



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION  
January 26, 2017, 6:00 P.M.  
Council Chambers, City Hall  
205 S. Main Street**

**I. PRELIMINARY MATTERS**

- Call to Order, Roll call, Prayer and Pledge of Allegiance

**II. CONSENT AGENDA**

Items in the Consent Agenda consist of non-controversial or “housekeeping” items required by law. Commission members may request prior to a motion and vote on the Consent Agenda that one or more Items be withdrawn from the Consent Agenda and considered individually. Following approval of the Consent Agenda, excepting the items requested to be removed, the Commission will consider and act on each item so withdrawn individually.

- A. Minutes from the Building & Property Standards Commission Meeting held on December 15, 2016.

**III. PUBLIC HEARING**

- A. Public hearing to consider, discuss, and act upon violations at 508 Neathery, Subdivision: Neathery Marble, Blk 2, Lot 4I.
- B. Public hearing to consider, discuss, and act upon violations at 215 Sid Nelson, Subdivision: Neathery Marble, Blk 6, Lot 15a.

**IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss, and act upon violations at 214 Woodard St.
- B. Consider, discuss, and act upon violations at 309 Murchison St.

**V. ADJOURNMENT**

*The Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Section 551.071 (Consultation with Attorney).*

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 972/782-6151 or FAX 972/782-6604 for further information.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the front window of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on January 23, 2017, by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

**Dated this the 23<sup>rd</sup> day of January, 2017.**



  
Paula Jackson, Interim City Secretary

## **II. CONSENT AGENDA**



**CITY OF FARMERSVILLE  
BUILDING & PROPERTY STANDARDS COMMISSION**

**MINUTES for  
December 15, 2016, 5:00 P.M.**

**I. PRELIMINARY MATTERS**

- Anne Hall called the meeting to order at 5:00 p.m. Commissioners Diane Jackson, Tiffany Hesse, and Chris Calverley were present. Frank Delorantis was not in attendance. City Staff in attendance were Ben White, Karen Dixon, Paula Jackson, and Sandra Green. Also in attendance was the City Council liaison, Donny Mason.
- Chris Calverley led the prayer and Anne Hall led the pledges to the flags of the United States and Texas.

**II. CONSENT AGENDA**

- A. Minutes from the Building & Property Standards Commission Meeting on September 22, 2016
- Motion to approve the minutes was made by Diane Jackson
  - 2<sup>nd</sup> to approve was made by Tiffany Hesse
  - All commissioners were in favor thereby approving the minutes

**III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- A. Consider, discuss, and act upon 214 Woodard Street.
- Code Enforcement Officer, Karen Dixon, told the Commission that she had reviewed the case, and stated the house needed to be torn down. She stated there is currently no lien put on the property by Medicaid. She explained that she and the previous City Secretary, Mary Tate, had researched and found no liens on the property. Karen indicated since there is not a lien on the property, the Commission can decide on what needs to be done.
  - Mrs. Thomas, who inherited the house, stated she did not know what their plans were for the house now. They were in the process of selling it, but the title



company told her there was a lien on it and it could not be sold until the lien was removed. She stated they had no interests in the property right now.

- Chris Calverley asked if the next scheduled meeting was the 4<sup>th</sup> week in January. He stated he believed the Thomas' should have until the next meeting to speak to the previous perspective buyer. He also wanted to know if the house is secure.
- Karen Dixon indicated the house is secure.
- Chris Calverley explained that he wanted to be fair, but he wants progress for the City.
- Diane Jackson asked if they could sell the house if they do not actually own it.
- Karen Dixon stated Medicaid has no lien on the property, but Medicaid may want the money from the sale of the home.
- Tiffany Hesse explained to the Thomas' they needed to obtain an attorney because of Mrs. Thomas being the guardian of the estate. She would have to go through probate.
- Chris Calverley commented that he wanted to reschedule for one month in order for the Thomas' to get to where they can sell the house and property.
- Mrs. Thomas stated there was four lots that go with the house.
  - Motion to table until January meeting so the Thomas' could contact an attorney or title company to put the property in their name for sale made by Tiffany Hesse.
  - 2<sup>nd</sup> to approve motion was made by Diane Jackson
  - All Commissioners were in favor

V. **ADJOURNMENT**

- The meeting was adjourned at 5:11 p.m.

APPROVE:

\_\_\_\_\_  
Anne Hall, President

ATTEST:

\_\_\_\_\_  
Paula Jackson, Staff Liaison

### **III. PUBLIC HEARING**

- A. Public hearing to consider, discuss, and act upon violations at 508 Neathery,  
Subdivision: Neathery Marble, Blk 2, Lot 4I.



## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
20 December 2017

### SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

KAMY REAL PROPERTY TRUST  
PO BOX 50593  
DENTON TX 76206

VIOLATION ADDRESS: 508 NEATHERY  
PROPERTY ID: 1234248  
LEGAL DESCRIPTION: NEATHERY MARBLE  
Blk 2, Lot 41  
Subdivision: NEATHERY MARBLE

Dear Sir

On September 20, 2016, an inspection of the primary structure at 508 Neathery was conducted by the City of Farmersville's code enforcement officer Karen Dixon, and Bureau Veritas Inspector Alan Merritt. The following items demonstrate that the structure at 508 Neatheryh is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville 7014 2120 0004 4353 8190 building repaired and/or demolished. The following is a list of items which are in violation of the City of Farmersville Code of Ordinances:

1. Electric service does not meet code
2. House not properly connected to city sewer
3. Broken Windows
4. Plumbing fixtures removed throughout
5. House is not level
6. Hole in floor in the Kitchen
7. Roof needs to be replaced

U.S. Postal Service <sup>TM</sup> CERTIFIED MAIL <sup>®</sup> RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
Sent To Street & Apt. No., or PO Box No. City, State, Zip+4	
PS Form 3800, July 2014 See Reverse for Instructions	

8. Rotting siding
9. Front porch falling in
10. This house is not habitable

While additional violations may be present on the Property, the above listed conditions constitute a violation of the following provisions of the International Property Maintenance Code:

Section 108 Unsafe Structures and Equipment

108.1.1 Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Section 304 Exterior Structure

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

The City's code enforcement officer and burea veritas inspector have determined that the building is in need of immediate repair due to the danger of collapse. Therefore, A PUBLIC HEARING HAS BEEN SCHEDULED before the Building and Standards Commission to determine if the building at 508 Neathery constitutes a nuisance and is in violation of the City's minimum standards for maintenance, The hearing is Scheduled for 26 January 2017, a date at least ten (10) days after this Notice, The hearing will be held at the City of Farmersville City Hall, 205 S. Main, Farmersville, Texas 75442 at 6:00 p.m. During the hearing, you may present evidence on issues relevant to the determination of the condition of the building at 508 Neathery.

The City will vacate secure, remove, repair, or demolish the building and/or relocate the occupants of the building, at your expense, if the action ordered by the Building Standards Commission is not completed within the required time,

Failure to comply with this notice and order will result in further action by the City, including the abatement of said nuisance and the costs associated with the same, as provided for by Ordinance.

Thank you for your immediate attention to this matter. If you have any questions please contact me at (972) 782-6141.

Sincerely,

  
Karen Dixon  
Public Service Officer  
City of Farmersville

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	508 NEATHERY STREET FARMERSVILLE TEXAS 75442
Case #	16-001548 (3)		
File #	16-001548		
Description	BOARD LETTER MAILED		
Incident Status	REFERRED TO PROPERTY BOARD	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	12/21/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

Case No: 16-001548 (3)

## FARMERSVILLE POLICE DEPARTMENT

### **Incident # 16-001548 (3)**

DIXON, K

SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING SENT CERTIFIED  
MAIL

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	508 NEATHERY STREET FARMERSVILLE TEXAS 75442
Case #	16-001548 (2)		
File #	16-001548		
Description	SPOKE WITH CONTRACTOR		
Incident Status	REFERRED TO PROPERTY BOARD	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	11/09/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor



## FARMERSVILLE POLICE DEPARTMENT

### Incident # 16-001548 (2)

DIXON, K

THE CONTRACTOR FOR THE OWNER OF 508 NEATHERY CAME IN TO DISCUSS THE RENOVATION OF THIS PROPERTY. HE WAS TOLD TO DRAW UP PLANS AND GET HIS PERMITS FROM CITY HALL.

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	508 NEATHERY STREET FARMERSVILLE TEXAS 75442
Case #	16-001548 (1)		
File #	16-001548		
Description	CERTIFIED LETTER, PROBABLE CAUSE, SEARCH WARRANT		
Incident Status	REFERRED TO PROPERTY BOARD	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	09/20/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

## FARMERSVILLE POLICE DEPARTMENT

### Incident # 16-001548 (1)

DIXON, K

CERTIFIED LETTER ABOUT DILAPIDATED APPEARANCE SENT 7/25/16. PROBABLE CAUSE COMPLETED 9/19/16 AND SEARCH WARRANT OBTAINED AND EXECUTED 9/20/16. HOUSE FOUND NOT HABITABLE. THIS PROPERTY WILL GO BEFORE THE PROPERTY MANAGEMENT BOARD. AN UNSAFE BUILDING SIGN WILL BE POSTED 9/21/16

**SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS**  
(ART. 18.05, C.C.P.)

**TO ANY PEACE OFFICER OF THE STATE OF TEXAS – GREETINGS:**

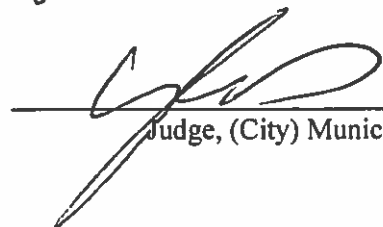
**THE STATE OF TEXAS** to any Fire Marshal, Health Officer, or Code Enforcement Official (of the State of Texas) (of Collin County, Texas) (of the City of Farmersville, Collin County, Texas), who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Farmersville, Texas:

**WHEREAS**, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

**NOW THEREFORE**, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to their determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the City of Farmersville, Texas or the State of Texas, and in particular, to determine the presence of City Ordinance Violations i.e. dilapidated structure in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you will seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

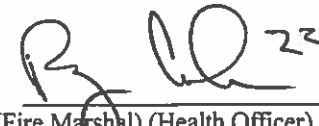
Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

ISSUED at 9:00 o'clock (am) (p.m.), on this 20 day of September, 2016 to  
certify which witness my hand and seal this day.

  
\_\_\_\_\_  
Judge, (City) Municipal Court

**OFFICER'S RETURN**

Came to hand the 20 day of Sep, 2016, at 1058 o'clock (am) (p.m.) and executed on the 20  
day of Sep, 2016 at 1101 o'clock (am) (p.m.) by Karen Vaxon & Allen Merritt.

  
\_\_\_\_\_  
(Fire Marshal) (Health Officer) (Code Enforcement Official)

## AFFIDAVIT FOR ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS                   §

§

COUNTY OF COLLIN                   §

**CAME UNTO** me this day, Karen Dixon, a person known to me and upon oath swears as follows:

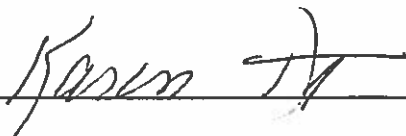
My name is Karen Dixon. I am over the age of 18, of sound mind, have personal knowledge of the facts asserted below, and am competent to testify to those fact

1. I am currently a Code Enforcement Officer for the City of Farmersville, Texas and have responsibility for code enforcement with the corporate City limits of the City of Farmersville, Collin County, Texas.
2. The property is located within the corporate City limits of the City of Farmersville, Collin County, Texas
3. The property's legal description is: Neathery Marble, Blk 2, Lot 4i, in the City of Farmersville, Texas. It is further described as 508 Neathery (hereinafter "Property"). It is a single family dwelling, with a white wood exterior color.
4. Based upon information and belief, the Property is owned by Kamy Real Property Trust, PO Box 50593, Denton, TX 76206-0593, who has not provided the City with permission to perform an inspection.
5. Based upon this Affiant's personal knowledge and belief, Affiant observed, on or about 2 November 2015, what appears to be a dilapidated structure. This condition appears to violate provisions of the Codes adopted by the City of Farmersville, Texas, which were observed as follows: (1) Section 115.1 *International Building Code* – property has existing structural deficiencies that are unsafe, unsanitary or deficient that are dangerous to human life or the public welfare; and (2) Section 108.1 *International Property Maintenance Code* Structure unsafe for human Occupancy.

6. Based upon this Affiant's personal observation of the structure and Property, it appears that the structure has not been maintained in a safe and sanitary condition.

7. Based upon this Affiant's personal information and belief, the structure is unoccupied.

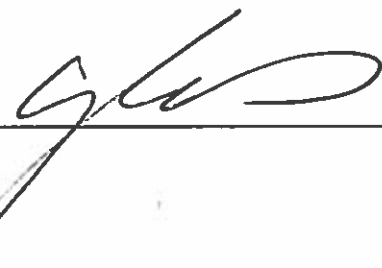
Wherefore, Affiant asks for the issuance of a Warrant, pursuant to Article 18.05 of the Texas Code of Criminal Procedures, which will authorize her and other inspectors and Building Officials, accompanied by Peace Officers, to enter and inspect the structure identified and described herein to determine the presence of any fire or health hazard and unsafe building condition or a violation of any Fire, Health, or Building Regulation, Statue, or Ordinance.

  
\_\_\_\_\_

**AFFIANT**

9.20.2016

Subscribed and Sworn to Before me by said Affiant on this

  
\_\_\_\_\_

Magistrate  
Collin County



BUREAU  
VERITAS

## INSPECTION REPORT

PROJECT ADDRESS & CITY <b>508 Neathery Farmersville</b>		PROJECT NUMBER
SUBDIVISION/PROJECT NAME		CLIENT <b>City</b>

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input type="checkbox"/> Framing		<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input type="checkbox"/> Top Out		<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

### COMMENTS

code consult

- (1) Elect. service does not meet code & house not properly connected to city sewer (3) Broke windows  
 (4) plumbing fixtures removed throughout (5) house not level (6) hole in floor @ kitchen (7) roof needs to be replaced (8) Rotten siding (9) Front porch falling in (10) This house is not habitable

PERMIT NUMBER	INSPECTOR <i>plm</i>	INSPECTOR'S PHONE	DATE <b>9/20/16</b>
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Inspections are based solely on visual observation(s) and assessment(s) of the construction or specified items at the time of inspection. The inspection shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Inspection shall not be relied upon by others as acceptance of work, nor shall it in any manner relieve any owner, contractor, or any other party, from their obligations and responsibilities.

**INSPECTION REQUEST**  
**TOLL FREE: (877) 837-8775**  
**FAX: (877) 837-8859**  
**E-MAIL: inspectionstx@us.bureauveritas.com**

**PLEASE KEEP THIS REPORT IN THE PERMIT PACKET**



## **FARMERSVILLE POLICE DEPARTMENT**

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693

**25 July 2016**

**Kamy Real Property Trust  
PO Box 50593  
Denton TX 76206**

**You have property located at 508 Neathery, Farmersville, Collin County, Texas. The structure on this property is dilapidated and in dire need of repair. In accordance with the International Property Maintenance Code Section 108.1.1 and 108.1.3 this structure appears to be unfit for human occupancy.**

**You have 10 days to respond with your plans for this property. If I have not heard from you I will obtain an Administrative Search Warrant and an Inspection will be conducted.**

**If you have any questions please call me at (972) 782-6141.**

**Sincerely**

*Kd*  
**K. Dixon  
Public Service Officer**



7014 2120 0004 4353 7902

U.S. Postal Service <sup>TM</sup>	
CERTIFIED MAIL <sup>®</sup> RECEIPT	
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<b>OFFICIAL USE</b>	
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here	
Sent to	
Street & Apt. No., or PO Box No.	
City, State, ZIP+4	
PS Form 3800, July 2014	
See Reverse for Instructions	

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Amy Sadopha</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p><i>Kamy Real Property Trust</i> <i>PO Box 50593</i> <i>Denton TX 76206</i></p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express<sup>®</sup></p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<sup>TM</sup></p> <p><input checked="" type="checkbox"/> Certified Mail<sup>®</sup> <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation<sup>TM</sup></p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> all Restricted Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7014 2120 0004 4353 7902</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>	
		Domestic Return Receipt	

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	FARMERSVILLE POLICE DEPT	Location	508 NEATHERY STREET FARMERSVILLE TEXAS 75442
Case #	16-001548		
File #	16-001548		
Description	CITY ORDINANCE VIOLATION-STRUCTURE APPEARS UNSAFE, TALL GRASS		
Incident Status	NOV ISSUED - OPEN	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	07/22/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

## FARMERSVILLE POLICE DEPARTMENT

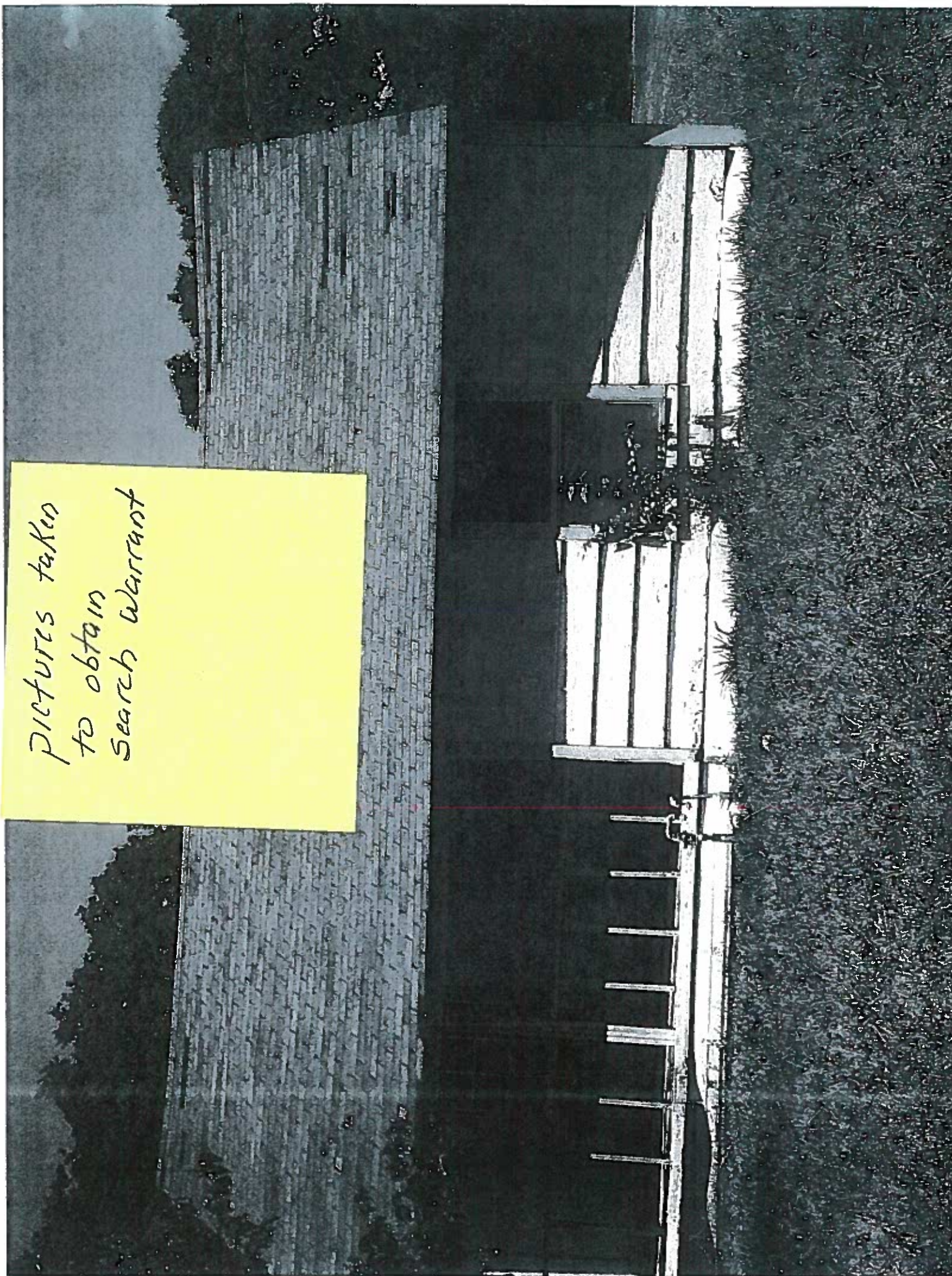
### Incident # 16-001548

DIXON, K

STRUCTURE APPEARS TO BE UNSAFE. ROOF NEEDS REPAIRS, HOUSE TILTING. ROOF IS SINKING IN, SKIRTING NEEDS REPAIRS, GRASS NEEDS CUTTING, PORCH NEEDS REPAIRED. A CERTIFIED LETTER WILL BE SENT TO THE OWNER.



Pictures taken  
to obtain  
Search Warrant













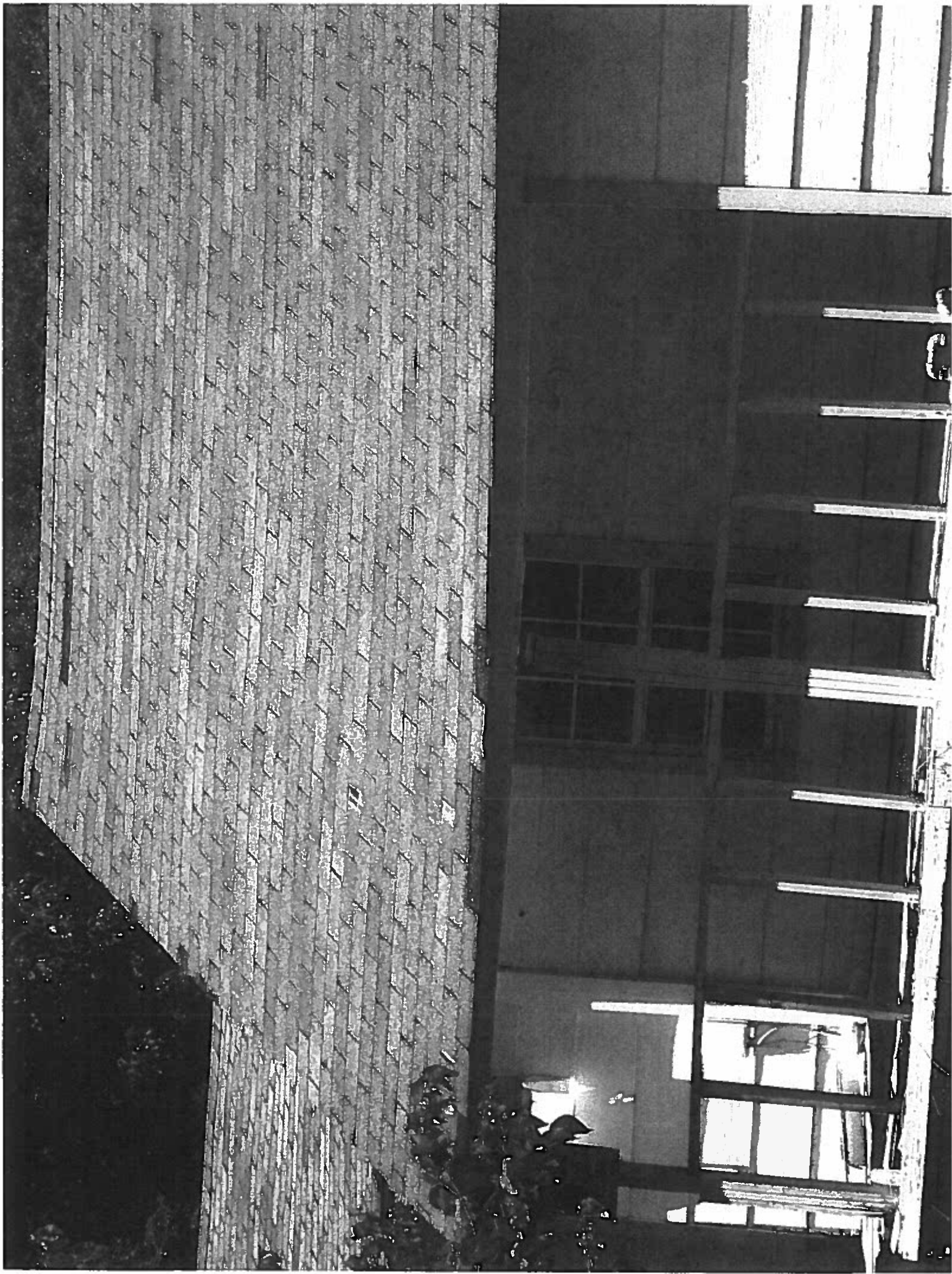


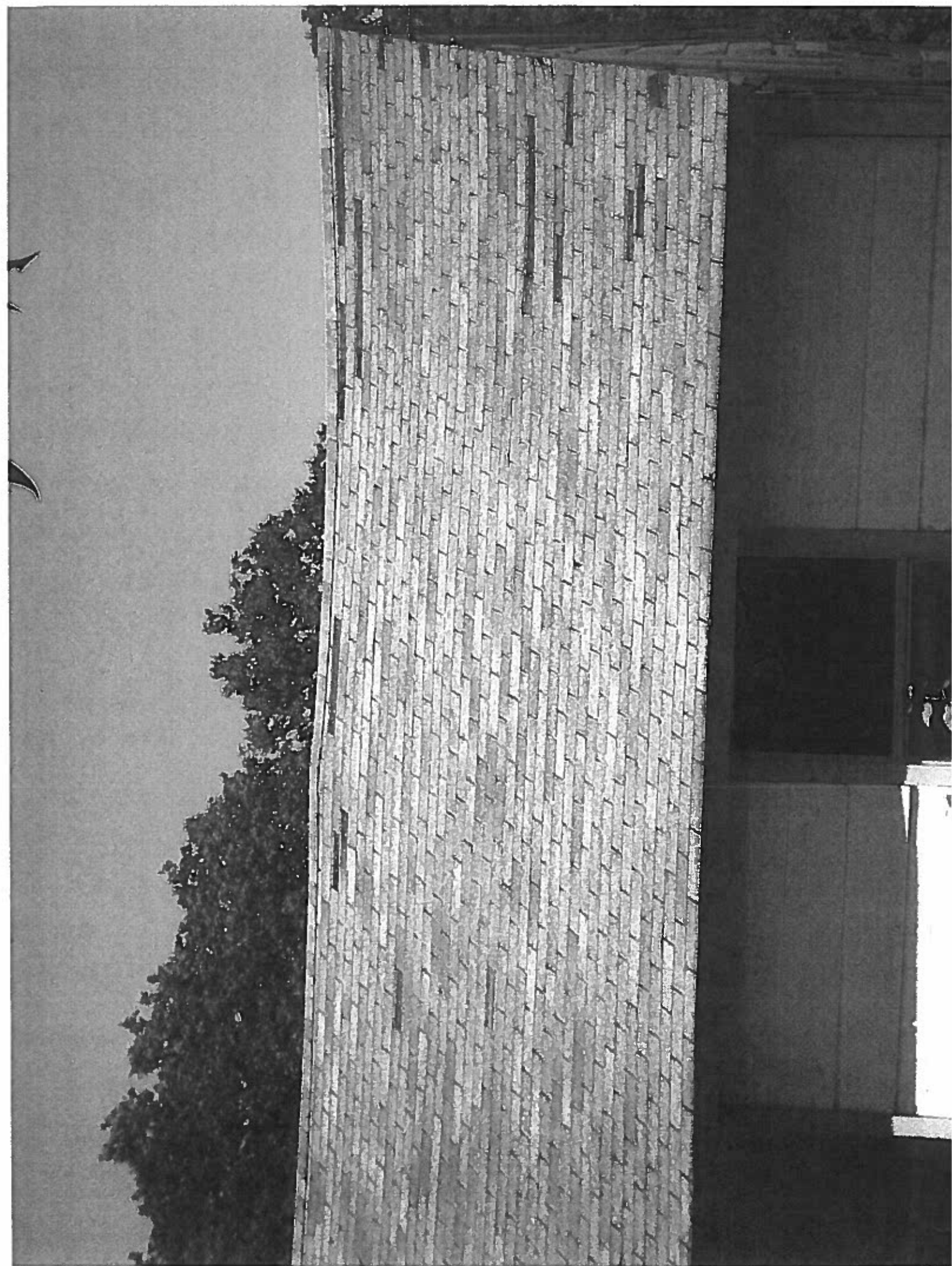




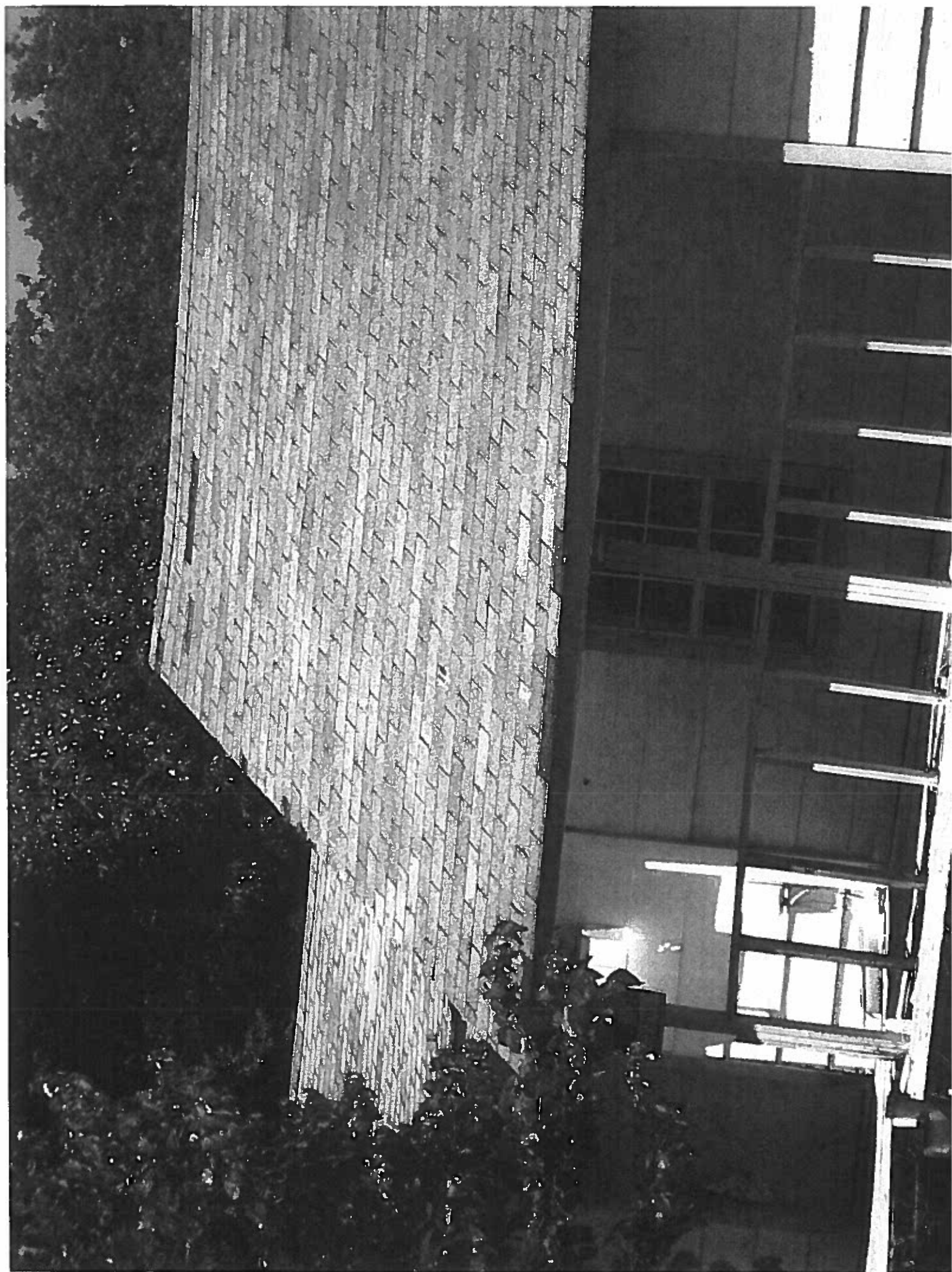


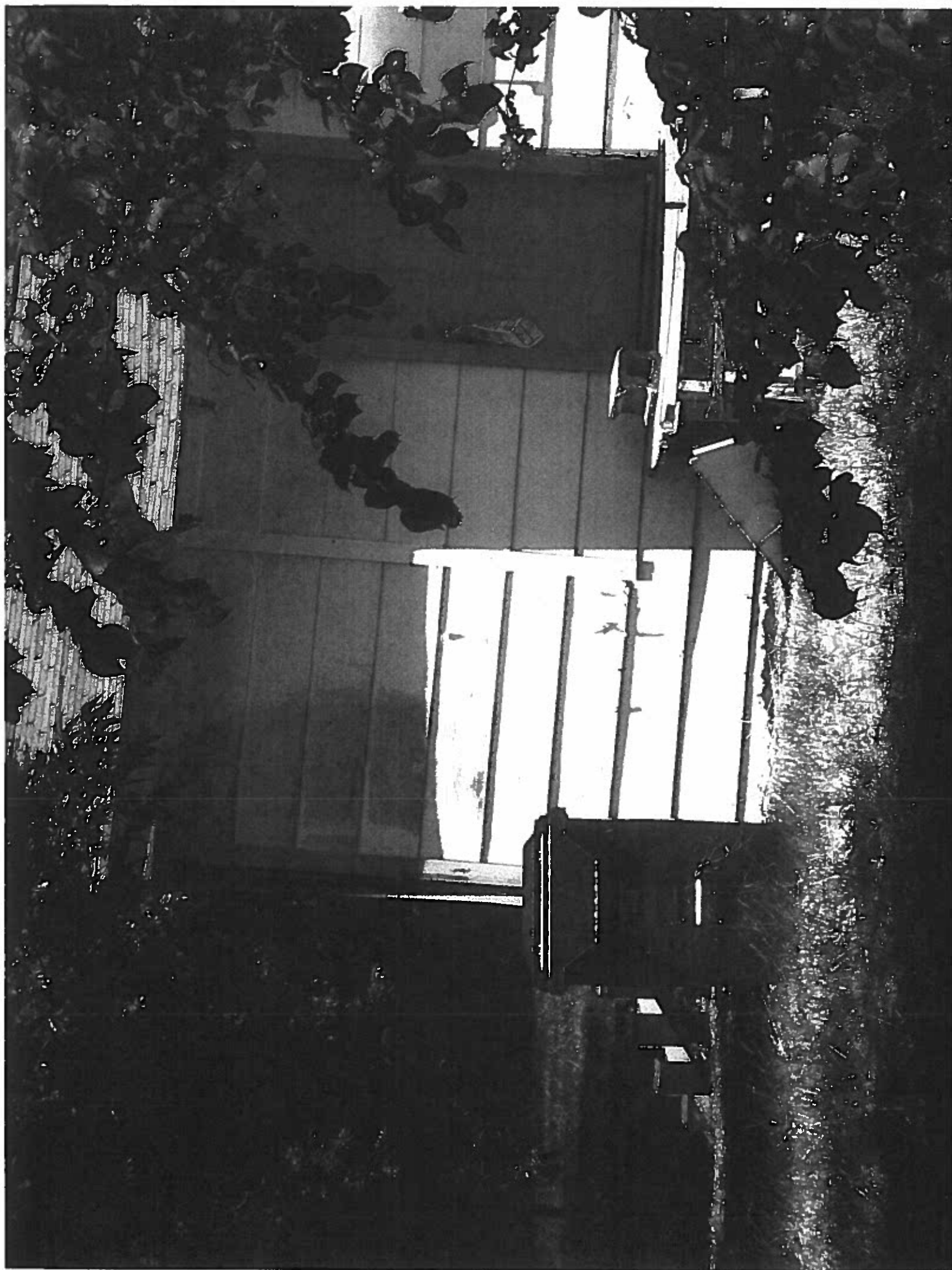






















**FOR SALE/LEASE**

**MOST CREDITS / OWNER FINANCE OKAY!**

**940-536-1274**

**940-536-1275**

Email: [info@HomeForEveryone.us](mailto:info@HomeForEveryone.us)

Home For Everyone.us

Homes Land Lots, etc.



20140710000711730 07/10/2014 10:27:08 AM D1 1/4

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### **SPECIAL WARRANTY DEED**

**Date:** June 8, 2014

**Grantor:** Khosrow Sadeghian

**Grantor's Mailing Address:** 3501 Sundown BLVD, Denton, TX 76210-3348.

**Grantee:** Kamy Real Property Trust

**Grantee's Mailing Address:** P.O. Box 50593, Denton, Denton County, TX 76206-0593.

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Tract 1: Davis L A, Blk 6, Lot 1a, AKA: 1109 F Ave, Plano TX 75074, Acct#: 81253

Tract 2: Royal Oaks, Blk 6, Lot 29, AKA: 2709 Charter Oaks Dr., Plano TX 75074, Acct#: 243631

Tract 3: Lavon Beach Estates, Lot 132, AKA: Country Road 1044, Farmersville TX 75445, Acct#: 1239421

Tract 4: Little Ranch Acres, Lot 012c, .814 Acres, AKA: FM 2194, Farmersville TX 75442, Acct#: 1567502

Tract 5: Ditto & Hight #1, Blk 2, Lot 2 & 3, AKA: E Virginia St. Mckinney TX 75069, Acct#: 1091954

Tract 6: Mckinney East Estates #1, Blk C, Lot 1 & 2b, AKA: 1036 Daniels Dr., Mckinney TX 75069, Acct#: 1136602

Tract 7: College Princeton, Lot 3a, AKA: 108 W College Ave., Princeton TX 75401, Acct#: 1154146

Tract 8: Valley View #1, Blk D, Lot 4a 5, AKA: 601 E 7<sup>th</sup> St., Prosper TX 75078, Acct#: 967270

Tract 9: Bateman #1 & #2, Blk B, Lot 8, AKA: 410 S Texas St., Celina TX 75009, Acct#: 1000044

Tract 10: Neathery Marble, Blk 2, Lot 4i, AKA: 508 Neathery St., Farmersville TX 75442, Acct#: 1234248

Tract 11: Hillside Village #4, Blk Z, lot 13, AKA: 810 Grassy Glen Dr., Allen TX 75220, Acct#: 486003

Tract 12: Prairie Creek Hills, Blk B, Lot 9, AKA: 163 Prairie Creek Cir., Princeton TX 75407, Acct#: 1566558

Tract 13: Rolling Hills #2, Lot 14, 10.302 Acres, AKA: Country Road 655, Farmersville TX 75442, Acct#: 1582193

Tract 14: Quail Creek #6, Blk E, Lot 10, AKA: 5419 Mill Run Dr., McKinney TX 75070, Acct#: 2002366

Tract 15: Brooks Farm, Lot 47, 1.0 Acres, AKA: 1466 Country Road 697, Farmersville TX 75442, Acct#: 2507953

Tract 16: abs A0003 Drury Anglin Survey, Sheet 2, Tract 96, 1.5 Acres, AKA: 5681 Private Road 5228 #, Nevada TX 75173, Acct#: 1965147

Tract 17: Abs A0003 Drury Anglin Survey, Sheet 2, Tract 96 Imp Only, Sn1: Twialas23668a, Sn2: Twialas23668b, Hud1: Drt0046220, Hud2: Drt0046221, AKA: 5681 Private Road 5228 #, Nevada TX 75173, Acct#: 2684837

Tract 18: Abs A0163 Benjamin Clark Survey, Blk 2, Tract 151, 12.837 Acres, AKA: Country Road 670, Blue Ridge TX 75424, Acct#: 1865707

Tract 19: Abs A0166 David Cherry Survey, Blk 6, Tract 25, .36 Acres, AKA: 1486 FM 1377, Princeton 75407, Acct#: 1101382

Tract 20: Abs A0166 David Cherry Survey, Blk 6, Tract 26, .2 Acres, Acct#: 1101391

Tract 21: Abs A0166 David Cherry Survey, Blk 6, Tract 27, .16 Acres, AKA: 1498 FM 1377, Princeton TX 75407, Acct#: 1101408

Tract 22: Abs A0252 William Dabbs Survey, Blk 1, Tract 15, 5.49 Acres, AKA: Country Road 574, Farmersville TX 75442, Acct#: 1162798

Tract 23: Abs A0559 Guinn Morrison Survey, Blk 2, Tract 67, .73 Acres, AKA: 415 White St., Anna TX 75409, Acct#: 1009312

Tract 24: Abs A0674 A Ogden Survey, Blk 2, Tract 3, 114.0 Acres, AKA: FM 1562 Rd., Blue Ridge TX 75424, Acct#: 1046273

Tract 25: Abs A0689 F De La Pina Survey, Sheet 1, Tract 48, 1.48 Acres, AKA: 2847 Country Road 968, Princeton TX 75407, Acct#: 2545860

Tract 26: Abs A0689 F De La Pina Survey, Blk 1, Tract 171, 1.0 Acres, AKA: Country Road 968, Princeton TX 75407, Acct#: 2091641

Tract 27: Abs A0811 Mary Standifer Survey, Tract 37, .172 Acres, AKA: Healy Ave, McKinney TX 75069, Acct#: 1076276

Tract 28: Abs A0923 Charles Todd Survey, Tract 37, 2.856 Acres, AKA: w Hubbard St., Josephine TX 75164, Acct#: 1286691

Tract 29: Abs A0952 W B Williams Survey, Blk 5, Tract 167, 1.797 Acres, AKA: Murchison, Farmersville TX 75442, Acct#: 1222206

Tract 30: Abs A0957 Hardin Wright Survey, Blk 6, Tract 144, .1469 Acres, AKA: 118 E Princeton Dr., Princeton TX 75407, Acct#: 1193764

**Reservations from Conveyance:** NONE.

**Exceptions to Conveyance and Warranty:** NONE.

Grantor, for the Consideration, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

**SELLER:**

**KHOSROW SADEGHIAN:**

By: 

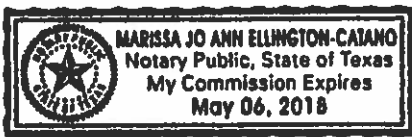


Khosrow Sadeghian

**SELLER'S ACKNOWLEDGEMENT**

STATE OF TEXAS       §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on June 23, 2014, by Khosrow Sadeghian.



*Marissa Jo Ann Ellington-Catano*  
\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Khosrow Sadeghian  
P.O. Box 50593  
Denton, TX 76206-0593

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
07/10/2014 10:27:08 AM  
\$34.00 DFOSTER  
20140710000711730



*Stacey Kemp*

# Classifieds & real estate

972-442-5515 [classifieds@csmediatexas.com](mailto:classifieds@csmediatexas.com)

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## Legal Notice

ment zone. Any and all questions concerning the public hearing and the proposed amendments to the project plan and financing plan for the reinvestment zone may be addressed to Lesia Gronemeier, City Secretary, 123 West Princeton Drive, Princeton, Texas 75407, telephone number (972) 736-2416.

6-1t-88li

### CITY OF FARMERSVILLE NOTICE OF PUBLIC HEARING

A Public Hearing will take place before the City of Farmersville Building and Property Standards Commission on January 26, 2017, at 6:00 P.M. regarding a structure located at 508 Neathery, Block 2,

## Legal Notice

Lot 4I in the Neathery Marble Subdivision, Farmersville, Collin County, Texas.

The Property is in violation of the City's ordinances, Chapter 14, Division 10, Section 14-269 and Section 14-313 and may be deemed unsafe or of substandard condition. The property owner has been invited and given proper notice to express his/her intent regarding the Property. Failure of the owner to comply with determination of the Commission may result in further action by the City.

### CITY OF FARMERSVILLE NOTICE OF PUBLIC HEARING

A Public Hearing will take place before the

## Legal Notice

City of Farmersville Building and Property Standards Commission on January 26, 2017, at 6:00 P.M. regarding a structure located at 215 Sid Nelson, Block 6, Lot 15a in the Neathery Marble Subdivision, Farmersville, Collin County, Texas.

The Property is in violation of the City's ordinances, Chapter 14, Division 10, Section 14-269 and Section 14-313 and may be deemed unsafe or of substandard condition. The property owner has been invited and given proper notice to express his/her intent regarding the Property. Failure of the owner to comply with determination of the Commission may result in further action by the City.

6-1t-86li

## Legal Notice

**Notice of Public Sale**  
January 26, 2017 at 9:00 a.m., RNK Storage, at 15750 FM 2756, Farmersville, TX 75442. To be sold, contents to satisfy landlords lien on the following storage and tenants: Anthony Estes, Unit #77.

6-2t-15-ppd

*One man's junk is another man's treasure.*



Bring more buyers to your garage sale treasure hunt.

Advertise in the Classifieds.

## Legal Notice

**Our deadline for Legal and Public Notices is Noon Tuesday.**  
Call 972.442.5515 ext. 21 to fulfill any legal requirements you may have for your business.

134 N Washington  
Karen



## Building Permit Application

Project Information				
Permit Number	A574		Business Name	Kamy Investments
Construction Type	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Remodel/Addition <input checked="" type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool			
Address	508 Northway			
Valuation	25500.00			
Square Feet	Living/AC:	Garage:	Covered Porch:	Total:
Zoning				
Number of Stories	1			
Scope	Remodel & Foundation			
Contact Information				
Owner	Name	Khosrow Sadeghain	Phone	940-536-1275
	Address	1213 Bent Oak Ct Denton	FAX	
	Email			
Owner's Contact	Name		Phone	
	Address		FAX	
	Email			
Engineer	Name		Phone	
	Address		FAX	
	Email		License #	
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name	Bill Margulis	Phone	940-597-0544
	Address	1274 Izzy Lane Little Elm	FAX	
	Email	Bill@HomeForEveryone.us	License #	
Mechanical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Electrical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Plumbing Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Irrigator	Name		Phone	
	Address		FAX	
	Email		License #	



A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

All permits require final inspection.

A Certificate of Occupancy Application shall be submitted and approved by Bureau Veritas and the Fire Marshal for all commercial buildings after construction is complete. A Certificate of Occupancy must be issued before any building is occupied for commercial purposes.

*I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.*

Signature of Applicant: Bill Margolis

Print Name: Bill Margolis

Date: 11-9-16

OFFICE USE ONLY	
Fee Description	Information or Fee
BV Project Number	
BV Approval Signature	
Retainer	
Plan Review	
Excavation	
Building Permit	400.00
Electrical ✓	
Plumbing	
Irrigation	
Fence	
Accessory Structure	
Swimming Pool	
Spa	
Fire Code Inspection	
Water Tap	
Sewer Tap	
Water Impact	
Sewer Impact	
Other:	
Other:	
Total All Fees	400.00



## Building Permit Application

Project Information				
Permit Number	A568	Business Name	AL ABILITY ELECTRIC	
Construction Type	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Certificate of Occupancy <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input type="checkbox"/> New Construction <input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool			
Address	508 NEATHERY			
Valuation				
Square Feet	Living/AC:	Garage:	Covered Porch:	Total:
Zoning				
Number of Stories				
Scope	NEW SERVICE, VANDALISM REPAIR			
Contact Information				
Owner	Name	Khosrow Sadeghain	Phone	940-536-1275
	Address		FAX	
	Email			
Owner's Contact	Name		Phone	
	Address		FAX	
	Email			
Engineer	Name		Phone	
	Address		FAX	
	Email		License #	
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Mechanical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Electrical Contractor	Name	FRANK FREEMAN	Phone	9728493192
	Address	4055 WINDY CREST	FAX	
	Email	ffreeman18@gmail.com	License #	31988
Plumbing Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Irrigator	Name		Phone	
	Address		FAX	
	Email		License #	

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

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*I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work shall be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.*

Signature of Applicant: Frank Freeman

Print Name: \_\_\_\_\_

Date: 11-15-16

OFFICE USE ONLY	
Fee Description	Information or Fee
BV Project Number	
BV Approval Signature	
Retainer	
Plan Review	
Excavation	
Building Permit	
Electrical	80.00
Plumbing	
Irrigation	
Fence	
Accessory Structure	
Swimming Pool	
Spa	
Fire Code Inspection	
Water Tap	
Sewer Tap	
Water Impact	
Sewer Impact	
Other: _____	
Other: _____	
Total All Fees	80.00

B. Public hearing to consider, discuss, and act upon violations at 215 Sid Nelson,  
Subdivision: Neathery Marble, Blk 6, Lot 15a



## FARMERSVILLE POLICE DEPARTMENT

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693  
20 December 2017

### SUBSTANDARD PROPERTY INSPECTION REPORT AND NOTICE OF HEARING

CHERRIE L. HALL  
211 SID NELSON  
FARMERSVILLE TX 75442

VIOLATION ADDRESS: 215 SID NELSON  
PROPERTY ID: 1234649  
LEGAL DESCRIPTION: NESTHERY MARBLE  
Blk 6, Lot 15a  
Subdivision: NEATHERY MARBLE

Dear Sir

On September 20, 2016, an inspection of the primary structure at 215 Sid Nelson was conducted by the City of Farmersville's code enforcement officer Karen Dixon, and Bureau Veritas Inspector Alan Merritt. The following items demonstrate that the structure at 215 Sid Nelson is a nuisance under the City of Farmersville Code of Ordinances, Chapter 14, Division 10, Section 14-269 Adoption of International Property Maintenance Code, 2006 Edition, Section 108 Unsafe Structures and Equipment 108.1.1 Unsafe Structures and Section 304 Exterior Structure, 304.4 Structural Members, 304.6 Exterior Walls. Therefore, the aforementioned structure does not meet the minimum standards for compliance with the City of Farmersville Ordinance. This situation may be cause for the Building Standards Commission of the City of Farmersville, Texas to order the structure repaired and/or demolished. The following is a list of violations which are in violation of the City of Farmersville Code of Ordinances:

1. Roof needs to be replaced
2. House needs to be leveled
3. Rotting wood at extensions
4. Electrical does not meet code
5. Floors falling in throughout the house
6. Joist rotting, house resting on grade, no structural support
7. Ceilings and walls falling in throughout the house

7014 2120 0004 4353 8497

Sent To	Street & Apt. No., or PO Box No.
City, State, ZIP+4	

PS Form 3800, July 2014

See Reverse for Instructions

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

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OFFICIAL USE

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	215 SID NELSON FARMERSVILLE TEXAS 75442
Case #	16-001549 (3)		
File #	16-001549		
Description	SUBSTANDARD PROPERTY INSPECTION AND NOTICE OF HEARING		
Incident Status	REFERRED TO PROPERTY BOARD	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	12/20/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	215 SID NELSON FARMERSVILLE TEXAS 75442
Case #	16-001549 (2)		
File #	16-001549		
Description	SEARCH WARRANT OBTAINED AND EXECUTED		
Incident Status	REFERRED TO PROPERTY BOARD	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	09/20/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor



BUREAU  
VERITAS

## INSPECTION REPORT

PROJECT ADDRESS & CITY <b>215 Sid Nelson Farmersville</b>		PROJECT NUMBER
SUBDIVISION/PROJECT NAME		CLIENT <b>City</b>

BUILDING	Status	PLUMBING	Status	ELECTRICAL	Status	MECHANICAL	Status	ENERGY	Status
<input type="checkbox"/> Form Survey		<input type="checkbox"/> Rough		<input type="checkbox"/> T-Pole		<input type="checkbox"/> Rough		<input type="checkbox"/> Pre-Insulation	
<input type="checkbox"/> Pier / Footing		<input type="checkbox"/> Water Service		<input type="checkbox"/> Underground		<input type="checkbox"/> Fireplace		<input type="checkbox"/> Insulation	
<input type="checkbox"/> Foundation		<input type="checkbox"/> Yard Sewer		<input type="checkbox"/> Rough		<input type="checkbox"/> Type I Duct		<input type="checkbox"/> Duct	
<input type="checkbox"/> Flatwork		<input type="checkbox"/> Gas Underground		<input type="checkbox"/> Const. Meter		<input type="checkbox"/> Type I Hood		<input type="checkbox"/> Electric	
<input type="checkbox"/> Framing		<input type="checkbox"/> Gas Rough		<input type="checkbox"/> Final		<input type="checkbox"/> Type II Duct		<input type="checkbox"/> Plumbing	
<input type="checkbox"/> Veneer / Wall Tie		<input type="checkbox"/> Top Out		<input type="checkbox"/> Pool Belly Bond		<input type="checkbox"/> Type II Hood		<input type="checkbox"/> Final	
<input type="checkbox"/> Term. Letter		<input type="checkbox"/> Gas Final / Release		<input type="checkbox"/> Pool Deck Bond		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling	
<input type="checkbox"/> ROW Tag		<input type="checkbox"/> Final		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/> Above Ceiling		<input type="checkbox"/>	
<input type="checkbox"/> Final		<input type="checkbox"/> Grease Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> Pool Final		<input type="checkbox"/> Pool P-Trap		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/> CO		<input type="checkbox"/> Backflow		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Status: P = Pass / PP = Partial Pass / F = Failed (reinspection required) / NA = Not Applicable / C = Cancelled

### COMMENTS

code consult

① Roof needs to be replaced ② House needs to be leveled  
 ③ Rotten material @ ext ④ Elect. does not meet code  
 ⑤ Floor falling in throughout ⑥ joist rotten, house  
 resting on grade, no structural support ⑦ ceiling &  
 walls falling in throughout ⑧ plumbing fixtures  
 not functional ⑨ This house is not habitable

PERMIT NUMBER	INSPECTOR <i>[Signature]</i>	INSPECTOR'S PHONE	DATE <b>9/20/16</b>
---------------	---------------------------------	-------------------	------------------------

Inspections are based solely on visual observation(s) and assessment(s) of the construction or specified items at the time of inspection. The inspection shall not be held to permit or be an approval of a violation of any applicable codes and/or standards nor relieve the owner, design professional of record or contractor of compliance with any applicable codes and/or standards. Inspection shall not be relied upon by others as acceptance of work, nor shall it in any manner relieve any owner, contractor, or any other party, from their obligations and responsibilities.

**INSPECTION REQUEST**  
**TOLL FREE: (877) 837-8775**  
**FAX: (877) 837-8859**  
**E-MAIL: inspectionstx@us.bureauveritas.com**

**PLEASE KEEP THIS REPORT IN THE PERMIT PACKET**



**SEARCH WARRANT FOR FIRE, HEALTH, AND CODE INSPECTIONS**  
(ART. 18.05, C.C.P.)

**TO ANY PEACE OFFICER OF THE STATE OF TEXAS – GREETINGS:**

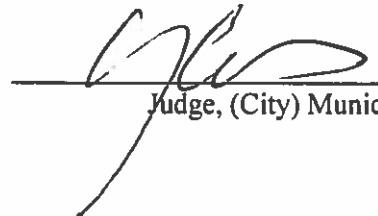
**THE STATE OF TEXAS** to any Fire Marshal, Health Officer, or Code Enforcement Official (of the State of Texas) (of Collin County, Texas) (of the City of Farmersville, Collin County, Texas), who has responsibility for the inspection of any specified premises to determine the presence of a fire or health hazard or unsafe building condition or a violation of any fire, health, or building regulation, statute, or ordinance in the territorial limits of the City of Farmersville, Texas:

**WHEREAS**, the affiant whose signature is affixed to the affidavit supporting the issuance of this warrant is a (Fire Marshal) (Health Officer) (Code Enforcement Official) under the laws of the State of Texas and did therefore this day subscribe and swear to said affidavit before me, which affidavit is attached hereto and incorporated herein by reference for all purposes, and whereas I find that the verified facts and information contained therein and stated by affiant are sufficient to establish probable cause for the issuance of this warrant.

**NOW THEREFORE**, you are hereby commanded to enter upon and search the suspected place and premises described in said affidavit and to their determine the presence of fire or health hazards, unsafe building conditions or violations of any fire, health, or building regulation, statute, or ordinance of the City of Farmersville, Texas or the State of Texas, and in particular, to determine the presence of City Ordinance Violations i.e. dilapidated structure in violation of said regulation, statute, or ordinance, and if you find that for which you are directed to search you will seize the same and declare same to be held in the custody and control of the court in accordance with Article 18.05, Code of Criminal Procedure, until further notice of the court.

Herein fail not, but have you then and there execute this warrant within three (3) days, exclusive of the day of issuance and exclusive of the day of execution, with your return showing how you executed same.

**ISSUED** at 9:00 o'clock (a.m.) (p.m.), on this 20 day of September, 2016 to  
certify which witness my hand and seal this day.

  
\_\_\_\_\_  
Judge, (City) Municipal Court

**OFFICER'S RETURN**

Came to hand the 20 day of Sep, 2016, at 1111 o'clock (a.m.) (p.m.) and executed on the 20  
day of SEP, 2016 at 1115 o'clock (a.m.) (p.m.) by Galen Murrell & Karen Dixon.

  
\_\_\_\_\_  
(Fire Marshal) (Health Officer) (Code Enforcement Official)

## AFFIDAVIT FOR ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS                   §

§

COUNTY OF COLLIN                   §

**CAME UNTO** me this day, Karen Dixon, a person known to me and upon oath swears as follows:

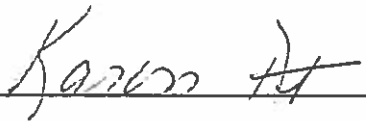
My name is Karen Dixon. I am over the age of 18, of sound mind, have personal knowledge of the facts asserted below, and am competent to testify to those fact

1. I am currently a Code Enforcement Officer for the City of Farmersville, Texas and have responsibility for code enforcement with the corporate City limits of the City of Farmersville, Collin County, Texas.
2. The property is located within the corporate City limits of the City of Farmersville, Collin County, Texas
3. The property's legal description is: Neathery Marble, Blk 6, Lot 15a, in the City of Farmersville, Texas. It is further described as 215 Sid Nelson (hereinafter "Property"). It is a single family dwelling, with a brown wood exterior color.
4. Based upon information and belief, the Property is owned by Cherrie Hall, 211 Sid Nelson, Farmersville, TX 75442-2613, who has not provided the City with permission to perform an inspection.
5. Based upon this Affiant's personal knowledge and belief, Affiant observed, on or about 2 November 2015, what appears to be a dilapidated structure. This condition appears to violate provisions of the Codes adopted by the City of Farmersville, Texas, which were observed as follows: (1) Section 115.1 *International Building Code* – property has existing structural deficiencies that are unsafe, unsanitary or deficient that are dangerous to human life or the public welfare; and (2) Section 108.1 *International Property Maintenance Code* Structure unsafe for human Occupancy.

6. Based upon this Affiant's personal observation of the structure and Property, it appears that the structure has not been maintained in a safe and sanitary condition.

7. Based upon this Affiant's personal information and belief, the structure is unoccupied.

Wherefore, Affiant asks for the issuance of a Warrant, pursuant to Article 18.05 of the Texas Code of Criminal Procedures, which will authorize her and other inspectors and Building Officials, accompanied by Peace Officers, to enter and inspect the structure identified and described herein to determine the presence of any fire or health hazard and unsafe building condition or a violation of any Fire, Health, or Building Regulation, Statue, or Ordinance.

  
\_\_\_\_\_

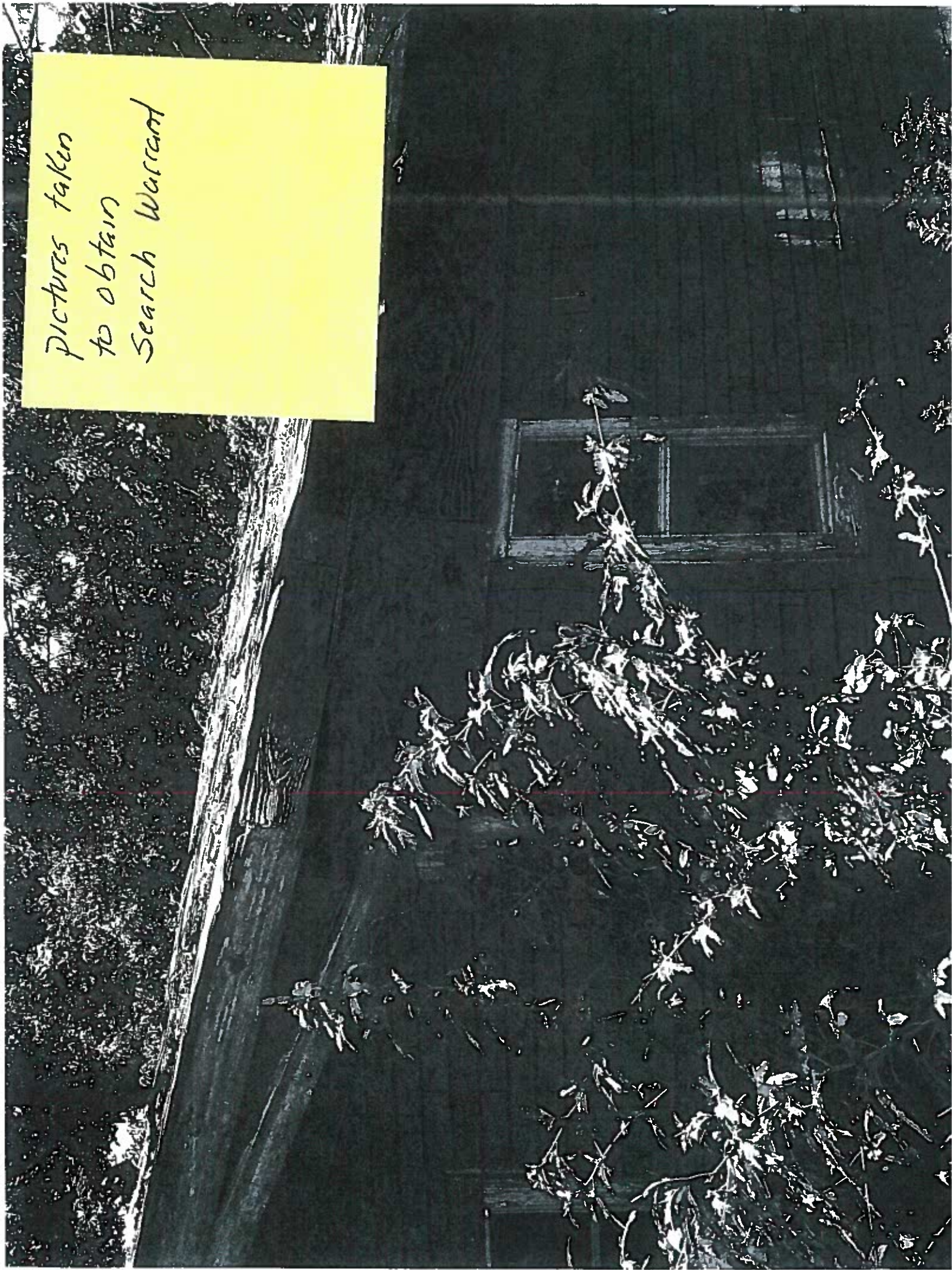
**AFFIANT**

9-20-2016  
Subscribed and Sworn to Before me by said Affiant on this  \_\_\_\_\_

Magistrate  
Collin County

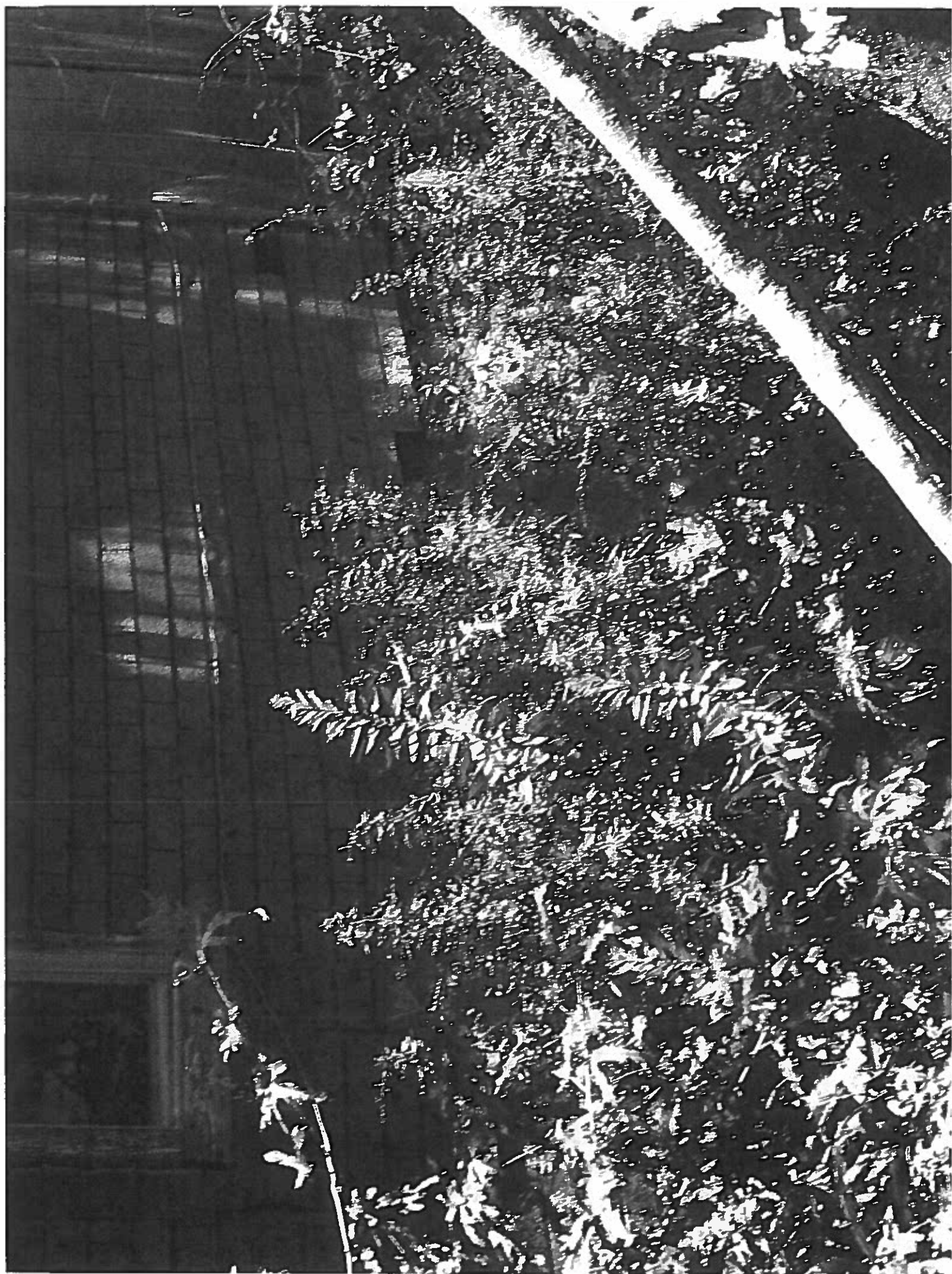


Pictures taken  
to obtain  
Search Warrant







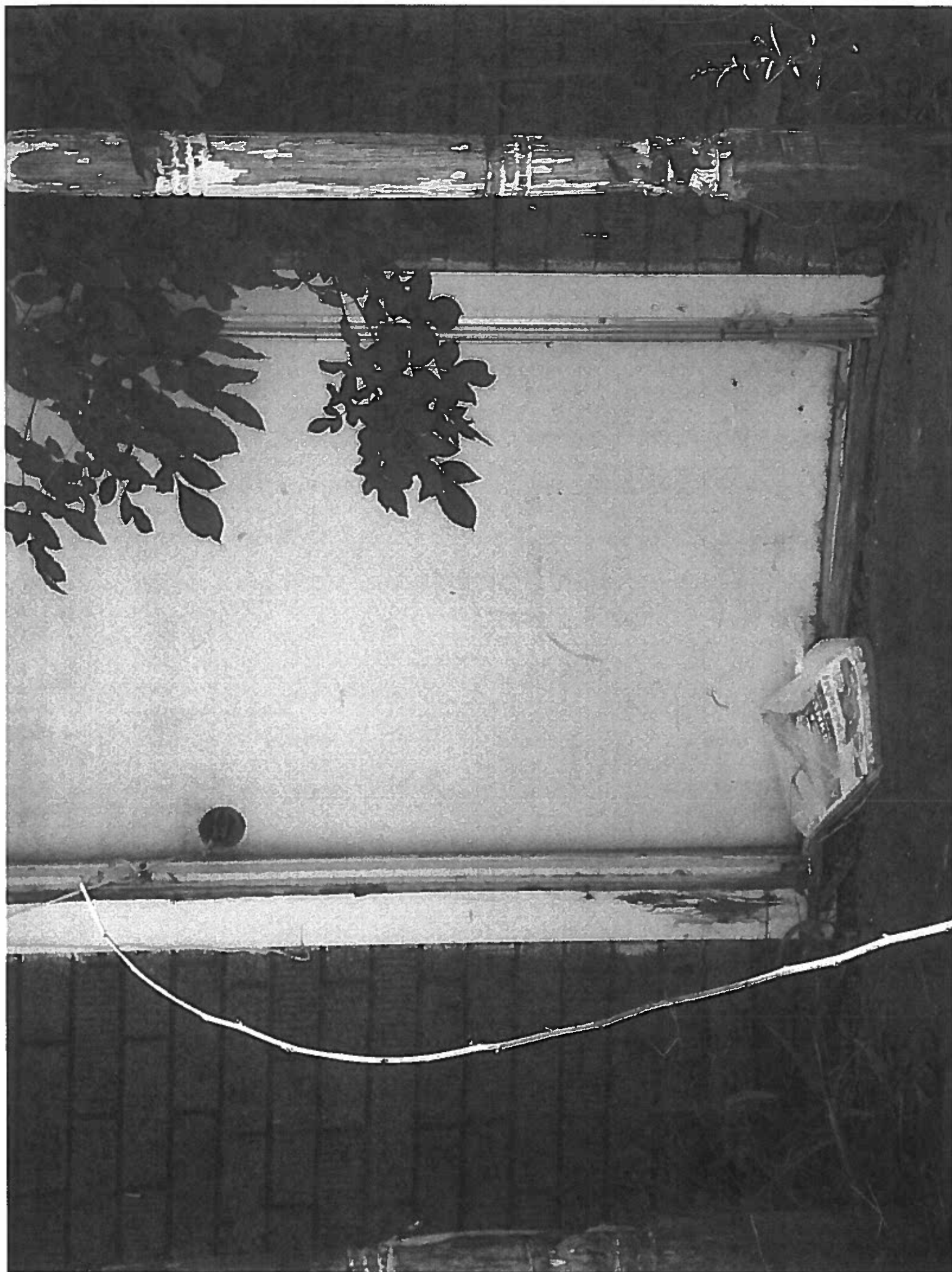


























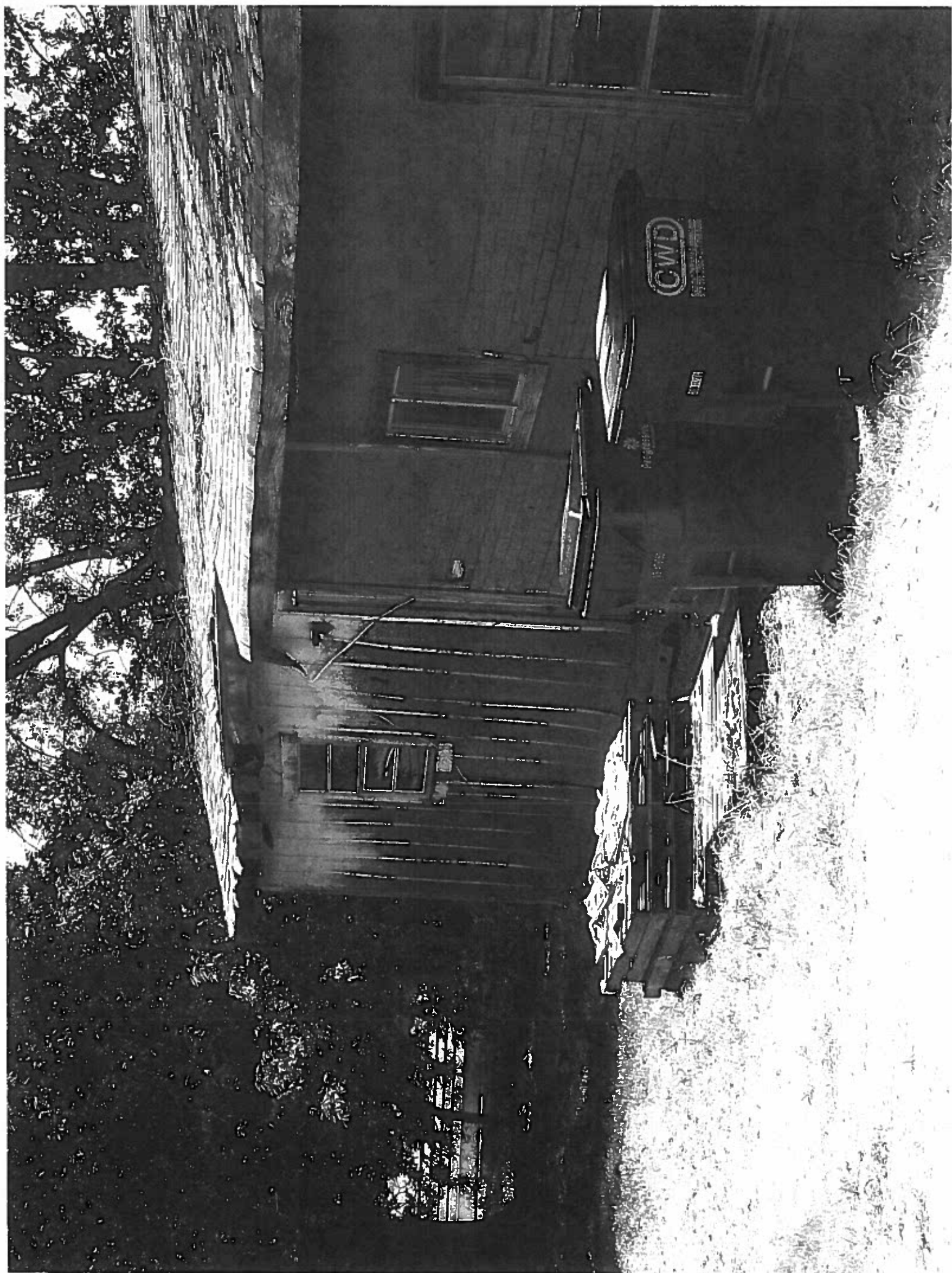




























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134952













## FARMERSVILLE POLICE DEPARTMENT


134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693

28 July 2016

**Cherrie Hall**  
**211 Sid Nelson**  
**Farmersville TX 75442**

**You have property located at 215 Sid Nelson, Farmersville, Collin County, Texas. The structure on this property appears to be dilapidated and in dire need of repairs. In accordance with the International Property Maintenance Code Section 108.1.1 and 108.1.3 this structure appears to be unfit for human occupancy.**

**You have 10 days to respond with your plans for this property. If I have not heard from you I will obtain an Administrative Search Warrant and an inspection will be conducted.**

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<b>S</b> <b>K</b> <b>P</b>	<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<b>A. Signature</b> <i>x Cherrie Hall</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	<b>C. Date of Delivery</b> Postage \$ <b>4353 7940</b>
		<b>B. Received by (Printed Name)</b>	
		<b>1. Article Addressed to:</b> <i>Cherrie Hall</i> <i>211 Sid Nelson</i> <i>Farmersville TX 75442</i>	<b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</b> If YES, enter delivery address below: <input type="checkbox"/> No
 9590 9402 2064 6132 2348 01		<b>3. Service Type</b> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
<b>2. Article Number (Transfer from service label)</b> 7014 2120 0004 4353 7940			

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**OFFICIAL USE**  
For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
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— 8-8-16 —

Dear Mrs. Dixon -

This correspondence is subsequent to our conversation of 7-28-16.

My parents, Clarence (deceased) and Johnnie Lee, own the property at 217 Sid Nelson. There is a storage shed on the northeast corner of their property.

The "structure" you reference is indeed not represented on the Collin County CAD site. Melvin Hall (deceased) owned the home at 211 Sid Nelson. He built that "structure" back in the late '50's/early 60's, as far from his house at 211 as he possibly could without spilling onto my parents property. Sometimes he rented it out, at other times he housed relatives there. When Melvin died, the property passed to his then spouse, Cherrie Lee Hall (no relation to my family) I do not know if Cherrie Hall yet resides at 211; I never met her. However, unless she sold off some parts of the property, she owns both the 211 house and the "structure" on that lot.

Hope this helps!

Linda (Lee) Lusk

972-519-0513 h

682-667-9676 c

l.l.l.

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Supplement

Agency	FARMERSVILLE POLICE DEPT	Location	215 SID NELSON FARMERSVILLE TEXAS 75442
Case #	16-001549 (1)		
File #	16-001549		
Description	CITY ORDINANCE VIOLATION-UNSAFE STRUCTURE- SPOKE WITH OWNER OF 217 SID NELSON		
Incident Status	NOV ISSUED - OPEN	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	07/28/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor



## FARMERSVILLE POLICE DEPARTMENT

### Incident # 16-001549 (1)

DIXON, K

SPOKE WITH A MS LUSK WHO STATED THAT 215 SID NELSON BELONGED TO 211 SID NELSON A LETTER WILL BE SENT TO THAT ADDRESS. SHE STATED MELVIN HALL OWNED THE HOUSE AND RENTED IT OUT AND LIVED AT 211 SID NELSON. A CERTIFIED LETTER WILL BE SENT TO 211 SID NELSON



## **FARMERSVILLE POLICE DEPARTMENT**

134 North Washington Street  
Farmersville, Texas 75442  
972-782-6141  
Fax 972-782-7693

**25 July 2016**

**Clarence Lee, Jr  
2916 Mollimar Drive  
Plano TX 75075**

**You have property located at 215 Sid Nelson (Collin County CAD lists it as 217 Sid Nelson), Farmersville, Collin County, Texas. The structure on this property is dilapidated and in dire need of repair. In accordance with the International Property Maintenance Code Section 108.1.1 and 108.1.3 this structure appears to be unfit for human occupancy.**

**You have 10 days to respond with your plans for this property. If I have not heard from you I will obtain an Administrative Search Warrant and an Inspection will be conducted.**

**If you have any questions please call me at (972) 782-6141.**

**Sincerely**

  
**K. Dixon  
Public Service Officer**

**U.S. Postal Service<sup>TM</sup>**  
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
Here

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 Street & Apt. No.,  
 or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4 \_\_\_\_\_

PS Form 3800, July 2014

See Reverse for Instructions

7014 2120 0004 4353 7919

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Clarence Lee Jr*  
*8914 Bollinger Dr*  
*Plano TX 75075*

9590 9402 2064 6132 2348 32



2. Article Number (Transfer from service label)

7014 2120 0004 4353 7919

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *X* *Clarence Lee Jr* ☐ Agent  
 B. Received by (Printed Name) *Clarence Lee Jr* ☐ Addressee  
 C. Date of Delivery *8-6-16*  
 D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**3. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express <sup>®</sup>         |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail <sup>™</sup>               |
| <input type="checkbox"/> Certified Mail <sup>®</sup>             | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation <sup>™</sup>        |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                     |   |

Domestic Return Receipt

# FARMERSVILLE POLICE DEPARTMENT

## Offense / Incident Report

### GENERAL OFFENSE INFORMATION

Report Type: Initial Report

Agency	FARMERSVILLE POLICE DEPT	Location	215 SID NELSON FARMERSVILLE TEXAS 75442
Case #	16-001549		
File #	16-001549		
Description	CITY ORDINANCE VIOLATION-APPEARS TO BE AN UNSAFE STRUCTURE		
Incident Status	NOV ISSUED - OPEN	From Date/Time	07/22/2016 00:00
		To Date/Time	
		Report Date	07/22/2016 00:00
Reporting Officer	DIXON, K	Initial Rep. Date	07/22/2016 00:00

Entered By DIXON, K

Officer DIXON, K

Supervisor



## FARMERSVILLE POLICE DEPARTMENT

### Incident # 16-001549

DIXON, K

HOUSE APPEARS UNSAFE ROOF NEEDS REPAIRS, WOOD ROT ALL AROUND HOUSE, SIDING AND SKIRTING NEED REPAIRS, BACK PART OF HOUSE WALL IS BOWING AND SIDING COMING OFF. A CERTIFIED LETTER WILL BE SENT TO THE OWNER.

40  
**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.**



Form ROW-N-14

Rcv. 8/2003

Replaces Forms D-15-11, D-15-14, D-15-141, D-15-142,  
ROW-N-12PT, ROW-N-14, ROW-N-141, and ROW-N-142

GSD-EPC

Page 1 of 4

FT DAL 14

**GF FT 1408559 - 14 - FNT**



20090714000881010 07/14/2009 11:07:08 AM D1 1/9

## DEED

THE STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

**WHEREAS**, the Texas Transportation Commission has been authorized under the Texas Transportation Code Chapters 203, 224, and 361 to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, Farmersville Independent School District, City of Farmersville; Collin County and Collin County CCD, of the County of Collin, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Four Thousand Six Hundred Twenty-three Dollars (\$4,623.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the State of Texas all that certain tract or parcel of land lying and being situated in the County of Denton, State of Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

**SAVE and EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A" to wit: None.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantors hereby acknowledge that their use of and access to the state highway facilities and/or turnpike project (hereafter called highway facility) to be constructed in conjunction with the highway facility of which the land hereby conveyed shall become a part, shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design and operation of such highway facility requires that rights of ingress and egress and the right of direct access to and

from Grantors' remaining property (if any) to said Highway facility, shall hereafter be governed by the provisions set out in said Exhibit "A", **SAVE AND EXCEPT** in the event access, or access points may be specifically allowed or permitted in said Exhibit "A", such access shall be subject to such regulation as is determined by the Texas Department of Transportation and/or the Texas Turnpike Authority Division to be necessary in the interest of public safety and in compliance with approved engineering principles and practices and subject to compliance with any applicable local municipal or county zoning, platting and/or permit requirements.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 17<sup>th</sup> day of February, 2009.

Farmersville Independent School District

By: Jeff Adams

Printed Name: Jeff Adams

Title: Superintendent

Acknowledgement

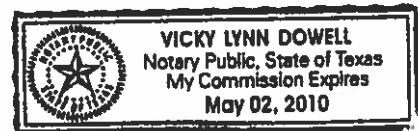
State of Texas

County of Collin

This instrument was acknowledged before me on this 17<sup>th</sup> day of February, 2009 by Vicky L. Dowell.

After Recording, Return To:  
Fidelity National Title  
7701 Las Colinas Ridge, #140  
Irving, TX 75063  
Attn: .

Vicky L. Dowell  
Notary Public's Signature



IN WITNESS WHEREOF, this instrument is executed on this the 10th day of March, 2009.

City of Farmersville

By: Donald C. Smith

Printed Name: DONALD C SMITH

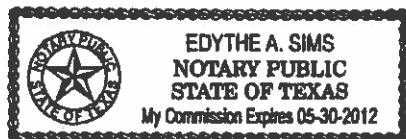
Title: MAYOR

Acknowledgement

State of Texas

County of Collin

This instrument was acknowledged before me on this 10th day of March, 2009 by DONALD C SMITH.



Edythe A. Sims  
Notary Public's Signature

IN WITNESS WHEREOF, this instrument is executed on this the 10th day of March, 2009.

Collin County

By: Edythe A. Sims

Printed Name: EDYTHE A. SIMS

Title: CITY SECRETARY

Acknowledgement

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2009 by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

City of Farmersville

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Acknowledgement

State of Texas  
County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2009 by \_\_\_\_\_.

Notary Public's Signature

IN WITNESS WHEREOF, this instrument is executed on this the 23<sup>rd</sup> day of February, 2009.

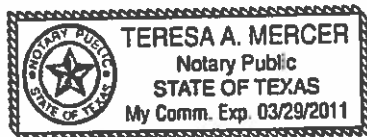
Collin County

By: Keith A. Self  
Printed Name: Keith Self  
Title: County Judge

Acknowledgement

State of Texas  
County of Collin

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2009 by Keith A. Self.



Teresa A. Mercer  
Notary Public's Signature



IN WITNESS WHEREOF, this instrument is executed on this the 25 day of February, 2009.

Collin County CCD

By: Ralph G. Hall

Printed Name: Ralph G. Hall

Title: Vice President of Administration and CFO

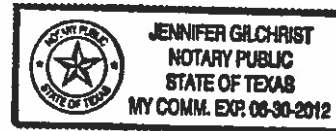
Acknowledgement

State of Texas

County of Collin

This instrument was acknowledged before me on this 25 day of February, 2009 by \_\_\_\_\_.

Jennifer Gilchrist  
Notary Public's Signature



## EXHIBIT "A"

1408559  
Page 1 of 3

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

August 15, 2007

## Legal Land Description for Parcel 3

BEING a 1,407 square foot (0.0323 acre) tract of land situated in the D. J. Jaynes Survey, Abstract No. 471, City of Farmersville, Collin County, Texas, being a portion of the remainder of a called 0.502 acre tract of land conveyed to Melvin Hall as evidenced by the deed recorded in Volume 996, Page 548 of the Deed Records of Collin County, Texas, said 0.502 acre tract also being Lot 15A, Block 6, of the Neathery & Marble Addition, an unrecorded addition to the City of Farmersville, Collin County, Texas, said 1,407 square foot (0.0323 acre) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the common northwest corner of said 0.502 acre tract and the northeast corner of a tract of land conveyed to Clarence B. Lee, Jr. and wife Jonnie Mae Lee as evidenced by the deed recorded in Volume 552, Page 233 of said Deed Records, said corner being in the south right-of-way line of Sid Nelson Street (variable width) no record found and non-existent;

THENCE, SOUTH 01°20'57" EAST, (called North), departing said south right-of-way line of Sid Nelson Street, along the common west line of said 0.502 acre tract and the east line of said Lee tract, a distance of 120.99 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in the new north right of way line of US 380 for the POINT OF BEGINNING with a coordinate value of: North = 7,111,491.0963, East = 2,622,912.4565;

- (1) THENCE, NORTH 81°57'34" EAST along the new north right-of-way line of US 380, a distance of 124.80 feet to a 5/8 inch iron rod with TxDOT aluminum cap set\*\* in the east line of said 0.502 acre tract and the west right-of-way line of Walnut Street (variable width, no record found and non-existent);

## EXHIBIT "A"

County: COLLIN  
Highway: US 380  
CSJ: 0135-05-024

Page 2 of 3

August 15, 2007

## Legal Land Description for Parcel 3

- (2) THENCE, SOUTH  $01^{\circ}20'57''$  WEST, (called North), along the east line of said 0.502 acre tract and said west right-of-way line of Walnut Street, a distance of 18.75 feet to the common southeast corner of said 0.502 acre tract and the northeast corner of a tract of land conveyed to Farmersville Independent School District as evidenced by deed recorded in Volume 115, Page 5216 of said Deed Records;
- (3) THENCE, SOUTH  $88^{\circ}45'48''$  WEST, (called North  $85^{\circ}$  East) departing said east line of said 0.502 acre tract and said west right-of-way line of Walnut Street along the common south line of said 0.502 acre tract and the north line of said Farmersville District tract, a distance of 123.95 feet to the southeast corner of said 0.502 acre tract and the northwest corner of said Farmersville District tract;
- (4) THENCE, NORTH  $01^{\circ}20'57''$  WEST, departing said common line, along the common west line of said 0.502 acre tract and the east line of said Lee tract, a distance of 3.96 feet to the POINT OF BEGINNING and containing a calculated area of 1,407 square foot (0.0323 acre) of land.

Note: All bearings are on the Texas State Plane Coordinate System, N.A.D. 83 North Central Zone. All distances and coordinates shown are surface and may be converted to grid by dividing by TxDOT conversion factor of 1.000152710.

Note: A plat survey of even survey date herewith accompanies this description.

I, Stanley Ray Felts, a Registered Professional Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

*Stanley Ray Felts* 10-3-07  
Stanley Ray Felts, R.P.L.S.  
Texas Registration No. 4625





UNOFFICIAL

After Recording, Return To:  
Fidelity National Title  
7701 Las Colinas Ridge, #140  
Irving, TX 75063

Attn: *Alison & William*  
*Spink Shaw*

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
07/14/2009 11:07:08 AM  
\$48.00 BNOPP  
20090714000881010



*Stacey Kemp*



# Classifieds & real estate

972-442-5515 [classifieds@csmediatexas.com](mailto:classifieds@csmediatexas.com)

## Notice

## Legal Notice

## Legal Notice

## Legal Notice

## Legal Notice

## Legal Notice

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ment zone. Any and all questions concerning the public hearing and the proposed amendments to the project plan and financing plan for the reinvestment zone may be addressed to Lesia Gronemeier, City Secretary, 123 West Princeton Drive, Princeton, Texas 75407, telephone number (972) 736-2416.

6-1t-88li

### **CITY OF FARMERSVILLE NOTICE OF PUBLIC HEARING**

A Public Hearing will take place before the City of Farmersville Building and Property Standards Commission on January 26, 2017, at 6:00 P.M. regarding a structure located at 508 Neathery, Block 2,

Lot 4I in the Neathery Marble Subdivision, Farmersville, Collin County, Texas.

The Property is in violation of the City's ordinances, Chapter 14, Division 10, Section 14-269 and Section 14-313 and may be deemed unsafe or of substandard condition. The property owner has been invited and given proper notice to express his/her intent regarding the Property. Failure of the owner to comply with determination of the Commission may result in further action by the City.

### **CITY OF FARMERSVILLE NOTICE OF PUBLIC HEARING**

A Public Hearing will take place before the

City of Farmersville Building and Property Standards Commission on January 26, 2017, at 6:00 P.M. regarding a structure located at 215 Sid Nelson, Block 6, Lot 15a in the Neathery Marble Subdivision, Farmersville, Collin County, Texas.

The Property is in violation of the City's ordinances, Chapter 14, Division 10, Section 14-269 and Section 14-313 and may be deemed unsafe or of substandard condition. The property owner has been invited and given proper notice to express his/her intent regarding the Property. Failure of the owner to comply with determination of the Commission may result in further action by the City.

6-1t-86li

### **Notice of Public Sale**

January 26, 2017 at 9:00 a.m., RNK Storage, at 15750 FM 2756, Farmersville, TX 75442. To be sold, contents to satisfy landlords lien on the following storage and tenants: Anthony Estes, Unit #77.

6-2t-15-ppd

*One man's junk is another man's treasure.*



Bring more buyers to your garage sale treasure hunt.

Advertise in the Classifieds.

***Our  
deadline for  
Legal and  
Public  
Notices is  
Noon  
Tuesday.  
Call  
972.442.5515  
ext. 21  
to fulfill any  
legal  
requirements  
you may have  
for your  
business.***

#### **IV. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

A. Consider, discuss, and act upon violations at 214 Woodard St.

**B. Consider, discuss, and act upon violations at 309 Murchison St.**

## **V. ADJOURNMENT**