



AGENDA
BOARD OF ADJUSTMENT
THURSDAY, FEBRUARY 2, 2017
4000 MAIN STREET

The Board of Adjustment will convene into a Work Session at **6:30 p.m.** in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. No items for work session.

The Board of Adjustment will convene into a Regular Meeting at 7:00 p.m. in the City Hall Conference Room at the Municipal Center at which time the following items will be considered:

1. Call to Order.
2. Consider approval of the minutes of the Board of Adjustment Meeting of January 9, 2017.
3. Conduct a public hearing seeking repair update and timeline or take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 2218 Windjammer Way, further described as being Lot 13R, Block 2 of the Vue Du Lac REP, an addition to the City of Rowlett, Dallas County, Texas.
4. Conduct a public hearing seeking repair update and timeline or take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 7705 Pebble Beach Drive, further described as being Lot 3, Block J of the Peninsula 2, an addition to the City of Rowlett, Dallas County, Texas.
5. Conduct a public hearing seeking repair update and timeline or take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 7501 Pacific Drive, further described as being Lot 13, Block B of the Peninsula 4 PH A REP, an addition to the City of Rowlett, Dallas County, Texas.
6. Adjournment.

NOTE: THE BOARD OF ADJUSTMENT MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING DEPARTMENT AT 972-463-3949 FOR FURTHER INFORMATION.

A handwritten signature in black ink that reads "Tony Felts".

Tony Felts, AICP, Planning Manager

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4000 MAIN STREET, ROWLETT, TEXAS
January 9, 2017**

PRESENT: Chairman Raymond Moyer, Vice Chairman Chris Kizziar, Members Kellie McKee, Robert Vickers, Tony Brown, Alternate Members Frixmon Michael, Kent Manton, Noel Wardrope, Tony Schmitz

ABSENT: None

STAFF PRESENT: Planning Manager Tony Felts, Planner Katy Goodrich, Development Services Coordinator Lola Isom, Assistant City Engineer Ty Thompson, Code Enforcement Officer David Gensler, Lieutenant Marvin Gibbs, Director of Development Services Marc Kurbansade, Community Services Manager Maria Martinez

OTHERS PRESENT: City Attorney David Berman

WORK SESSION

i. Call to Order

Chairman Raymond Moyer called the Work Session to order at 6:30 p.m.

ii. Discuss items on the regular agenda

Community Services Manager Maria Martinez provided an overview of the Board of Adjustment member's duties and "order of BOA". Director of Development Services Marc Kurbansade stated that if there were any concerns or questions about the cases that will be presented in the regular session, they should be discussed now. There was a discussion about the demo expense being at the property owner's expense and what steps were taken to reach out to the property owners letting them know about this meeting and required action. Maria Martinez explained the steps taken and stated that these homes are hazardous to the health, safety, and welfare of the City and its residents.

iii. Adjournment

Chairman Raymond Moyer made a motion to adjourn. The motion passed 5-0. Chairman Raymond Moyer adjourned the Work Session at 6:45 p.m.

REGULAR MEETING

1. Call to Order

Chairman Raymond Moyer called the Regular Meeting to order at 7:00 p.m.

2. Consider approval of the minutes of the Board of Adjustment Meeting on October 10, 2016.

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January 9, 2017**

Member Tony Brown made a motion to approve the minutes. Member Robert Vickers seconded the motion. The motion passed 5-0.

- 3. Conduct a public hearing and take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 2322 Windjammer Way, further described as being Lot 20R, Block 2 of the Vue Du Lac Replat, an addition to the City of Rowlett, Dallas County, Texas.**

Code Enforcement Officer David Gensler came forward to present the case. He presented photos of the site and provided background on the notification process. There was a discussion about whether there had been any activity on the site, the value of the property, lien holders, and communication between the City and the property owners. The City Attorney requested more information about the home. The home is 1,342 square feet, not repairable per inspection via Code Enforcement and Building Inspections, and there was not a way to secure the property to prevent unauthorized entry. It was also stated that there was no one who could claim the property at that time due to the property owner's death shortly after the tornado. Maria Martinez stated her request to consider action to demolish the property.

Chairman Raymond Moyer opened the public hearing.

No speakers came forward.

Chairman Raymond Moyer closed the public hearing.

City Attorney David Berman guided the board to include the statement "move to authorize chair to move towards order"

There was no additional discussion by the Board.

There was a motion to declare the property unfit for human occupancy and a public safety hazard. Member Tony Brown made a motion to approve the request. Member Robert Vickers seconded the motion. The motion passed 5-0.

There was a motion to authorize the chair to sign an order on behalf of the board stating that if the property is not demolished by the property owner within 30 days, the City can demolish the house at the property owner's expense. Member Tony Brown made a motion to approve the request. Member Kellie McKee seconded the motion. The motion passed 5-0.

- 4. Conduct a public hearing and take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 2218 Windjammer Way, further described as being Lot 13R, Block 2 of the Vue Du Lac Replat, an addition to the City of Rowlett, Dallas County, Texas.**

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Code Enforcement Officer David Gensler and Community Services Manager Maria Martinez came forward to present the case. He presented photos of the site and provided background on the notification process. There was a discussion about whether there had been any activity on the site, the value of the property, lien holders, and communication between the City and the property owners. The property has been secured since notices of this meeting were sent in November, 2016. Ms. Martinez stated that permits have been submitted so it is evident that the property is being worked on. She stated that she would request that this case is tabled until the next meeting and the status can be checked then.

Chairman Raymond Moyer opened the public hearing.

No speakers came forward.

Chairman Raymond Moyer closed the public hearing.

Member Robert Vickers made a motion to approve the request of tabling this item. Member Kellie McKee seconded the motion. The motion passed 5-0.

- 5. Conduct a public hearing and take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 7705 Pebble Beach Drive, further described as being Lot 3, Block J of the Peninsula 2, an addition to the City of Rowlett, Dallas County, Texas.**

Code Enforcement Officer David Gensler and Community Services Manager Maria Martinez came forward to present the case. He presented photos of the site and provided background on the notification process. There was a discussion about whether there had been any activity on the site, the value of the property, lien holders, and communication between the City and the property owners. Ms. Martinez stated that the property has been secured since the notice of this meeting went out in November, 2016.

Chairman Raymond Moyer opened the public hearing.

The following speakers came forward:

**Robert A. Miller
Prager and Miller, P.C.
Representative for the property owners of 7705 Pebble Beach Drive**

Mr. Miller requested that this property would be tabled until the next meeting and would not be demolished for at least 40 days from 1/9/17 so that the owners could attend. He provided a timeline for the repairs.

No additional speakers came forward.

Chairman Raymond Moyer closed the public hearing.

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Member Robert Vickers made a motion to approve the request of tabling this item and to require permits to be pulled prior to the next meeting on February 2, 2017. Member Kellie McKee seconded the motion. The motion passed 5-0.

- 6. Conduct a public hearing and take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 7501 Pacific Drive, further described as being Lot 13, Block B of the Peninsula 4 Phase A Replat, an addition to the City of Rowlett, Dallas County, Texas.**

Code Enforcement Officer David Gensler and Community Services Manager Maria Martinez came forward to present the case. He presented photos of the site and provided background on the notification process. There was a discussion about whether there had been any activity on the site, the value of the property, lien holders, and communication between the City and the property owners. They stated that the property was unable to be secured.

Chairman Raymond Moyer opened the public hearing.

**Susan Mackey
4313 Aliso Road
Plano, TX 75074**

Ms. Mackey stated that she is working through legal action right now to act on behalf of the owner and has been in contact with the insurance company. She gave the timeline on letter of administration and stated that, according to her contractor, the home is repairable.

Chairman Raymond Moyer closed the public hearing.

There was a motion to declare the property unfit for human occupancy and a public safety hazard. Member Tony Brown made a motion to approve the request. Member Kellie McKee seconded the motion. The motion passed 5-0.

There was a motion to request to secure and vacate the property. Member Chris Kizziar made a motion to approve the request. Member Robert Vickers seconded the motion. The motion passed 5-0.

Member Robert Vickers made a motion to approve the request of tabling this item and to receive progress reports prior to the next meeting on February 2, 2017. Member Kellie McKee seconded the motion. The motion passed 5-0.

- 7. Conduct a public hearing and take action on a request to consider demolition of a substandard structure damaged as a result of the December 26, 2015 tornado. The subject property is located at 9002 Shipman Street, further described as being Lot 10, Block M of the Highland Meadows North # 2, an addition to the City of Rowlett, Rockwall County, Texas.**

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Code Enforcement Officer David Gensler and Community Services Manager Maria Martinez came forward to present the case. He presented photos of the site and provided background on the notification process. There was a discussion about whether there had been any activity on the site, the value of the property, lien holders, and communication between the City and the property owners. They stated that the property had been secured but is substandard and is unfit for human occupancy. The structure value was discussed and that although it is secure now, it will be impossible to secure indefinitely due to the structure collapsing and deteriorating every day. It was the only house on the street still in disrepair from the tornado. Ms. Martinez requested that the board consider action to demolish the property.

Chairman Raymond Moyer opened the public hearing.

**Carol Amazon
8914 Shipman
Rowlett, TX 75088**

Ms. Amazon stated that she is a nearby homeowner and is concerned with the state of the home. She stated that it is unsafe and bricks fall off daily.

Chairman Raymond Moyer closed the public hearing.

There was a motion to declare the property unfit for human occupancy and a public safety hazard. Member Robert Vickers made a motion to approve the request. Member Kellie McKee seconded the motion. The motion passed 5-0.

There was a motion to authorize the chair to sign an order on behalf of the board stating that if the property is not demolished by the property owner within 30 days, the City can demolish the house at the property owner's expense. Member Robert Vickers made a motion to approve the request. Member Kellie McKee seconded the motion. The motion passed 5-0.

8. Adjournment

Chairman Raymond Moyer adjourned the Regular Meeting at 8:07 p.m.

Chairman - Raymond Moyer

Secretary

Date



AGENDA DATE: 02/02/2017

AGENDA ITEM: 3

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing to update the Board of Adjustments on the repair update and timeline or take action on a request for demolition of the substandard structure damaged of the December 26, 2015 tornado. The subject property is located at 2218 Windjammer Way, further described as being Lot 13R, Block 2 of the Vue Du Lac REP, an addition to the City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

David Gensler, Code Enforcement Officer

Maria Martinez, Community Services Manager

SUMMARY

The purpose of this item is to conduct a required public hearing to update the Board of Adjustments on the 1) repair update and timeline 2) allow the owner or lienholder the opportunity to repair the structure, with a schedule for commencing and completing repairs; or 3) authorize the structure to be secured and /or demolished by the City at City expense.

BACKGROUND INFORMATION

The subject property is located in the southeast section of the City at 2218 Windjammer Way with the closest cross street of Windward View. A title search was conducted and returned on November 9, 2016 revealed the property owner's as Todd and Elma Gilley with no known lienholders.

Notice and Order were served via certified mail, return receipt requested and posted on the property as prescribed by section 401.2 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and state law. The notice and certificate of substandard structure was recorded with the Dallas County Clerk's Office, filed with the Rowlett City Secretary and published in the November 24, 2016 edition of the Rowlett Lakeshore Times.

DISCUSSION

There have been no visible attempts of repair of the structure by the owners since the Monday, January 9, 2017, Board of Adjustments meeting. The property continues to be a public nuisance to the community. I have been contacted by the business owner of UVentures Realty Group, LLC, Mr. Nosa Kelvin Igunbor, who states UVentures has purchased this property and has plans to rebuild the substandard structure. A permit application was submitted on 12/27/2016 for review and approval. The permit is currently in pending status. Per the Building Official, Blake Scott, the permit is ready to be released.

RECOMMENDED ACTION

Staff recommends the Board of Adjustments make the necessary order to authorize the City to secure and or demolish the structure at the Owner's expense by rendering the structure unfit for human occupancy due to lack of sanitation and other facilities adequate to protect the health and safety of the occupants or the public; is damaged, decayed, dilapidated, unsanitary, and unsafe in such a manner as to create a serious hazard to the health and safety of the occupants or the public; and, because of the location, general conditions, and state of the premises, is so insanitary, unsafe, and otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public.

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BOA packet for 2218 Windjammer Way, Rowlett, Texas, 75088

- Code Violation and Notice to Repair or Demolish Letter
- Photos of substandard structure taken on November 15, 2016
- Dallas Central Appraisal District
- City of Rowlett Utility Billing Account
- Property Deed
- Notarized Certificate of Substandard Structure
- Dallas County Filed and Recorded Official Public Record Letter
- Notarized Affidavit of Legal Notice Publication
- Photos of Certificate of Substandard Structure Posted on the House
- Emails
- Miscellaneous Case File Documents

Code Violation and Notice to Repair or Demolish Letter mailed certified U.S. Mail and regular U.S. Mail to stakeholders of the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.



FILE COPY

Rowlett Police Department Community Services Division

9171 9690 0935 0061 9655 36

9171 9690 0935 0061 9655 43

November 17, 2016

BY CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Elma and Todd Gilley
2218 Windjamer Way
Rowlett, Texas, 75088

**RE: Code Violations and Notice to Repair or Demolish
2218 Windjammer Way, Rowlett, Texas, 75088
Lot 13R, Block 2, of Vue Du Lac, an Addition/Subdivision, to the City of Rowlett, Dallas County, Texas.**

Dear: Elma and Todd Gilley,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
2. Sec. 302.5: Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

8. Sec. 302.18: Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

The City's codes establish minimum standards governing structures, utilities, facilities and conditions essential to making a dwelling safe, sanitary and fit for human use and habitation. Structures that become dangerous to human life or the public welfare or that involve inadequate maintenance are deemed unsafe and dangerous. The foregoing conditions are violations of the City's ordinances and regulations and render the structure a public nuisance. The structure must be vacated and any occupants must be relocation within (10) ten days of the date of this Notice.

The building must be repaired or demolished. Work must commence and a permit application must be submitted within twenty (20) days of the date of this notice. Any lienholders shall commence work and submit a permit application for the work if the owner fails to do so with twenty (20) days. The property must be secured at all times to prevent unauthorized entry while all work is being performed.

Should the owner or lienholder fail to commence work within the stated time, and should the work not be completed, the City may cause the work to be done, and may demolish the structure, and will assess costs of demolition against the owner and will file a lien against the property to recover all costs. The costs may include administrative fees, interest and/or legal fees.

Please note that a public hearing has been scheduled before the City's Board of Adjustment at the following date and time:

6:30 P.M., on the 9th day of January, 2017.

The hearing will be held at the Rowlett City Hall, in the Council Chambers, at 4000 Main Street, Rowlett, Texas. You are required to appear and submit at this hearing proof of the scope of work that is required to comply with the City's ordinances and regulations, and the time it will take to reasonably perform the work.

If this work does not commence within the times stated in this notice, the Board of Adjustment of the City may order the building be vacated, secured, repaired, removed, or demolished and posted no further occupancy is allowed until all required work is completed. The City may then proceed to have the work done and charge the costs to you and impose a lien against the property.

Any person having any record title or legal interest in the building has the right to participate. Should you or the lienholder or mortgagee fail to appear at the hearing, your failure to appear may be considered a waiver of any right to contest the determination of the City's officials that the property is substandard, dangerous and a public nuisance.

A copy of this notice will be filed with the City Secretary of the City of Rowlett and a notice will be published in a newspaper of general circulation in the City that contains the property's street address, the date of the hearing before the Board of Adjustment, a brief statement indicating the findings and results of this order, and instructions stating where a complete copy of this order may be obtained.

Your immediate attention to these violations is appreciated. Please contact the Rowlett Code Enforcement Office at (972) 412-6283 with any questions regarding this order. Certified Mail No. 9171969009350061965536

Sincerely,



David Gensler
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas

Cc: Choice Homes – Texas, Inc.
1140 Empire Central, Suite #520
Dallas, Texas, 75247

By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965543



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

Elma and Todd Gilley
2218 Windjammer Way
Rowlett, Texas, 75088



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

CERTIFIED MAIL



9171 9690 0935 0061 9655 36

November 17, 2016

Elma and Todd Gilley
2218 Windjammer Way
Rowlett, Texas, 75088



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Community Services Division • Code Enforcement
4401 Rowlett Road
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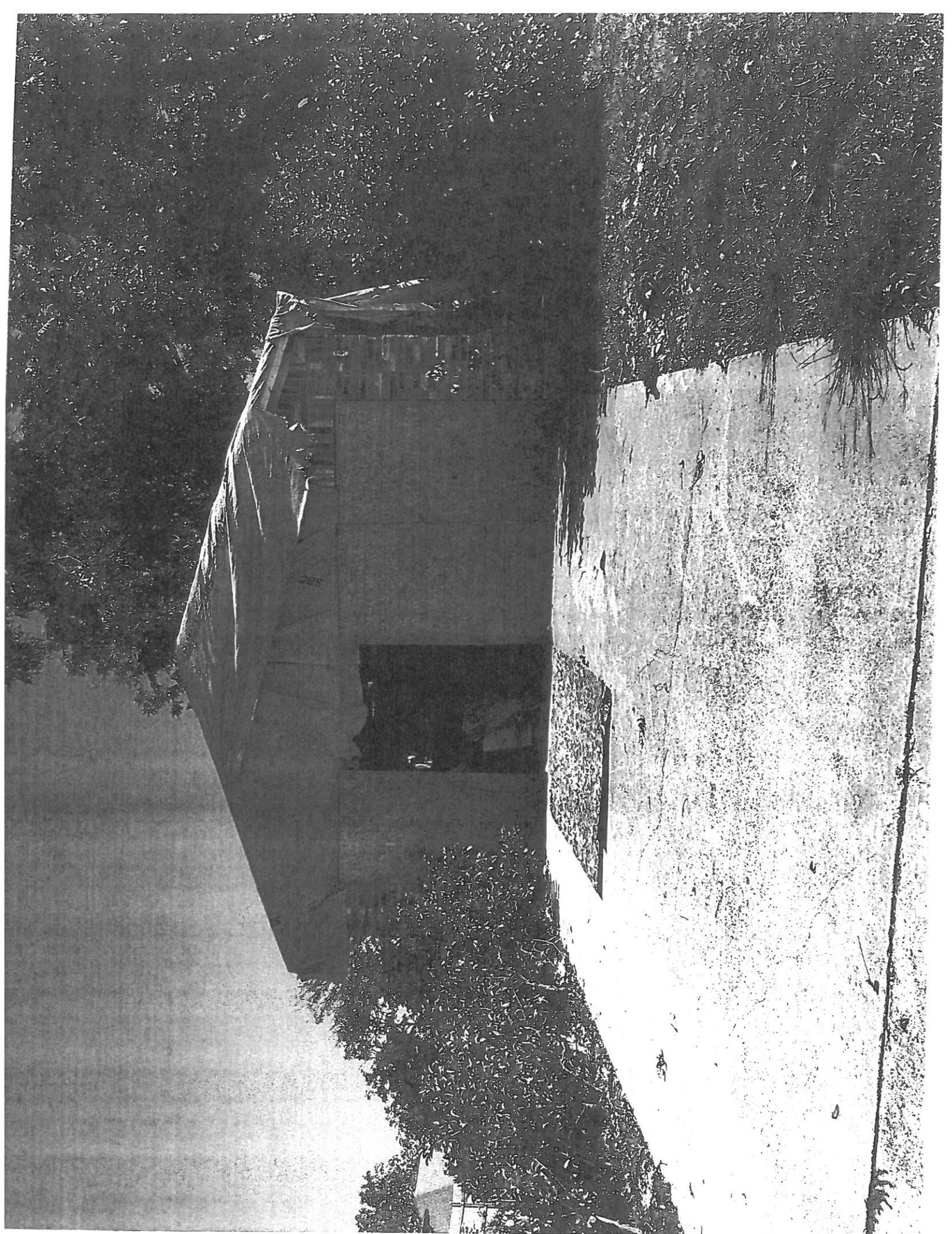
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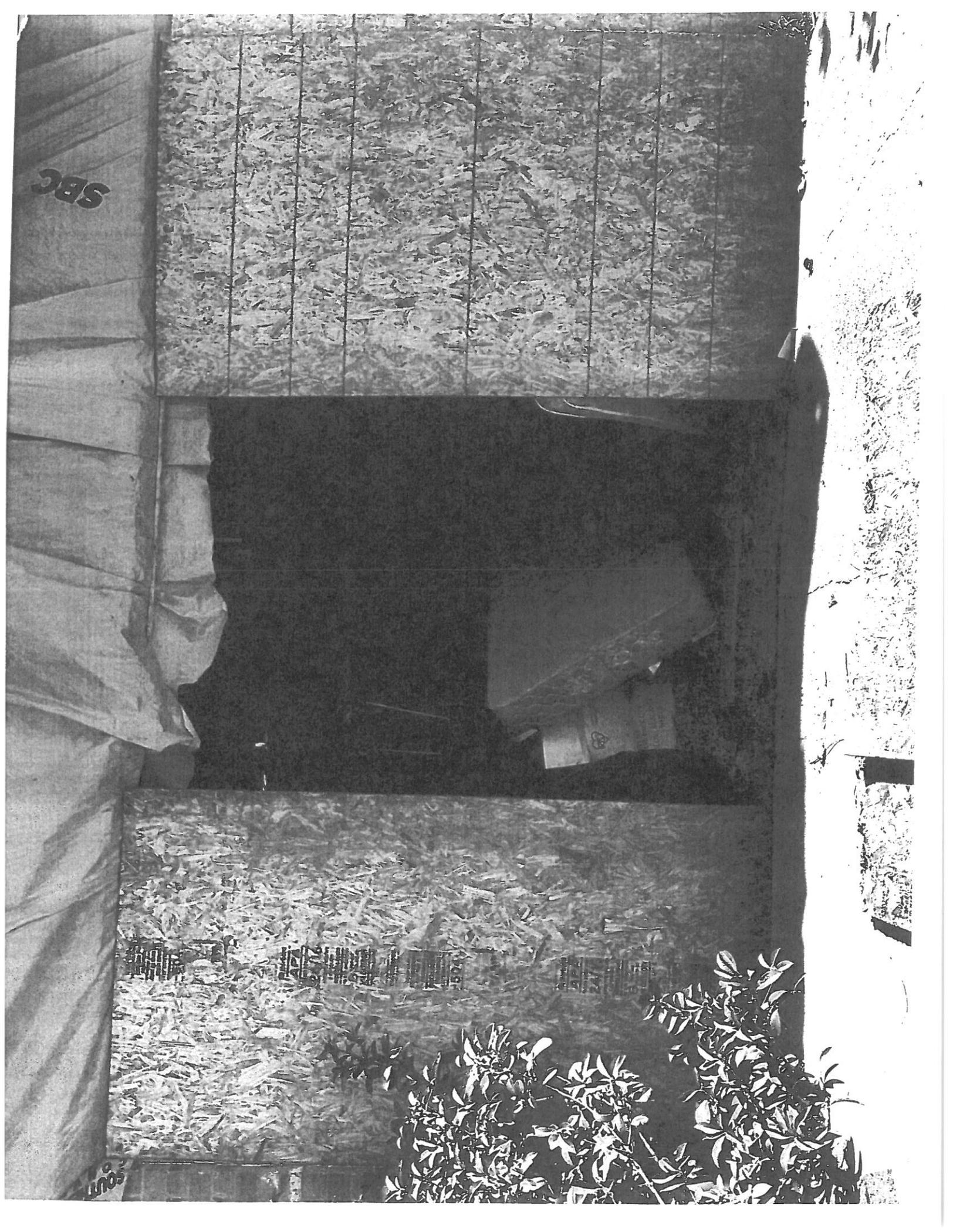


9171 9690 0935 0061 9655 43

Choice Homes – Texas, Inc.
1140 Empire Central, Suite #520
Dallas, Texas, 75247

Photos taken on 11/15/2016 showing the condition of the house located at 2218 Windjammer Way, Rowlett, Texas, 75088.

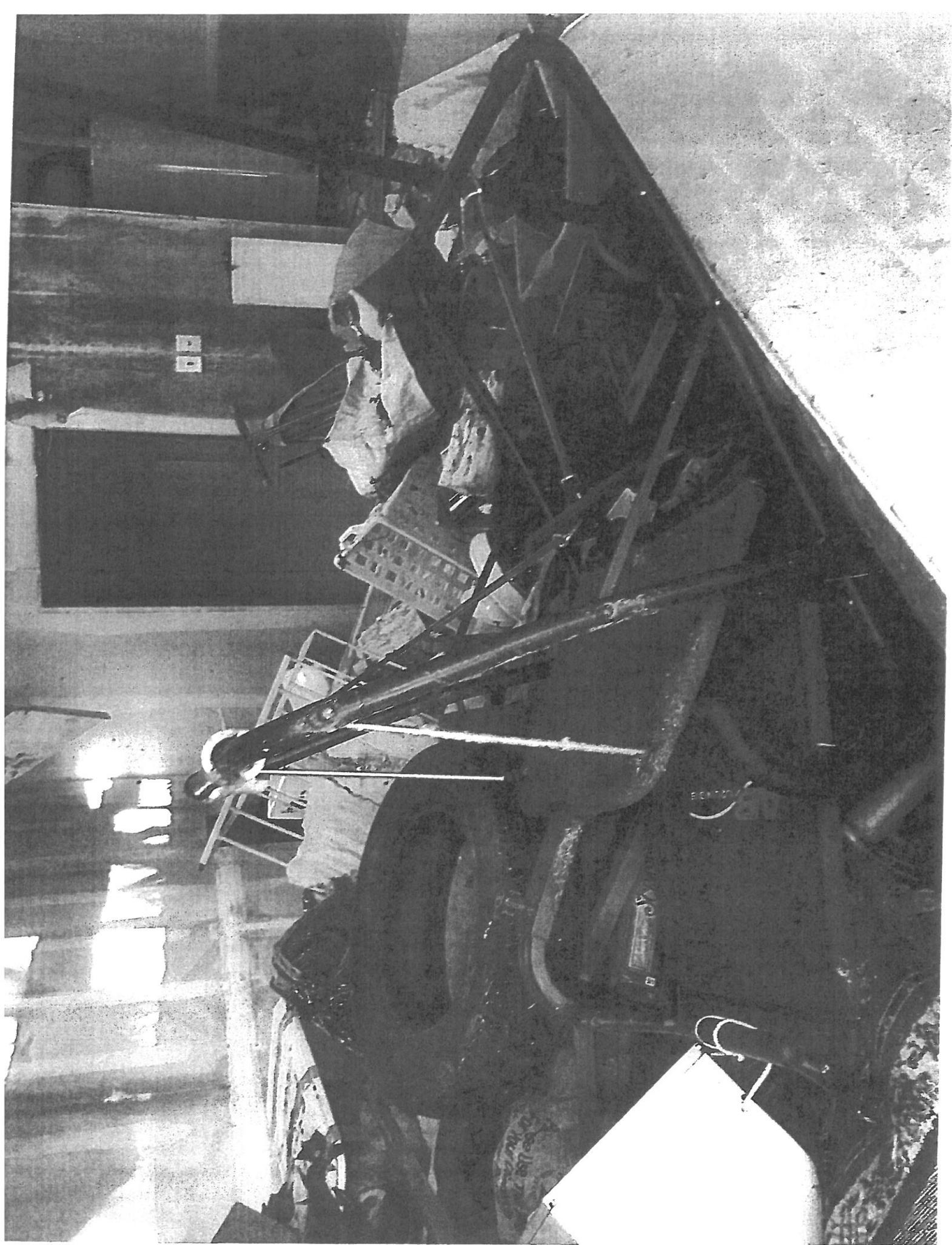


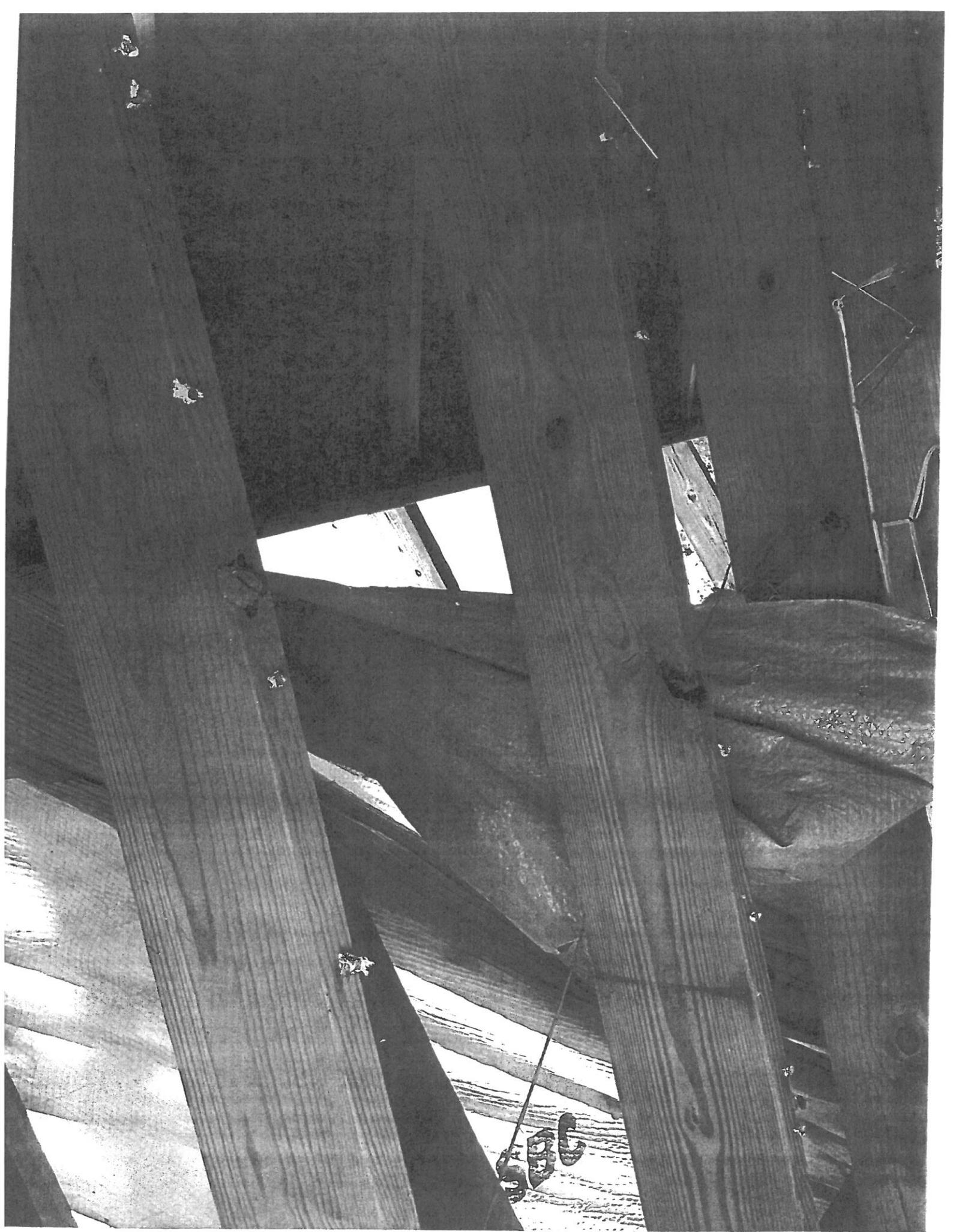


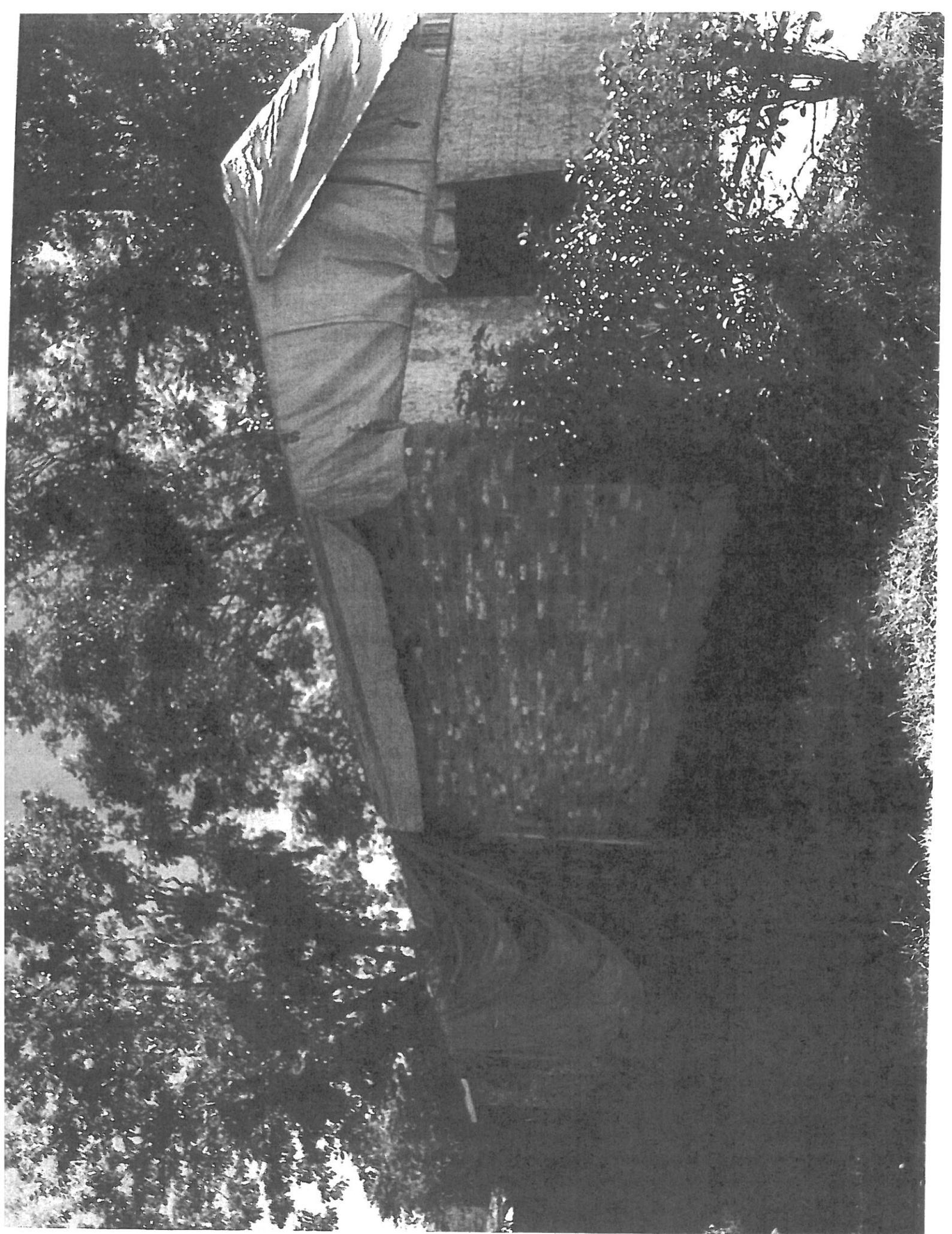
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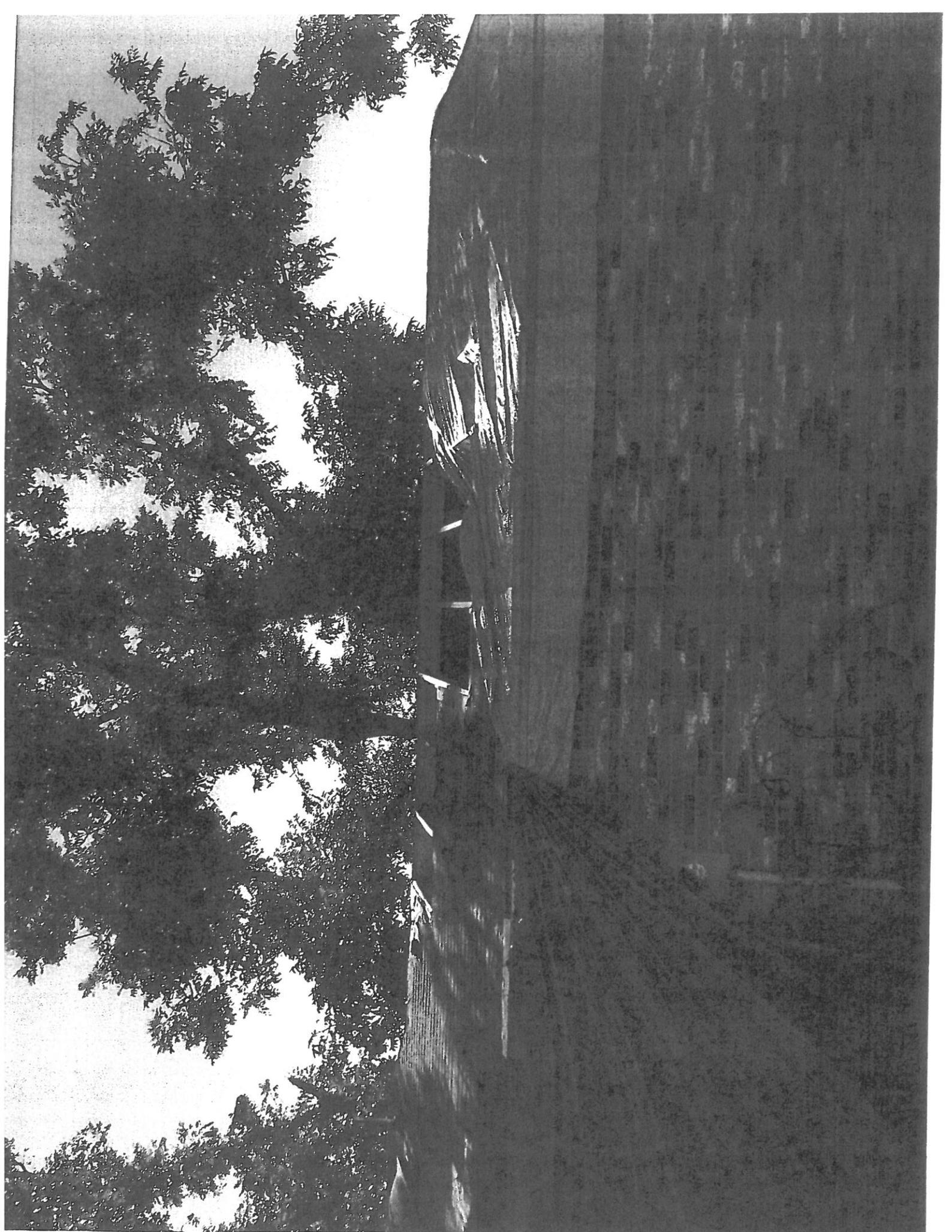
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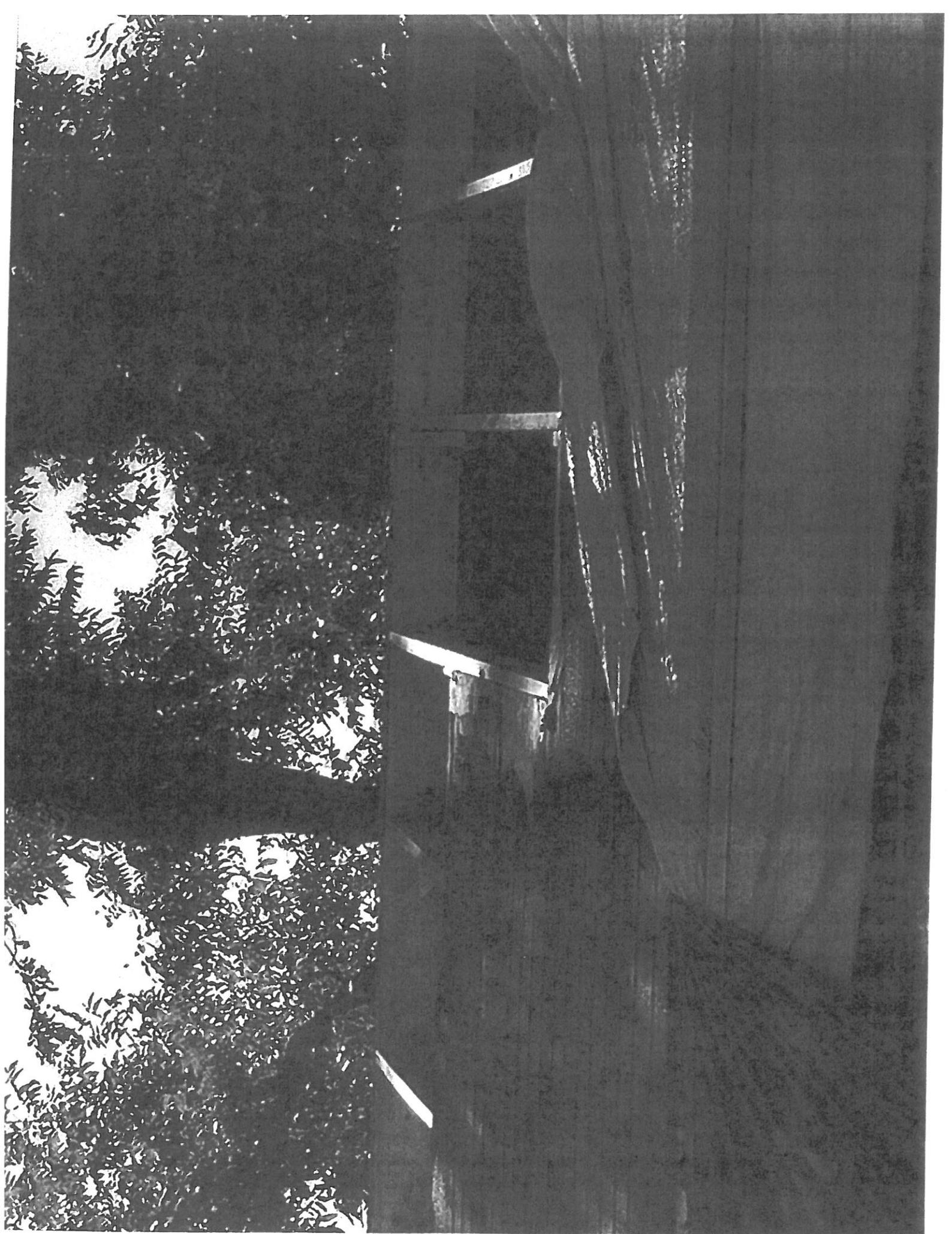


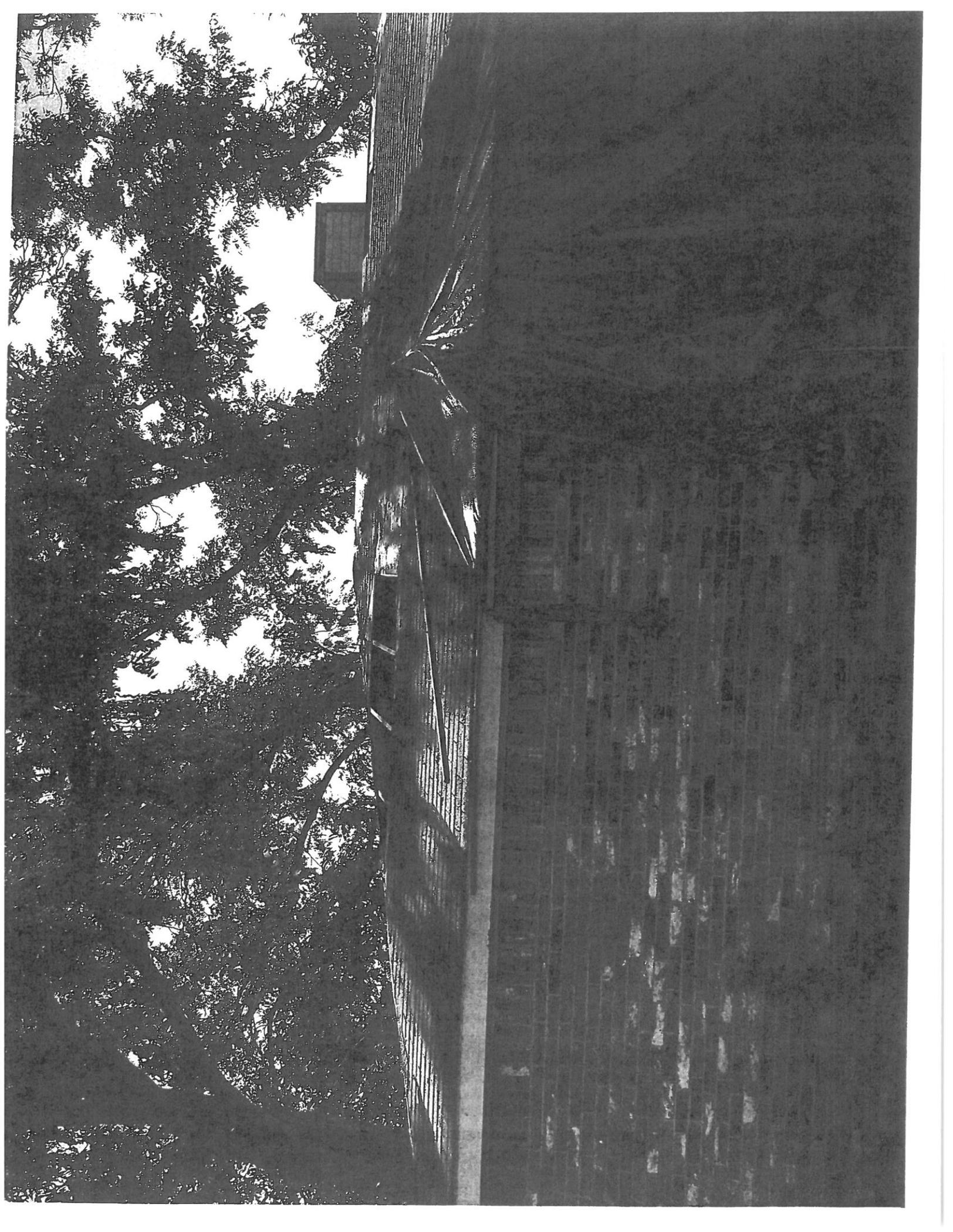


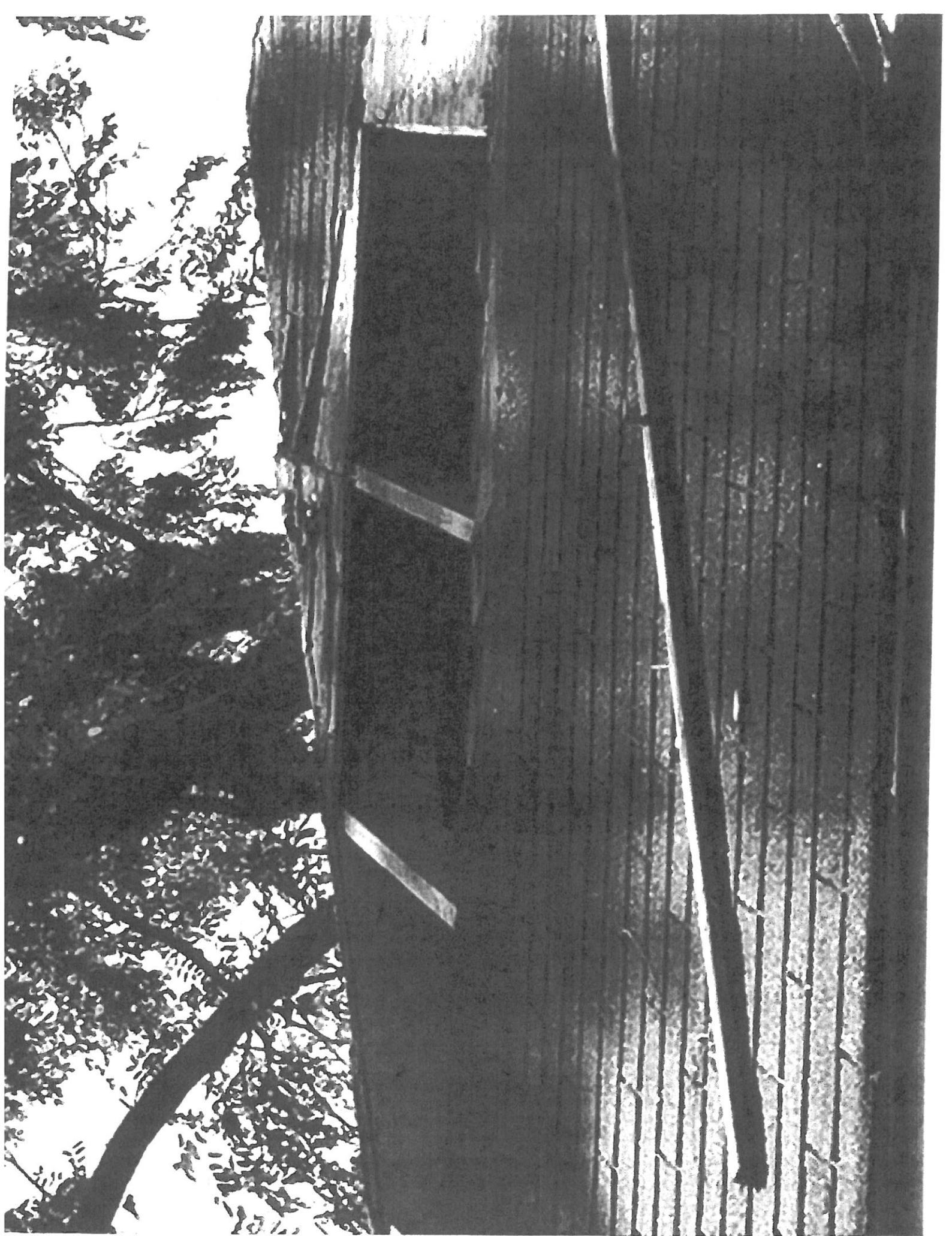


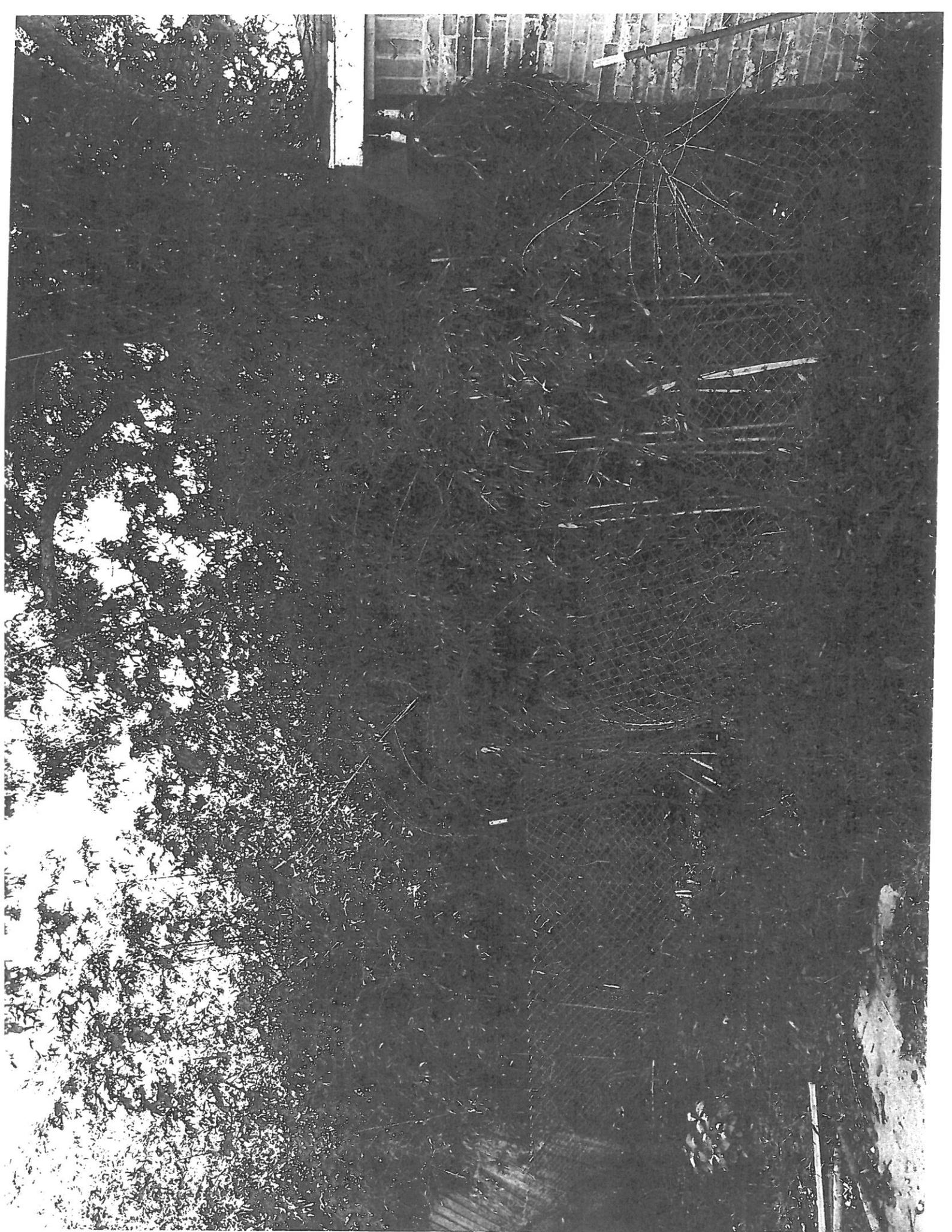


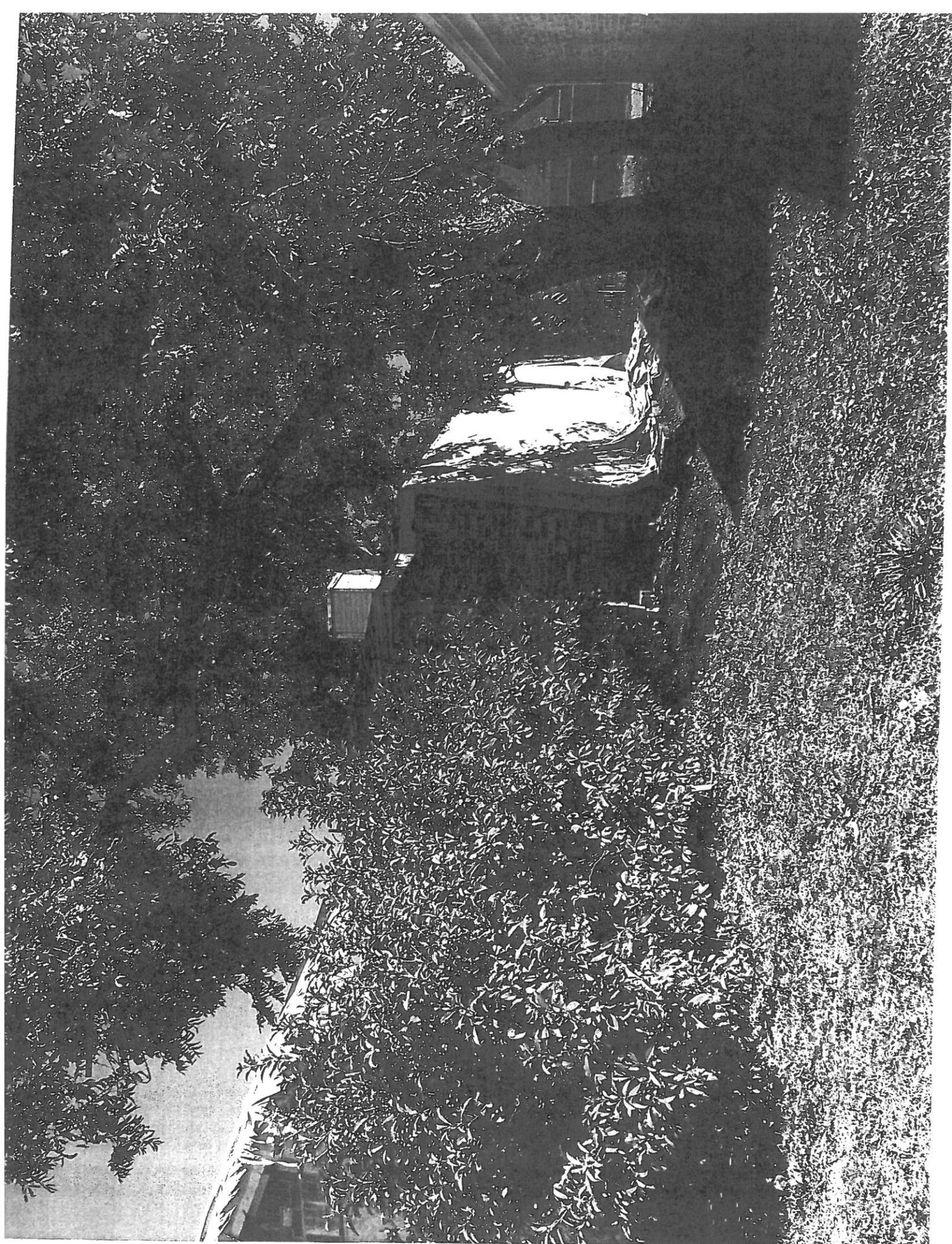


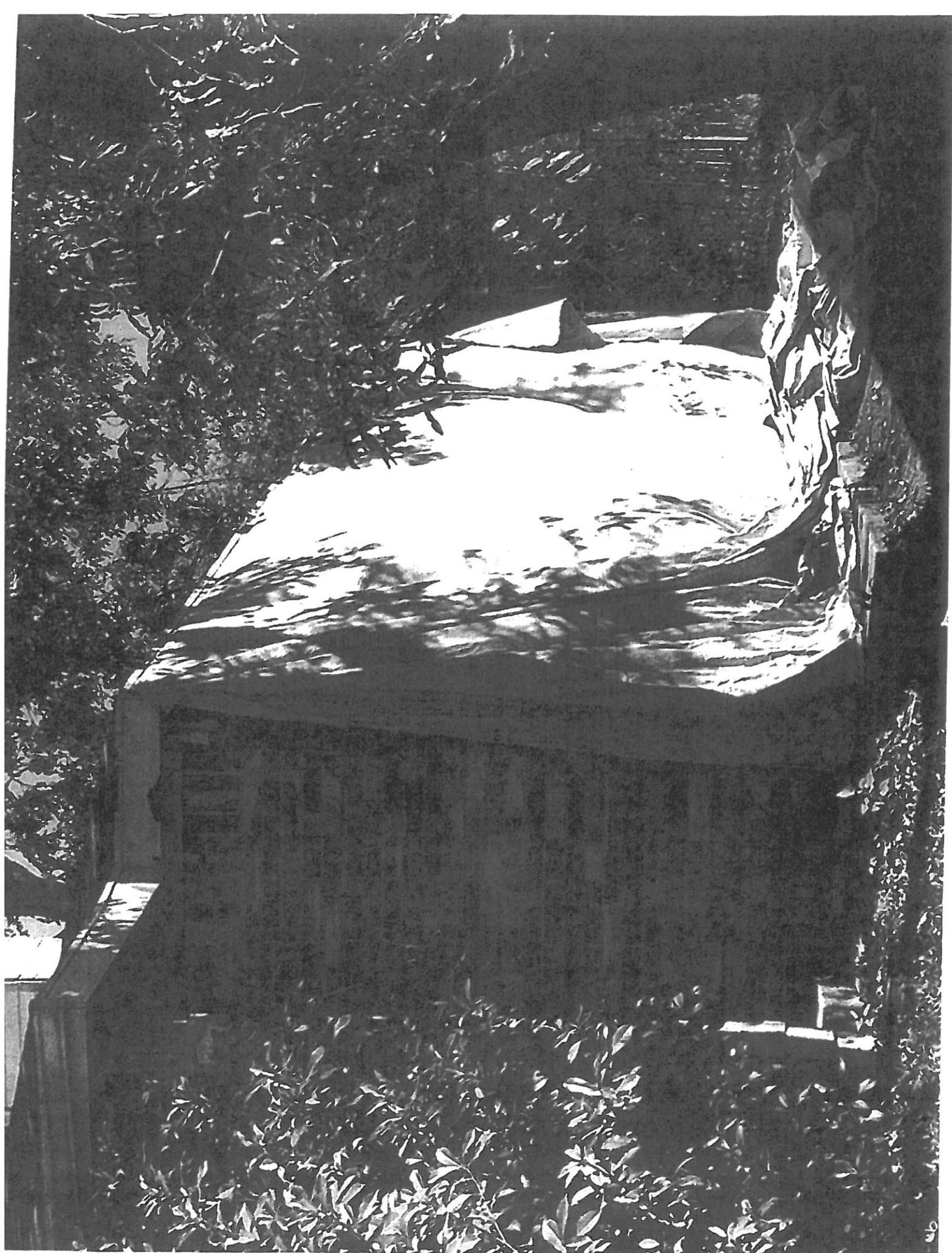














Dallas Central Appraisal District information for the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.

Dallas Central Appraisal District

Home | Find Property | Contact Us

Residential Account #440231000213R0000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions
Estimated Taxes History

Property Location (Current 2017)

Address: 2218 WINDJAMMER WAY
Neighborhood: 3GSQ05
Mapsc0: 30A-L (DALLAS)

DCAD Property Map

2016 Appraisal Notice

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2017)

GILLEY TODD &
ELMA GILLEY
2218 WINDJAMMER WAY
ROWLETT, TEXAS 750882218

Multi-Owner (Current 2017)

Owner Name	Ownership %
GILLEY TODD &	100%

Legal Desc (Current 2017)

- 1: VUE DU LAC REP
- 2: BLK 2 LT 13R
- 3:
- 4: VOL97206/5048 DD101797 CO-DALLAS
- 5: 0231000213R00 34402310002

Deed Transfer Date: 10/22/1997

Value

2016 Certified Values	
Improvement:	\$37,190
Land:	+ \$36,100
Market Value:	= \$73,290
Revaluation Year:	2016
Previous Revaluation Year:	2013

Main Improvement (Current 2017)

Building Class	Construction Type	# Baths (Full/Half)
16	FRAME	2/1

Year Built	1997	Foundation	SLAB	# Kitchens	1
Effective Year Built	1997	Roof Type	HIP	# Bedrooms	3
Actual Age	20 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	UNDESIRABLE	Fence Type	WOOD	# Fireplaces	1
Living Area	1,280 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	Y
Total Area	1,280 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	55%			Sauna (Y/N)	N

Additional Improvements (Current 2017)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	400

Land (2016 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT	45	127	5,767.0000 SQUARE FEET	FLAT PRICE	\$36,100.00	0%	\$36,100	N

* All Exemption information reflects 2016 Certified Values. *

Exemptions (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	ROWLETT	GARLAND ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$5,000	\$25,000	\$14,658	\$14,658	\$14,658	\$0
OTHER EXEMPTION	\$30,000	\$10,000	\$58,632	\$50,000	\$58,632	\$0
Taxable Value	\$38,290	\$38,290	\$0	\$8,632	\$0	\$0

Exemption Details

Estimated Taxes (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	ROWLETT	GARLAND ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.787173	\$1.46	\$0.252371	\$0.122933	\$0.2794	N/A
Taxable Value	\$38,290	\$38,290	\$0	\$8,632	\$0	\$0
Estimated Taxes	\$301.41	\$559.03	\$0.00	\$10.61	\$0.00	N/A
Tax Ceiling	\$333.24	\$1,012.69	\$55.38	N/A	N/A	N/A
Total Estimated Taxes:						\$871.05

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official tax bill**. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc..** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

City of Rowlett utility billing information for the property located at
2218 Windjammer Way, Rowlett, Texas, 75088.



Utility Billing

Utility Billing Central

Welcome, David Gensler

2218 windjammer



Excel

Advanced

Search

Office

Accounts (2)

CUSTOMER, VACANT Details

Account #	9232	Customer Start Date	12/26/2015	Outstanding Balance \$0.00
Default Route	33	Customer Stop Date	12/31/9999	
Location	2218 WINDJAMMER WAY ROWLETT TX 75088	Account Start Date	08/21/1997	
		Account Stop Date	12/31/9999	

More

CID#	999999	District	02 -CYCLE 2	Premises Phone	Last Payment Date	12/31/1899
Account Type	RESIDENTIAL	Parcel ID	44 02002	Customer Phone	Last Bill Date	
Relation	Customer	Lot #		Customer Email	Last Payment Amt \$0.00	
		Unit/Apt				

Critical Notifications

No notifications found.

GILLEY, ELMA Details

Account #	9232	Customer Start Date	11/11/1997	Outstanding Balance \$138.22
Default Route	33	Customer Stop Date	12/25/2015	
Location	2218 WINDJAMMER WAY ROWLETT TX 75088	Account Start Date	08/21/1997	
		Account Stop Date	12/31/9999	

More

CID#	1015677	District	02 -CYCLE 2	Premises Phone	972-463-0244	Last Payment Date	12/08/2015
Account Type	RESIDENTIAL	Parcel ID	44 02002	Customer Phone	972-463-0244	Last Bill Date 01/25/2016	
Relation	Customer	Lot #		Customer Email	Last Payment Amt \$78.30		
		Unit/Apt					

Critical Notifications

No notifications found.



Deed property search provided by Teri Shibler CESP, Escrow Officer,
from Trinity Abstract and Title Company, for the property located at
2218 Windjammer Way, Rowlett, Texas, 75088.

FFS13.00
OP# 486658

MCS

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 17, 1997

2061128

Grantor:
CHOICE HOMES-TEXAS, INC.

10/22/97 715678 \$13.00
Deed

Grantor's Mailing Address (including county):

1140 EMPIRE CENTRAL, SUITE 520
DALLAS, TEXAS 75247
DALLAS COUNTY

Grantee:

TODD GILLEY AN UNMARRIED MAN AND ELMA GILLEY AN UNMARRIED WOMAN

2218 WINDJAMMER
Grantee's Mailing Address (including county):

2218 WINDJAMMER WAY
ROWLETT, TEXAS 75088
DALLAS COUNTY

Consideration:

SEE ATTACHED CONSIDERATION

Property (including any improvements):

Lot 13R, Block 2, of Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas, according to the Revised Plat thereof recorded in Volume 96054, Page 4369, Map Records, Dallas County, Texas, together with Certificate of Correction recorded in Volume 95109, Page 2644, Deed Records, Dallas County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and taxes for 1997, the payment of which Grantee assumes.

97206 05048

GF# 486658
Page 1 of Consideration

CONSIDERATION

A cash consideration paid to Grantor by Grantee and the execution and delivery by Grantee of a promissory note of even date herewith, in the original principal amount of \$92,331.00 payable to the order of CTX MORTGAGE COMPANY at its offices in Dallas, Texas, as therein provided, and being secured by a prior and superior vendor's lien retained herein in favor of CTX MORTGAGE COMPANY and by Deed of Trust of even date from Grantee to Ricky J. Carothers or Karren P. Bates, or Judson H. Cross, Jr., Trustee.

The Vendor's Lien and superior title are retained for the benefit of CTX MORTGAGE COMPANY and are transferred to that party without recourse on Grantor.

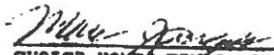
GF# 486658
Warranty Deed with Vendor's Lien - Page 2

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

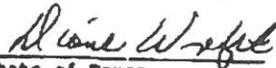
EXECUTED this 17th day of October, 1997.


CHOICE HOMES-TEXAS, INC.
BY: MARC JUNGERS, COMMUNITY MANAGER

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 17th day of October, 1997, by Marc Jungers, as Community Manager of Choice Homes-Texas, Inc., on behalf of said corporation.


Notary Public, State of Texas

Notary's Printed Name: Diane Wright
Notary's Commission Expires: 07/06/01



97206 05050

19090 200

FILED
97 OCT 22 PM 12:48
COUNTY CLERK
DALLAS COUNTY

Any person herein after, contact the sale, rental, or use of the
described real property, the fact of color or race is invalid and
unenforceable under the laws
STATE OF TEXAS COUNTY OF DALLAS
Herby Gilley is a statement was filed on the date and time
stated herein by me and was duly returned to the public and
page of the record records of Dallas County, Texas as stamped
below by me.

OCT 22 1997



Edw Bullock
COUNTY CLERK, Dallas County, Texas

RETURN TO:
TODD FILLEY AND ELMA GILLEY
2218 WINDJAMMER WAY
ROWLETT , TEXAS 75088

Notarized Certificate of Substandard Structure for the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.



201600326739

CT 1/3

STATE OF TEXAS)
COUNTY OF DALLAS)

CERTIFICATE OF SUBSTANDARD STRUCTURE

THIS IS TO CERTIFY that the following described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance:

BEING Lot 13R of Block 2, of the VUE DU LAC REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas, and being more commonly known as the property situated at 2218 Windjammer Way.

The owner and any lienholders and mortgagees have been notified of the substandard condition of the structure in accordance with the Notice, attached hereto and incorporated herein. Said Notice has been served on the owner and all lienholders and mortgagees in accordance with law.


(Signature)

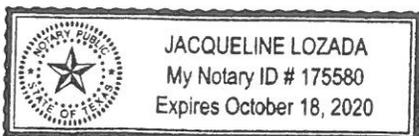
DAVID GENSLER
(Print Name and Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me, the undersigned authority, by David Gensler, the authorized representative of the City of Rowlett, Texas known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposed and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of November, 2016.





Filed and recorded official public records letter, which was filed with Dallas County, Texas, for the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.



FILE COPY

Rowlett Police Department Community Services Division

9171 9690 0935 0061 9655 36

9171 9690 0935 0061 9655 43

November 17, 2016

BY CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Elma and Todd Gilley
2218 Windjammer Way
Rowlett, Texas, 75088

**RE: Code Violations and Notice to Repair or Demolish
2218 Windjammer Way, Rowlett, Texas, 75088
Lot 13R, Block 2, of Vue Du Lac, an Addition/Subdivision, to the City of Rowlett, Dallas County, Texas.**

Dear: Elma and Todd Gilley,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
2. Sec. 302.5: Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

Cc: Choice Homes – Texas, Inc.
1140 Empire Central, Suite #520
Dallas, Texas, 75247

By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965543

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/21/2016 12:40:07 PM
\$34.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201600326739

Notarized Affidavit of Legal Notice published in the Rowlett Lakeshore Times for the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.



Rowlett Lakeshore Times, Internet

AFFIDAVIT OF LEGAL NOTICE

I, Nick Souders, Inside Sales Manager of the Rowlett Lakeshore Times, Internet a newspaper printed in the English language in Dallas County, State of Texas, do hereby certify that this notice was Published in the Rowlett Lakeshore Times, Internet on the following dates, to-wit

Rowlett Lakeshore Times	11/24/16	11/24/16	1
Internet	11/24/16	11/24/16	1

LEGAL: 2218 WINDJAMMER WAY

\$85.00

(Description)

(Cost)

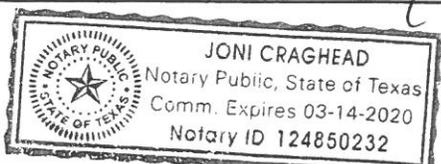
[Signature]
Inside Sales Manager of the Rowlett Lakeshore Times, Internet

Subscribed and sworn on this

29 day of November, 2016

[Signature]

Notary Public, State of Texas



REAL ESTATE SALES

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Real Estate

All real estate & rental advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. To complain of discrimination call HUD Toll-free at 1-800-645-7777.

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Qualifications:

- Must be at least 18 years of age
- Must be able to load, unload and sort packages, as well as perform other related duties

Daily activities include assisting with warehouse operations and performing entry level warehouse and dock-related tasks, loading and unloading trucks, shipping and receiving, moving, handling and tracking packages and other material, and assisting with transportation and distribution operations.

For more information, text FXG to 69922

FedEx Ground is an equal opportunity / affirmative action employer. Discrimination/Fraudulent/Unethical Practices committed to a diverse workforce.

LEGAL NOTICE STATEMENT OF ORDER

2322 Windjammer Way, Rowlett, Texas, 75088.

Legal description: BEING Lot 20R, of Block 2, of the VUE DU LAC REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

7603 Pacific Drive, Rowlett, Texas, 75088.

Legal description: BEING Lot 13, of Block B, of the PENINSULA 4 PH A REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

2218 Windjammer Way, Rowlett, Texas, 75088.

Legal description: BEING Lot 13R, of Block 2, of the VUE DU LAC REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

7705 Pebble Beach, Rowlett, Texas, 75088.

Legal description: BEING Lot 3, of Block J, of the PENINSULA 2 Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

9002 Shilpama Street, Rowlett, Texas, 75088.

Legal description: BEING Lot 10, of Block M, of the HIGHLAND MEADOWS NORTH #2 Addition/Subdivision to the City of Rowlett, Rockwall County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

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Star Local Media has immediate full-time advertising and sales positions in the suburbs of Dallas, TX. Our primary consideration is for individuals with 2-5 years of experience in advertising and sales. We are looking for individuals who are energetic, self-motivated, and have a proven track record in advertising and sales. We offer a competitive salary and benefits package. If you are interested, please send your resume and cover letter to: hr@starlocalmedia.com

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COLA Drivers Mid Central-South Regional Run between Nebraska and Texas. Salary of both ends! Home week ends. 2,800 miles/week. Be home Thanksgiving! Call Christine Fremont Contact Centers, 1-800-841-8814 or visit www.kcc-nc.com

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Statewide Ad - 1-800-803-6024. **North Region Only** - 1-800-803-6024. **South Region Only** - 1-800-803-6024. **West Region Only** - 1-800-803-6024.

972-422-SELL (7355)

Localmedia

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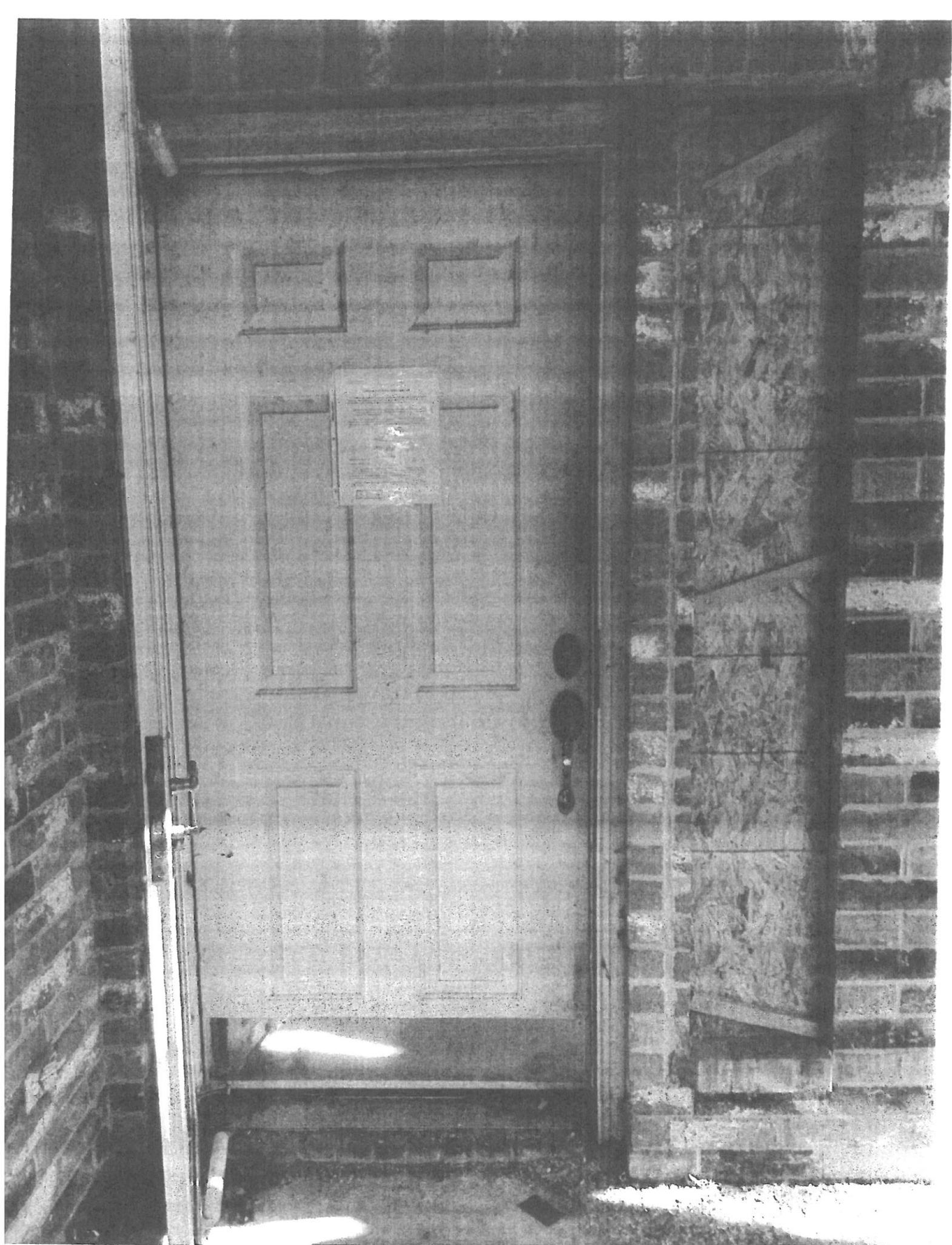
MIKE'S HOME REPAIR RETIRED POLICE OFFICER & FIREFIGHTER. 7 Baths, 7 Doors, 7 Kitchens, 7 Closets, 7 Garages, 7 1/2 Mch. Mxg. 972-222-8248

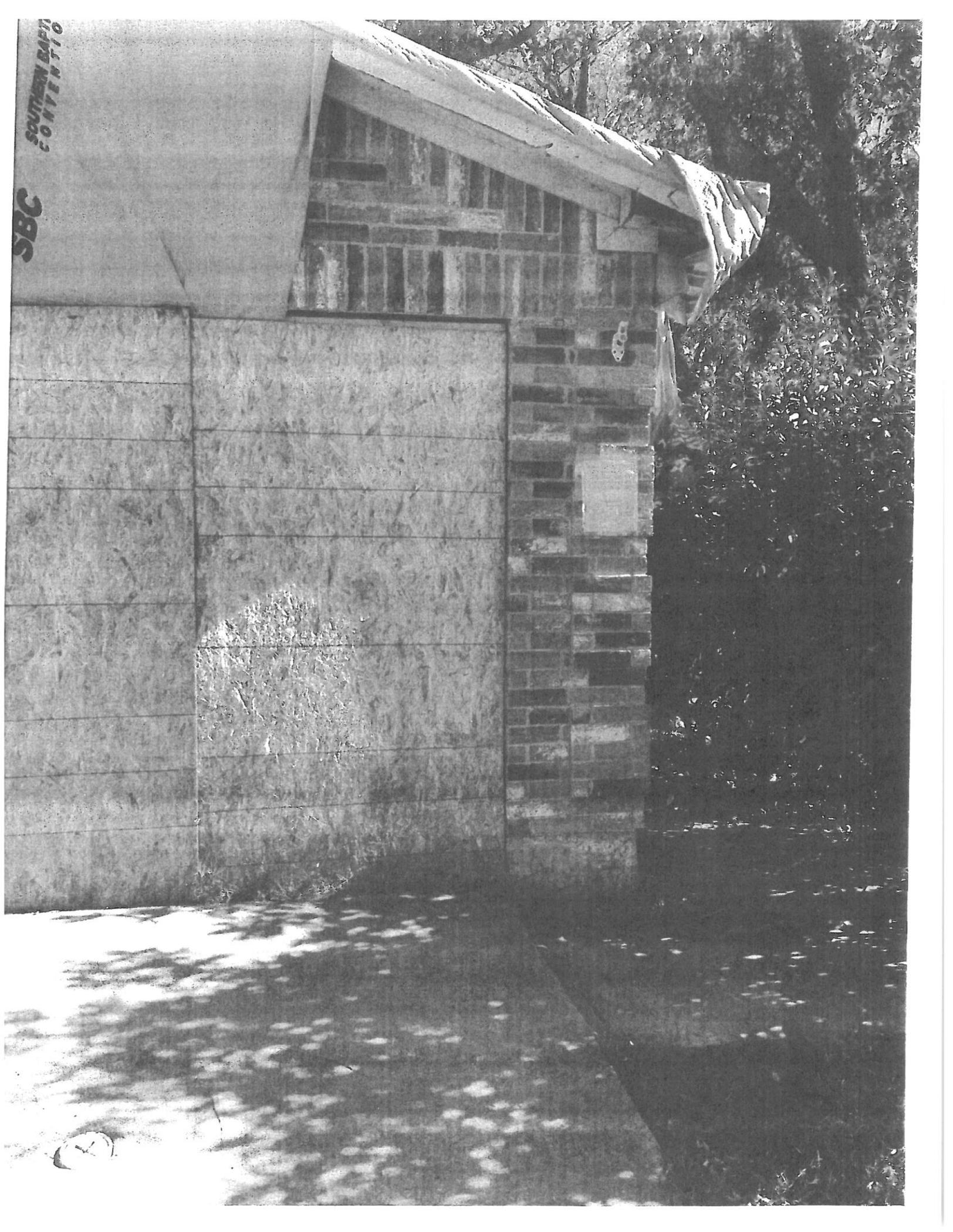
FIREWOOD 972-288-3110. Apt Stack, 4x4, Half Cord, Cord. Call for Prices Open 7 Days.

65 SOONER CASH! **LET ME HELP.** RICHARD BOLAND Insurance Broker. 972-413-6007, 214-914-9591. www.starlocalmedia.com

Remodel Repair Relax 972-422-SELL. CLASSIFIEDS Service Directory. www.starlocalmedia.com

Photos taken on 11/30/2016 showing two certified copies of the Certificate of Substandard Structure was posted in two different locations on the house located at 2218 Windjammer Way, Rowlett, Texas, 75088.





SBC
SOUTHERN BAPTIST
CONVENTIO

Emails associated with the property located at 2218 Windjammer Way,
Rowlett, Texas, 75088.

David Gensler

From: UVentures Realty <uventuresrealty@gmail.com>
Sent: Wednesday, December 28, 2016 6:30 AM
To: David Gensler
Subject: 2218 Windjammer Way Update

David,

We applied for permits before Christmas and waiting for approval before commencing demolition and construction. There is a dumpster out there already.

Once we get the approval from the city, we will hit the ground running. Demolition, framing, decking and roofing should be completed before the month the of January.

The title company mentioned at closing that there was a code compliance hearing in January. I wanted to get more details on that.

Thank you.

Nosa
UVentures Group

David Gensler

From: UVentures Realty <uventuresrealty@gmail.com>
Sent: Thursday, December 29, 2016 8:23 AM
To: David Gensler
Subject: Re: FW: 2218 Windjammer Way Update

Thank you sir. I will collect them today and have the crew start this weekend.

On Dec 29, 2016 7:52 AM, "David Gensler" <[dgersler@rowlett.com](mailto:dgensler@rowlett.com)> wrote:

Nosa,

Your permit is ready to be picked up. Please see the email thread below.

Sincerely,

David Gensler, CCEO

Registered Code Enforcement Officer

Code Enforcement Division

City of Rowlett, Texas

DGensler@Rowlett.com

[972-412-6133](tel:972-412-6133)

From: Blake Scott
Sent: Thursday, December 29, 2016 7:03 AM
To: David Gensler <[dgersler@rowlett.com](mailto:dgensler@rowlett.com)>
Subject: RE: 2218 Windjammer Way Update

It is ready to be picked up.



Blake Scott | Building Official

City of Rowlett | 3901 Main St., 75088 or P.O. Box 99 | Rowlett, TX 75030

O: [972.412.6126](tel:972.412.6126) | F: [972.412.6228](tel:972.412.6228) | bscott@rowlett.com

Our Vision: A unique community where families enjoy life and feel at home.

Visit our Citizen Action Center at www.rowlett.com for questions or request.

From: David Gensler

Sent: Wednesday, December 28, 2016 2:21 PM

To: Blake Scott <bscott@rowlett.com>

Subject: RE: 2218 Windjammer Way Update

Sounds good, can you please let me know when the permit is release?

From: Blake Scott

Sent: Wednesday, December 28, 2016 2:04 PM

To: David Gensler <dgensler@rowlett.com>

Subject: RE: 2218 Windjammer Way Update

We are working on it now. We are waiting on a revision to issue permit.



Blake Scott | Building Official

City of Rowlett | 3901 Main St., 75088 or P.O. Box 99 | Rowlett, TX 75030

O: [972.412.6126](tel:972.412.6126) | F: [972.412.6228](tel:972.412.6228) | bscott@rowlett.com

Our Vision: A unique community where families enjoy life and feel at home.

Visit our Citizen Action Center at www.rowlett.com for questions or request.

From: David Gensler
Sent: Wednesday, December 28, 2016 2:02 PM
To: Blake Scott <bscott@rowlett.com>
Subject: FW: 2218 Windjammer Way Update

Blake,

Do you know when the permit(s) for this property will be issued?

Sincerely,

David Gensler, CCEO

Registered Code Enforcement Officer

Code Enforcement Division

City of Rowlett, Texas

DGensler@Rowlett.com

[972-412-6133](tel:972-412-6133)

From: UVentures Realty [<mailto:uventuresrealty@gmail.com>]
Sent: Wednesday, December 28, 2016 6:30 AM
To: David Gensler <[dgersler@rowlett.com](mailto:dgensler@rowlett.com)>
Subject: 2218 Windjammer Way Update

David,

We applied for permits before Christmas and waiting for approval before commencing demolition and construction. There is a dumpster out there already.

Once we get the approval from the city, we will hit the ground running. Demolition, framing, decking and roofing should be completed before the month the of January.

The title company mentioned at closing that there was a code compliance hearing in January. I wanted to get more details on that.

Thank you.

Nosa

UVentures Group

Miscellaneous case file documentations for the property located at 2218 Windjammer Way, Rowlett, Texas, 75088.

- Submitted plans for reconstruction of the house.

12.10.16
 DESIGN SET
 FOR
 RENOVATION
 221 B WINDJAMMER WAY
 ROWLETT, TEXAS 75068
 ROCKWALL & DALLAS COUNTY

BUILDING DATA

SITE INFORMATION

SIZE AND EXISTING BUILDING

FOUNDATION	5,767 SF (0.13 ACRES)
FOUNDATION	1,754.72 SF
FOUNDATION	1,852.88 SF
FOUNDATION	5,164.10 SF
FOUNDATION	4,522.50 SF
FOUNDATION	12,373 SF

OWNER'S RESPONSIBILITY TO PROVIDE NECESSARY MATERIAL AND FINISHES TO THE CONTRACTOR TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE CONSTRUCTION AND THE QUANTITY OF MATERIALS PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF MATERIALS PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF MATERIALS PROVIDED TO THE CONTRACTOR.

SHEET INDEX

NO.	DESCRIPTION
40.0	GENERAL NOTES
41.0	FOUNDATION
41.1	FOUNDATION
41.2	FOUNDATION
41.3	FOUNDATION
41.4	FOUNDATION
41.5	FOUNDATION
41.6	FOUNDATION
41.7	FOUNDATION
41.8	FOUNDATION
41.9	FOUNDATION
42.0	FOUNDATION
42.1	FOUNDATION
42.2	FOUNDATION
42.3	FOUNDATION
42.4	FOUNDATION
42.5	FOUNDATION
42.6	FOUNDATION
42.7	FOUNDATION
42.8	FOUNDATION
42.9	FOUNDATION
43.0	FOUNDATION
43.1	FOUNDATION
43.2	FOUNDATION
43.3	FOUNDATION
43.4	FOUNDATION
43.5	FOUNDATION
43.6	FOUNDATION
43.7	FOUNDATION
43.8	FOUNDATION
43.9	FOUNDATION
44.0	FOUNDATION

PROJECT INFORMATION

PROJECT ADDRESS:
 0.132 ACRES
 LOT 13 R, BLOCK 2
 VOTER DU LAC

PROJECT DESCRIPTION:
 EXISTING SINGLE FAMILY RESIDENTIAL RENOVATION
 5,767 SF LOT (451.00)
 3,106.10 S.F., 2-STORY HOUSE

ZONING DESCRIPTION:
 RESIDENTIAL

SETBACKS REQUIREMENTS:
 FRONT YARD: 25'-0"
 REAR YARD: 0'-0"
 SIDE YARD: 0'-0"
 HEIGHT: 35'-0" MAX.

GENERAL WORK NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

INTERIOR WALL AND FLOOR PLAN NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

NEW EXTERIOR WALL NOTES:

- ALL EXTERIOR WALLS TO BE CONSTRUCTED AS FOLLOWS:
- 1/2" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 2" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 3" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 4" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 5" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 6" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 7" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 8" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 9" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 10" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 11" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 12" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 13" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 14" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 15" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 16" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 17" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 18" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.
- 19" MINIMUM THICKNESS OF 1500 PSI CONCRETE OR 100 LBS PER CU YD FILL.



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ISSUES AND REVISIONS

NO.	DESCRIPTION
01	ISSUES AND REVISIONS

OWNER: 221 B WINDJAMMER WAY, SINGLE FAMILY HOME, ROWLETT, TX 75068

ARCHITECT: HODGSON RAYMOND LAKE, 504.375.8321, h.r.lake@hodgsonraymond.com

DATE: 12.10.16

SHEET NUMBER: AO.0

TITLE PAGE

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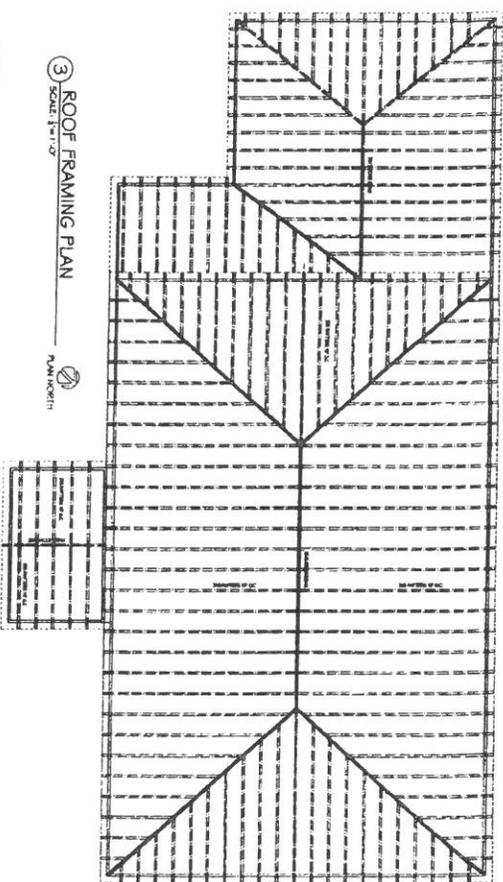
DIANA SMITH
 ARCHITECT
 6337 RAVENHOLE LANE
 DALLAS, TEXAS
 214.373.0521
 dsmith@diansmitharchitecture.com

ISOLDS AND ASSOCIATES
01
PROJECT NO. 2018-001
DATE: 08/15/18
SCALE: AS SHOWN

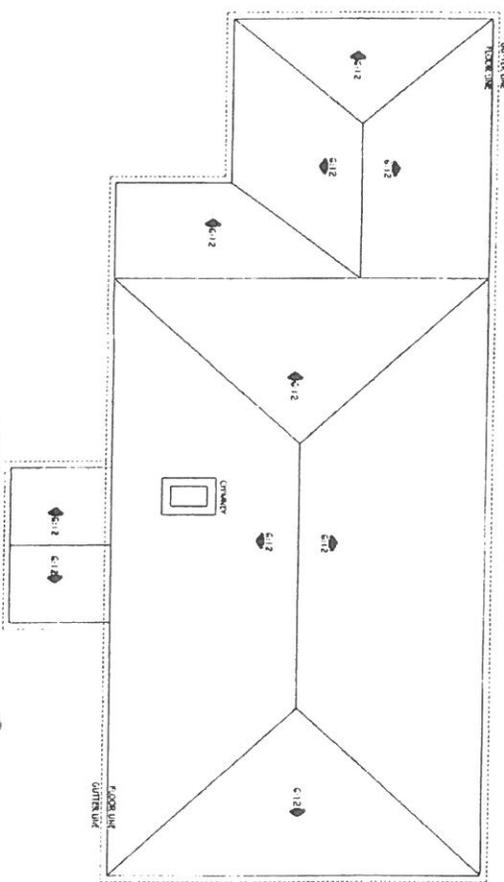
2218 WINDHAMMER WAY
 RENOVATION
 SINGLE FAMILY HOME
 ROWLETT, TX 75068

NO. 001
 SCALE: 1/2" = 1'-0"
 DATE: 08/15/18

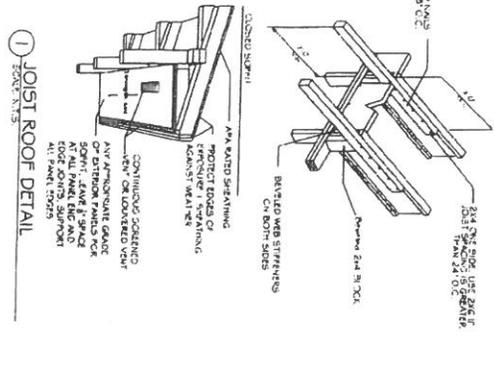
PROJECT NUMBER
 A1.2



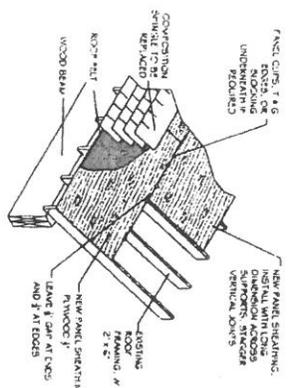
3 ROOF FRAMING PLAN
 SCALE 3/4" = 1'-0"



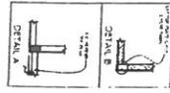
4 ROOF PLAN
 SCALE 3/4" = 1'-0"



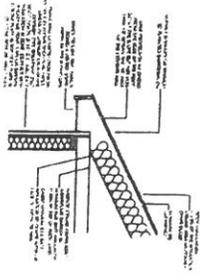
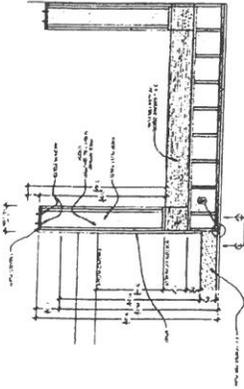
1 JOIST ROOF DETAIL
 SCALE N.T.S.



2 ROOF DETAIL
 SCALE N.T.S.

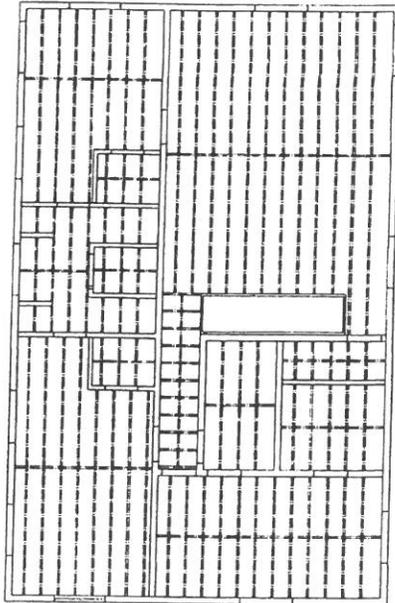


① GARAGE WALL DETAIL
SCALE: 1/4" = 1'-0"

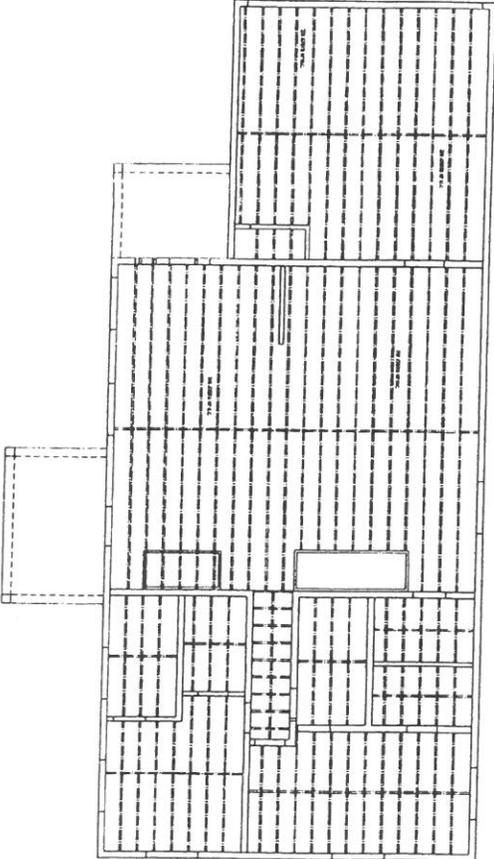


② TOP OF WALL DETAIL
SCALE: 1/4" = 1'-0"

③ 2ND FLR FRAMING PLAN
SCALE: 1/4" = 1'-0"



④ 1ST FLR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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ARCHITECTS, P.C.
1500 RAINBOW LANE
DALLAS, TEXAS
504.375.6521
qsmith@quinnsmithgroup.com

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01		

2219 WINDJAMMER WAY
RENOVATION
SINGLE FAMILY HOME
KOWLETT, TX 75065

DATE PLOTTED: 12/10/16
DATE FILED: 12/10/16
PROJECT: FRAMING PLAN

SHEET NUMBER
A1.3

GENERAL NOTES:

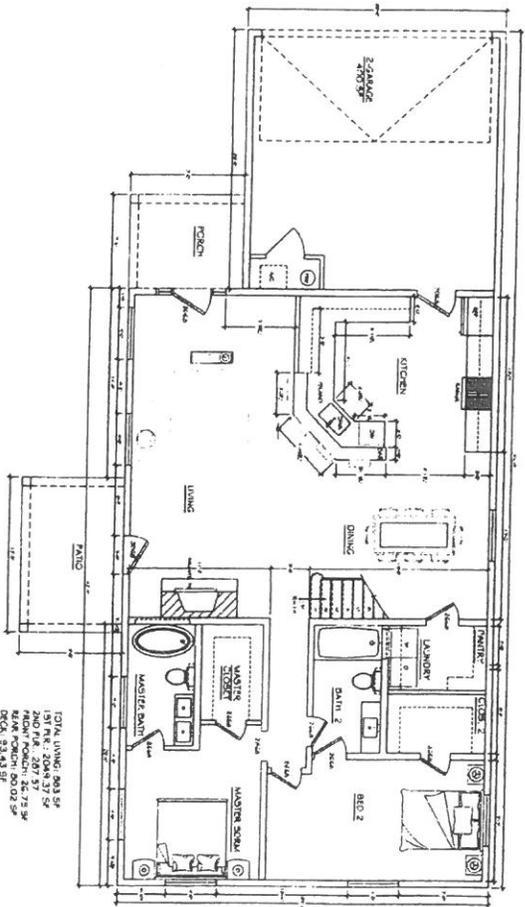
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTING FOUNDATION AND STRUCTURE TO BE SURE IT IS SOUND AND CAPABLE OF SUPPORTING THE PROPOSED ADDITION. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
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12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.

ROOM FINISH SCHEDULE

Room	Finish	Notes
Living Room	Carpet	See Schedule
Dining Room	Hardwood	See Schedule
Kitchen	Hardwood	See Schedule
Bathroom	Tile	See Schedule
Bedroom	Carpet	See Schedule
Hall	Hardwood	See Schedule
Staircase	Hardwood	See Schedule
Front Porch	Concrete	See Schedule
Back Porch	Concrete	See Schedule
Garage	Concrete	See Schedule

FINISH NOTES:

1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
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PROPOSED 1ST FLOOR PLAN



DANI SMITH
 ARCHITECTURE
 6337 RAVENHOLE LANE
 DALLAS, TEXAS
 304.973.0521
 d.smith@daniscodegroup.com

ISSUES AND REVISIONS

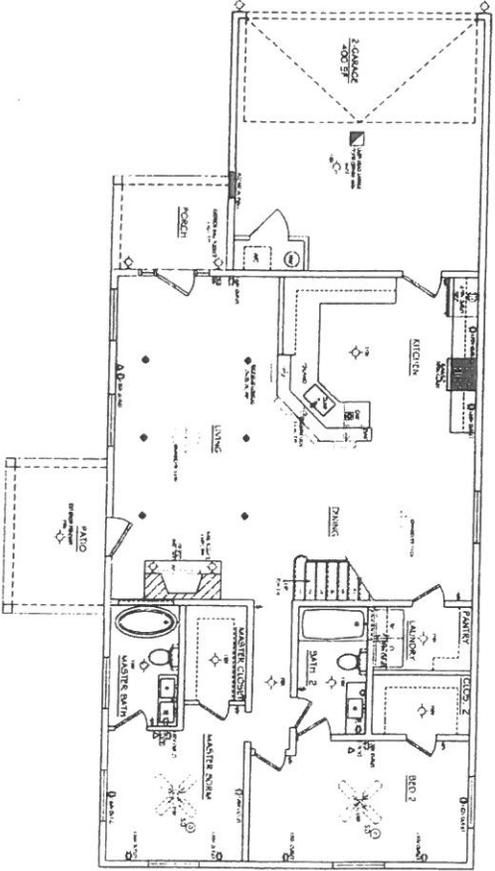
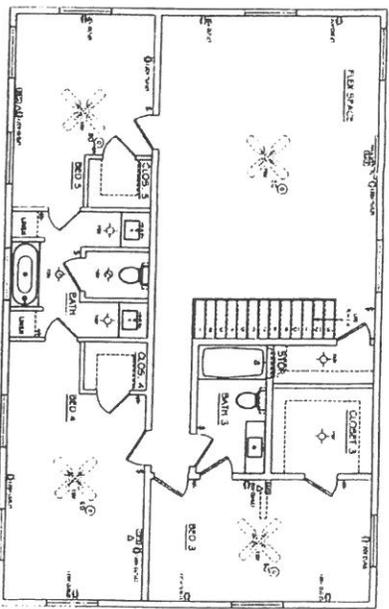
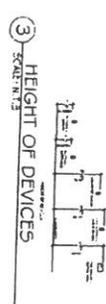
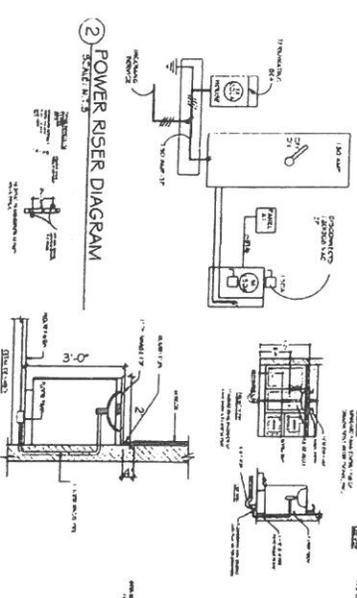
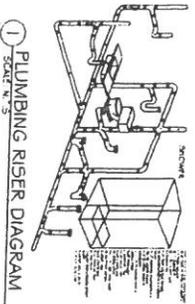
NO.	DESCRIPTION
01	ISSUED FOR PERMIT

2218 WINDHAMMER WAY
 RENOVATION
 SINGLE FAMILY HOME
 ROWLETT, TX 75068

PROPOSED
 FLOOR PLAN

A1.4

NO.	DATE	DESCRIPTION
1	11/15/16	ISSUED FOR PERMITS
2	11/15/16	ISSUED FOR PERMITS
3	11/15/16	ISSUED FOR PERMITS
4	11/15/16	ISSUED FOR PERMITS
5	11/15/16	ISSUED FOR PERMITS
6	11/15/16	ISSUED FOR PERMITS
7	11/15/16	ISSUED FOR PERMITS
8	11/15/16	ISSUED FOR PERMITS
9	11/15/16	ISSUED FOR PERMITS
10	11/15/16	ISSUED FOR PERMITS



QUINN SMITH
ROOM RAINBOW LANE
DALLAS, TEXAS 75241
414.smith@unitedtechnology.com

ISSUES AND REVISIONS	
01	ISSUED FOR PERMITS

2216 WINDHAMMER WAY
RENOVATION
SINGIE FAMILY HOME
ROWLETT, TX 75068

PROJECT NUMBER
1700116
12/10/16
ELECTRICAL
PLUMBING

A1.6

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QUINN SMITH
 ARCHITECTS, P.C.
 504.375.6521
 quinnsmith.com

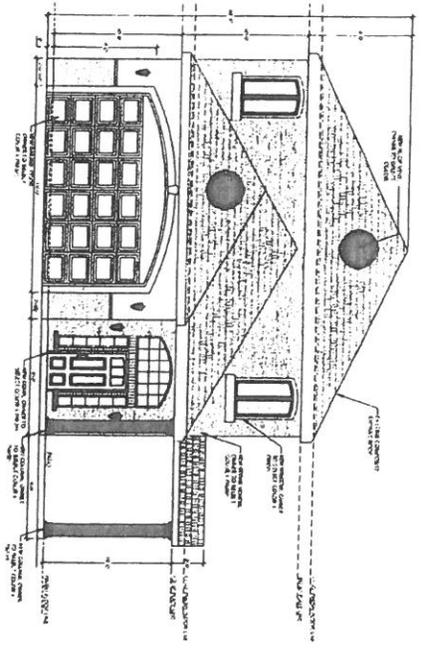
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01		ISSUES AND REVISIONS

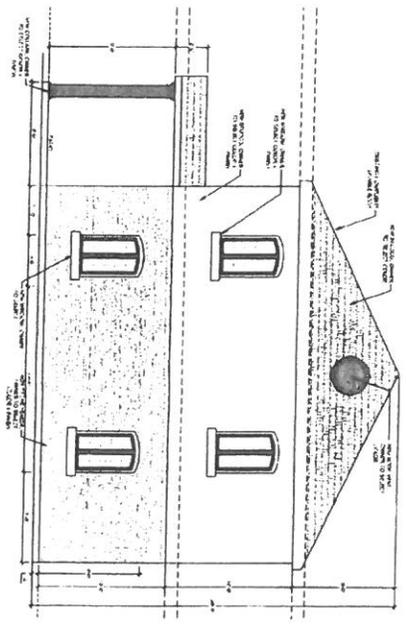
2218 WINDHAMMER WAY
 RENO, NV 75060
 SINGH FAMILY HOME
 RENO, NV 75060

DATE: 12/01/16
 DRAWN BY: A2.0
 EXTERIOR ELEVATIONS

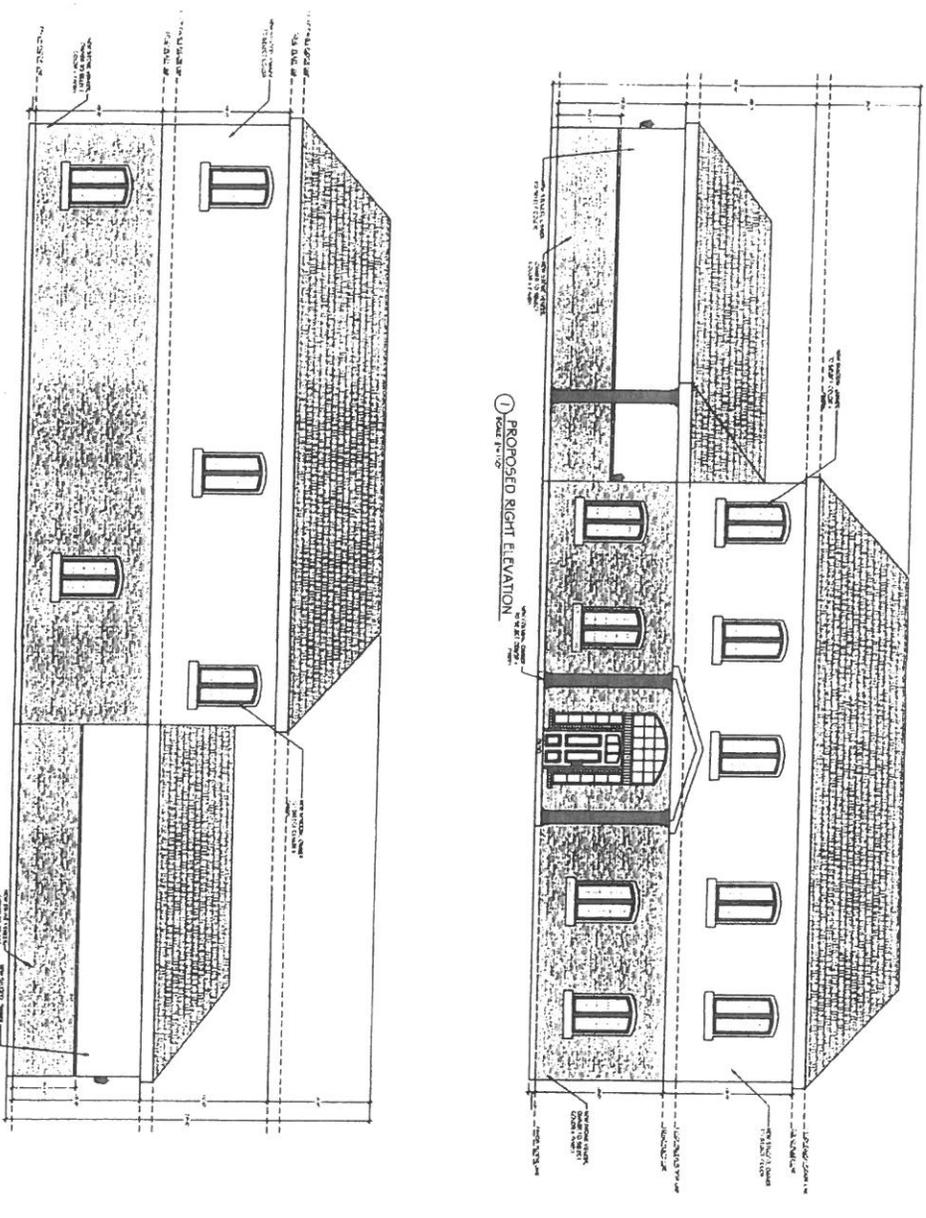
1 PROPOSED FRONT ELEVATION



2 PROPOSED REAR ELEVATION



A2.0



① PROPOSED RIGHT ELEVATION

② PROPOSED LEFT ELEVATION

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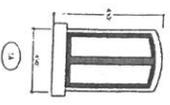
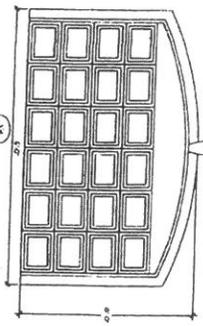
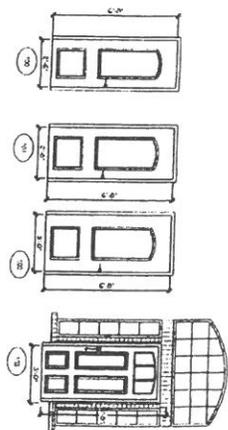
QUINN SMITH
 ARCHITECTS
 6337 RAYMOND LAUREL
 DALLAS, TEXAS
 214-373-8551
 www.quinnsmitharchitects.com

DATE	DESCRIPTION
01	ISSUES AND REVISIONS

2218 WINDHAMMER WAY
 RENOVATION
 SINGLE FAMILY HOME
 KOWLETT, TX 75066

DATE: 12/10/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 EXTERIOR ELEVATIONS

A2.1



1 DOOR SCHEDULE
SCALE: N.T.S.

2 WINDOW SCHEDULE
SCALE: N.T.S.

DOOR SCHEDULE						
DOOR NUMBER	MATERIAL	FINISH	OPENING SIZE			NOTES
			WIDTH	HEIGHT	THICKNESS	
T00	TBD	TBD	2'-6"	6'-6"	1 1/2"	SINGLE SWING INTERIOR DOOR-OWNER TO SELECT
T01	TBD	TBD	2'-6"	6'-6"	1 1/2"	SINGLE SWING INTERIOR DOOR-OWNER TO SELECT
T02	TBD	TBD	3'-0"	6'-6"	1 1/2"	SINGLE SWING INTERIOR DOOR-OWNER TO SELECT
T03	TBD	TBD	3'-0"	6'-6"	1 1/2"	SINGLE SWING INTERIOR DOOR-OWNER TO SELECT
T04	TBD	TBD	3'-0"	6'-6"	1 1/2"	SINGLE SWING EXTERIOR DOORS-OWNER TO SELECT
T05	TBD	TBD	6'-0"	9'-0"	TBD	OVERHEAD GARAGE DOOR-OWNER TO SELECT

WINDOW SCHEDULE						
WINDOW NUMBER	MATERIAL	FINISH	OPENING SIZE			NOTES
			WIDTH	HEIGHT	THICKNESS	
1A	TBD	TBD	4'-0"	6'-0"	1 1/2"	OWNER TO SELECT

- WINDOW & SCHEDULE NOTES:
- G.C. TO VERIFY ALL DOOR & WINDOW OPENINGS DIMENSIONS.
 - G.C. TO COORDINATE FINAL DOOR SIZING WITH HARDWARE REQUIREMENTS FOR ALL DOORS.
 - OWNER TO SELECT CASED OPENINGS, DOORS, & WINDOW FINISHES.



QIAN SMITH
 ARCHITECTS
 5437 RAYBURN LANE
 SUITE 100
 DALLAS, TX 75237
 504.979.0821
 q.smith@barnstablesdesign.com

ISSUES AND REVISIONS
 01

2218 WINDJAMMER WAY
 RENOVATION
 SINGLE FAMILY HOME
 ROWLETT, TX 75066

DOOR & WINDOW
 SCHEDULE

A3.0

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

QUINN SMITH
 HQDC
 6337 RAYMOND LANE
 SUITE 500
 DALLAS, TX 75237
 q.smith@quinncoincorporated.com

ISSUES AND REVISIONS

01	REVISION
----	----------

2212 WINDHAMMER WAY
 RENOVATION
 SINGLE FAMILY HOME
 KOWLETT, TX 75066

DATE PLOTTED: 12/10/16
 12/10/16

DETAILS

A4.0



AGENDA DATE: 02/02/2017

AGENDA ITEM: 4

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing to update the Board of Adjustments on the repair update and timeline or take action on a request for demolition of the substandard structure damaged of the December 26, 2015 tornado. The subject property is located at 7705 Pebble Beach Drive, further described as being Peninsula 2 Block J, Lot 3, an addition to the City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

David Gensler, Code Enforcement Officer

Maria Martinez, Community Services Manager

SUMMARY

The purpose of this item is to conduct a required public hearing to update the Board of Adjustments on the 1) repair update and timeline 2) allow the owner or lienholder the opportunity to repair the structure, with a schedule for commencing and completing repairs; or 3) authorize the structure to be secured and /or demolished by the City at City expense.

BACKGROUND INFORMATION

The subject property is located in the east section of the City at 7705 Pebble Beach Drive with the closest cross street of Mariner Drive. A title search was conducted and returned on September 22, 2016 revealed the property owner as Canda Vinson, with no known lienholders.

Notice and Order were served via certified mail, return receipt requested and posted on the property as prescribed by section 401.2 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and state law. The notice and certificate of substandard structure was recorded with the Dallas County Clerk's Office, filed with the Rowlett City Secretary and published in the November 24, 2016 edition of the Rowlett Lakeshore Times.

DISCUSSION

There have been no visible attempts of repair of the structure by the owners since the Monday, January 9, 2017, Board of Adjustments meeting. The property continues to be a public nuisance to the community. A permit application was submitted on 11/30/2016 for review and approval. The permit is currently in pending status. Per the Building Official, Blake Scott, the permit is ready to be released.

Attorney of the property owners stated an update would be provide to the Board at this meeting.

RECOMMENDED ACTION

Staff recommends the Board of Adjustments make the necessary order to authorize the City to secure and or demolish the structure at the Owner's expense by rendering the structure unfit for human occupancy due to lack of sanitation and other facilities adequate to protect the health and safety of the occupants or the public; is damaged, decayed, dilapidated, unsanitary, and unsafe in such a manner as to create a serious hazard to the health and safety of the occupants or the public; and, because of the location, general conditions, and state of the premises, is so insanitary, unsafe, and otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public.

BOA packet for 7705 Pebble Beach, Rowlett, Texas, 75088

- Code Violation and Notice to Repair or Demolish Letter
- Photos of substandard structure taken on November 10, 2016
- Dallas Central Appraisal District
- City of Rowlett Utility Billing Account
- Property Deed
- Notarized Certificate of Substandard Structure
- Dallas County Filed and Recorded Official Public Record Letter
- Notarized Affidavit of Legal Notice Publication
- Photos of Certificate of Substandard Structure Posted on the House
- Emails
- Miscellaneous Case File Documents

Code Violation and Notice to Repair or Demolish Letter mailed certified U.S. Mail and regular U.S. Mail to stakeholders of the property located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.



Rowlett Police Department Community Services Division

 **FILE COPY**

9171 9690 0935 0061 9654 99

November 17, 2016

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Canda Vinson
3332 Dorothy Lane
Wylie, Texas, 75098-6380

**RE: Code Violations and Notice to Repair or Demolish
7705 Pebble Beach, Rowlett, Texas, 75088
Lot 3, Block J, the Peninsula No. 2, an Addition/Subdivision, to the City of Rowlett, Dallas County,
Texas.**

Dear: Canada Vinson,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
2. Sec. 302.7: Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

8. Sec. 302.18: Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

The City's codes establish minimum standards governing structures, utilities, facilities and conditions essential to making a dwelling safe, sanitary and fit for human use and habitation. Structures that become dangerous to human life or the public welfare or that involve inadequate maintenance are deemed unsafe and dangerous. The foregoing conditions are violations of the City's ordinances and regulations and render the structure a public nuisance. The structure must be vacated and any occupants must be relocation within (10) ten days of the date of this Notice.

The building must be repaired or demolished. Work must commence and a permit application must be submitted within twenty (20) days of the date of this notice. Any lienholders shall commence work and submit a permit application for the work if the owner fails to do so with twenty (20) days. The property must be secured at all times to prevent unauthorized entry while all work is being performed.

Should the owner or lienholder fail to commence work within the stated time, and should the work not be completed, the City may cause the work to be done, and may demolish the structure, and will assess costs of demolition against the owner and will file a lien against the property to recover all costs. The costs may include administrative fees, interest and/or legal fees.

Please note that a public hearing has been scheduled before the City's Board of Adjustment at the following date and time:

6:30 P.M., on the 9th day of January, 2017.

The hearing will be held at the Rowlett City Hall, in the Council Chambers, at 4000 Main Street, Rowlett, Texas. You are required to appear and submit at this hearing proof of the scope of work that is required to comply with the City's ordinances and regulations, and the time it will take to reasonably perform the work.

If this work does not commence within the times stated in this notice, the Board of Adjustment of the City may order the building be vacated, secured, repaired, removed, or demolished and posted no further occupancy is allowed until all required work is completed. The City may then proceed to have the work done and charge the costs to you and impose a lien against the property.

Any person having any record title or legal interest in the building has the right to participate. Should you or the lienholder or mortgagee fail to appear at the hearing, your failure to appear may be considered a waiver of any right to contest the determination of the City's officials that the property is substandard, dangerous and a public nuisance.

A copy of this notice will be filed with the City Secretary of the City of Rowlett and a notice will be published in a newspaper of general circulation in the City that contains the property's street address, the date of the hearing before the Board of Adjustment, a brief statement indicating the findings and results of this order, and instructions stating where a complete copy of this order may be obtained.

Your immediate attention to these violations is appreciated. Please contact the Rowlett Code Enforcement Office at (972) 412-6283 with any questions regarding this order. Certified Mail No. 9171969009350061965499

Sincerely,



David Gensler
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas



T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

NOVEMBER 11, 2016

Canda Vinson
3332 Dorothy Lane
Wylie, Texas, 75098-6380

CERTIFIED MAILTM



9171 9690 0935 0061 9654 99



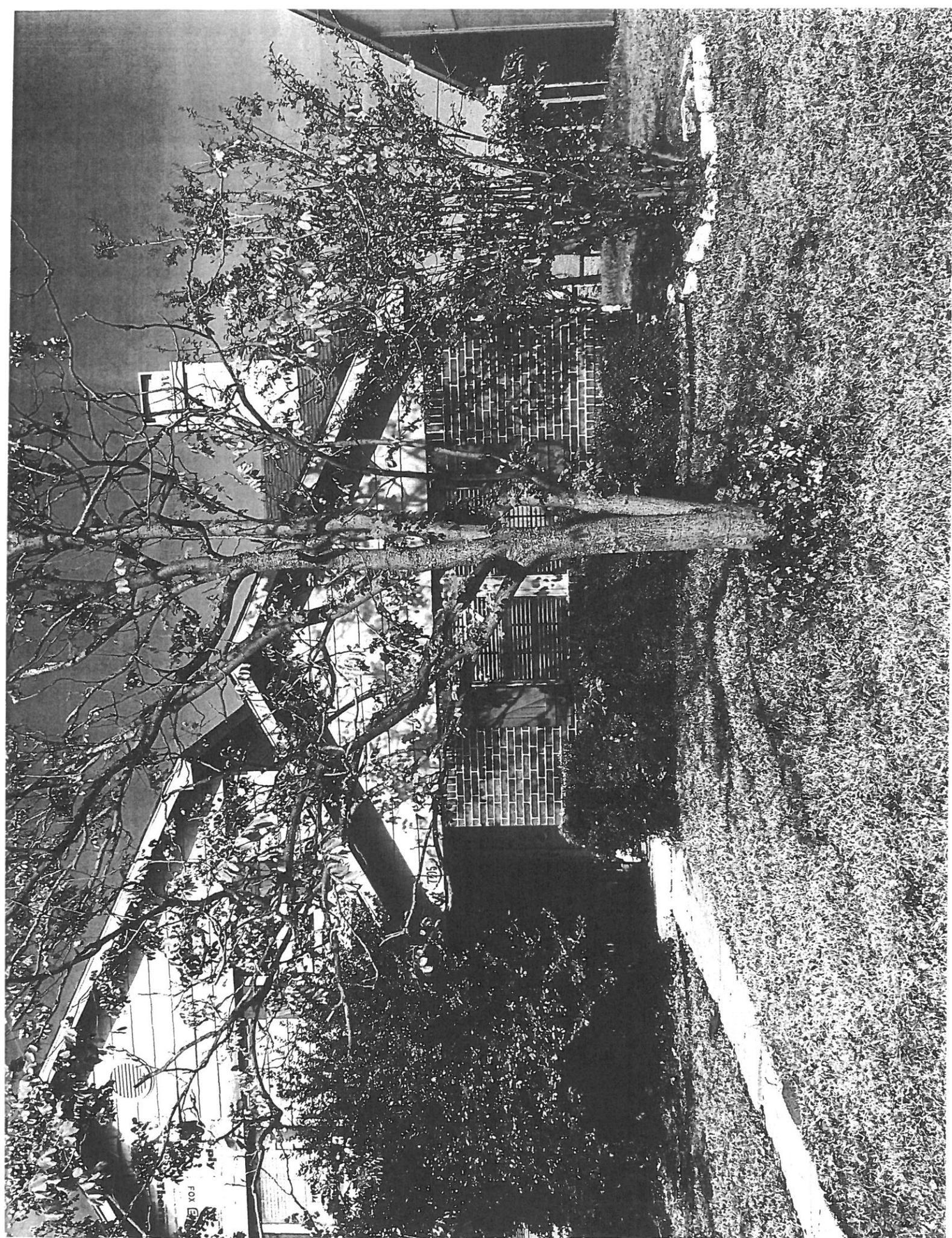
T E X A S

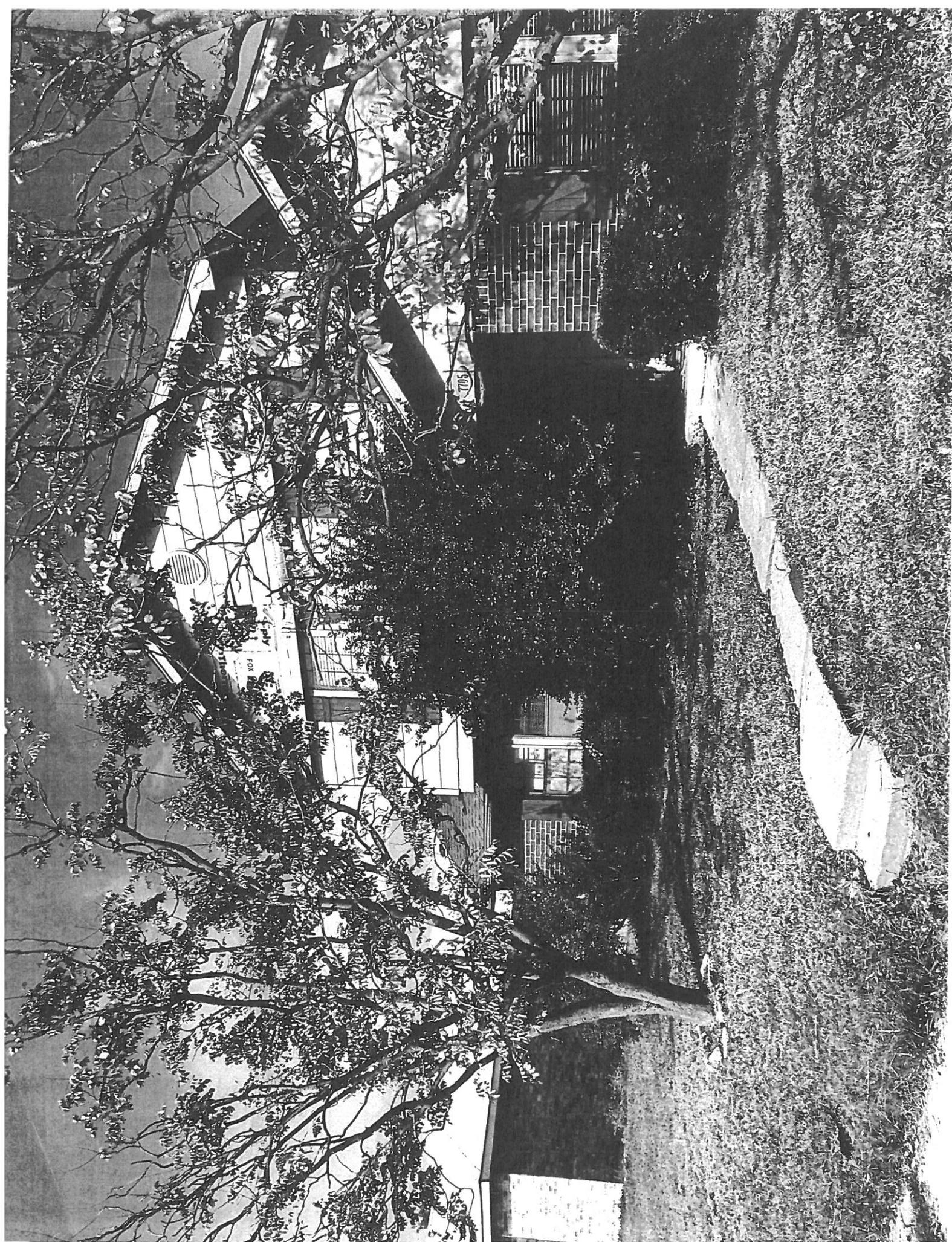
Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

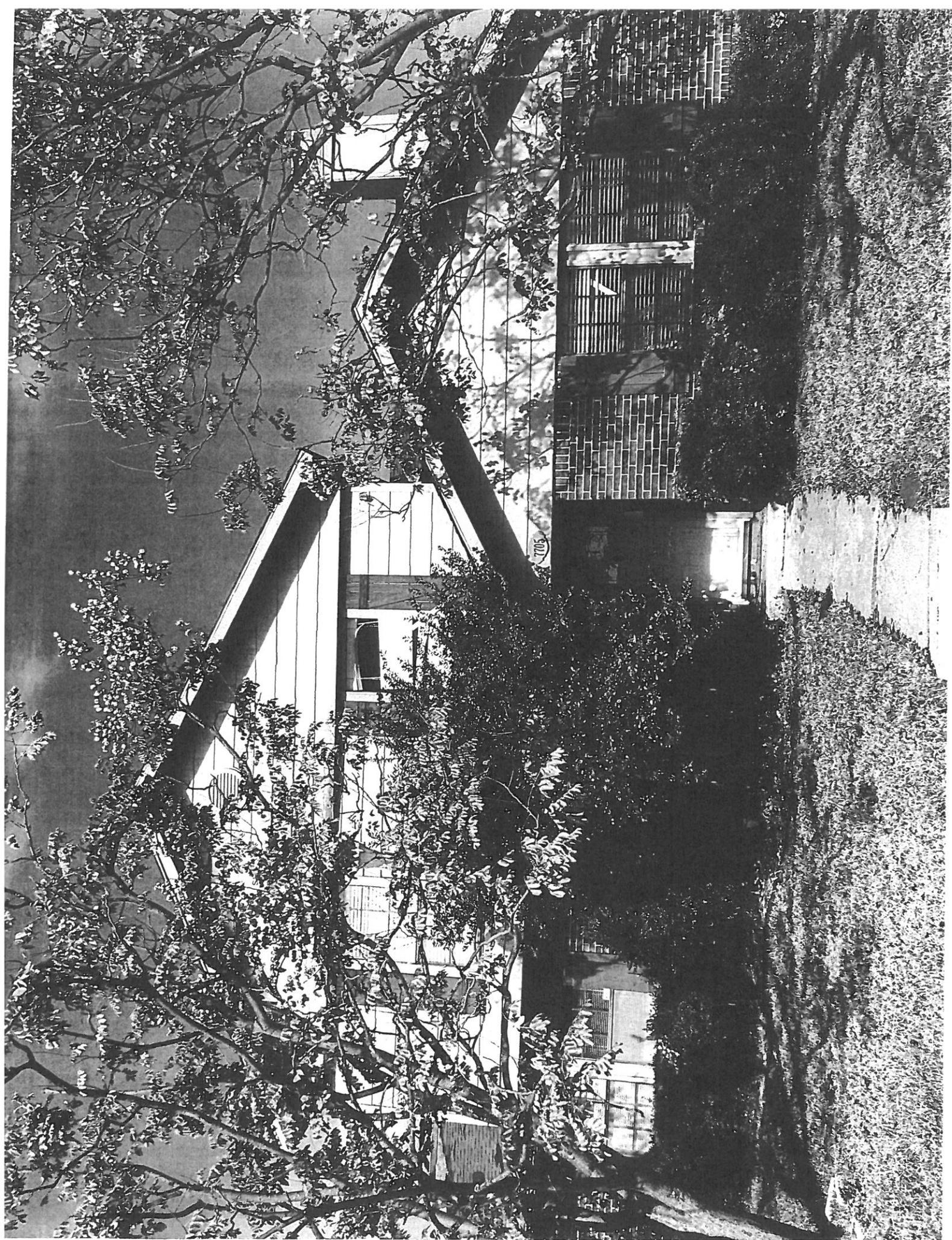
NOVEMBER 11, 2016

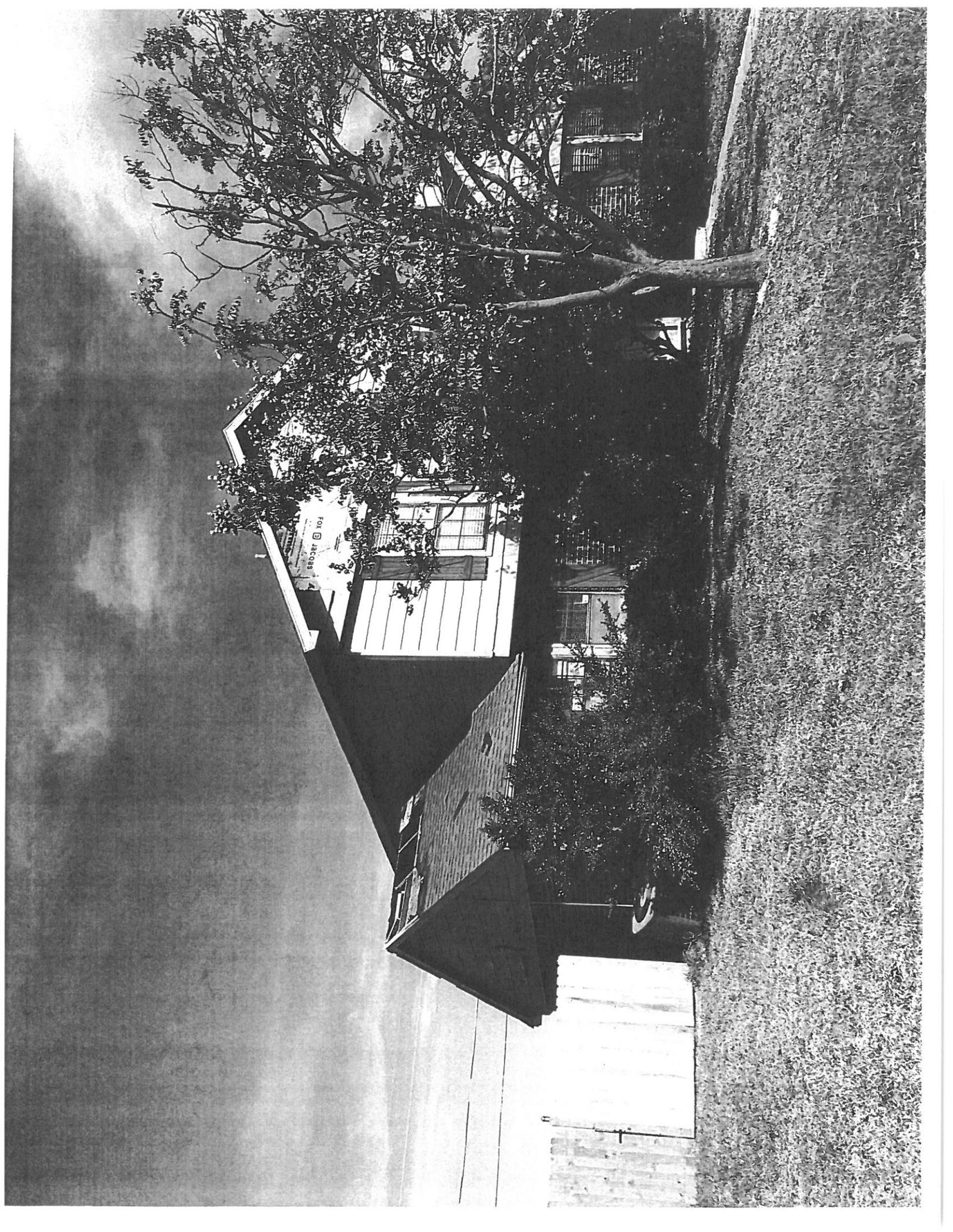
Canda Vinson
3332 Dorothy Lane
Wylie, Texas, 75098-6380

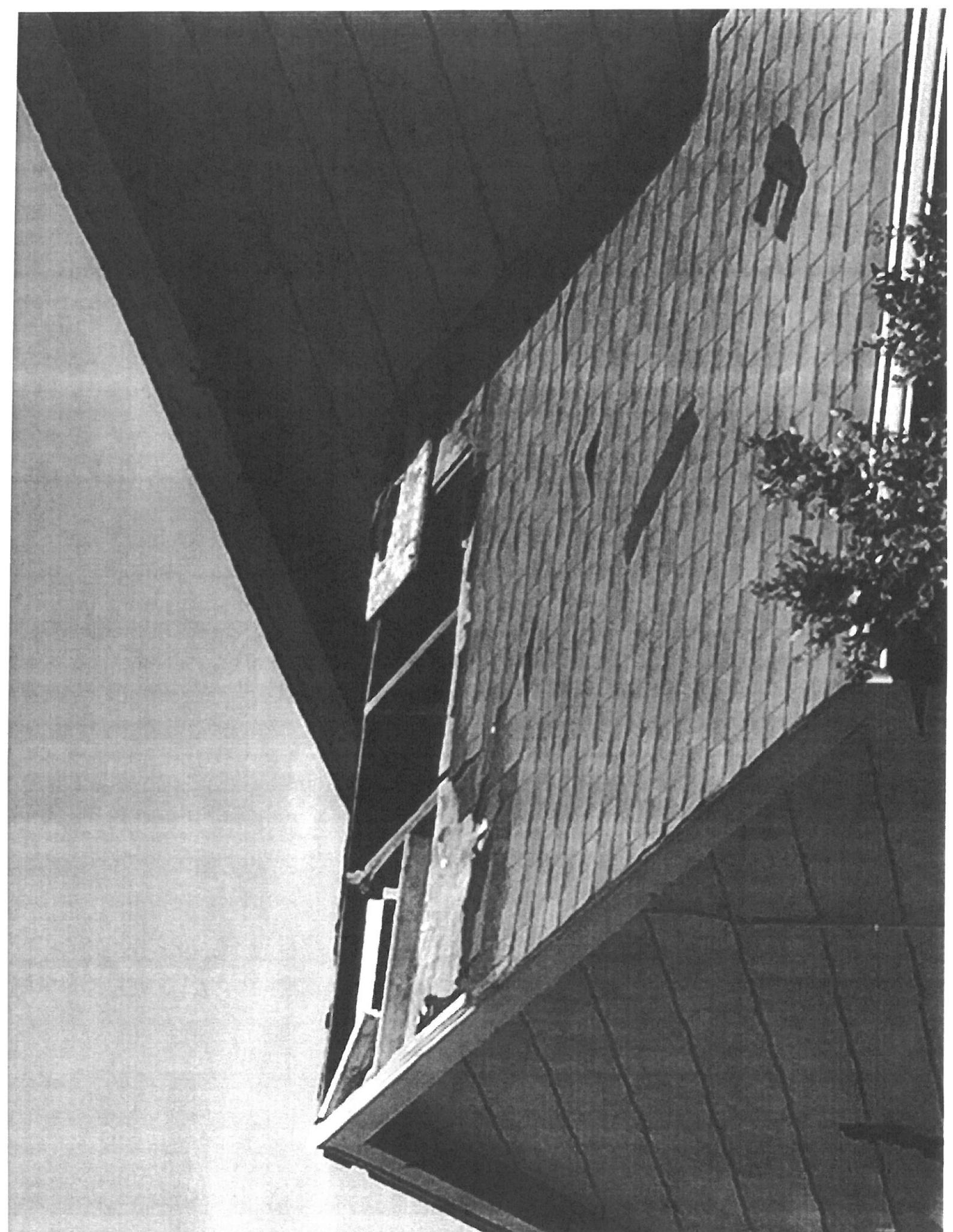
Photos taken on 11/10/2016 showing the condition of the house located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.

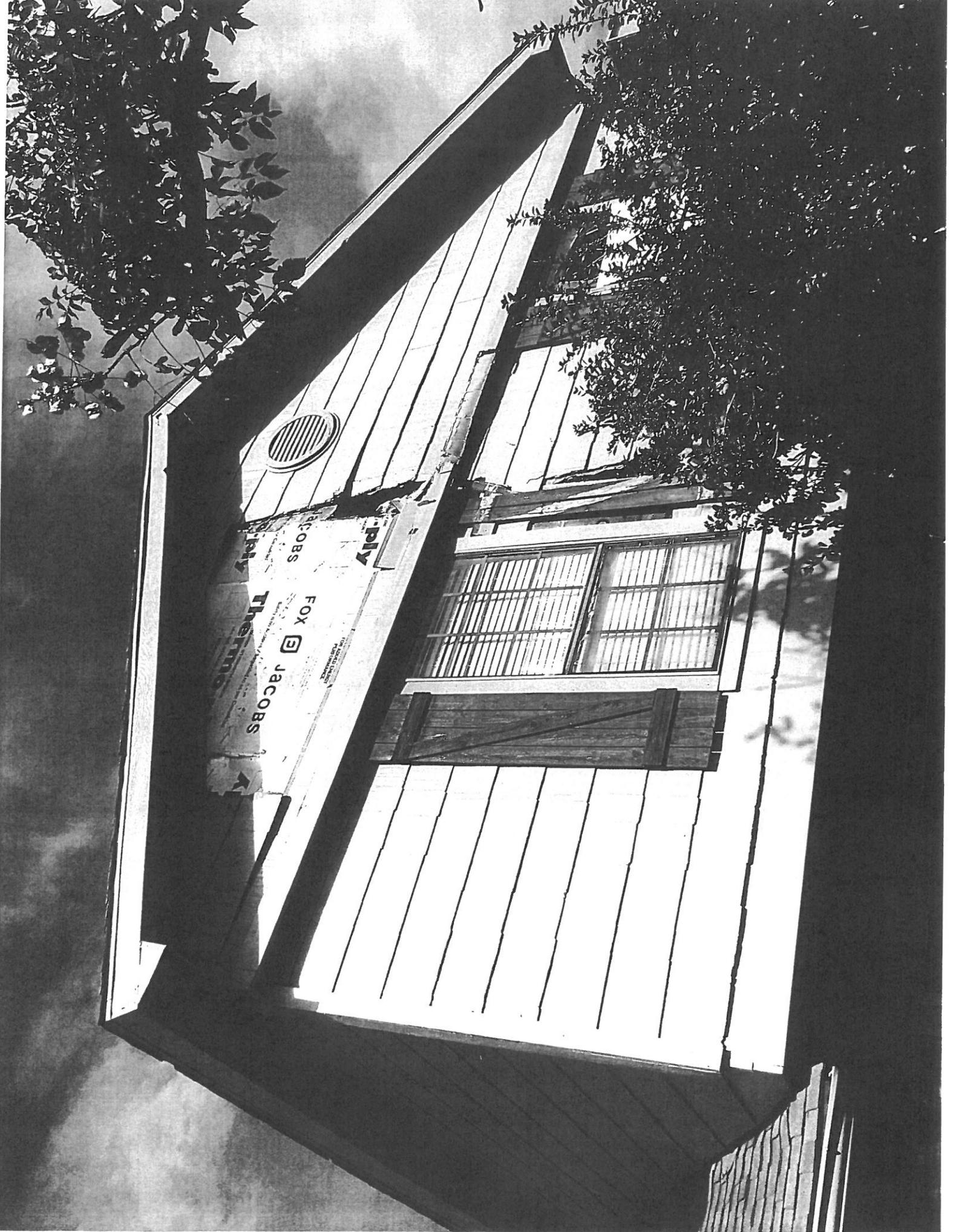






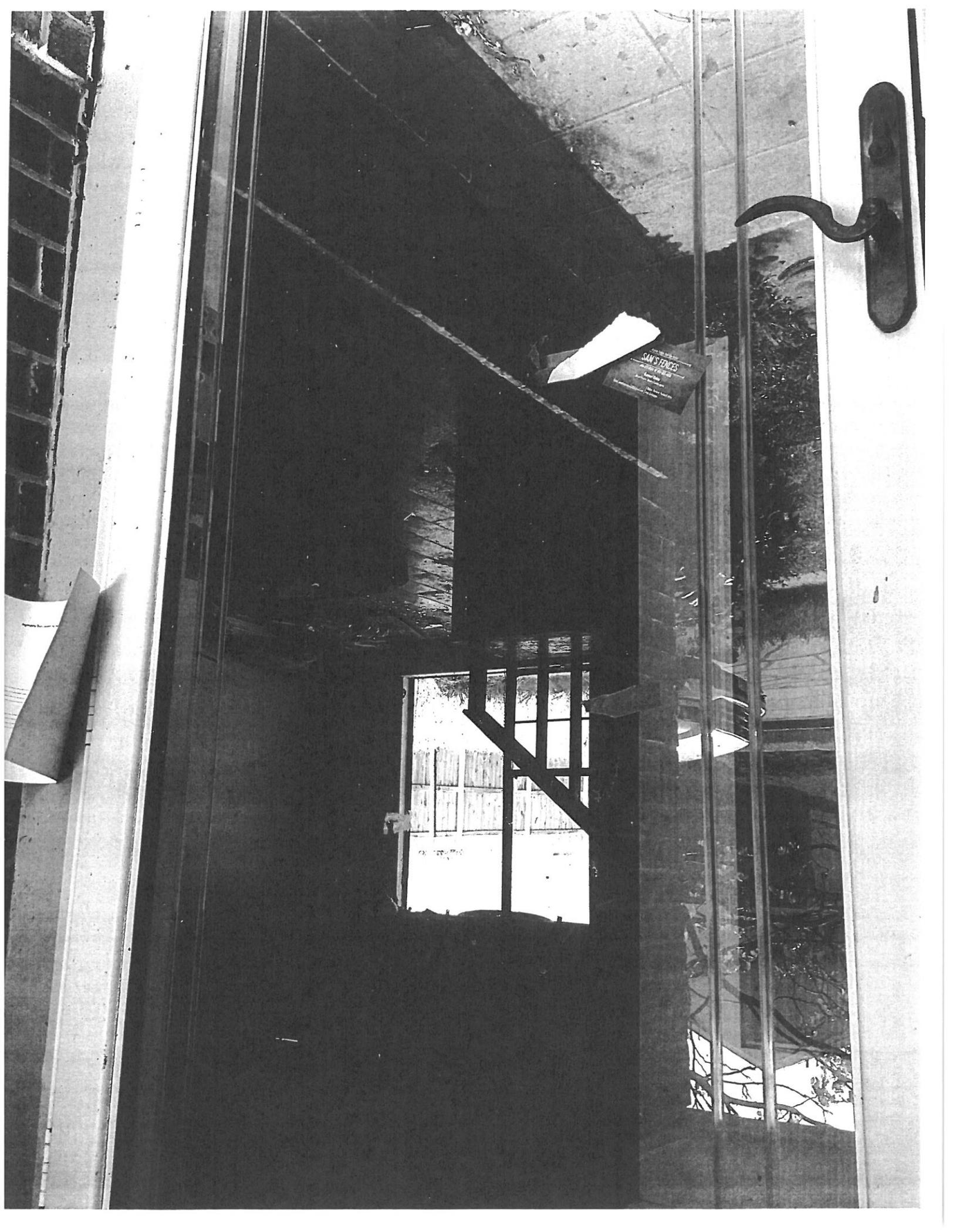






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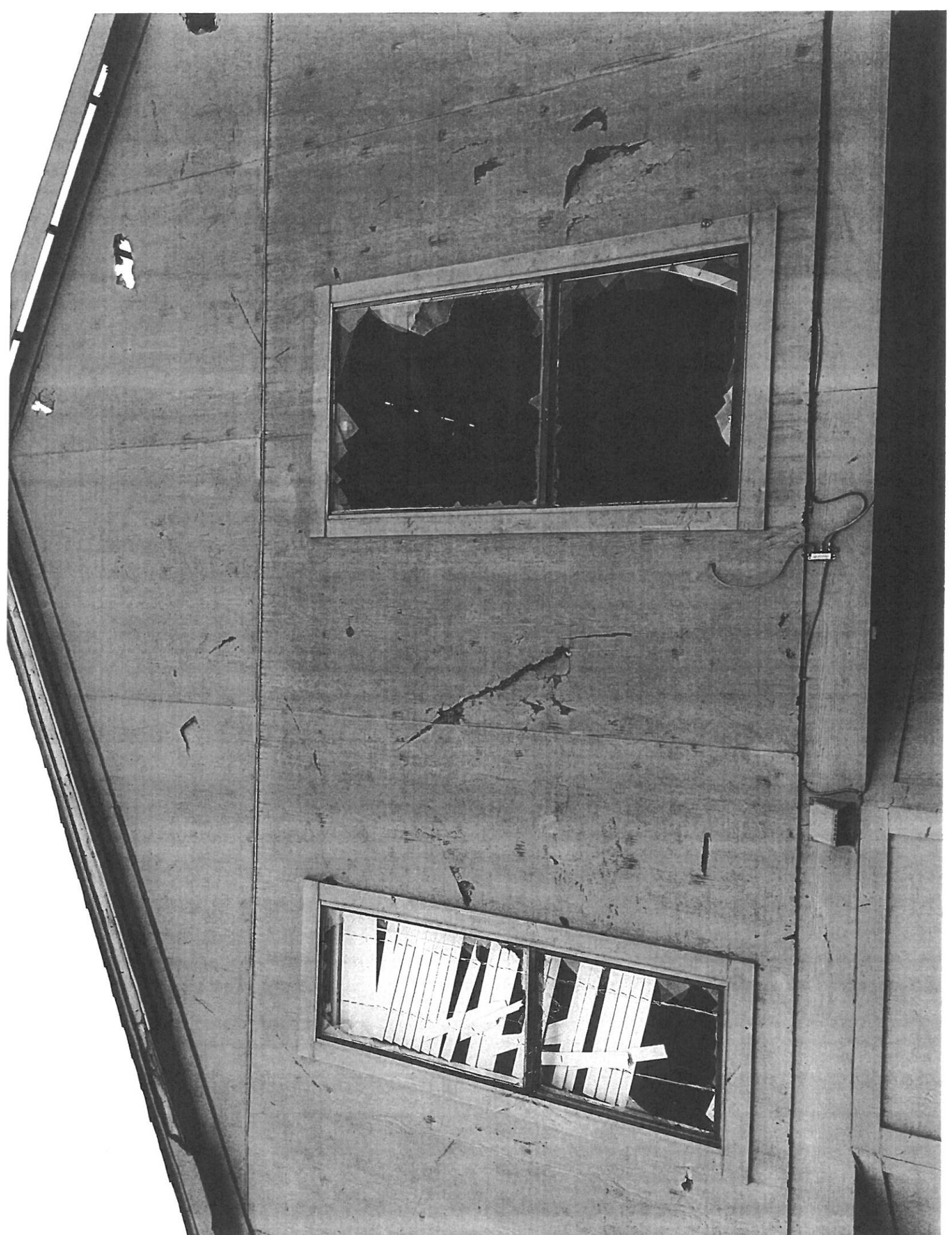


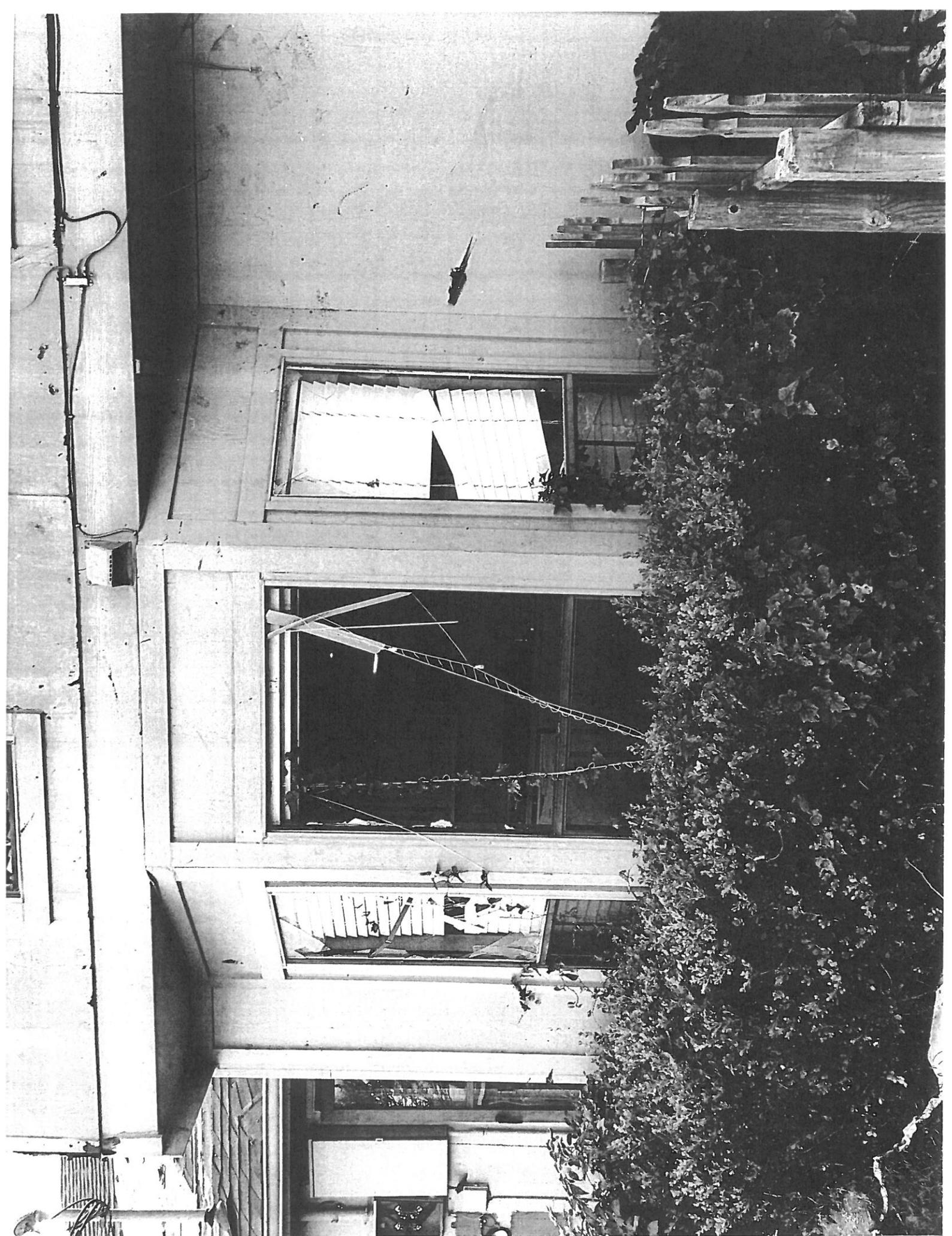


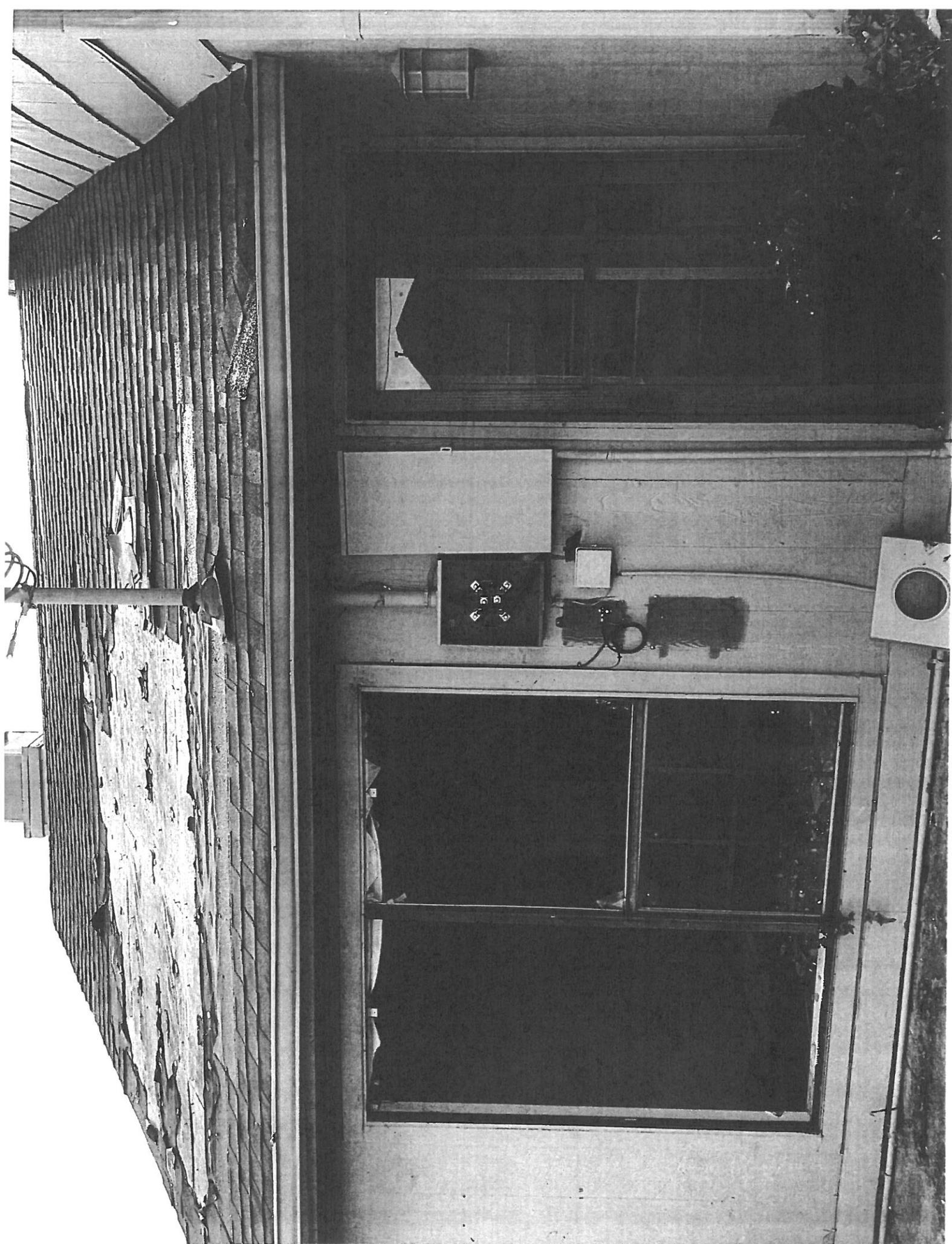


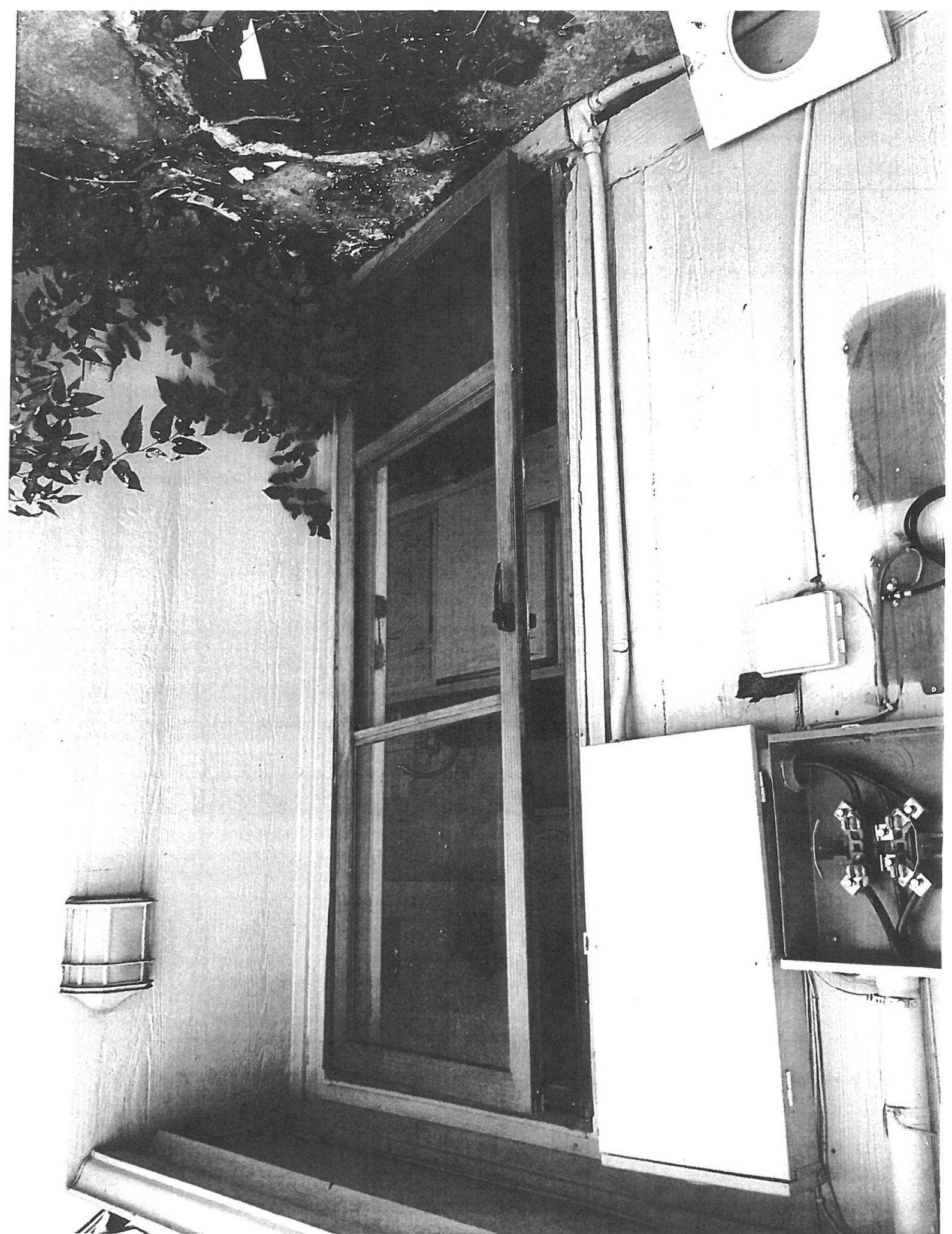


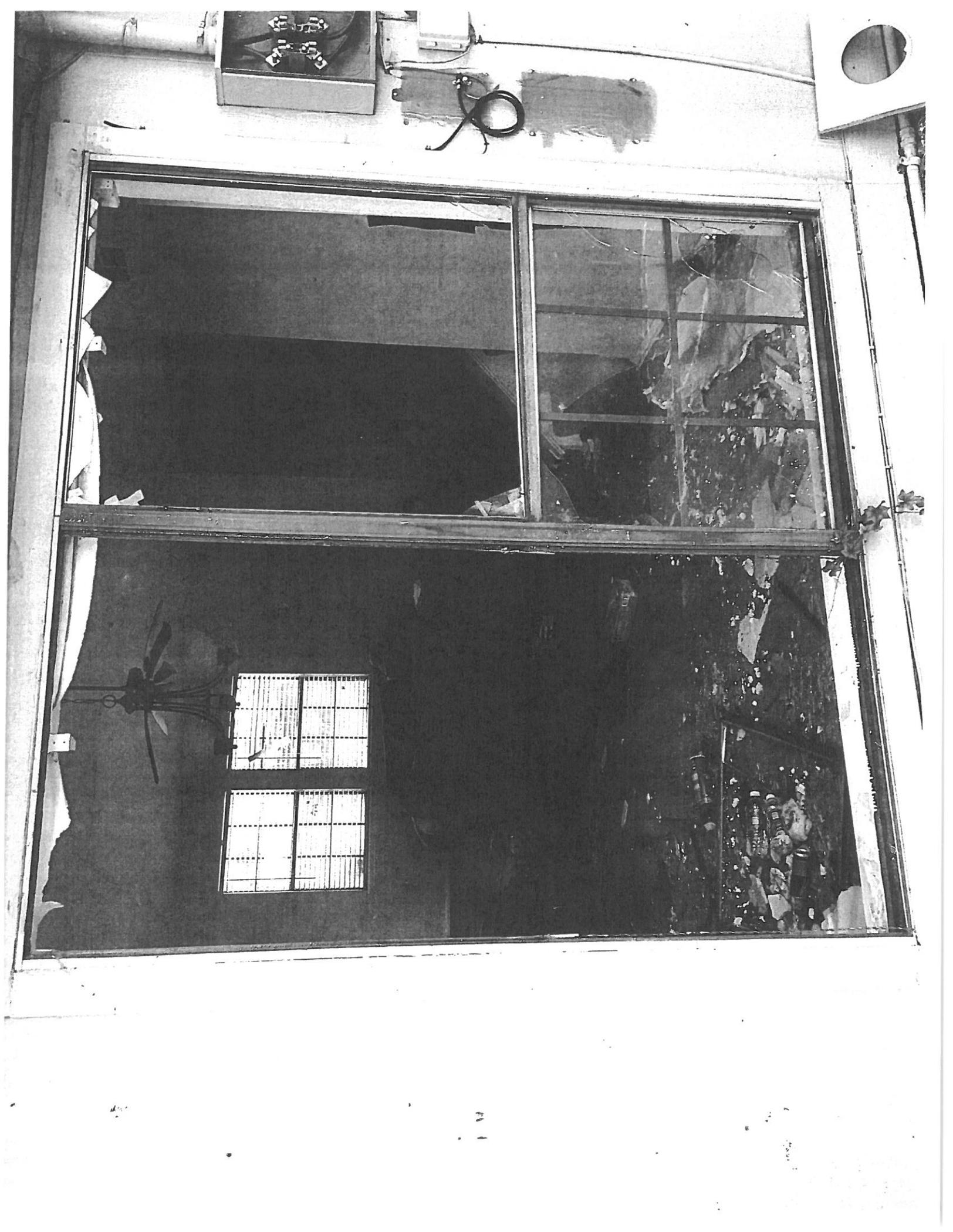












Dallas Central Appraisal District information for the property located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.



Residential Account #440227200J0030000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions
Estimated Taxes History

Property Location (Current 2017)

Address: 7705 PEBBLE BEACH DR
Neighborhood: 3GSL26
Mapsc0: 30A-D (DALLAS)

DCAD Property Map

2016 Appraisal Notice

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2017)

VINSON CANDA
3332 DOROTHY LN
WYLIE, TEXAS 750986380

Multi-Owner (Current 2017)

Owner Name	Ownership %
VINSON CANDA	100%

Legal Desc (Current 2017)

- 1: PENINSULA 2
- 2: BLK J LOT 3
- 3:
- 4: INT201600166910 DD06172016 CO-DC
- 5: 0227200J00300 1CW0227200J

Deed Transfer Date: 6/20/2016

Value

2016 Certified Values	
Improvement:	\$100
Land:	+ \$20,000
Market Value:	= \$20,100
Revaluation Year:	2016
Previous Revaluation Year:	2015

Main Improvement (Current 2017)

Building Class	14	Construction Type	FRAME	# Baths (Full/Half)	2/1
Year Built	1985	Foundation	SLAB	# Kitchens	1

Effective Year Built	1985	Roof Type	GABLE	# Bedrooms	3
Actual Age	32 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	UNDESIRABLE	Fence Type	WOOD	# Fireplaces	1
Living Area	1,402 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,402 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE AND ONE HALF STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	80%			Sauna (Y/N)	N



Rowlett Police Department Community Services Division

FILE COPY

9171 9690 0935 0061 9654 99

November 17, 2016

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Canda Vinson
3332 Dorothy Lane
Wylie, Texas, 75098-6380

**RE: Code Violations and Notice to Repair or Demolish
7705 Pebble Beach, Rowlett, Texas, 75088
Lot 3, Block J, the Peninsula No. 2, an Addition/Subdivision, to the City of Rowlett, Dallas County,
Texas.**

Dear: Canada Vinson,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
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3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

8. Sec. 302.18: Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

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The building must be repaired or demolished. Work must commence and a permit application must be submitted within twenty (20) days of the date of this notice. Any lienholders shall commence work and submit a permit application for the work if the owner fails to do so with twenty (20) days. The property must be secured at all times to prevent unauthorized entry while all work is being performed.

Should the owner or lienholder fail to commence work within the stated time, and should the work not be completed, the City may cause the work to be done, and may demolish the structure, and will assess costs of demolition against the owner and will file a lien against the property to recover all costs. The costs may include administrative fees, interest and/or legal fees.

Please note that a public hearing has been scheduled before the City's Board of Adjustment at the following date and time:

6:30 P.M., on the 9th day of January, 2017.

The hearing will be held at the Rowlett City Hall, in the Council Chambers, at 4000 Main Street, Rowlett, Texas. You are required to appear and submit at this hearing proof of the scope of work that is required to comply with the City's ordinances and regulations, and the time it will take to reasonably perform the work.

If this work does not commence within the times stated in this notice, the Board of Adjustment of the City may order the building be vacated, secured, repaired, removed, or demolished and posted no further occupancy is allowed until all required work is completed. The City may then proceed to have the work done and charge the costs to you and impose a lien against the property.

Any person having any record title or legal interest in the building has the right to participate. Should you or the lienholder or mortgagee fail to appear at the hearing, your failure to appear may be considered a waiver of any right to contest the determination of the City's officials that the property is substandard, dangerous and a public nuisance.

A copy of this notice will be filed with the City Secretary of the City of Rowlett and a notice will be published in a newspaper of general circulation in the City that contains the property's street address, the date of the hearing before the Board of Adjustment, a brief statement indicating the findings and results of this order, and instructions stating where a complete copy of this order may be obtained.

Your immediate attention to these violations is appreciated. Please contact the Rowlett Code Enforcement Office at (972) 412-6283 with any questions regarding this order. Certified Mail No. 9171969009350061965499

Sincerely,



David Gensler
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/22/2016 10:14:28 AM
\$34.00



A handwritten signature in black ink, appearing to be "JFW", is written to the right of the seal.

201600328262

Notarized Affidavit of Legal Notice published in the Rowlett Lakeshore Times for the property located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.



Rowlett Lakeshore Times, Internet

AFFIDAVIT OF LEGAL NOTICE

I, Nick Souders, Inside Sales Manager of the Rowlett Lakeshore Times, Internet a newspaper printed in the English language in Dallas County, State of Texas, do hereby certify that this notice was Published in the Rowlett Lakeshore Times, Internet on the following dates, to-wit

Rowlett Lakeshore Times	11/24/16	11/24/16	1
Internet	11/24/16	11/24/16	1

LEGAL : 7705 PEBBLE BEACH \$85.00

(Description) (Cost)

Nick Souders
Inside Sales Manager of the Rowlett Lakeshore Times, Internet

Subscribed and sworn on this

29 day of November, 2016

Joni Craghead

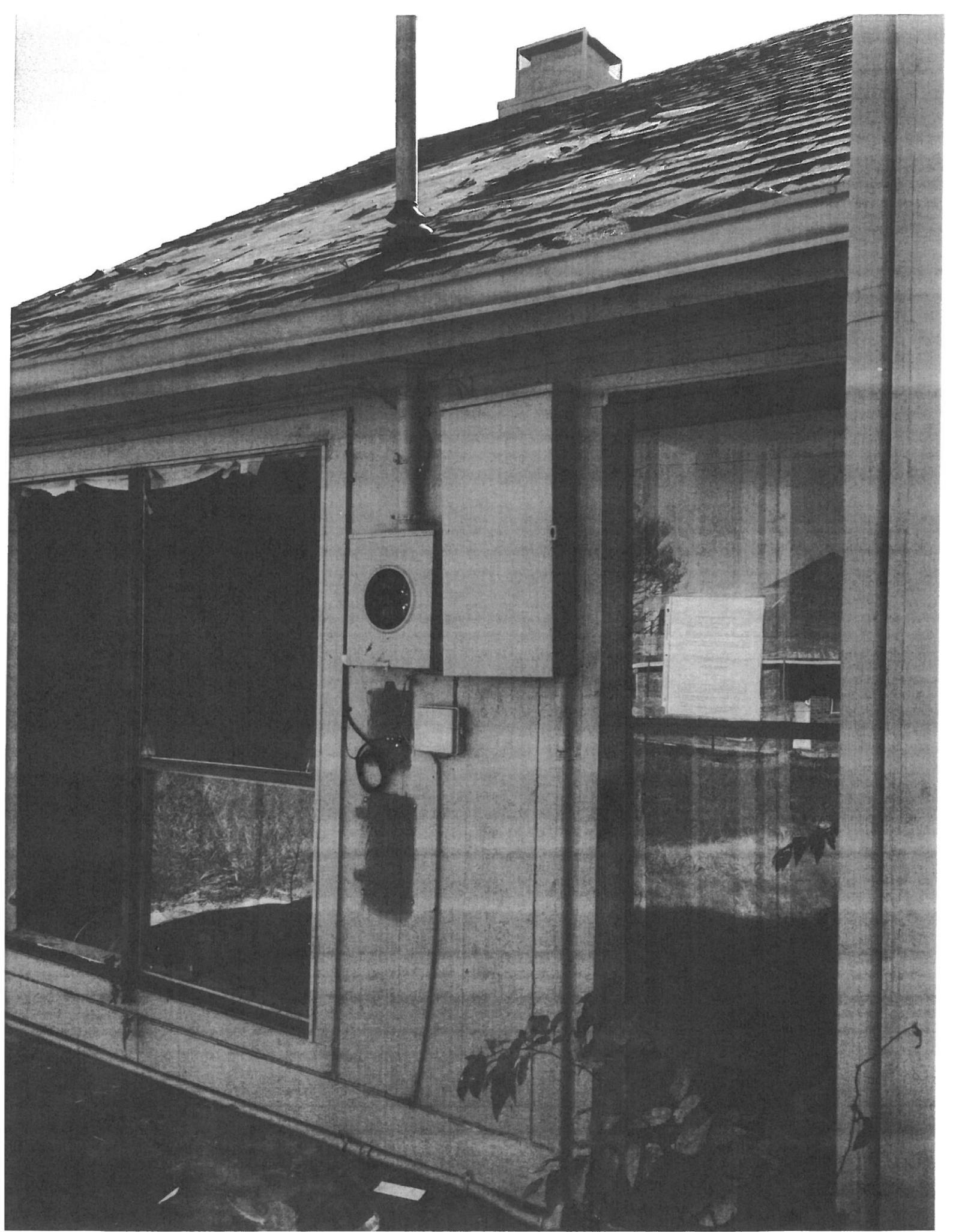
Notary Public, State of Texas



Photos taken on 11/30/2016 showing two certified copies of the Certificate of Substandard Structure was posted in two different locations on the house located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.

7705





Emails associated with the property located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.

David Gensler

From: David Gensler
Sent: Wednesday, December 14, 2016 2:43 PM
To: 'vinsoncdaa@gmail.com'
Subject: 7705 Pebble Beach Substandard Building BOA Hearing 1-9-2017

Importance: High

Mrs. Canada Vinson,

I spoke with your husband, Doug Vinson, this afternoon. He advised me you will be out of the state from January 5, 2017 thru January 19, 2017 and you will be unable to attend the BOA hearing scheduled for Monday, January 9, 2017.

I advised Mr. Canada the BOA hearing cannot be changed. With that being said, I am willing to assist you on the night of the hearing. To help you, I will need a letter from you. The letter must be delivered to me in person on or before Wednesday, December 28, 2016, at 3:00 p.m. The letter must include the following information:

- Your name, address, and personal identification information.
- When all permits will be pulled. If permits have been pulled provide the permit numbers.
- Start date of the project.
- Time line of construction that is to take place.
- The completion date of the project.
- The letter must be notarized and delivered to me in person at the City of Rowlett Police Department, Community Services Division Office, located at 4401 Rowlett Road, Rowlett, Texas, 75088.

Please call or email me ahead of time to schedule a date and time to deliver the aforementioned letter. I can be reached by phone at (972) 412-6133 or by email at [dgersler@rowlett.com](mailto:dgensler@rowlett.com).

If you have any questions or need additional information please feel free to contact me at your convenience.

Sincerely,
David Gensler, CCEO
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas
DGensler@Rowlett.com
972-412-6133

David Gensler

From: Microsoft Outlook
To: vinsoncdaa@gmail.com
Sent: Wednesday, December 14, 2016 2:43 PM
Subject: Relayed: 7705 Pebble Beach Substandard Building BOA Hearing 1-9-2017

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

vinsoncdaa@gmail.com (vinsoncdaa@gmail.com)

Subject: 7705 Pebble Beach Substandard Building BOA Hearing 1-9-2017

Miscellaneous case file documentations for the property located at 7705 Pebble Beach Drive, Rowlett, Texas, 75088.

- Signed notarized letter submitted to Staff by the property owner, Canda Vinson, that provides details when permits will be pulled, the scope of the work to be completed on the house, and the property owners will be represented by their attorney Robert Miller, in their absents for the BOA hearing scheduled for 1/9/2017.

7705 Pebble Beach

Canda Vinson

3332 Dorothy Ln, Rowlett, TX 75098

214-448-7449

903-441-6818

Permits for this property will be applied for between Jan 20 and Jan 25. Start date will be determined by when the permits are approved. We will be out of town and this is the soonest we will be able to begin work on this property. All work will be done no later than May 31, 2017, however, barring any unexpected issues, we are pushing to have the house finished by March 31st.

The roof replacement will be finished first and will be finished within the first week of obtaining permits.

Windows will be ordered and installed within 2 weeks of obtaining permits (depending on how long it takes for them to be delivered by manufacturer).

A dumpster will be delivered and demo materials etc. will be removed within the first week of obtaining permits.

All additional work will commence from then on till the final finish date.

Contractor we intend to use on this project is Epifanio Rivera 786-342-3798. or 214-454-7331

I will be represented by Robert Miller, Attorney,
at the city council meeting contact information:

Robert Miller

14911 Quorum Dr., Suite 320
Dallas, TX 75254

Phone # 972-661-9211

Fax # 972-661-9859

rmiller@prager-miller.com



SCOPE OF Work

7705 Dorothy Ln, Rowlett TX 75088

Foundation to be lifted
All windows to be replaced
All damaged exterior doors to be replaced
All exterior siding to be replaced and or repaired
Roof to be replaced including damaged decking
New fence to be installed
Electrical and plumbing to be checked by licensed persons for any needed repair
Front landscaping to be trimmed
Kitchen to be gutted and redone including new cabinets, appliances, sink, faucet, GFCI, vent, etc
All damaged sheetrock to be replaced
All missing and damaged insulation in the walls and attic to be replaced
All interior and exterior lighting to be replaced
All flooring throughout to be replaced
All bath vanities, faucets, sinks, mirrors, and GFCI's to be replaced
HVAC system to be inspected by licensed contractor and missing and damaged components
to be repaired or replaced including ducting
Damaged or missing brick to be repaired
Interior and exterior to be repainted
Any structural damage caused by the tornado that is later noted, to be repaired or replaced.

A handwritten signature in black ink, appearing to be "P. M. W.", located in the bottom right corner of the page.

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
CIVIL PRACTICE & REMEDIES CODE § 121.007

The State of Texas

County of Rockwall

Before me,

Richard E. Grimes
Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Canda R. Vinson
Name of Signer

- known to me
 proved to me on the oath of

Name of Credible Witness

proved to me through TADL

Exp: 01/2018
Description of Identity Card or Document

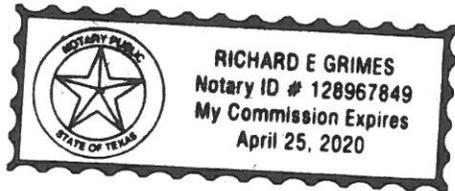
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

28 day of December, 2016.
Day Month Year

Richard E. Grimes
Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above



OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Scope of Work

Document Date: N/A Number of Pages: 2

Signer(s) Other Than Named Above: _____



AGENDA DATE: 02/02/2017

AGENDA ITEM: 5

AGENDA LOCATION:
Individual Consideration

TITLE

Conduct a public hearing to update the Board of Adjustments on the repair update and timeline or take action on a request for demolition of the substandard structure damaged of the December 26, 2015 tornado. The subject property is located at 7501 Pacific Drive, further described as being Peninsula 4 PH A REP, Block B, Lot 13, an addition to the City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

David Gensler, Code Enforcement Officer
Maria Martinez, Community Services Manager

SUMMARY

The purpose of this item is to conduct a required public hearing to update the Board of Adjustments on the 1) repair update and timeline 2) allow the owner or lienholder the opportunity to repair the structure, with a schedule for commencing and completing repairs; or 3) authorize the structure to be secured and /or demolished by the City at City expense.

BACKGROUND INFORMATION

The subject property is located in the east section of the City at 7501 Pacific Drive with the closest cross street of Delta Drive. A title search was conducted and returned on September 22, 2016 revealed the property owner as Joseph W. Mackey, with no known lienholders.

Notice and Order were served via certified mail, return receipt requested and posted on the property as prescribed by section 401.2 of the 1997 Uniform Code for the Abatement of Dangerous Buildings and state law. The notice and certificate of substandard structure was recorded with the Dallas County Clerk's Office, filed with the Rowlett City Secretary and published in the November 24, 2016 edition of the Rowlett Lakeshore Times.

DISCUSSION

There have been limited visible attempts to secure and repair the house. Plywood has been installed around the garage and the roof has been covered with tarps since the Monday, January 9, 2017, Board of Adjustments meeting. The property continues to be a public nuisance to the community. There is no permit application on file.

Person in control of the property is to provide update and timeline of repairs.

RECOMMENDED ACTION

Staff recommends the Board of Adjustments make the necessary order to authorize the City to secure and or demolish the structure at the Owner's expense by rendering the structure unfit for

human occupancy due to lack of sanitation and other facilities adequate to protect the health and safety of the occupants or the public; is damaged, decayed, dilapidated, unsanitary, and unsafe in such a manner as to create a serious hazard to the health and safety of the occupants or the public; and, because of the location, general conditions, and state of the premises, is so insanitary, unsafe, and otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public.

BOA packet for 7501 Pacific Drive, Rowlett, Texas, 75088

- Code Violation and Notice to Repair or Demolish Letter
- Photos of substandard structure taken on November 10, 2016
- Dallas Central Appraisal District
- City of Rowlett Utility Billing Account
- Property Deed
- Notarized Certificate of Substandard Structure
- Dallas County Filed and Recorded Official Public Record Letter
- Notarized Affidavit of Legal Notice Publication
- Photos of Certificate of Substandard Structure Posted on the House
- Emails
- Miscellaneous Case File Documents

Code Violation and Notice to Repair or Demolish Letter mailed certified U.S. Mail and regular U.S. Mail to stakeholders of the property located at 7501 Pacific Drive, Rowlett, Texas, 75088.



Rowlett Police Department Community Services Division

FILE COPY

November 17, 2016

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Joseph W. Mackey
7501 Pacific Drive
Rowlett, Texas, 75088-4103

**RE: Code Violations and Notice to Repair or Demolish
7501 Pacific Drive, Rowlett, Texas, 75088-4103
Lot 13, Block B, of the Peninsula #4, Phase A, an Addition/Subdivision, to the City of Rowlett, Dallas
County, Texas.**

Dear: Joseph W. Mackey,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

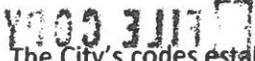
1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
2. Sec. 302.5: Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

9171 9690 0935 0061 9655 05

9171 9690 0935 0061 9655 12

9171 9690 0935 0061 9655 29

8. Sec. 302.18: Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.



The City's codes establish minimum standards governing structures, utilities, facilities and conditions essential to making a dwelling safe, sanitary and fit for human use and habitation. Structures that become dangerous to human life or the public welfare or that involve inadequate maintenance are deemed unsafe and dangerous. The foregoing conditions are violations of the City's ordinances and regulations and render the structure a public nuisance. The structure must be vacated and any occupants must be relocation within (10) ten days of the date of this Notice.

The building must be repaired or demolished. Work must commence and a permit application must be submitted within twenty (20) days of the date of this notice. Any lienholders shall commence work and submit a permit application for the work if the owner fails to do so with twenty (20) days. The property must be secured at all times to prevent unauthorized entry while all work is being performed.

Should the owner or lienholder fail to commence work within the stated time, and should the work not be completed, the City may cause the work to be done, and may demolish the structure, and will assess costs of demolition against the owner and will file a lien against the property to recover all costs. The costs may include administrative fees, interest and/or legal fees.

Please note that a public hearing has been scheduled before the City's Board of Adjustment at the following date and time:

6:30 P.M., on the 9th day of January, 2017.

The hearing will be held at the Rowlett City Hall, in the Council Chambers, at 4000 Main Street, Rowlett, Texas. You are required to appear and submit at this hearing proof of the scope of work that is required to comply with the City's ordinances and regulations, and the time it will take to reasonably perform the work.

If this work does not commence within the times stated in this notice, the Board of Adjustment of the City may order the building be vacated, secured, repaired, removed, or demolished and posted no further occupancy is allowed until all required work is completed. The City may then proceed to have the work done and charge the costs to you and impose a lien against the property.

Any person having any record title or legal interest in the building has the right to participate. Should you or the lienholder or mortgagee fail to appear at the hearing, your failure to appear may be considered a waiver of any right to contest the determination of the City's officials that the property is substandard, dangerous and a public nuisance.

A copy of this notice will be filed with the City Secretary of the City of Rowlett and a notice will be published in a newspaper of general circulation in the City that contains the property's street address, the date of the hearing before the Board of Adjustment, a brief statement indicating the findings and results of this order, and instructions stating where a complete copy of this order may be obtained.

Your immediate attention to these violations is appreciated. Please contact the Rowlett Code Enforcement Office at (972) 412-6283 with any questions regarding this order. Certified Mail No. 9171969009350061965505

Sincerely,

David Gensler
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas

Cc: ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243

By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965512

Cc: David Sidney Mackey
5109 Edgewater Drive
Rowlett, Texas, 75088-4103

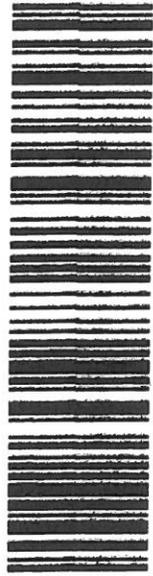
By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965529



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

Joseph W. Mackey
7501 Pacific Drive
Rowlett, Texas, 75088-4103

CERTIFIED MAIL™



9171 9690 0935 0061 9655 05



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

NOVEMBER 17, 2010

Joseph W. Mackey
7501 Pacific Drive
Rowlett, Texas, 75088-4103



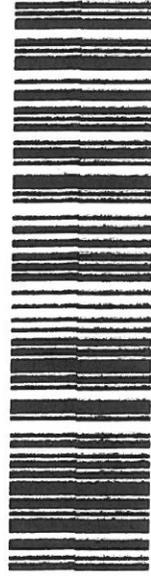
T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243

OF THE RETURN ADDRESS, FULLY PAID LETTER

CERTIFIED MAIL™



9171 9690 0935 0061 9655 12



T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243



T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

David Sidney Mackey
5109 Edgewater Drive
Rowlett, Texas, 75088-4103

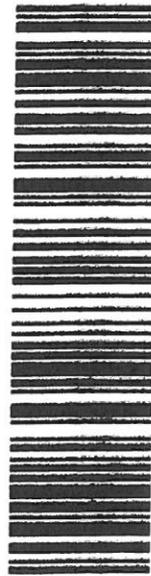


T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

UPPER RETURN ADDRESS FOLD AT DOTTED LINE

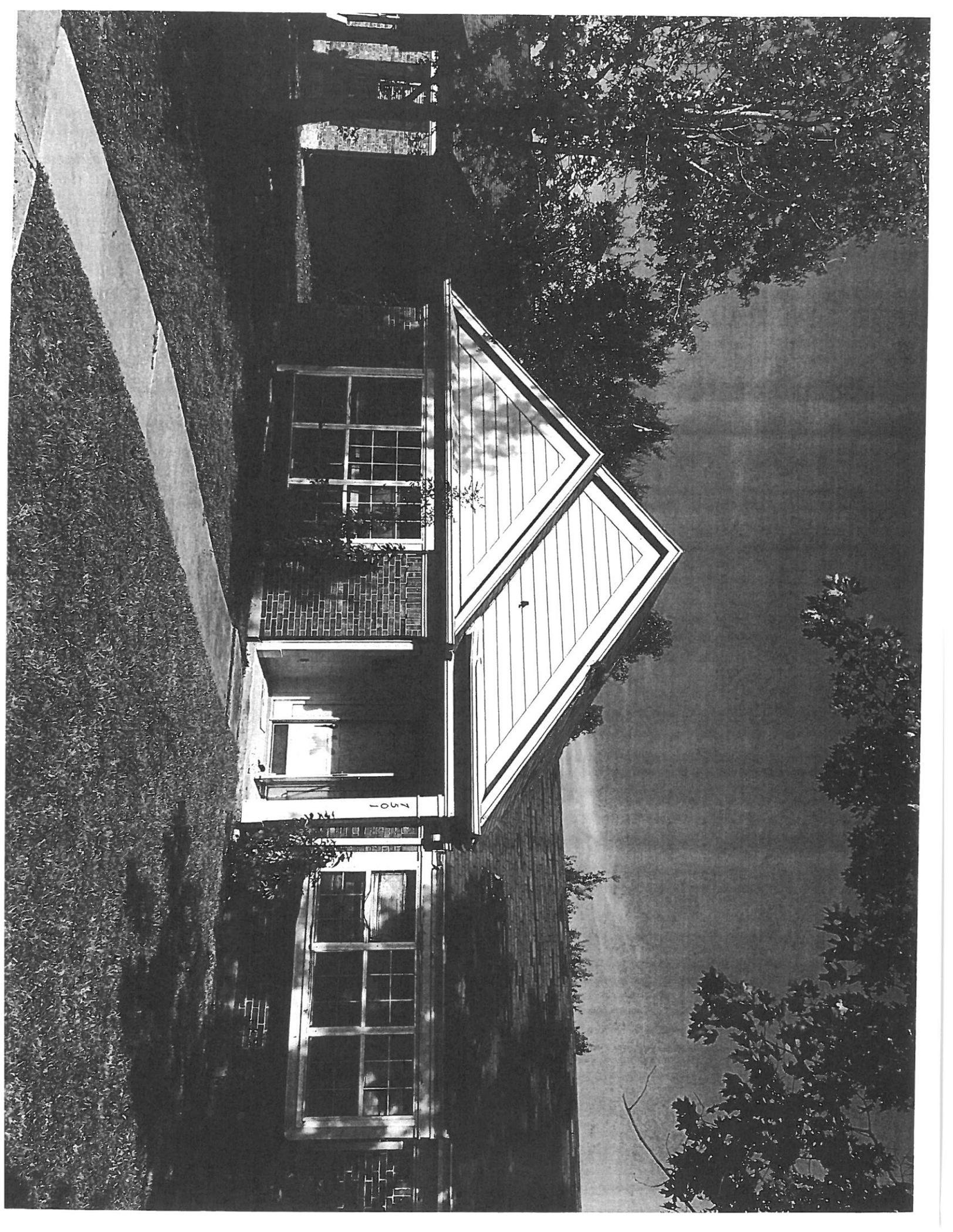
CERTIFIED MAIL™

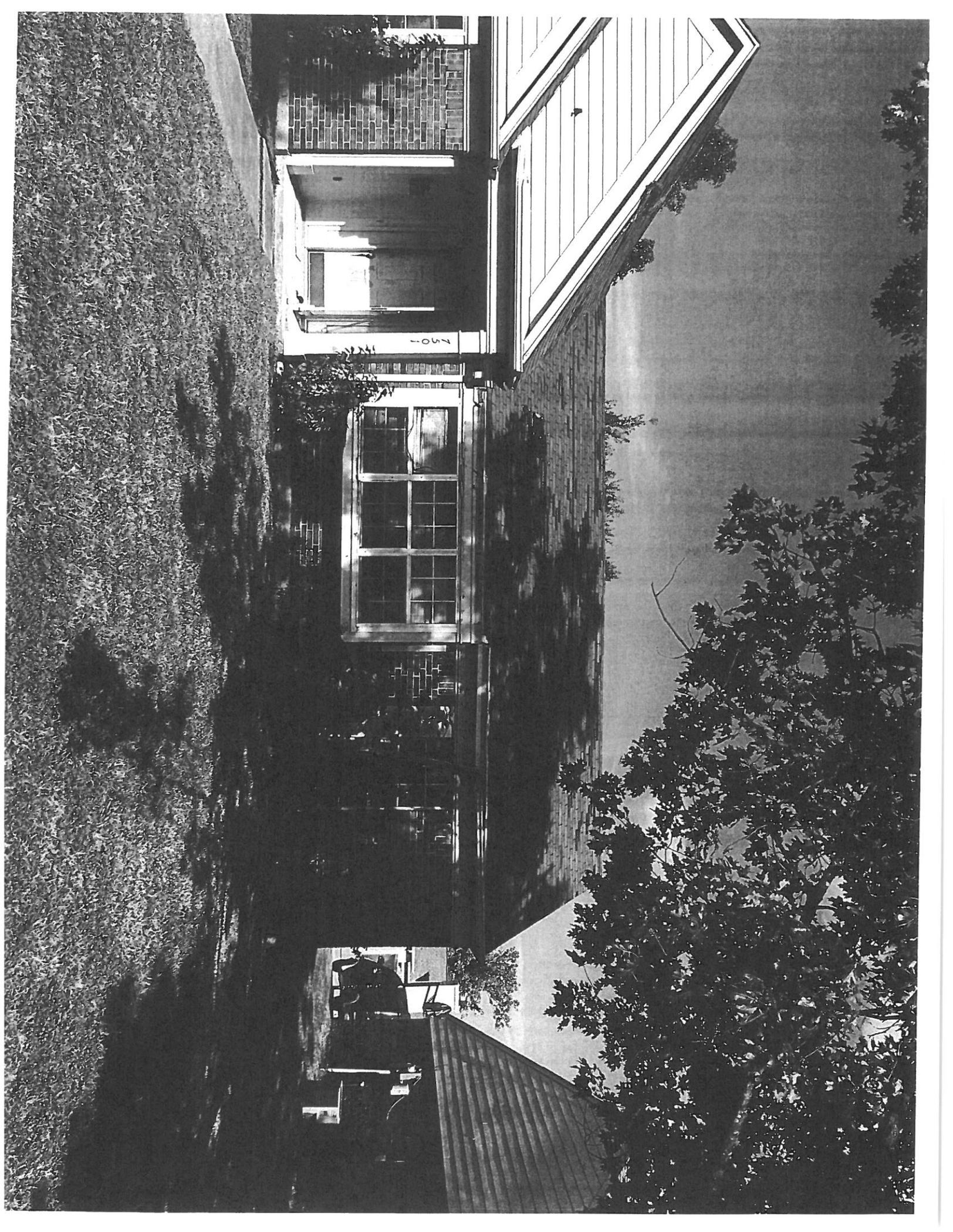


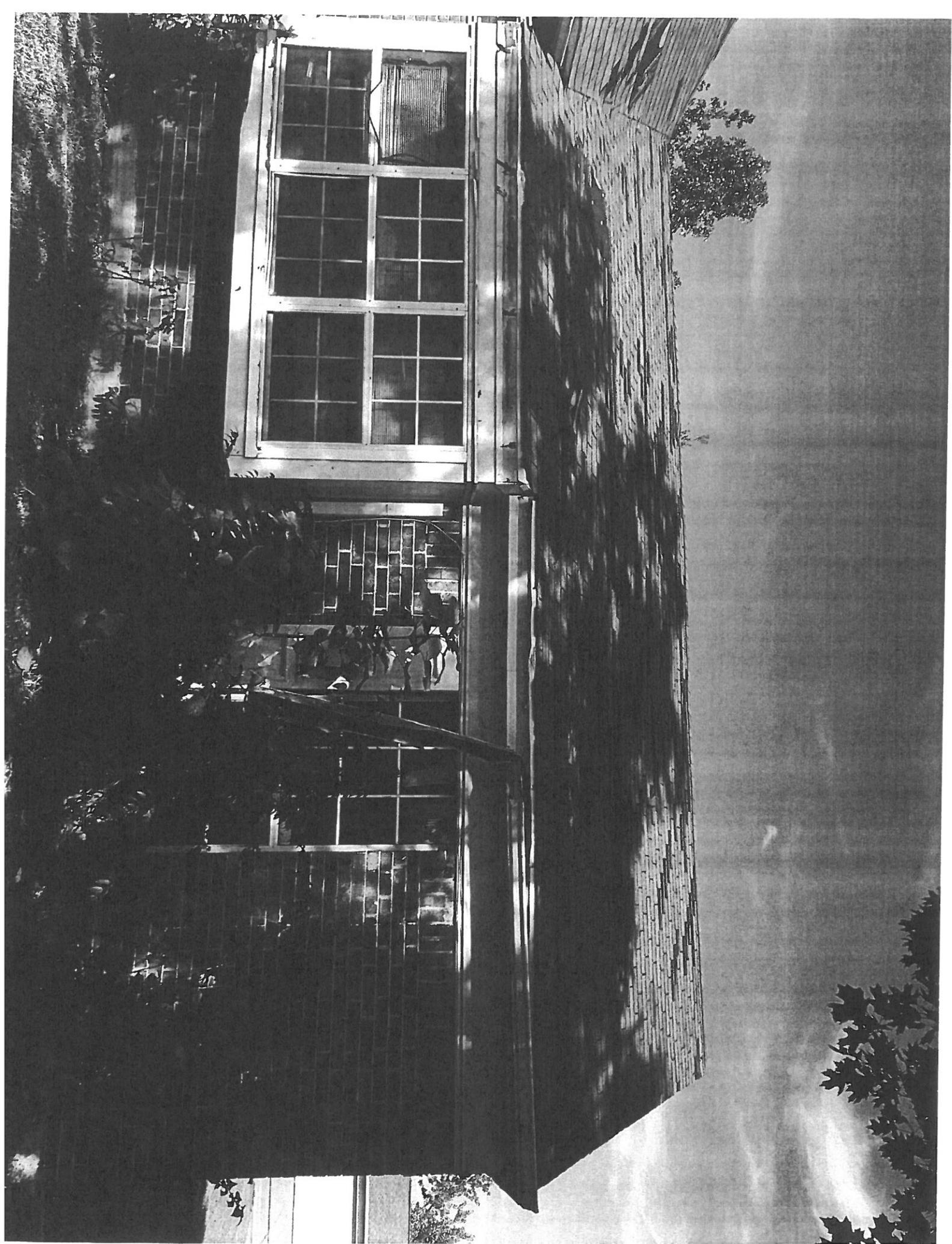
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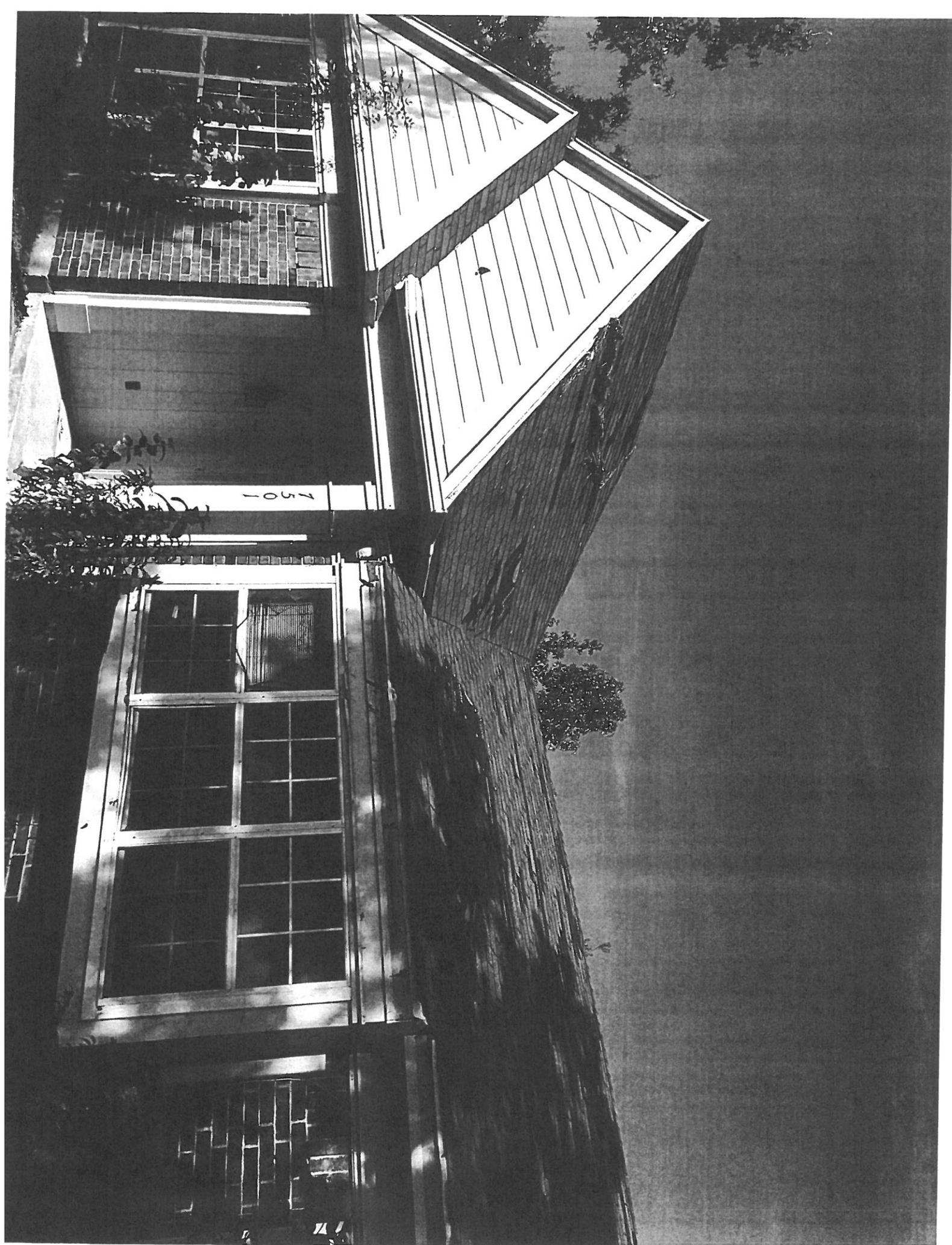
David Sidney Mackey
5109 Edgewater Drive
Rowlett, Texas, 75088-4103

Photos taken on 11/10/2016 showing the condition of the house located at 7501 Pacific Drive, Rowlett, Texas, 75088.





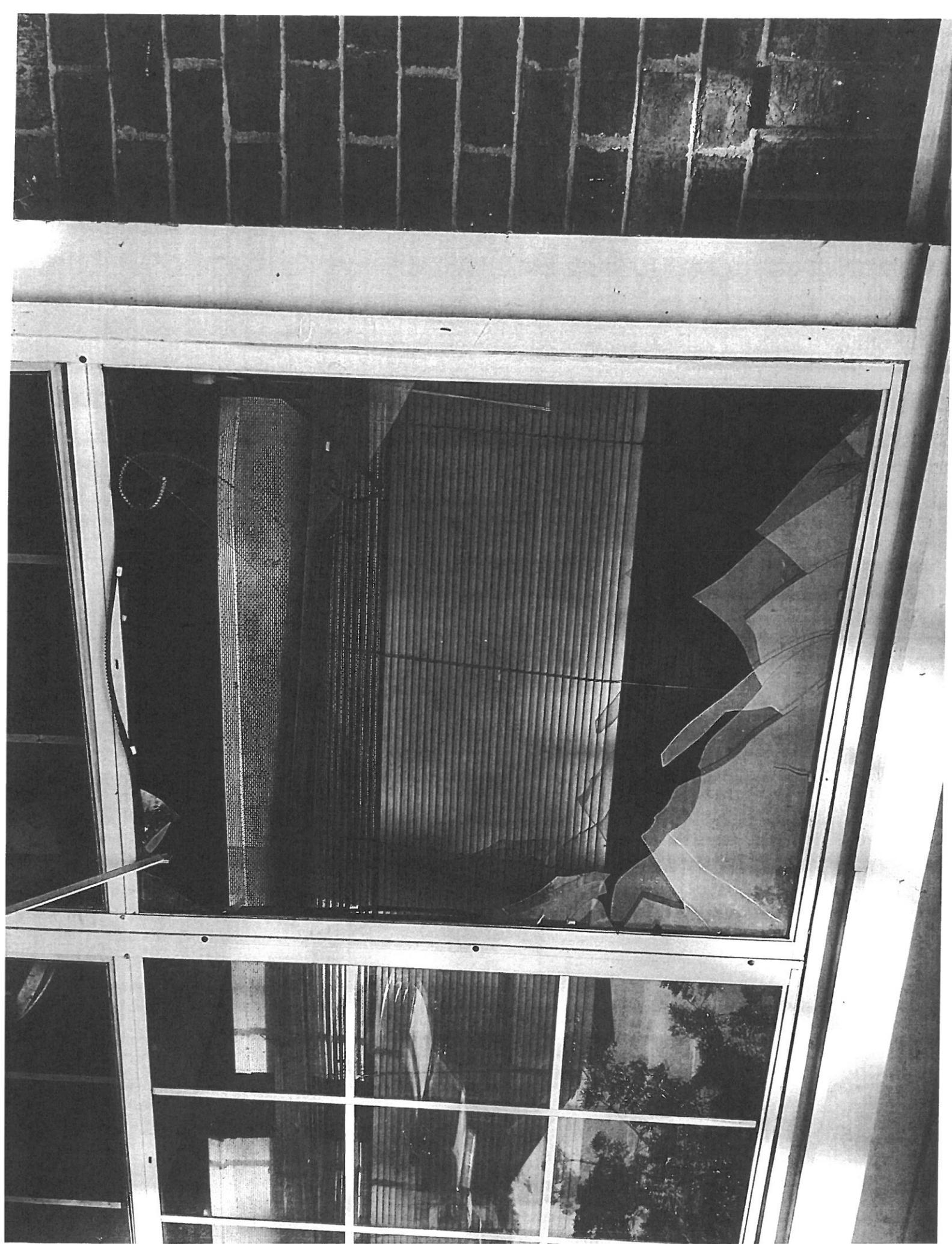


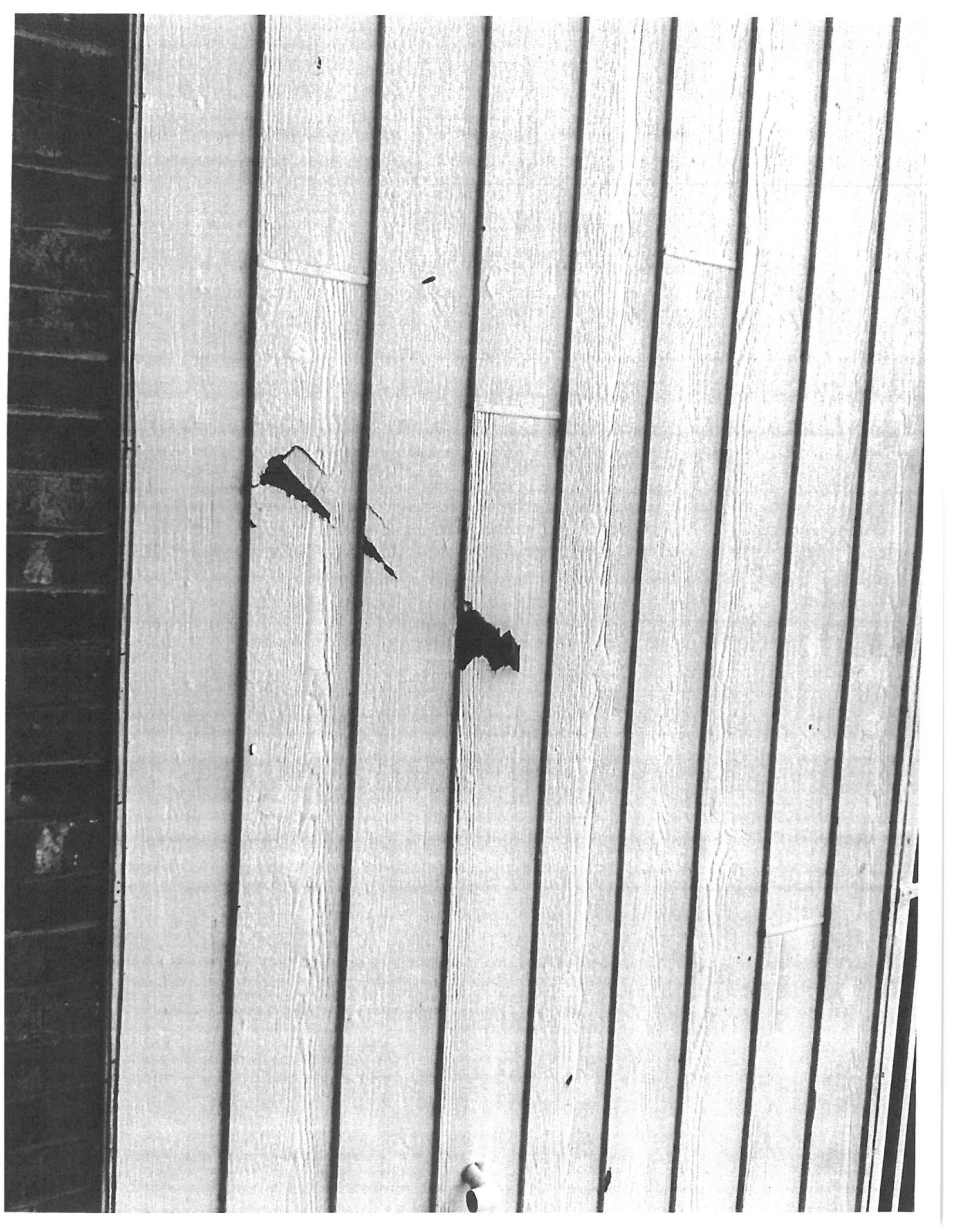


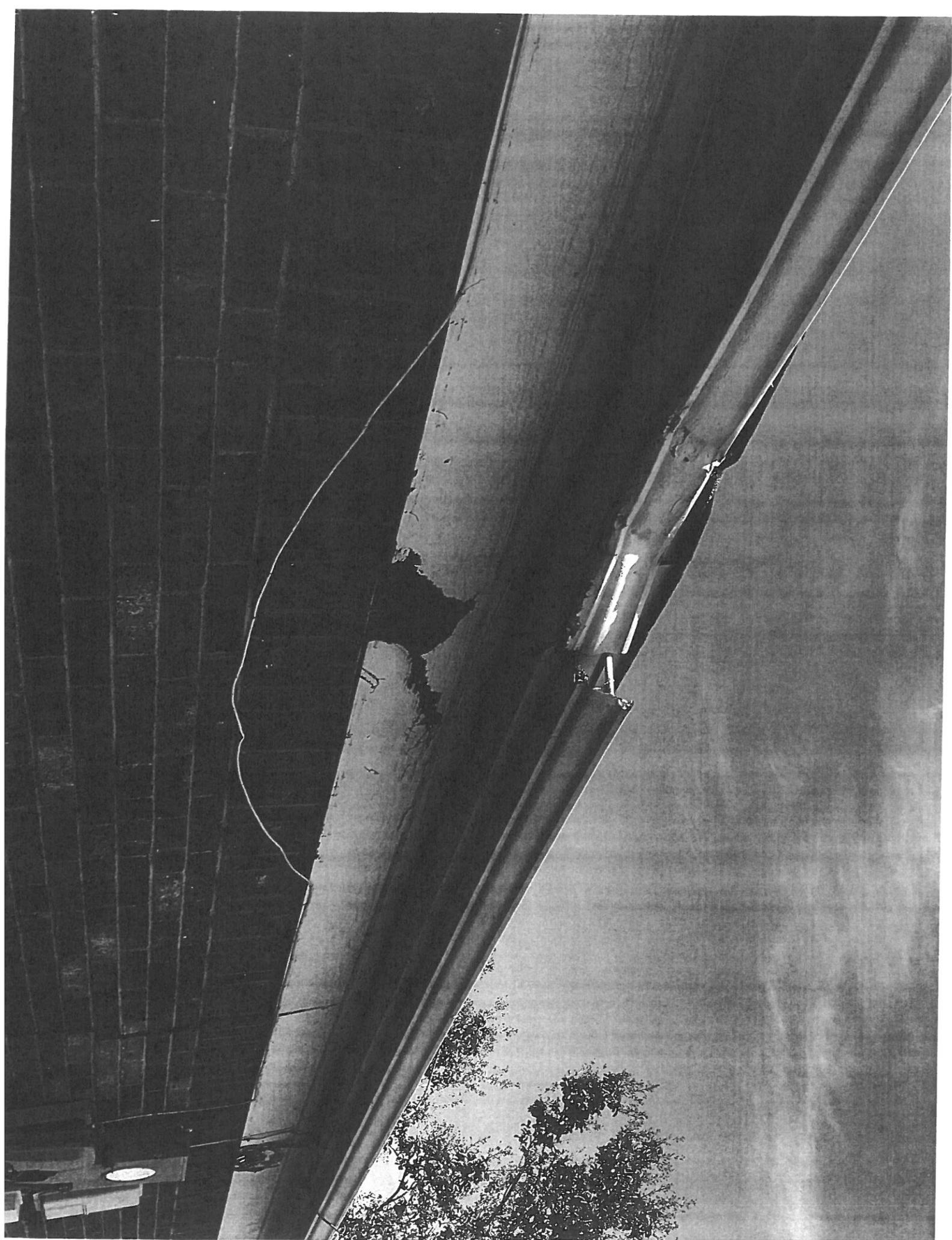
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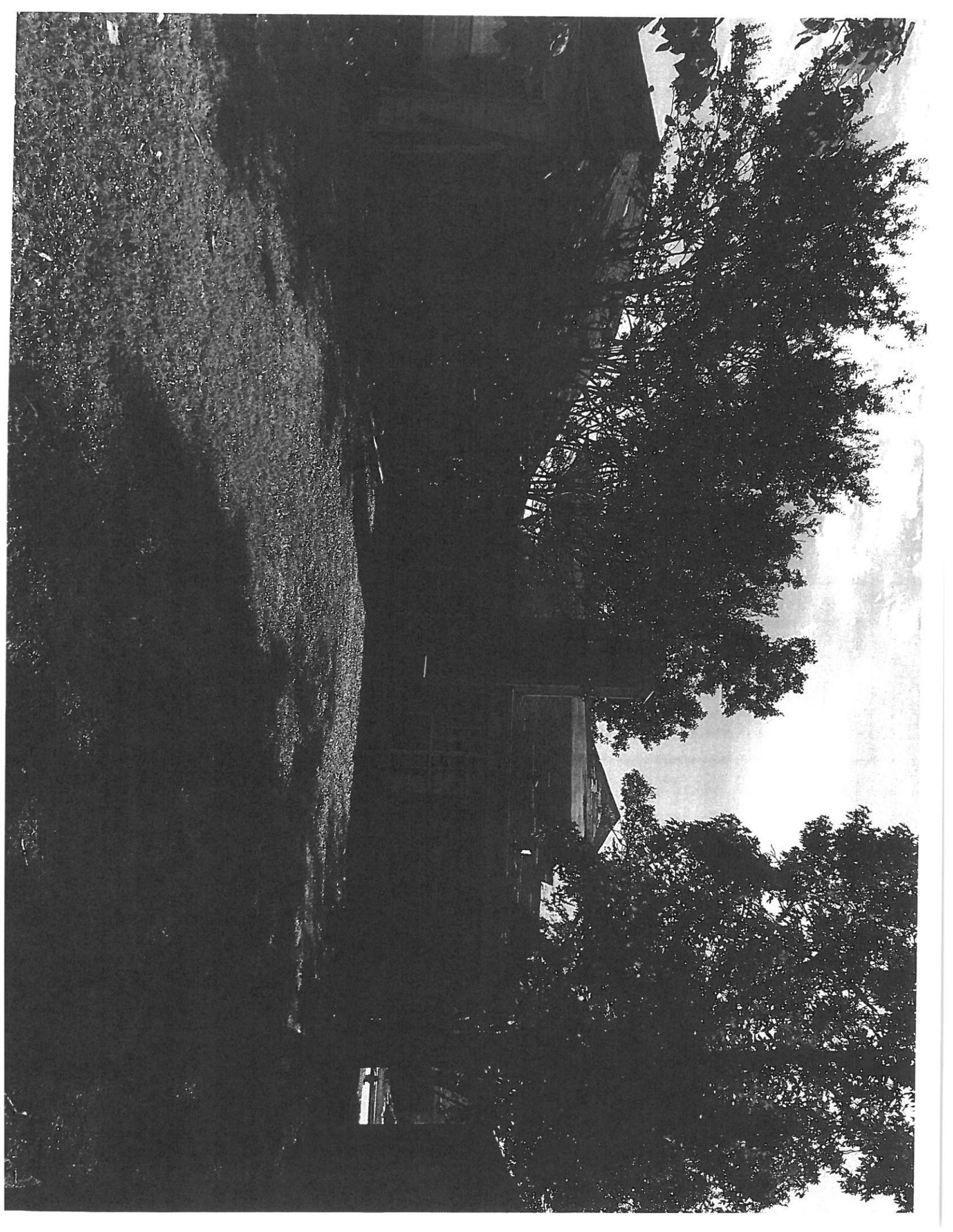






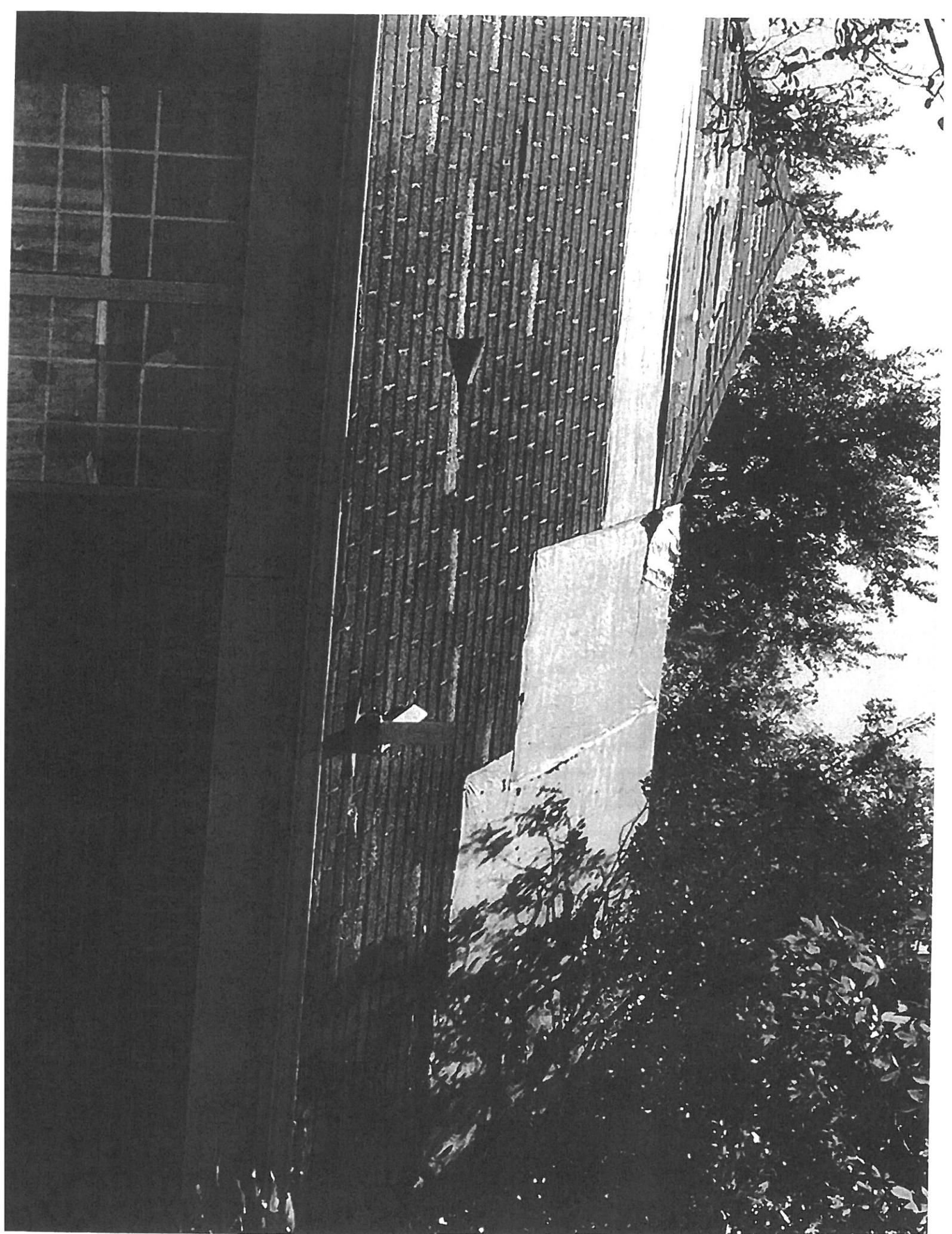


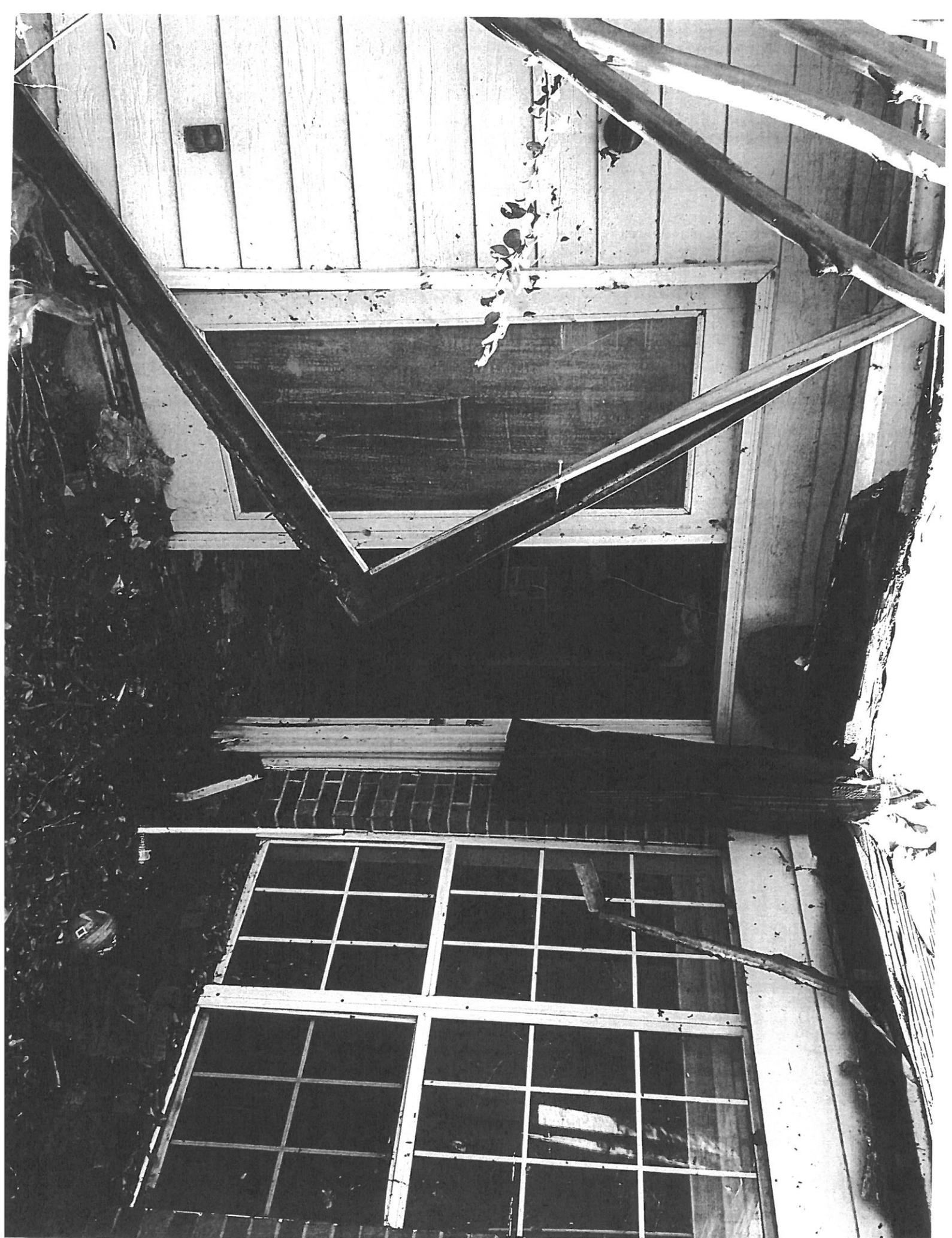




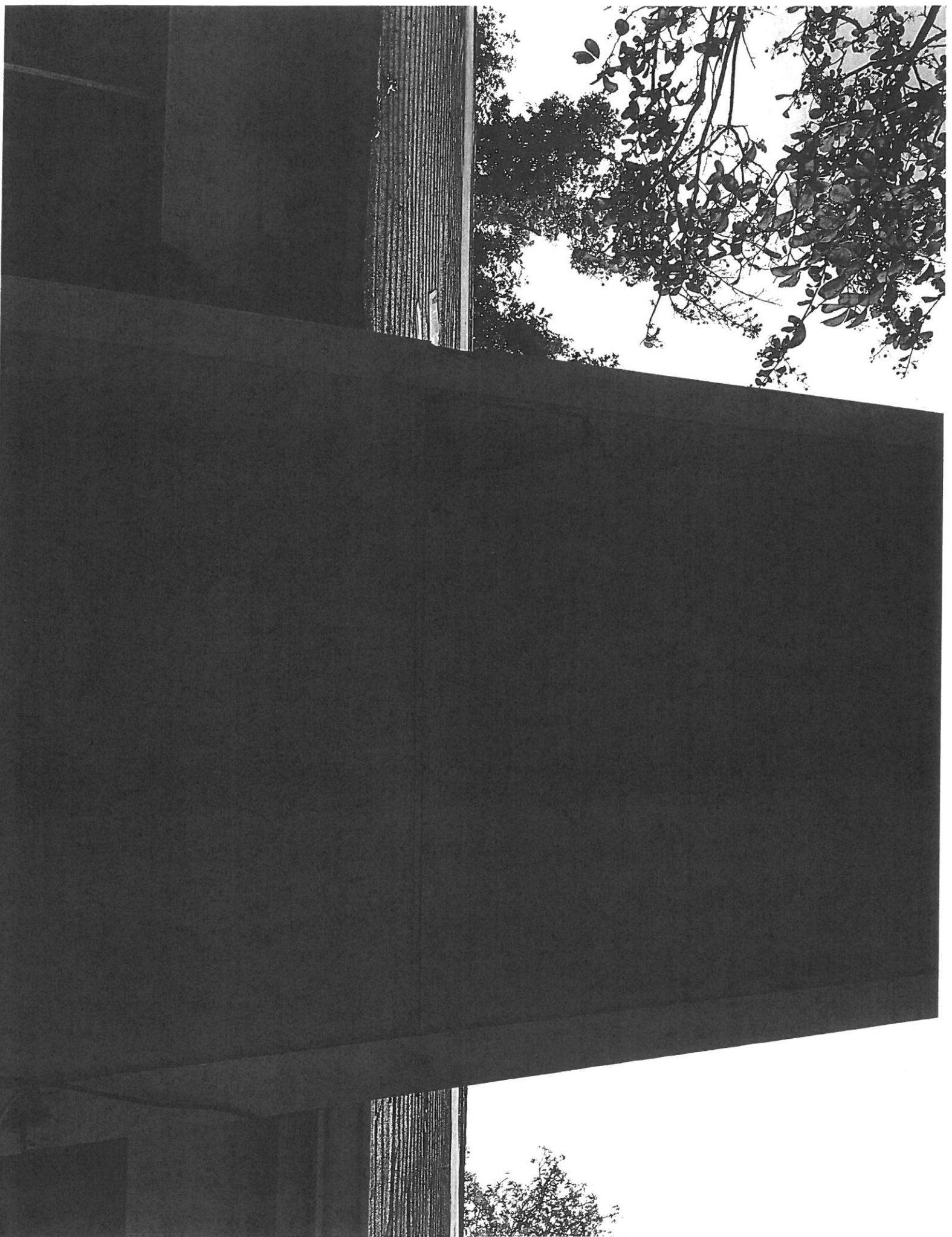




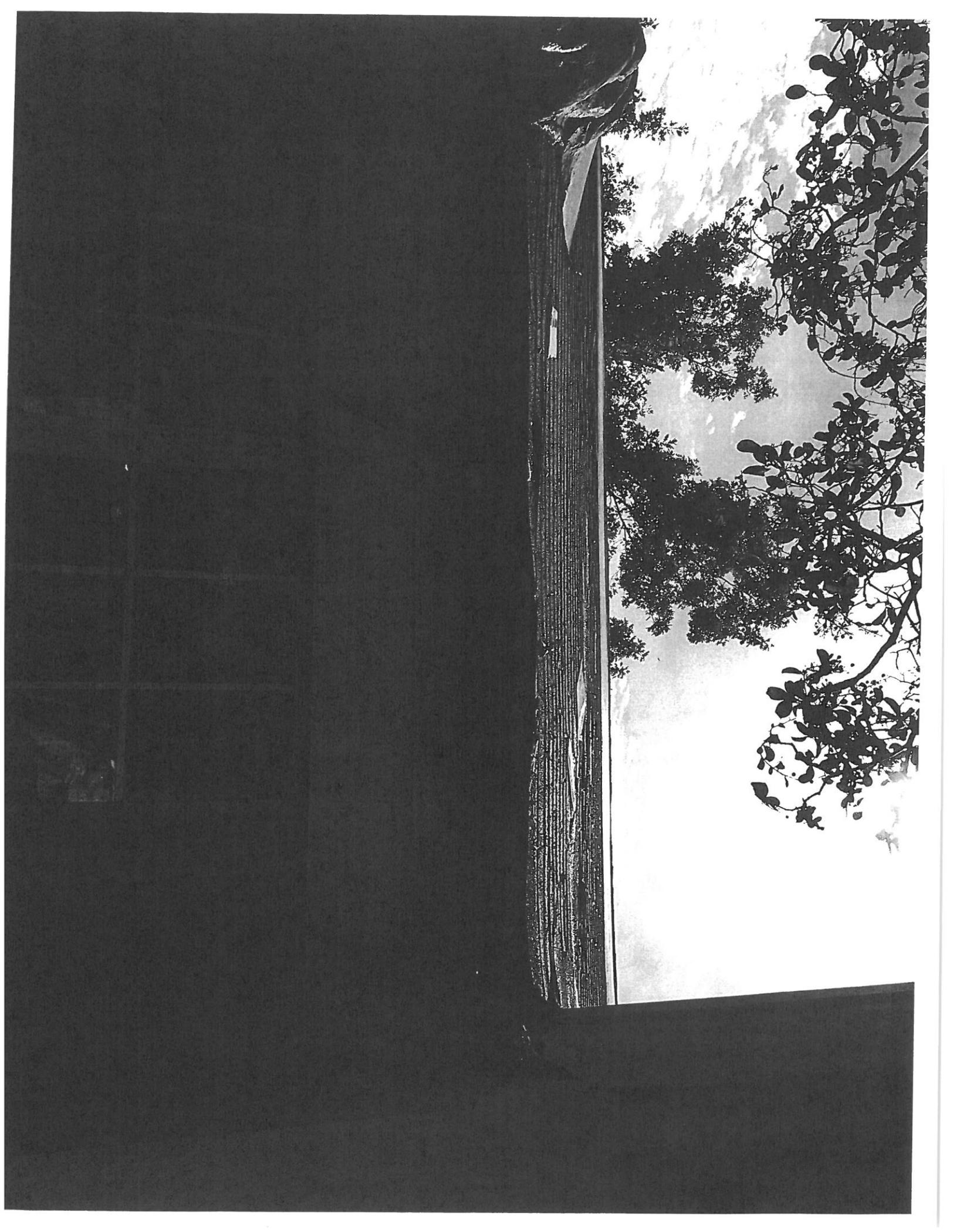


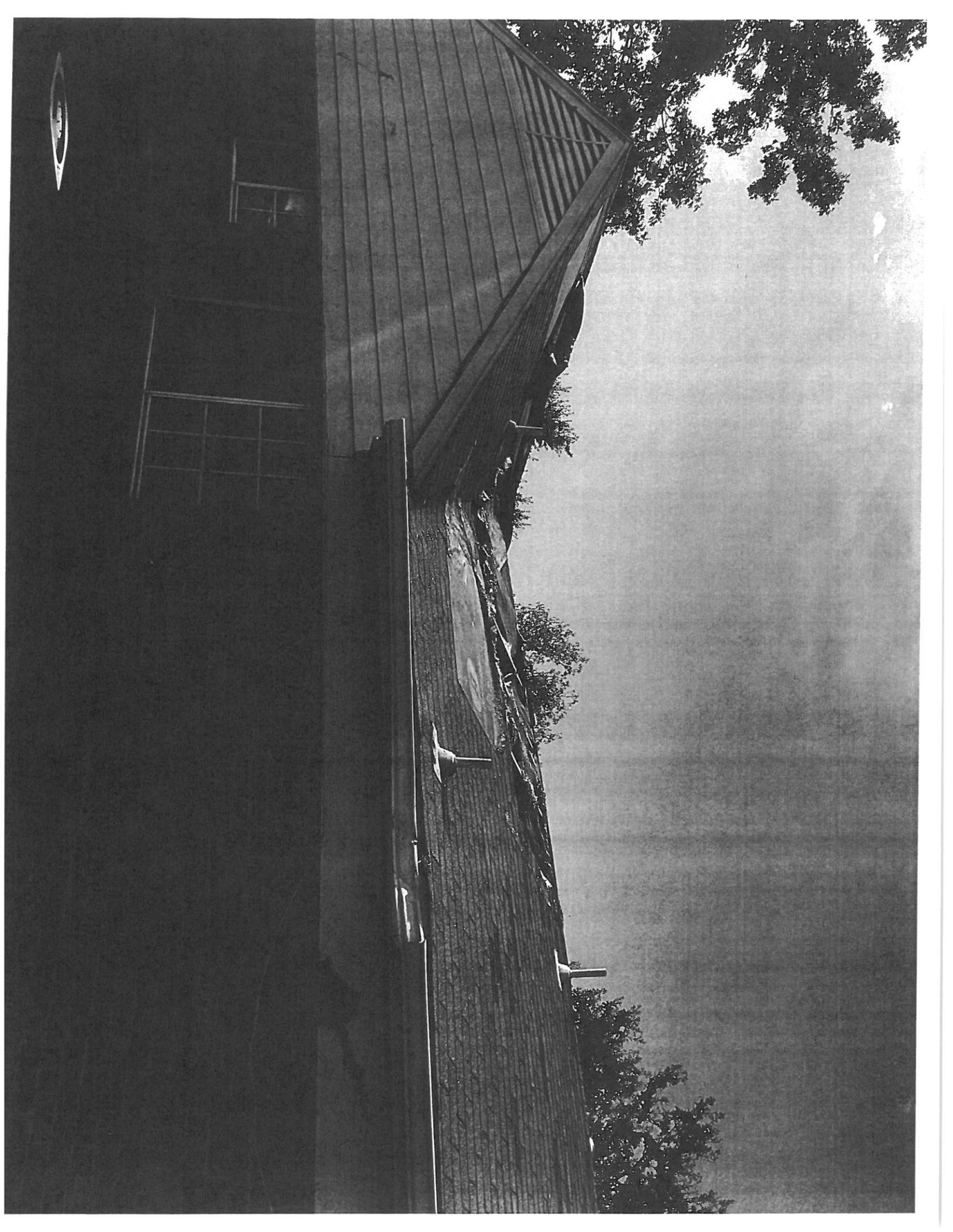


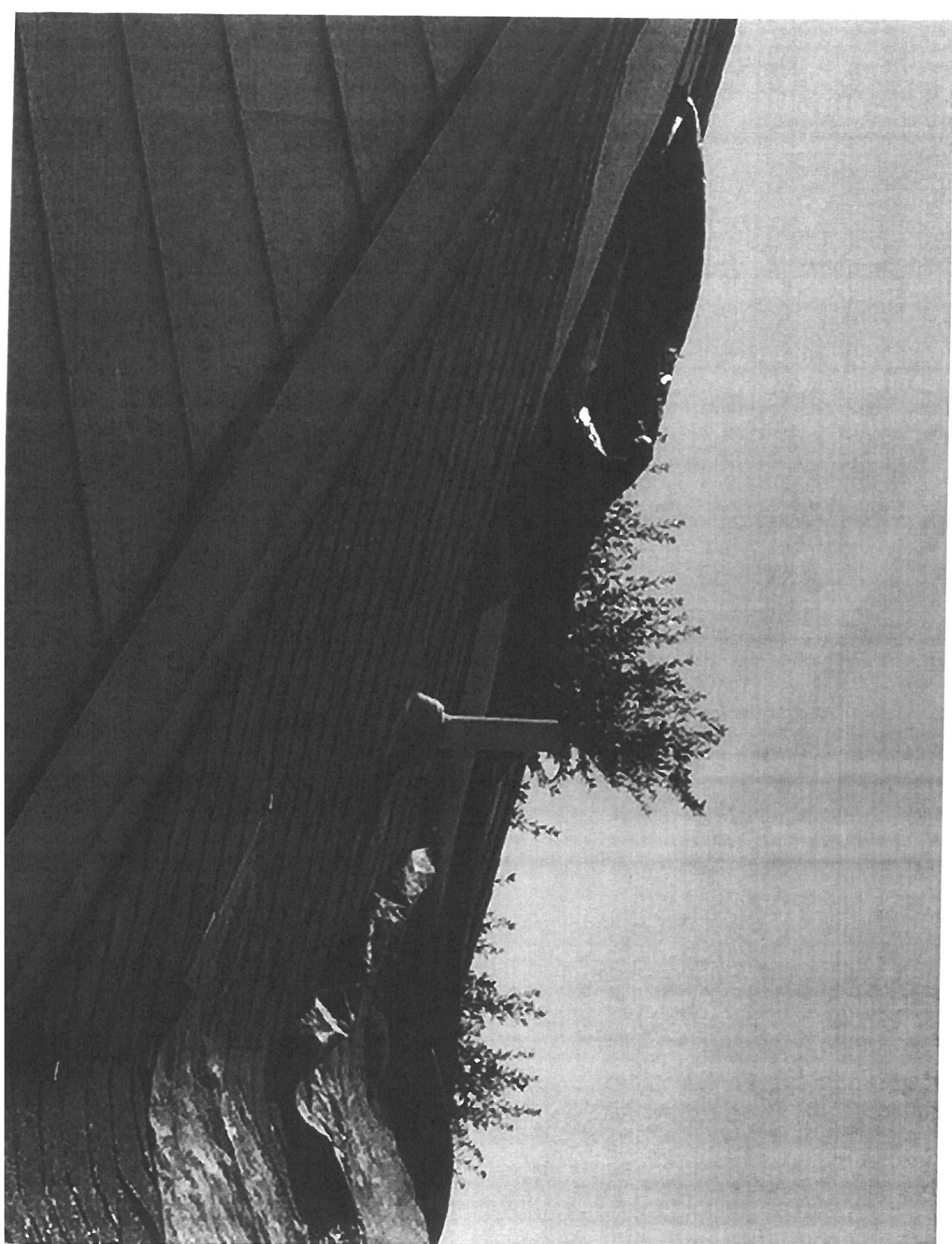


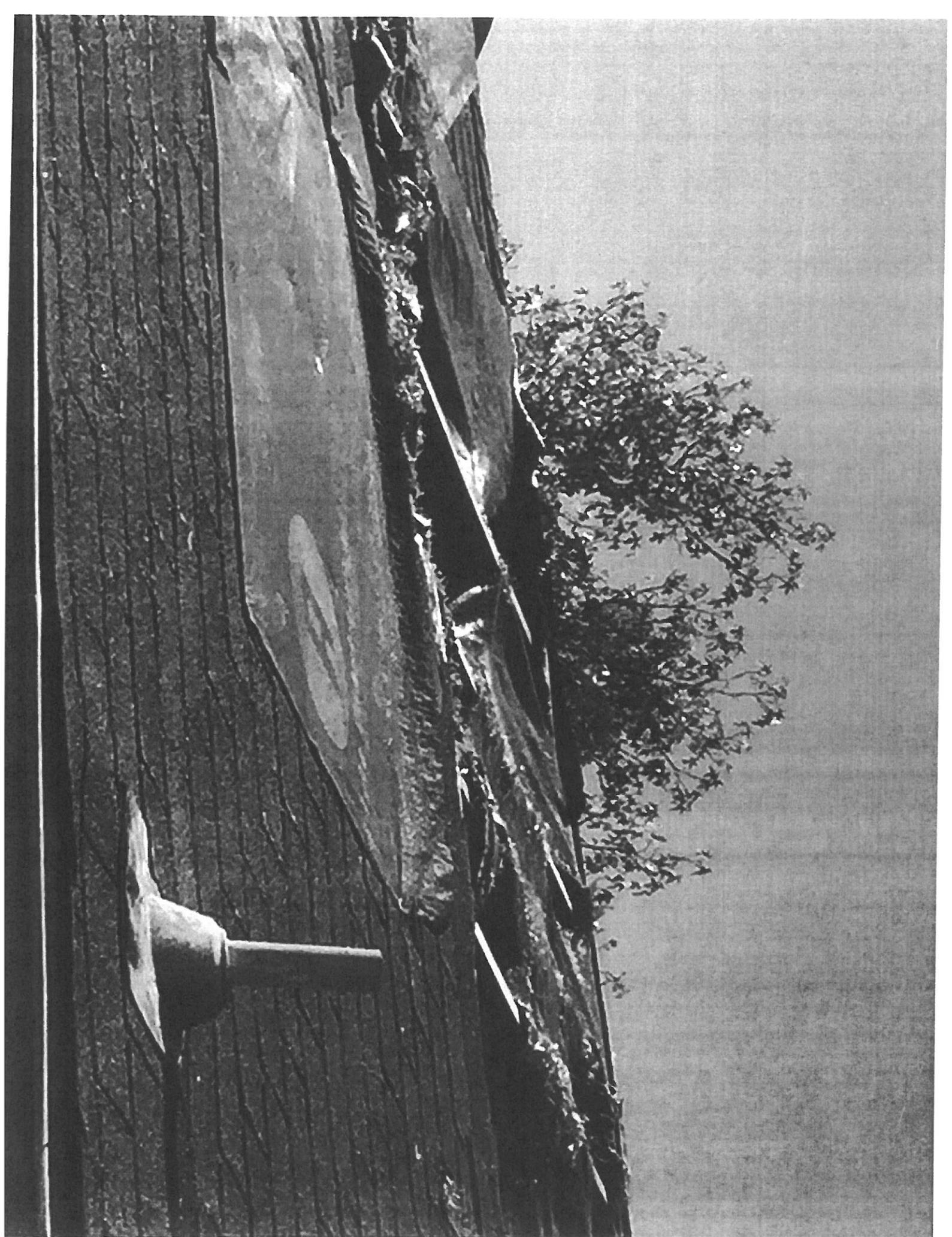












Dallas County Appraisal District information for the property located at
7501 Pacific Drive, Rowlett, Texas, 75088.



Home | Find Property | Contact Us

Residential Account #440162000B0130000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions
Estimated Taxes History

Property Location (Current 2017)

Address: 7501 PACIFIC DR
Neighborhood: 3GSL18
Mapsc0: 30A-D (DALLAS)

DCAD Property Map

2016 Appraisal Notice

Electronic Documents (ENS)

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

Owner (Current 2017)

MACKEY SIDNEY DAVID
5109 EDGEWATER DR
ROWLETT, TEXAS 750884103

Multi-Owner (Current 2017)

Owner Name	Ownership %
MACKEY SIDNEY DAVID	100%

Legal Desc (Current 2017)

- 1: PENINSULA 4 PH A REP
 - 2: BLK B LOT 13
 - 3:
 - 4: CO-DALLAS
 - 5: 0162000B01300 3440162000B
- Deed Transfer Date:** 11/11/1900

Value

2016 Certified Values	
Improvement:	\$39,680
Land:	+ \$22,500
Market Value:	= \$62,180
Revaluation Year:	2016
Previous Revaluation Year:	2015

Main Improvement (Current 2017)

Building Class	16	Construction Type	FRAME	# Baths (Full/Half)	2/0
Year Built	1986	Foundation	SLAB	# Kitchens	1

Effective Year Built	1986	Roof Type	GABLE	# Bedrooms	3
Actual Age	31 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY POOR	Fence Type	WOOD	# Fireplaces	1
Living Area	1,174 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	1,174 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	65%			Sauna (Y/N)	N

Additional Improvements (Current 2017)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	460

Land (2016 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY RES S2	65	110	8,117.0000 SQUARE FEET	FLAT PRICE	\$22,500.00	0%	\$22,500	N

* All Exemption information reflects 2016 Certified Values. *

Exemptions (2016 Certified Values)

No Exemptions

Estimated Taxes (2016 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	ROWLETT	GARLAND ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.787173	\$1.46	\$0.252371	\$0.122933	\$0.2794	N/A
Taxable Value	\$62,180	\$62,180	\$62,180	\$62,180	\$62,180	\$0
Estimated Taxes	\$489.46	\$907.83	\$156.92	\$76.44	\$173.73	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$1,804.39

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios, like a tax ceiling, etc.** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

History

History

© 2016 Dallas Central Appraisal District.
All Rights Reserved.

City of Rowlett utility billing information for the property located at
7501 Pacific Drive, Rowlett, Texas, 75088.

Utility Billing Central
Welcome, David Gensler

Utility Billing

7501 pacific

Advanced Search

Excel Office

No records found.

Deed property search provided by Teri Shibler CESP, Escrow Officer,
from Trinity Abstract and Title Company, for the property located at
7501 Pacific Drive, Rowlett, Texas, 75088.

200

WELLS FARGO BANK

007

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF DALLAS

That PULTE HOME CORPORATION of Texas, a Michigan Corporation duly authorized to transact business in the State of Texas, whose principal place of business is located at

12160 ABRAMS, SUITE #310, CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, 75243
GRANTOR herein, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration to GRANTOR in hand paid by GRANTEE hereinafter identified (whether one or more) whose name and mailing address are as follows, to-wit:
JOSEPH W. MACKEY

7501 PACIFIC DRIVE, ROWLETT, TEXAS 75088

the receipt of which is hereby acknowledged and confessed and the execution and delivery by said GRANTEE of one certain promissory note in the principal sum of

EIGHTY FOUR THOUSAND TWO HUNDRED AND 00/100----- DOLLARS (\$ 84,200.00),
of even date herewith, payable to the order of ICM MORTGAGE CORPORATION, a Delaware Corporation, duly authorized to transact business in the State of Texas, whose principal place of business is located at

12160 ABRAMS, SUITE #309, CITY OF DALLAS, COUNTY OF DALLAS, TEXAS, 75243
bearing interest at the rate provided therein; said note containing the usual attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by vendor's lien and superior title retained therein in favor of ICM MORTGAGE CORPORATION and being also secured by Deed of Trust of even date herewith from GRANTEE to DEBRA W. STILL Trustee for the benefit of the holder, or holders of said promissory note, and on the condition that this Vendor's Lien is cumulative of and without prejudice of said Deed of Trust and that any release or foreclosure under the terms of said Deed of Trust will operate to release or foreclose the Vendor's Lien herein retained. HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT SELL and CONVEY unto said GRANTEE, the real property and improvements thereon described as follows, to-wit:

LOT 13, BLOCK B, OF THE PENINSULA NO. 4 - PHASE A - REPLAT, AN ADDITION IN THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85166, PAGE 1203, MAP RECORDS, DALLAS COUNTY, TEXAS.

TO HAVE and TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto the said GRANTEE, his heirs, executors, administrators and assigns, forever. And GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs, executors, administrators, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by GRANTEE. This conveyance is made subject to any and all liens, encumbrances, restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the above described property as shown by the records of said County.

It is expressly agreed that the vendor's lien is retained in favor of ICM MORTGAGE CORPORATION or its assigns against the above described property, remises and improvements, until said note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

Use of the singular or masculine gender form of pronoun or designation as GRANTEE shall be deemed to include the plural and or feminine gender forms of persons identified herein as GRANTEE.

EXECUTED on this the 12TH day of AUGUST 1986

PULTE HOME CORPORATION
By: Michael W Brady
MICHAEL W. BRADY
VICE PRESIDENT OF FINANCE, DALLAS DIVISION

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on AUGUST 12, 1986
by MICHAEL W. BRADY, VICE PRESIDENT OF FINANCE, Dallas Division of PULTE HOME CORPORATION of Texas, A Michigan Corporation
on behalf of said Corporation.



86155 0.001

Theresa Brown
(Print name) Theresa Brown
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My commission expires 3-6-87

96198 89198

Filed
Earl R. ...
COUNTY CLERK
DALLAS COUNTY

86 AUG 14 A10: 18

Return to: *NAME*
Joseph Mackey
7501 Pacific Drive
Rowlett, TX 75088

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

AUG 14 1986



Earl R. ...
COUNTY CLERK, Dallas County, Texas

Notarized Certificate of Substandard Structure for the property located at 7501 Pacific Drive, Rowlett, Texas, 75088.

Filed and recorded official public records letter, which was filed with Dallas County, Texas, for the property located at 7501 Pacific Drive, Rowlett, Texas, 75088.



201600326737

CT 1/4

STATE OF TEXAS)
COUNTY OF DALLAS)

CERTIFICATE OF SUBSTANDARD STRUCTURE

THIS IS TO CERTIFY that the following described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance:

BEING Lot 13 of Block B, of the PENINSULA 4 PH A REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas, and being more commonly known as the property situated at 7501 Pacific Drive.

The owner and any lienholders and mortgagees have been notified of the substandard condition of the structure in accordance with the Notice, attached hereto and incorporated herein. Said Notice has been served on the owner and all lienholders and mortgagees in accordance with law.

(Signature)

DAVID GENSLER

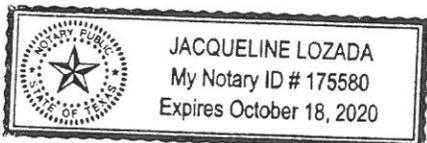
(Print Name and Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me, the undersigned authority, by David Gensler, the authorized representative of the City of Rowlett, Texas known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposed and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21st day of November, 2016.





Rowlett Police Department Community Services Division

FILE COPY

November 17, 2016

BY CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Joseph W. Mackey
7501 Pacific Drive
Rowlett, Texas, 75088-4103

**RE: Code Violations and Notice to Repair or Demolish
7501 Pacific Drive, Rowlett, Texas, 75088-4103
Lot 13, Block B, of the Peninsula #4, Phase A, an Addition/Subdivision, to the City of Rowlett, Dallas
County, Texas.**

Dear: Joseph W. Mackey,

The City of Rowlett's Code Enforcement Officials have conducted an inspection of the above real property, which is owned by you. The City has adopted the provisions of the Uniform Code for the Abatement of Dangerous Buildings. The inspection has noted the following conditions that render the property substandard, unfit for occupancy and dangerous:

1. Sec. 302.4: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
2. Sec. 302.5: Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
3. Sec. 302.8: Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
4. Sec. 302.9: Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
5. Sec. 302.12: Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
6. Sec. 302.13: Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
7. Sec. 302.17: Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

9171 9690 0935 0061 9655 05

9171 9690 0935 0061 9655 12

9171 9690 0935 0061 9655 29

8. Sec. 302.18: Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.



The City's codes establish minimum standards governing structures, utilities, facilities and conditions essential to making a dwelling safe, sanitary and fit for human use and habitation. Structures that become dangerous to human life or the public welfare or that involve inadequate maintenance are deemed unsafe and dangerous. The foregoing conditions are violations of the City's ordinances and regulations and render the structure a public nuisance. The structure must be vacated and any occupants must be relocation within (10) ten days of the date of this Notice.

The building must be repaired or demolished. Work must commence and a permit application must be submitted within twenty (20) days of the date of this notice. Any lienholders shall commence work and submit a permit application for the work if the owner fails to do so with twenty (20) days. The property must be secured at all times to prevent unauthorized entry while all work is being performed.

Should the owner or lienholder fail to commence work within the stated time, and should the work not be completed, the City may cause the work to be done, and may demolish the structure, and will assess costs of demolition against the owner and will file a lien against the property to recover all costs. The costs may include administrative fees, interest and/or legal fees.

Please note that a public hearing has been scheduled before the City's Board of Adjustment at the following date and time:

6:30 P.M., on the 9th day of January, 2017.

The hearing will be held at the Rowlett City Hall, in the Council Chambers, at 4000 Main Street, Rowlett, Texas. You are required to appear and submit at this hearing proof of the scope of work that is required to comply with the City's ordinances and regulations, and the time it will take to reasonably perform the work.

If this work does not commence within the times stated in this notice, the Board of Adjustment of the City may order the building be vacated, secured, repaired, removed, or demolished and posted no further occupancy is allowed until all required work is completed. The City may then proceed to have the work done and charge the costs to you and impose a lien against the property.

Any person having any record title or legal interest in the building has the right to participate. Should you or the lienholder or mortgagee fail to appear at the hearing, your failure to appear may be considered a waiver of any right to contest the determination of the City's officials that the property is substandard, dangerous and a public nuisance.

A copy of this notice will be filed with the City Secretary of the City of Rowlett and a notice will be published in a newspaper of general circulation in the City that contains the property's street address, the date of the hearing before the Board of Adjustment, a brief statement indicating the findings and results of this order, and instructions stating where a complete copy of this order may be obtained.

Your immediate attention to these violations is appreciated. Please contact the Rowlett Code Enforcement Office at (972) 412-6283 with any questions regarding this order. Certified Mail No. 9171969009350061965505

Sincerely,

David Gensler
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas

Cc: ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243

By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965512

Cc: David Sidney Mackey
5109 Edgewater Drive
Rowlett, Texas, 75088-4103

By Certified Mail, Return Receipt Requested
Certified Mail No. 9171969009350061965529

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
11/21/2016 12:40:05 PM
\$38 00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

201600326737

Notarized Affidavit of Legal Notice published in the Rowlett Lakeshore Times for the property located at 7501 Pacific Drive, Rowlett, Texas, 75088.



Rowlett Lakeshore Times, Internet

AFFIDAVIT OF LEGAL NOTICE

I, Nick Souders, Inside Sales Manager of the Rowlett Lakeshore Times, Internet a newspaper printed in the English language in Dallas County, State of Texas, do hereby certify that this notice was Published in the Rowlett Lakeshore Times, Internet on the following dates, to-wit

Rowlett Lakeshore Times	11/24/16	11/24/16	1
Internet	11/24/16	11/24/16	1

LEGAL: 7501 PACIFIC DRIVE	\$92.50
---------------------------	---------

(Description)	(Cost)
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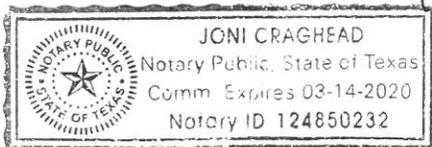
Inside Sales Manager of the Rowlett Lakeshore Times, Internet

Subscribed and sworn on this

29 day of November, 2016

Joni Craghead

Notary Public, State of Texas



REAL ESTATE SALES

GETTING MARRIED?
ANNOUNCE YOUR WEDDING
972-392-4253

All real estate & rental advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention, to make any such preference, limitation or discrimination."

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law.

To complete a discrimination call HUD Toll-Free at 1-800-669-9777

GETTING MARRIED?
ANNOUNCE YOUR WEDDING
972-392-4253

Love
Wedding

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IS IMMEDIATELY HIRING FOR ADVERTISING SALES PROS

Star Local Media, Rowlett, TX, currently has immediate openings in the advertising sales department. If you are currently employed and are looking for a new challenge, we would like to hear from you. We offer a competitive salary and benefits package. Please send your resume and cover letter to: hr@starlocalmedia.com

COMPENSATION:

- Multiple pay increases within the first six months of employment
- Tuition reimbursement program
- Full time opportunities
- Weekly pay/direct deposit

QUALIFICATIONS:

- Must be at least 18 years of age
- Must be able to load, unload and sort packages, as well as perform other related duties

Daily activities include assisting with warehouse operations and performing entry level warehouse and dock-related tasks, loading and unloading trucks, shipping and receiving, moving, handling and tracking packages and other material, and assisting with transportation and distribution operations.

For more information, text FXG to 69922

FedEx Ground is an equal opportunity affirmative action employer. Minorities and women are encouraged to apply.

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StarLocalMedia.com

FedEx Ground

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FedEx Ground is now hiring package handlers – warehouse.

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Hutchins, TX 75141**

Earn up to \$13.10 per hour!

Compensation:

- Multiple pay increases within the first six months of employment
- Tuition reimbursement program
- Full time opportunities
- Weekly pay/direct deposit

Qualifications:

- Must be at least 18 years of age
- Must be able to load, unload and sort packages, as well as perform other related duties

Daily activities include assisting with warehouse operations and performing entry level warehouse and dock-related tasks, loading and unloading trucks, shipping and receiving, moving, handling and tracking packages and other material, and assisting with transportation and distribution operations.

For more information, text FXG to 69922

FedEx Ground is an equal opportunity affirmative action employer. Minorities and women are encouraged to apply.

TEXAS STATE WIDE CLASSIFIED ADVERTISING NETWORK

TexSCAN

TexSCAN Week of November 13, 2016

WORLD'S LARGEST GUN SHOW November 12 & 13, 2016
OK Fairgrounds, Saturday 9-5, Sunday 10-4
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www.tuleaarms.com

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OPPORTUNITY TO GET PAID daily. Great home business. Please call 1-832-225-5005 first. Ask about \$100 cash referral. First 1499. 909-8024. info@totalcashassociates.com. totalcashassociates.com. legalsiteofindia.com

46.19 acres, south of Rock Springs Canyon in Bush center. great price call cover. Whittier, arizona. hq. sunny. 2220-2020. 30 year financing. 1-800-878-9720. www.rancherestates.com

Stakewide Art 1-800-888-8888
North Region Only 1-280-888-8888
South Region Only 1-280-888-8888
West Region Only 1-280-888-8888

LEGAL NOTICE STATEMENT OF ORDER

2322 Windjammer Way, Rowlett, Texas, 75088.

Legal description: BEING Lot 20R, of Block 2, of the VUE DU LAC REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

7501 Pacific Drive, Rowlett, Texas, 75088.

Legal description: BEING Lot 13, of Block B, of the PENINSULA 4 PH A REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

2218 Windjammer Way, Rowlett, Texas, 75088.

Legal description: BEING Lot 13R, of Block 2, of the VUE DU LAC REP Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

7705 Pebble Beach, Rowlett, Texas, 75088.

Legal description: BEING Lot 3, of Block J, of the PENINSULA 2 Addition/Subdivision to the City of Rowlett, Dallas County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

LEGAL NOTICE STATEMENT OF ORDER

9002 Shipman Street, Rowlett, Texas, 75088.

Legal description: BEING Lot 10, of Block M, of the HIGHLAND MEADOWS NORTH #2 Addition/Subdivision to the City of Rowlett, Rockwall County, Texas.

The hearing will be held at 4000 Main Street, Rowlett, TX 75088, on January 9, 2017, at 6:30 p.m.

This is to certify that the above described property and the structure situated thereon has been determined by the Code Enforcement Officer of the City of Rowlett, Texas, to be substandard, unfit for human occupancy, dangerous, and a public nuisance.

A complete order may be obtained at the City of Rowlett Police Department, Community Services Division, located at 4401 Rowlett Road, Rowlett, Texas, 75088 or at the City Secretaries Office located at 4000 Main Street Rowlett, Texas, 75088.

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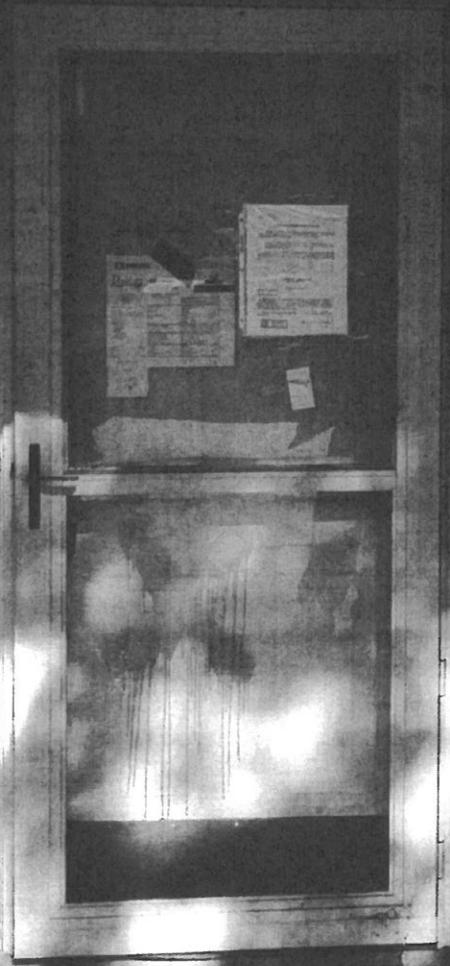
LET ME HELP.
MICHAEL BOLAND Insurance Broker
972-412-6002
214-914-9511

Remodel Repair Relax
972-422-SELL
CLASSIFIEDS Service Network

StarLocalMedia.com

Photos taken on 11/30/2016 showing two certified copies of the Certificate of Substandard Structure was posted in two different locations on the house located at 7501 Pacific Drive, Rowlett, Texas, 75088.

7501



Emails associated with the property located at 7501 Pacific Drive,
Rowlett, Texas, 75088.

David Gensler

From: 7smackey7 <7smackey7@gmail.com>
Sent: Friday, December 16, 2016 2:33 PM
To: David Gensler
Subject: 7501 Pacific Dr Rowlett TX 75089

Hello Mr. Gensler,

My name is Susan Mackey and I am the daughter of Sidney Mackey and Jane Mackey. Sidney Mackey was the owner of 7501 Pacific in Rowlett prior to his passing. Both of my parents passed away in June of 2016. I have obtained Letters of Administration for the Estate as of December 13, 2016. Please feel free to refer to Collin County Probate records for case number PB1-1405-2016.

I can now move forward with repairing and maintaining this property. Currently the roof has been recovered and the doors have been secured with new locks. The yard is being maintained by a crew every other week. I am aware there are other items the City is needing to have addressed and I am looking to have that done by a handyman shortly.

I apologize for the delay on this property but at the time of my parents passing I was not financially prepared to take on this house. As you know it was damaged in the tornado that passed through Rowlett. It is my intention now to have this property repaired and eventually rented. There is a valid insurance claim on this property. I have spoken with the insurance company and I only need to provide the Administration documents to have the claim reopened. Additionally I will be able to access Estate funds for any potential out of pocket costs. I am actively seeking contractors and will begin major repairs as soon as I possibly can.

I would like to ask that the City not take further action against the property at 7501 Pacific? I believe that I can demonstrate that the situation surrounding this house has significantly changed. It is my understanding that there is a hearing in January to determine if the property is a tear down. If the City feels a need to move forward with this hearing can you please send notice to the below address and contact information? I would like to thank you for your time and consideration. I do truly appreciate it.

Susan Mackey, Administrator to the
Estate of Sidney Mackey
4313 Aliso Rd
Plano TX 75074
2149075052
7smackey7@gmail.com

Sent from my Verizon, Samsung Galaxy smartphone

David Gensler

From: David Gensler
Sent: Friday, December 16, 2016 4:07 PM
To: 7smackey7
Cc: David Gensler
Subject: RE: 7501 Pacific Dr Rowlett TX 75089

Importance: High

Ms. Mackey,

I appreciate you updating me with the information in your email. When we originally spoke last month, you advised me your intension was to demolish the house down to the foundation. Is this still your intention or has this changed? If you are still going to demolish the house, you will need to obtain a demo permit. Also any repairs or new construction, meaning roof, windows, the garage, interior and exterior walls and bricking, and so on will also require permits to be pulled prior to any work being started.

As far as not taking any further actions against the property. At this time I cannot stop the progress of my case. This could change if I have written proof, provided by you, that you are the owner and or Administrator for the Estate. I will also need the following; the date you will be pulling a demo permit and the date the demo will take place. Building permits for any repairs and or new construction that will be taking place. Lastly, I will need a detailed letter stating when permits will be pulled and when the work will start through the completion of the work.

You are correct there is a Board of Adjustment hearing scheduled for this property on January 9, 2017, at 6:30p.m. The hearing will be held at 4000 Main Street, Rowlett, Texas, 75088. At this hearing I will be presenting my case to the Board of Adjustment Committee, this board will determine if I can move forward with my case to having the house demolished. I would highly encourage you to attend this hearing. This way you can present your case to the Board of Adjustment.

If you need additional information or have any questions, please feel free to contact me at your convenience.

Sincerely,
David Gensler, CCEO
Registered Code Enforcement Officer
Code Enforcement Division
City of Rowlett, Texas
DGensler@Rowlett.com
972-412-6133

From: 7smackey7 [mailto:7smackey7@gmail.com]
Sent: Friday, December 16, 2016 2:33 PM
To: David Gensler <dgensler@rowlett.com>
Subject: 7501 Pacific Dr Rowlett TX 75089

Hello Mr. Gensler,

David Gensler

From: 7smackey7 <7smackey7@gmail.com>
Sent: Friday, December 16, 2016 4:39 PM
To: David Gensler
Subject: RE: 7501 Pacific Dr Rowlett TX 75089

Mr. Gensler,

Thank you for your prompt response. As soon as I get a digital image I will forward the appropriate court documents. If you would prefer an original for your file please let me know and I can drop one off at your office. Also thank you for the hearing information. If we cannot come to a better solution prior to that date I will attend.

I am afraid we may have miscommunicated. As long as I am advised that the house is structurely sound I will save whatever original parts that I can. As I mentioned I will be hiring a contractor. I will be letting them take the lead on the extent of repair and will ensure they have all proper permitting with the city. I will be happy to keep you advised of that process and provide whatever proofs you may need.

Thanks again for your assistance and I will keep you apprised of the current progress.

Susan Mackey, Administrator to the
Estate of Sidney Mackey
4313 Aliso Rd
Plano TX 75074
2149075052
7smackey7@gmail.com

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: David Gensler <dgensler@rowlett.com>
Date: 12/16/16 4:07 PM (GMT-06:00)
To: 7smackey7 <7smackey7@gmail.com>
Cc: David Gensler <dgensler@rowlett.com>
Subject: RE: 7501 Pacific Dr Rowlett TX 75089

Ms. Mackey,

I appreciate you updating me with the information in your email. When we originally spoke last month, you advised me your intension was to demolish the house down to the foundation. Is this still your intention or has this changed? If you are still going to demolish the house, you will need to obtain a demo permit. Also any repairs or new construction, meaning roof, windows, the garage, interior and exterior walls and bricking, and so on will also require permits to be pulled prior to any work being started.

My name is Susan Mackey and I am the daughter of Sidney Mackey and Jane Mackey. Sidney Mackey was the owner of 7501 Pacific in Rowlett prior to his passing. Both of my parents passed away in June of 2016. I have obtained Letters of Administration for the Estate as of December 13, 2016. Please feel free to refer to Collin County Probate records for case number PB1-1405-2016.

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Susan Mackey, Administrator to the

Estate of Sidney Mackey

4313 Aliso Rd

Plano TX 75074

2149075052

7smackey7@gmail.com

David Gensler

From: 7smackey7 <7smackey7@gmail.com>
Sent: Monday, December 19, 2016 11:09 AM
To: David Gensler
Subject: 7501 Pacific - Letters of Administration
Attachments: 20161219_105630_002.jpg

Good morning,

I seem to be having trouble with my scanner. Please see the attached image and let me know if the quality is good enough for you to accept the document. Thank you.

Susan Mackey, Administrator to the
Estate of Sidney Mackey
4313 Aliso Rd
Plano TX 75074
2149075052
7smackey7@gmail.com

Sent from my Verizon, Samsung Galaxy smartphone

David Gensler

From: David Gensler
Sent: Monday, December 19, 2016 11:20 AM
To: 7smackey7
Subject: Re: 7501 Pacific - Letters of Administration

The image came through on my end. When will permits be pulled and when will work begin on rebuilding the house. I need a detailed timeline from start to finish in regards to the rebuilding of the house.

Sent from my iPad

On Dec 19, 2016, at 11:09 AM, 7smackey7 <7smackey7@gmail.com> wrote:

Good morning,

I seem to be having trouble with my scanner. Please see the attached image and let me know if the quality is good enough for you to accept the document. Thank you.

Susan Mackey, Administrator to the
Estate of Sidney Mackey
4313 Aliso Rd
Plano TX 75074
2149075052
7smackey7@gmail.com

Sent from my Verizon, Samsung Galaxy smartphone
<20161219_105630_002.jpg>

LETTERS OF INDEPENDENT ADMINISTRATION

NO. PB1-1405-2016

ESTATE OF § IN THE PROBATE COURT
SIDNEY DAVID MACKEY § NO. 1
DECEASED § COLLIN COUNTY, TEXAS
THE STATE OF TEXAS
COUNTY OF COLLIN

I, **Stacey Kemp**, Clerk of the County Court and Probate Court No. 1 of Collin County, Texas do hereby certify that on the 13th day of December, 2016, SUSAN NICOLE MACKEY was by said Court granted Letters of Independent Administration upon The Estate of SIDNEY DAVID MACKEY, Deceased, and that on the 13th day of December, 2016 SHE was duly qualified as INDEPENDENT ADMINISTRATOR such as the law requires, and that said appointment is still in full force and effect.

Witness my hand and seal of office at McKinney, Texas on this the 13th day of December, 2016.

Stacey Kemp, County Clerk
Collin County, Texas

By: *Mary Kooze* Deputy

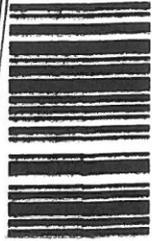
Miscellaneous case file documentations for the property located at 7501 Pacific Drive, Rowlett, Texas, 75088.

- Copies of certified and regular mailed letters that have been returned as unclaimed, insufficient address, and attempted not known.



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

CERTIFIED



RECEIVED
DEC 09 2016

BY:

NIXIE 750 CC 1 2212/07/16

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UNABLE TO FORWARD

BC: 75088500701 *2182-06128-07-20

P 75088

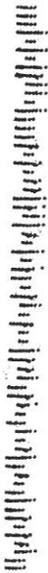
11252519

15.115

CLASS MAIL

Handwritten: [Signature] undeliverable as address

November 17, 2016
Joseph W. Mackey
7501 Pacific Drive
Rowlett, Texas, 75088-4103





Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

neopost
11/21/2016
FIRST-CLASS MAIL
US POSTAGE \$000.465

ZIP 75088
041L11252519

RECEIVED
DEC 08 2016
BY:

Handwritten signature

ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243

NIXIE 750 FE 1 0012/05/16
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 75088500701 *0234-00614-21-41



Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

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ZIP 75088
041L11252519

RECEIVED
DEC 20 2016

Handwritten signature

ICM Mortgage Corporation
12160 Abrams, Suite #309
Dallas, Texas, 75243

NIXIE 750 DE 1 0012/19/16
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 75088500701 *0234-00517-21-41

Rowlett
T E X A S

Rowlett Police Department
Community Services Division • Code Enforcement
4401 Rowlett Road
Rowlett, Texas 75088

OF THE RETURN ADDRESS FOUNDATION
CERTIFIED MAIL



9171 9690 0935 0061 9655 29

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11/21/2016
US POSTAGE **\$005.1**



FIRST-CLASS
ZIP 75088
041111252519

David Sidney Mackey
5109 Edgewater Drive
Rowlett, Texas, 75088-4103

RECEIVED
DEC 21 2016
BY: *Y/C*

NIXIE 750 DE 1 0012/20/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 75088-5007 BC: 75088500701 *0234-00521-21-41