

CITY OF DALLAS,	§	IN THE MUNICIPAL COURT 11
Plaintiff,	§	
	§	
VS.	§	THE CITY OF DALLAS
	§	
RALPH WILSON, EUGENIA WILSON,	§	
& 10728 BROOKPORT PLACE,	§	
Defendants,	§	DALLAS COUNTY, TEXAS

**ORDER TO VACATE AND REPAIR**

On January 12, 2026, came for public hearing the above-styled and numbered cause. Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Texas Local Government Code, this Court has jurisdiction and makes the following findings:

A single-family structure intended for human occupancy exists on the property located at LOTS 2 & 3, BLOCK 6/5535, of LES JARDINS ADDITION, FIRST INSTALLMENT, an addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 42, Page 123, Map Records, Dallas County, Texas, and also known as 10728 Brookport Place, Dallas, Texas 75229 (hereinafter "Property").

The Property and structures thereon are dilapidated, substandard or unfit for human habitation, and are a hazard to the public health, safety and welfare, thereby constituting an urban nuisance. The Property and structures thereon currently violate numerous minimum standards enumerated in Chapter 27 of the Dallas City Code as specifically set forth below:

- a) **Repairs:** An owner shall perform all repairs in a workmanlike manner and in accordance with all applicable federal, state, and local laws, rules and regulations, including the construction codes. Section 27-11(b).

- b) **Hazard On Land (exterior):** Maintain the premises in operating condition without any holes, excavations, sharp protrusions, and without any other object or condition that exists on the land and is reasonably capable of causing injury to a person. Section 27-11(c)(1).
- c) **Standing Water:** Provide drainage to prevent standing water and flooding on the land. Section 27-11(c)(4).
- d) **Structural Standards:** Maintain structural members free from deterioration so that they are capable of safely supporting imposed dead and live loads. Section 27-11(d)(1).
- e) **Construction Materials:** Maintain building and structural materials, including wood, gypsum products, glass, fiberglass, paper, canvas, fabric plastic, vinyl, masonry, ceramic, plastic, brick, rock, stucco, slate, concrete, asphalt, tin, copper, steel, iron, aluminum, and other metals, in operating condition. Section 27-11(d)(2).
- f) **Floors:** Maintain all flooring in operating condition, free from holes, cracks, decay, and trip hazards. Section 27-11(d)(6).
- g) **Interior Walls/Ceilings (general):** Maintain all interior walls and ceilings in operating condition. Section 27-11(d)(9)(A).
- h) **Interior Walls/Ceilings (collapse hazard):** Keep all interior walls and ceilings securely fastened to eliminate collapse hazards. Section 27-11(d)(9)(B).
- i) **Interior Surfaces (general):** Maintain all interior surfaces, including windows and doors, in operating condition. Section 27-11(d)(9)(C).
- j) **Interior Surfaces (peeling paint):** Repair, remove, or cover all peeling, chipping, flaking, or abraded paint. Section 27-11(d)(9)(D).
- k) **Interior Surfaces (other defective surfaces):** Repair all cracked or loose plaster, wood, or other defective surface conditions. Section 27-11(d)(9)(E).
- l) **Exterior Windows and Skylights:** Maintain the glass surfaces of exterior windows and skylights so that they are weather-tight and in operating condition. Section 27-11(d)(10).

- m) **Exterior Doors:** Maintain exterior doors so that they are weather-tight and in operating condition. Section 27-11(d)(11).
- n) **Security Devices:** Maintain any bars, grilles, grates, and security devices in operating condition. Section 27-11(d)(12).
- o) **Ventilation:** Maintain all natural and mechanical ventilation in habitable rooms in operating condition. Section 27-11(d)(13).
- p) **Balconies/Porches/Walkways (support members):** Maintain support posts, columns, and canopies in operating condition. Section 27-11(d)(14)(B).
- q) **Handrails and Guardrails (securely fastened):** Maintain all handrails and guardrails in operating condition and securely fastened and anchored. Section 27-11(d)(15)(A).
- r) **Steps and Stairways (securely fastened/trip hazard):** Maintain steps and stairways in operating condition, securely fastened and anchored, and free from trip hazards. Section 27-11(d)(16)(A).
- s) **Fencing, Retaining Walls, and Barriers (operating condition):** Maintain fences, retaining walls, decorative walls, and barriers in operating condition, and in accordance with the Dallas Development Code, as amended. (This requirement applies to a masonry wall only if the masonry wall encloses: (i) a multitenant property; or (ii) a single-family or duplex property where the wall is not shared with another property). Section 27-11(d)(17)(A).
- t) **Fencing, Retaining Walls, and Barriers (wood):** Repair or replace rotted, missing, fire-damaged, or broken wooden slots and support posts. Section 27-11(d)(17)(B).
- u) **Fencing, Retaining Walls, and Barriers (metal):** Repair or replace broken, missing, or bent metal posts and torn, cut, bent, or ripped metal fencing materials. Section 27-11(d)(17)(C).

- v) **Air Conditioning (85 degrees):** Provide, and maintain, in operating condition, refrigerated air equipment capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85° F. in each habitable room. Section 27-11(e)(1)(A)(i).
- w) **Heating:** Provide, and maintain, in operating condition, heating facilities capable of maintaining a room temperature of at least 15 degrees warmer than the outside temperature, but in no event lower than 68° F. in each habitable room. Section 27-11(e)(2)(A)(i).
- x) **Plumbing Systems (operating condition):** Maintain all plumbing pipes, fittings, and valves necessary to supply and conduct natural fuel gases, sanitary drainage, storm drainage, or potable water in operating condition. Section 27-11(f)(1)(A).
- y) **Electrical Equipment (operating condition):** Maintain all electrical equipment and materials in operating condition. Section 27-11(g)(1).
- z) **Electrical Circuits and Outlets:** Maintain electrical circuits and outlets sufficient to safely carry a load imposed by normal use of appliances, equipment, and fixtures, and maintain them in operating condition. Section 27-11(g)(2).
- aa) **Infestations (licensed person):** Where evidence of an infestation exists, eliminate the infestation using a person licensed under the Texas Structural Pest Control Act, as amended, and repair any condition that contributes to that infestation. Section 27-11(i)(1)(A).
- bb) **Swimming Pools, Spas, Ponds, and Fountains (insect breeding):** Maintain water in swimming pools, spas, ponds, and fountains so as to prevent the breeding or harborage of insects. Section 27-11(i)(3)(i).

**cc) Swimming Pools, Spas, Ponds, and Fountains (operating condition):** Maintain swimming pools, spas, ponds, and fountains in operating condition. Section 27-11(i)(3)(ii).

**dd) Infestations:** Maintain the interior and exterior portions of the person's dwelling unit free from accumulations of solid waste and other conditions that would encourage an infestation. Section 27-12(1).

A diligent search for each owner, mortgagee, and lienholder of the Property was made by reviewing: real property records of Dallas County, Dallas Central Appraisal District records, records of the Secretary of State for the State of Texas, assumed name records of Dallas County, tax records of the City of Dallas, the utility records of the City of Dallas, and other records of the City of Dallas. Each owner, mortgagee, or lienholder identified was given at least 10 days advanced notice of this public hearing by certified mail, return receipt requested.

It is therefore **ORDERED** that any structure and accessory structure(s) on the Property be **vacated** by the owner(s), mortgagee(s), lienholder(s), and other persons having an interest in the structure, of all tenants, occupants, and all other persons within **10 days** from the date of the hearing.

It is therefore **ORDERED** that the Structure and any accessory structure(s) be **repaired** by the owner(s), mortgagee(s), lienholder(s), and other persons having an interest in the Structure within **60 days** from the date of the hearing.

It is further **ORDERED** that owner(s), mortgagee(s), lienholder(s), and other persons having an interest in the Property shall ensure that all necessary permits are obtained prior to performing the work described above, that the work is performed in a good and workmanlike manner, and that the Property is maintained in accordance with the Dallas City Code and all applicable codes and statutes.

It is further **ORDERED** that owner(s), mortgagee(s), lienholder(s), and other persons having an interest in the Property will secure the Property and maintain the Property free of any tenants or occupants until all repairs have been completed and applicable permits have been green tagged by the appropriate City of Dallas inspectors.

It is further **ORDERED** that repairs shall not be made on the Property from the hours of 7:00 p.m. to 7:00 a.m. daily, and that any persons who are on the Property from 7:00 p.m. to 7:00 a.m. will be considered an occupant of the Property and required to immediately vacate.

It is further **ORDERED** that any person with an ownership interest in the structure or Property may not authorize a person to occupy the structure or any accessory structure(s) on the Property until otherwise ordered by this Court.

It is further **ORDERED** that if said persons fail to abide by the order of this Court within the allotted time, the City of Dallas, through its agents and contractors, is authorized to remove doors, gates, windows, locks, walls, boards, and other barriers preventing entry onto the Property; enter the Property to inspect, photograph, and measure the Property for purposes of documentation; vacate, secure, and demolish the structure and any accessory structure(s) on the Property; remove all components and personality; remove all demolition debris; and place a lien on the property where allowed by law for its incurred expenses. The demolition is to include the foundation of the structure and all accessory structures and features, including but not limited to the swimming pool and tennis courts, and all debris is to be fully and completely removed.

Signed this 14<sup>th</sup> day of January 2026.



Presiding Judge



**NOTICE TO SUBSEQUENT GRANTEES, LIENHOLDERS OR TRANSFEREES**

Pursuant to Article IV-a of Chapter 27 of the Dallas City Code and Section 214.001 of the Local Government Code, notice is hereby given that the filing of this order is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of this order, and constitutes notice of the order on any subsequent recipient of any interest in the property who acquires such an interest after the filing of this order.