

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BUILDING STANDARDS COMMISSION WILL CONVENE INTO A REGULAR SESSION IN THE CITY COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS ON TUESDAY, MARCH 20, 2012, AT 4:00 P.M., AND WILL HOLD PUBLIC HEARINGS AS FOLLOWS:

AGENDA ITEMS:

1. Public Comments, In accordance with the Open Meeting Act, the Building Standards Commission will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for further consideration. Remarks are limited to five (5) minutes per speaker, with a maximum of 30 total minutes of testimony. Other time restraints may be directed by the Chairman. Specific factual information or an explanation of current policy may be made in response to an inquiry; but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired
2. Approval of Minutes: February 21, 2012
3. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

3913 Salem Court – Owner D.L. Cannon and Roseann Hooper Cannon

4. Items for future agendas

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 1520 Avenue K

**Plano, Texas on the 12th day of March
20 12, at 5:00 o'clock pm**

Asst Alicia D. Spade
City Secretary



Note: The Building Standard Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.

Council Liaisons: Councilmen Lee Dunlap and Jim Duggan

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Ave. L, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140

Building Standards Commission
February 21, 2012

Present

Art Stone, Chairman
Sylvia Reid
James Craft
Mukesh Patel, Alternate
Chris Polito, Alternate
Joe Milkes, Alternate (Not Seated)

Absent

Jim Kesterson
Mo Khoshkar
Marsha Griggs, Alternate

Staff

Selso Mata, Building Official
Rodney Patten, Assistant City Attorney III
Cynthia O'Banner, Property Standards Director
Shanette Brown, Property Standards Manager
Scott Neumeyer, Property Standards Supervisor
Robert Crawford, Property Standards Specialist
Joseph Dulle, Property Standards Specialist
Diana Casady, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:02 p.m., Tuesday February 21, 2012, in the City Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Stone admitted all documents and testimony given into the official Building Standards record.

1. Public comments:

No public comments

2. Approval of Minutes: November 15, 2011

Commission Member James Craft made the motion to approve the minutes from November 15, 2011. Commission Member Chris Polito seconded the motion. The Commission voted 5/0 in favor of approving the minutes from the November 15, 2011 meeting.

3. Discussion and consideration of request for approval of alternate material of construction of fence. Ordinance No. 97-4-12 Chapter 6, Article 7, Division 1 Sec 6-186, Building and Building Regulation, of the Code of Ordinances of the City of Plano, Texas. This item is requested by John Paul II High School, Jim McKee, 800 Woodburn Corners, Plano, Texas

Selso Mata, testified on the products allowed to be used for fencing in the City of Plano.

Jim McKee, with Mario Sinacola Commercial, Representing John Paul II High School, testified the material is a very sound system and went on to explain the construction of the fence and how it would be installed. This would be safer because it is a stronger material and a contrasting color making it easier to see when someone is running towards the fence as opposed running towards a chain link fence. This is sustainably better than any other fencing material used today. Everything is engineered, sealed and stamped. The fence is a neutral color on the front and white on the back. It looks very similar to a couple of other fences in this jurisdiction. Mr. McKee answered questions from the commission and stated that this product has been over engineered for safety and sustainability. Mr. McKee went on to testify and gave evidence of other fences in the City of Plano, located at Plano Senior High School, and Plano West Senior High School.

After testimony Commission Member James Craft made the motion to approve the alternate material for the fence at John Paul High School. Commission Member Chris Polito seconded the motion. The Commission voted 5/0 in favor of the motion.

4. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

4041 Bandera Dr. – Owner Thomas E. Wendrick

Joe Dulle, Property Standards Specialist testified on the history and condition of the property at 4041 Bandera Dr. After presentation Mr. Dulle answered questions from the Commission members.

Jim Schuman, 1808 Hondo Dr. lives across the street from this property, and would like to see something done with this property. It has been going on for ten years and that is too long. He hopes the Commission can get something done to get this cleaned up.

Commission member James Craft made note that even though this has been going on for ten years, the City was only made aware of this on April 21, 2011.

Chairman Stone closed the floor to public comment.

After hearing testimony and discussion, Commission Member Chris Polito made the motion that the owner of the property Thomas E. Wendrick, be given thirty (30) days from the date of this order, or by March 22, 2012 to repair all noted deficiencies at the property and bring the property into compliance with all applicable city codes and ordinances and it is further ordered that if the violations are not repaired or corrected by March 22, 2012 as ordered by the Building Standards Commission the City of Plano will begin assessing civil penalties against the property owner of \$100.00 per day for each day the property remains in violation after March 22, 2012 for up to one hundred and eighty (180) days. Commission Member James Craft seconded the motion. The Commission voted 5/0 in favor of issuing Final Orders

5. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

2601 Banner Elk Circle – Owner Kyle and Lori Lagow

Robert Crawford, Property Standards Specialist, testified on the history and condition of the property at 2601 Banner Elk Circle. After presentation Mr. Crawford answered questions from the Commission members.

Scott Neumeyer, Property Standards Supervisor testified that through the years the property owner, Mr. Lagow, has fully understood what the code is, but chooses not to comply.

Chairman Stone closed the floor to public comment.

After hearing testimony Commission member James Craft made the motion that the owner of the property Kyle Lagow, be given thirty (30) days from the date of this order, or by March 22, 2012 to repair all noted deficiencies at the property and bring the property into compliance with all applicable city codes and ordinances. It is further ordered that if the violations are not repaired or corrected by March 22, 2012 as ordered by the Building Standards Commission the City of Plano will begin assessing civil penalties against the property owner of \$500.00 per day for each day the property remains in violation after March 22, 2012 for up to one hundred and eighty (180) days. Commission Member Sylvia Reid seconded the motion. The Commission voted 5/0 in favor of the motion.

6. Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.

Robert Crawford, Property Standards Specialist, testified on the history and condition of the property at 935 W. Parker Road. After presentation Mr. Crawford answered questions from the Commission members.

Bryan Capps, Owner of the property, testified that his insurance Company will not cooperate nor return phone calls. They have brought in all the contractors he has used over the last five years and accused them of being responsible for the fire. The copper was stolen from the building due to lack of protection after the fire and now the cause cannot be determined. The Insurance Company will not release funds so he can demolish the building stating that 30% of the building is reusable. Mr. Capps brought in a structural engineer and he provided a report that with the cracks in the walls and throughout the building, it cannot be reused.

Mr. Capps plans to use his own funds and do the demolition himself. He feels he will need forty five (45) days to complete the demolition; He will take it down to the dirt and abate the public nuisance. Mr. Capps answered questions from the Commission

Chairman Stone closed the floor to public comment.

After hearing testimony Commission Member Chris Polito made the motion to give Mr. Capps forty five (45) days to get the structure demolished and bring the property into compliance. Commission Member Sylvia Reid seconded the motion. The Commission voted 4/1 in favor of giving Mr. Capps forty five (45) days to demolish the structure and bring the property into compliance. Commission Member James Craft cast the dissenting vote.

7. Items for future agendas

We have one property for the March 20th meeting.

The Public Hearing adjourned at 5:29 P.M.

Art Stone, Chairman

Building Standard Commission

March 20, 2012

Property Standards Department

Property Description:

Address: 3913 Salem Court
Property Owner (s): D.L. and Roseann Hooper Cannon
Purchased: 1983

Remarks:

Due to a lack of an approved exterior covering above the front entry, as well as missing and loose bricks on the support column and front porch walls; the property is a nuisance and safety hazard. Black plastic covering has been attached to the front of the house since July 2006. Numerous efforts have been made to allow owner to bring property into compliance, including meetings and issuance of citations, all to no avail.

Recommendation:

Staff recommends the below actions:

Corrective Action(s)

The property owner must cover the area above the front entry with an approved exterior wall covering, replace all missing bricks on front porch walls and support column.

Time Frame to Comply

The property owner should be given no more than 30 days to bring the property into compliance.

Punitive Action(s)

If compliance is not met within the compliance period, Civil penalties in the amount of \$1,000.00 a day for up to one hundred and eighty (180) days should be assessed against the property owner.

Property Description



Case Number:	05-00014843		
Address:	3913 Salem Court Plano, Texas 75023		Legal Description: Parkway Estates, Block 6, Lot 41
Zoning:	Single-Family Residence- 9		
Owner:	D.L. Cannon and Roseann Hooper Cannon		Occupant: D.L. Cannon and Roseann Hooper Cannon
Collin County Appraisal:	Improvement Value:	\$156,767.00	Exemptions: 1. Over 65
	Land Value:	\$ 60,000.00	2. Homestead
	Total Value:	\$216,767.00	
Tax Information:	Current		
Lien Information:	Lien Holder(s):	None	Mortgage Holder (s): 1. Wells Fargo Home Mortgage,

Timeline of Events

Date: 10/17/2005	Description: Anonymous complaints received by citizens: <ul style="list-style-type: none">○ Bricks crumbling in archway over front porch/door
10/17/2005	Initial inspection completed and revealed: <ul style="list-style-type: none">○ Exterior brick awning/front porch damaged/collapsed○ Minor chipped and peeling paint on fascia
10/18/2005	Notice of Violation Substandard Structure mailed to: <ul style="list-style-type: none">○ Owner, D.L. Cannon(Owner) at 3913 Salem Ct
11/01/2005	Delivery confirmation received: <ul style="list-style-type: none">○ Signed by Property Owner
11/10/2005	Extension granted: <ul style="list-style-type: none">○ Three (3) week extension granted to allow insurance adjuster assessment and obtain masonry contractor bids for repair
12/02/2005	Case narrative: <ul style="list-style-type: none">○ Letter from property owner received: Pier installation to begin on 1/09/06, reconstruction of entryway will begin after pier installation
01/13/2006	Re-inspection completed: <ul style="list-style-type: none">○ Foundation repair business signage in front yard, large mounds of dirt in yard. Piers installed, front porch roped off○ Permit issued for foundation repair on 12/15/05. Final foundation inspection completed and approved on 01/31/2006
04/12/2006	Re-inspection completed: <ul style="list-style-type: none">○ Exterior brick removed from front of house○ Property owner advises brickwork will begin in July 2006
07/14/2006 - 04/18/2007	Re-inspections completed: No change to condition of property.
04/23/2007	Two (2) Citations Issued: <ul style="list-style-type: none">○ Chipped/peeling paint on fascia○ Missing brick/siding on front of home
07/10/2007 – 11/07/2008	Re-inspections completed <ul style="list-style-type: none">○ no change to condition of structure○ Six (6) additional Citations Issued:○ Pre-Trial Hearings reset numerous times

11/18/2008

Jury Trial Held:

- Four Citations
 - Not Guilty:
 - Two (2) paint citations
 - Guilty:
 - Two (2) exterior wall citations - \$467.00 total fine
 - Appealed to County

02/19/2009

Building Standards Hearing Held:

- BSC issues Final Orders for the owner to make repairs by 03/19/2009. Upon failure to comply with the Final Orders, civil penalties of \$500.00 per day up to sixty (6) days were to be assessed. (Note: an address error was later noted which created due process concerns).

03/19/2009 – 06/03/2009

Re-inspections completed:

- No change

07/14/2009

County Jury Trial Held:

- Four Citations
- Guilty
 - Two (2) paint citations - \$1.00 fine/citation
 - Two (2) exterior wall citations - \$325.00 total fine

07/23/2009 – 01/11/2010

Re-inspections completed:

- Peeling paint eliminated
- No change to condition of exterior wall

07/14/2009 – 01/11/2010

Two (2) Citation Issued:

- Failure to weatherproof and properly surface coat to prevent deterioration

03/17/2010 – 04/12/2011

Re-inspections completed:

No change to condition of exterior wall

Six (6) Citations Issued:

- Failure to maintain exterior walls free from holes, breaks, and loose or rotting materials

04/27/2011

Municipal Jury Trials Held:

- Guilty
 - Five (5) exterior wall citations - \$2,473.00 total fine
 - Appealed to County

05/04/2011

Municipal Jury Trials Held:

- Defendant plead no contest
 - Two (2) exterior wall citations - \$334.00 total fine
 - Appealed to County

12/09/2011

Collin County Courts;

- Three (3) exterior wall citations
 - Received 30-day deferred adjudication
 - Sentenced to Probation/Community Supervision
 - Total fine amount: \$2,582.00
- Five (5) other exterior wall citations dismissed

01/03/2012

Re-inspection completed:

- No change to condition of front exterior wall

Citation issued:

- Missing wall covering

02/11/2012

Re-inspection completed:

- No change to condition of front exterior wall

002/20/012

Pre-Trial Hearing

- Reset for 04/16/2012

02/23/2012

Re-inspection completed:

- No change to condition of front exterior wall

Citation issued:

- Missing wall covering

Collin Central Appraisal District Information

COLLIN CAD Property Details

Prop ID: 228159 / Geo ID: R-0449-006-0410-1

CURRENT PROPERTY INFORMATION

Owner's Name and Mailing Address	CANNON D L & ROSEANN HOOPER CANNON 3913 SALEM CT PLANO, TX 75023-6025		
Location	3913 SALEM CT PLANO, TX 75023		
Legal Description	PARKWAY ESTATES (CPL), BLK 6, LOT 41		
Agent			
Exemptions	Code	Description	
	HS	RESIDENTIAL HOMESTEAD	
	OV65	OVER 65	
Taxing Entities	Code	Name	2011 Tax Rate
	CPL	PLANO CITY	0.488600000
	GCN	COLLIN COUNTY	0.240000000
	JCN	COLLIN CO COMMUNITY COLLEGE	0.086300000
	SPL	PLANO ISD	1.373400000

Data above as of 2012-03-05.

Data below 2011 certified, as of 2012-02-06.

MAPS and FORMS

[Plat Map Image \(TIFF format\)](#)

[New! Plat Map \(PDF format\)](#)

[GIS Digital Map](#)

[Homestead, Over 65, or Disabled Person Exemption Application](#)

[Agricultural \(1D1\) Application](#)

[New! 2011 Notice of Appraised Value](#)

2011 CERTIFIED VALUE INFORMATION

Improvement Homesite	\$156,767
Improvement Non-Homesite	\$0
Total Improvement Market Value	\$156,767
Land Homesite	\$60,000
Land Non-Homesite	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$60,000
Total Market Value	\$216,767
<i>Agricultural Productivity Loss</i>	\$0
Total Appraised Value	\$216,767
<i>Homestead Cap Loss</i>	\$0
Total Assessed Value	\$216,767

2011 CERTIFIED EXEMPTION INFORMATION

Exemption Code	Exemption Description
HS	RESIDENTIAL HOMESTEAD
OV65	OVER 65

2011 CERTIFIED VALUE BY TAXING JURISDICTION

Entity Code	Entity Name	Market Value	Appraised Value	Assessed Value	Taxable Value	2010 Tax Rate
CPL	PLANO CITY	\$216,767.00	\$216,767.00	\$216,767.00	\$133,414.00	0.488600000
GCN	COLLIN COUNTY	\$216,767.00	\$216,767.00	\$216,767.00	\$175,929.00	0.240000000
JCN	COLLIN CO COMMUNITY COLLEGE	\$216,767.00	\$216,767.00	\$216,767.00	\$186,767.00	0.086300000
SPL	PLANO ISD	\$216,767.00	\$216,767.00	\$216,767.00	\$191,767.00	1.373400000

2011 CERTIFIED IMPROVEMENT INFORMATION

Imp. ID	State Category and Description
212828	A1 - RESIDENTIAL SINGLE FAMILY

2011 CERTIFIED IMPROVEMENT SEGMENT INFORMATION

Imp ID	Seg ID	Description	Year Built	Sq Ft
212828	639937	MA - MAIN AREA	1983	2,811.0
212828	639938	AG - ATTACHED GARAGE	1983	540.0
212828	639939	CP - COVERED PORCH/PATIO	1983	203.0
212828	639940	CP - COVERED PORCH/PATIO	1983	42.0
Total Living Area				2,811.0

2011 CERTIFIED LAND INFORMATION

Land ID	State Category	Size-Acres	Size-Sqft
188367	RESIDENTIAL SINGLE FAMILY	0.000000	

VALUE HISTORY

Year	Imprv	Land	Market	Appraised	Assessed	Entities	Exemptions
2010	158,706	60,000	218,706	218,706	218,706	CPL, GCN, JCN, SPL	HS, OV65
2009	166,227	60,000	226,227	226,227	226,227	CPL, GCN, JCN, SPL	HS, OV65
2008	159,992	60,000	219,992	219,992	219,992	CPL, GCN, JCN, SPL	HS, OV65
2007	146,798	60,000	206,798	206,798	206,798	CPL, GCN, JCN, SPL	HS, OV65
2006	139,397	58,000	197,397	197,397	197,397	CPL, GCN, JCN, SPL	HS, OV65
2005	169,060	55,000	224,060	224,060	220,053	CPL, GCN, JCN, SPL	HS, OV65

For prior years' history, please [click here](#)

DEED HISTORY

Seller Name	Buyer Name	Deed Date	Instrument	Deed Vol	Deed Page
CANNON D L ET AL	CANNON D L & ROSEANN HOOPER CANNON	Apr 1 2010	20110128000112030		
RITZENTHALER R INC	CANNON D L ET AL	Nov 1 1983	0	17650369	

Violation(s)

**City of Plano Code of Ordinance 6-46
International Property Maintenance Code**

Section 304 Exterior Structure

304.2 Protective Treatment

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

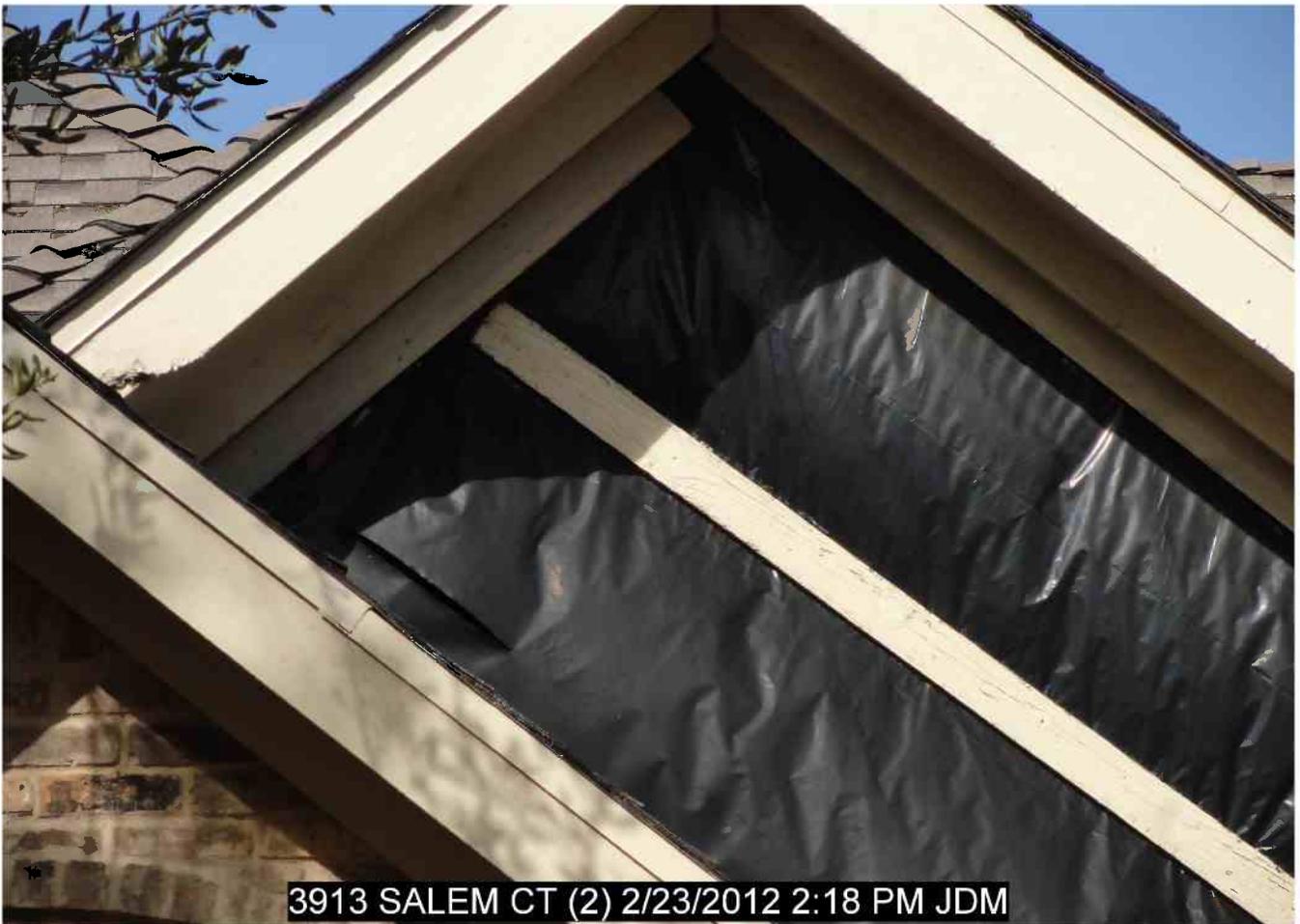
304.6 Exterior Walls

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.

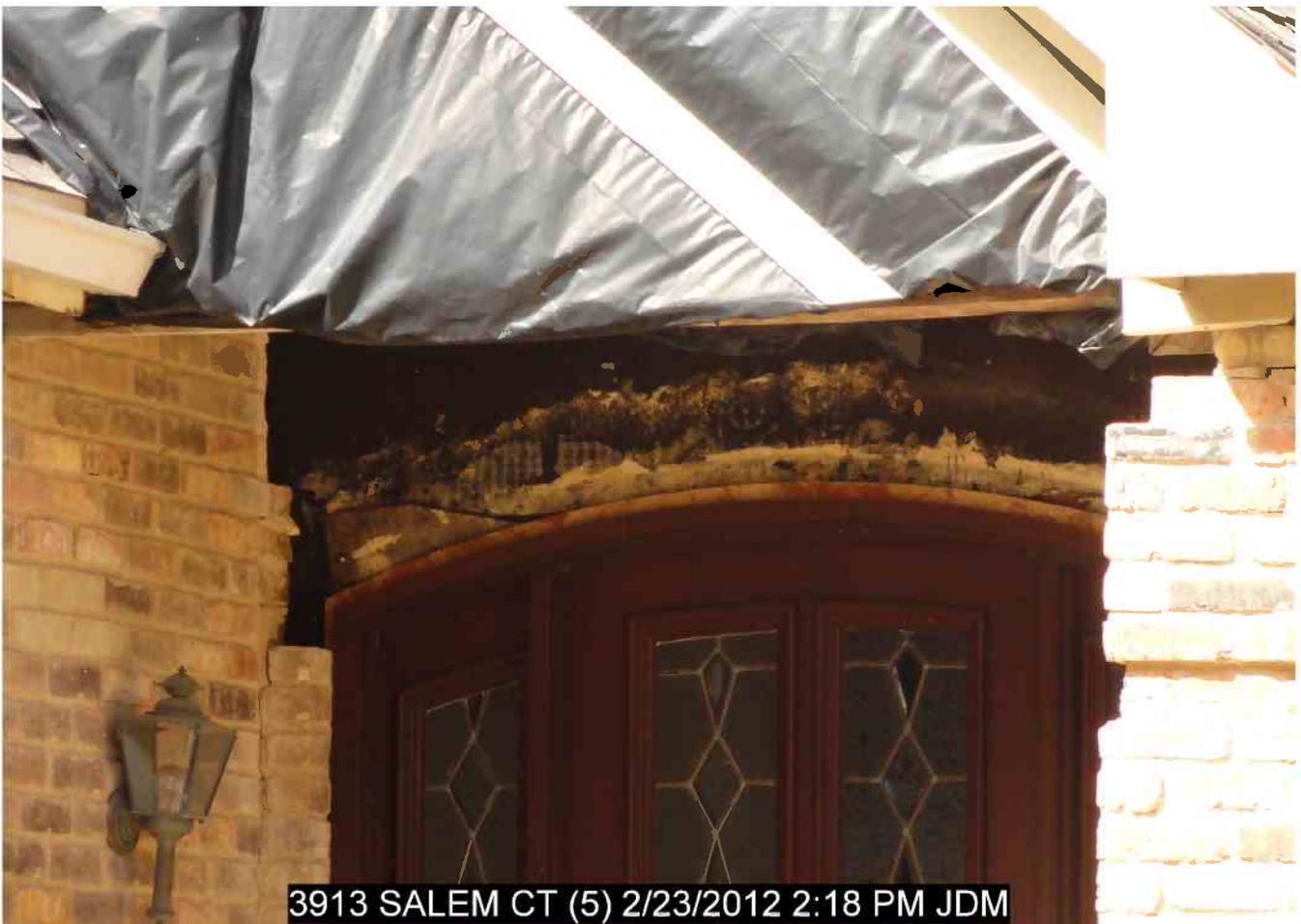
304.8 Decorative Features

All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.





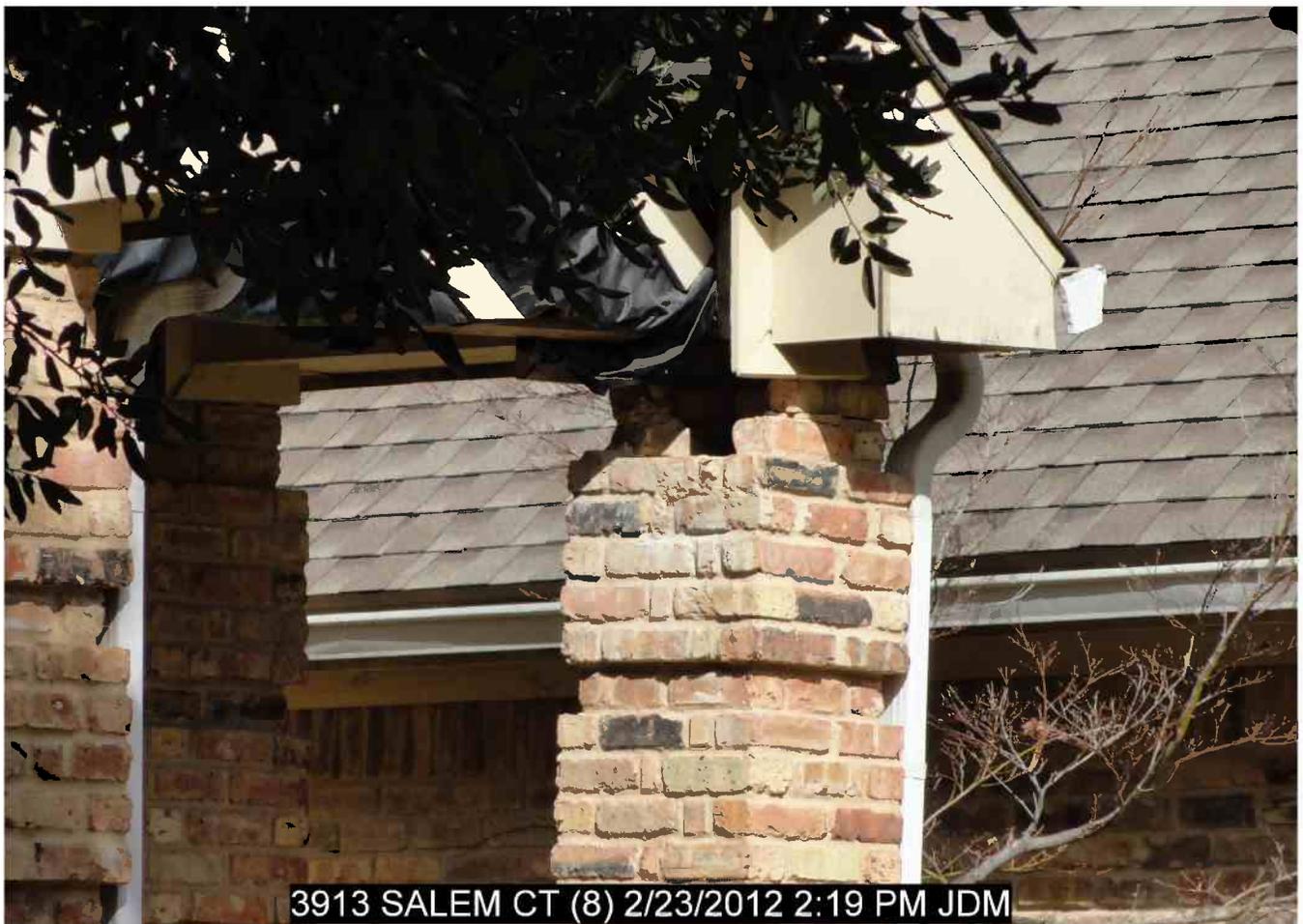
3913 SALEM CT (2) 2/23/2012 2:18 PM JDM



3913 SALEM CT (5) 2/23/2012 2:18 PM JDM



3913 SALEM CT (6) 2/23/2012 2:19 PM JDM



3913 SALEM CT (8) 2/23/2012 2:19 PM JDM

Notice of Violation

city of plano



October 18, 2005

PROPERTY OWNER

D L Cannon
3913 Salem Ct
Plano, TX 75023

RE: 3913 Salem Ct

Case #: 05-00014843

Dear D L Cannon:

In accordance with the City of Plano's Code of Ordinances, you are hereby notified that the above referenced property was inspected on October 17, 2005. Based on this inspection, the property did not meet minimum standards established by the City of Plano Code of Ordinances. A **deficiency list** detailing the conditions found and the corrections necessary to bring the property up to the minimum standards is enclosed.

According to the real property records of Collin County, Texas, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date of this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Please be advised that you have 15 days from the date of this notice to commence the repair(s) listed on the enclosed deficiency list and 30 days from the date of this notice to complete such repair(s). If the repair(s) is not completed within the time specified, the City may: (i) proceed to cause the work to be done and charge the costs thereof against you and your property; (ii) issue a Notice to Appear in Municipal Court which could result in a fine not to exceed Two thousand dollars (\$2,000.00) for each and every day that the violation exists; (iii) request a public hearing before the Building Standards Commission. If the Building and Standards Commission finds that the property is in violation of the minimum standards established by ordinance, the Commission may order, depending on the type and the severity of violation, the property vacated, secured, repaired, removed, or demolished within a specified time. In accordance with section 106.3 of the International Property Maintenance Code (IPMC) failure to reimburse the City for costs incurred may result in a lien upon the real estate referenced above.

Pat Evans
Mayor

Ken Lambert
Mayor Pro Tem

Scott Johnson
Deputy Mayor Pro Tem

Shep Stahel
Place 1

Loretta Ellerbe
Place 3

Sally Magnuson
Place 4

Harry LaRosiliere
Place 5

Jean Callison
Place 7

Thomas H. Muehlenbeck
City Manager

P.O. Box 860358
Texas 75086-0358
72-941-7000
w.plano.gov

State's I



Please be advised that you may appeal this notice to Building Standards Commission at 1520 K Avenue, Suite 150, Plano, TX 75074. The appeal must be in writing and received within 20 days from the date of service of this notice as outlined in the IPMC section 111.1. Failure to appeal will constitute a waiver of all rights to any administrative hearing and adjudication of the notice.

If you have any questions, comments or concerns regarding this notice, please contact me at City of Plano Municipal Center, Property Standards Department, 1520 Avenue K, Suite 200, or by telephone at (972) 941-7124.

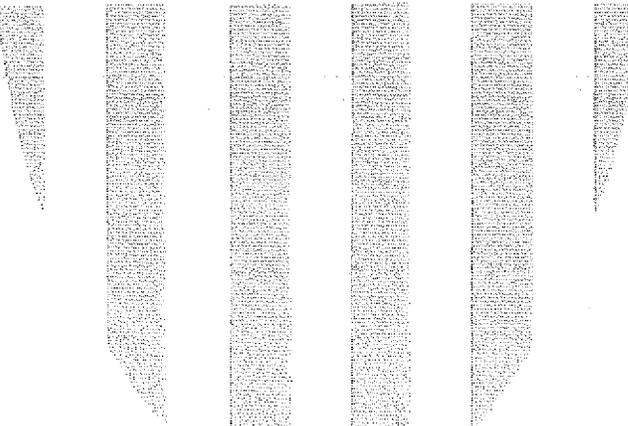
- Pat Evans
Mayor
- Ken Lambert
Mayor Pro Tem
- Scott Johnson
Deputy Mayor Pro Tem
- Shep Stahel
Place 1
- Loretta Ellerbe
Place 3
- Sally Magnuson
Place 4
- Harry LaRosliere
Place 5
- Jean Callison
Place 7

Sincerely,

Kathryn May
Property Standards Specialist
Property Standards Department

Enclosure
Deficiency List

All-America City



CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

Si usted necesita ayuda en español por favor llame al teléfono 972-941-7124.

Thomas H. Muehlenbeck
City Manager



SUBSTANDARD DEFICIENCY LIST

3913 Salem Ct

October 18, 2005

Pat Evans
Mayor

Ken Lambert
Mayor Pro Tem

Scott Johnson
Deputy Mayor Pro Tem

Shep Stahel
Place 1

Loretta Ellerbe
Place 3

Sally Magnuson
Place 4

Harry LaRosiliere
Place 5

Jean Callison
Place 7

Thomas H. Muehlenbeck
City Manager

1. All exterior trim and siding must have a sound coat of paint or other approved protective coating (front fascia). (IPMC 304.2)
2. All exterior walls shall be free from holes/breaks and loose or rotting materials. (IPMC 304.6 & 304.2)
3. All cracks in brickwork must be sealed/tuck pointed with a masonry sealant. (IPMC 304.2 & 304.6)
4. All cornices, belt courses, corbels, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. (IPMC 304.8)

A permit may be required to complete the above repairs. Please contact Building Inspections Department at (972) 941-7140 to determine what permits are required. Please present this deficiency list to Building Inspections at the time of permit application.

Code of Ordinance Art III, Section 6-45 International Property Maintenance Code.

**Kathryn May
Property Standards Specialist**

Collin County Deed Information

Requested and Prepared by:
AMERICAN HOME MORTGAGE SERVICING,
INC.

When Recorded Mail To:

1525 S. Beltline Road
Coppell, Texas 75019

Loan No.: 0006487573
TS No: 11-00683-7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned corporation hereby grants, assigns, and transfers to:

Wells Fargo Bank, N.A., as Trustee for Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC6, c/o American Home Mortgage Servicing Inc. 1525 S. Beltline Road, Coppell, Texas 75019 all beneficial interest under that certain Deed of Trust dated as of June 24, 2002, executed by D.L. CANNON AND ROSE ANN HOOPER, HUSBAND AND WIFE AND DAVID CANNON, A MARRIED MAN AND JOHN CANNON, A MARRIED MAN, as the original grantor(s)/trustor(s), to Everett L. Anschutz, Jr., as the original trustee, to secure obligations in favor of H&R Block Mortgage Corporation, a Massachusetts Corporation, as the original beneficiary, recorded on July 3, 2002, as Instrument No. 2002-0094688 of Official Records in the office of the Recorder of Collin County, Texas (the "Deed of Trust")

BEING LOT 41, BLOCK 6 OF REPLAT OF PARKWAY ESTATES, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME C, PAGE 44, MAP RECORDS, COLLIN COUNTY, TEXAS, AND BY CERTIFICATE OF CORRECTION RECORDED IN VOLUME 1291, PAGE 743, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS.

TOGETHER with the obligations secured by the Deed of Trust, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed in whole or in part, the real property described therein.

Sand Canyon Corporation f/k/a Option One Mortgage Corporation

By: Tonya Hopkins
Its: Assistant Secretary

Date: 9/9/2011

State of Florida

County of Duval

On 9-9-11 before me, Brenda L. Frazier
Notary Public, personally appeared Tonya Hopkins

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brenda L. Frazier
Notary Signature

Brenda L. Frazier

NOTARY PUBLIC-STATE OF FLORIDA
Brenda L. Frazier
Commission #DD885641
Expires: APR. 30, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Location Violation History

<u>Date</u>	<u>Case Status</u>	<u>Violation</u>
03/19/2010	Compliance Met	Open Storage
02/24/2010	Case Closed	Refuse And Rubbish
02/24/2010	Case Closed	Tree Limbs & Branches
06/04/2009	Compliance Met	Tree Limbs & Branches
10/17/2005	Compliance Met	Grass And Weeds