



Building and Standards Commission

City of Terrell

Tuesday, July 26, 2016 - 5:30p.m.

City Hall - Council Chambers

201 E. Nash, Terrell, TX 75160



City of Terrell
Building and Standards Commission
Tuesday, July 26, 2016 ~ 5:30
City Hall ~ Council Chambers
201 E. Nash, Terrell, TX 75160

AGENDA

Larry Riggins – Chairman
Chris Simpson
Stephen Austin
Michael Lowe

Ricky Jordan – Vice Chairman
Cary Harwell
Robert Brown

1. **Call to order.**
2. **Discuss and Consider approval of minutes of the Building and Standards Commission meeting of February 4, 2016.**

NEW BUSINESS

3. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **123 Damon, Laroe & James, Block 389B Lot 3.**
Item b: Discuss and consider if the property at **123 Damon, Laroe & James, Block 389B Lot 3** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
4. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **302 N. Virginia, Terrell Original, Block 60 Lot 3B**
Item b: Discuss and consider if the property at **302 N. Virginia, Terrell Original, Block 60 Lot 3B** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
5. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A**
Item b: Discuss and consider if the property at **304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

6. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **112 San Jacinto, Terrell Rev, Block 426A Lot 2**

Item b: Discuss and consider if the property at **112 San Jacinto, Terrell Rev, Block 426A Lot 2** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
7. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8**

Item b: Discuss and consider if the property at **1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
8. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **909 Lawrence, Warren, Block 5 Lot 4**

Item b: Discuss and consider if the property at **909 Lawrence, Warren, Block 5 Lot 4** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
9. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **403 N Park, Warren, Block 11 Lot 17**

Item b: Discuss and consider if the property at **403 N Park, Warren, Block 11 Lot 17** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
10. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **800 W. Grove, Western, Block 122 Lot 1A**

Item b: Discuss and consider if the property at **800 W. Grove, Western, Block 122 Lot 1A** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
11. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **703 W. Grove, Western, Block 94, Lots 2-3**

Item b: Discuss and consider if the property at **703 W. Grove, Western, Block 94, Lots 2-3** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:
12. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D**

Item b: Discuss and consider if the property at **609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

13. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **507 Boone, Dewberry 3rd, Block 2 Lot 6**

Item b: Discuss and consider if the property at **507 Boone, Dewberry 3rd, Block 2 Lot 6** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

14. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **601 St. Luke, Breezy Hill, Block A Lot 24**

Item b: Discuss and consider if the property at **601 St. Luke, Breezy Hill, Block A Lot 24** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

15. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **1303 S. Medora, Kennedy Heights, Block B Lot 2**

Item b: Discuss and consider if the property at **1303 S. Medora, Kennedy Heights, Block B Lot 2** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

16. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **1118 S. Medora, Phagan, Block 4 Lots 45 & 46**

Item b: Discuss and consider if the property at **1118 S. Medora, Phagan, Block 4 Lots 45 & 46** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

17. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10**

Item b: Discuss and consider if the property at **305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

18. **Item a:** Conduct a public hearing regarding the condition of the subject property located at **706 S. Catherine, Moore & Nash, Block 89 Lot 3A**

Item b: Discuss and consider if the property at **706 S. Catherine, Moore & Nash, Block 89 Lot 3A** is substandard and determine what action, if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code:

19. Staff Report.

20. Hear Remarks From Visitors

EXECUTIVE SESSION

21. Adjourn into Executive Session in Accordance with Section 551 of the Texas Government Code to Discuss the following:

1. Section 551.071 - Consultation with Attorney - Pending or Contemplated Litigation.

22. Reconvene into Regular Session and Consider Action, if any, on Items Discussed in Executive Session

23. Adjourn.

POSTED AT CITY HALL BULLETIN BOARD –Thursday, July 21, 2016 at 4:30 p.m.

ATTEST:



John Rounsavall, City Secretary



Commission reserves the right to adjourn into Executive Session to seek Legal Counsel on a matter which the Canon of Legal Ethics demands to preserve the Attorney-Client privilege pursuant to Section 551.07(2) of the Texas Government Code.

City of Terrell
Building and Standards Commission

Thursday, February 4, 2016 ~ 5:30 p.m.

City Hall ~ Council Chambers

201 East Nash

Terrell, TX 75160

Minutes

Present: Chris Simpson, Ricky Jordan, Robert Brown, Michael Lowe, Larry Riggin, Stephen P. Austin and Cary Harwell

Staff: Steve Rogers, Bobby Phillips, Mike Sims, Greg Shumpert, Ricky Mendez, Elvia Mier and Gina Dominguez

1. Call to order.

Chris Simpson, Acting Chairman, called the Building and Standards Commission meeting to order at 5:34 p.m.

2. Welcome and swear in new Board Member

New Board Member Cary Harwell was sworn in to Commission by Greg Shumpert, City Attorney

3. Discuss and consider appointment of new Chairman and Vice-Chairman.

Michael Lowe made and Cary Harwell seconded a motion to approve Larry Riggin for Chairman. The motion carried unanimously.

Robert Brown made and Chris Simpson seconded a motion to approve Ricky Jordan for Vice-Chairman. The motion carried unanimously.

4. Discuss and consider approval of minutes of the Building and Standards Commission meeting of September 29, 2015.

Robert Brown made and Stephen P. Austin seconded a motion to approve minutes of last meeting of Building and Standards Commission. The motion carried unanimously

OLD BUSINESS

- 5. Conduct a public hearing regarding the Condition of the following properties and Conduct a hearing to deliberate and determine if a property is substandard and determine what action if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code.**

A. 107 Chappel - Lot 4, Block B, Spray 5

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Owner of property Cherry Laprady- Call Investment Corporation and Gentrel White were present to represent and speak for the Property

Chris Simpson made and Stephen P. Austin seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Motion 1- Order carried unanimously.

Larry Riggin made and Chris Simpson seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day. Motion 2 - Order carried unanimously.

B. 817 N. Virginia - Lot 8 Block 527 Anthony place

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Staff personnel suggested a Denial of any further extensions. Owners of property Vernon and Judith Carey were present to represent and speak for the Property

Order from September 29, 2015 meeting stands.

C. 606 West End- Lot 16 PT Block 3 Newton & Howell

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Staff personnel suggested a Denial of any further extensions. Owner of property Johnnie Holmes was present to represent and speak for the Property

Order from September 29, 2015 meeting stands.

D. 311 Tenth Street - Lot 1A-4A Replat Block 2 Terrell Terrace

Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved. No one was present to speak for the Property.

Ricky Jordan made and Larry Riggin seconded a motion that the proceedings regarding this

property be dismissed. Motion 2 - Order carried unanimously.

E. 1125 N. Frances - Lot 11 Block 1 Griffith & Griffith

Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved. No one was present to speak for the Property

Stephen P. Austin made and Robert Brown seconded a motion that the proceedings regarding this property be dismissed. Motion 2 - Order carried unanimously.

F. 907 S. Frances - Lot 1D & 3PT Block 183 & 184 Irvine

Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved. No one was present to speak for the Property

Ricky Jordan made and Stephen P. Austin seconded a motion that the proceedings regarding this property be dismissed. Motion 2 - Order carried unanimously.

NEW BUSINESS

- 6. Conduct a public hearing regarding the Condition of the following properties and Conduct a hearing to deliberate and determine if a property is substandard and determine what action if any, must be taken by the property owner(s) to comply with the City of Terrell Neighborhood Integrity Code.**

A. 1134 S Hwy 34 - Lot 1 Cooper Addition

Bobby Phillips reported to the commission that the property no longer violates the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the structure is no longer dilapidated, substandard or unfit for human habitation or a hazard to the public health, safety and welfare. Staff personnel Request a Dismissal order from the Building and Standards Commission be approved. No one was present to speak for the Property

Stephen P. Austin made and Ricky Jordan seconded a motion that the proceedings regarding this property be dismissed. Motion 2 - Order carried unanimously.

B. 1706 S Hwy 34 - Lot 1PT & 2PT Christopher

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and

testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. No one was present to represent and speak for the Property.

Larry Riggan made and Cary Harwell seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Motion 1- Order carried unanimously.

Ricky Jordan made and Stephen Austin seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day. Motion 2 - Order carried unanimously.

C. 1800 N Frances - Tract 1 Gene Kelly Subdivision

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. No one was present to represent and speak for the Property Robert Brown made and Larry Riggan seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Motion 1- Order carried unanimously.

Robert Brown made and Michael Lowe seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day. Motion 2 - Order carried unanimously.

D. 1800 N Frances - 2.856 Acre Tract - Gene Kelly Subdivision

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. No one was present to represent and speak for the Property

Larry Riggan made and Cary Harwell seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Motion 1- Order carried unanimously.

Larry Riggan made and Stephen P. Austin seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day. Motion 2 - Order carried unanimously.

E. 812 Griffith Ave - 0.8708 Acre Lot 3 Block 600 - Revised Town

Bobby Phillips reported to the commission that the property violates most of the standards of the Neighborhood Integrity Code Ordinance. Staff personnel presented factual evidence and

testimony indicating the subject structure is dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Troy Drollinger from the Carpenter Group Inc was present and spoke in regards to the Property.

Carey Harwell made and Ricky Jordan seconded a motion to declare the structure(s) dilapidated, substandard, unfit for human habitation, and a hazard to the public health, safety and welfare. Motion 1- Order carried unanimously.

Cary Harwell made and Michael Lowe seconded a motion to order the owner(s) of the property to comply with the conditions as stated in Exhibit A (BSC Order) with the following stipulations: the orders must comply within ninety (90) days of the publication of the order and if they fail to do so they will be subject to civil penalties in the amount of \$1000 per day. Motion 2 - Order carried unanimously.

7. No Staff Report was given

8. Hear Remarks from Visitors.

Katie Smith and Ollie Cessin spoke in regards to 107 Chappel. Unfit to live in. Has to be taken down and rebuilt. Has been used for Drug Dealings.

9. No Executive Session occurred.

10. Adjourn.

Meeting adjourned at 6:40 p.m.

Approved as presented:

Larry Riggin, Chairman



123 Damon

Laroe & James, Block 389B Lot 3

Property Owner: Timothy Garcia

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 123 Damon
Legal Description: LAROE & JAMES BLOCK 389B LOT 3
Property Owner: GARCIA TIMOTHY

Date Initial

- 4-11 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.
- 7/19/16^{GD} 5-2 BP Check for permits. Add copy to file, if current. *Last issued permit:* 16/17
- 5-2 BP Structure Occupied. Y (Owner or vagrants)
- 5-2 BP Utilities Active. Y (Gas/Electric) Acct active - meter pulled
- 5-2 BP Water Active. 1 Y Last active date: 4-19-16
- 7/22/16 GD Finalize Agenda - approved by Director.
- _____ Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: _____
- 5-7-16 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: 5-7-16
- 5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before
7/16/16 GD the 10th day before the hearing date (two weeks preferable). *Publication Date:* 5/7/16
- 5/16/16 GD Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before
7/13/16 GD the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: 5/16/16 + 7/13/16
- 5-7-16 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown
7-15-16 BP owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. *Date Posted:* 5-7-16
7-15-16
- 5/13/16 GD Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
5/13/16 + 5/16/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16 GD
- _____ Within 24 hours prior to meeting, Building Official visually verifies status of structure.
- _____ Conduct hearing with the Building and Standards Commission. *Date of Hearing:* 7/26/16
- _____ Prepare and have Chairman sign BSC Orders.
- _____ Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
- _____ Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
- _____ After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
- _____ If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 123 Damon Lot: 3 Block: 389

Subdivision: Laroe & James

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? No

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Numerous broken windows, large amount of mold, weak, wet & buckled floor, roof leaks have caused deterioration of structural members, inadequate HVAC, electric meter pulled due to life/safety hazards

Inspected by: B Phillips

Date: 4-11-16

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID:	<input type="text"/>	← Finds any part of Project's ID
Start Date:	<input type="text"/> (calendar)	← Finds all projects with selected start date
Project Type:	<input type="text" value="Choose"/>	← Finds projects matching the selected project type
Address:	<input type="text" value="123 Damon"/> Suite <input type="text"/>	← Finds any part of the physical address suite number
Owner:	<input type="text"/>	← Finds any part of the owner name
Contractor:	<input type="text"/>	← Finds any part of the name or business name
Description:	<input type="text"/>	← Finds any part of the project description

 **Apply Filter**

Clear Filter

Search Results Active Archive Pending Holding

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

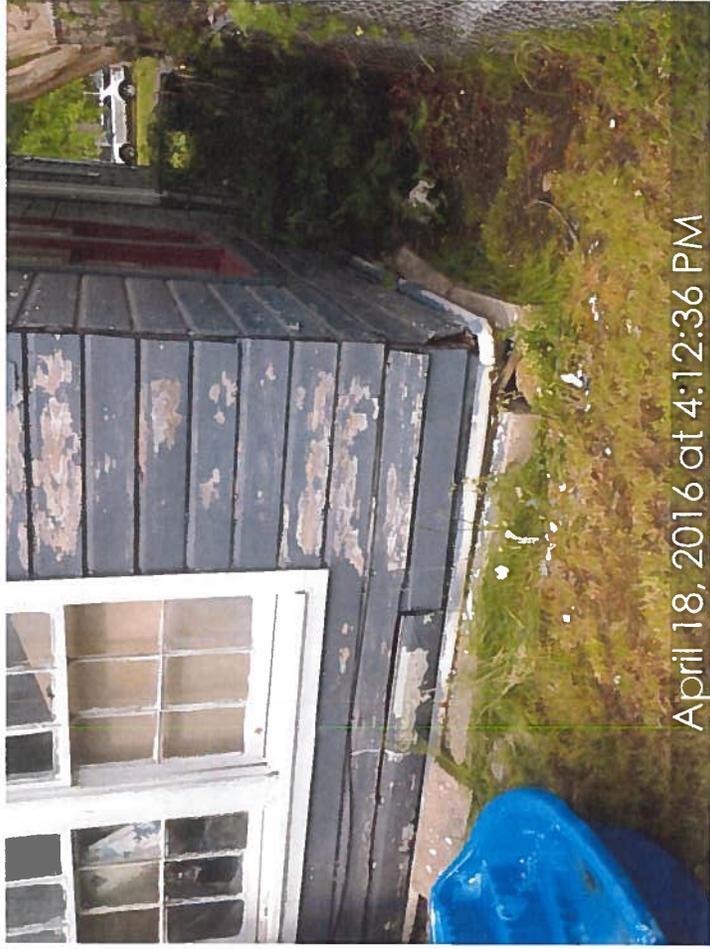
Back

123 Damon

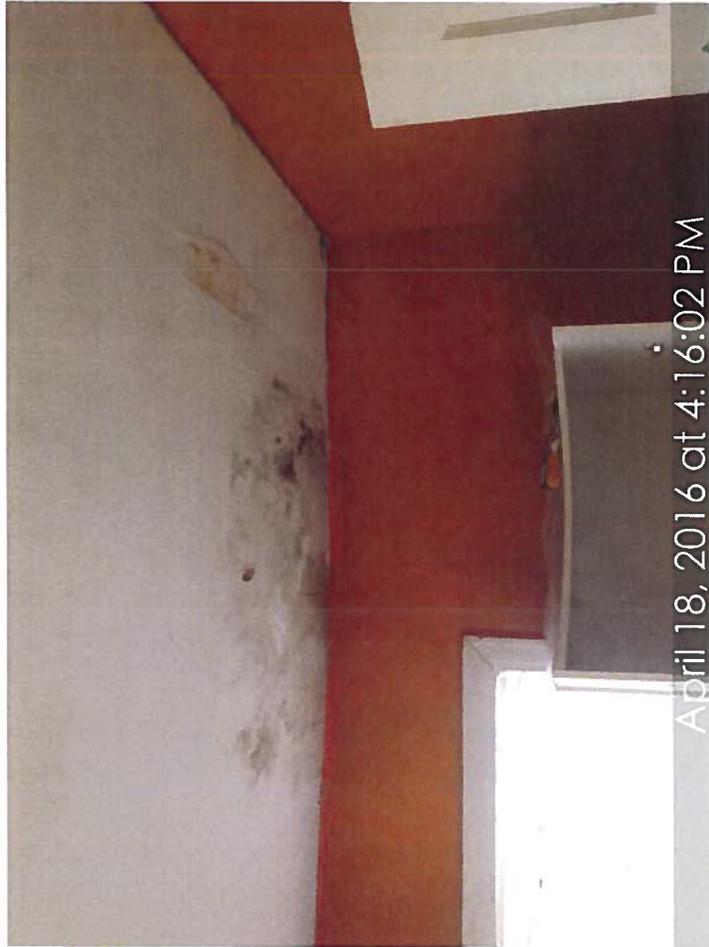
Laroe & James , Block 389B
Lot 3



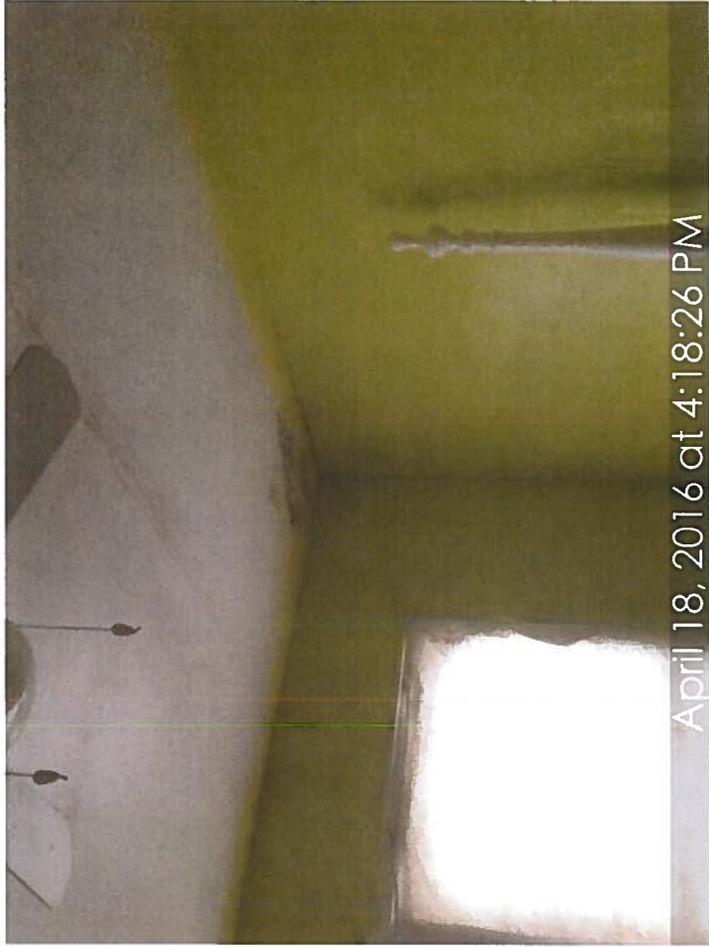
123 Damon, Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3



April 18, 2016 at 4:16:02 PM



April 18, 2016 at 4:18:26 PM

123 Damon, Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3



123 Damon, Laroe & James , Block 389B Lot 3



302 N Virginia

Terrell Original

Block 60 Lot 3B

Property Owner: Vargas Real Estate Inc

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 302 N. Virginia

Legal Description: Terrell Original Block 60 Lot 313

Property Owner: Vargas Real Estate Inc

Date	Initial	Task
		Identify structure as dangerous. (Building Assessment Form) Add photos to file.
3-24	BP	
7/19/16	4/24/16	GO
		Check for permits. Add copy to file, if current. Last issued ^{requested} permit: <u>4/26/14 + 7/18/16</u>
5-2	BP	
		Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
5-2	BP	
		Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>11-20-07</u>
5-2	BP	
		Water Active. Y <input checked="" type="radio"/> Last active date: <u>11-15-07</u>
7/22/16	GO	
		Finalize Agenda - approved by Director.
3/24/16	GO	
		Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
		Date Mailed: <u>3/24/16</u>
		Post "Dangerous Building" placard thirty ¹⁵ (30) days prior to meeting. Add photo to file.
		Date Placard Posted: _____
5/5/16	GO	
7/16/16	GO	
		Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u>
5/6/16	GO	
7/13/16	GO	
		Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
		Date Mailed: <u>5/6/16 + 7/13/16</u>
5-7	BP	
7-15-16	BP	
		Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u>
		Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u>
5/13/16	GO	
5/31/16	5/16/16	GO
		Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> GO
		Within 24 hours prior to meeting, Building Official visually verifies status of structure.
		Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u>
		Prepare and have Chairman sign BSC Orders.
		Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
		Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
		After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.
		Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
		If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 302 N. Virginia Lot: 3B Block: 60

Subdivision: Terrell Original

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? _____

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-16
5-5-16

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID:
Start Date: (calendar)
Project Type: 
Address: **Suite**
Owner:
Contractor:
Description:

- ← Finds any part of Project's ID
- ← Finds all projects with selected start date
- ← Finds projects matching the selected project type
- ← Finds any part of the physical address | suite number
- ← Finds any part of the owner name
- ← Finds any part of the name or business name
- ← Finds any part of the project description



Search Results

Active
 Archive
 Pending
 Holding

3 records in 1 pages

ID #	Start Date	Project Type	Address	Description	
(PI) 16-1077	07/18/2016	Residential Remodel or Repair	302 N Virginia	property remodel	
(PI) 16-0694	04/26/2016	Residential Remodel or Repair	302 N Virginia	PIER AND BEAM FOUNDATION REPAIR. LEVEL <i>5/12/16 Final Insp.</i>	
(PI) 16-0705	04/28/2016	Residential Remodel or Repair	302 N Virginia	Replace old windows with new windows <i>cancelled 7/18/16 BP</i>	

302 N. Virginia

Terrell Original, Block 60 Lot 3B



March 23, 2016 at 9:20:06 AM



March 23, 2016 at 9:20:32 AM

302 N. Virginia, Terrell Original, Block 60 Lot 3B



302 N. Virginia, Terrell Original, Block 60 Lot 3B



304 N Virginia

Terrell Original

Block 60 Lots 2G & 3A

Property Owner: Vargas Real Estate Inc

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 304 W. Virginia
 Legal Description: Terrell Original Block 60 Lots 26 + 31A
 Property Owner: Vargas Real Estate Inc

Date Initial

3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

7/19/16 4/26/16 GP Check for permits. Add copy to file, if current. Last issued permit: _____

3-24 BP Structure Occupied. Y (Owner or vagrants)

5-2 BP Utilities Active. Y (Gas/Electric) 4-14-2009

BP 5-2 Water Active. Y Last active date: 11-15-07

7/22/16 GP Finalize Agenda - approved by Director.

3/24/14 GD Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

Post "Dangerous Building" placard thirty ¹⁵(30) days prior to meeting. Add photo to file.

Date Placard Posted: _____

5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before
 7/16/16 GD the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/16/16 GD Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before
 7/13/16 GD the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/16/16 + 7/13/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown
 7-15-16 BP owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. 7-15-16

5/13/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16 GD
 5/12/16 5/14/16 GD

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: 7/26/16

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 304 N. Virginia Lot: 26+3A Block: 60

Subdivision: Terrill Original

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-14

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID:	<input type="text"/>	← Finds any part of Project's ID	 Apply Filter Clear Filter
Start Date:	<input type="text"/> (calendar)	← Finds all projects with selected start date	
Project Type:	<input type="text" value="Choose"/>	← Finds projects matching the selected project type	
Address:	<input type="text" value="304 N Virginia"/> Suite <input type="text"/>	← Finds any part of the physical address suite number	
Owner:	<input type="text"/>	← Finds any part of the owner name	
Contractor:	<input type="text"/>	← Finds any part of the name or business name	
Description:	<input type="text"/>	← Finds any part of the project description	

Search Results Active Archive Pending Holding 2 records in 1 pages

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>	
X (PI) 15-1026	09/03/2015	Certificate of Occupancy	304 S Virginia	MBRETI LLC	
X (PI) 16-0487	03/10/2016	Certificate of Occupancy	304 S Virginia	TERRELL EXPRESS CAR WASH LLC	

[Back](#)

304 N. Virginia

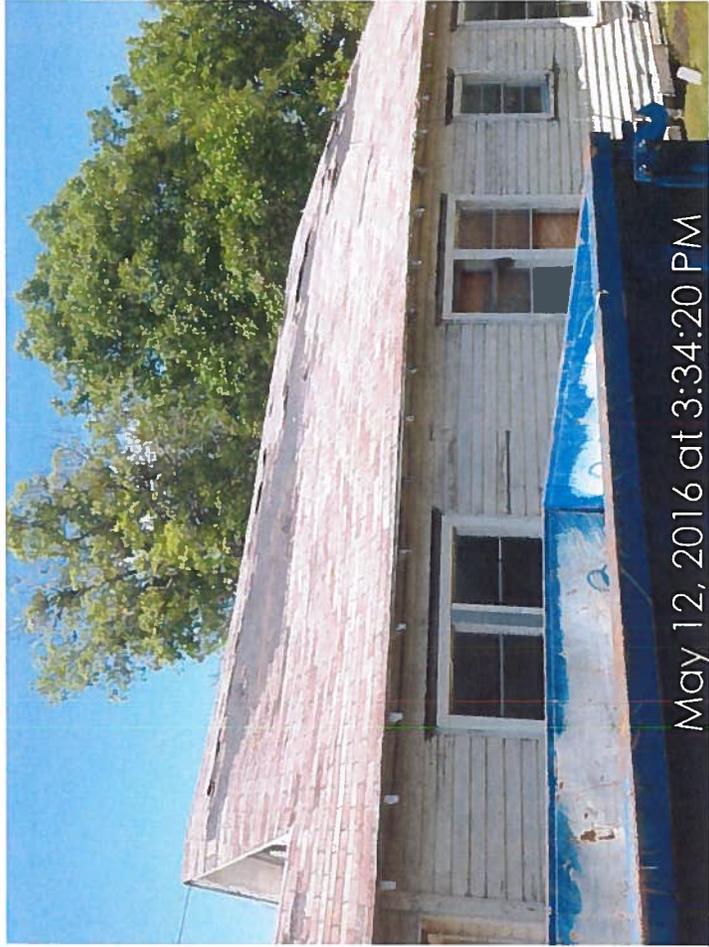
**Terrell Original, Block 60 Lots 2G &
3A**



304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



May 12, 2016 at 3:33:25 PM



May 12, 2016 at 3:34:20 PM

304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



May 12, 2016 at 3:36:48 PM



March 23, 2016 at 9:21:19 AM

304 N. Virginia, Terrell Original, Block 60 Lots 2G & 3A



Property Owner: Lanne R Houchin



Other Interested Parties: None



Notification Results: Letter Neither Signed For Nor Returned



Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 112 San Jacinto
 Legal Description: Terrill Rev Block 426A Lot 2
 Property Owner: Lance R. Houchin

Date Initial

3-24-16 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

7/19/16 GO 4/26/16 GO Check for permits. Add copy to file, if current. Last issued permit: 9/29/15

3-24 BP Structure Occupied. Y (Owner or vagrants)

5-2 BP Utilities Active. Y N (Gas/Electric) - 2-10-16 T-pole

5-2-16 BP Water Active. Y Last active date: 10-15-14

7/22/16 GO Finalize Agenda - approved by Director.

3/24/16 GO Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

3-1-16 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.

Date Placard Posted: 3-1-16

5/5/16 GO Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/4/16 GO Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16 + 7/13/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

5/13/16 GO Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. 7-15-16

5/21/16 GO Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16 GO

Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: 7/26/16

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 112 San Jacinto Lot: 2 Block: 426A

Subdivision: Terrell Rev

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? No

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: VACANT since Sept 2014. Damage to roof
Substantial Amount of rotted wood on exterior. Property secured by COT
in Januy 2016 to stop habitation by VAGRANTS. Renodel permit issued August 2015.
No work started permit Revoked January 2016

Inspected by: B Phillips

Date: 3-24-16

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID: ← Finds any part of Project's ID
Start Date: (calendar) ← Finds all projects with selected start date
Project Type: ← Finds projects matching the selected project type
Address: Suite ← Finds any part of the physical address | suite number
Owner: ← Finds any part of the owner name
Contractor: ← Finds any part of the name or business name
Description: ← Finds any part of the project description

 **Apply Filter**
 **Clear Filter**

Search Results Active Archive Pending Holding

3 records in 1 pages

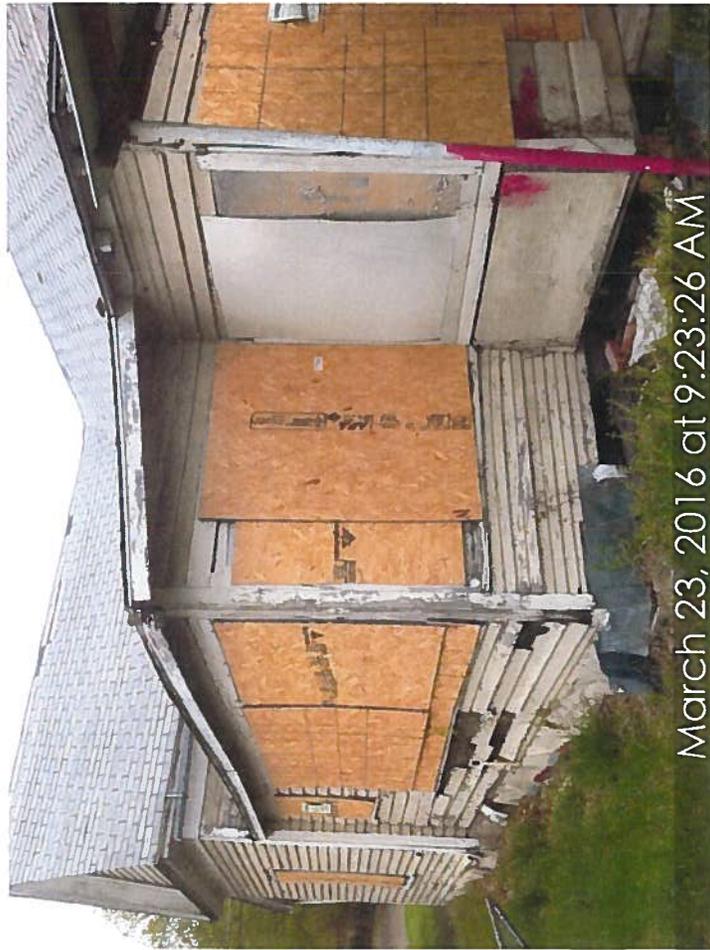
ID #	Start Date	Project Type	Address	Description	
(PI) 16-1079	07/18/2016	Residential Remodel or Repair	1120 San Jacinto St.	Foundation repair	
(PI) 15-0928	08/07/2015	Residential Addition	112 San Jacinto St.	REMODEL INSIDE AND OUT	 
(PI) 15-1123	09/29/2015	Electrical Permit	112 San Jacinto St.	TPOLE *	 

[Back](#)

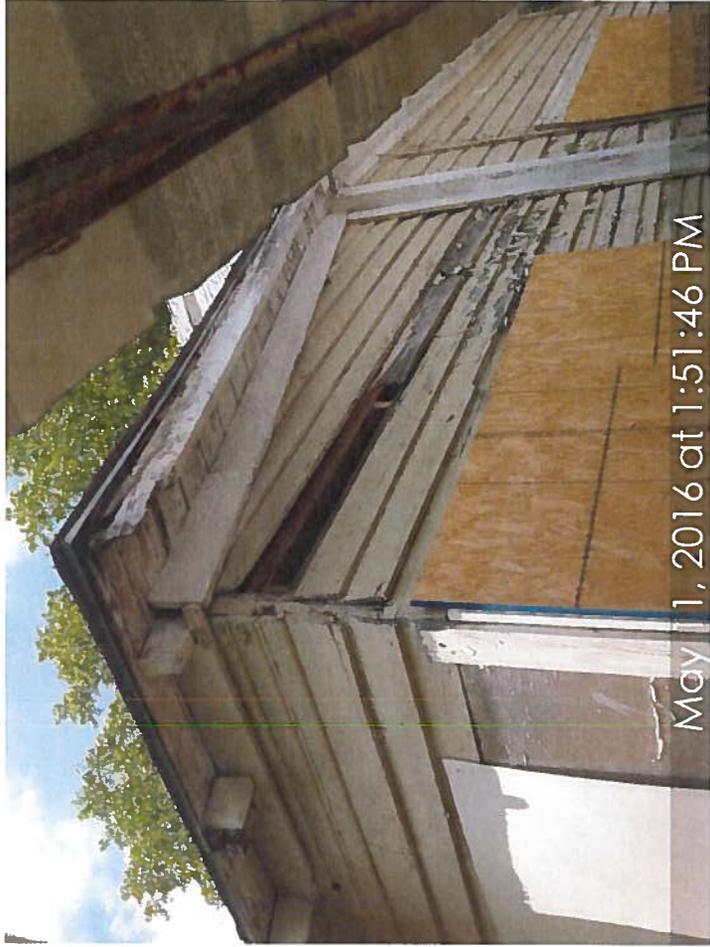
15-0928 - CANCELLED - EXCESS 60 DAYS INACTIVE
 *15-1123 - 10/02/15 FINAL PASSED

112 San Jacinto

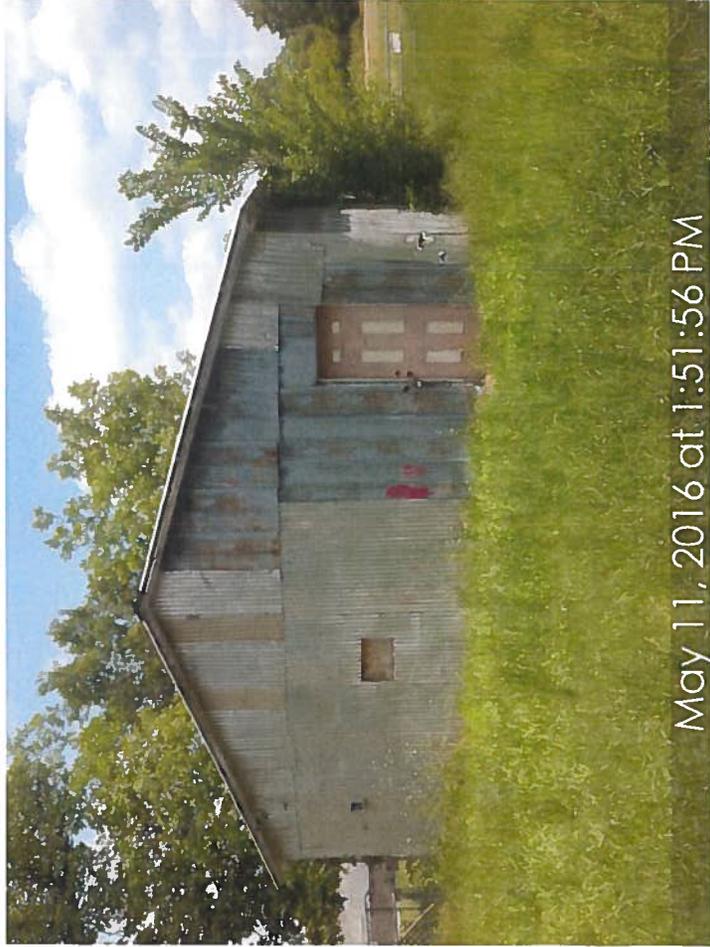
Terrell Rev, Block 426A Lot 2



112 San Jacinto, Terrell Rev, Block 426A Lot 2



112 San Jacinto, Terrell Rev, Block 426A Lot 2

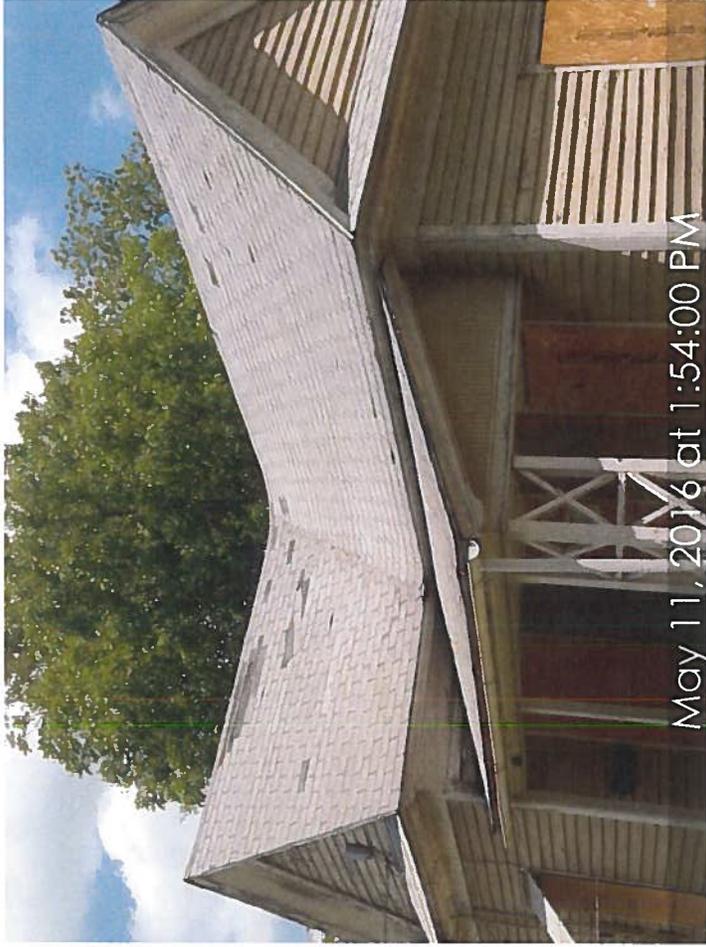
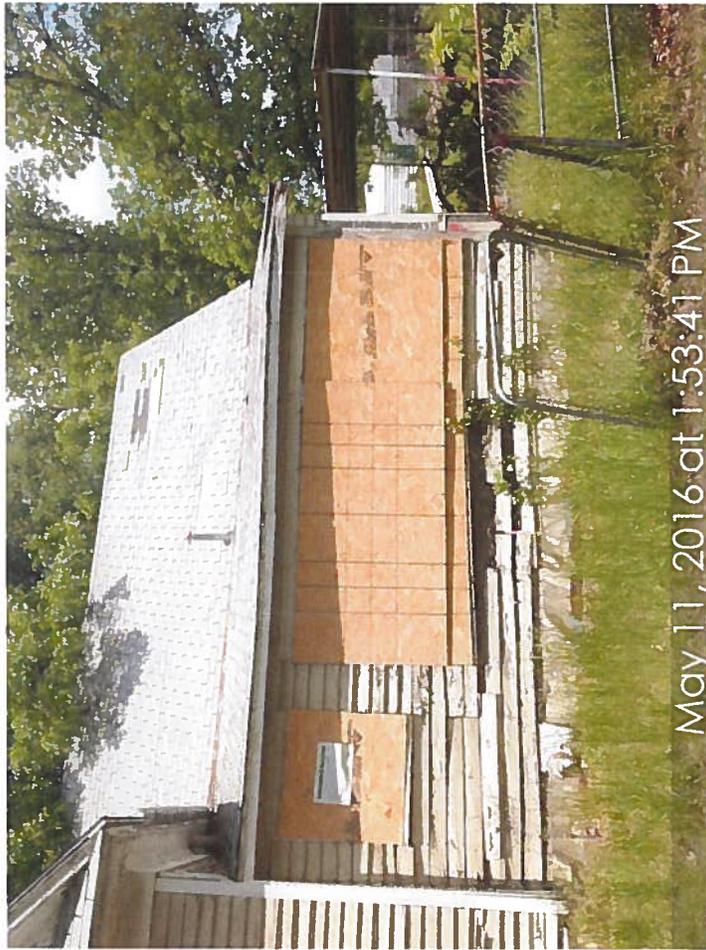


May 11, 2016 at 1:51:56 PM



May 11, 2016 at 1:52:54 PM

112 San Jacinto, Terrell Rev, Block 426A Lot 2



112 San Jacinto, Terrell Rev, Block 426A Lot 2



1114 N Catherine

Terrell Heights

Block 3 Lots 4 & 6-8

Property Owner: Dewey F Mosley

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 1114 N. CATHERINE

Legal Description: Terrell Heights Block 3 Lots 4 & 6-7+8

Property Owner: Dewey F Masley

Date Initial

3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.

7/19/16 GD Check for permits. Add copy to file, if current. Last issued permit: 5/13/16

3-24 BP Structure Occupied. Y (Owner or vagrants)

5-2 BP Utilities Active. Y (Gas/Electric) 6-12-15

5-2 BP Water Active. Y Last active date: 7-15-15

7/2/16 GD Finalize Agenda - approved by Director.

3/24/16 GD Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)

Date Mailed: 3/24/16

5-7-16 BP Post "Dangerous Building" placard thirty ¹⁵ days prior to meeting. Add photo to file.

Date Placard Posted: 5-7-16

5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16

5/6/16 GD Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).

Date Mailed: 5/6/16 + 7/13/16

5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16

7-15-16 BP Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. 7-15-16

5/13/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16 GD

5/13/16 GD Within 24 hours prior to meeting, Building Official visually verifies status of structure.

Conduct hearing with the Building and Standards Commission. Date of Hearing: 7/26/16

Prepare and have Chairman sign BSC Orders.

Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.

Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).

After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.

If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1114 N. CATHERINE Lot: 4; 6-8 Block: 3

Subdivision: Terrell Heights

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? ~~No~~ yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used?

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city?

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Major deterioration of wood on exterior of structure. Covered front porch in danger of collapsing
VACANT X 1 year

Inspected by: B Phillips

Date: 3-24-16

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID:
Start Date: (calendar)
Project Type: 
Address: **Suite**
Owner:
Contractor:
Description:

- ← Finds any part of Project's ID
- ← Finds all projects with selected start date
- ← Finds projects matching the selected project type
- ← Finds any part of the physical address | suite number
- ← Finds any part of the owner name
- ← Finds any part of the name or business name
- ← Finds any part of the project description


[Apply Filter](#)
[Clear Filter](#)

Search Results Active Archive Pending Holding

2 records in 1 pages

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>	
(PI) 16-0779	05/13/2016	Residential Remodel or Repair	1114 N Catherine	Repair all Wrotted damage wood in the outside.	
 (PI) 16-0644	04/15/2016	Electrical Permit	1114 S Catherine	Service Change	

[Back](#)

1114 N Catherine

Terrell Heights, Block 3 Lots 4 &
6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



May 7, 2016 at 8:25:39 AM



May 7, 2016 at 8:25:44 AM

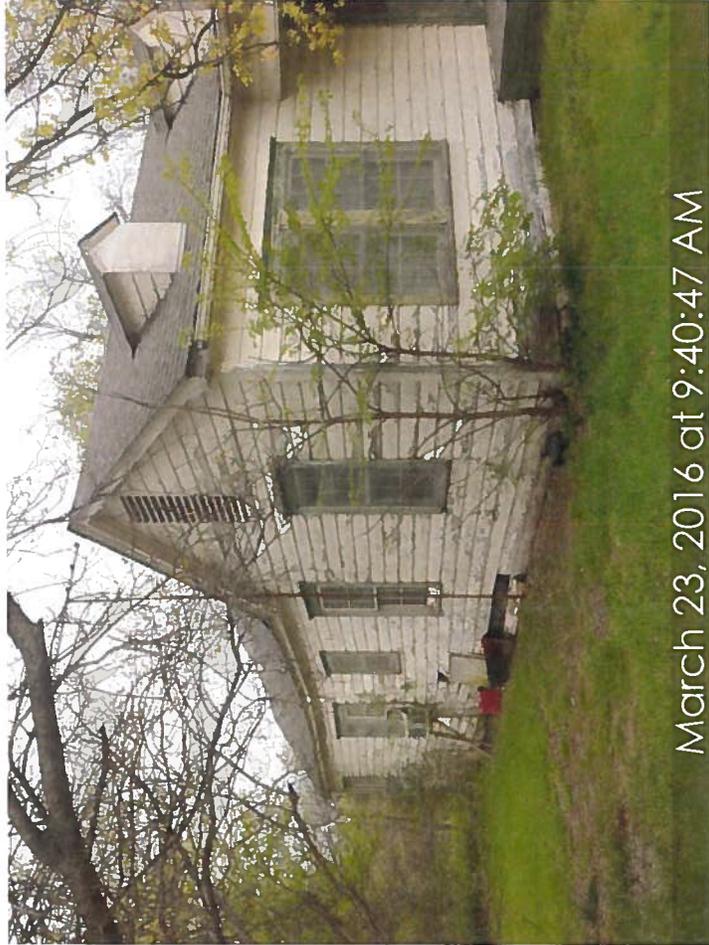
1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



March 23, 2016 at 9:40:47 AM

1114 N Catherine, Terrell Heights, Block 3 Lots 4 & 6-8



909 Lawrence

Warren

Block 5 Lot 4

Property Owner: Leovardo Miranda

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 909 Lawrence
 Legal Description: Warren Block 5 Lot 4
 Property Owner: Leonardo Miranda

Date Initial

1/12/16
GD

- 3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.
- 4/22/16 GIL Check for permits. Add copy to file, if current. Last issued permit: 1/29/14 7/6/20/16
- 3-24 BP Structure Occupied. Y (Owner or vagrants)
- 5-2 BP Utilities Active. Y (Gas/Electric) 2-3-16
- 5-2 BP Water Active. Y Last active date: 11-15-15
- 7/22/16 GD Finalize Agenda - approved by Director.
- 3/24/16 GD Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: 3/24/16
- 11-18-15 TC
- 5-4-16 BP Post "Dangerous Building" placard thirty ¹⁵ (30) days prior to meeting. Add photo to file.
Date Placard Posted: 11-18-15 5-4-16
- 5/5/16 GD Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: 5/17/16
- 7/14/16 GD
- 5/6/16 GP Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: 5/6/16 + 7/13/16
- 7/13/16 GD
- 5-7 BA Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16
- 7-15 BA
- 5/13/16 GD Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. 7-15-16
- 5/13/16 + 5/16/16 GD Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16
- _____ Within 24 hours prior to meeting, Building Official visually verifies status of structure.
- _____ Conduct hearing with the Building and Standards Commission. Date of Hearing: 7/26/16
- _____ Prepare and have Chairman sign BSC Orders.
- _____ Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
- _____ Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
- _____ After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
- _____ If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 909 Lawrence Lot: 4 Block: 5

Subdivision: Warren

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Major fire damage in November 2015.
Owner has abandoned repair efforts.

Inspected by: B Phillips

Date: 3-24-16

Home » Permits and Inspections » **Quick Search**

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections


Project ID: <input type="text"/> Start Date: <input type="text"/> (calendar) Project Type: <input type="text" value="Choose"/> ▾ Address: <input type="text" value="909 LAWRENCE"/> Suite <input type="text"/> Owner: <input type="text"/> Contractor: <input type="text"/> Description: <input type="text"/>	← Finds any part of Project's ID ← Finds all projects with selected start date ← Finds projects matching the selected project type ← Finds any part of the physical address suite number ← Finds any part of the owner name ← Finds any part of the name or business name ← Finds any part of the project description
--	---


 Apply Filter
 Clear Filter

Search Results
 Active
 Archive
 Pending
 Holding

2 records in 1 pages

ID #	Start Date	Project Type	Address	Description	
(PI) 16-0231	01/29/2016	Residential Addition	909 Lawrence	Remodel interior - re-due some wall with new Sheetrock, paint outside and inside	
(PI) 16-0953	06/20/2016	Residential Remodel or Repair	909 Lawrence	Remodeling inside & outside. Wall rafters, decking, Sheetrock, roofing & new floor in the back room.	

Gina Dominguez

[Contact Us](#) | [Terms of Service](#) | [Privacy](#)

July 19, 2016

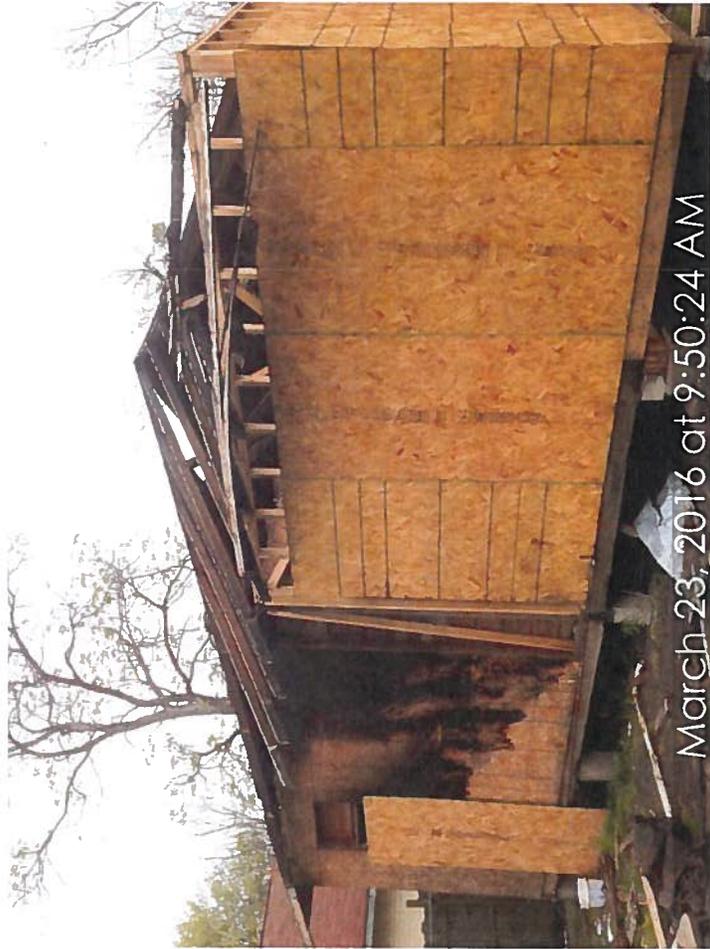
Copyright 2002 - 2016 © MyGov, LLC. All Rights Reserved.

909 Lawrence

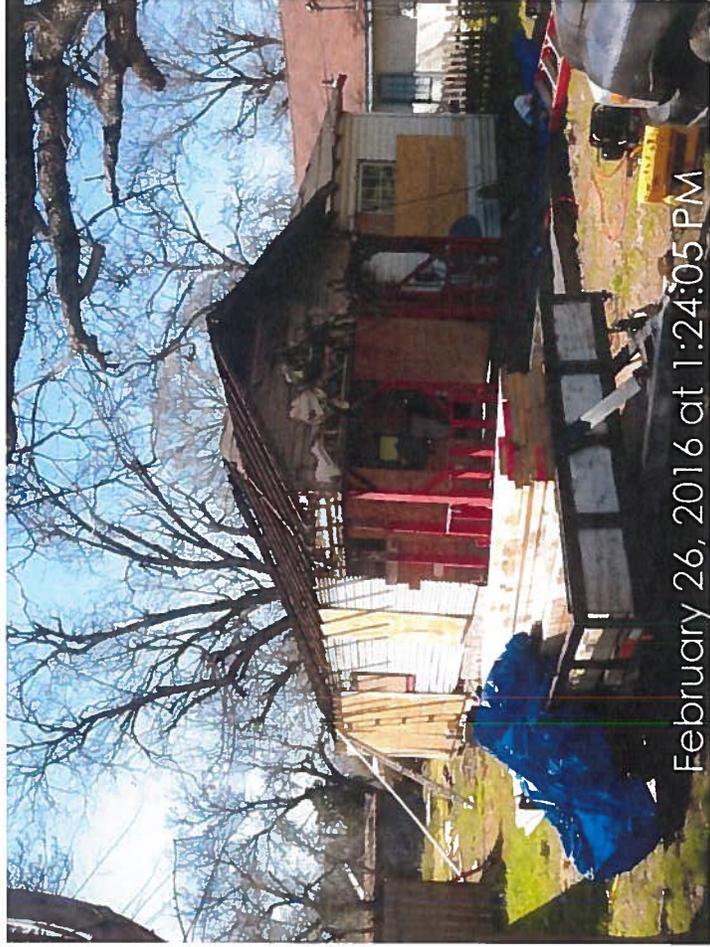
Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4

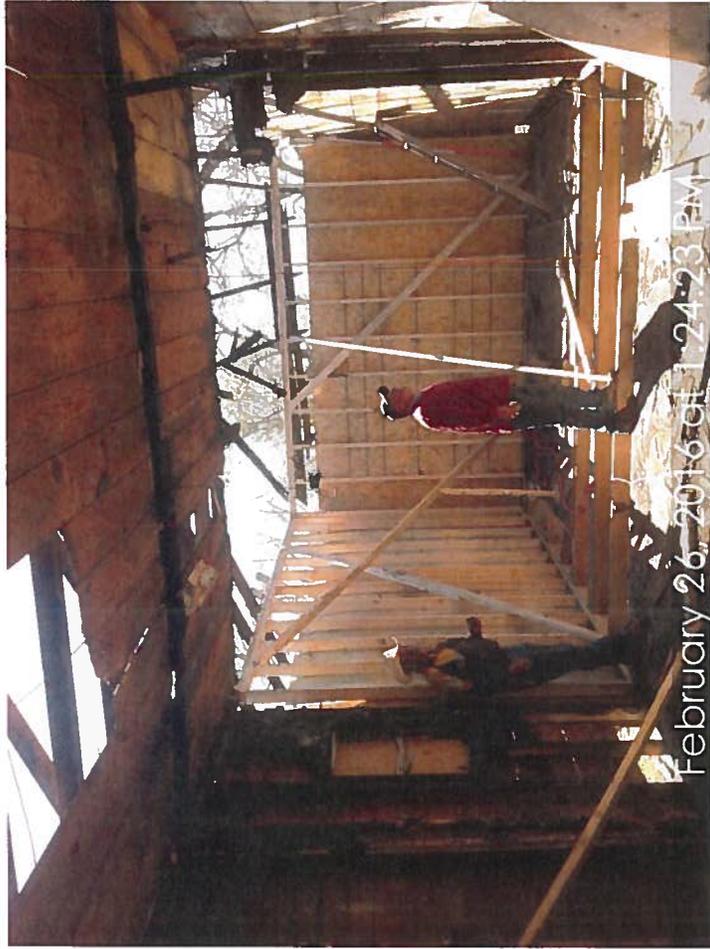


March 23, 2016 at 9:50:24 AM



February 26, 2016 at 1:24:05 PM

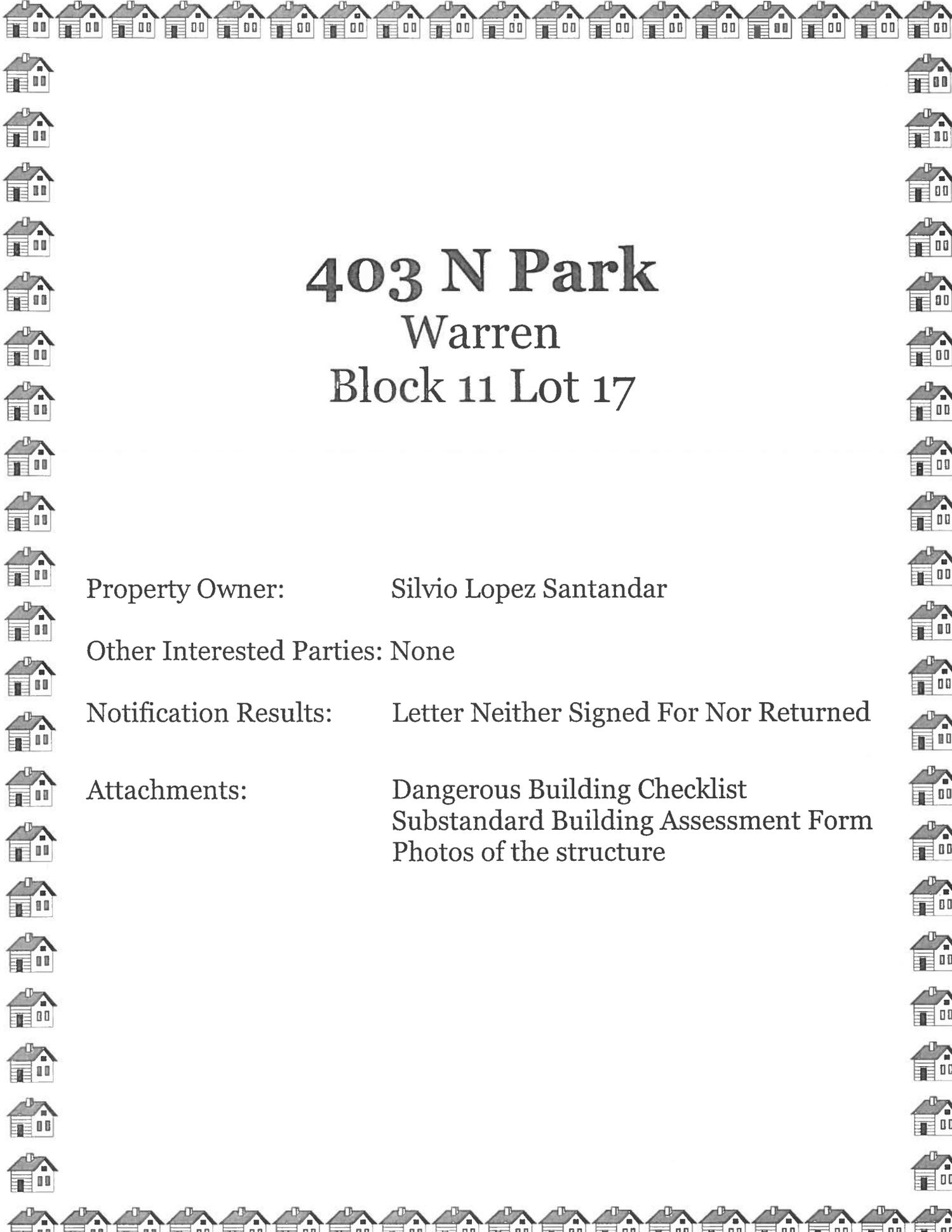
909 Lawrence, Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



909 Lawrence, Warren, Block 5 Lot 4



403 N Park

Warren

Block 11 Lot 17

Property Owner: Silvio Lopez Santandar

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 403 N. PARK
 Legal Description: Warren Block 11 Lot 17
 Property Owner: Silvio Lopez Santanclar

- | Date | Initial | |
|---------|---------|---|
| | | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| 5-24 | BP | |
| 7/19/16 | GD | Check for permits. Add copy to file, if current. Last issued permit: <u>5/9/16</u> |
| 3-24 | BP | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| 5-2 | BP | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>2-9-12</u> |
| 5-2 | BP | Water Active. Y <input checked="" type="radio"/> Last active date: <u>3-15-12</u> |
| 7/22/16 | GD | Finalize Agenda - approved by Director. |
| 3/24/16 | GD | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> |
| 5-4 | BP | Post "Dangerous Building" placard thirty ¹⁵ days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-4-16</u> |
| 5/5/16 | GD | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u> |
| 7/16/16 | GD | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/16/16</u> RETURNED MAIL w/ FWD ADDRESS
mailed out certify mail 5/10/16
+ 7/13/16 + (7/19/16 FWD) |
| 5-7 | BP | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> |
| 7-15 | BP | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u> |
| 5/13/16 | GD | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| 5/13/16 | GD | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| | | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| | | Prepare and have Chairman sign BSC Orders. |
| | | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| | | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| | | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| | | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 403 N. Park Lot: 17 Block: 11

Subdivision: Warren

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? No

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? No

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: All siding has been removed. Exposed structural members. Siding removed over 6 months ago.

Inspected by: B Phillips

Date: 3-24-16

Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections


Project ID:	<input type="text"/>	← Finds any part of Project's ID
Start Date:	<input type="text"/> (calendar)	← Finds all projects with selected start date
Project Type:	<input type="text" value="Choose"/>	← Finds projects matching the selected project type
Address:	<input type="text" value="403 N Park"/> Suite <input type="text"/>	← Finds any part of the physical address suite number
Owner:	<input type="text"/>	← Finds any part of the owner name
Contractor:	<input type="text"/>	← Finds any part of the name or business name
Description:	<input type="text"/>	← Finds any part of the project description

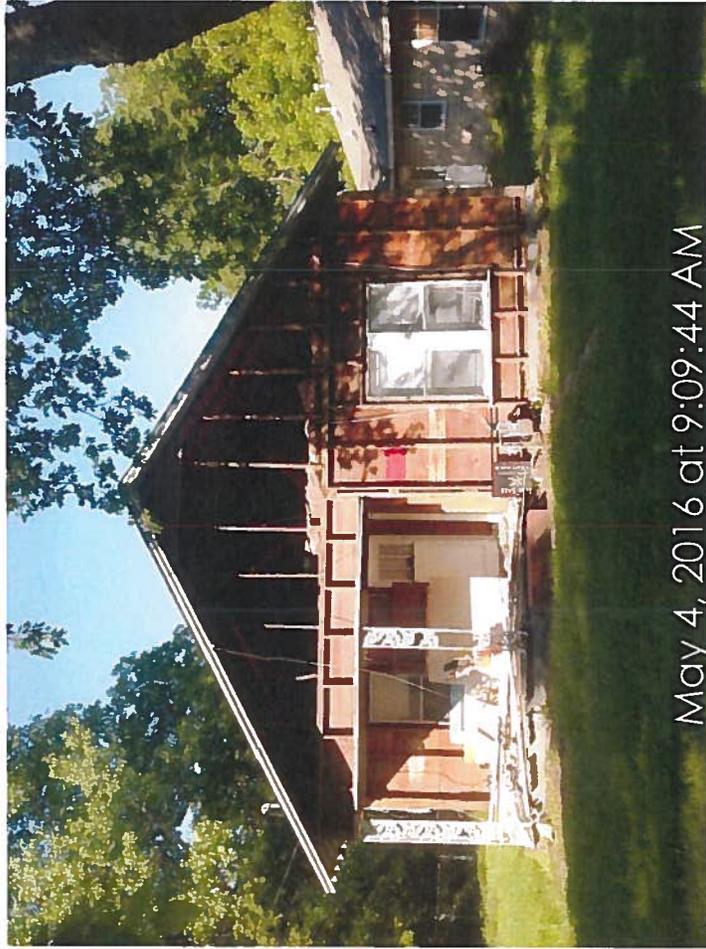
Search Results
 Active
 Archive
 Pending
 Holding

1 records in 1 pages

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>	
(PI) 16-0749	05/09/2016	Residential Remodel or Repair	403 N Park	To replace Insulation,Siding,Radiant barrier and windows.	

403 N. Park

Warren Block 11 Lot 17

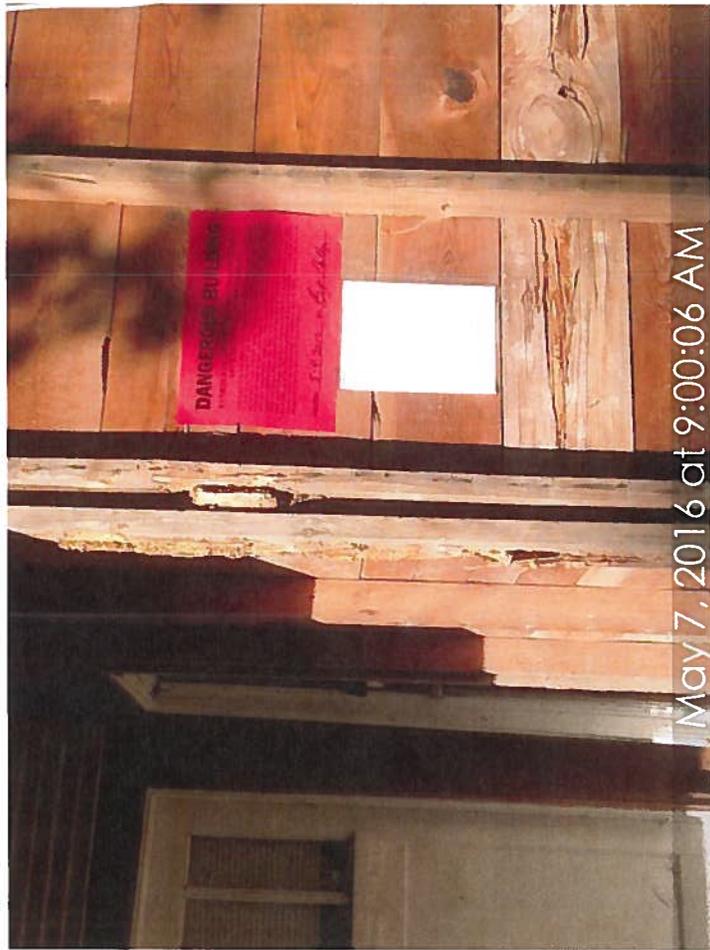


May 4, 2016 at 9:09:44 AM

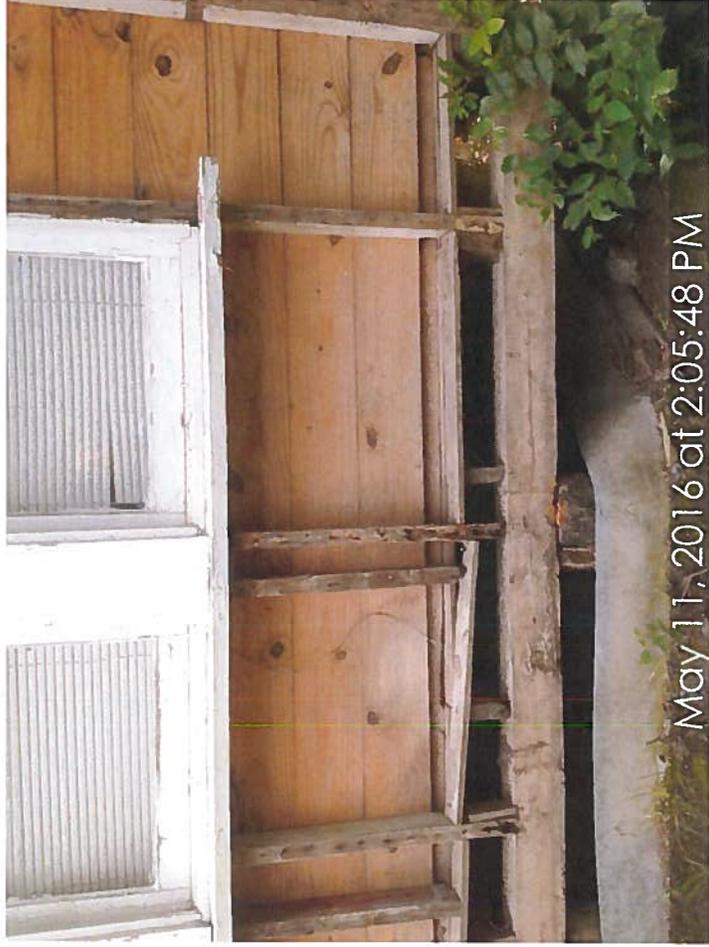


March 23, 2016 at 9:47:37 AM

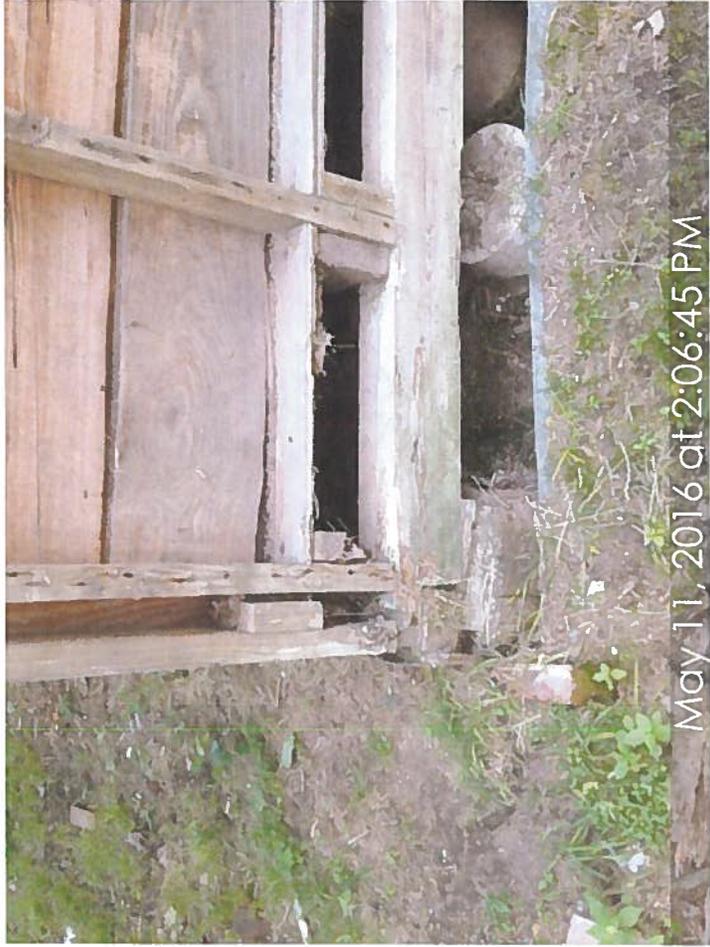
403 N. Park, Warren Block 11 Lot 17



403 N. Park, Warren Block 11 Lot 17



403 N. Park, Warren Block 11 Lot 17



403 N. Park, Warren Block 11 Lot 17



Property Owner: Johnnie Maud King



Other Interested Parties: None



Notification Results: Letter Returned



Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 800 W. Grove
 Legal Description: Western Block 122 Lot 1A
 Property Owner: King Johnnie Maud

- | Date | Initial | |
|-----------------------------|-----------|--|
| <u>3-24</u> | <u>BP</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>7/19/16</u>
<u>GD</u> | <u>GD</u> | Check for permits. Add copy to file, if current. Last issued permit: <u>—</u> |
| <u>3-24</u> | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| <u>5-2</u> | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>12-29-14</u> |
| <u>5-2</u> | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> Last active date: <u>1-15-14</u> |
| <u>7/22/16</u> | <u>GD</u> | Finalize Agenda - approved by Director. |
| <u>3/24/16</u> | <u>GD</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> Returned <u>4/20/16</u> |
| <u>5-3</u> | <u>BP</u> | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-3-16</u> |
| <u>5/5/16</u> | <u>GD</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u> |
| <u>7/16/16</u> | <u>GD</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/6/16</u> <u>7/13/16</u> |
| <u>5-7</u> | <u>BP</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> |
| <u>7-15</u> | <u>BP</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u> |
| <u>5/12/16</u> | <u>GD</u> | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| <u>5/13/16</u> | <u>GD</u> | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| _____ | _____ | Prepare and have Chairman sign BSC Orders. |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 800 W. Grove Lot: 1A Block: 122

Subdivision: Western

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since November 2014. Severe
Damage & deterioration to roof. Substantial amount of rotted wood
on exterior.

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID:
 Start Date: (calendar)
 Project Type:
 Address: Suite
 Owner:
 Contractor:
 Description:

- ← Finds any part of Project's ID
- ← Finds all projects with selected start date
- ← Finds projects matching the selected project type
- ← Finds any part of the physical address | suite number
- ← Finds any part of the owner name
- ← Finds any part of the name or business name
- ← Finds any part of the project description

Apply Filter

Clear Filter

Search Results Active Archive Pending Holding

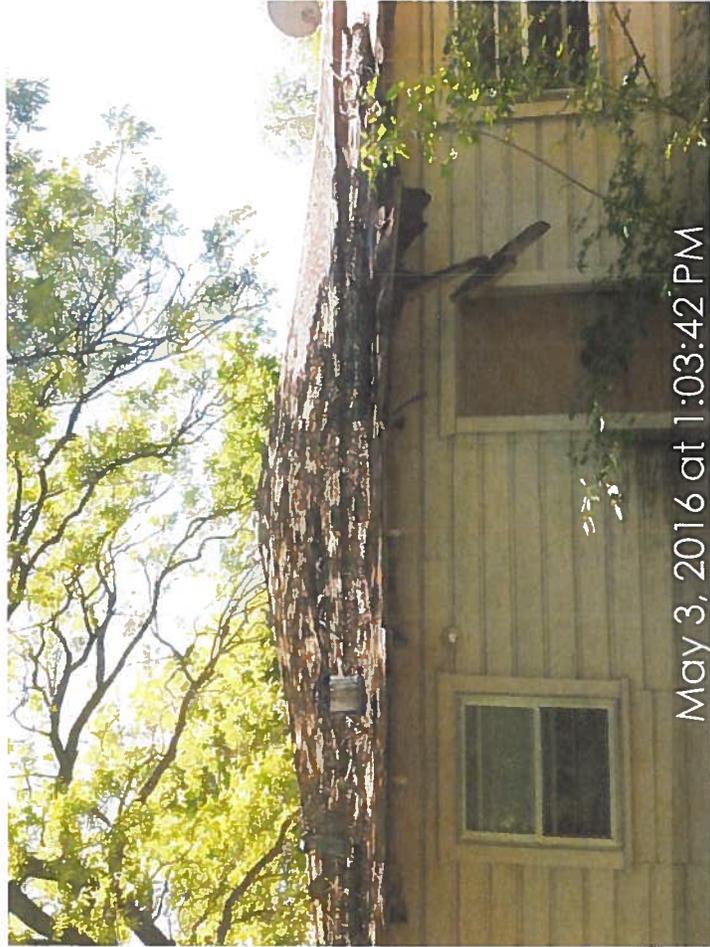
<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

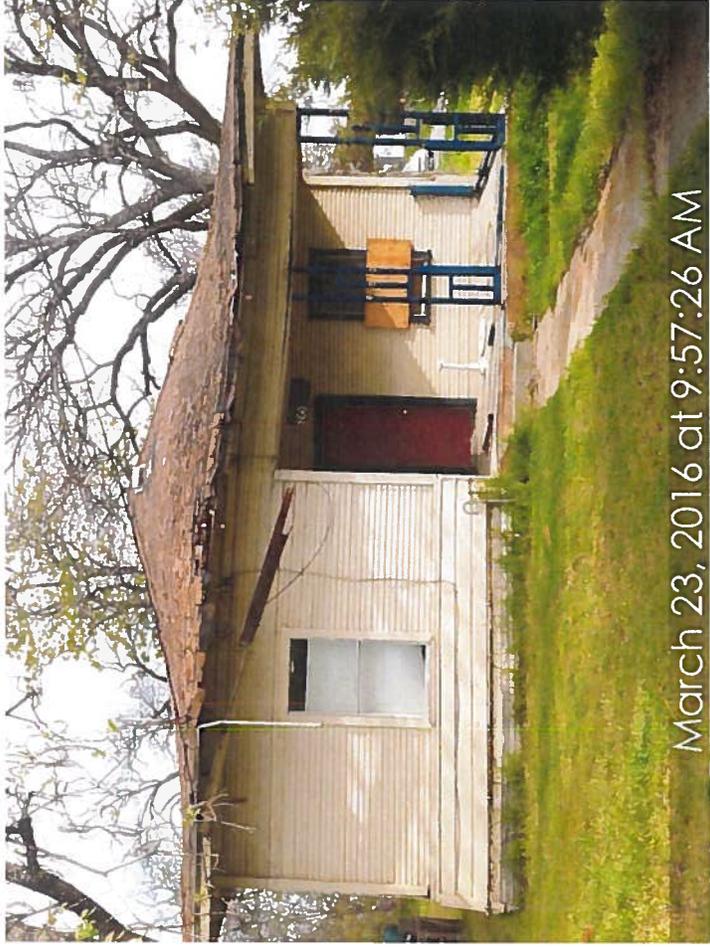
[Back](#)

800 W. Grove

Western, Block 122 Lot 1A

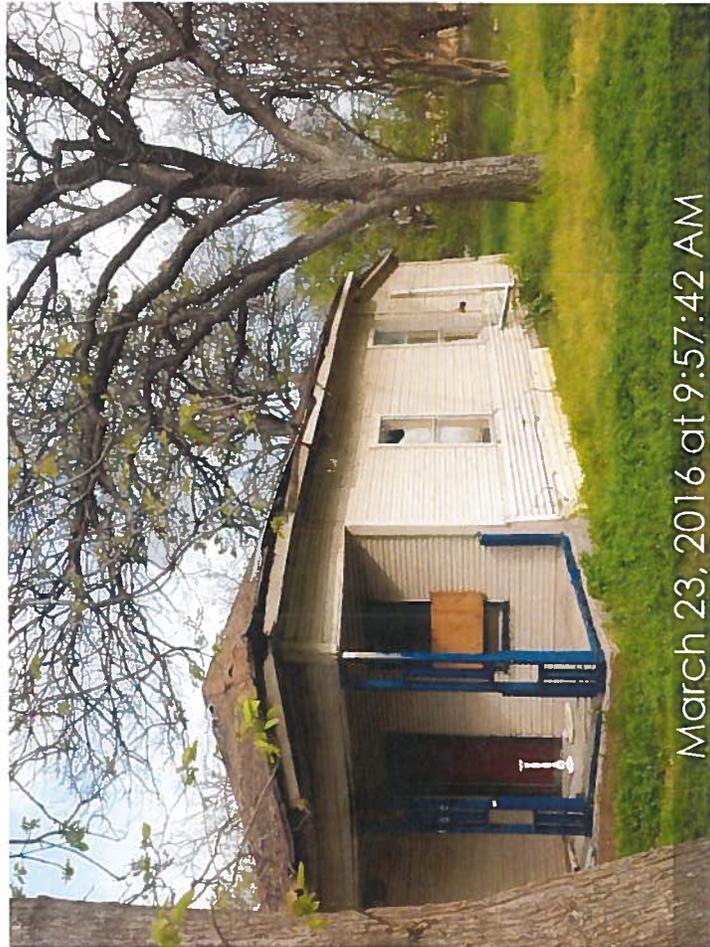


May 3, 2016 at 1:03:42 PM

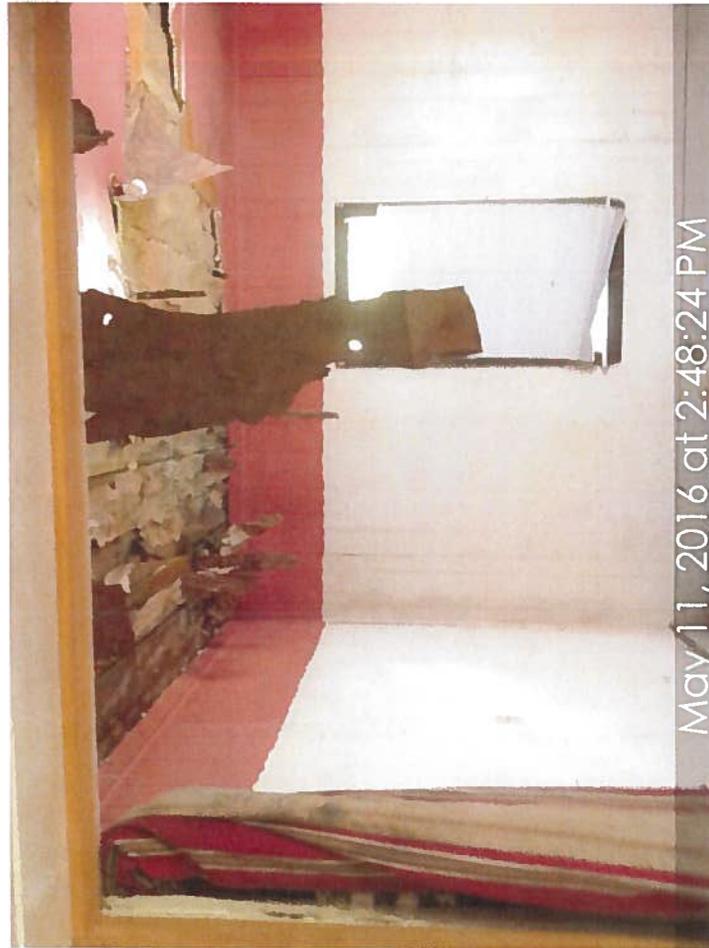


March 23, 2016 at 9:57:26 AM

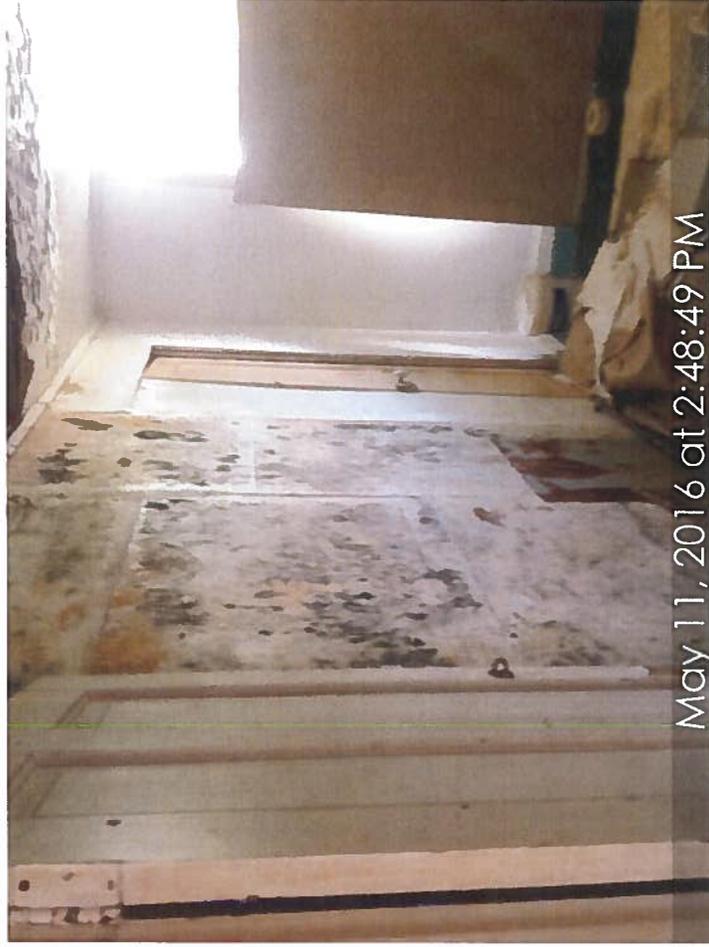
800 W. Grove, Western, Block 122 Lot 1A



800 W. Grove, Western, Block 122 Lot 1A

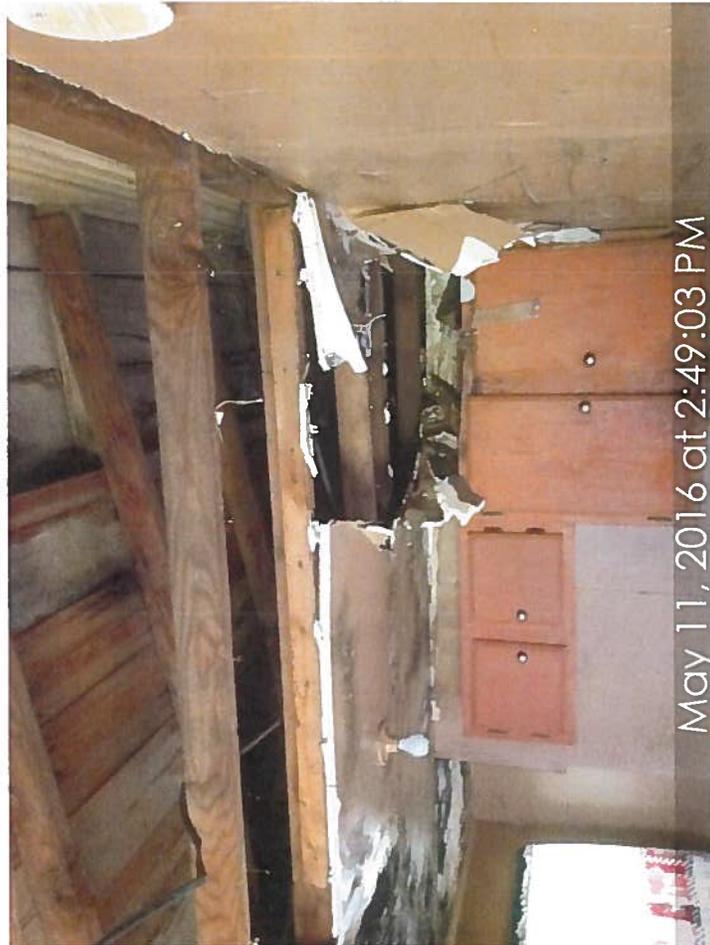


May 11, 2016 at 2:48:24 PM

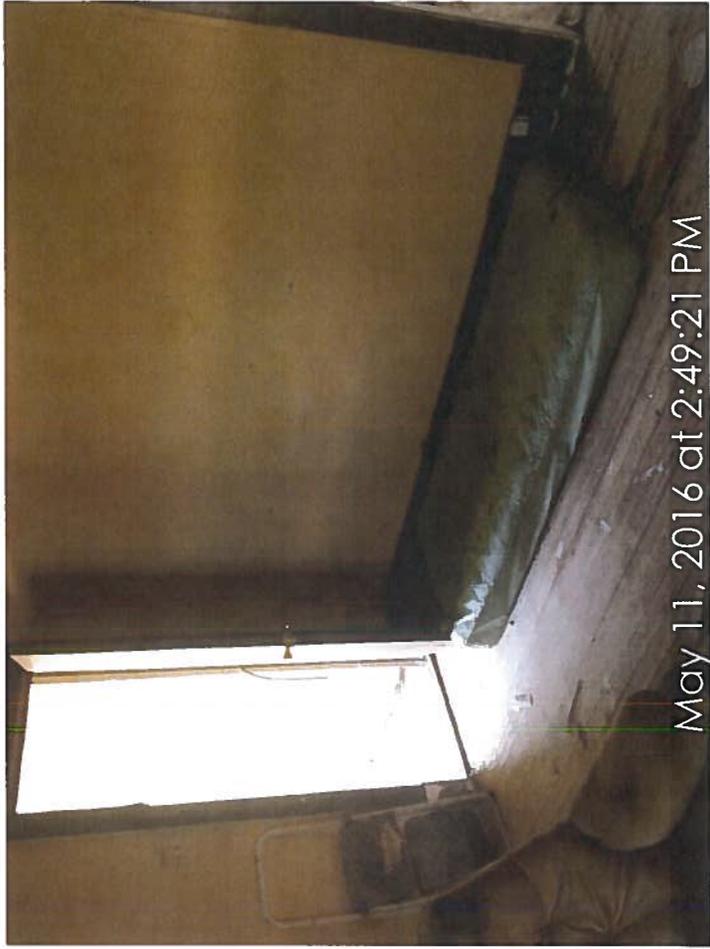


May 11, 2016 at 2:48:49 PM

800 W. Grove, Western, Block 122 Lot 1A

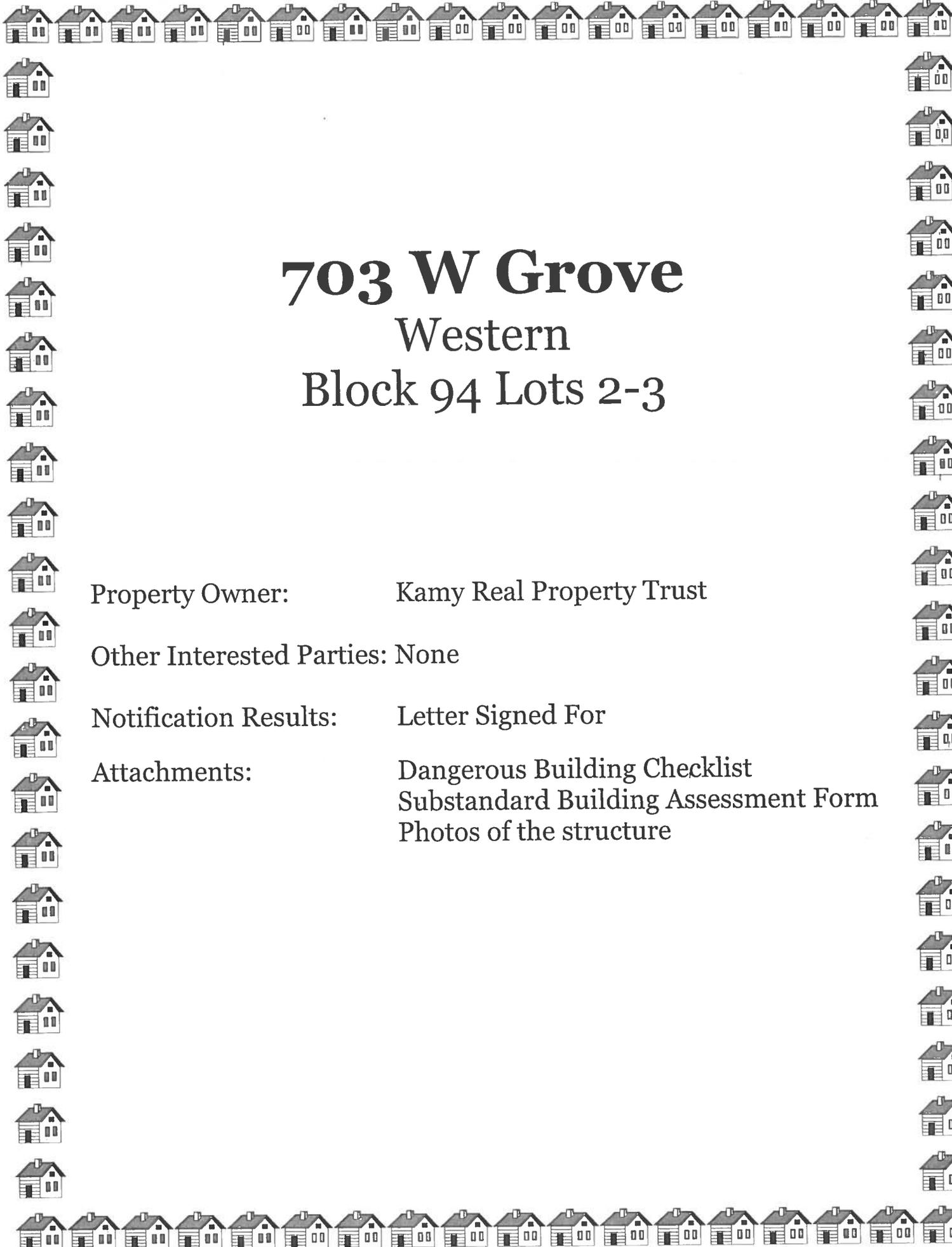


May 11, 2016 at 2:49:03 PM



May 11, 2016 at 2:49:21 PM

800 W. Grove, Western, Block 122 Lot 1A



703 W Grove

Western

Block 94 Lots 2-3

Property Owner: Kamy Real Property Trust

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 703 W. Grove
 Legal Description: Western Block 94 Lots 2-3
 Property Owner: Kamy Real Property Trust

- | Date | Initial | |
|---------------|---------|--|
| 3-29 | BP | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| 7/14/16
GD | GD | Check for permits. Add copy to file, if current. Last issued permit: <u>3/2/16</u> |
| 5-2 | BP | Structure Occupied. Y <input checked="" type="checkbox"/> (Owner or vagrants) |
| 5-2 | BP | Utilities Active. Y <input checked="" type="checkbox"/> (Gas/Electric) PER <u>3-8-16</u> |
| 5-2 | BP | Water Active. Y <input checked="" type="checkbox"/> Last active date: <u>3-21-16</u> |
| 7/22/16 | GD | Finalize Agenda - approved by Director. |
| 3/24/16 | GD | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> |
| 5-3 | BP | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-3-16</u> |
| 5/5/16
GD | GD | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u> |
| 7/16/16
GD | GD | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/6/16 + 7/13/16</u> |
| 5/16
GD | GD | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u>
<u>7-15-16</u> |
| 7-15 | BP | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. |
| 7/13/16
GD | GD | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| _____ | _____ | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| _____ | _____ | Prepare and have Chairman sign BSC Orders. |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 703 W. Grove Lot: 2-3 Block: 94

Subdivision: Western

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? No

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Roof has been open since December 2015. Open roof has caused holes in ceiling, mold + water entering the house. No HVAC system, no hot water. House was occupied until March 2016.

Inspected by: B Phillips

Date: 3-24-14



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID:
Start Date: (calendar)
Project Type:
Address: **Suite**
Owner:
Contractor:
Description:

- ← Finds any part of Project's ID
- ← Finds all projects with selected start date
- ← Finds projects matching the selected project type
- ← Finds any part of the physical address | suite number
- ← Finds any part of the owner name
- ← Finds any part of the name or business name
- ← Finds any part of the project description

Search Results

Active
 Archive
 Pending
 Holding

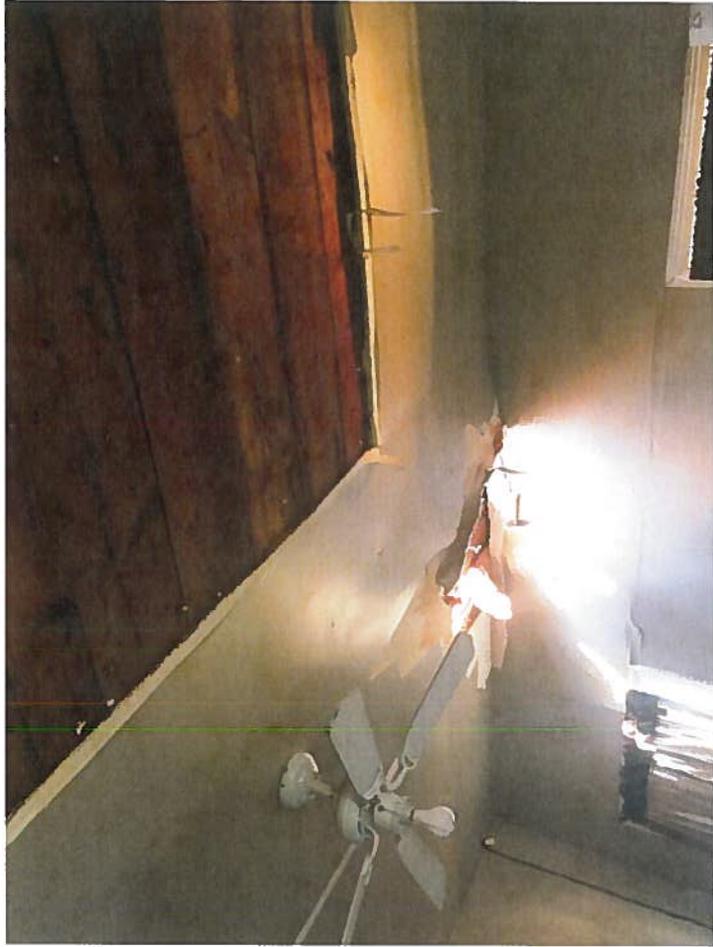
2 records in 1 pages

ID #	Start Date	Project Type	Address	Description
(PI) 15-1486	12/23/2015	Roofing Permit (R)	703 W Grove	SINGLES ONLY - Original permit was for shingles only citizen has found damaged wood. OK per Bobby 1-13-16 to Replace damage wood as necessary no need for him to pull another permit.
(PI) 16-0423	03/02/2016	Roofing Permit (R)	703 W Grove	REPLACING ALL DECKING AND ADDING NEW BRACES

[Back](#)

703 W. Grove

Western, Block 94 Lots 2-3



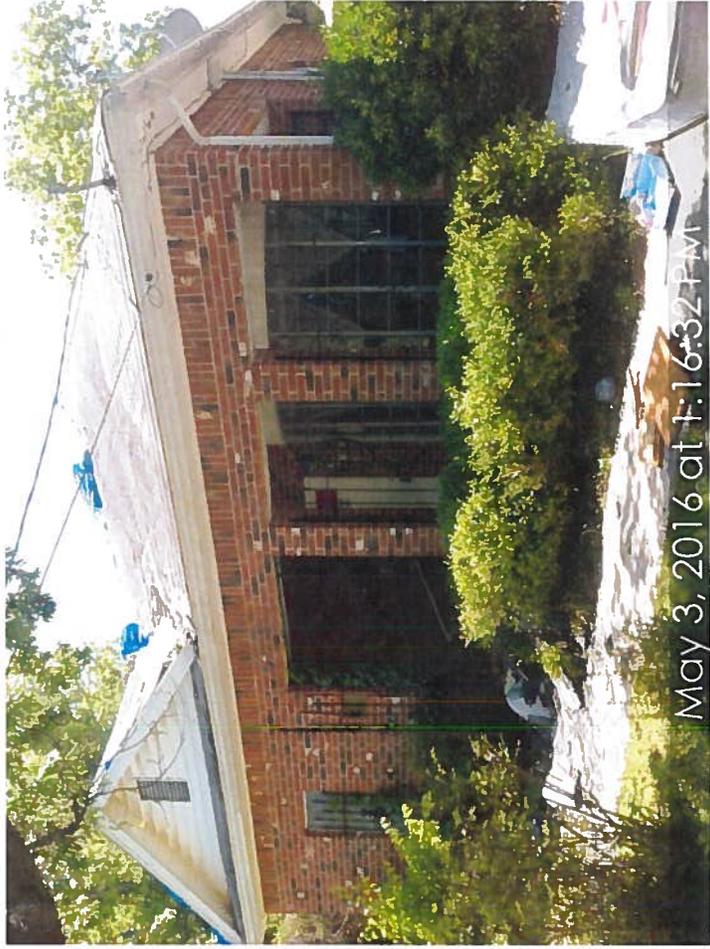
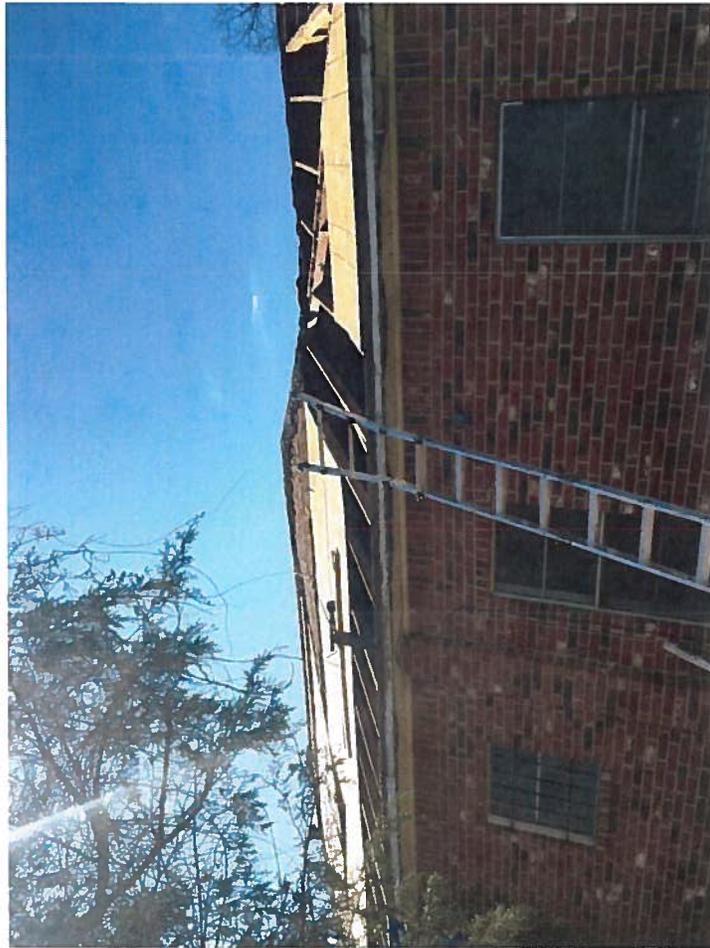
703 W. Grove, Western, Block 94 Lots 2-3



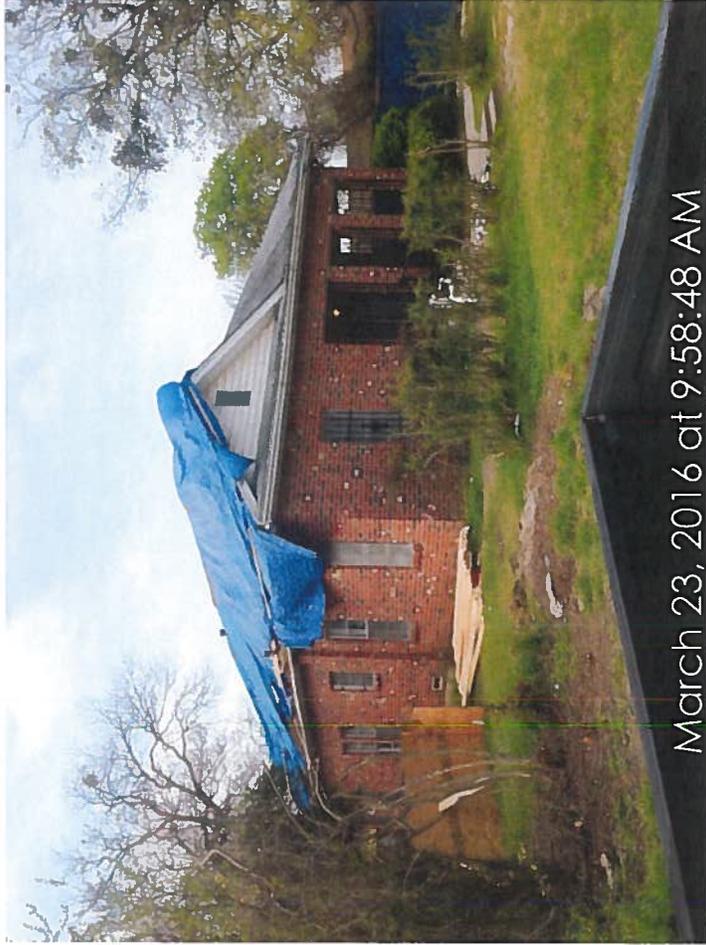
703 W. Grove, Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3



703 W. Grove, Western, Block 94 Lots 2-3



609 W Grove

Western

Block 92 Lots 1F, 1E & 1D



Property Owner: Patricia Blunt

Other Interested Parties: None

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 609 W. Grove
 Legal Description: Western Block 92 Lots 1F, 1E + 1D
 Property Owner: PATRICIA BLUNT

- | Date | Initial | |
|----------------------------------|-----------|--|
| <u>3-24</u> | <u>BP</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>7/19/16</u>
<u>7/20/16</u> | <u>GD</u> | Check for permits. Add copy to file, if current. Last issued permit: <u>6/7/16</u> |
| <u>5-24</u> | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| <u>5-2</u> | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>9-11-14</u> |
| <u>5-2</u> | <u>BP</u> | Water Active. Y <input checked="" type="radio"/> Last active date: <u>9-15-14</u> |
| <u>7/22/16</u> | <u>GD</u> | Finalize Agenda - approved by Director. |
| <u>3/24/16</u> | <u>GD</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> |
| <u>5-3</u> | <u>BP</u> | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-3-16</u> |
| <u>5/5/16</u> | <u>GD</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u> |
| <u>7/16/16</u> | <u>GD</u> | |
| <u>5/16/16</u> | <u>GD</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/16/16 + 7/13/16</u> |
| <u>7/13/16</u> | <u>GD</u> | |
| <u>5-7</u> | <u>BP</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> |
| <u>7-15</u> | <u>BP</u> | |
| <u>5/13/16</u> | <u>GD</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u> |
| <u>5/13/16</u> | <u>GD</u> | |
| _____ | _____ | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| _____ | _____ | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| _____ | _____ | Prepare and have Chairman sign BSC Orders. |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 609 W. Grove Lot: 1F, 1E Block: 92

Subdivision: Western

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since Sept 2014 Major deterioration of exterior of house. Boarded up by COI in 2015 due to habitation by vagrants.

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID:
Start Date: (calendar)
Project Type:
Address: Suite
Owner:
Contractor:
Description:

- ← Finds any part of Project's ID
- ← Finds all projects with selected start date
- ← Finds projects matching the selected project type
- ← Finds any part of the physical address | suite number
- ← Finds any part of the owner name
- ← Finds any part of the name or business name
- ← Finds any part of the project description

Search Results

Active
 Archive
 Pending
 Holding

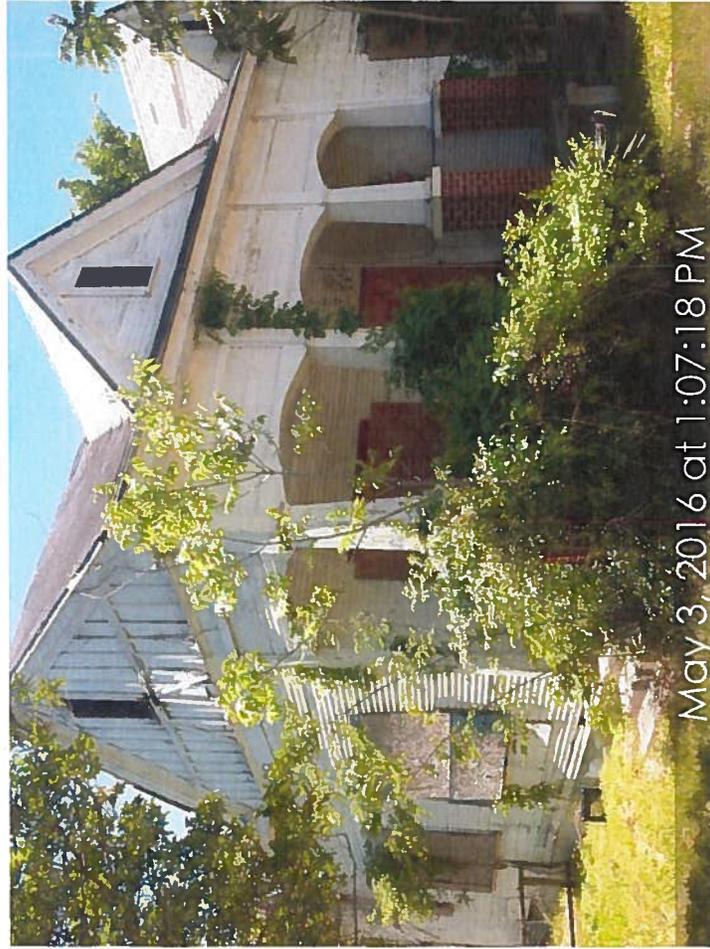
1 records in 1 pages

ID #	Start Date	Project Type	Address	Description
(PI) 16-0893	06/07/2016	Flatwork Permit (R)	609 W Grove	PAVING REPAIR ATMOS ENERGY

[Back](#)

609 W. Grove

Western, Block 92 Lots 1F, 1E &
1D

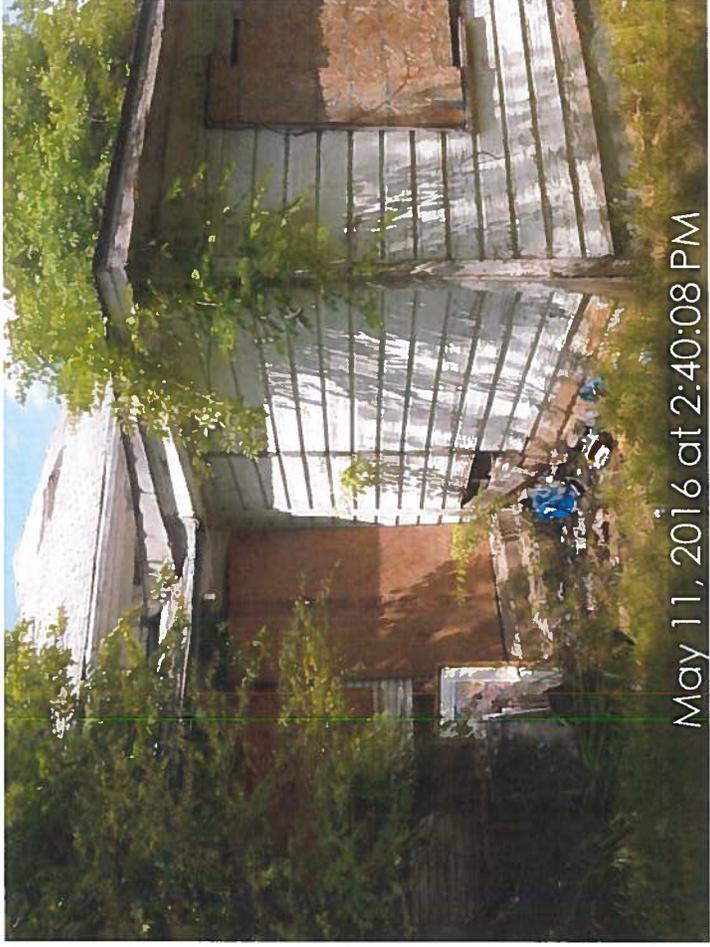
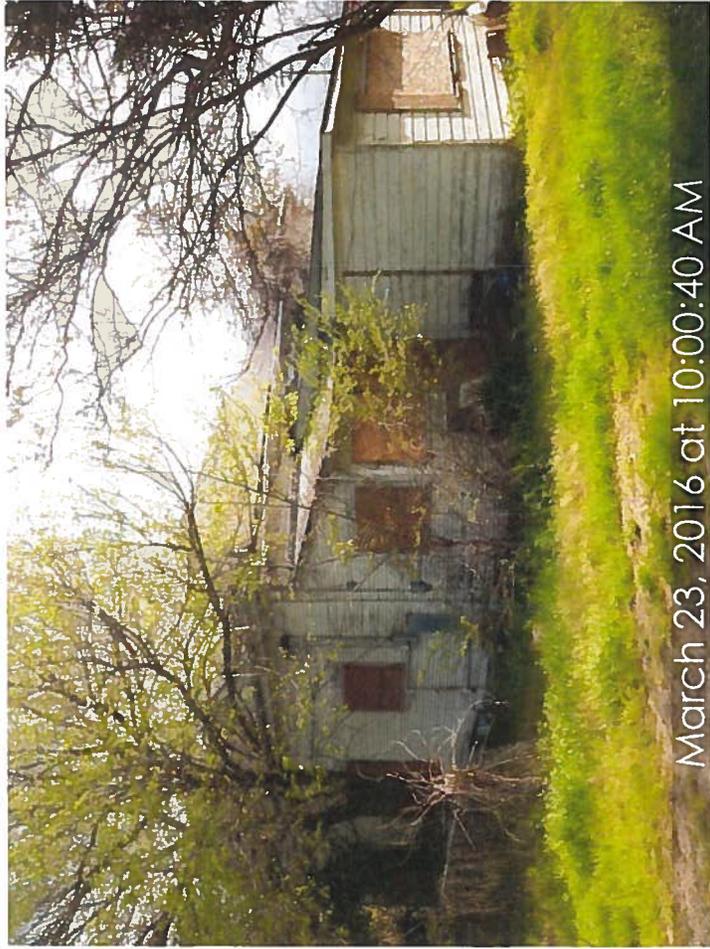


May 3, 2016 at 1:07:18 PM



March 23, 2016 at 9:59:23 AM

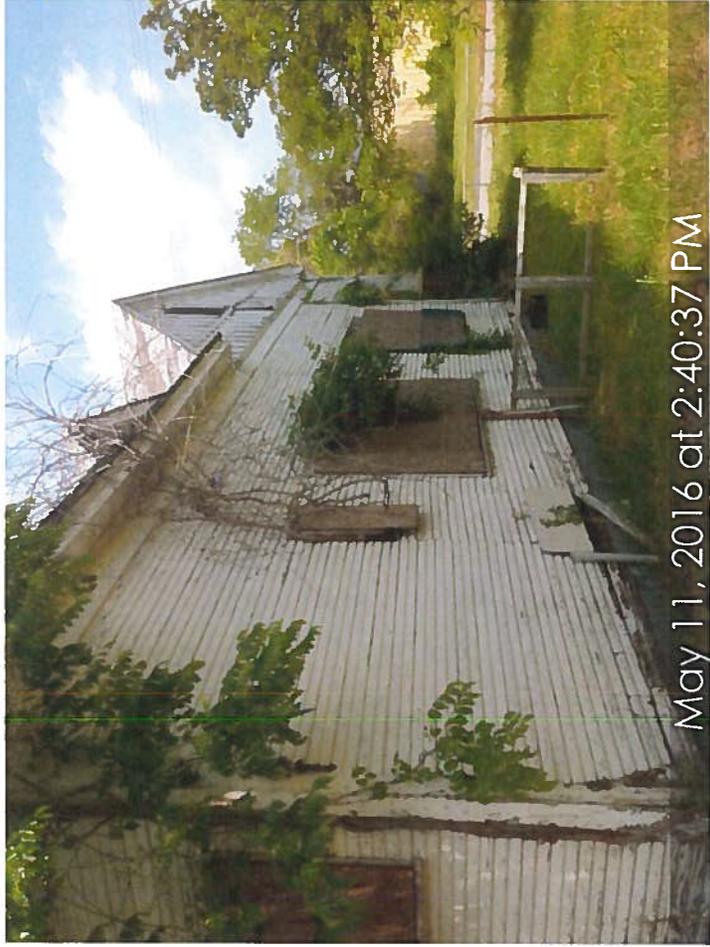
609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



May 11, 2016 at 2:40:27 PM



May 11, 2016 at 2:40:37 PM

609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



609 W. Grove, Western, Block 92 Lots 1F, 1E & 1D



507 Boone
Dewberry 3rd
Block 2 Lot 6



Property Owner: Elijah Smith



Other Interested Parties: Moselle Smith Amos

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 507 BOONE
 Legal Description: DEWBERRY 3rd Block 2 Lot 6
 Property Owner: Elijah Smith + Mosele Smith Amos

- | Date | Initial | |
|-----------------------------|-----------------------------|--|
| <u>3-28</u> | <u>BP</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>7/19/16</u>
<u>GO</u> | <u>4/28/16</u>
<u>GO</u> | Check for permits. Add copy to file, if current. Last issued permit: <u> </u> |
| <u>3-28</u> | <u>BP</u> | Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants) |
| <u>5-2</u> | <u>BP</u> | Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>12-31-13</u> |
| <u>5-2</u> | <u>BP</u> | Water Active. Y N Last active date: <u>6-15-13</u> |
| <u>7/22/16</u> | <u>GO</u> | Finalize Agenda - approved by Director. |
| <u>3/24/16</u> | <u>GP</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> |
| <u>5-3</u> | <u>BP</u> | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-3-16</u> |
| <u>5/15/16</u> | <u>GP</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/17/16</u> |
| <u>7/16/16</u> | <u>GO</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/16/16 + 7/13/16</u> |
| <u>5-7</u> | <u>BP</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> |
| <u>7-7</u> | <u>BP</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u> |
| <u>5/13/16</u> | <u>GO</u> | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| <u>5/13/16 + 5/16/16</u> | <u>GO</u> | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| _____ | _____ | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| _____ | _____ | Prepare and have Chairman sign BSC Orders. |
| _____ | _____ | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| _____ | _____ | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| _____ | _____ | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| _____ | _____ | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 507 Boone Lot: 6 Block: 2

Subdivision: Dewberry 3rd

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: Permit since 12-2013. Deterioration of
Roof + walls. Porch is leaning + in danger of collapsing.

Inspected by: B Phillips

Date: 3-24-14



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID: ← Finds any part of Project's ID
Start Date: (calendar) ← Finds all projects with selected start date
Project Type: ← Finds projects matching the selected project type
Address: Suite ← Finds any part of the physical address | suite number
Owner: ← Finds any part of the owner name
Contractor: ← Finds any part of the name or business name
Description: ← Finds any part of the project description

Search Results
 Active
 Archive
 Pending
 Holding

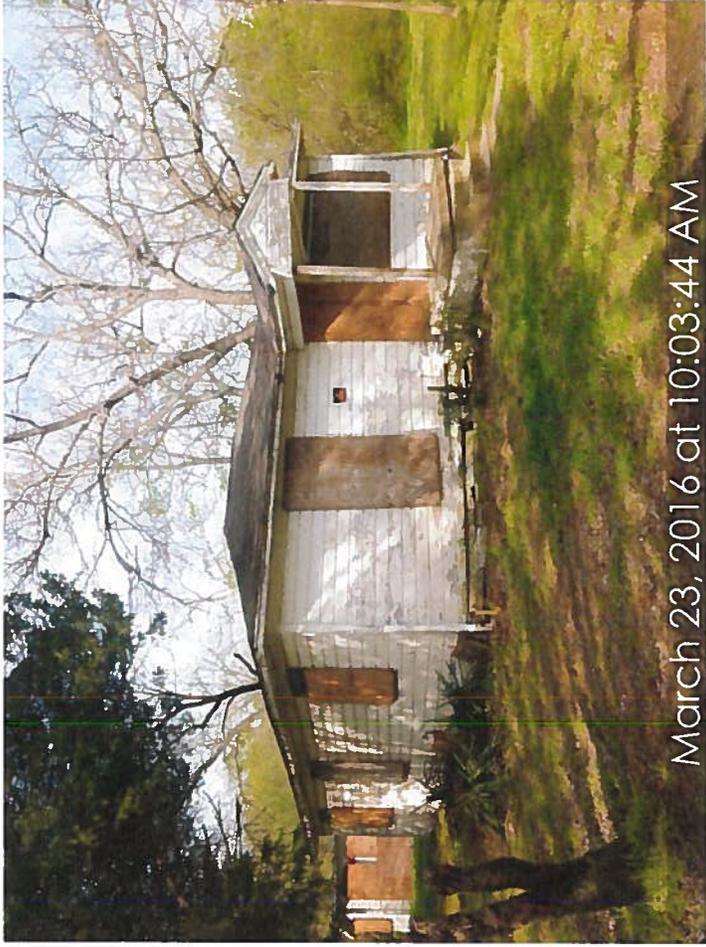
<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

507 Boone

Dewberry 3rd, Block 2 Lot 6



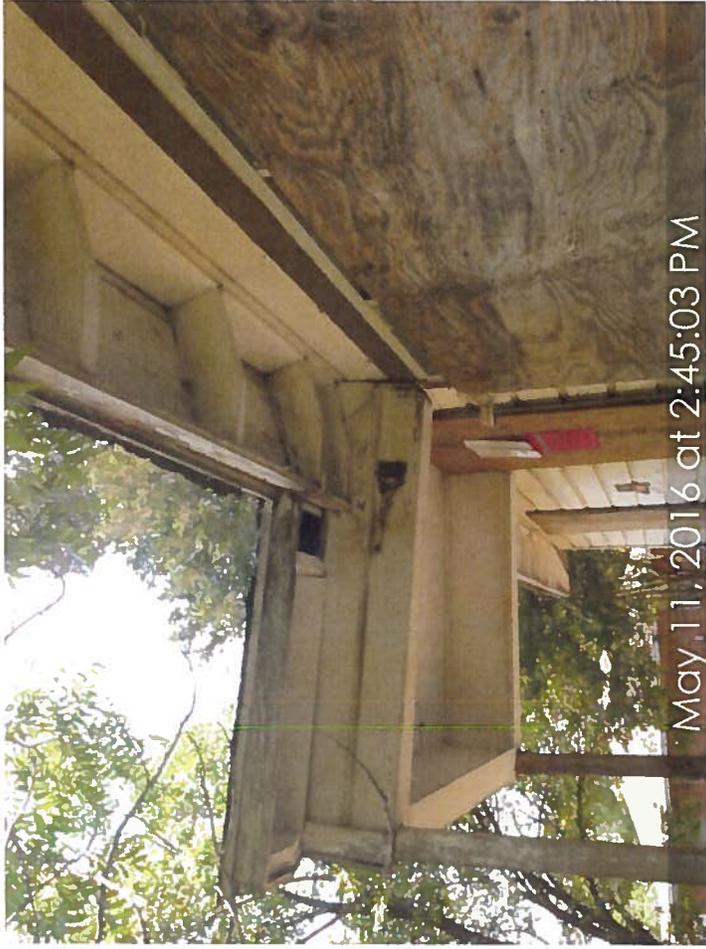
507 Boone, Dewberry 3rd, Block 2 Lot 6



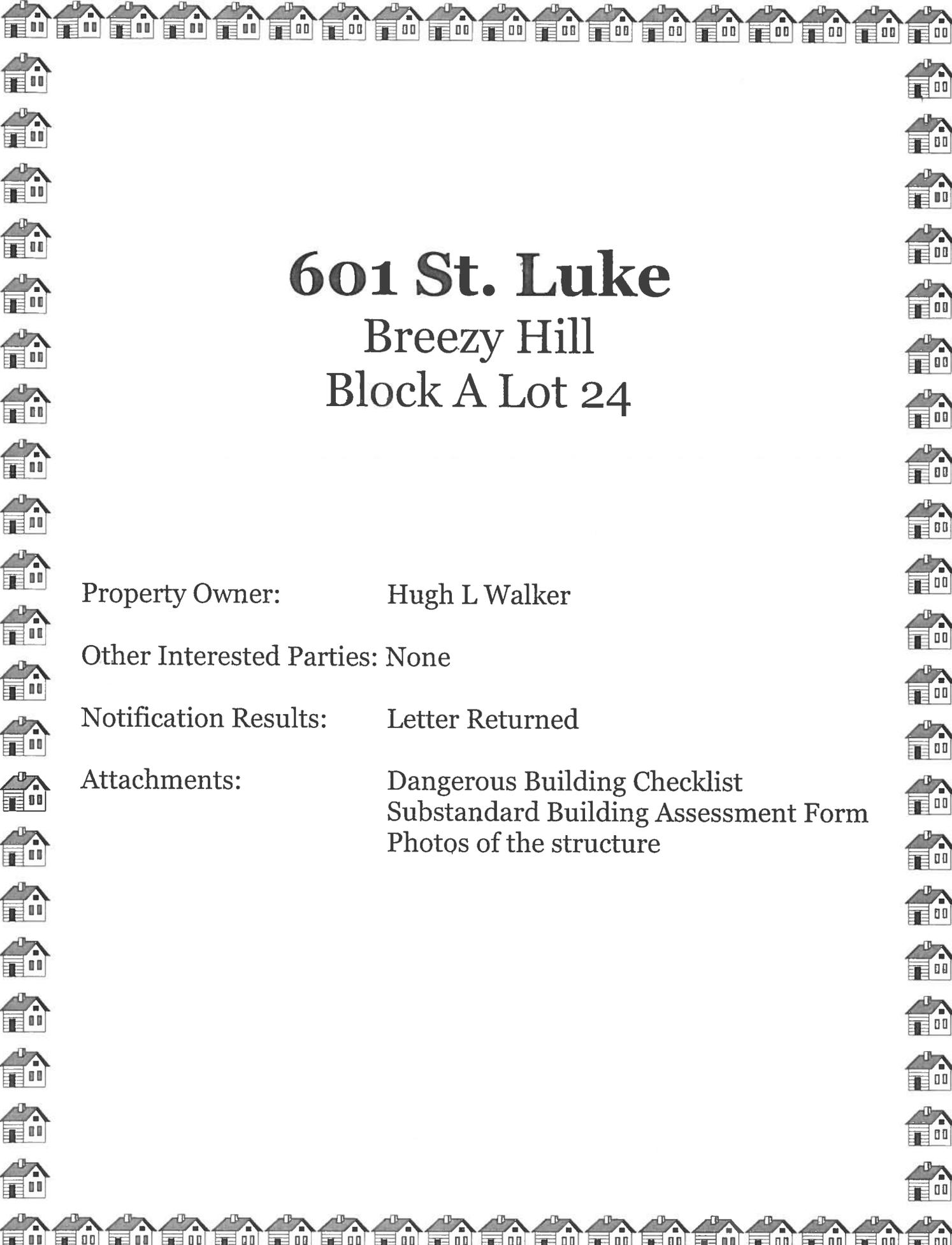
507 Boone, Dewberry 3rd, Block 2 Lot 6



507 Boone, Dewberry 3rd, Block 2 Lot 6



507 Boone, Dewberry 3rd, Block 2 Lot 6



601 St. Luke

Breezy Hill

Block A Lot 24

Property Owner: Hugh L Walker

Other Interested Parties: None

Notification Results: Letter Returned

Attachments: Dangerous Building Checklist
Substandard Building Assessment Form
Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 601 St. Luke
 Legal Description: Breezy Hill Block A Lot 24
 Property Owner: Hugh L Walker

- | Date | Initial | |
|------------------------------|------------------------|--|
| <u>3-24</u> | <u>BP</u> | Identify structure as dangerous. (Building Assessment Form) Add photos to file. |
| <u>7/11/16</u>
<u>GD</u> | <u>GD</u> | Check for permits. Add copy to file, if current. Last issued permit: <u> </u> |
| <u>3-24</u> | <u>BP</u> | Structure Occupied. Y N (Owner or vagrants) |
| <u>5-2</u> | <u>BP</u> | Utilities Active. Y <u>N</u> (Gas/Electric) <u>10-21-15</u> |
| <u>5-2</u> | <u>BP</u> | Water Active. Y <u>N</u> Last active date: <u>10-16-15</u> |
| <u>7/22/16</u> | <u>GD</u> | Finalize Agenda - approved by Director. |
| <u>3/24/16</u> | <u>GD</u> | Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: <u>3/24/16</u> |
| <u>5-3</u> | <u>BP</u> | Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: <u>5-3-16</u> |
| <u>5/5/16</u> | <u>GD</u> | Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u> |
| <u>7/11/16</u>
<u>GD</u> | <u>GD</u> | Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: <u>5/16/16 + 7/13/16</u> |
| <u>5-7</u>
<u>7-15-16</u> | <u>BP</u>
<u>BP</u> | Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> |
| <u>5/13/16</u>
<u>GD</u> | <u>GD</u> | Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u> |
| <u> </u> | <u> </u> | Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u> |
| <u> </u> | <u> </u> | Within 24 hours prior to meeting, Building Official visually verifies status of structure. |
| <u> </u> | <u> </u> | Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u> |
| <u> </u> | <u> </u> | Prepare and have Chairman sign BSC Orders. |
| <u> </u> | <u> </u> | Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file. |
| <u> </u> | <u> </u> | Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published). |
| <u> </u> | <u> </u> | After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. |
| <u> </u> | <u> </u> | Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days. |
| <u> </u> | <u> </u> | If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated. |

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 601 St. Luke Lot: 24 Block: A

Subdivision: Breezy Hill

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: Vacant since Oct 2015. Property vacated by order of COJ. Severe dilapidation of walls, roof & foundation.

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID:	<input type="text"/>	← Finds any part of Project's ID
Start Date:	<input type="text"/> (calendar)	← Finds all projects with selected start date
Project Type:	<input type="text" value="Choose"/>	← Finds projects matching the selected project type
Address:	<input type="text" value="601 St Luke"/> Suite <input type="text"/>	← Finds any part of the physical address suite number
Owner:	<input type="text"/>	← Finds any part of the owner name
Contractor:	<input type="text"/>	← Finds any part of the name or business name
Description:	<input type="text"/>	← Finds any part of the project description

Apply Filter

Clear Filter

Search Results Active Archive Pending Holding

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

601 St. Luke

Breezy Hill, Block A Lot 24



601 St. Luke, Breezy Hill, Block A Lot 24

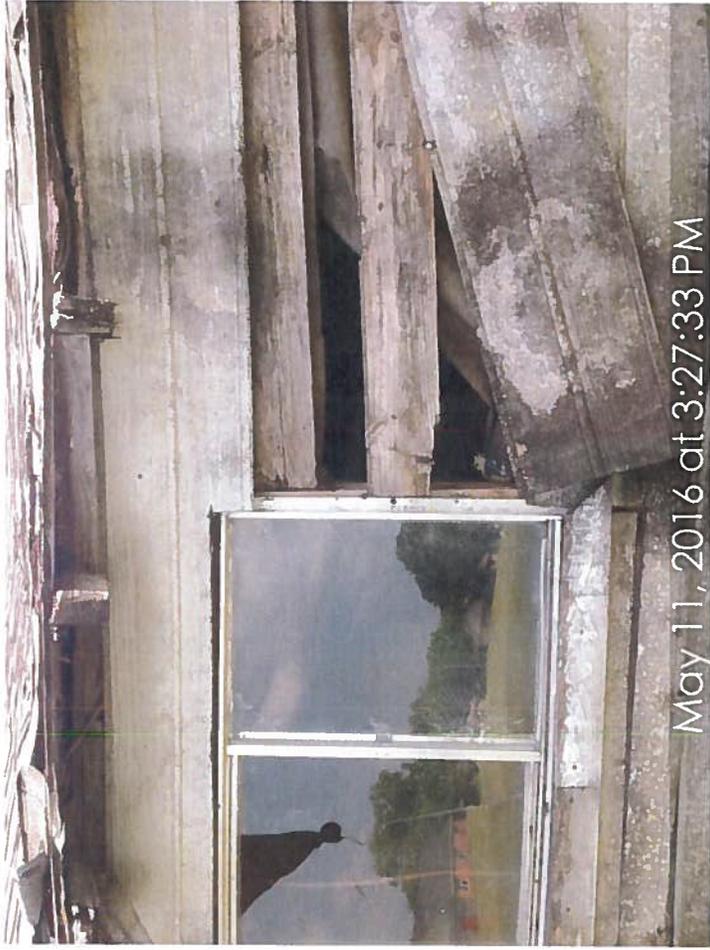


March 23, 2016 at 10:13:03 AM

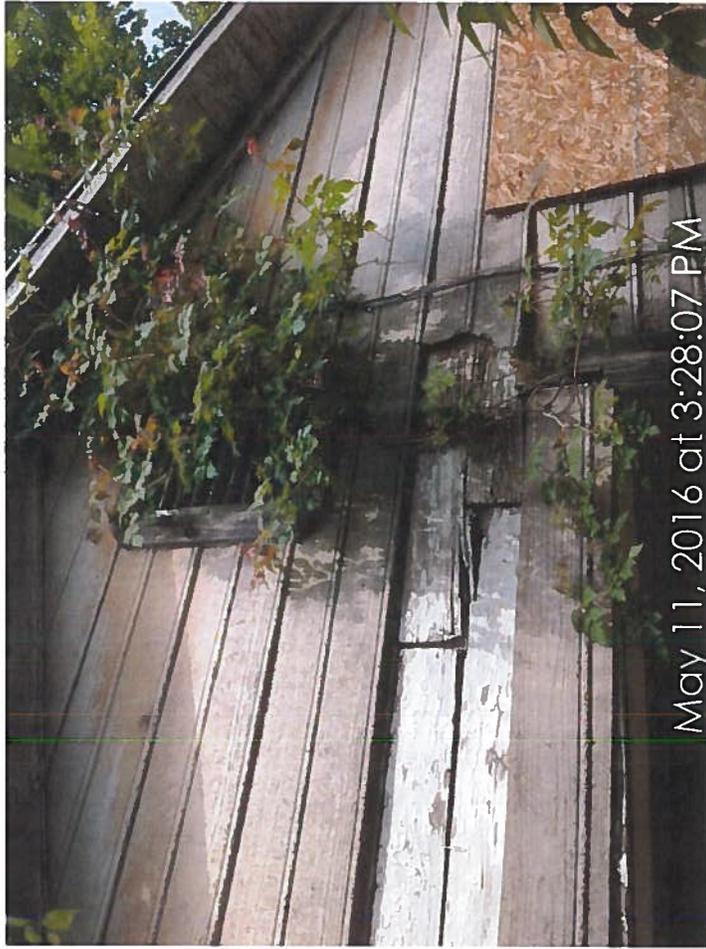


May 11, 2016 at 3:26:54 PM

601 St. Luke, Breezy Hill, Block A Lot 24



601 St. Luke, Breezy Hill, Block A Lot 24



May 11, 2016 at 3:28:07 PM



May 11, 2016 at 3:27:48 PM

601 St. Luke, Breezy Hill, Block A Lot 24



1303 S Medora

Kennedy Heights

Block B Lot 2

Property Owner: Brenda K Ayers

Other Interested Parties: Benny Ray Ayers
 The Bank of New York Mellon FKA
 The Bank of New York
 Hughes Watters & Askanase LLP
 Foreclosure Department
 Cindy Daniel, Substitute Trustee-
 Foreclosure Department
 Randy Daniel, Substitute Trustee-
 Foreclosure Department
 L.R. Tipton

Notification Results: *Letter Neither Signed For Nor Returned
 **Letter Signed for

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 1303 S. Medora
 Legal Description: Kennedy Hts Block B Lot 2
 Property Owner: Brenda K Ayers

Date	Initial	
<u>3-24</u>	<u>BP</u>	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
<u>7/19/16</u> <u>GO</u>	<u>GO</u>	Check for permits. Add copy to file, if current. Last issued permit: <u> </u>
<u>3-24</u>	<u>BP</u>	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
<u>5-2</u>	<u>BP</u>	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>7-8-13</u>
<u>5-2</u>	<u>BP</u>	Water Active. Y <input checked="" type="radio"/> Last active date: <u>8-15-13</u>
<u>7/22/16</u>	<u>GO</u>	Finalize Agenda - approved by Director.
<u>3/24/16</u>	<u>GO</u>	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
		Date Mailed: <u>3/24/16</u>
<u>5-4</u>	<u>BP</u>	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
		Date Placard Posted: <u>5-4/16</u>
<u>5/5/16</u>	<u>GO</u>	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before
<u>7/11/16</u>	<u>GO</u>	the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u>
<u>5/16/16</u>	<u>GO</u>	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before
<u>7/13/16</u>	<u>GO</u>	the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
		Date Mailed: <u>5/16/16 + 7/13/16</u>
<u>5-7</u>	<u>BP</u>	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown
<u>7-15-16</u>	<u>BA</u>	owners or vested parties" on the front door of each improvement situated on the affected property or as close to the
		front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u>
<u>5/13/16</u>	<u>GO</u>	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
<u>5/13/16 + 5/11/16</u>	<u>GO</u>	Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u>
_____	_____	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u>
_____	_____	Prepare and have Chairman sign BSC Orders.
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the
_____	_____	City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice.
_____	_____	Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a
_____	_____	"Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled
_____	_____	permits and has not made substantial progress towards compliance then the bid process is initiated.

3/23/2016

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1303 S. Medora Lot: 2 Block: B

Subdivision: Kennedy Heights

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-14



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID:	<input type="text"/>	← Finds any part of Project's ID
Start Date:	<input type="text"/> (calendar)	← Finds all projects with selected start date
Project Type:	<input type="text" value="Choose"/> ▼	← Finds projects matching the selected project type
Address:	<input type="text" value="1303 S Medora"/> Suite <input type="text"/>	← Finds any part of the physical address suite number
Owner:	<input type="text"/>	← Finds any part of the owner name
Contractor:	<input type="text"/>	← Finds any part of the name or business name
Description:	<input type="text"/>	← Finds any part of the project description

Apply Filter

Clear Filter

Search Results Active Archive Pending Holding

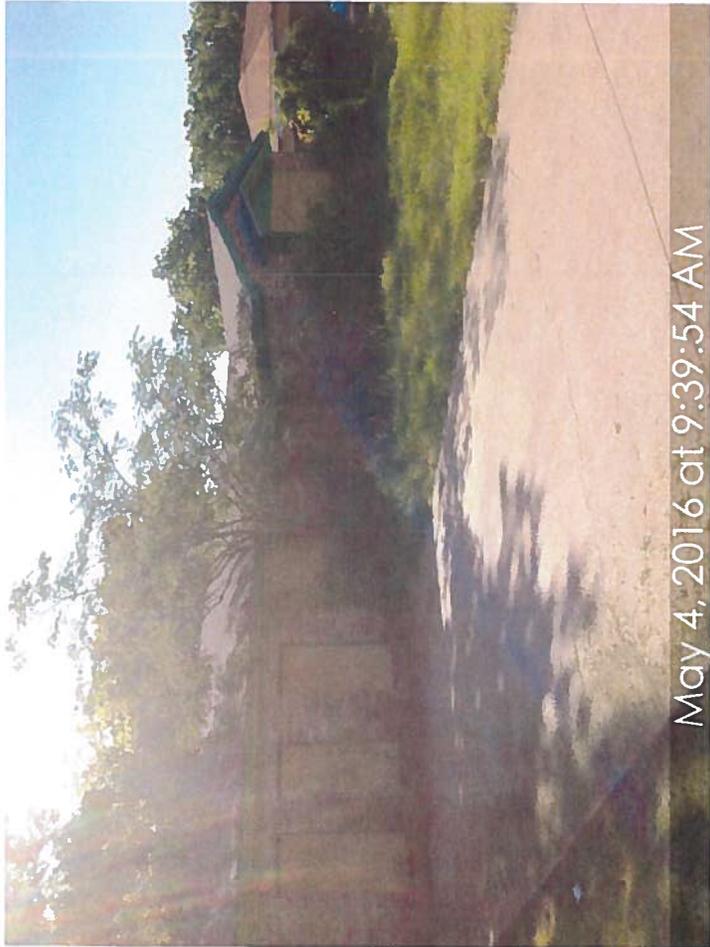
<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

1303 S. Medora

Kennedy Heights, Block B Lot 2



May 4, 2016 at 9:39:54 AM



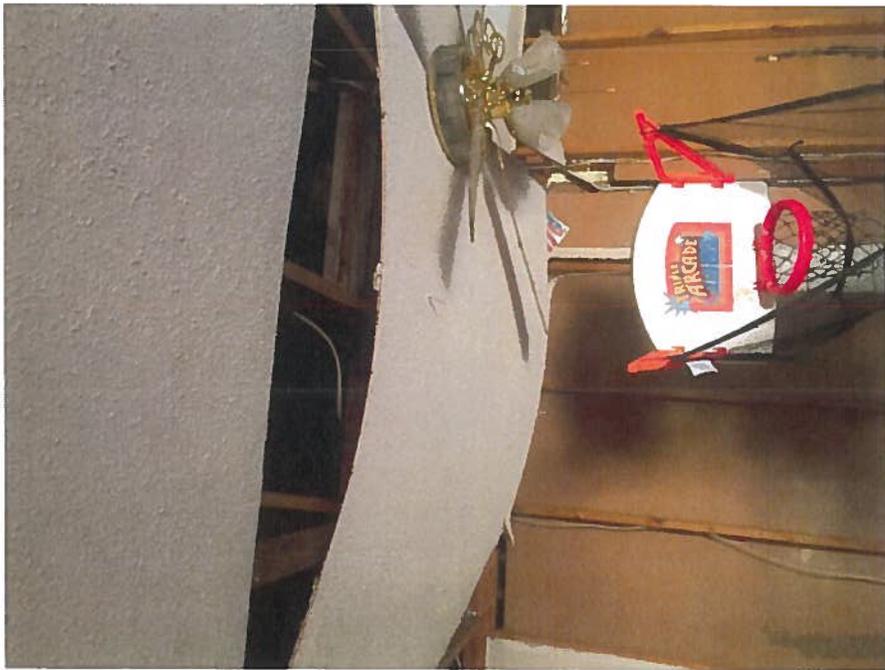
March 23, 2016 at 10:14:57 AM

1303 S. Medora, Kennedy Heights, Block B Lot 2



March 23, 2016 at 10:15:04 AM

1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



1303 S. Medora, Kennedy Heights, Block B Lot 2



1118 S Medora

Phagan

Block 4 Lots 45 & 46

Property Owner: Vernell J Fannin

Other Interested Parties: None

Notification Results: Letter Signed For

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 1118 S. Medora
 Legal Description: Phagan Block 4 lot 45 + 46
 Property Owner: Vernell J. Fannin

Date	Initial	
3-29	BP	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
7/19/16 GD	GD	Check for permits. Add copy to file, if current. Last issued permit: <u> </u>
3-24	BP	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
5-2	BP	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) 7-26-13 9-28-12
5-2	BP	Water Active. Y <input checked="" type="radio"/> Last active date: <u>11-15-12</u>
7/22/16	GD	Finalize Agenda - approved by Director.
3/24/14	GD	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) Date Mailed: <u>3/24/14</u>
5-4	BP	Post "Dangerous Building" placard thirty 30 ¹⁵ days prior to meeting. Add photo to file. Date Placard Posted: <u>5-4-14</u>
5/5/16	GD	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/7/16</u>
7/16/16	GD	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). Date Mailed: <u>5/16/16 + 7/13/16</u>
5/16/16	GD	
7/13/16	GD	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u> <u>7-15-16</u>
5/21/16	GD	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web.
5/13/16 + 5/14/16	GD	Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u>
_____	_____	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
_____	_____	Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u>
_____	_____	Prepare and have Chairman sign BSC Orders.
_____	_____	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
_____	_____	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
_____	_____	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
_____	_____	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 1118 S Medora Lot: 45 + 46 Block: 41

Subdivision: Phagan

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? no

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID: ← Finds any part of Project's ID
Start Date: (calendar) ← Finds all projects with selected start date
Project Type: ← Finds projects matching the selected project type
Address: Suite ← Finds any part of the physical address | suite number
Owner: ← Finds any part of the owner name
Contractor: ← Finds any part of the name or business name
Description: ← Finds any part of the project description

Apply Filter
Clear Filter

Search Results
 Active
 Archive
 Pending
 Holding

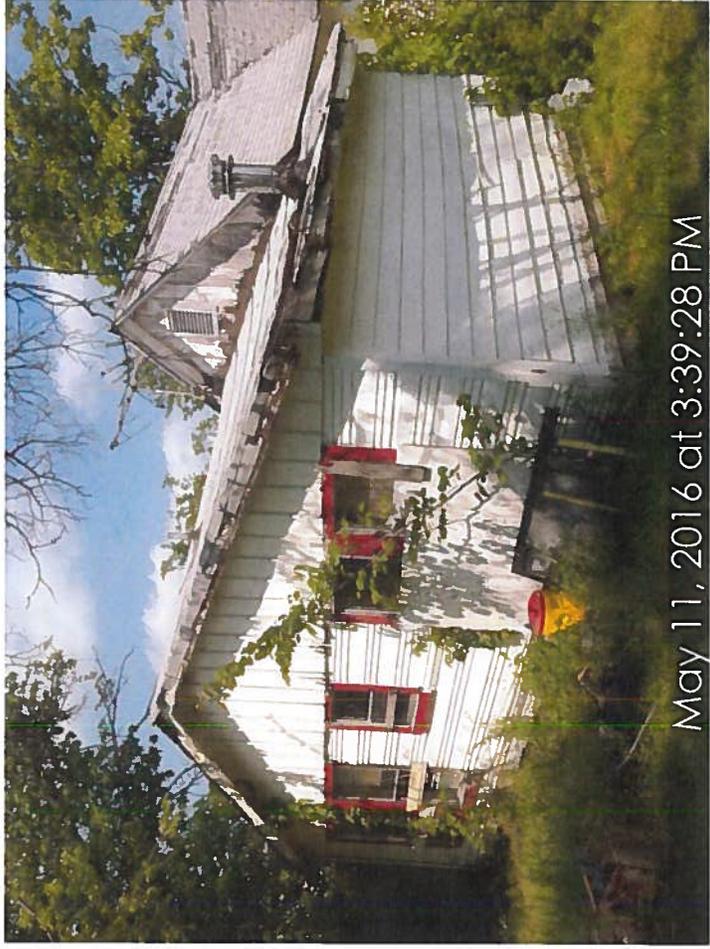
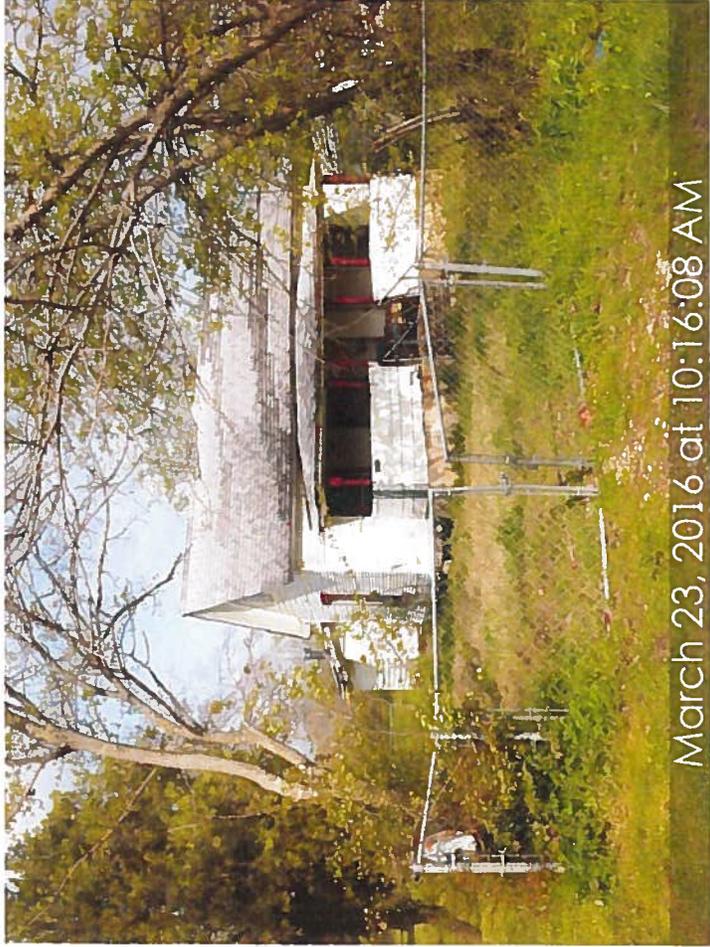
<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

1118 S. Medora

Phagan, Block 4 Lot 45 & 46



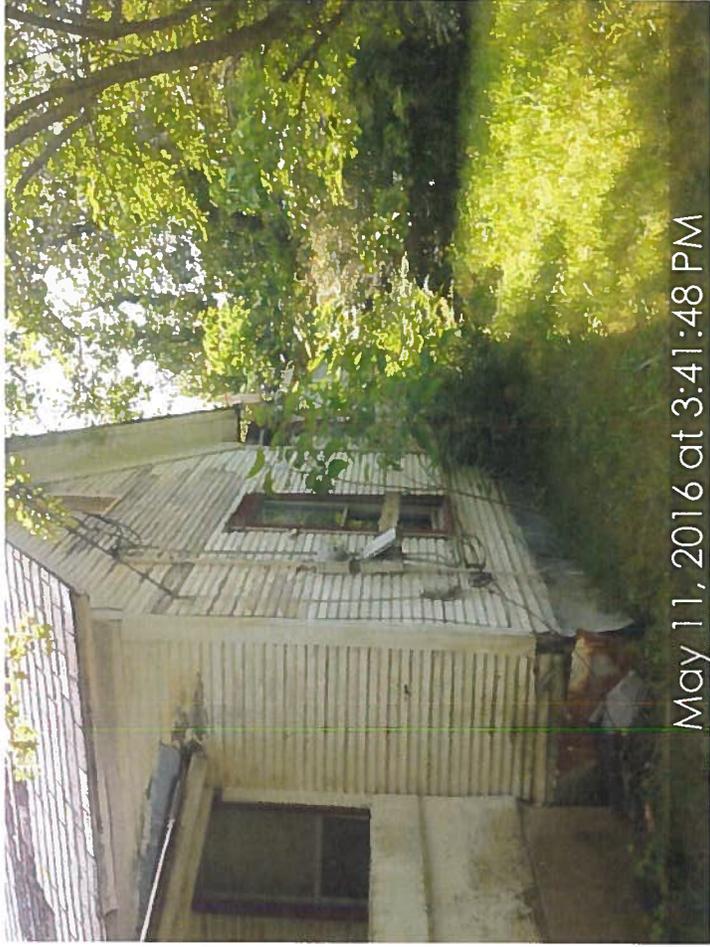
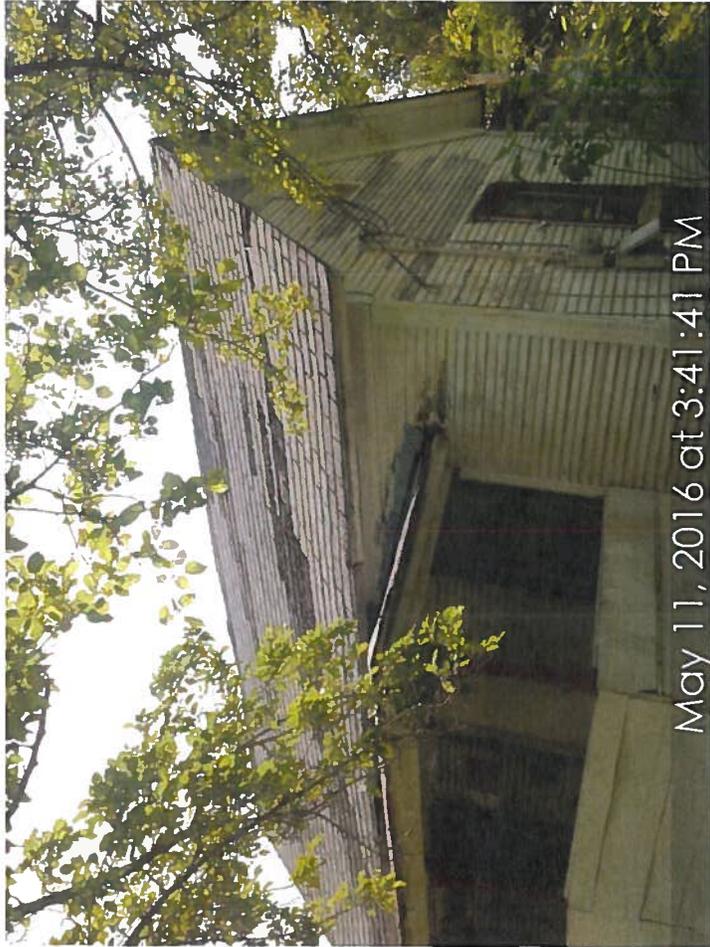
1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



1118 S. Medora, Phagan, Block 4 Lot 45 & 46



305 Henderson

Stallings 3rd & 4th

Block 18 Lot 10

Property Owner: George L James Est.

Other Interested Parties: A. James

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure

DANGEROUS BUILDING CHECKLIST

Address: 305 HENDERSON
Legal Description: STALLINGS 3rd + 4th Block 18 Lot 10
Property Owner: GEORGE L JAMES ESQ

Date	Initial	
3-24	BP	Identify structure as dangerous. (Building Assessment Form) Add photos to file.
7/19/16 GD	4/26/16 GD	Check for permits. Add copy to file, if current. Last issued permit: <u>—</u>
3-24	BP	Structure Occupied. Y <input checked="" type="radio"/> (Owner or vagrants)
5-2	BP	Utilities Active. Y <input checked="" type="radio"/> (Gas/Electric) <u>4-7-15</u>
5-2	BP	Water Active. Y <input checked="" type="radio"/> Last active date: <u>5-15-15</u>
7/22/16	GD	Finalize Agenda - approved by Director.
3/24/16	GD	Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005) Date Mailed: <u>3/24/16</u>
5-4	BP	Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file. Date Placard Posted: <u>5-4-16</u>
5/15/16	GD	Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before the 10th day before the hearing date (two weeks preferable). Publication Date: <u>5/17/16</u>
5/16/16	GD	Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested). Date Mailed: <u>5/16/16 + 7/13/16</u>
5-7	BP	Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: <u>5-7-16</u>
7/15-16	BP	Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. <u>7-15-16</u>
5/13/16	GD	Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. <u>7/22/16</u>
5/14/16	GD	Within 24 hours prior to meeting, Building Official visually verifies status of structure.
—	—	Conduct hearing with the Building and Standards Commission. Date of Hearing: <u>7/26/16</u>
—	—	Prepare and have Chairman sign BSC Orders.
—	—	Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
—	—	Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
—	—	After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
—	—	If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 305 Henderson Lot: 10 Block: 18

Subdivision: Stallings 3rd + 4th

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? No

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? No

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections



Project ID: ← Finds any part of Project's ID
Start Date: (calendar) ← Finds all projects with selected start date
Project Type: ← Finds projects matching the selected project type
Address: Suite ← Finds any part of the physical address | suite number
Owner: ← Finds any part of the owner name
Contractor: ← Finds any part of the name or business name
Description: ← Finds any part of the project description

Search Results
 Active
 Archive
 Pending
 Holding

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

305 Henderson

Stallings 3rd & 4th, Block 18 Lot 10



March 23, 2016 at 10:23:56 AM

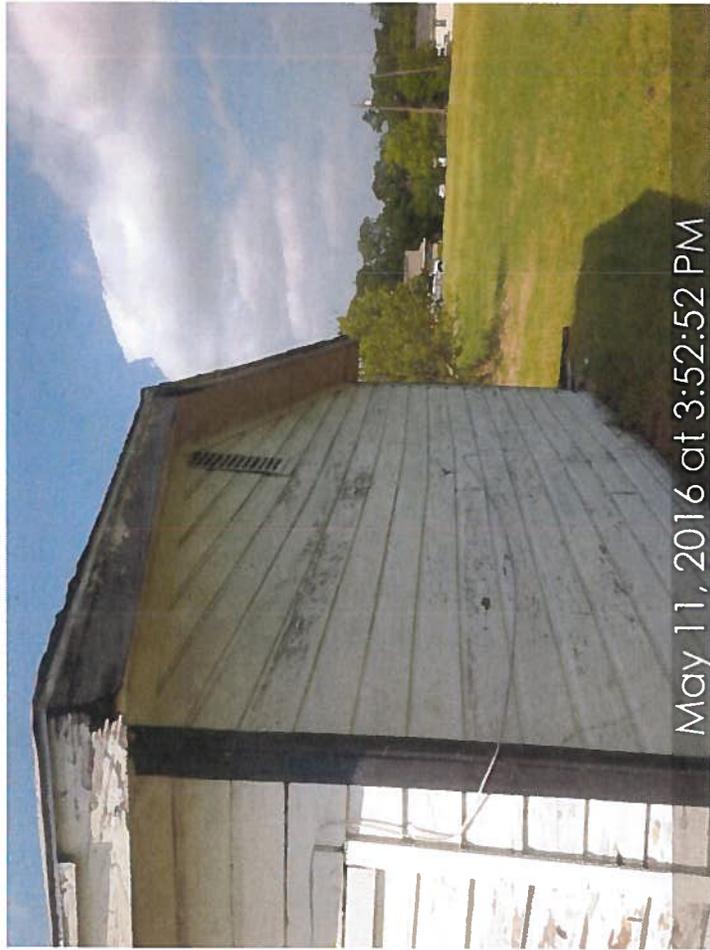


March 23, 2016 at 10:24:21 AM

305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



305 Henderson, Stallings 3rd & 4th, Block 18 Lot 10



706 S Catherine

Moore & Nash

Block 89 Lot 3A

Property Owner: Cain & Laura Bell

Other Interested Parties: Mr. and Mrs. Danny Green

Notification Results: Letter Neither Signed For Nor Returned

Attachments: Dangerous Building Checklist
 Substandard Building Assessment Form
 Photos of the structure



DANGEROUS BUILDING CHECKLIST

Address: 706 S. CATHERINE
Legal Description: MOORE & NASH BLOCK 89 LOT 3A
Property Owner: Bell + LAURA CAIN & Mr./Mrs. Danny Green

Date Initial

- 3-24 BP Identify structure as dangerous. (Building Assessment Form) Add photos to file.
- 7/19/16 GP Check for permits. Add copy to file, if current. Last issued permit:
- 3-24 BP Structure Occupied. Y (Owner or vagrants)
- 5-2 BP Utilities Active. Y (Gas/Electric) 3-22-16
- 5-2 BP Water Active. Y Last active date: 3-18-16
- 7/22/16 GP Finalize Agenda - approved by Director.
- 3/24/16 GP Mail Courtesy Letter thirty (30) days prior to official notice posting (include affidavit of ownership TLGC 54.005)
Date Mailed: 3/24/16
- 5-4 BP Post "Dangerous Building" placard thirty (30) days prior to meeting. Add photo to file.
Date Placard Posted: 5-4-16
- 5/5/16 GP Newspaper Notice. Send notice to the newspaper on the Tuesday before the Sunday publication date on or before
7/19/16 GP the 10th day before the hearing date (two weeks preferable). Publication Date: 5/7/16
- 5/6/16 GP Mail Notices. Certified mail sent to property owners on or before the 10th day prior to hearing (the Friday before
7/13/16 GP the publication date - two weeks preferable). (Ordinances, Assessment Form, and Agenda by certified mail; return receipt requested).
Date Mailed: 5/6/16 + 7/13/16
- 5-7 BP Posting of Notice. On or before the 10th day (two weeks preferable) before the hearing post notice to "all unknown
7-15 BP owners or vested parties" on the front door of each improvement situated on the affected property or as close to the front door as practicable. Add photo to file - make sure address is visible in photo. Date Posted: 5-7-16
- 5/13/16 GP Prepare and mail Packets to committee members seven (7) days prior to meeting, send packet to web. 7-15-16
- 5/13/16 + 5/15/16 GP Post agenda, on bulletin board outside City Hall three (3) days (not less than 72 hours) prior to meeting. 7/22/16
- _____ _____ Within 24 hours prior to meeting, Building Official visually verifies status of structure.
- _____ _____ Conduct hearing with the Building and Standards Commission. Date of Hearing: 7/26/16
- _____ _____ Prepare and have Chairman sign BSC Orders.
- _____ _____ Within five (5) days, send copies of order(s) to all interested parties. Post orders on structure. Add photo to file.
- _____ _____ Within ten (10) days, run "Notice of Order(s) of the Commission" ad in newspaper (clock starts when order is published).
- _____ _____ After BSC order has expired inspect property for compliance - no compliance start demolition bid process. If the City brings into compliance by demolition, an invoice is generated after receiving Demolition Contractors invoice. Payment of invoice or "Notice of Lien" filed at Kaufman County is forthcoming by thirty (30) days.
- _____ _____ If the owner brings into compliance either by demolition or renovation within the time allotted in the order, a "Notice of Substantial Compliance" is issued. Case closed out. No Further action needed. If the owner has pulled permits and has not made substantial progress towards compliance then the bid process is initiated.

SUBSTANDARD BUILDING ASSESSMENT FORM

Address: 706 S. CATHERINE Lot: 3A Block: 89

Subdivision: MOORE & NASH

Are there interior walls or other vertical structural members that list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base? Yes

Are the inside and outside walls showing 33% or more damage to members or 50% damage or deterioration of the non-supporting enclosed walls? Yes

Are there overloaded or improperly distributed loads upon the floors or roofs which have insufficient strength to be reasonably safe for the purposes used? Yes

Has the structure been damaged by fire, wind, or other causes to the extent that it poses a danger to the health, safety and welfare of the citizens of the city? Yes

Has the structure become dilapidated, decayed, unsafe, unsanitary, lacking in the amenities essential to decent living and, as a result, unfit for human habitation or likely to cause sickness or disease? Yes

Does the structure lack proper lighting, air and sanitation facilities sufficient to protect the health, safety and welfare of any individual who may live therein? Yes

Has the structure been left unsecured to the extent of being entered into by vagrants or other uninvited persons, as a place of harborage or as a place that may be entered into or utilized as a play area by children? Yes

Are parts of the structure so attached in a manner that they may fall and injure members of the public or otherwise damage private or public property? Yes

If boarded up, fenced or otherwise secured is the property adequately protected from unauthorized entry? NO

Additional Conditions/Comments: _____

Inspected by: B Phillips

Date: 3-24-16



Home » Permits and Inspections » Quick Search

Quick Search

Welcome to the MyGOV Quick Search Tool page!

Permits and Inspections

Project ID: ← Finds any part of Project's ID
Start Date: (calendar) ← Finds all projects with selected start date
Project Type: ← Finds projects matching the selected project type
Address: Suite ← Finds any part of the physical address | suite number
Owner: ← Finds any part of the owner name
Contractor: ← Finds any part of the name or business name
Description: ← Finds any part of the project description

Apply Filter
Clear Filter

Search Results
 Active
 Archive
 Pending
 Holding

<u>ID #</u>	<u>Start Date</u>	<u>Project Type</u>	<u>Address</u>	<u>Description</u>
-------------	-------------------	---------------------	----------------	--------------------

X Your search returned no results. Try broadening your search.

[Back](#)

706 S. Catherine

Moore & Nash, Block 89 Lot 3A



March 23, 2016 at 10:20:28 AM



May 11, 2016 at 3:45:39 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A

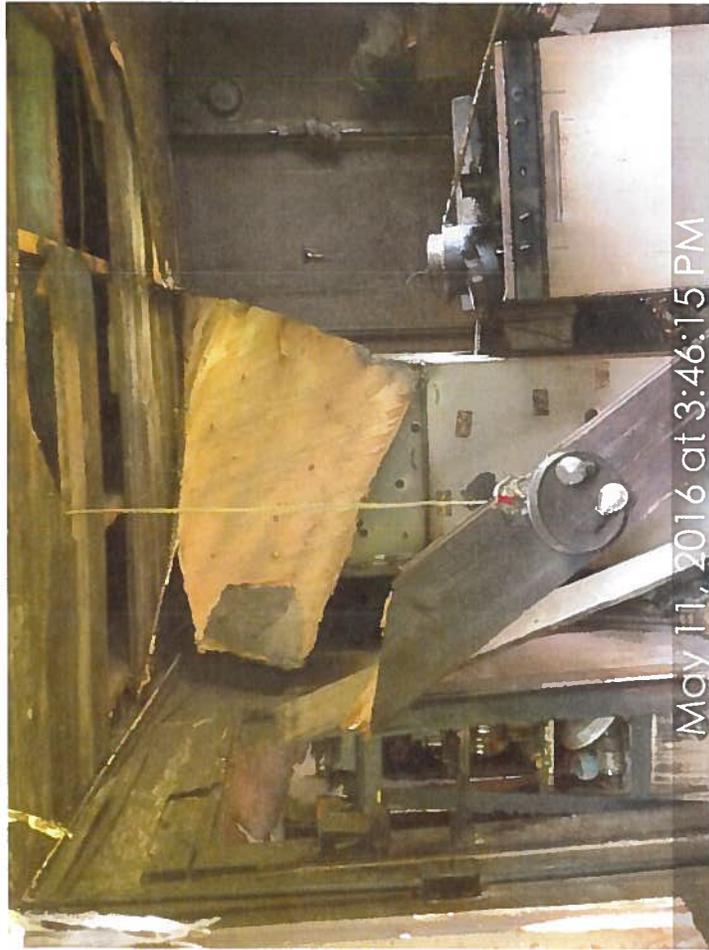


May 11, 2016 at 3:45:44 PM



May 11, 2016 at 3:45:54 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A



706 S. Catherine, Moore & Nash, Block 89 Lot 3A



May 11, 2016 at 3:46:50 PM



May 11, 2016 at 3:47:28 PM

706 S. Catherine, Moore & Nash, Block 89 Lot 3A