

## **SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE**

In accordance with an Order of the Office of the Governor issued on March 16, 2020, the City Council for the City of Cedar Hill, Texas will conduct a Building Appeals & Advisory Board Meeting by video conference at 6:30pm on Monday, October 19, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic. *This is an open meeting conducted by video conference. There will be no public access to a physical location.*

To submit public comments, visit [cedarhilltx.com/publiccomment](https://cedarhilltx.com/publiccomment). All public comments submitted by 4pm on Monday, October 19, 2020 will be entered into record.

### **Options for public access to the meeting:**

Via webinar: [zoom.us/join](https://zoom.us/join)  
Meeting ID# 966 1055 3682  
Password: 439904

OR

Via Phone: Dial 1-346-248-7799 or toll-free 1-877-853-5247  
Meeting ID: 966 1055 3682  
Password: 439904

A recording of this meeting will be made available to the public in accordance with the Open Meetings Act upon written request.

This written notice, the meeting agenda and the agenda packet are posted online at [www.cedarhilltx.com](https://www.cedarhilltx.com)

**NOTICE OF MEETING**  
**Building Appeals & Advisory Board**  
**Monday, October 19, 2020**  
**6:30 p.m.**

*MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.*

*VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character, where families and businesses flourish in a safe and clean environment.*

- I. Call meeting to order
- II. Approve the minutes form September 21,2020 and October 5, 2020.
- III. **Public Comments:** *All comments received by 4pm on Monday, October 19, 2020 will be distributed to the City Council and entered into record.*
- IV. Review and consider the property located at Lake Ridge Section 21; Lot 1575; more commonly known as 2624 Creekwood Dr, in violation of the City of Cedar Hill Code of Ordinance 2017-631, Expiration of a permit, a public nuisance giving the owner 30 days to submit for re-permit, pay permit fee, and commences work on site to be completed within 180 days of submission or submit for demolition permit, or direct staff to start proceedings to abate the nuisance
- V. Review and consider the property located at Cedar Crest Phase 3A; Block 13; Lot 14 more commonly known as 1355 Lay Street a public nuisance and direct staff to abate the nuisance.
- VI. Review and consider the property located at Stonewood Heights Phase 2 Replat; Block 27AR; Lot 1 more commonly known as 728 Rockett Lane a public nuisance and direct staff to abate the nuisance.
- VII. Review and consider the property located at Stonewood Heights Phase 2 Replat; Block 22; Lot 24 more commonly known as 723 Keessee Drive a public nuisance and direct staff to abate the nuisance.
- VIII. Adjourn

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 15<sup>th</sup> day of October 2020.



**Gail Lux**  
**Building Official**

**PREMIER STATEMENTS**

**CEDAR HILL HAS DISTINCTIVE CHARACTER**

**CEDAR HILL IS SAFE**

**CEDAR HILL IS CLEAN**

**CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY**

**CEDAR HILL HAS AN ENGAGED COMMUNITY**

**CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE**

**CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY**

**CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE**



October 16, 2020

Donald Atkins  
4621 S. Cooper St  
#140  
Arlington, TX 76017  
**RE: 2624 Creekwood Dr; Lake Ridge Section 21; Lot 1575**

Dear Mr. Atkins:

The City of Cedar Hill issued a building permit for the construction of a new residence on August 16, 2018 for the location of 2624 Creekwood. The Code of Ordinance limits the time of construction to be completed for all residences. This residence is under 10,000 square feet and is required to be completed and obtain all final inspections within that time frame. The Building official is granted the authority to extend the building permit up to the two-year requirement however the Building Appeals and Advisory Board is the only one that can extend past the two-year completion requirement.

The City of Cedar Hill has received neuromas complaint from the community of the stagnate progress and the length of time is project is taken and still is not completed.

This letter is to inform you that the Building Appeals and Advisory Board will be hearing this item on the next board meeting on October 19, 2020 at 6:30 PM via a Zoom meeting. Your presence is requested, and we will be emailing you the link to attend this meeting.

Please provide the Building Official the following information to be presented to the Board.

1. Provide a timeline for the progression of work to complete the project.
2. Provide a written explanation of the issues encountered and reason why an extension should be granted.

If you have any questions, please contact me.

Thank you,

*Gail Lux*

Gail Lux  
Building Official  
[Gail.lux@cedarhilltx.com](mailto:Gail.lux@cedarhilltx.com)  
972-291-5100 ext. 1105

# **Atkins Residence**

## **2624 Creekwood Dr.**

### **Timeline:**

For the Month of **October** -  
Windows

For the Month of **November** -  
Electric Finishes/Spray Foam

For the Month of **December** -  
Drywall

For the Month of **January** -  
Stucco

Beginning of Month **February** -  
Driveway and Sidewalk

End of Month **February** -  
Flooring/Plumbing

Beginning of Month **March** -  
Flooring/Plumbing Finishes

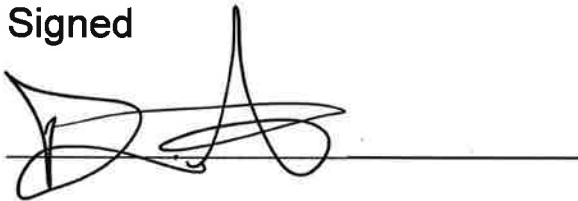
End of Month **March** -

Lighting/Flooring Finishes

For the Month of **April** -  
Landscaping/Touch Ups

End of Month **April** -  
Complete

Signed

A handwritten signature in black ink, consisting of a stylized 'D' followed by a series of loops and a long horizontal stroke, positioned above a solid horizontal line.







Home | Find Property  
| Contact Us

## Residential Account #16006710130140000

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

### Property Location (Current 2021)

**Address:** 1355 LAY ST  
**Neighborhood:** 4ESM18  
**Mapsc:** 81B-T (DALLAS)

### DCAD Property Map

### 2020 Appraisal Notice

### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2021)

1355 LAY ST LAND TRUST  
4347 W NW HWY STE 130 139  
DALLAS, TEXAS 752203864

### Multi-Owner (Current 2021)

| Owner Name             | Ownership % |
|------------------------|-------------|
| 1355 LAY ST LAND TRUST | 100%        |

### Legal Desc (Current 2021)

- 1: CEDAR CREST PH 3A
  - 2: BLK 13 LT 14
  - 3:
  - 4: INT202000136914 DD05052020 CO-DC
  - 5: 0067101301400 4CH00671013
- Deed Transfer Date:** 6/3/2020

### Value

| 2020 Certified Values      |            |
|----------------------------|------------|
| Improvement:               | \$100,790  |
| Land:                      | + \$40,000 |
| Market Value:              | =\$140,790 |
| Revaluation Year:          | 2020       |
| Previous Revaluation Year: | 2019       |

**Main Improvement (Current 2021)**

|                             |              |                           |                  |                            |         |
|-----------------------------|--------------|---------------------------|------------------|----------------------------|---------|
| <b>Building Class</b>       | 14           | <b>Construction Type</b>  | FRAME            | <b># Baths (Full/Half)</b> | 2/<br>0 |
| <b>Year Built</b>           | 2006         | <b>Foundation</b>         | SLAB             | <b># Kitchens</b>          | 1       |
| <b>Effective Year Built</b> | 2006         | <b>Roof Type</b>          | HIP              | <b># Bedrooms</b>          | 3       |
| <b>Actual Age</b>           | 15 years     | <b>Roof Material</b>      | COMP<br>SHINGLES | <b># Wet Bars</b>          | 0       |
| <b>Desirability</b>         | GOOD         | <b>Fence Type</b>         | WOOD             | <b># Fireplaces</b>        | 1       |
| <b>Living Area</b>          | 1,574 sqft   | <b>Ext. Wall Material</b> | BRICK<br>VENEER  | <b>Sprinkler (Y/N)</b>     | N       |
| <b>Total Area</b>           | 1,574 sqft   | <b>Basement</b>           | NONE             | <b>Deck (Y/N)</b>          | N       |
| <b>% Complete</b>           | 100%         | <b>Heating</b>            | CENTRAL<br>FULL  | <b>Spa (Y/N)</b>           | N       |
| <b># Stories</b>            | ONE<br>STORY | <b>Air Condition</b>      | CENTRAL<br>FULL  | <b>Pool (Y/N)</b>          | N       |
| <b>Depreciation</b>         | 20%          |                           |                  | <b>Sauna (Y/N)</b>         | N       |

**Additional Improvements (Current 2021)**

| # | Improvement Type | Construction | Floor    | Exterior Wall | Area (sqft) |
|---|------------------|--------------|----------|---------------|-------------|
| 1 | ATTACHED GARAGE  | BK-BRICK     | CONCRETE | UNASSIGNED    | 386         |

**Land (2020 Certified Values)**

| # | State Code               | Zoning              | Frontage (ft) | Depth (ft) | Area                   | Pricing Method | Unit Price  | Market Adjustment | Adjusted Price | Ag Land |
|---|--------------------------|---------------------|---------------|------------|------------------------|----------------|-------------|-------------------|----------------|---------|
| 1 | SINGLE FAMILY RESIDENCES | PLANNED DEVELOPMENT | 70            | 90         | 6,500.0000 SQUARE FEET | FLAT PRICE     | \$40,000.00 | 0%                | \$40,000       | N       |

**\* All Exemption information reflects 2020 Certified Values. \***

**Exemptions (2020 Certified Values)**

|                            | City       | School         | County and School Equalization | College                     | Hospital          | Special District |
|----------------------------|------------|----------------|--------------------------------|-----------------------------|-------------------|------------------|
| <b>Taxing Jurisdiction</b> | CEDAR HILL | CEDAR HILL ISD | DALLAS COUNTY                  | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED       |
| <b>HOMESTEAD EXEMPTION</b> | \$0        | \$25,000       | \$28,158                       | \$28,158                    | \$28,158          | \$0              |
| <b>Taxable Value</b>       | \$140,790  | \$115,790      | \$112,632                      | \$112,632                   | \$112,632         | \$0              |

**Exemption Details****Estimated Taxes (2020 Certified Values)**

|                               | City       | School         | County and School Equalization | College                     | Hospital          | Special District  |
|-------------------------------|------------|----------------|--------------------------------|-----------------------------|-------------------|-------------------|
| <b>Taxing Jurisdiction</b>    | CEDAR HILL | CEDAR HILL ISD | DALLAS COUNTY                  | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED        |
| <b>Tax Rate per \$100</b>     | \$0.688102 | \$1.2833       | \$0.24974                      | \$0.124                     | \$0.2661          | N/A               |
| <b>Taxable Value</b>          | \$140,790  | \$115,790      | \$112,632                      | \$112,632                   | \$112,632         | \$0               |
| <b>Estimated Taxes</b>        | \$968.78   | \$1,485.93     | \$281.29                       | \$139.66                    | \$299.71          | N/A               |
| <b>Tax Ceiling</b>            | N/A        | N/A            | N/A                            | N/A                         | N/A               | N/A               |
| <b>Total Estimated Taxes:</b> |            |                |                                |                             |                   | <b>\$3,175.38</b> |

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

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

**History****History**



**Code Enforcement Case: CE-20-2667**

Entered on: 04/24/2020 11:25 AM

Printed on: 10/14/2020

Topic: Exterior Grounds

Status: Open

Due Date: 10/19/20

Assigned To: Kevin Quintanar

Initiated by: Complaint

Hearing Date:

Hearing Time:

**Permit**

Permit #:

Business name:

License #:

**Property Location**

Occupant Name:

Address: 1355 LAY ST , 75104

Phone:

Cell #:

APN : 16006710130140000

**Owner Information**

Owner Name: MARTINEZ GUADALUPE

Address: 1355 LAY

CEDAR HILL, TEXAS 75104-8164

Phone:

Cell #:

**Actions**

| Action              | By              | Date       | Time     | Hours | Note/Observation   |
|---------------------|-----------------|------------|----------|-------|--|
| Complaint           | Kevin Quintanar | 04/24/2020 | 11:09 am | 0.00  | Request 41371- Lizzie - 1355 Lay St. This fence is still not fixed and they still have dogs, so how is this issue resolved?  |
| Inspection          | Kevin Quintanar | 04/24/2020 | 11:25 am | 0.00  | Fence in disrepair again, partially visible from East side on Foster St  |
| Door Hanger         | Kevin Quintanar | 04/24/2020 | 11:25 am | 0.00  | Door Hanger left   |
| Inspection          | Kevin Quintanar | 04/28/2020 | 1:37 pm  | 0.00  | No change  |
| Phone Call          | Kevin Quintanar | 04/28/2020 | 1:37 pm  | 0.00  | Called daughter and let her know that I have not heard from anyone at the property and asked her what the plans are to repair the fence. She said someone is coming by today to look at it and will give her a bid, she said depending on her finances and the bid price shoe repair what she can. I asked her to keep me informed because this has been an ongoing issue and I need to start issuing tickets for the fence not being repaired, she said OK                  |
| Inspection          | Kevin Quintanar | 05/08/2020 | 12:14 pm | 0.00  | No change  |
| Case Notes          | Kevin Quintanar | 05/08/2020 | 12:14 pm | 0.00  | From Foster, I climbed the bed of my work truck to see over the fences. Dividing fenc still down, did not see a dog.   |
| Notice of Violation | Kevin Quintanar | 05/08/2020 | 12:14 pm | 0.00  | Send to (Owner)  |
| Inspection          | Kevin Quintanar | 05/11/2020 | 10:39 am | 0.00  | Melissa, daughter called this morning, and said that shes hired a contractor to start working on the rear fence. Should take a couple of days. She also asked about a building permit for the fence b/c she wants to change where the fence currently is, she wants to bring it up from the sides. I told her that it cannot go past the corners of her house.   |
| Inspection          | Kevin Quintanar | 05/28/2020 | 2:00 pm  | 0.00  | No visitors change   |
| Phone Call          | Kevin Quintanar | 05/28/2020 | 2:00 pm  | 0.00  | Called Melissa, daughter, And asked her for an update. She said she got a few quotes & some were out of her price range. She also said she had scheduling conflicts with the contractor because they are free when she works and vice versa. She asked if I could recommend anybody, I gave her Grassroots number because Kevin Hull recently emailed me that he's helping out a separate property with their fence. She thanked me and I advised her to keep me in the loop |
| Case Notes          | Kevin Quintanar | 06/16/2020 | 12:40 pm | 0.00  | Left MCH application taped to front door   |

|                     |                 |                     |      |  |
|---------------------|-----------------|---------------------|------|--|
| Phone Call          | Kevin Quintanar | 07/06/2020 11:38 am | 0.00 | Left VM  |
| Inspection          | Kevin Quintanar | 08/10/2020 9:54 am  | 0.00 | No change  |
| Notice of Violation | Kevin Quintanar | 08/10/2020 9:54 am  | 0.00 | Send to (Owner)  |
| Complaint           | Kevin Quintanar | 08/24/2020 11:08 am | 0.00 | Received gorequest on Friday about fence issue, included photo from complainant's vantage point. No dividing fence, still. Violation property has a dog. |
| Inspection          | Kevin Quintanar | 08/24/2020 11:08 am | 0.00 | No change, from Foster St, no dividing fence can be seen.  |
| Door Hanger         | Kevin Quintanar | 08/24/2020 11:08 am | 0.00 | Door Hanger left final   |
| Notice of Violation | Kevin Quintanar | 08/24/2020 11:09 am | 0.00 | Send to (Owner)  |
| Inspection          | Kevin Quintanar | 09/08/2020 12:43 pm | 0.00 | No change  |
| Citation            | Kevin Quintanar | 09/09/2020 12:56 pm | 0.00 | #165793 issued to MELISSA CALIXTRO for Fence Maintenance 4361  |
| Case Notes          | Kevin Quintanar | 10/09/2020 12:17 pm | 0.00 | preparing case for the board   |
| BAAB                | Tina Mitchell   | 10/09/2020 1:26 pm  | 0.00 | letter notifying of meeting 10.19.2020 sent certified and regular mail   |
| Email               | Kevin Quintanar | 10/14/2020 8:40 am  | 0.00 | emailed ACO Burke if theres anything he can do from animal control perspective to help with this case  |

| <i>Violations</i> |   |          |        |             |
|-------------------|---|----------|--------|-------------|
| #                 | Violation Type  | Due Date | Status | Closed Date |
|                   | Fence   |          | Open   |             |
| 1                 | Corrections Required: Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at <a href="http://www.cedarhilltx.com">www.cedarhilltx.com</a> . Final Notice. Citations will be issued for noncompliance. |          |        |             |

| <i>Additional Addresses</i>   |   |
|---|---|
| Address Type: Complainant<br>Name: Lizzie<br>Address:<br><br>Phone: Cell #: | Address Type: Tenant<br>Name: MELISSA ANN CALIXTRO<br>Address: 1355 LAY ST<br>CEDAR HILL, TEXAS 75104<br>Phone: Cell #: |

|                                |
|--------------------------------|
| <b><i>Inspection Notes</i></b> |
|--------------------------------|

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

| <i>Photographs</i> |  |
|--------------------|--|
|                    |  |





1355 Lay



1355 Lay

## CITY OF CEDAR HILL TEXAS

CITATION N° 165793

|   |  |                           |  |              |  |   |  |   |  |  |  |
|---|--|---------------------------|--|--------------|--|---|--|---|--|--|--|
| Name  |  | Last                      |  | First        |  | MI  |  | Sex   |  | ETHNICITY: CAUCASIAN <input type="checkbox"/> AFRICAN <input type="checkbox"/> HISPANIC <input type="checkbox"/> ASIAN <input type="checkbox"/> NATIVE AMERICAN <input type="checkbox"/> MIDDLE EASTERN <input type="checkbox"/> |  |
| Height  |  | Weight                    |  | Hair         |  | Eyes  |  | Apt. #  |  | City   |  |
| Evidence No.  |  | Street                    |  | Apt. #       |  | City  |  | State/Zip   |  | Phone  |  |
| Witness No.   |  | Street                    |  | Apt. #       |  | City  |  | State/Zip   |  | Phone  |  |
| L# <input type="checkbox"/> AD # <input type="checkbox"/> |  | 36730987                  |  | State        |  | Type  |  | CDL <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  | Search Yes <input type="checkbox"/> No <input type="checkbox"/> Search Type <input type="checkbox"/> CONSENT <input type="checkbox"/> INCIDENT TO ARREST <input type="checkbox"/> PLAIN VIEW <input type="checkbox"/>            |  |
| Year  |  | Color                     |  | Make         |  | Model                                       |  | Style   |  | Lic. Yr. State #   |  |
| Date Of Offense   |  | 9-8-020                   |  | Time         |  | 7:32  |  | District  |  | Traffic Citation <input type="checkbox"/> Non-Traffic <input checked="" type="checkbox"/>  |  |
| OC# Offense (C)   |  | M.I.P.                    |  | Ran Red      |  | Light                                       |  | Speed   |  | MPH in a   |  |
| Possession of Drug  |  | City Ordinance            |  | Ran Stop     |  | Sign  |  | Failed to Yield   |  | Disregard Traffic Control Device   |  |
| Paraphernalia   |  | Viol.                     |  | Registration |  | Inspection                                  |  | Verified  |  | D.L. Violation   |  |
| Alcohol   |  | Violation                 |  | Violation    |  | Violation                                   |  | No Insurance Cov.   |  | Violation  |  |
| Location of Offense                                       |  | 1355 Hwy 54 Cedar Hill TX |  | Offense (A)  |  | Offense (B)                                 |  | Offense (C)   |  | Offense (D)  |  |
| Witness   |  | (See Reverse Side)        |  | PC FOR STOP: |  | I agree to appear as directed (see reverse) |  | This is not a plea of guilt.  |  | Juvenile <input type="checkbox"/>  |  |
| Officer   |  | 00209                     |  | Badge #      |  | X   |  | THIS CITATION IS DELINQUENT THIRTY (30) DAYS FROM ISSUE DATE            |  | MONTH DAY YEAR   |  |
| Officer   |  | 00209                     |  | Badge #      |  | X   |  | THIS CITATION IS DELINQUENT THIRTY (30) DAYS FROM ISSUE DATE            |  | MONTH DAY YEAR   |  |

Read attached instructions

OFFICER



**COPY**



**Code Enforcement Department**

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972-291-5100 Ext. 1111  
F. 972-291-7250

**FINAL NOTICE OF VIOLATION**

**MARTINEZ GUADALUPE**  
**1355 LAY**  
**CEDAR HILL, TEXAS 75104-8164**

**RE: 1355 LAY ST CEDAR HILL TX 75104**  
**Description: 81B-T (DALLAS) 4ESM18 CEDAR**  
**CREST PH 3A BLK 13 LT 14**  
**APN: 16006710130140000**  
**Case No: CE-20-2667**  
**Officer: Kevin Quintanar**

**Date: August 24, 2020**

**MARTINEZ GUADALUPE,**

It has come to the attention of the City of Cedar Hill that condition(s) exist at **1355 LAY ST**. An inspection was conducted on **August 24, 2020** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

| Code Section: | Violation Description:   | Corrective Action:  |
|---------------|--|---|
| 9-26(l)       | Fences shall not be out vertical alignment more than 25 degrees. Any and all broken, damaged, removed or missing parts of said fence shall be replaced with material and quality of original fence. Fences shall not be externally braced in lieu of replacing or repairing posts or other structural members. | Repair or replace fence. If more than 50 percent of a fence is being replaced, please make written application for a permit. The permit application shall be accompanied by a site plan showing the location of the fences on the property. Permit application forms can be found at <a href="http://www.cedarhilltx.com">www.cedarhilltx.com</a> . Final Notice. Citations will be issued for noncompliance. |

The condition(s) must be corrected by **September 7, 2020**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972.291.5100 ext 1199**. Thank you for your cooperation.

Kevin Quintanar  
Code Enforcement Officer  
972.291.5100 ext 1199

**COPY**

**Photographs**



1355 Lay





Home | Find Property  
| Contact Us

## Residential Account #160426927A0010000

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

### Property Location (Current 2021)

**Address:** 728 ROCKETT LN  
**Neighborhood:** 4ESJ02  
**Mapsc0:** 81B-R (DALLAS)

### DCAD Property Map

### 2020 Appraisal Notice

### Electronic Documents (ENS)

### File Homestead Exemption Online



### Print Homestead Exemption Form

### Owner (Current 2021)

JENKINS CHESTER  
728 ROCKETT LN  
CEDAR HILL, TEXAS 751049206

### Multi-Owner (Current 2021)

| Owner Name      | Ownership % |
|-----------------|-------------|
| JENKINS CHESTER | 100%        |

### Legal Desc (Current 2021)

- 1: STONEWOOD HEIGHTS PH 2 REP
- 2: BLK 27AR LT 1
- 3:
- 4: INT20070191568 DD05252007 CO-DC
- 5: 0426927A00100 4CH0426927A

**Deed Transfer Date:** 5/29/2007

### Value

| 2020 Certified Values      |             |
|----------------------------|-------------|
| Improvement:               | \$135,270   |
| Land:                      | + \$30,000  |
| Market Value:              | = \$165,270 |
| Revaluation Year:          | 2020        |
| Previous Revaluation Year: | 2018        |

**Main Improvement (Current 2021)**

|                             |              |                           |                  |                            |         |
|-----------------------------|--------------|---------------------------|------------------|----------------------------|---------|
| <b>Building Class</b>       | 14           | <b>Construction Type</b>  | FRAME            | <b># Baths (Full/Half)</b> | 2/<br>0 |
| <b>Year Built</b>           | 1991         | <b>Foundation</b>         | SLAB             | <b># Kitchens</b>          | 1       |
| <b>Effective Year Built</b> | 1991         | <b>Roof Type</b>          | HIP              | <b># Bedrooms</b>          | 3       |
| <b>Actual Age</b>           | 30 years     | <b>Roof Material</b>      | COMP<br>SHINGLES | <b># Wet Bars</b>          | 0       |
| <b>Desirability</b>         | GOOD         | <b>Fence Type</b>         | WOOD             | <b># Fireplaces</b>        | 1       |
| <b>Living Area</b>          | 1,426 sqft   | <b>Ext. Wall Material</b> | BRICK<br>VENEER  | <b>Sprinkler (Y/N)</b>     | N       |
| <b>Total Area</b>           | 1,426 sqft   | <b>Basement</b>           | NONE             | <b>Deck (Y/N)</b>          | N       |
| <b>% Complete</b>           | 100%         | <b>Heating</b>            | CENTRAL<br>FULL  | <b>Spa (Y/N)</b>           | N       |
| <b># Stories</b>            | ONE<br>STORY | <b>Air Condition</b>      | CENTRAL<br>FULL  | <b>Pool (Y/N)</b>          | N       |
| <b>Depreciation</b>         | 35%          |                           |                  | <b>Sauna (Y/N)</b>         | N       |

**Additional Improvements (Current 2021)**

| # | Improvement Type | Construction | Floor    | Exterior Wall | Area (sqft) |
|---|------------------|--------------|----------|---------------|-------------|
| 1 | ATTACHED GARAGE  | BK-BRICK     | CONCRETE | UNASSIGNED    | 420         |

**Land (2020 Certified Values)**

| # | State Code               | Zoning              | Frontage (ft) | Depth (ft) | Area                  | Pricing Method | Unit Price  | Market Adjustment | Adjusted Price | Ag Land |
|---|--------------------------|---------------------|---------------|------------|-----------------------|----------------|-------------|-------------------|----------------|---------|
| 1 | SINGLE FAMILY RESIDENCES | PLANNED DEVELOPMENT | 63            | 124        | 6,718.0000 UNASSIGNED | FLAT PRICE     | \$30,000.00 | 0%                | \$30,000       | N       |

**\* All Exemption information reflects 2020 Certified Values. \***

**Exemptions (2020 Certified Values)**

No Exemptions

**Estimated Taxes (2020 Certified Values)**

|                               | City       | School         | County and School Equalization | College                     | Hospital          | Special District  |
|-------------------------------|------------|----------------|--------------------------------|-----------------------------|-------------------|-------------------|
| <b>Taxing Jurisdiction</b>    | CEDAR HILL | CEDAR HILL ISD | DALLAS COUNTY                  | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED        |
| <b>Tax Rate per \$100</b>     | \$0.688102 | \$1.2833       | \$0.24974                      | \$0.124                     | \$0.2661          | N/A               |
| <b>Taxable Value</b>          | \$165,270  | \$165,270      | \$165,270                      | \$165,270                   | \$165,270         | \$0               |
| <b>Estimated Taxes</b>        | \$1,137.23 | \$2,120.91     | \$412.75                       | \$204.93                    | \$439.78          | N/A               |
| <b>Tax Ceiling</b>            |            |                |                                |                             | N/A               | N/A               |
| <b>Total Estimated Taxes:</b> |            |                |                                |                             |                   | <b>\$4,315.60</b> |

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

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

**History****History**

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## Code Enforcement Case: CE-20-0520

Entered on: 01/22/2020 12:17 PM

Printed on: 10/14/2020

Topic: Exterior Grounds

Status: Open

Due Date: 10/19/20

Assigned To: Kevin Quintanar

Initiated by: Initiative

Hearing Date:

Hearing Time:

**Permit**

Permit #:

Business name:

License #:

**Property Location**

Occupant Name: YVONNE JENKINS

Address: 728 ROCKETT LN, 75104

Phone:

Cell #:

APN : 160426927A0010000

**Owner Information**

Owner Name: JENKINS CHESTER

Address: 728 ROCKETT LN

CEDAR HILL, TEXAS 75104-9206

Phone:

Cell #:

**Actions**

| Action              | By              | Date       | Time     | Hours | Note/Observation   |
|---------------------|-----------------|------------|----------|-------|--|
| Inspection          | Kevin Quintanar | 01/22/2020 | 12:17 pm | 0.00  | Fence coming apart in back, on Stonewood   |
| Notice of Violation | Kevin Quintanar | 01/22/2020 | 1:54 pm  | 0.00  | Send to (Owner,Property Location)  |
| Inspection          | Kevin Quintanar | 02/05/2020 | 2:06 pm  | 0.00  | no change  |
| Door Hanger         | Kevin Quintanar | 02/05/2020 | 2:06 pm  | 0.00  | Door Hanger left   |
| Phone Call          | Kevin Quintanar | 02/13/2020 | 4:15 pm  | 0.00  | Daughter called & said that her mother is on a fixed income & is 74 yrs, old. Father has passed away, her mom lives alone in the house. They don't have the money to repair the fence, i advised her to contact MCH & apply. She said she would & turn it in, in person.   |
| Inspection          | Kevin Quintanar | 04/13/2020 | 9:54 am  | 0.00  | Not in compliance, pickets missing and panel tied to post  |
| Inspection          | Kevin Quintanar | 05/29/2020 | 12:55 pm | 0.00  | No change  |
| Door Hanger         | Kevin Quintanar | 05/29/2020 | 12:55 pm | 0.00  | Door Hanger left   |
| Notice of Violation | Kevin Quintanar | 05/29/2020 | 12:55 pm | 0.00  | Send to (Owner,Property Location)  |
| Inspection          | Kevin Quintanar | 06/12/2020 | 9:11 am  | 0.00  | No change  |
| Case Notes          | Kevin Quintanar | 06/16/2020 | 1:17 pm  | 0.00  | Left MCH taped to door   |
| Phone Call          | Kevin Quintanar | 06/16/2020 | 1:17 pm  | 0.00  | From daughter, asking when bulk pick up is for her mom's property. I told her this week, week 3 & gave her week 3 date for July. I told her that I was going to call them b/c I left an MCH application on their door & encouraged her to fill out & turn in. She said that they got a contractor to do the fence but he is having a hard time finding fence wood. She said that she lives out of town & is hard for her to help her mom out b/c of her job hours & distance. I explained to her the MCH process & again, encouraged her fill out & turn in & keep me in the loop. She said she would. |
| Phone Call          | Kevin Quintanar | 07/20/2020 | 11:59 am | 0.00  | Left Frances a VM asking for update  |
| Phone Call          | Kevin Quintanar | 07/21/2020 | 12:57 pm | 0.00  | Daughter called back & said she turned in the MCH app.   |



|            |                 |                     |      |  |
|------------|-----------------|---------------------|------|--|
| Email      | Kevin Quintanar | 07/21/2020 12:57 pm | 0.00 | I emailed Michelle to ask if she has gotten it, she replied back that she'll ask Steve if he got it. |
| Case Notes | Kevin Quintanar | 10/09/2020 12:15 pm | 0.00 | preparing case to send to board  |
| BAAB       | Tina Mitchell   | 10/09/2020 1:34 pm  | 0.00 | sent letters notifying of 10.19.2020 board meeting certified and regular                             |

| <i>Violations</i>  |                |          |        |
|--|----------------|----------|--------|
| #  | Violation Type | Due Date | Status |
| 1  | Fence          |          | Open   |
| Corrections Required: Repair or replace fence. Fence is coming apart in back, fence also is missing pickets. |                |          |        |

| <i>Inspection Notes</i> |
|-------------------------|
|-------------------------|

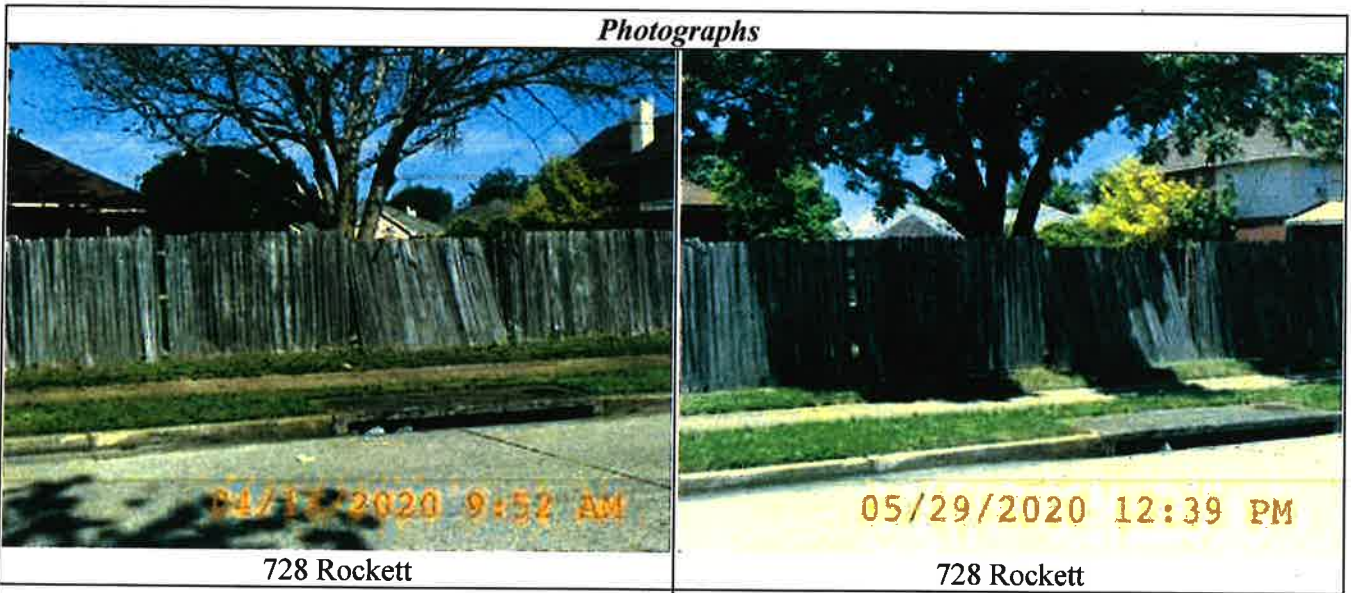
Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_







728 Rockett





Home | Find Property  
| Contact Us

## Residential Account #16042690220240000

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

### Property Location (Current 2021)

**Address:** 723 KESSEE DR

**Neighborhood:** 4ESJ17

**Mapsc:** 81B-R (DALLAS)

### DCAD Property Map

### 2020 Appraisal Notice

### Electronic Documents (ENS)



**Print Homestead Exemption Form**

### Owner (Current 2021)

RODRIGUEZ JESSICA  
723 KESSEE DR  
CEDAR HILL, TEXAS 751049209

### Multi-Owner (Current 2021)

| Owner Name        | Ownership % |
|-------------------|-------------|
| RODRIGUEZ JESSICA | 100%        |

### Legal Desc (Current 2021)

1: STONEWOOD HEIGHTS PH 2 REP

2: BLK 22 LT 24

3:

4: INT20070198633 DD04132007 CO-DC

5: 0426902202400 4CH04269022

**Deed Transfer Date:** 6/4/2007

### Value

| 2020 Certified Values             |             |
|-----------------------------------|-------------|
| Improvement:                      | \$201,120   |
| Land:                             | + \$43,200  |
| Market Value:                     | = \$244,320 |
| <b>Capped Value:</b> \$220,752    |             |
| <b>Revaluation Year:</b>          | 2020        |
| <b>Previous Revaluation Year:</b> | 2019        |

**Main Improvement (Current 2021)**

|                             |                |                           |                  |                            |         |
|-----------------------------|----------------|---------------------------|------------------|----------------------------|---------|
| <b>Building Class</b>       | 14             | <b>Construction Type</b>  | FRAME            | <b># Baths (Full/Half)</b> | 3/<br>0 |
| <b>Year Built</b>           | 1987           | <b>Foundation</b>         | SLAB             | <b># Kitchens</b>          | 1       |
| <b>Effective Year Built</b> | 1987           | <b>Roof Type</b>          | HIP              | <b># Bedrooms</b>          | 3       |
| <b>Actual Age</b>           | 34 years       | <b>Roof Material</b>      | COMP<br>SHINGLES | <b># Wet Bars</b>          | 0       |
| <b>Desirability</b>         | VERY GOOD      | <b>Fence Type</b>         | WOOD             | <b># Fireplaces</b>        | 1       |
| <b>Living Area</b>          | 2,454 sqft     | <b>Ext. Wall Material</b> | BRICK<br>VENEER  | <b>Sprinkler (Y/N)</b>     | N       |
| <b>Total Area</b>           | 2,454 sqft     | <b>Basement</b>           | NONE             | <b>Deck (Y/N)</b>          | N       |
| <b>% Complete</b>           | 100%           | <b>Heating</b>            | CENTRAL<br>FULL  | <b>Spa (Y/N)</b>           | N       |
| <b># Stories</b>            | TWO<br>STORIES | <b>Air Condition</b>      | CENTRAL<br>FULL  | <b>Pool (Y/N)</b>          | N       |
| <b>Depreciation</b>         | 30%            |                           |                  | <b>Sauna (Y/N)</b>         | N       |

**Additional Improvements (Current 2021)**

| # | Improvement Type | Construction | Floor    | Exterior Wall | Area (sqft) |
|---|------------------|--------------|----------|---------------|-------------|
| 1 | ATTACHED GARAGE  | BK-BRICK     | CONCRETE | UNASSIGNED    | 380         |

**Land (2020 Certified Values)**

| # | State Code               | Zoning              | Frontage (ft) | Depth (ft) | Area                   | Pricing Method | Unit Price  | Market Adjustment | Adjusted Price | Ag Land |
|---|--------------------------|---------------------|---------------|------------|------------------------|----------------|-------------|-------------------|----------------|---------|
| 1 | SINGLE FAMILY RESIDENCES | PLANNED DEVELOPMENT | 50            | 187        | 14,697.0000 UNASSIGNED | FLAT PRICE     | \$36,000.00 | 20%               | \$43,200       | N       |

**\* All Exemption information reflects 2020 Certified Values. \***

**Exemptions (2020 Certified Values)**

|                            | City       | School         | County and School Equalization | College                     | Hospital          | Special District |
|----------------------------|------------|----------------|--------------------------------|-----------------------------|-------------------|------------------|
| <b>Taxing Jurisdiction</b> | CEDAR HILL | CEDAR HILL ISD | DALLAS COUNTY                  | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED       |
| <b>HOMESTEAD EXEMPTION</b> | \$0        | \$25,000       | \$44,150                       | \$44,150                    | \$44,150          | \$0              |
| <b>Taxable Value</b>       | \$220,752  | \$195,752      | \$176,602                      | \$176,602                   | \$176,602         | \$0              |

**Exemption Details****Estimated Taxes (2020 Certified Values)**

|                               | City       | School         | County and School Equalization | College                     | Hospital          | Special District  |
|-------------------------------|------------|----------------|--------------------------------|-----------------------------|-------------------|-------------------|
| <b>Taxing Jurisdiction</b>    | CEDAR HILL | CEDAR HILL ISD | DALLAS COUNTY                  | DALLAS CO COMMUNITY COLLEGE | PARKLAND HOSPITAL | UNASSIGNED        |
| <b>Tax Rate per \$100</b>     | \$0.688102 | \$1.2833       | \$0.24974                      | \$0.124                     | \$0.2661          | N/A               |
| <b>Taxable Value</b>          | \$220,752  | \$195,752      | \$176,602                      | \$176,602                   | \$176,602         | \$0               |
| <b>Estimated Taxes</b>        | \$1,519.00 | \$2,512.09     | \$441.05                       | \$218.99                    | \$469.94          | N/A               |
| <b>Tax Ceiling</b>            | N/A        | N/A            | N/A                            | N/A                         | N/A               | N/A               |
| <b>Total Estimated Taxes:</b> |            |                |                                |                             |                   | <b>\$5,161.05</b> |

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

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

**History**

**History**

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**Code Enforcement Case: CE-20-4732**

Entered on: 07/15/2020 12:20 PM

Printed on: 10/14/2020

Topic: Exterior Grounds

Status: Open

Due Date: 10/19/20

Assigned To: Kevin Quintanar

Initiated by: Complaint

Hearing Date:

Hearing Time:

**Permit**

Permit #:

Business name:

License #:

**Property Location**

Occupant Name:

Address: 723 KESSEE DR , 75104

Phone:

Cell #:

APN : 16042690220240000

**Owner Information**

Owner Name: RODRIGUEZ JESSICA

Address: 723 KESSEE DR

CEDAR HILL, TEXAS 75104-9209

Phone: (817) 800-4110

Cell #:

**Actions**

| Action              | By              | Date       | Time     | Hours | Note/Observation   |
|---------------------|-----------------|------------|----------|-------|--|
| Complaint           | Kevin Quintanar | 07/15/2020 | 12:20 pm | 0.00  | Siding damaged, complainant think it's termites  |
| Inspection          | Kevin Quintanar | 07/15/2020 | 12:20 pm | 0.00  | Siding is damaged, rotting. Peeling off. North side, 2nd story of property (between 721 & 723 Keessee)   |
| Notice of Violation | Kevin Quintanar | 07/15/2020 | 12:22 pm | 0.00  | Send to (Owner)  |
| Inspection          | Kevin Quintanar | 08/14/2020 | 10:05 am | 0.00  | No change  |
| Door Hanger         | Kevin Quintanar | 08/14/2020 | 10:05 am | 0.00  | Door Hanger left   |
| Notice of Violation | Kevin Quintanar | 08/14/2020 | 10:06 am | 0.00  | Send to (Owner)  |
| Phone Call          | Stacey Graves   | 08/25/2020 | 12:25 pm | 0.00  | Citizen called and stated that the beehive is really bad. What is the status? complainant number 210-716-3798  |
| Email               | Stacey Graves   | 08/28/2020 | 8:22 am  | 0.00  | Emailed Kevin to call complainant and give update on status.   |
| Phone Call          | Kevin Quintanar | 08/28/2020 | 11:19 am | 0.00  | Called complainant, no answer, left VM. Told him unfortunately, I don't have an update at this time. No change since we last spoke   |
| Inspection          | Kevin Quintanar | 09/14/2020 | 8:38 am  | 0.00  | No change  |
| Citation            | Kevin Quintanar | 09/14/2020 | 12:33 pm | 0.00  | #165795 issued to JESSICA E RODRIGUEZ BRYANT for EXTERIOR SURFACE, FAILURE TO REPAIR SIDING 4360   |
| Phone Call          | Kevin Quintanar | 09/16/2020 | 9:35 am  | 0.00  | Called owner, she said she's in the process of getting bids. She contacted her insurance to get a claim for the roof. She said there's a guy coming this morning at 10, to give her a bid for the roof + siding. I asked her to keep ,e updated. |
| Case Notes          | Kevin Quintanar | 09/23/2020 | 10:28 am | 0.00  | green card returned signed   |
| BAAB                | Tina Mitchell   | 10/09/2020 |          | 0.00  | letter notifying of meeting 10.19.2020 sent certified and regular mail   |
| Email               | Kevin Quintanar | 10/09/2020 | 12:18 pm | 0.00  | per Stacey, prepare case for the board   |

**Violations**

| # | Violation Type   | Due Date | Status | Closed Date |
|---|------------------|----------|--------|-------------|
| 1 | Exterior Surface |          | Open   |             |

Corrections Required: Repair siding on property. Second story, north side of property, the siding has rotting wood/peeling off siding.

### ***Additional Addresses***

Address Type: Owner  
Name: JESSICA E RODRIGUEZ BRYANT  
Address: 723 KESSEE DR  
CEDAR HILL, TX 75104  
Phone: Cell #:

### ***Inspection Notes***

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Findings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### ***Photographs***



723 Keessee



723 Keessee



COPY



**Code Enforcement Department**

285 Uptown Blvd., Cedar Hill, TX 75104  
O. 972-291-5100 X1090  
F. 972-291-7250

**FINAL NOTICE OF VIOLATION**

**RODRIGUEZ JESSICA**  
**723 KESSEE DR**  
**CEDAR HILL, TEXAS 75104-9209**

**RE:** 723 KESSEE DR CEDAR HILL TX  
75104  
**Description:** 81B-R (DALLAS) 4ESJ17 STONEWOOD  
HEIGHTS PH 2 REP BLK 22 LT 24  
**APN:** 16042690220240000  
**Case No:** CE-20-4732  
**Officer:** Kevin Quintanar

**Date: August 14, 2020**

**RODRIGUEZ JESSICA,**

It has come to the attention of the City of Cedar Hill that condition(s) exist at **723 KESSEE DR**. An inspection was conducted on **August 14, 2020** to confirm the existence of these condition(s) and may present a safety hazard to the neighboring area.

| Code Section: | Violation Description:  | Corrective Action:   |
|---------------|---|--|
| 9-27(c)       | Peeling paint, cracked or loose plaster, broken glass, decayed wood and other defective surface conditions shall be repaired, replaced or restored. | Repair siding on property. Second story, north side of property, the siding has rotting wood/peeling off siding. |

The condition(s) must be corrected by **September 14, 2020**. If the violation remains or reoccurs, a citation, with a fine punishable by up to \$2,000 will be issued. The City may also have the violation corrected and bill you for the charges plus an addition \$150 per violation for administrative expenses. A lien may be placed against the property for the cost of these services if payment of these charges is not made. The City Ordinance provides that the violation may be removed by the City under this same procedure for subsequent violations.

Should you have any questions concerning this notice, feel free to contact the Code Enforcement Department at **972.291.5100 ext 1199**. Thank you for your cooperation.



Kevin Quintanar  
Code Enforcement Officer  
972.291.5100 ext 1199



723 Keessee

## CITY OF CEDAR HILL TEXAS

CITATION Nº 165795

|   |  |                        |  |  |     |  |  |   |  |   |  |
|---|--|------------------------|--|--|-----|--|--|---|--|---|--|
| Name Last   |  | First                  |  | MI.  | Sex | ETHNICITY: CAUCASIAN <input type="checkbox"/> AFRICAN <input type="checkbox"/> HISPANIC <input type="checkbox"/> ASIAN <input type="checkbox"/> NATIVE AMERICAN <input type="checkbox"/> MIDDLE EASTERN <input type="checkbox"/> |  |   |  |   |  |
| Height  |  | Weight                 |  | Hair   |     | Eyes   |  | DOB<br>2-18-1982  |  | Phone ( )   |  |
| Residence No.   |  | Street                 |  | Apt.   |     | City   |  | State/Zip   |  | 723 Keessee Dr Cedar Hill TX 75104  |  |
| Business No.  |  | Street                 |  | Apt.   |     | City   |  | State/Zip   |  |   |  |
| D.L.# <input checked="" type="checkbox"/> I.D.# <input type="checkbox"/>            |  | 17920539               |  | State TX   |     | Type C   |  | CDL <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |  | Search <input type="checkbox"/> Yes <input type="checkbox"/> No Search Type <input type="checkbox"/> CONSENT <input type="checkbox"/> PC <input type="checkbox"/> INCIDENT TO ARREST <input type="checkbox"/> PLAIN VIEW <input type="checkbox"/> |  |
| Year  |  | Color                  |  | Make   |     | Model  |  | Style   |  | Lic. Yr. State # CMV <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| Date Of Offense   |  | Time                   |  | <input checked="" type="checkbox"/> A.M. <input type="checkbox"/> P.M.   |     | District   |  | Traffic Citation <input type="checkbox"/>                               |  | Non-Traffic <input checked="" type="checkbox"/>   |  |
| Direction Traveled  |  | N                      |  | E  |     | S  |  | W   |  |   |  |
| OCA# Offense (C)  |  | M.I.P. Tobacco         |  | Ran Red Light  |     | <input type="checkbox"/> Speed   |  | MPH in a  |  | MPH <input type="checkbox"/> CZ <input type="checkbox"/> WP <input type="checkbox"/> School Zone  |  |
| Possession of Drug Paraphernalia  |  | City Ordinance Viol.   |  | Ran Stop Sign  |     | Failed to Yield R.O.W.   |  | Disregard Traffic Control Device  |  | Seat Belt Violation   |  |
| M.I.P. Alcohol  |  | Registration Violation |  | Inspection Violation   |     | Verified No Insurance Cov.   |  | D. L. Violation   |  | Theft Assault   |  |
| Location of Offense   |  |                        |  |  |     | Offense (A)  |  |   |  |   |  |
| 723 Keessee Dr Cedar Hill, TX 75104   |  |                        |  |  |     | Exterior Structure, Failure to repair siding 4360  |  |   |  |   |  |
| Offense (B)   |  |                        |  |  |     | Offense (C)  |  |   |  |   |  |
| Witness (See Reverse Side) <input type="checkbox"/> Yes <input type="checkbox"/> No |  | PC FOR STOP:           |  | I agree to appear as directed (see reverse) This is not a plea of guilt. |     |  |  | Juvenile <input type="checkbox"/>                                       |  |   |  |
| Officer   |  | Badge #                |  | X  |     |  |  |   |  |   |  |
| Officer   |  | Badge #                |  | THIS CITATION IS DELINQUENT THIRTY (30) DAYS FROM: ISSUE DATE            |     |  |  | MONTH DAY YEAR 9-14-2020  |  |   |  |

09/01/05

Read attached instructions

|  |  |   |  |
|--|--|---|--|
| SENDER: COMPLETE THIS SECTION  |  | COMPLETE THIS SECTION ON DELIVERY   |  |
| <ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</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> |  | A. Signature<br>X <i>J. Rodriguez</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee<br>B. Received by (Printed Name) <i>J. Rodriguez</i> C. Date of Delivery <i>9-18</i><br>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>If YES, enter delivery address below:         |  |
| 1. Article Addressed to:<br><i>Jessica E. Rodriguez Bryant</i><br><i>723 Keessee Dr</i><br><i>Cedar Hill, TX 75104</i>   |  | 3. Service Type<br><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail<br><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise<br><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.<br>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes |  |
| 2. Article Number (Transfer)<br>7019 2970 0002 2577 4985   |  |   |  |

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540