276351333329);
Profile Equities, LLC c/o Trustee-Colton P. Johnson, PO Box 337, Albany, TX 76430
(Cert. # 9489009000276315333336)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **10/5/2022 1500 hrs**

INSPECTION INFORMATION

Address **711 S Perkins St**

Number of Stories **1**

Legal Description: Block **2** Lot **9** Case No. **22-616478** Tax Acct No. **00937959**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated, holes, detached siding, partial collapsed stairs
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes, water damaged
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing and deteriorated decking/shingles
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing, water damaged
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	inadequate support due to leaning walls
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	covered in combustible debris
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	broken glass and detached from framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	infestation of rodents, accumulation of deteriorated house hold items

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

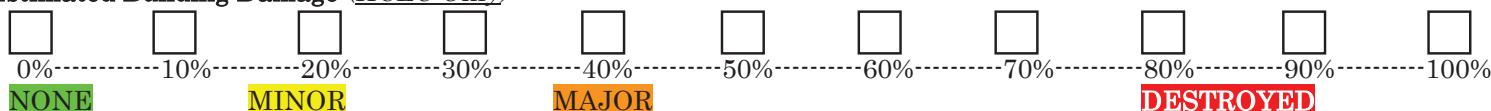
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



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 sinks 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: OCTOBER 24, 2022**

HS-23-02 **Property Address:** 1032 East Arlington Avenue (Primary Structure)

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

Legal Description: LOT 9, BLOCK 37, SOUTHLAND ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 63, PAGE 9, DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 02858266 **Reference No(s).** 20-553173

Owner(s) per Deed: Loetta Bowman-Webb---D221030429

Owner(s) per TAD: Loetta Bowman-Webb

Mailing Address: 8516 Prairie Rose Lane, Fort Worth, TX 76123

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

Council District No. 8

CASE BACKGROUND:

- Case Originated: **April 28, 2020.**
- This case was initiated by: **Officer Turner-Mims.**
- Notices: **6/16/2020, and 4/6/2022.**
- **No** active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **October 13, 2022 with the owner, Loetta Bowman-Webb present.**
- Current owner's deed was recorded **February 3, 2021.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Severely sagging roof with deteriorated decking
 - Interior walls missing and deteriorated wall studs
 - Portions of the foundation have failed causing the exterior walls to bow outward
 - Portions of the ceiling are missing due to water damage
- 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: OCTOBER 24, 2022**

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

Loetta Bowman-Webb, 8516 Prairie Rose Lane, Fort Worth, TX 76123 (Cert. # 9489009000276351333343);

Loetta Bowman-Webb, PO Box 60246, Fort Worth, TX 76115 (Cert. # 9489009000276351333350);

Loetta Bowman-Webb, 1032 East Arlington Avenue, Fort Worth, TX 76104 (Cert. # 9489009000276351333367)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer M. Turner-Mims Date/Time 10/13/2022

INSPECTION INFORMATION

Address 1032 E ARLINGTON AVE Number of Stories 1
 Legal Description: Block 37 Lot 9 Case No. 20-553173 Tax Acct No. 02858266
☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated boards w/ breaches w/ bulding sides
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and deteriorated wall studs with breaches/separation
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Severely sagging deteriorated decking, shingles w/ breaches
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing sheet rock with biological growth
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Porch and structure separation w/ leaning corner posts
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deteriorated subfloors w breaches
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unfit framing w/ broken glass and deteriorated framing
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disconnect with hanging wirings
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

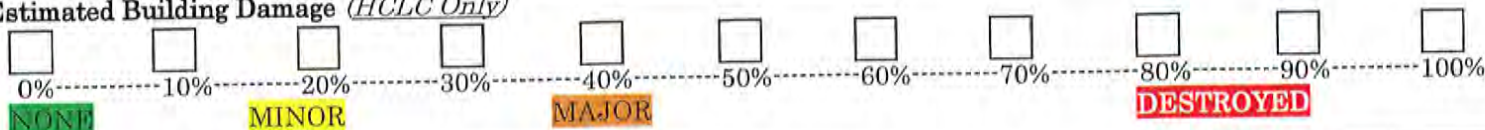
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



ADDITIONAL OBSERVATIONS *(ONLY INCLUDE IF USED)*

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5. Gutters and downspouts, where installed, shall be maintained in good condition and shall be securely fastened in place.
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15. All wiring shall terminate in approved enclosures, including but not limited to switches, switching devices, and fixtures.

Quality Service **BROTHERS** **FOUNDATION REPAIR** **CONCRETE WORK**

419 N. Riverside Drive, Fort Worth, TX 76111-Office-817-320-2556/817-308-4383

October 20, 2020

Foundation Review

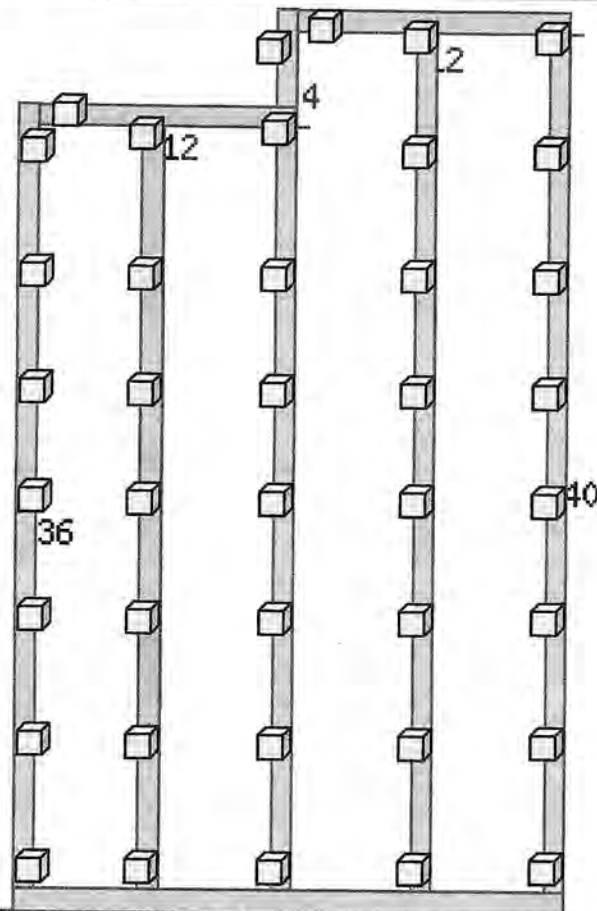
Client: Mrs. Webb

Address: 1032 E Arlington, Fort Worth, TX 76115

Phone Number: 817-423-4616

Email Address: lbwebb5@yahoo.com

This Sketch is property of Brothers Foundation and Concrete. Sketch is for the purpose of demonstration with approximate estimates; changes may be modified in accordance to client request or changes required for optimal results.



**New Concrete
Block Piers**

Front Patio

Acceptance

Client Signature

Date

Brothers Foundation

Date

Brothers recommendations are based on visual inspection and measurements. Foundation repairs executed as prudently as possible in consideration of age and construction of structure.

Preparation: Existing Concrete perimeter beam in areas of repair will be demolished and hauled off to allow for new piers to be placed.

New Exterior Perimeter Piers: Eighteen (18) new solid concrete block piers will be installed and positioned along the new wooden perimeter beam via hydraulic jacks as required to re-level, stabilize and reinforce foundation structure to proper level.

New Interior Block Piers (Crawl Space): Nineteen (19) new solid concrete block piers will be installed and positioned as required to re-level, stabilize and reinforce foundation structure to proper level.

New Lumber Materials: Materials to be installed consist of- eight (8) 4"x6"x12' treated wood beams approximately 200 linear feet and four-five 2"x6"x8' joists as needed.

Optional -Front Porch: Project consists of; Approximately 112 total square feet (8' x 12'), placing forms, #3 (3/8") rebar placed at 18" increments, 3000 PSI concrete poured at 4" thick, and surface left as a light broom finish.

Project Cost: \$3,500.00 (Not included in final project cost)

Addition Foundation materials may consist of: 8"x8"x16" solid concrete block, 4"x16"x16", 4"x8"x8", 2"x8"x8" concrete pads, steel/wood treated shims. Project is intended to secure level position as allowable and prudent.

Ten Year Transferable Warranty

Project Cost: \$17,850.00

Total Project Cost W/ Senior Discount: \$15,700.00 Included in quote are; City Permit, Engineers Report, labor, materials, and clean up.

*Note: Should city permit and engineers report be requested or required there will be additional cost of \$850.00.

\$1,000.00

Deposit Due At Scheduling

\$7,350.00

Due at Project Start Completion Time 2-3 Days

\$7,350.00

Due at Completion 3% Credit Card Fee Per Transaction

The above prices, specifications and conditions are satisfactory and are hereby accepted. Brothers Foundation Repair is authorized to do the work as specified. Payment will be made as outlined above. *Note: Pier location is subject to change in order to optimize results.

Initials _____ 1. Brothers Foundation Repair uses the utmost care and attention when inspecting your home or structure. However, it is possible that complicating factors will be discovered during the repair process, depending on the type of foundation, whether it be concrete slab or pier and beam. This may necessitate further repair costs, at which time further recommendations will be made to the Client/home owner.

Initials _____ 2. Brothers Foundation Repair shall not be responsible for cosmetic or any damages including, without limitation, damage to sheetrock, paint, wall coverings, wallpaper, floor coverings, glass, tile, brick and/or mortar, piping or plumbing systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction since it may hinder the performance of agreed repairs. It is specifically understood and agreed that such damages may and often do occur during the leveling, reinforcing and stabilizing procedure. Repair costs for the above referenced items and the like are not included in this contract and are not warranted by Brothers Foundation Repair.

Initials _____ 3. Client has been provided a copy of the "Foundation Maintenance Expectations" acknowledgement form. Client is aware that proper maintenance is required through the life of the structure and understands and agrees that Brothers Foundation Repair shall not be responsible for any damage caused by any lack of proper maintenance on the premises.

Leotta Webb
1032 E Arlington Ave
Fort Worth, Texas 76104
(817) 614-3346

Yellow Jack Foundataion Repair

2205 N Riverside Dr
Fort Worth, TX 76111

Phone: (817) 655-2114

Email: raulrangel499@gmail.com

Estimate # 000046
Date 11/19/2020
Business / Tax # 76

Description

Quantity Rate Total

1
1.0 \$19,000.00 \$19,000.00

The work that Yellow Jack Foundation Repair will do for the address listed above will be to replace all the piers in the foundation since they do not function properly anymore, it will also be necessary to replace all 3 lines of beams too. The three lines of beams will be replaced since the foundation needs everything replaced to recover the 10 inches it has been going down. All the beams will be replaced with 4x6 and we will also replace the floor of the kitchen with new plywood only. Since the rainwater damaged the wood in the foundation we will have to replace the rotten wood in that section only, we will replace it with green wood completely. We can cover the surrounding of the foundation with cement and replace the porch cement since that is damaged too, we will also add staircases leading to the backyard since it is downhill, that would be \$19,000 for the cement and foundation. Without the cement, we will leave the foundation uncovered from the sides and it would be \$10,000 and you will have to find someone that would cover the foundation with siding. In all our works we ask for half of the money at the beginning and the other half once we finish the work, the foundation will have a guarantee of 20 years and it is transferable to new owners. The cherokee in the walls will break severely and we will not be responsible to fix that unless the owner wants us to replace it, that would be a separate price.

For any questions, please call
817-655-2114
817-766-0403

Subtotal \$19,000.00
Total \$19,000.00

ESTIMATE



Fix, Hold, Flip Construction

214-404-5490

**3626 March Lane Pl
Dallas, Tx 75220**

Gabriel@fixholdflip.com

Loretta Webb

Bill to

Loretta Webb
1032 East Arlington Avenue
Fort Worth, Tx 76104

Ship to

Loretta Webb
1032 East Arlington Avenue
Fort Worth, Tx 76104

Estimate details

Estimate no. : 1054
Estimate date : 03/31/2021

Product or service

Amount

- 1. Demolition**

1 unit x \$9,500.00 \$9,500.00

Safe removal and haul off of following: Full gut. Roof tiles, roof decking & TPO, Windows w/grilles, countertops, insulation, rotten wood, outdated paneling, carpet, light fixtures, fans, vents, switches, all trim, sheetrock, doors and outlets. Outdated Electrical panel and wiring will be removed. Rotten back deck will be removed. Kitchen sink and appliances will be removed. All outdated plumbing and valves will be removed. Bathroom and kitchen will be completely demoed. Includes dump fees. Includes all materials and labor.

**If requested vehicle in back can be removed at an additional cost.
- 2. Framing**

1 unit x \$10,950.00 \$10,950.00

Professionally frame out and place previously removed wood (deemed unusable). New rafters will be framed with beam to provide pitch. This will be done in a vaulted ceiling fashion to allow for openness. New wall will be framed in bathroom to allow for proper tiling and enclosure of tub. Includes all materials and labor.
- 3. Asphalt Shingle Roof**

\$6,250.00

Professionally install new asphalt shingle roof. Includes new decking, and proper underlayment, flashing, drip edge, throughout entirety of roof. Includes all materials and labor.
- 4. Electrical Finish-Out**

1 unit x \$11,640.00 \$11,640.00

Professionally finish-out electrical for home. Includes ensuring all switches/outlets are functional. Standard can lights, light fixtures, ceiling fans, and exhaust fans will be installed where necessary. Includes installing switch plate and outlet covers. Includes all materials and labor.
- 5. HVAC Installation**

1 unit x \$4,000.00 \$4,000.00

Professionally finish out apartment unit with HVAC. Includes 24,000 BTU mini-split HVAC unit, HVAC lines and vents. Temperature will be able to be adjusted via remote. Includes all materials and labor.
- 6. Plumbing Update**

\$6,500.00

Professionally update all water shut off valves, assess all plumbing and bring any outdated plumbing up to code. Includes installing proper plumbing runs for bathroom, kitchen, water heater, and appliances. Includes all materials and labor.
- 7. Water Heater**

1 unit x \$1,300.00 \$1,300.00

Professionally install new gas water heater. Includes installing plumbing attachments & rerouting where necessary. New water heater will be 9

year 40,000 BTU rated water heater. Includes all materials and labor.

8. **New Insulation**
1 unit × \$6,500.00 \$6,500.00
Professionally install new insulation in designated areas. Newly installed insulation will be spray foam insulation to serve as moisture barrier and insulation. Includes all materials and labor.
9. **Drywall Installation**
1 unit × \$6,240.00 \$6,240.00
Professionally install drywall in areas throughout entire home. Sheetrock installation will include proper tape and bed to hide seam lines. Includes all materials and labor.
10. **New Texture**
1 unit × \$4,000.00 \$4,000.00
Professionally apply knockdown or orange peel texture throughout guesthouse. Oil-based primer will be applied followed by texture float. Includes all materials and labor.
11. **Interior Paint**
1 unit × \$4,250.00 \$4,250.00
Professionally paint walls, ceiling, baseboard, door trim, interior doors, and cabinets in condo unit with paint color of client's choice. Paint will consist of two coats. Cabinets, exterior doors, and panels will be sanded and primed as deemed necessary to ensure paint longevity. Includes all materials and labor.
12. **Baseboard & Trim**
1 unit × \$4,600.00 \$4,600.00
Professionally install new matching baseboard, door/window trim & jamb throughout property. Includes 2 coats of paint to newly installed exterior trim. Includes 2 coats of paint on door/window trim & jamb. Caulking will be applied on crevices of trim for proper sealing. Includes all materials and labor.
13. **Vinyl**
912 units × \$8.50 \$7,752.00
Professionally install standard vinyl flooring throughout apartment. Flooring will be fabricated to fit where necessary. Includes applying glue to prevent shifting. Includes all materials and labor.
14. **Cabinetry**
\$3,400.00
Professionally install new standard cabinetry in kitchen. Includes fabricating areas for necessary cutouts (plumbing, electrical), proper mounting, sealing, and filling any gaps with scribe. Includes all materials and labor.
15. **Backsplash**
29 units × \$39.50 \$1,145.50
Professionally install approx 29 sqft of backspash. Includes all materials and labor.
16. **Interior Door Installation**
5 units × \$285.00 \$1,425.00
Professionally install interior doors. Interior doors will be properly framed due to changes in foundation Holes will be fabricated where necessary for door to be able to properly close. Includes all materials and labor.
17. **Exterior Door**
1 unit × \$930.00 \$930.00
Professionally install new standard exterior front door. New front door will be fabricated to fit front entryway due to foundation adjustment. Weather-stripping will be installed for proper insulation. Includes applying paint/stain color chosen by client. Includes all materials and labor.
18. **Door hardware**
1 unit × \$1,480.00 \$1,480.00
Professionally install new door hardware for interior and exterior doors. Includes installing new hinges and lock kits where necessary. Includes all materials and labor.
19. **Countertop Installation**
1 unit × \$2,350.00 \$2,350.00
Includes either granite or quartz level 1. Higher levels and exotics will have additional charge. Includes 1 under-mount sink with garbage disposal. Includes all materials, fabrication, and installation. Approximately 55 sq ft. Subject to change after final measurements.
20. **Windows**
11 units × \$600.00 \$6,600.00
Professionally install 11 energy efficient windows throughout entire property. Proper fabrication will be applied along with proper sealing.

Includes all materials and labor.

21. **Bathroom Vanities** 1 unit × \$1,200.00 \$1,200.00
Professionally install new standard 60 in double vanity in bathroom. Includes proper mounting and connection of plumbing lines and sinks. Sinks and sink hardware will be included. Includes all materials and labor.
22. **Bathtub** 1 unit × \$1,525.00 \$1,525.00
Professionally install standard alcove style bathtub. Proper sealing and caulking will be ensured to ensure no water seeping. Includes all materials and labor.
23. **Cement Backer Board** 1 unit × \$700.00 \$700.00
Install Hardie backer-board in all areas where shower wall tile will be installed (Includes shampoo nook). Red Guard will be installed to ensure proper moisture barrier. Includes all materials and labor.
24. **Shower Wall Tile** 88 units × \$13.75 \$1,210.00
Professionally install standard shower wall tile (Includes thin-set and grout) with single accent. Approximately 88 sqft in area. Includes all materials and labor.
25. **Custom Shampoo Nook** 1 unit × \$225.00 \$225.00
Professionally fabricate custom single shampoo nook. Includes all materials and labor.
26. **Toilet** 1 unit × \$695.00 \$695.00
Professionally install new high-efficiency standing toilet. Includes all materials and labor.
27. **Bathroom Hardware** \$650.00
Professionally install bathroom hardware in bathroom. Includes installation of shower and tub hardware and toilet paper holder. Includes all materials and labor.
28. **Vinyl Siding** \$7,015.00
Professionally install vinyl siding throughout exterior of entire property. Openings will be properly fabricated for windows and doorways. Includes all materials and labor.
29. **Exterior Paint** 1 unit × \$2,350.00 \$2,350.00
Professionally paint exterior of building with paint provided by client. Paint includes painting of brick, stucco, fascia, exterior doors, soffit, and trim. Exterior paint will consist of two coats. All windows will be properly re-sealed. Includes Labor Only.
30. **Deck** \$2,675.00
Professionally construct new deck with treated wood. Includes properly anchoring base below grade and tying into home. Deck support will be properly framed to be load bearing. Includes railing. Decking will be secured with corrosion resistant decking screws. New deck will be fabricated to have level surface. Deck will contain descending stairs to backyard. Includes stain color of client's choice. Includes all materials and labor.

Total

\$119,057.50



www.firefighterroofing.com

April 5, 2021

Ms. Loetta Webb
1032 East Arlington Ave.
Fort Worth, TX 76104

Below is the quote you requested along with the scope of work I prepared for your planned roof repair project.

- Tarp 800 SF area of roof.

Total Quote: \$650.00 (This quote good for 30 days)

A member of Firefighter Roofing will be on site supervising this operation to ensure that the scope of work exceeds your expectation.

We take great pride in our work and craftsmanship and understand what this project means to you. I would like to thank you for giving us an opportunity to earn your trust and business.

Feel free to contact me with any questions.

Thank you!

Phil Norris
817-825-7118
phil@firefighterroofing.com

RE: Application Forms

From: Pamela Terry (pterry@ffin.com)

To: lbwebb5@yahoo.com

Date: Thursday, April 8, 2021 at 12:45 PM CDT

This message was sent securely using Zix

I sent two e mails early this morning and they show to be delivered Let me resend both now.

Pamela Terry Sr. Vice President Commercial Lending

First Financial Bank, N.A. | Fort Worth

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

Pterry@ffin.com

To Apply for an AUTO Purchase/Refinance, BOAT, ATV/UTV, CAMPER, or Unsecured Note or Line of Credit:
<https://ffin.defidirect.com/Application/consumer> (When applying, please type in **PAMELA TERRY** as the lender to route directly to me for review)

From: Loetta Bowman-Webb <lbwebb5@yahoo.com>

Sent: Thursday, April 8, 2021 12:32 PM

To: Pamela Terry <PTerry@ffin.com>

Subject: Application Forms

External Sender - Do not click on any links or open any attachments unless you trust the sender and know the content is safe.

Hello,

My name is Loetta and I spoke to you yesterday. I'm writing to inform you I never received the email from you.

Thanks,

Remodel Opportunities

From: Pamela Terry (pterry@ffin.com)

To: kfrazier@covenantconstructiontx.com

Cc: lbwebb5@yahoo.com

Date: Monday, April 26, 2021 at 12:58 PM CDT

This message was sent securely using Zix

Kyle,

Loretta Webb 817 423 4616 is looking for someone to assist her with a remodel for one of her investment home.

Property Address is on Arlington Avenue in Fort Worth.

Pamela Terry Sr. Vice President Commercial Lending

First Financial Bank, N.A. | Fort Worth

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

Pterry@ffin.com

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This message was secured by Zix®.

Remodel

From: Pamela Terry (pterry@ffin.com)
To: lbwebb5@yahoo.com
Cc: tanaglenn@sbcglobal.net
Date: Monday, April 26, 2021 at 01:23 PM CDT

This message was sent securely using Zix

Loretta,

I was not sure if this would be in the Glenn's geographic area but they They are HONEST and take care of their clients.

They will call you later at the number you gave me 817 423 4616.

Tana the property address is on E Arlington Ave here in FW>

Pamela Terry Sr. Vice President Commercial Lending

First Financial Bank, N.A. | Fort Worth

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

Pterry@ffin.com

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<https://ffin.defidirect.com/Application/consumer> (When applying, please type in **PAMELA TERRY** as the lender to route directly to me for review)

This message was secured by **Zix**®.



Customer

STREET 1032 E. Arlington CITY Ft. Worth
ZIP 76104 TEL 817-614-3346

STREET 6000 Barton Hills CITY Ft. Worth TX
ZIP 76112 TEL 972-480-4841

SPECIFICATION

SPECIAL ATTENTION

- ☒ REPAIR OR REPLACE WITH The hole house
☐ STYLE OF SHINGLE _____
☐ COLOR OF SHINGLE _____
☐ TEAR-OFF ☐ YES ☐ NO _____ LAYER(S)
☐ MANUFACTURER LIMITED WARRANTY _____ YEAR(S)
☐ COMPANY'S LIMITED WARRANTY _____ YEAR(S)
☐ VALLEY ☐ CLOSED ☐ OPEN _____ TYPE
☐ RIDGE MATERIAL _____ TYPE _____ BUNGLES
☐ RAILS (RIDGES) _____ (FIELD)
☐ EDGING _____ TYPE _____ SIZE
☐ CUT BACK EAVES..... ☐ YES ☐ NO

- ☐ SOLAR PANELS ☐ YES ☐ NO
☐ GUTTERS (ANY OLD DAMAGED)... ☐ YES ☐ NO
☐ SKYLIGHTS: HOW MANY _____ SIZE _____
☐ PITCH: ANY AREAS UNDER 4/12... ☐ YES ☐ NO
☐ CORNER ☐ OPEN ☐ CLOSED
☐ LEAVE: WHERE _____
☐ INTERIOR DAMAGE: WHERE _____
☐ DOES DRIVE WAY HAVE CRACKS... ☐ YES ☐ NO

EXTRA WORK

- ☐ CLEAN-UP & HAUL OFF ROOFING TRASH
☐ CLEAN-OUT GUTTERS OF ROOFING TRASH ONLY
☐ PROTECT LANDSCAPING WHERE NEEDED
☐ COVER ROOF IF NEEDED
☐ USE FELT UNDER ROOF
☐ PAINT ROOF STANDS IF NEEDED
☐ ROLL MAGNET THRU YARD (TEAR-OFFS ONLY)

DIAGRAM

EXISTING TYPE ROOF _____ AGE _____

Remodel the whole house total cost labor and material \$80,000

PITCH _____ STORY _____

SPECIAL INSTRUCTIONS

1. remodel the whole house inside
2. pull all the electricity fix the roof
3. and fix plumbing in the house inside and paint put new windows, change the roof and fix foundation cost labor and material \$80,000

WE HEREBY PROPOSE: _____

ACCEPTED BY Carolina DATE 05/20/2021

WITNESS _____

ACCEPTED BY: _____ DATE _____

WITNESS _____ SIGN _____

INSURANCE CO. _____

ACCOUNT NO. _____

MORTGAGE CO. _____



QUOTE

TRUSS ROOFING COMPANY

1275 NORTH MAIN SUITE 101-1 MANSFIELD, TX
PHONE: (469)288-1988
EMAIL: Sales@TXTRUSS.COM

INVOICE NO. 1036
DATE: JUNE 14, 2021

TO **1032 E Arlington**
Fort Worth Texas 76104

SALESPERSON	JOB	QUOTE DATE	DUE DATE
Michael Allen	Re-Roof	6/14/2021	

DESCRIPTION
Remove 16.3 sq
Install 16 sq Dimensional Singles
Replace 53 ft hip and ridge
Repair damaged decking
Install new metal edging
Install Synthetic felt
Install new roof vents
Sign Discount 500

TOTAL	6900
DISCOUNT	500
TOTAL	6400

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



AGREEMENT

Date 6/14/21Owner Name Loetta WebbPhone1 817-614-3346 Phone2 _____Address 1032 E Arlington AveCity Ft Worth Zip 76104Email lbwebb5@yahoo.com

Scope of Work

Pilings	Concrete	Steel
Exterior	<u>6</u>	
Interior	<u>0</u>	
Ext w/Concrete	<u>0</u>	
Total Pilings	<u>6</u>	
Understructure		
<u>200</u> LF Beam	<u>0</u> SQFT Subfloor	
<u>200</u> LF Joist	<u>0</u> Concrete pads Blocks	
<u>200</u> LF Sill	<u>ALL</u> Reset/Reshim	

Additional

Work Includes Permit and Engineer ReportIncludes Lifetime Transferrable Warranty on all New Piers

The work to be performed under the contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of Contractor, further raising will produce or create unacceptable damage to the foundation or structure.

2. DAMAGE WAIVER/RELEASE: Some level of risk is associated with all types of foundation repair and there is no such thing as a risk free foundation repair movement. When repairing foundations, it is possible that sheetrock, wallpaper, plaster, brick, roofing, piping, wiring or other materials may crack, wrinkle, or break. Therefore, it is agreed between Owner and Contractor that this contract does not include repairing or replacing any materials or systems not specifically included in the agreement. It is also agreed that Contractor shall not be responsible for trees, shrubs, other plants, sprinklers, lighting or other items that might be damaged when the work is performed. Contractor shall not be responsible for the cost of any such repairs. Please remove all items from the walls in the area to be lifted. Please remove exterior lighting from the work area before the works starts. Contractor will transplant shrubbery at the point of installation but we cannot guarantee its survival. We accept Visa and Master Card however, there will be a 3% fee added to the total cost of the project.

\$ 8500.00Down Payment \$ 0.00Balance Due upon completion of lift \$ 8500.00

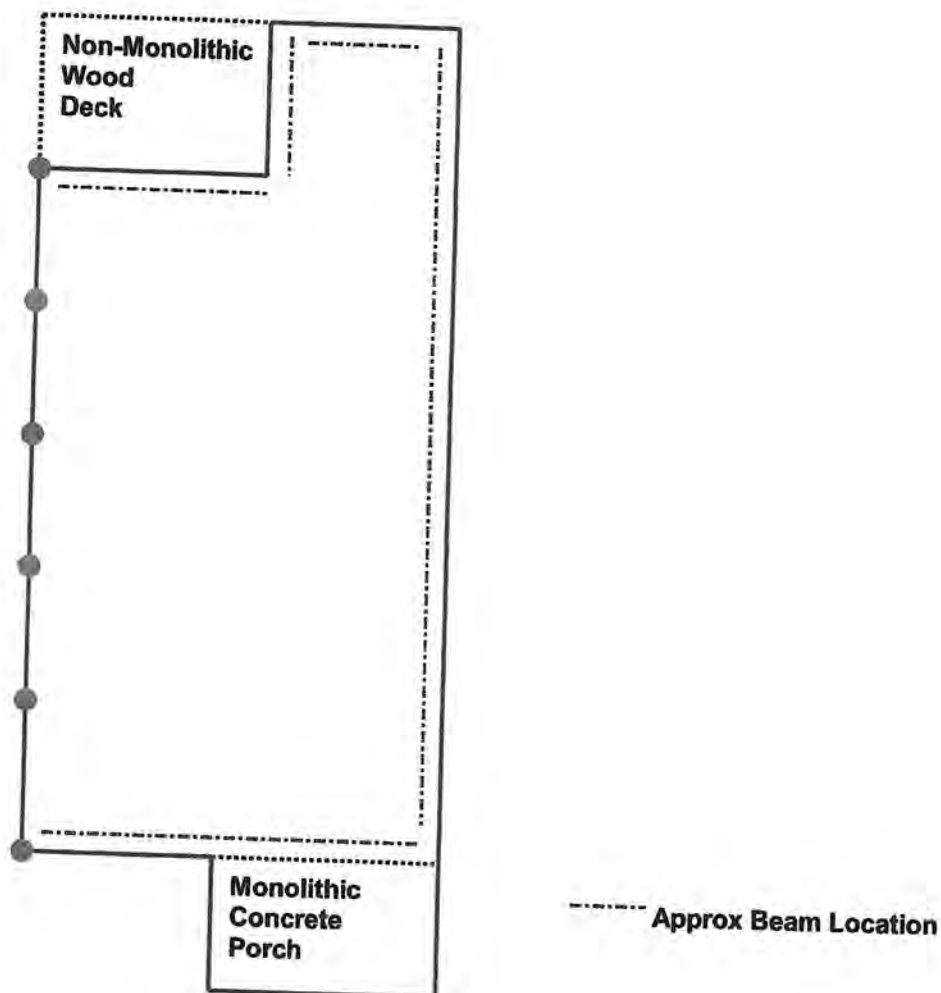
Date _____

Signature _____

Steady House

214-886-6857

Owner Name	Loetta Webb
Address	1032 E Arlington Ave
City	Ft Worth
Phone	817-614-3346
Email	lbwebb5@yahoo.com
Found. Type	P/B
Stories	1
Siding Type	Wood



Crew Chief	only has concrete grade beam on one side of home, couldn't crawl the house or measure it
Notes	owner had it locked up and forgot the keys

Estimate from Airborne Home Services, LLC

From: services.rg11@gmail.com

To: lbwebb5@yahoo.com

Date: Sunday, June 27, 2021, 12:42 PM CDT

Dear Loretta Webb:

Please review the attached estimate. Feel free to contact us if you have any questions.

We look forward to working with you.

Sincerely,
Airborne Home Services, LLC

817-517-1174



Est_16_from_Airborne_Home_Services_LLC_10848.pdf
62.1kB

Airborne Home Services, LLC

1603 Tennyson Ln
Cleburne, TX 76033

Estimate

Date	Estimate #
6/23/2021	16

Name / Address
Loretta Webb 1032 E. Arlington Ave Ft Worth, Tx 76104

			Project
Description	Qty	Rate	Total
Complete cosmetic rehab of the inside -Living room, repair and replace sheetrock and trim and damaged areas as needed, texture, paint, Floors to stay refurbish -Bedroom one Repair and replace any damaged area as needed, with sheetrock and trim, retexture and paint add carpet -Bedroom two, Repair and replace any damaged area as needed with sheetrock and trim, retexture and paint add carpet -Bathroom, Repair replace damaged areas as needed, install new tub, vanity with sink and commode, add vynal plank flooring -Kitchen, Repair and replace any damaged area as needed with sheetrock and trim, Add new lower cabinets, sink with countertop, add upper cabinets, prep area for stove and refrigerator, add vent hood above stove area. vynal plank flooring -Doors replace front door with exterior crescent window door -Lights, new lights as needed through out the house, ceiling fans in living and bedrooms windows- replace all is \$200 plus cost of the windows, windows typically average between 150 to 250 per window for double pane low e windows. wait time is about 9 weeks on windows once ordered and must be paid at time of order	1	15,000.00	15,000.00
	16	400.00	6,400.00
Bid doesn't include any unforeseen repairs that may need to be addressed			
Total			\$21,400.00

Quick Question.

From: Pamela Terry (pterry@ffin.com)

To: lbwebb5@yahoo.com

Date: Monday, August 2, 2021 at 04:23 PM CDT

This message was sent securely using Zix®

I didn't want you to think I forgot about you. I am working through numbers still and will get back to you asap.

Pamela Terry Sr. Vice President Commercial Lending

First Financial Bank, N.A. | Fort Worth

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

pterry@ffin.com

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This message was secured by Zix®.

Can you call me in the morning.

From: Pamela Terry (pterry@ffin.com)

To: lbwebb5@yahoo.com

Date: Monday, August 2, 2021 at 05:30 PM CDT

This message was sent securely using Zix

Loetta,

I can get you approved based on the credit report, income and that stuff. But here is my fear and I want to help you.

The cost breakdown you have her does not give enough detail. I spoke to one of my builder and he said this project is to small for him to take on at this time.

My fear is how accurate is the cost breakdown, Interior is a big one what will be done new floor how much, lighting how much, etc.

I fund only when the work is completed. Did you plan to purchase items upfront or? I think we need to talk about this some more.

My main concern is that you are protected and the work get done.

Pamela Terry Sr. Vice President Commercial Lending

First Financial Bank, N.A. | Fort Worth

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

Pterry@ffin.com

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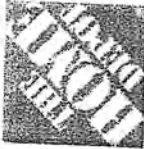
This message was secured by Zix®.



Cost Breakdown not detail enough.pdf

Cost Breakdown

Roof	\$10,100
Foundation	19,000
Interior	21,400
Electrical	5,500
	<hr/>
	\$56,000



SPECIAL SERVICES CUSTOMER INVOICE

Store 0529 S FORT WORTH
7950 SOUTH FWY
FORT WORTH, TX 76134

Phone: (817) 293-0343
Salesperson: WAM735
Reviewer:

VALIDATION AREA

This is only a QUOTE for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

Name		Phone 1	
WEBB LOETTA		(817) 614-3346	
Address		Phone 2	
8516 PRAIRIE ROSE LANE			
City		Company Name	
FORT WORTH			
State		Job Description	
TX		3060 door	
Zip		County	
76123		TARRANT	

QUOTE is valid for this date: 08/11/2021

CUSTOMER PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

REF # W02 SKU # 0000-515-664 Customer Pickup / Will Call

STOCK MERCHANDISE TO BE PICKED UP:

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-827-969	1.00	EA	36X80 LH PREM 6 PANEL IS NBM	A	Y	\$166.00	\$166.00
SCHEDULED PICKUP DATE: 08/11/2021								
MERCHANTISE TOTAL: \$166.00								
END OF CUSTOMER PICKUP - REF #W02								

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):

A: 90 DAYS DEFAULT POLICY;

The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.

ORDER TOTAL	\$166.00
SALES TAX	\$13.70
TOTAL	\$179.70
BALANCE DUE	\$179.70

END OF ORDER No. H0529-288638

WILL-CALL MERCHANDISE PICK-UP
Will-Call items will be held in the store for 7 days only.
Check your current order status online at
www.homedepot.com/order/status

FOR WILL CALL
MERCHANDISE PICK-UP
PROCEED TO WILL CALL OR
SERVICE DESK AREA
(Pro Customers, Proceed To The Pro Desk)



Big Al Handyman
708 Fairview Street
Fort Worth, TX 76111
(817) 298-0641
Check our website, Bigalhandyman.com
Contact us Facebook, Bigalhandyman
Email, Bigalhandyman70@gmail.com



To:
Loetta Webb
1032 E. Arlington Ave
Fort Worth, TX 76104

Invoice # 10519
Invoice Date 08/26/2021
Payment Term Due On Receipt
Remaining Balance: \$0.00

p: (817) 614-3346

Item	Quantity	Price	Tax2	Line Total
Back Door Install	1.0	\$400.00		\$400.00

50% Down is required to start the job.
Estimate well for 10 days.
Big Al Handyman is not responsible for lumber getting crooked,
warped, or split after the job is done.

Subtotal: \$400.00
Tax: \$0.00
Past Due Amount: \$0.00
Amount Due: \$400.00
Payment - 08/12: -\$400.00
Remaining Balance: \$0.00

Notes

Thank You For Your Business!

Please detach portion below and send with your payment.

Loetta Webb
1032 E. Arlington Ave
Fort Worth, TX 76104

Invoice #: 10519
Amount Due: \$0.00
Amount Enclosed: _____

Mail to:
Big Al Handyman
708 Fairview Street
Fort Worth, TX 76111



From A to Z Electric
P.O. Box 552
Crandall, TX 75114
atozelectricinc@yahoo.com
4699923046

Job ID # 58387963
Estimate # 3714
Issue date Aug 12, 2021
Work start date Aug 12, 2021
Job Address 1032 E Arlington, Fort Worth
TX, 76104

Estimate for Loetta Webb
1032 E Arlington
Fort Worth, TX 76104
lbwebb5@yahoo.com
+18176143346

Item	Quantity	Price	Total
House Rewire	1	\$3,500.00	\$3500.00

Furnish and install 200 amp service panel
Furnish and install 200 amp meter base
Furnish and install grounding per code
Furnish and install arc fault breakers per code
Furnish and install overhead riser and mast per code
Provide city permit
coordinate with power company to run and hook up new line from power pole to house meter
Full payment of this line item is due when finished

Exclusions; If house does not have copper water lines to ground to then we will have to install a grounding electrode per City of Fort Worth Price-\$1,500.00

House Rewire	1	\$12,000.00	\$12000.00
--------------	---	-------------	------------

Furnish and install new boxes per code
Furnish and install new devices per code
Furnish and install all 120 volt wiring per code
Furnish and install 240 volt wiring per code
Furnish and install branch circuits for cooking equipment
Furnish and install branch circuits for Hvac equipment
Install customer supplied lighting fixtures
We may need to cut sheetrock to run wires. We will not patch or paint(most time we do not have many holes it is situational

Terms of payment: \$4,000.00 due at beginning of rewire/\$4,000.00 due once 2/3 done/ \$4,000.00 is due at end of job.

Subtotal	\$15,500.00
Tax	\$0.00

Total	\$15,500.00
-------	-------------

Leotta Webb
1032 E Arlington Ave
Fort Worth, Texas 76104
(817) 614-3346

Yellow Jack Foundataion Repair

2205 N Riverside Dr
Fort Worth, TX 76111

Phone: (817) 655-2114

Email: raulrangel499@gmail.com

Estimate # 000046
Date 10/30/2021
Business / Tax # 76

Description	Quantity	Rate	Total
1 The work that Yellow Jack Foundation Repair will do for the address listed above will be to replace all the piers in the foundation since they do not function properly anymore, it will also be necessary to replace all 3 lines of beams too. The three lines of beams will be replaced since the foundation needs everything replaced to recover the 10 inches it has been going down. All the beams will be replaced with 4x6 and we will also replace the floor of the kitchen with new plywood only. Since the rainwater damaged the wood in the foundation we will have to replace the rotten wood in that section only, we will replace it with green wood completely. We can cover the surrounding of the foundation with cement and replace the porch cement since that is damaged too, we will also add staircases leading to the backyard since it is downhill, that would be \$19,000 for the cement and foundation. Without the cement, we will leave the foundation uncovered from the sides and it would be \$10,000 and you will have to find someone that would cover the foundation with siding. In all our works we ask for half of the money at the beginning and the other half once we finish the work, the foundation will have a guarantee of 20 years and it is transferable to new owners. The cherokee in the walls will break severely and we will not be responsible to fix that unless the owner wants us to replace it, that would be a separate price.	1.0	\$21,500.00	\$21,500.00

For any questions, please call
817-655-2114
817-766-0403

Subtotal	\$21,500.00
Total	\$21,500.00

FOUNDATION RESOLUTIONS, LLC

• FREE ESTIMATES • FREE INSPECTIONS • LIFETIME WARRANTY

Foundation Repair Services:

PIER & BEAM REPAIR
SLAB REPAIR
HOUSE LEVELING
BRICK CRACKING
PLUMBING LEAKS
RETAINING WALL REPAIRS

817-645-0000
1-888-645-0400

PO Box 1968
Joshua, TX 76058

Agreement

Date: 11/2/2021

Project Address: _____

Owner's Name & Address: (MS) Loretta Webb
1032 E. Arlington FT. WORTH

Owner Tele. (hm & wk): _____

Property Manager Info. _____

Description and Cost of Repairs:

	Amount
1. Exterior Work	
Pilings _____ no. _____	
2. Interior Work	
Pilings _____ no. _____	
Concrete Breakouts _____ no. _____	

Total Amount: \$ 12,500

Special Provisions ① Place steel locked concrete
piers around entire house (per report)
② Add new main beams, floor joists (support)
under entire house (per report)
③ Provide all city permits (as needed)

Down Payment 1/2

Balance due upon completion 1/2

This price does not include any cosmetic repairs, painting, caulking, mortar repair, door adjustments, framing adjustments, unless specified in special provisions. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a professional workmanlike manner.

Any alteration or deviation from above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the contract. NOTE: this contract may be withdrawn by Foundation Resolutions, LLC if not accepted within 14 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. I authorize Foundation Resolutions, LLC to do the work as specified. Payments will be made as outlined above.

Proposal written by E. L. S. mgs

Signature

Edwin L. S. mgs

Date 11/2/2021

Signature _____

SEE GENERAL CONDITIONS AND WARRANTY INFORMATION ON REVERSE

Your Estimate from G.L. Hunt Foundation Repair

From: G.L. Hunt Foundation Repair (noreply+902326@servicetitan.com)

To: lbwebb5@yahoo.com

Date: Wednesday, November 24, 2021 at 09:16 AM CST

Hello Loetta Webb,

We want to thank you for giving us an opportunity to do an evaluation on your home.

We understand that choosing a contractor is difficult and we are honored that you trusted us to help guide you through this process.

We've attached your estimates to this email, when you are ready to move forward you can [Click here to view your estimate\(s\)](#) and sign.

We also have multiple financing options available. If you would like more information on this please let me know. If you have any questions regarding this estimate please give our office a call at 817-222-9253 or 210-648-1530!

Sincerely,

Your family at G.L. Hunt Foundation Repair



Premium Repair [Steel Piers].pdf
238.3kB



Standard Repair [Combination Piers].pdf
236.7kB



Economy Repair [Concrete Piers].pdf
238.4kB



Please remit payment to:
G.L. Hunt Foundation Repair
4021 Benbrook Hwy, Fort Worth 76116

Estimate 126230996
Job 126199474
Estimate Date 11/18/2021
Customer PO

Billing Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Job Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Estimate Details

Premium Repair [Steel Piers]: 25 Steel Piers / 2 (Exterior) Concrete Breakouts / 4 Wood Deck Breakouts / Re-Shim with Metal

Task #	Description	Quantity
Permit Only	This is to apply for a permit in the city of record. No Warranty.	1.00
Steel Piers	G.L. Hunt's Steel Pier System is a solution that provides the homeowner with the most guaranteed and longest-lasting solution, with the lowest adjustment rate in the industry. The soil we remove from your home will contain rock and debris. If you would like topsoil on top instead please talk to the Project Manager.	25.00
Exterior Breakout	Exterior Breakouts - 3'x3' penetration on concrete work on the exterior of the slab. Once the pier has been installed, we will repour the concrete patch. 6 Month Warranty on Concrete Patches.	2.00
Deck Breakout	We will remove the boards in the area we are installing piers and attempt to put them back. However, if the boards are old and brittle and any damage is done during this process G.L. Hunt is not responsible for replacing damaged boards. No Warranty.	4.00
Engineer Signoff-Onsite	Once the job is completed. G.L. Hunt will engage a Structural Engineer to review the repair plans and post repair measurements onsite with the homeowner.	1.00
Reshim-1 Year Warranty DFW	G.L. Hunt will install steel shims between the structural support posts and the beams to minimize differences in floor elevations across the structure.	790.00
Post Repair Plumbing Test	Upon final payment, G.L. Hunt will order a plumbing test. No Warranty.	1.00
Lifetime Warranty	Please see warranty terms and conditions.	25.00
Reshim Warranty	Please see warranty terms for what is covered. This warranty is for one year of reshim on a pier and beam structure as long as there are no plumbing leaks.	790.00

#	Description
Same Day	Thank you for joining the G.L. Hunt family! Enjoy this discount for scheduling your production the same day as the inspection!
Discount 7.5% Off	Can Not Be Combined with Yes Loan Program.
Manager	Final discount authorized by a G.L. Hunt Manager. Thank you for becoming a part of the G.L. Hunt family! Can Not Be
Discount 2.5% Off	Combined with Yes Loan Program.
Final Discount - 5%	This discount was approved by the G.M. and offered to earn your business. Thank you for giving us the opportunity to repair your home. Can Not Be Combined with Yes Loan Program.

Sub-Total \$17,476.50

Tax \$0.00

Total \$17,476.50

We have an amazing Referral Program! Ask us how you can earn \$150 by referring your friends and family to us!

The Terms and Conditions, along with this contract, serve as the proof of warranty. Warranty is only active once we have received final payment and a passing



Please remit payment to:
G.L. Hunt Foundation Repair
4021 Benbrook Hwy, Fort Worth 76116

Estimate 126220250
Job 126199474
Estimate Date 11/18/2021
Customer PO

Billing Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Job Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Estimate Details

Standard Repair [Combination Piers]: 25 Combination Piers / 2 (Exterior) Concrete Breakouts / 4 Wood Deck Breakouts / Re-Shim with Metal

Task #	Description	Quantity
Permit Only	This is to apply for a permit in the city of record. No Warranty.	1.00
Combination Piers	G.L. Hunt's Combination Pier System combines the durability of concrete pilings with the strength of steel pilings to achieve greater depth. The soil we remove from your home will contain rock and debris. If you would like topsoil on top instead please talk to the Project Manager.	25.00
Exterior Breakout	Exterior Breakouts - 3'x3' penetration on concrete work on the exterior of the slab. Once the pier has been installed, we will repour the concrete patch. 6 Month Warranty on Concrete Patches.	2.00
Deck Breakout	We will remove the boards in the area we are installing piers and attempt to put them back. However, if the boards are old and brittle and any damage is done during this process G.L. Hunt is not responsible for replacing damaged boards. No Warranty.	4.00
Engineer Signoff-Onsite	Once the job is completed. G.L. Hunt will engage a Structural Engineer to review the repair plans and post repair measurements onsite with the homeowner.	1.00
Reshim-1 Year Warranty DFW	G.L. Hunt will install steel shims between the structural support posts and the beams to minimize differences in floor elevations across the structure.	790.00
Post Repair Plumbing Test	Upon final payment, G.L. Hunt will order a plumbing test . No Warranty.	1.00
Lifetime Warranty	Please see warranty terms and conditions.	25.00
Reshim Warranty	Please see warranty terms for what is covered. This warranty is for one year of reshim on a pier and beam structure as long as there are no plumbing leaks.	790.00

#	Description
Same Day Discount 7.5% Off	Thank you for joining the G.L. Hunt family! Enjoy this discount for scheduling your production the same day as the inspection! Can Not Be Combined with Yes Loan Program.
Manager Discount 2.5% Off	Final discount authorized by a G.L. Hunt Manager. Thank you for becoming a part of the G.L. Hunt family! Can Not Be Combined with Yes Loan Program.
Final Discount - 5%	This discount was approved by the G.M. and offered to earn your business. Thank you for giving us the opportunity to repair your home. Can Not Be Combined with Yes Loan Program.

Sub-Total \$15,160.24
Tax \$0.00
Total \$15,160.24



Please remit payment to:
G.L. Hunt Foundation Repair
4021 Benbrook Hwy, Fort Worth 76116

Estimate 126222411
Job 126199474
Estimate Date 11/18/2021
Customer PO

Billing Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Job Address
Loetta Webb
1032 East Arlington Avenue
Fort Worth, TX 76104 USA

Estimate Details

Economy Repair [Concrete Piers]: 25 Concrete Piers / 2 (Exterior) Concrete Breakouts / 4 Wood Deck Breakouts / Re-Shim with Metal

Task #	Description	Quantity
Permit Only	This is to apply for a permit in the city of record. No Warranty.	1.00
Concrete Piers DFW	G.L. Hunt's Concrete Pier System is durable and affordable. The customer should understand there is a good likelihood that we will have to make adjustments during the warranty period. The soil we remove from your home will contain rock and debris. If you would like topsoil on top instead please talk to the Project Manager.	25.00
Exterior Breakout	Exterior Breakouts - 3'x3' penetration on concrete work on the exterior of the slab. Once the pier has been installed, we will repour the concrete patch. 6 Month Warranty on Concrete Patches.	2.00
Deck Breakout	We will remove the boards in the area we are installing piers and attempt to put them back. However, if the boards are old and brittle and any damage is done during this process G.L. Hunt is not responsible for replacing damaged boards. No Warranty.	4.00
Engineer Signoff-Onsite	Once the job is completed. G.L. Hunt will engage a Structural Engineer to review the repair plans and post repair measurements onsite with the homeowner.	1.00
Reshim-1 Year Warranty DFW	G.L. Hunt will install steel shims between the structural support posts and the beams to minimize differences in floor elevations across the structure.	790.00
Post Repair Plumbing Test	Upon final payment, G.L. Hunt will order a plumbing test . No Warranty.	1.00
Lifetime Warranty	Please see warranty terms and conditions.	25.00
Reshim Warranty	Please see warranty terms for what is covered. This warranty is for one year of reshim on a pier and beam structure as long as there are no plumbing leaks.	790.00

#	Description
Same Day	Thank you for joining the G.L. Hunt family! Enjoy this discount for scheduling your production the same day as the inspection!
Discount 7.5% Off	Can Not Be Combined with Yes Loan Program.
Manager	Final discount authorized by a G.L. Hunt Manager. Thank you for becoming a part of the G.L. Hunt family! Can Not Be
Discount 2.5% Off	Combined with Yes Loan Program.
Final Discount - 5%	This discount was approved by the G.M. and offered to earn your business. Thank you for giving us the opportunity to repair your home. Can Not Be Combined with Yes Loan Program.

Sub-Total \$13,927.74
Tax \$0.00
Total \$13,927.74



3629 Therondunn Ct
Plano, Texas 75023

Phone: 817.975.6242
mdvinson.com
matt.vinson@sbcglobal.net

Vinson Engineering Consultants, LLC

1032 E Arlington Ave
Fort Worth, Texas
VEC File: 436,254



Matt Vinson

Matt Vinson, PE
12/08/2021

3629 Therondunn Ct
Plano, Texas 75023

Phone: 817.975.6242
mdvinson.com
matt.vinson@sbcglobal.net

Vinson Engineering Consultants, LLC

Subject: Residential Foundation Remediation
1032 E Arlington Ave
Fort Worth, Texas

At the captioned address, there exists a 1932 single story residential structure. The square footage is about 915 square feet. The roof is a moderately sloped gabled roof with composition shingles. The foundation is pier and beam. The purpose of this letter is to verify the foundation for post installed residential piers to level the foundation.



Structural Codes Used:

Reference Building Code:	2015 International Residential Code
Wood Code:	2012 National Design Standard for Wood Construction
Concrete Code:	2011 American Concrete Institute
Loads:	2010 Minimum Design Loads and Other Criteria for Buildings and Other Structures

Findings and Opinions

Loads:	
Roof Live Load:	20 psf
Snow:	5 psf

[1032 E Arlington] - Revised Foundation Repair Estimate

From: Brothers Foundation (bfr@brothersfoundationrepair.com)

To: lbwebb5@yahoo.com

Date: Saturday, November 6, 2021 at 05:37 PM CDT

Good afternoon Mrs. Webb,

Below I have attached your proposal for the property at 1032 E Arlington.

We have updated the price accordingly to your scope of work, as well as the date in the proposal.

Thank you for trusting Brothers, and for your understanding.

Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



SkPro 2nd revision F1121 1032 E Arlington Webb.pdf
273.9kB



IMG_9977.JPG
2.8MB



IMG_7102.JPG
2.9MB



Brothers Reviews (2).png
63.2kB



Brothers Reviews (3).png
80.1kB

Quality Service **BROTHERS** FOUNDATION REPAIR CONCRETE WORK

419 N. Riverside Drive, Fort Worth, TX 76111-Office-817-320-2556/817-308-4383

November 6th, 2021

2nd Revision- Foundation Review

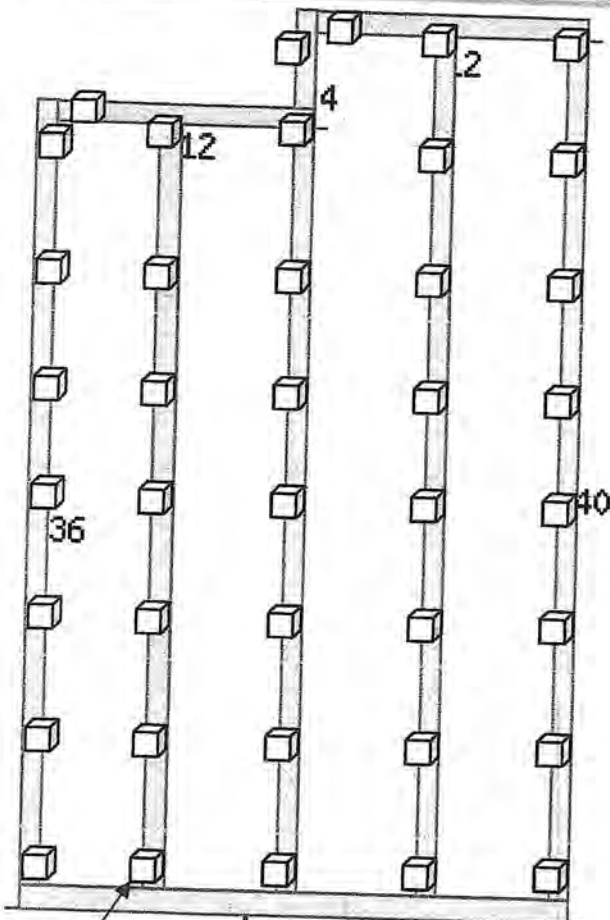
Client: Mrs. Webb

Address: 1032 E Arlington, Fort Worth, TX 76115

Phone Number: (817) 423-4616

Email Address: lbwebb5@yahoo.com

This Sketch is property of Brothers Foundation and Concrete.
 Sketch is for the purpose of demonstration with approximate
 estimates; changes may be modified in accordance to client request
 or changes required for optimal results.



New Concrete
Block Piers

Front Patio

8

Acceptance

Client Signature

Date

Brothers Foundation

Date

Brothers recommendations are based on visual inspection and measurements. Foundation repairs executed as prudently as possible in consideration of age and construction of structure.

Preparation: Existing Concrete perimeter beam in areas of repair will be demolished and hauled off to allow for new piers to be placed.

New Exterior Perimeter Piers: Eighteen (18) new solid concrete block piers will be installed and positioned along the new wooden perimeter beam via hydraulic jacks as required to re-level, stabilize and reinforce foundation structure to proper level.

New Interior Block Piers (Crawl Space): Nineteen (19) new solid concrete block piers will be installed and positioned as required to re-level, stabilize and reinforce foundation structure to proper level.

New Lumber Materials: Materials to be installed consist of- eight (8) 4"x6"x12' treated wood beams approximately 200 linear feet and four-five 2"x6"x8' joists as needed.

Optional -Front Porch: Project consists of; Approximately 112 total square feet (8' x 12'), placing forms, #3 (3/8") rebar placed at 18" increments, 3500 PSI concrete poured at 4" thick, and surface left as a light broom finish.

Project Cost: \$3,500.00 (Not included in final project cost)

Revised - Addition Foundation materials included in cost may consist of: 8"x8"x16" solid concrete block, 4"x16"x16", 4"x8"x8", 2"x8"x8" concrete pads, steel/wood treated shims. Project is intended to secure level position as allowable and prudent.

Ten Year Transferable Warranty

Project Cost: \$15,700.00

Total Project Cost W/ Senior Discount: \$14,850.00 Included in quote are; labor, materials, and clean up.

**Note: Should city permit and engineers report be requested or required there will be additional cost of \$850.00.*

\$1,000.00

Deposit Due at Scheduling

\$6,925.00

Due at Project Start

\$6,925.00

Due at Completion Project Timeline: 2-3 Days

The above prices, specifications and conditions are satisfactory and are hereby accepted. Brothers Foundation Repair is authorized to do the work as specified. Payment will be made as outlined above. **Note: Pier location is subject to change in order to optimize results.*

Initials _____ 1. Brothers Foundation Repair uses the utmost care and attention when inspecting your home or structure. However, it is possible that complicating factors will be discovered during the repair process, depending on the type of foundation, whether it be concrete slab or pier and beam. This may necessitate further repair costs, at which time further recommendations will be made to the Client/home owner.

Initials _____ 2. Brothers Foundation Repair shall not be responsible for cosmetic or any damages including, without limitation, damage to sheetrock, paint, wall coverings, wallpaper, floor coverings, glass, tile, brick and/or mortar, piping or plumbing systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction since it may hinder the performance of agreed repairs. It is specifically understood and agreed that such damages may and often do occur during the leveling, reinforcing and stabilizing procedure. Repair costs for the above referenced items and the like are not included in this contract and are not warranted by Brothers Foundation Repair.

Initials _____ 3. Client has been provided a copy of the "Foundation Maintenance Expectations" acknowledgement form. Client is aware that proper maintenance is required through the life of the structure and understands and agrees that Brothers Foundation Repair shall not be responsible for any damage caused by any lack of proper maintenance on the premises.

Zurich Programs Builders Risk and Installation



Quote Proposal Premium Summary

Prepared For LOETTE WEBB
1032 E. ARLINGTON
FORT WORTH, TX 76104

Presented By US ASSURE INSURANCE SERVICES OF FLORIDA, INC.
P.O. BOX 10197
JACKSONVILLE, FL 32247-0197

A0204971

Proposed Policy Period **From** 12/15/2021 **To** 06/15/2022
(12:01 a.m. Standard Time at your address as stated herein)

Coverage and premium information		
This is intended only as a brief outline and does not alter any of the coverages, conditions, exclusions or provisions contained in the policy.	Type of coverage	Total Premium (all locations)*
	Builders Risk	\$962.00
	Proposed Policy Premium*	\$962.00
	State Taxes & Surcharges	\$0.00
	Total fully earned policy premium*	\$962.00

* Premium quotation valid for 30 days from the date on the first page of this proposal.
Policy is fully earned

See attached Disclosure of Terrorism Premium.

This is a proposal for insurance. It is not an insurance policy. Only the policy itself provides coverage. The coverages offered in this proposal are based on information received through the agent and may not include all available coverages. The client and their agent should discuss any additional or optional coverages needed. Coverage descriptions are abbreviated and do not indicate in force coverage. This proposal is not a part of and is not incorporated into the insurance policy. If there is any conflict between the coverage descriptions shown in this proposal and the actual insurance policy, the insurance policy prevails. The insurance policy supercedes this proposal.



Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



On Wed, Dec 15, 2021 at 12:55 AM Loetta Bowman-Webb <lbwebb5@yahoo.com> wrote:

Please call me tomorrow morning. We agreed you would let me know in advance when you would start.

Thanks,

Loetta Webb

On Tuesday, December 14, 2021, 04:29:39 PM CST, Brothers Foundation <bfr@brothersfoundationrepair.com> wrote:

Good afternoon Ms.Webb,
we have great news for you! We are able to expedite your project for tomorrow the 15th of December 2021. Our ETA is 8:30-9:00 AM.
Please let us know if you have any questions or concerns. Thank you for trusting Brothers.

Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



On Wed, Dec 1, 2021 at 2:31 PM Brothers Foundation <bfr@brothersfoundationrepair.com> wrote:

Good Afternoon Ms.Webb,
We are submitting your revised Comprehensive Foundation Repair Proposal stating that we will request an Engineers Report and a Permit for your property per requested by you.
We are able to collect the deposit when you're ready and expedite your Foundation Repair as soon as possible due to your status as a preferred client.
We accept: Credit and debit cards, Discover, AMEX, Checks (Email or in-person), and Cash.
Please let us know what payment is most convenient for you.
Thank you for your trust in Brothers.

Re: [1032 E Arlington] - Revised Foundation Repair Estimate

From: Brothers Foundation (bfr@brothersfoundationrepair.com)

To: lbwebb5@yahoo.com

Date: Wednesday, December 22, 2021 at 04:04 PM CST

Good afternoon Ms. Webb,
the city of Fort Worth has concluded the inspection of the property at 1032 E. Arlington Ave, and we are proud to announce that it has passed!
We are submitting your Final Invoice with the discounts applied, what time are we able to meet to hand-deliver your Final invoice, Post Engineers Report, and Warranty?
Please let us know if you have any questions or concerns. Thank you.

Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



On Mon, Dec 20, 2021 at 11:24 AM Brothers Foundation <bfr@brothersfoundationrepair.com> wrote:
This is the final invoice with the correct Total amount, we apologize for the confusion. Thank you.

Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



On Mon, Dec 20, 2021 at 11:22 AM Brothers Foundation <bfr@brothersfoundationrepair.com> wrote:

Good morning Ms. Webb,
we are submitting your Revised Proposal and Final Invoice. We have discounted \$350 from your project since we did not use a new beam in the center of the structure. Thank you for trusting Brothers with your project.

Frank Pena



Senior Consultant | Brothers Foundation Repair

☎ 817-308-4383 ✉ bfr@brothersfoundationrepair.com

📍 419 North Riverside Drive, Fort Worth TX 76111

<https://brothersdfw.com>



On Fri, Dec 17, 2021 at 11:33 AM Brothers Foundation <bfr@brothersfoundationrepair.com> wrote:









SINCE
1991

TEN YEAR FOUNDATION WARRANTY

BROTHERS FOUNDATION

Office:
817-320-2556
FORT WORTH, TEXAS

Job Number
12 23 20 21



THIS CERTIFIES THAT THE HOMEOWNERS AT
1032 E Arlington Ave
Fort Worth, TX 76115

HAVE USED THE BROTHERS FOUNDATION CO. SYSTEM OF FOUNDATION REPAIR

IF ANY ADJUSTMENTS ARE REQUIRED DURING THE LIFE OF THE WARRANTY DUE TO SETTLING, OUR COMPANY WILL RE-RAISE ALL AREAS PREVIOUSLY UNDERPINNED WITHOUT COST TO THE OWNER.

THIS WARRANTY COVERS OUR WORK, WHICH IS WHERE THE WORK WAS DONE AND ONLY THE WORK THE CONTRACT STATES. WARRANTY WILL BE VOIDED IF RECOMMENDATIONS ARE NOT FOLLOWED (SEE CONTRACT). RECOMMENDATIONS ARE MADE TO PREVENT FUTURE MOVEMENT AND DAMAGE TO STRUCTURE. THE WARRANTY IS COMPLETELY TRANSFERABLE TO ANY AND ALL FUTURE OWNERS OF THIS HOME, PROVIDED NO MAJOR STRUCTURAL CHANGES HAVE BEEN MADE.




COMPANY OFFICER SIGNATURE

12 / 23 / 2021
DATE



419 N. Riverside Drive Fort Worth, TX 76111 - 817-320-2556/Frank Pena: 817-308-4383

Final Project Invoice

Date: December 22nd, 2021

Client: Loetta Bowman Webb

Project at: 1032 E. Arlington Ave. Fort Worth, TX 76104

Job Description: Foundation Repair

Total Project Cost:	\$15,250.00
Deposit Paid At Scheduling:	\$1,000.00
Total Paid At Project Start:	\$7,350.00 *CHECK #2616
Total Due at Completion:	\$7,350.00 \$6,900.00

Special Note: Price discount due to a wood treated beam not being required for Foundation Repair and Sign outside the property where work was conducted.

Wire transfers are not acceptable payment. Please contact us immediately if this is requested

Payment now due and payable to:

Brothers Foundation

419 N Riverside Drive Fort Worth, Texas 76111

Thank you for your business.

Re: Older Home Remodeled

From: christy circlerpro.com (christy@circlerpro.com)

To: lbwebb5@yahoo.com

Date: Monday, January 31, 2022 at 03:55 PM CST

Good afternoon! We actually came out and took a look at that property back in the fall and unfortunately didn't feel that we could repair it. If you are interested in a bid to rebuild it, we can get you that info, but unfortunately felt the foundation and roof damage was too extensive to salvage.

Thank you, Christy Reisner

Sent from my iPhone

On Jan 31, 2022, at 3:07 PM, Loetta Bowman-Webb <lbwebb5@yahoo.com> wrote:

The address is 1032 E. Arlington Avenue, 76104. Call me at (817) 614-3346 to make arrangements.

Thanks,

Loetta Webb

On Friday, January 28, 2022, 04:21:55 PM CST, christy circlerpro.com <christy@circlerpro.com> wrote:

Good afternoon! We would be happy to set up a time
To Come and look. Can you reply with the address of the home?

Thank you! Christy Reisner

Sent from my iPhone

On Jan 28, 2022, at 4:08 PM, Loetta Bowman-Webb <lbwebb5@yahoo.com> wrote:

Please see email below. I left the r off the original email. I also left a voicemail. Thanks.

----- Forwarded Message -----

From: Loetta Bowman-Webb <lbwebb5@yahoo.com>

To: contact@circlepro.com <contact@circlepro.com>

Sent: Friday, January 28, 2022, 03:42:17 PM CST

Subject: Older Home Remodeled

Need roof replaced, wall gutted, and floors repaired. The house is a little over 900 sf. Please call me at (817) 614-3346.

Thanks,

1032 E Arlington Ave Preliminary Bid

From: cody@bigtexrenovations.com

To: lbwebb5@yahoo.com

Date: Tuesday, February 1, 2022, 07:55 PM CST

Miss Loretta,

Below you will find some base numbers on our last conversation regarding repairs to the home.

Renovation Square footage- 920 approximate

- Permits and fees: \$1800
- Plans: \$1200
- Demolition and removal of interior items as well as any construction debris \$4200
- Exterior wall repair \$4500
- Interior framing repair including flooring: \$6800
- Roof framing repair \$7300
- New 30 year roof \$5200
- All new exterior paint with wood siding repair \$10600
- New windows and exterior doors \$5700

This does not include any electrical, plumbing, sheetrock, trim, cabinets, HVAC or flooring.

TOTAL: \$47,300

Let me know if you have any questions.

Cody Abner

817-692-7117

www.bigtexrenovations.com



Quote

2/7/2022



Make Ready Masters, LLC

Fort Worth, Texas 76123

(817) 902-3344

Payable to

Leonard McCullough

1032 E. Arlington Ave.

Project

Flooring

Painting

Roof

Final Clean

Drywall

Description

Flooring

Labor/materials/subfloor install/ baseboard install/floor install

Roof

New decking/ New felt/ New shingles

Drywall

Repair Drywall/ Hang Drywall/Tape, Bed, Texture, and Paint

Final cleaning

Removes all dirt and dust from top to bottom and back to front

Notes:

Unit Price

SQFT

Total price

900

\$11,000.00

1,350

\$11,000.00

900

\$13,000.00

\$0.60

900

\$540.00

Subtotal

\$35,540.00

\$35,540.00

Estimate

AB-TX Construction
5915 Cameron Dr.
Arlington Texas 76017
Phone: 6823252070, 8173000025/4693388959
JQuiroz@ab-tx.com
EIN: 83-2949049



Loetta Webb
1032 E Arlington Ave
Fort Worth Tx 76104

Customer number	Document number	Page	Date	Valid to
1108	1172	1 / 1	2/20/22	2/27/22

Item	Quantity	Price	Total
Complete Home Reconstruction	912	80.00	72,960.00
1. Frame			
- level all the walls, ceiling and roof			
- sheetrock, tape & bed walls as needed			
- paint & prime			
2. New Roofing			
- demo old roofing			
- install sheathing and shingles			
3. New doors, windows and LVP flooring			
- take out old doors & windows			
- install same dimension windows & doors			
- LVP Flooring install @ \$3 / sf of material			
4. Demo & Trash Haul			
- take out all trash, demo carpet, cabinets, etc.			
5. Exterior work			
- restructure front patio			
- redo back patio			
- replace all rotten or damaged siding			
*Plumbing, Electrical & Permits			
- separate from bid, will be dependent on amount of work needed once demo has been completed			
Total			\$72,960.00

We guarantee our job as long as you own the property. We do not guarantee materials or color matches. Any changes or additions to the estimate must be paid at the time of agreement.

Thank you for trusting AB-TX.

The work will be invoiced upon completion.

Information on Pro Reno Group

From: Sherri Caraballo (sherri@prorenogroup.com)

To: lbwebb5@yahoo.com

Date: Tuesday, February 22, 2022 at 11:40 AM CST

Ms. Webb,

Thank you for reaching out to Pro Reno Group regarding your remodeling projects. We appreciate the opportunity to provide an estimate asap. I will keep you notified as we progress, but as stated in our conversation, it looks like late March for an estimate. We are so booked right now and are trying to get to everyone as soon as possible.

One thing we can do right away is come look at your roof. Would this be an insurance claim, is it a repair or complete tear off and new roof?

As for the flooring, walls, miscellaneous needs, that will have to wait awhile since it's more time consuming and we are on a lot of projects. However, in the meantime, I wanted to send some information on our company for your review. We have been in business since 2015 and work in residential and commercial remodeling and installation. We are members of various, professional associations in the construction industry and pride ourselves on being a trustworthy, hardworking, remodeling partner!

We have completed various residential and commercial remodeling projects, small to large scale, one room to an entire house and more. I've attached a few pictures. Plus, we have lots of references... so rest assured, you've found the right place. Have a great day!

Website: www.prorenogroup.com

Facebook: www.facebook.com/prorenogroup

Instagram: <https://www.instagram.com/prorenogroup/>

LinkedIn: <https://www.linkedin.com/in/pro-reno-group-llc-526483186/>

Sincerely,

Sherri Caraballo, MBA

Owner/Accounts Payable/Receivable

Pro Reno Group LLC

4528 S. Interstate 35W

Alvarado, TX 76009-6374

office: 817-682-6685

cell: 682-429-8360

fax: 1-844-403-6803

www.prorenogroup.com

sherri@prorenogroup.com

info@prorenogroup.com

www.facebook.com/prorenogroup

www.bbb.org

(No Subject)

From: lbwebb5 (lbwebb5@yahoo.com)

To: lbwebb5@yahoo.com

Date: Monday, March 7, 2022, 03:28 PM CST

Good morning... I ran your numbers last night from everything that I can see. To get your house ready to rent I estimate it will cost me \$75,000 material and labor. We can finish in approximately four weeks.

That includes a new roof and attaching the framing with hurricane ties to straighten that wall. Repairing and replacing any sheet rock that needs to be replaced. And getting the kitchen and bathroom nice again. Also includes all plumbing and electrical work that is needed and getting the floors finished. If that sounds like something do you want to move forward with feel free to give me a call and we can get a contract signed.

Best regards

Paul

Sent from my Galaxy

1032 EAST ARLINGTON AVENUE

From: Accounting Burns (accounting@burnssurvey.com)

To: lbwebb5@yahoo.com

Date: Thursday, March 31, 2022 at 02:23 PM CDT

Loetta,

Thank you for your payment.

I have attached the credit card confirmation and the paid invoice for the above mentioned property.

If you have any questions, please do not hesitate to contact me.

Crew will be out April 7th between 8-noon.

All the best,

Veronica Anderson

Accounting Department

Burns Surveying LLC

214-326-1090 office phone

903-303-9275 direct line

Please direct all new orders to office@burnssurvey.com

Please visit our new website <https://www.burnssurvey.com/>

like us on Facebook <https://www.facebook.com/BurnsSurvey/>



1032 EAST ARLINGTON AVENUE FW cc confirmation.pdf
83.8kB



1032 EAST ARLINGTON AVENUE FW pd invoice.pdf
79kB

Merchant: BURNS SURVEYING LLC1600 RANCH RD
ROYSE CITY, TX 75189
US

214-326-1090

Order Information**Description:** 1032 EAST ARLINGTON AVENUE FW**Order Number:****P.O. Number:****Customer ID:****Invoice Number:** 202203747**Billing Information**Loetta Bowman Webb
76123**Shipping Information**Loetta Bowman Webb
76123**Shipping:** 0.00**Tax:** 0.00**Total: USD 595.38****Payment Information****Date/Time:** 31-Mar-2022 12:18:28 PDT**Transaction ID:** 63629918960**Transaction Type:** Authorization w/ Auto Capture**Transaction Status:** Captured/Pending Settlement**Authorization Code:** 04862C**Payment Method:** Visa XXXX6253

Date: 3/31/2022
Burns Job # 202203747
GF#6-8

Burns Surveying LLC
P.O. Box 997
Royse City, TX 75189
(214) 326 1090
Office@Burnssurvey.com

CLIENT LOETTA BOWMAN WEBB
LOETTA BOWMAN WEBB
8516 PRAIRIE ROSE LANE
FORT WORTH, TEXAS 76123
817-614-3346



JOB 1032 EAST ARLINGTON AVENUE
ADDRESS FORT WORTH, TEXAS 76104

DESCRIPTION	AMOUNT
FINAL	\$ 550.00
	DISCOUNT
	SUBTOTAL \$ 550.00
	SALES TAX \$ 45.38
<i>Due Upon Receipt</i>	BALANCE DUE \$0.00 **PAID**

Make all checks payable to Burns Surveying LLC
Please indicate Burns Job Number with payment.

Thank you for your business!

Pro Reno Group, LLC
4528 S. Interstate 35W
Alvarado, TX 76009-6374
+1 8176826685
info@prorenogroup.com
www.prorenogroup.com



Estimate

ADDRESS

Loretta Webb
1032 E. Arlington Ave.
Fort Worth, TX 76104

ESTIMATE # 2289

DATE 05/11/2022

EXPIRATION DATE 06/11/2022

ACTIVITY

Labor

Roof demo and replace 3-tab shingles 5916
Roof, wall and ceiling framing 9720
Insulate walls/ ceiling 4804
Plumbing - complete repipe water and sewer - includes bath fixtures
(vanity/ faucets, toilet, acrylic tub/ wall surround 19770
Kitchen fixtures - cabinets, laminate countertops, sink/ faucet - 5260
Electrical- complete rewire up to code including panel - includes all fixtures
15685
Drywall/ texture/ Interior painting (walls, ceiling, trim, and doors) 8909
Refinish/ repair/ replace wood flooring - 16174
Exterior siding and trim repairs. - Replace only what necessary 5122
Exterior painting 3376
Replace Windows/ Exterior doors 9835
Site mgmt, Equipment rental, Permit fees 4200

QTY	RATE	AMOUNT
1	108,771.00	108,771.00

Turnkey estimate includes all material, labor, site prep, haul off, and
clean up

TOTAL

\$108,771.00

Accepted By

Accepted Date

Pricing and availability subject to change due to market fluctuations

Pricing on invoice is based on each activity and is inclusive. Leaving any activity out can change price

RE: Subject: 2020 Tax Return

From: Pamela Terry (pterry@ffin.com)

To: lbwebb5@yahoo.com

Date: Friday, June 24, 2022 at 02:58 PM CDT

This message was sent securely using Zix[®]

I will review all of this on Monday and call you asap.

Pamela Terry, Sr. Vice President Commercial Lending

First Financial Bank, N.A.

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

pterry@ffin.com

To Apply for an AUTO Purchase/Refinance, BOAT, ATV/UTV, CAMPER, or Unsecured Note or Line of Credit:
<https://ffin.defidirect.com/Application/consumer> (When applying, please type in **PAMELA TERRY** as the lender to route directly to me for review)

From: Loetta Bowman-Webb <lbwebb5@yahoo.com>

Sent: Friday, June 24, 2022 1:40 PM

To: Pamela Terry <PTerry@ffin.com>

Subject: Subject: 2020 Tax Return

External Sender - Do not click on any links or open any attachments unless you trust the sender and know the content is safe.

Please see attachment.

Thank you,

Loetta Webb

Estimate

AB-TX Construction
5915 Cameron Dr.
Arlington Texas 76017
Phone: 6823252070, 8173000025/4693388959
JQuiroz@ab-tx.com
EIN: 83-2949049



Loetta Webb
1032 E Arlington Ave
Fort Worth Tx 76104

Customer number	Document number	Page	Date	Valid to
1108	1172	1 / 2	2/20/22	2/27/22

Item	Quantity	Price	Total
Complete Home Reconstruction Turn Key Project	912	95.00	86,640.00
1. Demo & Trash Haul - take out all trash, demo carpet, cabinets, etc. From interior & exterior			
2. Plumbing -drain line connections from kitchen and bathroom -pex hot/cold water line connections from kitchen and bathroom & water heater -vent pipes to roof from drain lines			
3. Electrical -rewire 2 bedrooms, one bathroom, living room, kitchen and dining area, 2 exterior plugs and 2 outside lights.			
4. Frame, Insulation & Drywall - level all the walls, floors, ceiling and roof - insulate walls and attic. - sheetrock, tape & bed walls as needed - prime and paint interior			
5. New Roofing - demo old roofing shingles - install sheathing and shingles			
6. A/C unit -install new interior and exterior unit			
7. New doors, windows, LVP flooring, cabinets & shower - take out old doors & windows - install same dimension windows & doors			
Total			\$95,304.00

We guarantee our job as long as you own the property. We do not guarantee materials or color matches. Any changes or additions to the estimate must be paid at the time of agreement.

Thank you for trusting AB-TX.

Items Needed From Builder

From: Pamela Terry (pterry@ffin.com)

To: lbwebb5@yahoo.com

Date: Friday, July 1, 2022 at 01:36 PM CDT

This message was sent securely using Zix®

Loetta,

This all looks good, this is what I need from the builder.

- Attached is the builders application form.
- I also need a cost breakdown that does not say ESTIMATE I need the final numbers and you do too.
- I need a copy of your contract with him.

That is it. I am going to go ahead and start the process further on my side, but I will need these items to get the loan approved.

Pamela Terry, Sr. Vice President Commercial Lending

First Financial Bank, N.A.

1000 Forest Park Blvd.

Fort Worth, Texas 76110

Office 682 703 6398 | Cell 817 454 1464

Pterry@ffin.com

To Apply for an AUTO Purchase/Refinance, BOAT, ATV/UTV, CAMPER, or Unsecured Note or Line of Credit:
<https://ffin.defidirect.com/Application/consumer> (When applying, please type in **PAMELA TERRY** as the lender to route directly to me for review)

This message was secured by Zix®.



Builder Application FFB- fillable-.pdf
33.4kB

Re: Fw: Additional Items Needed

From: Julio Quiroz (jquiroz@ab-tx.com)

To: lbwebb5@yahoo.com

Date: Tuesday, July 5, 2022 at 06:24 PM CDT

Got it!

On Tue, Jul 5, 2022, 6:18 PM Loetta Bowman-Webb <lbwebb5@yahoo.com> wrote:

----- Forwarded Message -----

From: Loetta Bowman-Webb <lbwebb5@yahoo.com>

To: AB-TX Construction <mail@speedinvoice.net>

Sent: Tuesday, July 5, 2022 at 12:28:06 PM CDT

Subject: Additional Items Needed

Please see additional items needed.

- The bank needs the attached builder's application form completed.
- The bank and I need a cost breakdown that does not say estimate, the final numbers are needed.
- The bank needs a copy of my contract with you. (We need to do)

Please text me to let me know when you emailed me. If there are any questions, please call me at (817) 614-3346.

Appointment

From: Julio Quiroz (jquiroz@ab-tx.com)

To: Lbwebb5@yahoo.com

Date: Friday, July 8, 2022 at 07:36 AM CDT

Any chance we can meet today at the property?

Still working...

From: Julio Quiroz (jquiroz@ab-tx.com)

To: lbwebb5@yahoo.com

Date: Wednesday, July 13, 2022 at 09:58 AM CDT

Hello Mrs. Webb,

We are still working on the invoice and applications for your bank. Please give me a couple more days.

Thank you,

—

Julio Cesar Quiroz
AB-TX Construction Owner/Contractor
JQuiroz@ab-tx.com
Cell: (469)338-8959
Office: (682)325-2070

Application Forms

From: Julio Quiroz (jquiroz@ab-tx.com)

To: lbwebb5@yahoo.com

Date: Friday, July 15, 2022 at 10:04 AM CDT

--

Julio Cesar Quiroz
AB-TX Construction Owner/Contractor

JQuiroz@ab-tx.com

Cell: (469)338-8959

Office: (682)325-2070



GIF - Scope of Work - 1032 E. Arlington 16 windows.xlsx
22.2kB



Texas-Independent-Contractor-Agreement.pdf
225kB



Builder Application FFB- fillable- (1).pdf
101.9kB

Invoice

AB-TX Construction
5915 Cameron Dr.
Arlington Texas 76017
Phone: 6823252070, 8173000025/4693388959
JQuiroz@ab-tx.com
EIN: 83-2949049



Loetta Webb
1032 E Arlington Ave
Fort Worth Tx 76104

Customer number	Invoice number	Page	Invoice date	Due date
1108	1154	1 / 2	7/15/22	7/22/22

Item	Quantity	Price	Total
Complete Home Reconstruction Turn Key Project	1	124,000.00	124,000.00
1. Demo & Trash Haul - take out all trash, demo carpet, cabinets, etc. From interior & exterior			
2. Plumbing - drain line connections from kitchen and bathroom - pex hot/cold water line connections from kitchen and bathroom & water heater - vent pipes to roof from drain lines			
3. Electrical - rewire 2 bedrooms, one bathroom, living room, kitchen and dining area, 2 exterior plugs and 2 outside lights.			
4. Frame, Insulation & Drywall - level all the walls, floors, ceiling and roof - insulate walls and attic. - sheetrock, tape & bed walls as needed - prime and paint interior			
5. New Roofing - demo old roofing shingles & framing - install sheathing and shingles and framing			
6. A/C unit - install new interior and exterior unit			
7. New doors, windows, LVP flooring, cabinets & shower - take out old doors & windows - install same dimension windows & doors			
Total			\$136,400.00

Please make checks to AB-TX. We also accept Zelle, Cash & Credit Cards. 3% upcharge on Credit Card payments.

We guarantee our job as long as you own the property. We do not guarantee materials or color matches. Change orders must be paid in full at time of request.

Estimate 2289

From: Sherri Caraballo (sherri@prorenogroup.com)

To: lbwebb5@yahoo.com

Date: Thursday, July 21, 2022 at 08:57 AM CDT

Ms. Webb,

When we spoke, you wanted the estimate broken down. Here are the line items for the work needed. It expired June 11th, so some of these might change due to increases in materials costs since then. Thank you.

Roof demo and replace 3-tab shingles \$5916

Roof, wall and ceiling framing \$9720

Insulate walls/ ceiling \$4804

Plumbing - complete repipe water and sewer - includes bath fixtures (vanity/ faucets, toilet, acrylic tub/ wall surround \$19770

Kitchen fixtures - cabinets, laminate countertops, sink/ faucet - \$5260

Electrical- complete rewire up to code including panel - includes all fixtures \$15685

Drywall/ texture/ Interior painting (walls, ceiling, trim, and doors) \$8909

Refinish/ repair/ replace wood flooring - \$16174

Exterior siding and trim repairs. - Replace only what necessary \$5122

Exterior painting \$3376

Replace Windows/ Exterior doors \$9835

Site mgmt, Equipment rental, Permit fees \$4200

Sherri Caraballo, MBA

Owner/Accounts Payable/Receivable

Pro Reno Group LLC

4528 S. Interstate 35W

Alvarado, TX 76009-6374

office: 817-682-6685

cell: 682-429-8360

fax: 1-844-403-6803

www.prorenogroup.com

sherri@prorenogroup.com

info@prorenogroup.com

www.facebook.com/prorenogroup

www.bbb.org



prices

From: Julio Quiroz (jquiroz@ab-tx.com)

To: lbwebb5@yahoo.com

Date: Monday, July 25, 2022 at 12:02 PM CDT

Rehab price \$136,400

New Construction \$155,595

--

Julio Cesar Quiroz

AB-TX Construction Owner/Contractor

JQuiroz@ab-tx.com

Cell: (469)338-8959

Office: (682)325-2070

Re: Fw: Foundation Report For 1032 E. Arlington

From: Brett Shelton (brett@korrekt.net)

To: lbwebb5@yahoo.com

Cc: brett@korrekt.net

Date: Thursday, August 11, 2022 at 03:23 PM CDT

Hello Loetta-

I am emailing you our initial bid for the total home rebuild at 1032 E Arlington Ave, FTW.

Our initial bid is \$165,000. This includes evaluating and rebuilding items impacted by weather and age so that it will pass code for City of Ft. Worth. There are many unknowns including structural integrity of the West wall, kitchen flooring, roofing structure, plumbing, electrical, etc.

Our next step involves your signature on our Agreement and a \$5,000 retainer. This will allow us to get you scheduled and start on your project. Applying for a construction permit with the City of Ft. Worth will follow closely behind.

Please call me if you have any questions.

Respectfully submitted...

Brett Shelton

On Mon, Aug 8, 2022 at 1:10 PM Brett Shelton <brett@korrekt.net> wrote:

Hi Loetta-

Confirming receipt of our email with attachments. I will be back in touch as soon as I can review these attachments.

Thanks and regards...

Brett

On Mon, Aug 8, 2022 at 12:51 PM Loetta Bowman-Webb <lbwebb5@yahoo.com> wrote:

— Forwarded Message —

From: Loetta Bowman-Webb <lbwebb5@yahoo.com>

To: Brett@Korrek.net <brett@korrekt.net>

Sent: Saturday, August 6, 2022, 10:36:40 AM CDT

Subject: Foundation Report For 1032 E. Arlington

Please see attachment.



Estimate

Prepared especially for:**Date:** 08-11-2022

Loetta Williams
10321 E Arlington Ave Ft. Worth
(817) 614-3346

Korrect GC
2576 Gravel Rd
Fort Worth, TX.
76118

This is an estimate and could go up or down depending on the scope of work once demolition of the roof system and damaged exterior walls is started. All new items will be discussed with you prior to starting construction.

DETAILS OF WORK TO BE PERFORMED BY KORRECT

Prepare hard bids for home repair and permitting

Items include framing, flooring, windows, roofing system, roof decking & shingles, and siding

Mold testing & removal, drywall & ceiling replacement where needed

Evaluate existing structure for structural integrity

Exterior and interior painting

NOTES :

-Estimate includes only work listed and does not include any additional work. **Price only valid for 14 Days.**

-Labor & Material Allowances are Allowances Only and will be billed as actual, whether more or less.

KGC Rep Brett@korrect.net

Estimate Amount **\$ 165000**

GMZ CONSTRUCTION

Estimate

WHERE WE BUILD THE FUTURE

DATE
10/6/22

405 HARRIETT ST ARLINGTON TX 76010
817-681-4172
Gmzconstruction1@yahoo.com

To; loatta Webb
1032E.Arlington av
Ft.worth 76104

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Alex gomez			

Full home remodel this quote included all building materials like any electrical that needs to be repaired any plumbing that needs to be repaired Sheetrock, framing, roof replacement, wall repair attic installation basic shower texture interior paint and exterior paint Flooring interior doors two colors ceiling white and wall homeowner choice	
Homeowner buys all fixtures and if we need to replace electrical panels contractor will repair electrical not replace no kitchen cabinets or toilet or any fixtures	\$
Subtotal	\$125,850
Profit & overhead	10%
Total	\$138,435

Quotation prepared by: Alex Gomez

Make checks payable to GMZ CONSTRUCTION;

If you have any questions concerning this estimate or invoice use the following contact information; Alex Gomez 817-681-4172
Payment; 50 % one day before starting and 25% mid-way of project and the remaining 25% when job is completed

To accept this quotation, sign here and return: _____

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

HS-23-03 **Property Address:** 7640 Jacksboro Hwy (Accessory Structure Only)

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

Legal Description: All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the J. WILCOX SURVEY, ABSTRACT NUMBER 1716, and also being a part of that certain tract conveyed to Loretta Brister by deed recorded in Volume 14568, Page 519, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds. Containing 1.881 acres of land more or less

SKEY No. 04277538 **Reference No(s).** 21-592168

Owner(s) per Deed: The Hidon Living Trust c/o Trustee-Donald Bishop---D215175650 & D217186406

Owner(s) per TAD: The Hidon Living Trust c/o Trustee-Donald Bishop

Mailing Address: 524 East Lawson Road, Dallas, TX 75253

Agenda Category: New Case – Commercial **Code Compliance Officer:** Diana I Navarro Cruz

Council District No. 7

CASE BACKGROUND:

- Case Originated: **May 14, 2022.**
- This case was initiated by: **Officer Campos.**
- Notices: 5/15/2021, 5/4/2022, and **8/18/2022.**
- **Active permits** on file: **Permit PV22-00338-Commercial Razing permit issued on October 14, 2022.**
- Structure is **vacant and secure.**
- Inspection was conducted on **October 6, 2022 with property manager, David Manning present.**
- Current owner's deed was recorded **August 14, 2017.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Roof support system is collapsed with holes, therefore, unsafe
 - Ceiling has rotted wood with holes and exposed insulation
 - Exterior walls have rotted wood and missing siding
 - Windows are broken with exposed glass chards
 - Electrical system missing
 - Unable to fully inspect the interior due to the collapsed 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: OCTOBER 24, 2022**

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

The Hidon Living Trust c/o Trustee-Donald Bishop, 524 East Lawson Road, Dallas, TX 75253 (Cert. # 9489009000276351333374);
The Hidon Living Trust c/o Trustee-Donald Bishop, PO Box 100967, Fort Worth, TX 76185 (Cert. # 9489009000276351333381);
The Hidon Living Trust c/o Trustee-Donald Bishop, 7815 Great Trinity Forest, Dallas, TX 75217 (Cert. # 9489009000276351333398);
Hidon Oil and Gas, LLC c/o Agent-Donald Bishop, 10025 North Indian Meridian Road, Jones, OK 73049 (Cert. # 9489009000276351333404);
Hidon Inc. c/o President-Donald Bishop, 7815 S Loop 12, Dallas, TX 75217 (Cert. # 9489009000276351333411);
Hidon Inc. c/o President-Donald Bishop, PO Box 100967, Fort Worth, TX 76185 (Cert. # 9489009000276351333428);
Hidon Inc. c/o Agent-Sharon K. Ives, 3412 Marquita Drive, Fort Worth, TX 76116 (Cert. #9489009000276351333435);
Hidon Inc. c/o Agent-Sharon K. Ives, 1603 W. Westhill Drive, Cleburne, TX 76033 (Cert. #9489009000276351333442);
Bull Rooster Asset Management, LP, General Partners, 1100 S. Main Street, Suite D, Grapevine, TX 76051 (Cert. #9489009000276351333459);
Bull Rooster Asset Management, LP, General Partners c/o Randall May Mask, 1100 S. Main Street, Suite D, Grapevine, TX 76051 (Cert. #9489009000276351333466);
Bull Rooster Asset Management, LP, General Partners c/o Robert Allen Lupton, 1100 S. Main Street, Suite D, Grapevine, TX 76051 (Cert. #9489009000276351333473);
Bull Rooster Asset Management, LP, General Partners c/o Gregory Kirk Harmon, 1100 S. Main Street, Suite D, Grapevine, TX 76051 (Cert. #9489009000276351333480);
Loretta Brister and Neal Brister, PO Box 113, Azle, TX 76020 (Cert. #9489009000276351333497);
David Manning, 3824 County Road 401, Alvarado, TX 76009 (Cert. #9489009000276351333503);
David Manning, PO Box 541833, Dallas, TX 75354 (Cert. #9489009000276446099512);
David Manning, 6124 Circle View, Haltom City, TX 76180 (Cert. #9489009000276446099529);
Lienholder: Edgar Pat Callaway, 7765 Reed Road, Azle, TX 76020 (Cert. # 9489009000276446099536); Edgar Pat Callaway aka Edgar Paggett Callaway Estate, 7765 Reed Road, Azle, TX 76020 (Cert. # 9489009000276446099543);
Edgar Pat Callaway aka Edgar Paggett Callaway Estate, 4509 East Highway 199, Azle, TX 76020 (Cert. # 9489009000276446099550); Edgar Pat Callaway aka Edgar Paggett Callaway Estate, 4501 Silver Sage Drive, Haltom City, TX 76180 (Cert. # 94890090002766446099567)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **Diana I Navarro Cruz**

Date/Time **10/11/2022 at 3:07 p.m.**

INSPECTION INFORMATION

Address **7640 JACKSBORO HWY a.k.a. WILCOX, JACOB SURVEY #33 Abstract 1716 Tract 2G1A & 2I2A** Number of Stories **1**
Legal Description: Block **1716** Lot **2G1A & 2I2A** Case No. **21-592168** Tax Acct No. **04277538**
☒ Exterior Only ☐ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing siding/ rotted wood
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Holes, missing shingles and fascia board /collapsing
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing /rotted wood with holes /exposed insulation
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing and damaged
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broken glass windows
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exposed
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

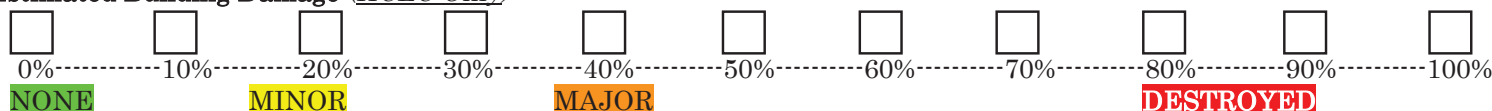
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



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 sinks 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: OCTOBER 24, 2022**

HS-23-04 **Property Address:** 2061 Ephriham Avenue (Primary Structure)

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

Legal Description: Tract 1: Lot 20-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas. Tract 2: Lot 5-R, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to revised plat thereof in Volume 388-93, Page 69, plat records, Tarrant County, Texas, save and except from said Lot, that portion which was Lot 4, Block 43, Belmont Park Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204, Page 83, deed records, Tarrant County, Texas which was included in subject revision plat

SKEY No. 00182001 **Reference No(s).** 22-623853

Owner(s) per Deed: Bluebonnet Acquisitions, LLC---D207081204

Owner(s) per TAD: Bluebonnet Acquisitions, LLC

Mailing Address: 3815 Lisbon Street, Fort Worth, TX 76107

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

Council District No. 2

CASE BACKGROUND:

- Case Originated: **June 7, 2022.**
- This case was initiated by: **Officer Molina.**
- Notices: **6/9/2022 and 8/31/2022.**
- **No** active permits on file.
- Structure is **vacant and secure.**
- Inspection was conducted on **October 12, 2022 with property manager, Pricilla Porrez present.**
- Current owner's deed was recorded **March 7, 2007.**
- Notice to appear at today's hearing was mailed and posted on the property on **October 12, 2022.**
- This structure is currently in a substandard and hazardous condition due to:
 - Deteriorated /corroded metal roof with holes
 - Water damaged walls with biological growth
 - Electrical and plumbing ripped from walls
 - Missing sheetrock with large holes
 - Floors covered in accumulation of trash and miscellaneous debris
- 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: OCTOBER 24, 2022**

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

Bluebonnet Acquisitions, LLC, 3815 Lisbon Street, Fort Worth, TX 76107 (Cert. # 9489009000276446099574);
Bluebonnet Acquisitions, LLC, 1013 S. Henderson Street, Fort Worth, TX 76104 (Cert. #9489009000276446099581);
Bluebonnet Acquisitions, LLC c/o Director-Stephen L. Wilson, 1013 S. Henderson Street, Fort Worth, TX
76104 (Cert. #9489009000276446099598);
Bluebonnet Acquisitions, LLC c/o Director-Stephen L. Wilson, 1015 S. Henderson Street, Fort Worth, TX
76104 (Cert. #9489009000276446099604);
Bluebonnet Acquisitions, LLC c/o Director-Stephen L. Wilson, 1001 12th Avenue, Suite 160, Fort Worth, TX
76104 (Cert. #9489009000276446099611);
Bluebonnet Acquisitions, LLC c/o Director-Stephen L. Wilson, 2032 Windsor Pl, Fort Worth, TX 76110
(Cert. #9489009000276446099628);
Bluebonnet Acquisitions, LLC c/o Agent-John Wilson, 1013 S. Henderson Street, Fort Worth, TX 76104
(Cert. #9489009000276446099635);
Bluebonnet Acquisitions, LLC c/o Agent-John Wilson, 1001 12th Avenue, Suite 160, Fort Worth, TX 76104
(Cert. #9489009000276446099642)

Motion: _____ **Made by:** _____

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

BUILDING STANDARDS DIVISION

Structure Inspections Report

Inspecting Officer **A.Molina**

Date/Time **10/17/2022 1500 hrs**

INSPECTION INFORMATION

Address **2061 Ephriham Ave** Number of Stories **1**

Legal Description: Block **43** Lot **5R** Case No. **22-623853** Tax Acct No. **00182001**

☐ Exterior Only ☒ Interior & Exterior

CATEGORY

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

OBSERVED DEFICIENCIES

	MINOR	MODERATE	SEVERE	COMMENTS
Fire Damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	damaged, holes
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	corroded metal on metal roofing/ceiling
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	deteriorated insulation all around structure
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Doors/Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	holes
Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	missing
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Health Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water damaged-biological growth.

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

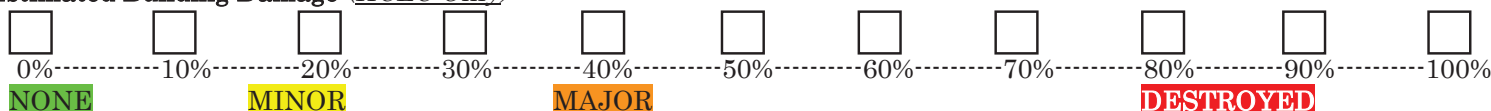
Chapter 7, Article 4, Division 4,- 7-97: Issuance of a notice of violation shall not be a bar against taking any other action against the person, nor shall issuance of a notice of violation be a prerequisite for, taking any other action against the person.

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)



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.
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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 sinks 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.
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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: OCTOBER 24, 2022**

ACP-23-06 **Property Address:** 2713 NW 31st Street

Legal Description: Lot 7, Block 107, ROSEN HEIGHTS, SECOND FILING, to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 204-A, Page 154, Plat Records of Tarrant County, Texas

SKEY No. 02545683 **Reference No(s).** 21-602975

Owner(s) per Deed: Lonny Lynn McKinney---D179591120

Owner(s) per TAD: Lonny Lynn McKinney Estate

Mailing Address: 2713 NW 31st Street, Fort Worth, TX 76106

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Roger Soto
Residential

Council District No. 2

EVIDENTIARY REPORT:

This violation was identified on **July 19, 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 **nine (9)** 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 has been **one (1)** contact, with multiple additional attempts to contact the owner, family, or tenants/occupants. The Nuisance Abatement Order was posted at the property on **August 29, 2022** and expired on **September 8, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **October 12, 2022**. The last inspection was performed on **October 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 the property owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 12/26/2017.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **September 8, 2022**

Date of BSC Meeting: **October 24, 2022**

Number of days since NAO expired: **45**

\$0.00 per day x 45 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: OCTOBER 24, 2022**

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

Lonny Lynn McKinney, 2713 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276446099659);
Lonny Lynn McKinney Estate, 2713 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276446099666);
Lonny Lynn McKinney Estate, 2722 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276446099673);
Lonny Lynn McKinney Estate, 320 Timberlake Drive, Azle, TX 76020 (Cert. # 9489009000276446099680);
Ronny Glen McKinney, 320 Timberlake Drive, Azle, TX 76020 (Cert. # 9489009000276446099697);
Ronny Glen McKinney, 8280 Sherwood Drive, Grand Blanc, MI 48439 (Cert. # 9489009000276446099703);
Ronny Glen McKinney, 624 River Rock Drive, Azle, TX 76020 (Cert. # 9489009000276446099710);
Ronny Glen McKinney, 2722 NW 31st Street, Fort Worth, TX 76106 (Cert. # 9489009000276446099727);
City of Fort Worth c/o Linebarger Goggan Blair & Simpson, LLP, 100 Throckmorton, Suite 300, Fort Worth, TX 76102 (Cert. # 9489009000276446099734)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

ACP-23-07 **Property Address:** 3111 Ellis Avenue

Legal Description: Lot 6, Block 90, M.G. ELLIS ADDITION to the City of Fort Worth, Tarrant County, Texas,
according to plat recorded in Volume 63, Page 18, Deed Records of Tarrant County, Texas

KEY No. 00840092 **Reference No(s).** 22-621716

Owner(s) per Deed: Francisco G. Vega and Rocio Adriana Vega---D221117336

Owner(s) per TAD: Francisco Vega and Rocio Adriana Vega

Mailing Address: 2554 Bruce Street, Fort Worth, TX 76106

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Marc Oler
Residential

Council District No. 2

EVIDENTIARY REPORT:

WITHDRAW---PERMIT ISSUED FOR REMODEL

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

ACP-23-08 **Property Address:** 5521 Fletcher Avenue

Legal Description: Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas

SKEY No. 00503681 **Reference No(s).** 21-593887

Owner(s) per Deed: Rolling P Investments, LLC---D210260309

Owner(s) per TAD: Rolling P Investments, LLC

Mailing Address: 1390 Black Hawk Trail, Nemo, TX 76070-2060

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Marc Oler
Residential

Council District No. 3

EVIDENTIARY REPORT:

This violation was identified on **March 17, 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 **nineteen (19)** inspections by multiple officers since the inception of this case. **Three (3)** 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 **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 **August 29, 2022** and expired on **September 8, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **October 12, 2022**. The last inspection was performed on **October 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 **\$9,000**. 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 August 29, 2022. This property, with the same owner, was presented to the Building Standards Commission on March 27, 2017 for the same violation. The property contains a health hazard of items that can harbor vectors. This address has had active trash service since 8/31/2011.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **September 8, 2022**
Number of days since NAO expired: **45**

Date of BSC Meeting: **October 24, 2022**

\$200.00 per day x 45 days = \$9,000.00

(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: OCTOBER 24, 2022**

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

Rolling P Investments, LLC, 1390 Black Hawk Trail, Nemo, TX 76070-2060 (Cert. # 9489009000276446099789);
Rolling P Investments, LLC c/o Jason Potter, 1390 Black Hawk Trail, Nemo, TX 76070
(Cert. # 9489009000276446099796);
Rolling P Investments, LLC c/o Jason Potter, PO Box 470234, Fort Worth, TX 76147
(Cert. # 9489009000276446099802);
Rolling P Investments, LLC c/o Jason Potter, 104 Russell Court, Weatherford, TX 76087
(Cert. # 9489009000276446099819);
Rolling P Investments, LLC c/o Jason Potter, PO Box 3035, Glen Rose, TX 76043 (Cert. #
9489009000276446099826)

Motion: _____ **Made by:** _____

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



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

March 27, 2017

Rolling P Investments, LLC.
(Cert. # 9489 0090 0027 6003 6099 63)
1390 Black Hawk Trail
Nemo, TX 76070

RE: 5521 Fletcher Avenue aka Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas, ACP-17-105, Reference #16-405033, ADMINISTRATIVE CIVIL PENALTY

Attached please find the Fort Worth Building Standards Commission Order of **March 27, 2017** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$100.00 per day for 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 April 26, 2017.**
- **IF THE OWNER/OCCUPANT DOES NOT FULLY 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 **thirty (30)** days of the effective date of the Order. **The final day to file an amendment request is April 26, 2017.** 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 completed you **must** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

CC: Rolling P Investments, LLC., PO Box 470234, Fort Worth, TX 76147 (Cert. # 9489 0090 0027 6003 6099 70);
Rolling P Investments, LLC., 104 Russell Court, Weatherford, TX 76087 (Cert. # 9489 0090 0027 6003 6099 87);
Dino Walker, 5521 Fletcher Avenue, Fort Worth, TX 76107 (Cert. # 9489 0090 0 27 6003 6090 62)

Enclosures: BSC Order

Order Cover Letter (Admin Civil Penalty)

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-17-105**

On **March 27, 2017** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas,** and located on property more commonly known as **5521 Fletcher Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Rolling P Investments, LLC** 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. **broken, inoperable, or discarded household furnishings, and any other miscellaneous household items including bed frame, wheel chair; and**
 - b. **used or discarded building materials including scrap wood, wood fence panels, door frames, windows, scrap metal; and**
 - c. **used, discarded, or broken automotive parts or equipment including tires, car seats, car doors; and**
 - d. **other materials that tend to decay, become putrid, or provide harborage for rodents and other vectors such as miscellaneous trash, debris, and trash bags**
- (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 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 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 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas,** and located on property more commonly known as **5521 Fletcher 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 April 26, 2017 to comply fully 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. 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 on or before the close of business on **April 26, 2017**. 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 owed plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

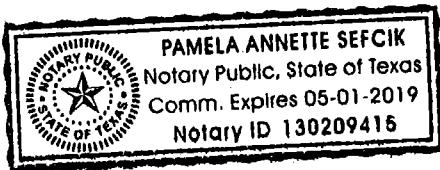
SIGNED this the 30th day of March, 2017.

Michael Ward
Michael Ward, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 30th day of March, 2017 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.



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

[Signature]
Approved by Legal as to form and legality

[Signature]
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 DEPT / BUILDING STANDARDS DIVISION
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: 4/6/2017 1:24 PM

Instrument #: D217076420

OPR 4 PGS \$24.00

By: Mary Louise Garcia

D217076420

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.



ORDER OF THE COMMISSION

Certified/Return Receipt Requested

June 26, 2017

Rolling P Investments, LLC.
(Cert. # 9489 0090 0027 6003 4449 77)
1390 Black Hawk Trail
Nemo, TX 76070

RE: 5521 Fletcher Avenue aka Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas, ACP-17-105, Reference #16-405033, AMENDMENT ADMINISTRATIVE CIVIL PENALTY

Attached please find the Fort Worth Building Standards Commission Order of **June 26, 2017** for the property referenced herein. The Commission ordered that the **request for an amendment be denied**. 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 to Tarrant County District Court 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 nuisance has been abated you **must** contact the Code Compliance Department at (817) 392-7300 to schedule a final inspection.

CC: Rolling P Investments, LLC., PO Box 470234, Fort Worth, TX 76147 (Cert. # 9489 0090 0027 6003 4449 84); Rolling P Investments, LLC., 104 Russell Court, Weatherford, TX 76087 (Cert. # 9489 0090 0027 6003 4449 91); Rolling P Investments c/o Jason Potter, PO Box 3035, Glenrose, TX 76043 (Cert. # 9489 0090 0027 6003 4450 04); Dino Walker, 5521 Fletcher Avenue, Fort Worth, TX 76107 (Cert. # 9489 0090 0027 6003 6690 11)

Enclosures: BSC Order

Order Cover Letter (Amendment Denied)

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. ACP-17-105

WHEREAS the City of Fort Worth ("City") held a public hearing on **June 26, 2017**, before the City of Fort Worth Building Standards Commission ("Commission") regarding the property described as **Lots 11 and 12, Block 60, Chamberlin Arlington Heights, Second Filing, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat and Dedication recorded in Volume 63, Page 40 of the Map/Plat Records of Tarrant County, Texas** and more commonly known as **5521 Fletcher Avenue ("Affected Property")**, in Fort Worth, Texas; and

WHEREAS the Commission found that **Rolling P Investments, LLC.** is the recorded owner ("Owner") of the Affected Property; and

WHEREAS the City mailed proper notice of the public hearing to the Affected Property Owner **twenty one (21) days** prior to the date of the hearing; and

WHEREAS on **March 27, 2017**, the Commission found from evidence presented at the public hearing that the Affected Property had an unlawful accumulation of items in violation of 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; and

WHEREAS on **March 27, 2017**, the Commission Ordered that the Owner of the Affected Property be assessed an Administrative Civil Penalty in the amount of **Four Thousand Four Hundred Dollars (\$4,400.00)**; and further ordered the Owner to remove the unlawful accumulations from the Affected Property within **thirty (30) days**; and

WHEREAS the Owner filed a timely request for an Amendment; and

WHEREAS the Owner **did not** appear at the Amendment request hearing; and

WHEREAS the Commission considered the case file and all requests and/or actions by the Owner as well as City Staff recommendations; and

NOW, THEREFORE, THE BUILDING STANDARDS COMMISSION HEREBY ORDERS that the request for an Amendment is **denied** and the **Original Order** is **affirmed**.

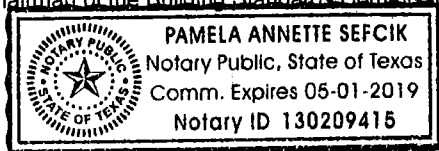
ANY OWNER, LIENHOLDER, OR MORTGAGEE OF RECORD HAS THE RIGHT TO APPEAL THIS ORDER to the Tarrant County District Court in accordance with Ordinance 21217-04-2014, Section 7-108. You must file any appeal within **thirty (30) days** of the date this Order was mailed. An appeal does not act to stay the time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

SIGNED this the 28th day of June, 2017.

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 June, 2017 by Michael Ward, Chairman of the Building Standards Commission of the City of Fort Worth.



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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CITY OF FORT WORTH
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: 7/6/2017 3:03 PM

Instrument #: D217153605

OPR

3

PGS

\$20.00

By: _____

Mary Louise Garcia

D217153605

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: OCTOBER 24, 2022**

ACP-23-09 **Property Address:** 4459 Hemphill Street

Legal Description: Lot 17, in Block 21, SOUTH SIDE ADDITION, an Addition to the City of Fort Worth, according to the plat – recorded in Volume 204A, Page 109, Plat Records, Tarrant County, Texas

SKEY No. 02896214 **Reference No(s).** 21-607532

Owner(s) per Deed: Jose Trenidad Paredes---D192241302

Owner(s) per TAD: Jose Trenidad Paredes

Mailing Address: 4459 Hemphill Street, Fort Worth, TX 76115

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Roger Soto
Residential

Council District No. 9

EVIDENTIARY REPORT:

This violation was identified on **November 8, 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 **nineteen (19)** 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 **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 **August 29, 2022** and expired on **September 8, 2022**. A notice to appear for today's hearing was mailed and posted on the property on **October 12, 2022**. The last inspection was performed on **October 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 the property owner is deceased. No measurable progress has been made since the Nuisance Abatement Order (NAO) was posted on the property on August 29, 2022. The property contains a health hazard of items that can harbor vectors. This address has not had active trash service since 3/10/2021.**

Administrative Civil Penalty Calculation:

Nuisance Abatement Notice Expiration: **September 8, 2022**

Date of BSC Meeting: **October 24, 2022**

Number of days since NAO expired: **45**

\$0.00 per day x 45 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: OCTOBER 24, 2022**

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

Jose Trenidad Paredes, 4459 Hemphill Street, Fort Worth, TX 76115 (Cert. # 9489009000276446099659);
Jose Trenidad Paredes aka J. Trenidad Paredes Estate, 4459 Hemphill Street, Fort Worth, TX 76115
(Cert. # 9489009000276446099840);
Jose Trenidad Paredes aka J. Trenidad Paredes Estate, 4455 Hemphill Street, Fort Worth, TX 76115
(Cert. # 9489009000276446099857);
Lourdes Paredes, 4459 Hemphill Street, Fort Worth, TX 76115 (Cert. # 9489009000276446099864);
Lourdes Paredes, 3713 Wedgway Drive, Fort Worth, TX 76133 (Cert. # 9489009000276446099871);
Maria Helena Paredes, 4459 Hemphill Street, Fort Worth, TX 76115 (Cert. # 9489009000276446099888);
Lienholder: First Mutual Sales Finance, PO Box 1647, Bellevue WA 98009 (Cert. #9489009000276446099895)

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

ACP-23-10 **Property Address:** 5324 Whitten Street

Legal Description: Lot Seven (7), in Block Thirteen (13), of VIEWPARK ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume 388-Z, Page 75, of the Plat Records of Tarrant County, Texas

SKEY No. 03269280 **Reference No(s).** 22-620971

Owner(s) per Deed: True Eden, LLC---D222225657

Owner(s) per TAD: True Eden, LLC

Mailing Address: 5308 Junius Street, Dallas, TX 75214

Agenda Category: Administrative Civil Penalty **Code Compliance Officer:** Marc Oler
Residential

Council District No. 8

EVIDENTIARY REPORT:

WITHDRAW---ABATED

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 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: Amendment Administrative Civil **Code Compliance Officer:** Marc Oler
Penalty Case Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **June 10, 2020** and was **citizen** initiated.
- The owner was present at the **July 25, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$100.00 per day for forty four (44) days for a total of \$4,400.00** and ordered the owner to abate the nuisance within **sixty (60) days**.
- The owner had until **September 23, 2022** to comply with the Order.
- The owner requested an amendment on **September 20, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and to reduce or remove the **\$4,400.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **October 12, 2022**.
- **At this time, 10% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

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

Ronnie Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104-6820 (Cert. # 94890090002764461000003);
Ronnie Pollard aka Ronnie Reginald Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104
(Cert. # 9489009000276447511013);
Lienholder: Wells Fargo Bank, N.A., PO Box 5137, Des Moines, IA 50306 (Cert. # 9489009000276447511020);
Wells Fargo Bank N.A. c/o Robert K. Fowler, 10333 Richmond #860, Houston, TX 77042
(Cert. # 9489009000276447511037);
Wells Fargo Bank, N.A., 1150 West Washington Street, Tempe, AZ 85281 (Cert. # 9489009000276447511044);
Wells Fargo Bank N.A. Attn: Final Documents, 1000 Blue Gentian Road, Eagan, MN 55121
(Cert. # 9489009000276447511051)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 9-20-2022 BSC Case No. ACP-22-150
Date of Order: July 25, 2022 Final Day to Comply with Order: 9-23-2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 1040 E Morningside Dr
Owner / Lienholder / Mortgagee Name: RONNIE POLLARD
Owner / Lienholder / Mortgagee Phone Number: (817) 714-7545
Owner / Lienholder / Mortgagee Mailing Address: 1040 E Morningside Dr

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: I WANT
CIVIL PENALTYS REMOVED & 30 DAY EXTENTION TO COMPLETE JOB

Justification for Request: I LIVE ON FIXED INCOME AND AM A DISABLED
PERSON TAKING A LOT OF MEDACATION WHICH IMPAIRES
HEALTH FUNTIONS / Ronnie Pollard 9/20/2022

Signature

Date

RONNIE POLLARD

1040 E MORNINGSIDE DR

Printed Name

Address (including City/State/Zip)

817-714-7545

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: A. Spivey

RECEIVED DATE: 9/21/22

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



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

July 25, 2022

Certified/Return Receipt Requested

Ronnie Pollard
(Cert. # 9489009000276121567398)
1040 East Morningside Drive
Fort Worth, TX 76104-6820

RE: 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, ACP-22-150, Reference #20-560897, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 25, 2022** 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 **sixty (60) days** of the effective date of the Order.
- **Last day to comply with the Order is September 23, 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 **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 September 23, 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: Ronnie Pollard aka Ronnie Reginald Pollard, 1040 East Morningside Drive, Fort Worth, TX 76104 (Cert. # 9489009000276121567404);
Lienholder: Wells Fargo Bank, N.A., PO Box 5137, Des Moines, IA 50306 (Cert. # 9489009000276121567411);
Wells Fargo Bank N.A. c/o Robert K. Fowler, 10333 Richmond #860, Houston, TX 77042 (Cert. # 9489009000276124567428); Wells Fargo Bank, N.A., 1150 West Washington Street, Tempe, AZ 85281 (Cert. # 9489009000276121567435); Wells Fargo Bank N.A. Attn: Final Documents, 1000 Blue Gentian Road, Eagan, MN 55121 (Cert. # 9489009000276121567442)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-150**

On **July 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, and located on property more commonly known as **1040 East Morningside Drive, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Ronnie Pollard** 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 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 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 **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**, and located on property more commonly known as **1040 East Morningside Drive, 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 September 23, 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 **September 23, 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 owed 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 2nd day of August, 2022.

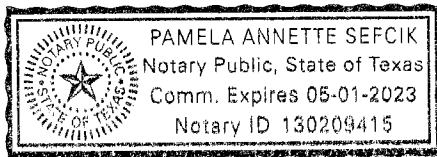
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on this the 2nd day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

[Signature]

Approved by Legal as to form and legality

[Signature]

Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 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: Amendment Administrative Civil **Code Compliance Officer:** Marc Oler
Penalty Case Residential

Council District No. 3

CASE BACKGROUND:

- This case was identified on **November 10, 2021** and was **citizen** initiated.
- An agent for the owner was present at the **July 25, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$200.00 per day for forty four (44) days for a total of \$8,800.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **August 24, 2022** to comply with the Order.
- The owner requested an amendment on **August 23, 2022**.
- The owner mailed letter to the Executive Secretary requesting an amendment and that letter is in the Evidence Packet. In the letter, the owner listed reasons why an amendment request was being made. When the Executive Secretary reached out to the owner to confirm the receipt of the letter and ask the amount of additional time that was being requested, the owner stated that the amount of time needed (if any) as well as a request regarding the penalty would be made at the amendment hearing.
- Notice to appear for today's hearing was mailed and posted on **October 12, 2022**.
- **At this time, 30% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 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. # 9489009000276447511068);
Mary K. Wright aka Mary Meis aka Mary McKnight Meis aka Mary M. Meis, 10812 Fandor Street,
Fort Worth, TX 76108 (Cert. # 9489009000276447511075);
Lienholder: Bank of America, FSB c/o Chris A. Pierson, 5220 Spring Valley Road, Suite 100, Dallas, TX
75240 (Cert. # 9489009000276447511082);
Bank of America, FSB c/o Chris A. Pierson, 13750 Omega Road, Dallas, TX 75240
(Cert. # 9489009000276447511099);
Bank of America, FSB, PO Box 6013, 6200 Gateway, Cypress, CA 90630 (Cert. # 9489009000276447511105)

Motion: _____ **Made by:** _____

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



**FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT**

Date: 08/23/2022

BSC Case No. ACP-22-151

Date of Order: 7/25/2022

Final Day to Comply with Order: 8/24/2022

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

Address of Property: 10812 Fandor Street, Fort Worth, TX 76106

Owner / Lienholder / Mortgagee Name: Mary K. Wright

Owner / Lienholder / Mortgagee Phone Number: (817)246-8709

Owner / Lienholder / Mortgagee Mailing Address: Same as above

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: see attached letter time to be stated at the hearing according to the owner

Justification for Request: see attached letter

Signature

Date

Mary Wright Meis

Printed Name

Address (including City/State/Zip)

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**

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.

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 8/23/2022

Mary & Paul Meis

10812 Fandor St.
Fort Worth, TX 76108

August 22, 2022

Executive Secretary
Building Standards Commission
City Secretary's Office
200 Texas St
Fort Worth, TX 76102

RE: Reference # 21-607778, Cause # ACP-22-151
10812 Fandor St, FW, TX 76108

Dear Executive Secretary,

We wish to request an amendment to the Building Standards Commission Order. This request is made on several bases.

We do not agree with the Order including but not limited to the following reasons,

1. Many of the items that we were cited for had been previously approved by Supervisor Marc Oler in 2018. In fact, it was at his suggestion that we erected a canopy in the back yard to shelter our antique tractor and other items. My husband has attempted to discuss this with Officer Hurtado on several occasions but does not receive any response at all. I have researched and found no changes in the code since that time that would affect these items. We have attempted to obtain a copy of the records from 2018 under the Public Information Act but have been unsuccessful so far. We believe that these records will support our position.
2. Officer Hurtado stated that no one is ever home when he comes to our house. This is absolutely untrue. Since the pandemic began, I have been working remotely. I sit in my house and work on a computer with a security monitor within my view. I have watched Officer Hurtado walk around my yard, tape things to my door and never ring the doorbell or knock on the door. If my husband is home, I notify him and he goes outside and speaks to Officer H. As I said, I am working and so, do not chase him down myself when my husband is not home. He NEVER knocks or rings the doorbell and I have video proof of this. My husband even provided the Officer with his cell phone number so that he could contact him at any time.
On two occasions, Officer Hurtado has set appointments with my husband for "first thing" of a certain morning. My husband has lost work on both of these occasions when Officer Hurtado showed up, not "first thing" but late afternoon, if at all. We were to have a re-inspection in mid-July and my husband had spoken to him and scheduled an appointment, but Officer Hurtado never showed up or called. The last discussion Officer Hurtado had with my husband, prior to the hearing, was at my home on Thursday, July 21 after my husband called him to reschedule when the Officer

missed the "re-inspection" appointment. At that time, he advised that the place looked very good and told my husband to just go to the "hearing" with a "plan" and we would be given additional time. Of course, that was another untruth.

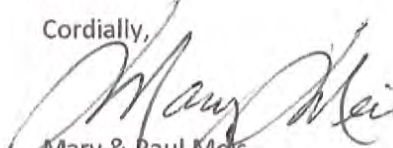
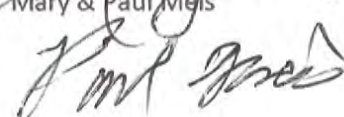
I say all this to make the point that my husband has been working with Officer Hurtado. He has given up jobs to be home waiting, has left many messages and has tried to comply with all of Officer Hurtado's instructions. We were convinced that we were doing well with positive feed-back from Officer H, saying how much improvement he sees and telling us to just keep it up, come to the hearing with a plan and all would be just fine as the Board would work with us.

3. As established in 2018, we are both somewhat disabled and therefore may take a bit longer to get things done. Despite these difficulties, we have worked very hard to try to comply. We have had a great deal of work added to our plate by Mother Nature. The only "vegetation" present in our yard was caused by plants that were killed in the winter freeze. These were very large, Texas Native plants and trees that we have been working to remove, along with leaves and branches knocked out of trees by storms, which is why your officer was able to show photos of piles that we had raked up but had not been able to get rid of. The city records will show that I have had to contact the Water department several times as bulky waste and properly bundled "vegetation" has not been picked up. We continue to work on getting all of this out and disposed of as quickly as we can and have several bundles and carts of this "vegetation" awaiting pickup every week. That freeze killed ALL of my Texas native plants in the back yard and many in the front. That results in A LOT of vegetation to be removed and takes a longer time when not picked up on schedule. We have most of the dead plants, except the large tree in the front yard, removed and the detritus awaiting pickup. We have some Passion Vine in the front yard that has gotten a little out of hand, but it is not "vegetation" and not a harborage for rodents. My husband asked Officer Hurtado about this and was told that it was not an issue.
4. There are other projects awaiting completion. These had to be put on hold to address other issues such as dead trees, vandalism and attempted theft of vehicles and equipment, etc. One is a fence repair for which we have supplies neatly placed in our back yard. We have been working on the fence as we clean up the dead plants. Each section that we uncover, we have replaced. This is a very difficult task since we, unlike our neighbors, are not allowed to step into the easement behind our house to make repairs. Coincidentally, every time we start working on something we get a visit from either officer Hurtado or one of your code compliance officers and are re-directed to something "more important." Another project that has been interrupted several times but that we continue to try to complete is the move of paving stones from being installed in the front yard and installation of flagstones in the front yard.
5. We have made and will continue to make every effort humanly possible to comply with items we have been told are violations UNLESS these items have been previously approved and are, therefore NOT violations. Weather conditions have made work very difficult but we continue to work in the 105+ degree heat and this weekend, in the rain. We both must work to support ourselves and our extended family so we do not have every day all day to work in the yard, but we do spend every minute, when not working at a paying job, working toward compliance. Our concern is that changes to requirements and/or false reports will prevent us from being successful.
6. I am unable to appear at your hearings due to my high-risk condition. I am the primary breadwinner of the family and cannot chance becoming ill. Even my husband attending and then coming home is a danger to me.

7. We are unable to pay your fines. Pursuit of this unreasonable amount will force us into bankruptcy. I have been fortunate in that my occupation has not suffered as a result of the Pandemic. However, my family members were not so lucky. Due to the Pandemic, illnesses, lack of work and now extreme inflation, I have been called upon to help my family members to survive with purchase of food and assistance paying rent and purchasing gasoline. This has put me in a position that I no longer have any savings, am falling behind on my bills and will be forced to file bankruptcy if you pursue these and other fines you have assessed wrongly. My husband, who is disabled, has had to accept as many small jobs as possible to help with family support and survival. For this same reason, financial inability, we cannot pay someone to assist us in our efforts.
8. And last but not least, for many years now my family and I have endured a targeted attack by the "Westpoint Neighborhood Association", several specific residents of the Chapel Creek neighborhood in which I live and the City of Fort Worth. I have learned that while there is a genuine effort to prevent racism, discrimination, bullying and other unfair treatment for our Citizens of color, the same protections are not in place for those of us who identify as persons of non-color. "Westpoint Neighborhood Association", spurred on by specific residents, have led an attack on my family since shortly after I bought this house. We have been provided with information gathered from their monthly meetings that we have been and are to continue to be excluded from their gatherings, any benefits such as discussions with drilling companies in the area, and any other information they provide to their "members"! They also discuss their next attack on us and others like us that they consider "White Trash." These people give instructions to "find something to report to Code Compliance" on our address. We have found notes to this affect blowing around from our neighbors' yard. We believe that this has been made possible due to the City's "informal" policy that has been communicated to us many times over the years by your own Officers, when asked why they are not addressing the very same issues with others in the neighborhood, even some they could see from where we stood, and I quote, "We don't investigate unless we receive a complaint." This has become the launching pad for this pseudo-Neighborhood Association and their campaign of harassment.

We believe that enablement of this type of harassment should be unacceptable. We feel that we must leave the Fort Worth/Tarrant County area due to this harassment and will do so upon the resolution of this issue.

Cordially,


Mary & Paul Meis


10812-Jordan St.
J. Wink, Jr 76108

Executive Secretary
Building Standards Commission
City Secretary's Office
200 Texas St.
J. Wink, Jr. 76102

CSD REC'D
JUN 23 '72 AM 10:42

Sefcik, Pamela Annette

From: Mary Meis <mmeis586@gmail.com>
Sent: Monday, October 17, 2022 8:24 PM
To: Sefcik, Pamela Annette
Subject: Reference # 21-607778

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.

Dear Ms. Sefcik,

We received the notice of hearing set for October 24 last Friday (10/14/22). Unfortunately, I have client meetings the first 3 days of that week that cannot be rescheduled. We respectfully request that the hearing be rescheduled.

Also, it is our understanding that Officer Hurtado is out on Medical leave and will not be able to attend the October 24 hearing. Since he has been the officer involved, we prefer that he be at the hearing as well.

Officer Hurtado came by on October 10 but did not know the date the hearing would be scheduled. He indicated that he thought it was the same week each month. If you could let me know when the next one would be scheduled a bit in advance, I can block my calendar to avoid this type of conflict. Being in a service industry, I am subject to meetings when it is convenient to the client. It is not acceptable to cancel meetings with clients less than 10 days in advance. These meetings are scheduled weeks and sometimes months in advance.

When he visited on October 10, Officer Hurtado's first comment was Wow! We have worked very hard to get our property in line. I would like to send in some photos to support this. Since you and I spoke, I have also been keeping a diary of our work progress. Officer Hurtado had only one question that he would need to ask his supervisor, he said. That question had to do with our rain water capture system. He said he was not sure if it was allowed to have a home-made system. He thought it had to be one you could purchase at a garden center.

With this being the only "outstanding item" according to Officer Hurtado, I am sure you will agree we are working with him to gain compliance.

Please let me know how I can send photos. Do I send them to you, upload them or what?

Please acknowledge receipt of this request to reschedule this hearing.

Cordially,

Mary Meis
10812 Fandor St
Fort Worth, TX 76108
mmeis586@gmail.com



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

July 25, 2022

Certified/Return Receipt Requested

Mary K. Wright
(Cert. # 9489009000276121567459)
10812 Fandor Street
Fort Worth, TX 76108

RE: 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, ACP-22-151, Reference #21-607778, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **July 25, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$200.00 per day for forty four (44) days for a total of \$8,800.00.**
- 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 August 24, 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 August 24, 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: Mary K. Wright aka Mary Meis aka Mary McKnight Meis aka Mary M. Meis, 10812 Fandor Street, Fort Worth, TX 76108 (Cert. # 9489009000276121567466);
Lienholder: Bank of America, FSB c/o Chris A. Pierson, 5220 Spring Valley Road, Suite 100, Dallas, TX 75240 (Cert. # 9489009000276121567473); Bank of America, FSB c/o Chris A. Pierson, 13750 Omega Road, Dallas, TX 75240 (Cert. # 9489009000276121567480); Bank of America, FSB, PO Box 6013, 6200 Gateway, Cypress, CA 90630 (Cert. # 9489009000276121567497)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-151**

On **July 25, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **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**, 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). **May K. Wright** 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 Eight Thousand Eight Hundred Dollars (\$8,800.00)** 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 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 **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**, and located on property more commonly known as **10812 Fandor 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 Owner of the Property, therefore, has until August 24, 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 **August 24, 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 2nd day of August, 2022.

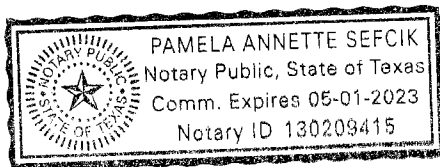
Paul Clark

Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 2nd day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

Tuesday, August 23, 2022 - Spoke to Pamela Sefcik, Executive Secretary. Amendment received, to be set for hearing on next docket which will be in October. She recommended documentation to be presented at hearing.

- Wednesday, 8/24/22 Mary worked 7:30 a.m.– 6:45 p.m. Paul worked on front yard, prepping and placing flagstone. Paul worked small welding repair job.
- Thursday, 8/25/22 Mary worked 7:30 a.m.– 8:30 p.m. Paul worked on flagstone and driveway cleanup.
- Friday, 8/26/22 Mary worked 7:30 a.m.– 6:10 p.m. Paul worked on removing part of the dead tree in front yard
- Saturday, 8/27/22 Mary and Paul both worked on cleaning the backyard of dead plants and leaves and began fence repair. Worked from 9:00 a.m.- 7:30 p.m.
- Sunday, 8/28/22 Mary and Paul both worked on replacing back fence. Finished panels on back section of fence except corners. Worked from 9:00 a.m.- 7:00 p.m. Heavy winds, part of dead tree fell in front yard
- Monday, 8/29/22 Mary worked 7:30 a.m.– 6:15 p.m. Paul worked a small contract job. Paul picked grandson up from school. I tutored for an hour and then returned to work until 6:15.
- Tuesday, 8/30/22 Mary worked 7:30 a.m.–7:25 p.m. Rained all day. Paul picked up grandson from school and tended to him until Mary tutored for an hour and then returned to work.
- Wednesday, 8/31/22 Mary worked 7:30 a.m.– 7:05 p.m. Paul cleared and cut up tree debris. Paul picked up grandson from school and tended to him until Mary tutored for an hour and then returned to work.
- Thursday, 9/1/22 Mary worked 7:30 a.m.-12:30 p.m. Mary had fu visit with Oncologist. Rained all day. Paul picked up grandson from school and babysat. Mary tutored grandson after doctor visit.
- Friday, 9/2/22 – Paul and Mary both worked moving flagstone to next work area in front yard. Had to take some time away from yard for grocery shopping. Mary worked 10:15 p.m.-2:00 a.m. 9/3
- Saturday, 9/3/22, Paul and Mary laid flagstone, front yard. Worked on Passion vine. 9:00 a.m.- 5:30 p.m.
- Sunday 9/4 Paul and Mary worked on flagstone & Passion vine in front yard 9:00 a.m. – 6:30 p.m.
- Monday 9/5 Paul, Mary and son worked on dead tree in front yard 10:00 a.m. – 6:00 p.m. Mary worked 9:00 p.m.-10:45 p.m.
- Tuesday 9/6/22 Mary worked 7:30 a.m.– 5:10 p.m. Paul took grandson to school and ran errands, picked grandson up from school & babysat. Mary tutored grandson.
- Wednesday 9/7/22 Mary worked 7:30 a.m.–3:05 p.m. (sick) Paul worked on side of yard fence
- Thursday 9/8/22 Mary worked 7:30 a.m.– 7:45 p.m.& tutored grandson. Paul picked grandson up from school and babysat, worked on yard Paul went to bid job
- Friday 9/9/22 Mary worked 7:30 a.m.–7:40 p.m. Paul worked on fence / gate

- Saturday 9/10/22 Paul and Mary worked on flagstone & passion vine. Paul worked on fence. Worked from 9:00 a.m. – 6:30 p.m.
- Sunday 9/11/22 Paul worked on fence (back corners) and Mary and Paul both worked on passion vine and flagstone
- Monday 9/12/22 Mary worked 7:30 a.m.– 4:40 p.m. Paul worked on side fence. Took time off from yard to go grocery shopping.
- Tuesday 9/13/22 Mary worked 7:30 a.m.– 9:00 p.m. Paul worked on side fence & mowed. Mary tutored grandson. Paul also had small trailer job.
- Wednesday 9/14/22 Mary worked 7:30 a.m.–10:05 p.m. Paul had a small welding job.
- Thursday 9/15/22 Mary worked 7:30 a.m.– 6:15 p.m. Paul moved flagstone to next work area & worked on backyard paving stones
- Friday 9/16/22 Mary – doctor appt diabetes follow-up and worked 8:30 a.m.– 9:30 p.m. Paul worked on side fence.
- Saturday 9/17/22 – Mary and Paul cleaned back side yard, moved 4-wheeler, worked on paving stones. Prepped area to stage bulky waste and lawn waste. Back yard - removed more waste trees to continue fence up the nosy neighbor's side. Worked 9:00 a.m.-7:30 pm
- Sunday 9/18/22 – Mary and Paul placed & moved paving stones, cut up trees & moved to curb for pickup, set up staging area shelves for old fence pickets, worked on fence and grapevine in back corner of backyard. Worked 10:00 a.m. – 5:30 p.m.
- Monday 9/19/22 Mary worked 7:30 a.m.–5:05 p.m. Paul moved brush to curb for pickup on Wednesday, worked on junk trees in back corner.
- Tuesday 9/20/22 Mary worked 7:30 a.m.– 4:30 p.m. & tutored grandson. Paul worked on back corner fence.
- Wednesday 9/21/22 Mary worked 7:30 a.m.– 8:00 p.m. Paul prepared framing to install sheet metal fencing on north corner & up east side. Trash, recycle & lawn + cut up tree parts to road for pickup
- Thursday 9/22/22 Mary worked 7:30 a.m.– 6:35 p.m. & tutored grandson. Paul worked on fence and bulky waste. Paul had small repair job – truck running boards.
- Friday 9/23/22 Mary worked 7:30 a.m.–10:45 p.m. Paul worked welding job in Burleson.
- Saturday 9/24/22 Took time away from yard to attend a charity event
- Sunday 9/25/22 Mary and Paul worked on paving stones in backyard, fence & other cleanup, old wood fence moved to bulky waste pile
- Monday 9/26/22 Mary worked 7:30 a.m.–6:30 p.m. Paul worked on back corner fence
- Tuesday 9/27/22 Mary worked 7:30 a.m.– 9:20 p.m. Paul worked on yard debris cleanup for lawn & leaf pickup
- Wednesday 9/28/22 Mary worked 7:30 a.m.– 7:20 p.m. Paul worked welding job in Milsap.
- Thursday 9/29/22 Mary worked 7:30 a.m.–6:50 p.m. Paul worked on trailer repair & picked grandson up from school. Mary tutored grandson and then returned to work.
- Friday 9/30/22 Mary worked 7:30 a.m.– 7:00 p.m. Paul worked on flagstone and had small welding job

- Saturday 10/1/22 Paul had small job – awning repair. Paul & Mary worked in backyard on paving stones and additional lawn cleanup. Worked from 9:00 a.m. – 4:30 p.m.
- Sunday 10/2/22 Paul & Mary worked on fence & paving stones from 10:00 a.m. – 5:45 p.m.
- Monday 10/3/22 Mary worked 7:30 a.m.–8:00 p.m. Paul worked on fence.
- Tuesday 10/4/22 Mary worked 7:30 a.m.–7:05 p.m. Paul worked on fence
- Wednesday 10/5/22 Mary worked 7:30 a.m.–7:10 p.m. Paul worked small welding job
- Thursday, 10/6/22 Mary worked 7:30 a.m.–7:30 p.m. Paul worked on flagstone and small trailer repair
- Friday, 10/7/22 Mary worked 7:30 a.m.–12:00 a.m. 10/8 Paul worked on fence
- Saturday, 10/8/22 Mary & Paul worked on fence and general yard maintenance. Worked from 10:00 a.m. – 4:00 p.m.
- Sunday, 10/9/22 Took a break to go grocery shopping
- Monday, 10/10/22 Mary worked 7:30 a.m.–7:20 p.m. Paul worked on various items around the yard & met with Officer Hurtado. Officer H advised that he was to have surgery and could not be present at the hearing. His comments that day were all positive and he indicated that there were no violations. He said he would ask his supervisor about our DIY rainwater capture system as he thought it had to be one purchased at a “Garden Center.” He did not have the hearing setting date yet.
- Tuesday, 10/11/22 Mary worked 7:30 a.m.–4:50 p.m. Paul started smoker redesign job.
- Wednesday, 10/12/22, Mary worked 7:30 a.m.–6:00 p.m. Paul worked on smoker redesign / rebuild.
- Thursday, 10/13/22, Mary worked 7:30 a.m.–5:15 p.m. Paul finished up smoker redesign / rebuild.
- Friday, 10/14/22, Mary worked 7:30 a.m.–9:15 p.m. Paul rescued daughter-in-law (car problems) worked on her car and transport all day.
- Saturday, 10/15/22, Took time to do our shopping. Mary worked 9:45 p.m. – 12:45 a.m.
- Sunday, 10/16/22, Mary and Paul worked on lawn maintenance and gathering for weekly pickup. Mary worked 5:35 p.m.-11:30 p.m.
- Monday, 10/17/22, Mary worked 7:30 a.m.–6:55 p.m. Paul worked on a job bid – gate rebuild
- Tuesday, 10/18/22, Mary worked 7:30 a.m.–4:45 p.m. & tutored grandson. Paul worked on and completed fence closure on west side of house.
- Wednesday, 10/19/22, Mary worked 7:30 a.m.–6:45 p.m. Paul was working on trailer hitch and was searching for a misplaced tool when a different Code Compliance Officer stopped by. (Sorry, he did not get his name.) This Officer commented on the noticeable progress. He made the same positive comments that Officer Hurtado had made the previous week.

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 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

KEY 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: Amendment Administrative Civil **Code Compliance Officer:** Marc Oler
Penalty Case Residential

Council District No. 9

CASE BACKGROUND:

- This case was identified on **June 10, 2021** and was **citizen** initiated.
- The owner was not present at the **July 25, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$400.00 per day for forty four (44) days for a total of \$17,600.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **August 24, 2022** to comply with the Order.
- An heir requested an amendment on **August 24, 2022**.
- An heir requested in writing an additional **thirty (30) to forty five (45) days** to abate the nuisance as she does not reside at the property. No request was made in writing regarding the penalty, but may be addressed at the amendment hearing.
- Notice to appear for today's hearing was mailed and posted on **October 12, 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: OCTOBER 24, 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. # 9489009000276447511112);
Freddie Lee Cooks Sr. Estate, 1013 NE 16th Street, Fort Worth, TX 76102-1111
(Cert. # 9489009000276447511129);
Freddie Lee Cooks Jr., 1013 NE 16th Street, Fort Worth, TX 76102 (Cert. # 9489009000276447511136);
Sammy Lee Cooks, 1013 NE 16th Street, Fort Worth, TX 76102 (Cert. # 9489009000276447511143);
Rosa Maldonado aka Rosa Maldonado-Dugan, 216 Kings Way Court, Rhome, TX 76078
(Cert. # 9489009000276447511150);
Sandra Alvarez aka Sandra Celestino, 600 S. Hampshire Street, Saginaw, TX 76179
(Cert. # 9489009000276447511167);
Sandra Alvarez aka Sandra Celestino, 2121 Columbus, Fort Worth, TX 76164 (Cert. # 9489009000276447511174);
Victor Ray Cooks, 3200 Roberts Cut Off Rd, Apt 106, Fort Worth, TX 76114 (Cert. # 9489009000276447511181)

Motion: _____ **Made by:** _____

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



**FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT**

Date: Aug 24 2022 BSC Case No. ACP-22-153
Date of Order: July 25 2022 Final Day to Comply with Order: Aug 24, 2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 1013 N.E 16th St Fort Worth TX 76102
Owner / Lienholder / Mortgagee Name: FREDIE LEE COOKS
Owner / Lienholder / Mortgagee Phone Number: ()
Owner / Lienholder / Mortgagee Mailing Address: 1013 N.E 16th St Fort Worth TX 76102

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

30-45 days

Justification for Request: I do not reside at the address above and I will be the one to clean out the TRASH etc and I'll have to rent containers that will be available Aug 21st.

Jandra Celestino
Signature

Jandra Celestino
Printed Name

817 874 8251
Telephone Number

8-24-2022
Date

600 S. Hampshire St. Saginaw TX 76179
Address (including City/State/Zip)

Xtremedetail-j-s@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

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.

FOR OFFICE USE ONLY

RECEIVED BY: Annette Sefcik

RECEIVED DATE: 8/24/22

1013 NE 16th STREET SUMMARY

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.

July 25, 2022—This case was presented to the Building Standards Commission. The Commission assessed an Administrative Civil Penalty in the amount of \$400.00 per day for 44 days for a total of \$17,600.00 and ordered the owner to abate the nuisance within 30 days. No one appeared at the hearing. An heir filed an amendment.

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

ACP-22-168 **Property Address:** 7036 Valhalla Road

Legal Description: Being Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas

SKEY No. 02415437 **Reference No(s).** 21-605948

Owner(s) per Deed: Betty O. Palmer---D207257610

Owner(s) per TAD: Betty O. Palmer

Mailing Address: 7036 Valhalla Road, Fort Worth, TX 76116

Agenda Category: Amendment Administrative Civil **Code Compliance Officer:** Marc Oler
Penalty Case Residential

Council District No. 3

CASE BACKGROUND:

- This case was identified on **October 16, 2021** and was **citizen** initiated.
- An heir was present at the **August 22, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$40.00 per day for forty three (43) days for a total of \$1,720.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **September 21, 2022** to comply with the Order.
- An heir requested an amendment on **September 16, 2022**.
- An heir requested in writing an additional **ninety (90) days** to abate the nuisance and to reduce or remove the **\$1,720.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **October 12, 2022**.
- **Status will be given on the day of the hearing. The Administrative Search Warrant was executed after this Evidence Packet was sent.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

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

Betty O. Palmer, 7036 Valhalla Road, Fort Worth, TX 76116 (Cert. # 9489009000276447511198);
Betty O. Palmer, 1700 Fremont Court, Hoffman Estates, IL 60169-4325 (Cert. # 9489009000276447511204);
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry,
7036 Valhalla Road, Fort Worth, TX 76116 (Cert. # 9489009000276447511211);
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry,
7232 Overhill Road, Fort Worth, TX 76116 (Cert. # 9489009000276447511228);
Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry,
PO Box 100613, Fort Worth, TX 76185-0613 (Cert. # 9489009000276447511235);
Lienholders: Coldwell Banker Home Loans, 3000 Leaderhall Road, Mount Laurel, NJ 08054
(Cert. # 9489009000276447511242);
Coldwell Banker Home Loans, 9700 Bissonet Street, Suite 1500, Houston, TX 77036
(Cert. # 9489009000276447511259);
Coldwell Banker Home Loans c/o Coldwell Banker Mtg., 3000 Leaderhall Road, Mount Laurel,
NJ 08054 (Cert. # 9489009000276447511266);
Coldwell Banker Home Loans c/o Colwell Banker Mtg., 2001 Bishops Gate Blvd, Mount Laurel,
NJ 08054 (Cert. # 9489009000276447511273);
Coldwell Banker Home Loans c/o Trustee-Robert Frappier, 15000 Surveyor Blvd, Addison, TX
75001 (Cert. # 9489009000276447511280);
Coldwell Banker Home Loans c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276447511297);
Coldwell Banker Mortgage., 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054 (Cert. # 9489009000276447511303);
Coldwell Banker Mortgage., 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276447511310);
Coldwell Banker Mortgae c/o Trustee-Burke, Wilson, Castle, Daffin & Frappier, 15000 Surveyor Blvd, Addison,
TX 75001 (Cert. # 9489009000276447511327)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 8-22-2022 9-16-2022 BSC Case No. ACP-22-168
Date of Order: 8-22-2022 Final Day to Comply with Order: 9-21-2022
Type of Order (circle one): CIVIL PENALTY ADMINISTRATIVE CIVIL PENALTY REPAIR / DEMOLISH
Address of Property: 7036 Valhalla Rd
Owner / Lienholder / Mortgagee Name: Betty Palmer / Yvonne Palmer
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
Civil penalty removed

Justification for Request: family illness, daughter post op treatments,
2nd daughter ruptured ear surgery, my eye bleed + broken
back

Yvonne Palmer
Signature
Yvonne Palmer
Printed Name
817-614-7835
Telephone Number

7036 Valhalla Rd
Date
Address (including City/State/Zip)
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

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.

FOR OFFICE USE ONLY

RECEIVED BY: P. Annette Sefcik

RECEIVED DATE: 9-16-2022

Sefcik, Pamela Annette

From: Yvonne McHenry <yvonnemchenry@gmail.com>
Sent: Tuesday, October 11, 2022 2:52 PM
To: Sefcik, Pamela Annette
Subject: Re: 7036 Valhalla Rd Revised

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.

Yes.

On Tue, Oct 11, 2022, 12:52 PM Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov> wrote:

Per our conversation, this amendment hearing you requested is scheduled for 10/24/22 are you still requesting a continuance?

From: Yvonne McHenry <yvonnemchenry@gmail.com>
Sent: Tuesday, October 11, 2022 11:54 AM
To: Sefcik, Pamela Annette <Pamela.Sefcik@fortworthtexas.gov>
Subject: 7036 Valhalla Rd Revised

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.

Sent from my iPhone

Case: 21-605948 ACP-22-168

Sent from my iPhone

Dear Mrs Sefcik,

I am requesting an continuation for my hearing 10/18 please. I am sorry this is late to you but have been very ill from surgery complications.

Since my meeting with the committee I have had to have additional unexpected medical treatment for the fractures in my back. I had to have 2 Myelograms due to medical orders missing. After the cervical Myelogram I ended up going to ER and being admitted to hospital for 30 hrs. My daughter who had her ruptured ear repaired hasn't been released to lift weight yet. After discharge from my back surgery of 9/26 I ended up in ER again wk later with a Seroma 4x4x7 cm and possible infection. The CT revealed peptic ulcers so it is hard to take meds. I had my follow up neurology apt & was given a migraine shot due to high BP from the pain. As I have already had an eye bleed it was that or go to ER for BP. Since the elevated BP is from pain I took the shot which disabled me for a day.

I have worked on my list of items to clean up but have been unable to physically move the refrigerator due to weight limitations.

Thank you for your consideration in this matter. I can be reached at 817-614-7835.

Sincerely,

J Yvonne Palmer McHenry



ORDER OF THE BUILDING STANDARDS COMMISSION

August 22, 2022

Certified/Return Receipt Requested

Betty O. Palmer
(Cert. # 9489009000276350392204)
7036 Valhalla Road
Fort Worth, TX 76116

RE: 7036 Valhalla Road aka Being Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas, ACP-22-168, Reference #21-605948, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 22, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$40.00 per day for forty three (43) days for a total of \$1,720.00.**
- 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 September 21, 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 September 21, 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: Betty O. Palmer, 1700 Fremont Court, Hoffman Estates, IL 60169-4325 (Cert. # 94890090002763150392211); Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, 7036 Valhalla Road, Fort Worth, TX 76116 (Cert. # 9489009000276350392228); Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, 7232 Overhill Road, Fort Worth, TX 76116 (Cert. # 9489009000276350392235); Jeanette Y. Palmer aka Yvonne Palmer aka Yvonne P. McHenry aka Yvonne Jeanette McHenry, PO Box 100613, Fort Worth, TX 76185-0613 (Cert. # 9489009000276350392242); Lienholders: Coldwell Banker Home Loans, 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276350392259); Coldwell Banker Home Loans, 9700 Bissonet Street, Suite 1500, Houston, TX 77036 (Cert. # 9489009000276350392266); Coldwell Banker Home Loans c/o Coldwell Banker Mtg., 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276350392273); Coldwell Banker Home Loans c/o Colwell Banker Mtg., 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054 (Cert. # 9489009000276350392280); Coldwell Banker Home Loans c/o Trustee-Robert Frappier, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276350392297); Coldwell Banker Home Loans c/o MERS, PO Box 2026, Flint MI 48501-2026 (Cert. # 9489009000276316088424); Coldwell Banker Mortgage., 2001 Bishops Gate Blvd, Mount Laurel, NJ 08054 (Cert. # 9489009000276350392303); Coldwell Banker Mortgage., 3000 Leaderhall Road, Mount Laurel, NJ 08054 (Cert. # 9489009000276350392310); Coldwell Banker Mortgage c/o Trustee-Burke, Wilson, Castle, Daffin & Frappier, 15000 Surveyor Blvd, Addison, TX 75001 (Cert. # 9489009000276350392327)

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-22-168**

On **August 22, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas**, and located on property more commonly known as **7036 Valhalla Road, Fort Worth, Texas** ("**Affected Property**").

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

- (1). **Betty O. Palmer** 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 **Forty Dollars (\$40.00) per day for a total of One Thousand Seven Hundred Twenty Dollars (\$1,720.00)** for failure to remove the accumulation in the **forty three (43) 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 **Lot 5, in Block 63, of RIDGLEA HILLS, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Volume 388-11, Page 45, of the Map Records of Tarrant County, Texas**, and located on property more commonly known as **7036 Valhalla Road, 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 September 21, 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 **September 21, 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 owed plus any accrued interest. In addition, the City may file a lawsuit against the Owner and/or property for payment of unpaid liens.

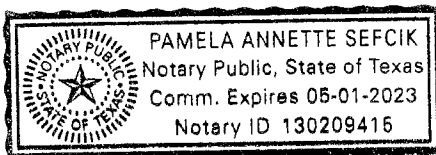
SIGNED this the 30th day of August, 2022.

Paul Clark
Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 30th day of August, 2022 by Paul Clark, Chairman of the Building Standards Commission of the City of Fort Worth.



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

[Signature]
Approved by Legal as to form and legality

[Signature]
Approved by Code

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

ACP-22-175 **Property Address:** 724 Griggs Avenue

Legal Description: LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS

SKEY No. 01831909 **Reference No(s).** 21-603160

Owner(s) per Deed: Eric Donovan Cooley and Linda S. Stowers---D215119605

Owner(s) per TAD: Eric D. Cooley and Linda S. Stowers

Mailing Address: 724 Griggs Avenue, Fort Worth, TX 76103

Agenda Category: Amendment Administrative Civil **Code Compliance Officer:** Marc Oler
Penalty Case Residential

Council District No. 8

CASE BACKGROUND:

- This case was identified on **September 11, 2021** and was **citizen** initiated.
- The owner was not present at the **August 22, 2022** hearing when the Commission assessed an Administrative Civil Penalty of **\$75.00 per day for forty three (43) days for a total of \$3,225.00** and ordered the owner to abate the nuisance within **thirty (30) days**.
- The owner had until **September 21, 2022** to comply with the Order.
- The owner requested an amendment on **September 20, 2022**.
- The owner requested in writing an additional **thirty (30) days** to abate the nuisance and to reduce or remove the **\$3,225.00** Administrative Civil Penalty.
- Notice to appear for today's hearing was mailed and posted on **October 12, 2022**.
- **At this time, 50% of the nuisance has been abated.**

Motion: _____ **Made by:** _____

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

**FORT WORTH BUILDING STANDARDS COMMISSION
CASE BACKGROUND AND EVIDENCE
HEARING DATE: OCTOBER 24, 2022**

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

Eric Donovan Cooley and Linda S. Stowers, 724 Griggs Avenue, Fort Worth, TX 76103
(Cert. # 9489009000276447511334);
Eric Donovan Cooley aka Edric D. Cooley, 724 Griggs Avenue, Fort Worth, TX 76103
(Cert. # 9489009000276447511341);
Eric Donovan Cooley aka Edric D. Cooley, 5000 Denton Hwy., Apt 245, Fort Worth, TX 76117
(Cert. # 9489009000276447511358);
Linda S. Stowers aka Linda Susan Stowers, 724 Griggs Avenue, Fort Worth, TX 76103
(Cert. # 9489009000276447511365);
Linda S. Stowers aka Linda Susan Stowers, 4003 Commanche Sunrise, San Antonio, TX 78244
(Cert. # 9489009000276447511372);
Jalena Gillespie, 724 Griggs Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276447511389)

Motion: _____ **Made by:** _____

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



FORT WORTH BUILDING STANDARDS COMMISSION
REQUEST FOR AMENDMENT

Date: 9/20/22 BSC Case No. ACP-22-175

Date of Order: Aug 22, 22 Final Day to Comply with Order: 9/21/22 ✓

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

Address of Property: 724 Spriggs, Ft Worth, TX 76103

Owner / Lienholder / Mortgagee Name: Linda Stowens

Owner / Lienholder / Mortgagee Phone Number: (210) 241-6554

Owner / Lienholder / Mortgagee Mailing Address: 4003 Comanche Sunrise
San Antonio, TX 78244

Amount of Additional Time Needed to Comply from the Date of the Amendment Hearing: 0

Justification for Request: would like 30 day more + to have the Penalty removed
Just had raining days + trouble
at the du

Signature

Linda S. Stowens
Printed Name

210-241-6554
Telephone Number

Date 9/20/22

4003 Comanche Sunrise, SA, TX 78244
Address (including City/State/Zip)

Kycupcake@sbglobal.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 VERRIFIED

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.

FOR OFFICE USE ONLY

RECEIVED BY: P. Annette Sefcik

RECEIVED DATE: 9/20/2022



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

ORDER OF THE BUILDING STANDARDS COMMISSION

Certified/Return Receipt Requested

August 22, 2022

Eric Donovan Cooley and Linda S. Stowers
(Cert. # 9489009000276350392389)
724 Griggs Avenue
Fort Worth, TX 76103

RE: 724 Griggs Avenue aka LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS, ACP-22-175, Reference #21-603160, ADMINISTRATIVE CIVIL PENALTY RESIDENTIAL

Attached please find the Fort Worth Building Standards Commission Order of **August 22, 2022** for the property referenced herein. The Commission ordered that you:

- Be assessed an Administrative Civil Penalty of **\$75.00 per day for forty three (43) days for a total of \$3,225.00.**
- 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 September 21, 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 September 21, 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: Eric Donovan Cooley aka Edric D. Cooley, 724 Griggs Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350392396); Eric Donovan Cooley aka Edric D. Cooley, 5000 Denton Hwy., Apt 245, Fort Worth, TX 76117 (Cert. # 9489009000276350392402); Linda S. Stowers aka Linda Susan Stowers, 724 Griggs Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350392419); Linda S. Stowers aka Linda Susan Stowers, 4003 Commanche Sunrise, San Antonio, TX 78244 (Cert. # 9489009000276350329426); Jalena Gillespie, 724 Griggs Avenue, Fort Worth, TX 76103 (Cert. # 9489009000276350392433)

**ORDER OF THE CITY OF FORT WORTH
BUILDING STANDARDS COMMISSION
ADMINISTRATIVE CIVIL PENALTY
CAUSE NO. ACP-22-175**

On **August 22, 2022** the City of Fort Worth Building Standards Commission ("Commission") held a public hearing regarding the property described as **LOT 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **724 Griggs Avenue, Fort Worth, Texas ("Affected Property")**.

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

- (1). **Eric Donovan Cooley and Linda S. Stowers** 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 **Seventy Five Dollars (\$75.00) per day for a total of Three Thousand Two Hundred Twenty Five Dollars (\$3,225.00)** for failure to remove the accumulation in the **forty three (43) 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 12, GALBREATHS SUBDIVISION OF BLOCK 7, OF MURRAY HILL ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 309, PAGE 31, DEED RECORDS, TARRANT COUNTY, TEXAS**, and located on property more commonly known as **724 Griggs 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 September 21, 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 **September 21, 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 owed plus any accrued interest. In addition, the City may file a lawsuit against the Owners and/or property for payment of unpaid liens.

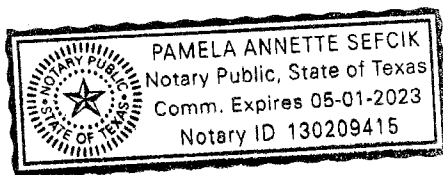
SIGNED this the 30th day of August, 2022.


Paul Clark, Chairman
Building Standards Commission

STATE OF TEXAS
COUNTY OF TARRANT

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This instrument was acknowledged before me on this the 30th day of August, 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