



City of Keller
 1100 Bear Creek Parkway
 Keller, TX 76248

Courtesy Notice	Case Number: CODE-2508-0551
	Case Type: Code Enforcement
	Date Case Established: 08/22/2025
Compliance Deadline: 09/09/2025	

Owner: CARLOS VELEZ CONTY & NORMA BAEZ CABAN

Mailing Address

CARLOS VELEZ CONTY & NORMA BAEZ CABAN
 536 BANCROFT RD
 KELLER, TX 76248

PLEASE NOTE: All current owners and tenants associated with this property will receive this notice.
 Questions? Please contact City of Keller Code Compliance at codecompliance@cityofkeller.com or 817-743-4111.

Address	Parcel
536 BANCROFT RD KELLER, TX 76248	05808227

To view your code case status, please visit us online at www.cityofkeller.com/css.

<p>Violation: 2021 IRC Part I, Ch. 1, Sec. R105.1 - Building Without A Permit Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical gas, mechanical or plumbing system, the installation of which regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.</p> <p>Corrective Action: Please resolve, remove, or abate within 10 days.</p> <p>Compliance Date: 09/09/2025</p>
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<p>Violation: Part III, UDC Art. Nine, Sec. 9.07(A)(1)(a) - Fence Built w/o Permit - New A fence permit shall be required for the following: a) All new fence construction.</p> <p>Corrective Action: Please resolve, remove, or abate within 10 days.</p> <p>Compliance Date: 09/09/2025</p>

To view your code case status, please visit us online at www.cityofkeller.com/css.

Sincerely,

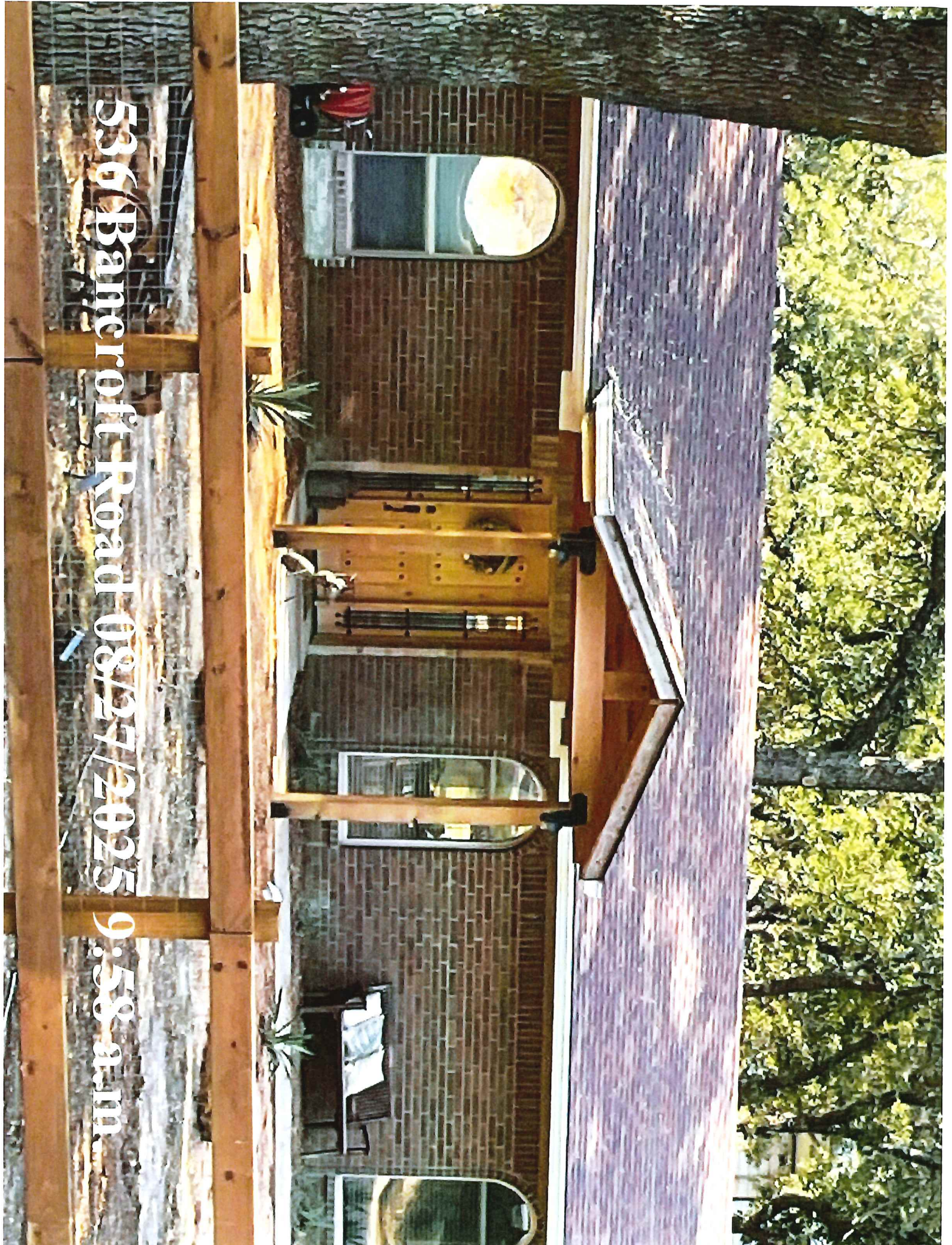
Johnny Reyes
 Code Enforcement Officer III



CODE COMPLIANCE
P.O. Box 770, Keller, TX 76244

CARLOS VELEZ CONTY & NORMA BAEZ CABAN
536 BANCROFT RD
KELLER, TX 76248

PLEASE NOTE: All current owners and tenants associated with this property will
Questions? Please contact City of Keller Code Compliance at codecompliance



536 Bancroft Road 08/27/2025 9:58 a.m.

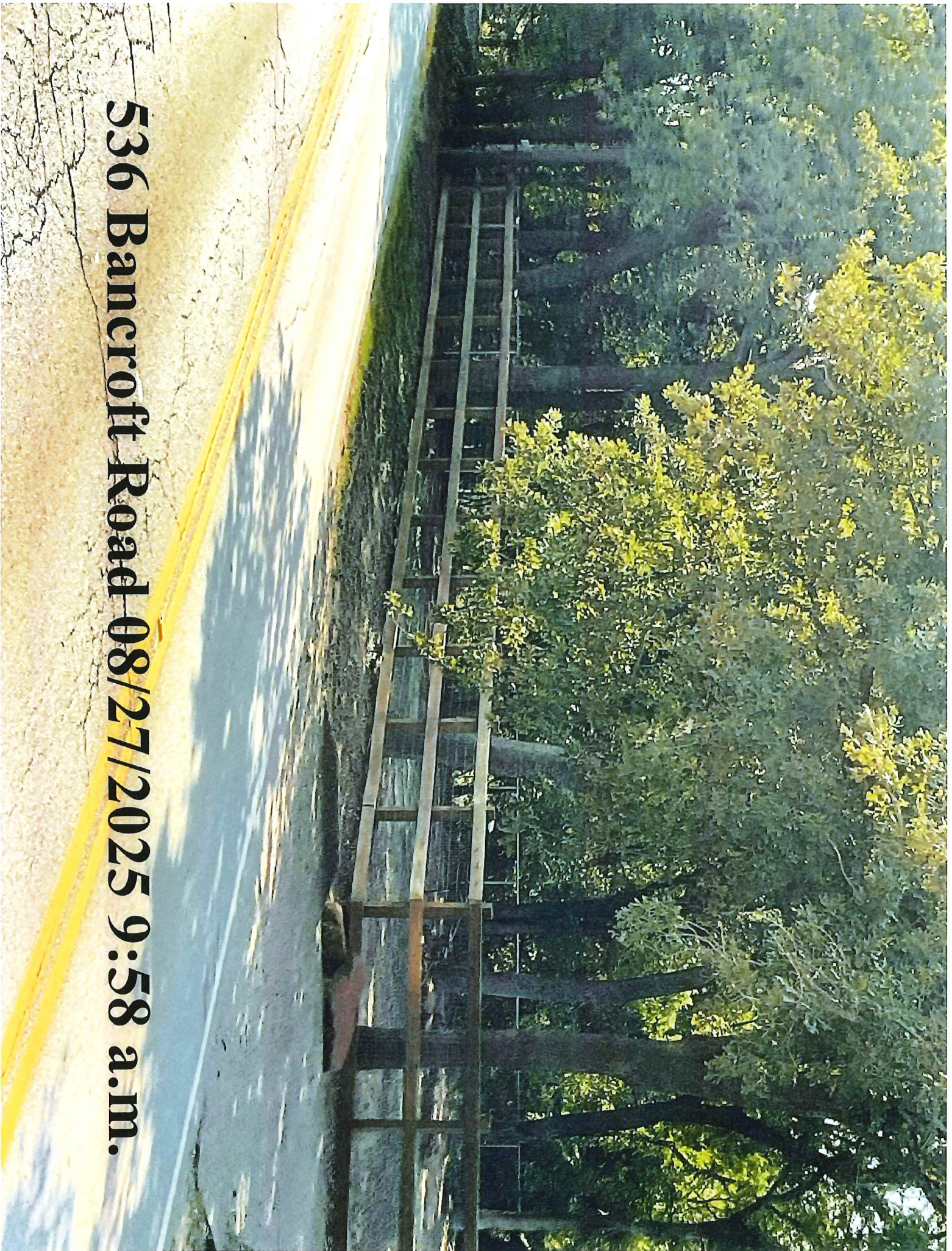
A photograph of a rural property. In the foreground, there is a wooden fence with a utility meter attached to it. Behind the fence is a dirt area and a house with a dark roof and a chimney. The house is partially obscured by large, leafy trees. The sky is bright and overcast. The text "536 Bancroft Road 08/27/2025 9:58 a.m." is overlaid on the image in white, bold, sans-serif font.

536 Bancroft Road 08/27/2025 9:58 a.m.

536 Bancroft Road 08/27/2025 9:58 a.m.



536 Bancroft Road 08/27/2025 9:58 a.m.





LOCATION

Address: [536 BANCROFT RD](#)
City: KELLER
Georeference: 44709-1-5B
Subdivision: VILLAGE MILL ADDITION
Neighborhood Code: 3W030Q

Latitude: 32.9486493666
Longitude: -97.2411056281
TAD Map: 2078-464
MAPSCO: TAR-023C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAGE MILL ADDITION Block
1 Lot 5B

Jurisdictions:

- CITY OF KELLER (013)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$501,175

Protest Deadline Date: 5/15/2025

Site Number: 05808227

Site Name: VILLAGE MILL ADDITION-1-5B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,588

Percent Complete: 100%

Land Sqft^{*}: 32,670

Land Acres^{*}: 0.7500

Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VELEZ CONTY CARLOS
BAEZ CABAN NORMA I

Primary Owner Address:
536 BANCROFT RD
KELLER, TX 76248

Deed Date: 3/21/2024

Deed Volume:

Deed Page:

Instrument: [D224048732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANSON TOM	5/31/2005	D205168793	0000000	0000000
COBB REBECCA N	5/31/1994	00116160001800	0011616	0001800
COBB GARFIELD JR;COBB REBECCA	8/9/1985	00082710001596	0008271	0001596
BARRETT GLADYS;BARRETT JOHN D	6/14/1985	00082130001941	0008213	0001941
UTENS TAMARA	1/1/1985	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$147,009	\$300,000	\$447,009	\$447,009
2024	\$201,175	\$300,000	\$501,175	\$338,837
2023	\$146,162	\$300,000	\$446,162	\$308,034
2022	\$216,026	\$150,000	\$366,026	\$280,031
2021	\$148,160	\$150,000	\$298,160	\$254,574
2020	\$121,349	\$150,000	\$271,349	\$231,431

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.



CODE COMPLIANCE

FINAL NOTICE

April 21, 2026

First Class Mail

Certified Receipt Number: 9589 0710 5270 2680 2772 43

Signature Number: 9590 9402 9532 5121 8772 60

CARLOS VELEZ CONTY & NORMA
BAEZ CABAN
536 BANCROFT RD
KELLER, TX 76248

Re: **536 BANCROFT RD, KELLER, TX 76248**

Dear CARLOS VELEZ CONTY & NORMA BAEZ CABAN:

This letter serves to notify you, your property remains in non-compliance with The City of Keller's ordinances. The violation is a result of Part III UDC Art. 9 Sec. 9.07 (3) (a),(b),(c) on your property, thereby creating a nuisance.

The ordinance provisions regarding this matter include the following:

Part III UDC Art. 9 Sec. 9.07 (3) (a),(b),(c) - Requirements for Drive Gates. Drive gates are permitted as follows: 3.All drive gates must adhere to the following criteria: a)Swinging drive gates must swing in towards the property and not out towards the street. Sliding gates may also be considered for a drive gate. b)All drive gates directly adjacent to a public street must be inset a minimum distance of twenty-five (25') from the edge of the curb or pavement, and c)All drive gates directly adjacent to a thoroughfare as shown on the Thoroughfare Plan must be inset for a minimum of fifty feet (50') from the edge of the curb or edge of pavement.

This will be your final notice. It is the responsibility of the property owner, occupant, and/or person in charge of property to maintain this area free of any violations. **The violation(s) must be resolved, removed, or abated within ten (10) days of the date this letter to avoid further Code Enforcement action, which can and may include the issuance of a citation(s).** Each day each violation exists constitutes a separate offense and shall be punishable as such.

Sincerely,

Johnny Reyes
Code Enforcement Officer III

JK CODE COM4

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

JK CODE COM4

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®



9589 0710 5270 2680 2772 43
9589 0710 5270 2680 2772 43

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Carlos Conty & Norma Caba
536 Bancroft Road
Keller, TX 76248

PS Form 3800, January 2023 PSN 7530-02-000-8047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
X		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	

Carlos Conty & Norma Caban
536 Bancroft Road
Keller, TX 76248

address different from item 1? Yes
or delivery address below: No



9590 9402 9532 5121 8772 60

3. Service Type		<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature	<input checked="" type="checkbox"/> Registered Mail™	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Adult Signature Restricted Delivery	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Mail	
	<input type="checkbox"/> Mail Restricted Delivery	
	(over \$500)	

9589 0710 5270 2680 2772 43

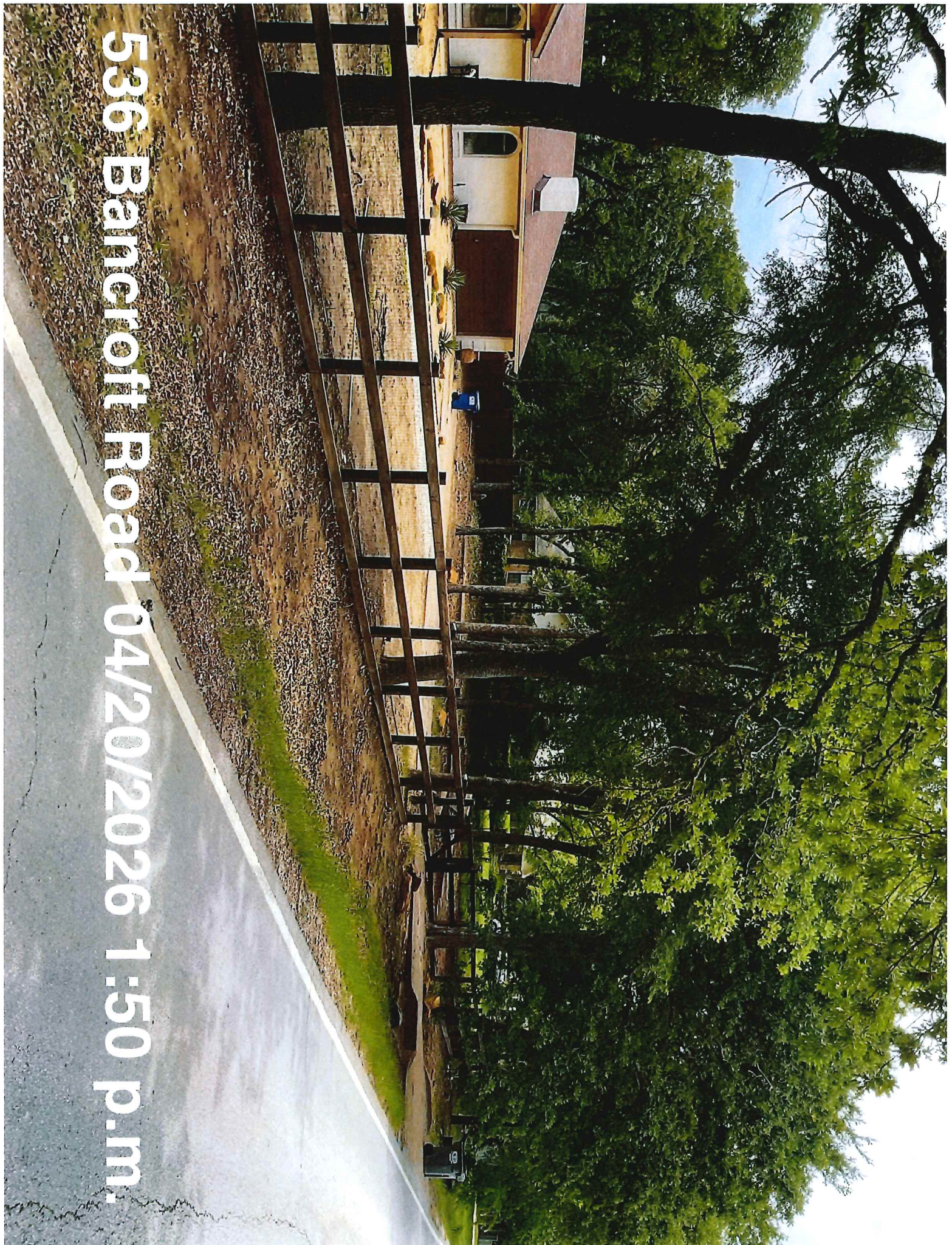
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

536 Bancroft Road 04/20/2026 1:50 p.m.

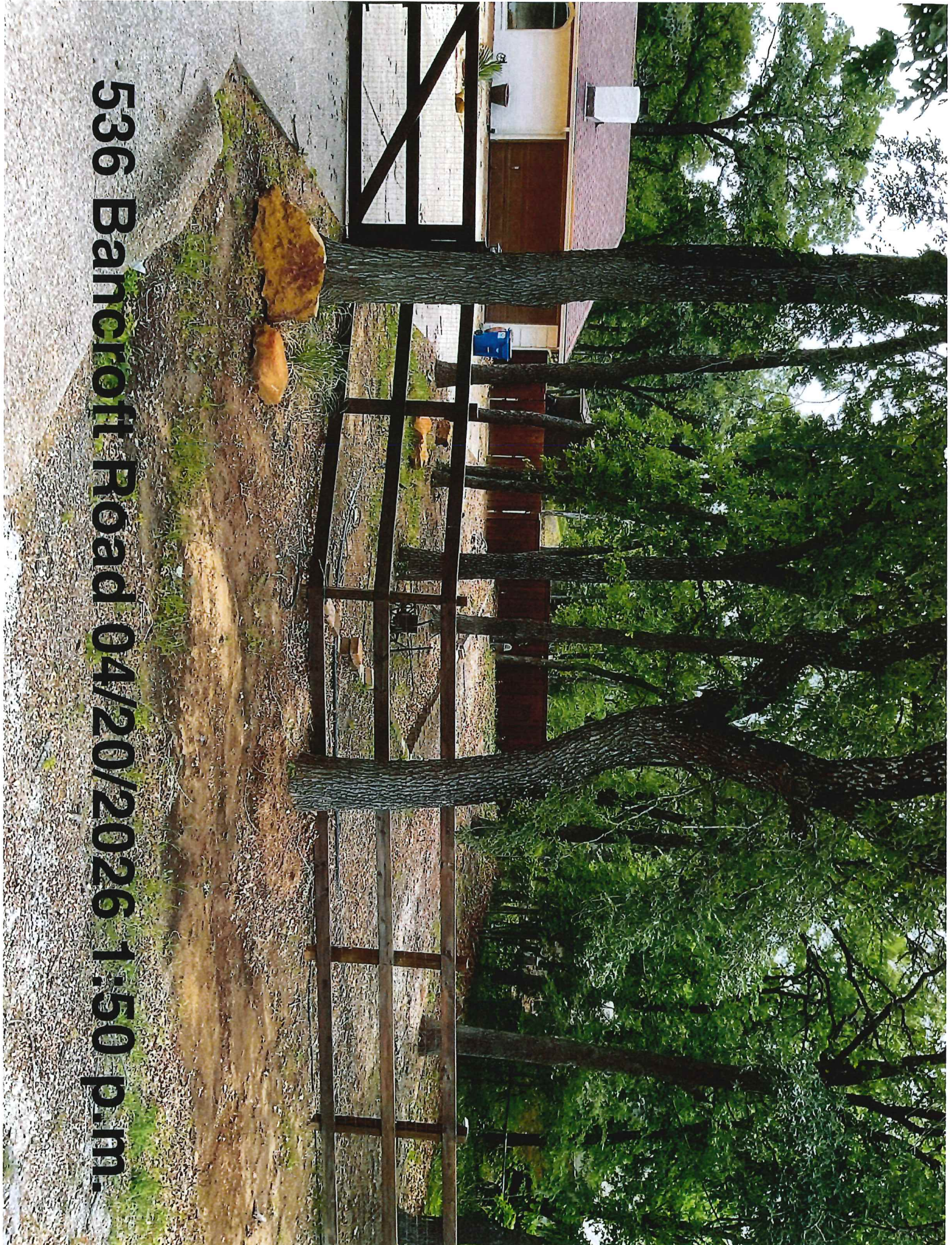


536 Bancroft Road 04/20/2026 1:50 p.m.





536 Bancroft Road 04/20/2026 1:50 p.m.




536 Baneroff Road 04/20/2026 1:50 p.m.

LOCATION

Address: [536 BANCROFT RD](#)
City: KELLER
Georeference: 44709-1-5B
Subdivision: VILLAGE MILL ADDITION
Neighborhood Code: 3W030Q

Latitude: 32.9486493666
Longitude: -97.2411056281
TAD Map: 2078-464
MAPSCO: TAR-023C



 or type unknown

This map, content, and location of property is provided by Google Services.

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TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: OWNWELL INC (4021420)

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Notice Value: \$447,009

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Land Acres^{*}: 0.7500

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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Primary Owner Address:

536 BANCROFT RD
KELLER, TX 76248

Deed Date: 3/21/2024

Deed Volume:

Deed Page:

Instrument: [D224048732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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COBB REBECCA N	5/31/1994	00116160001800	0011616	0001800
COBB GARFIELD JR; COBB REBECCA	8/9/1985	00082710001596	0008271	0001596
BARRETT GLADYS; BARRETT JOHN D	6/14/1985	00082130001941	0008213	0001941
UTENS TAMARA	1/1/1985	00000000000000	0000000	0000000

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2022	\$216,026	\$150,000	\$366,026	\$366,026
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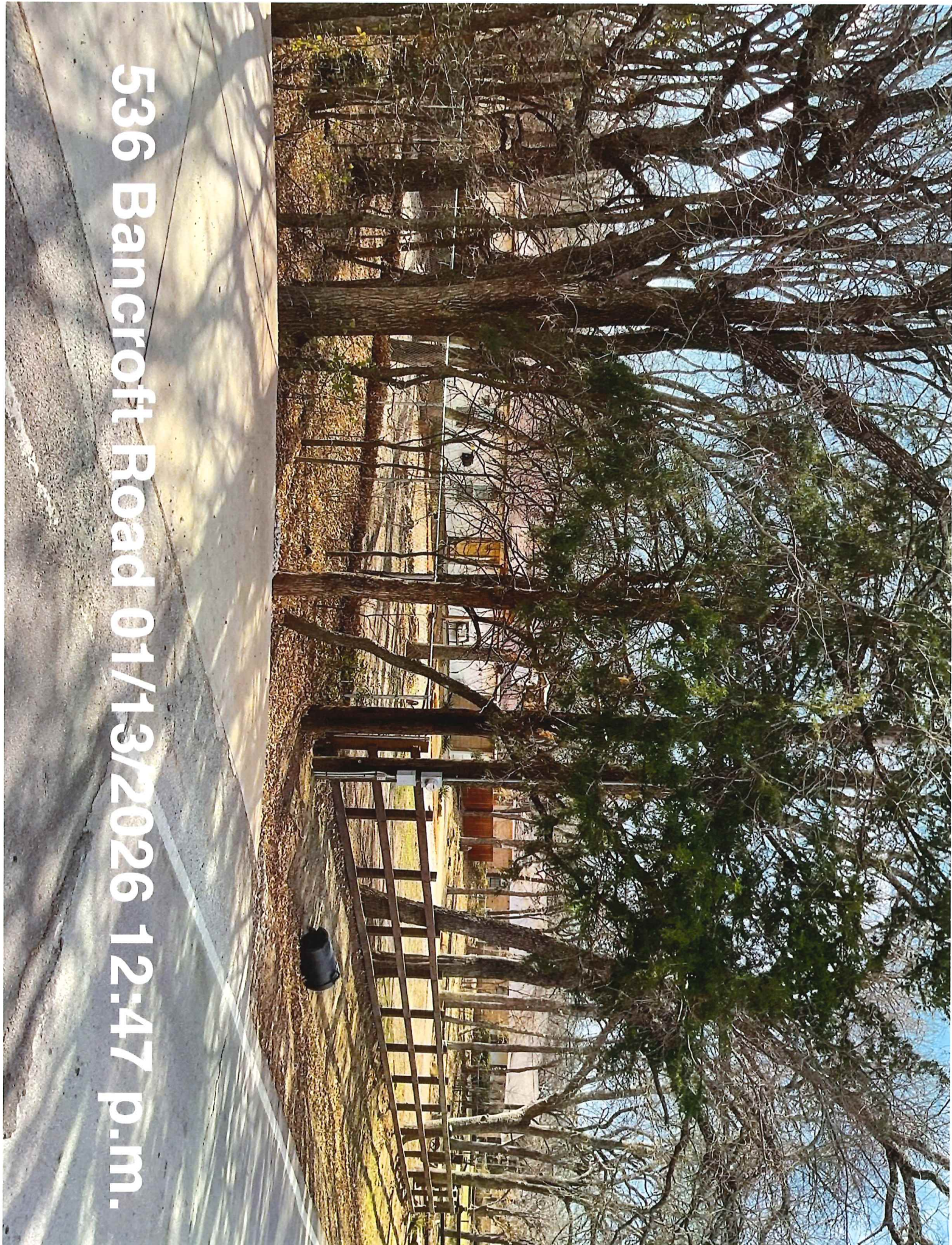
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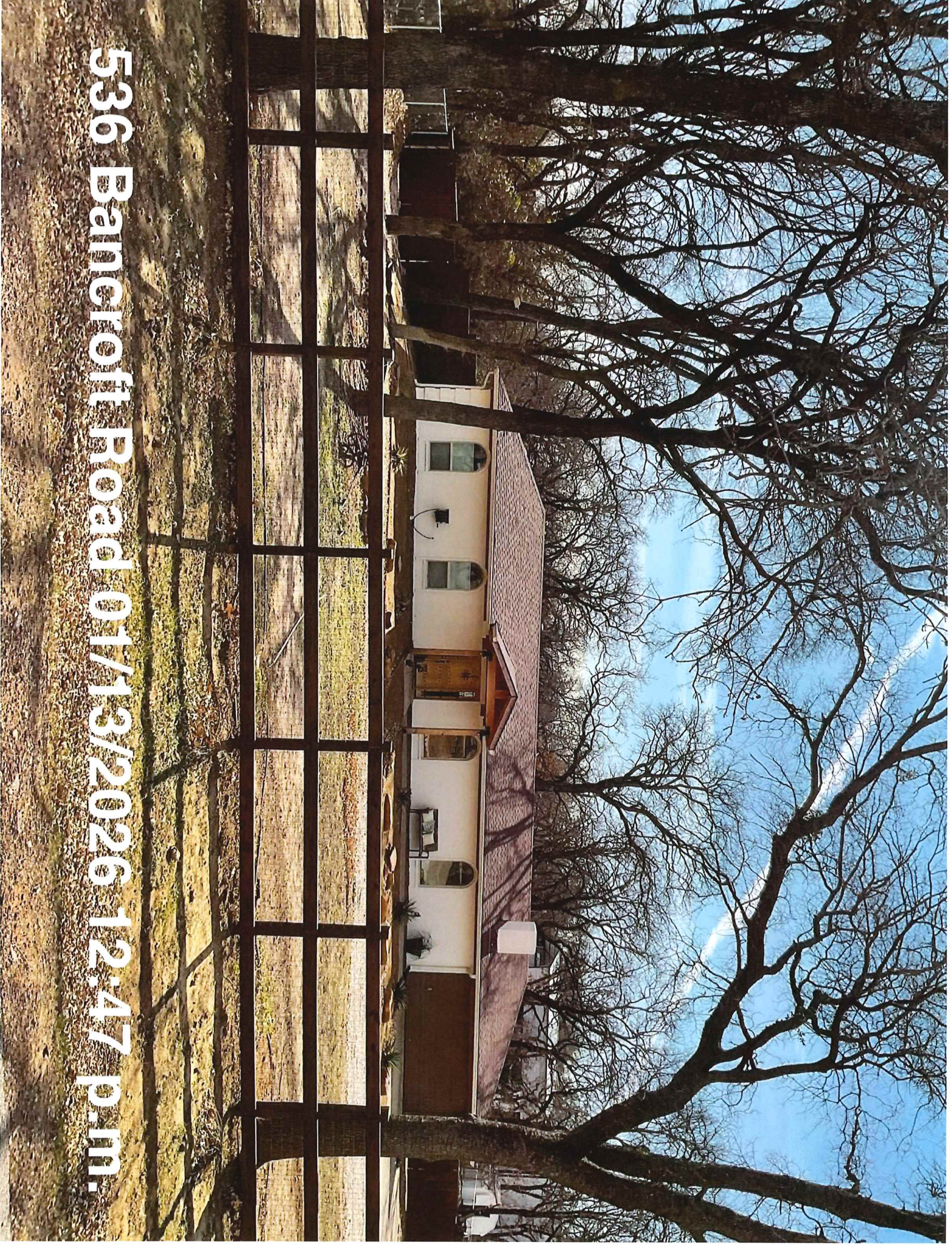
EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

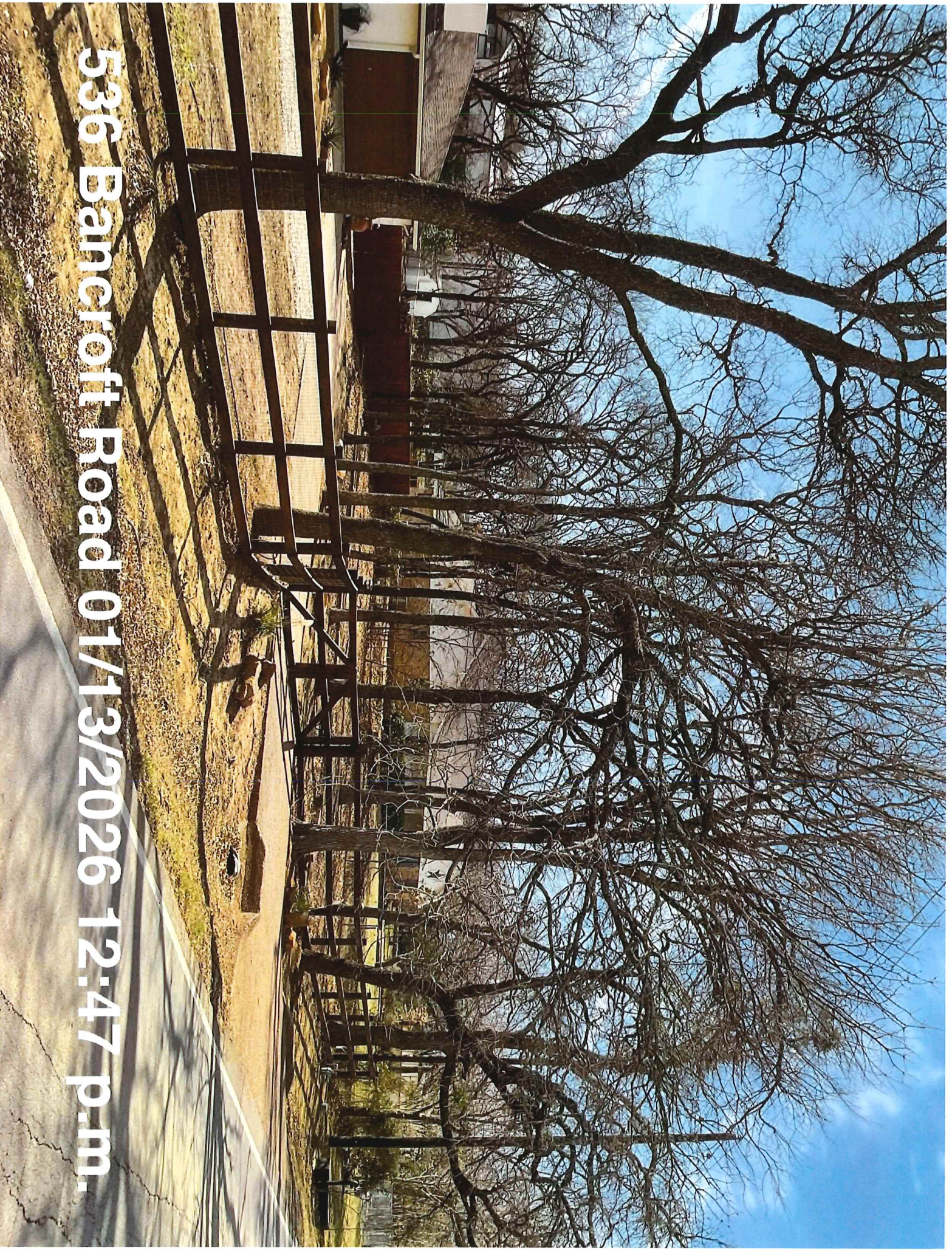
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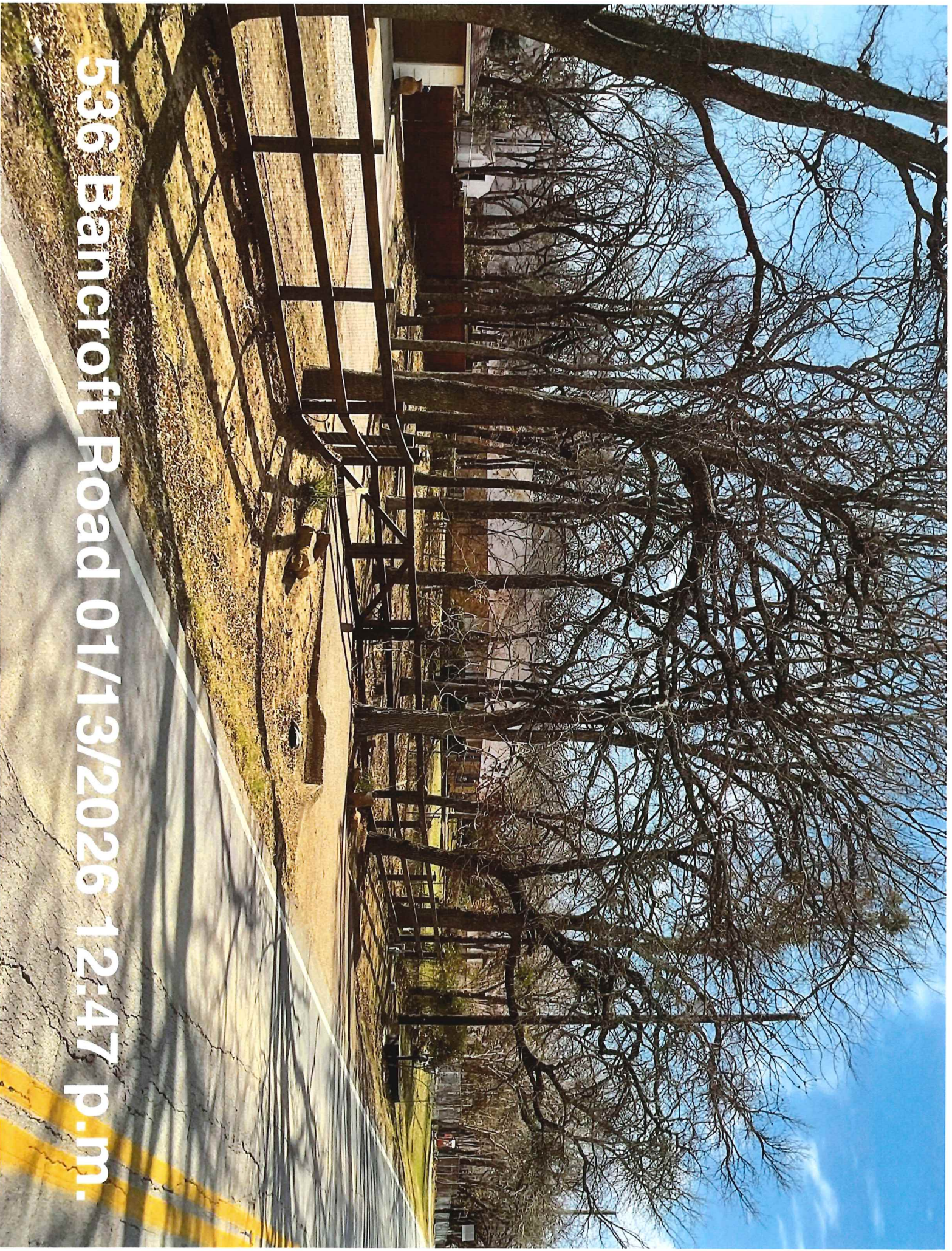
536 Bancroft Road 01/13/2026 12:47 p.m.



536 Bancroft Road 01/13/2026 12:47 p.m.

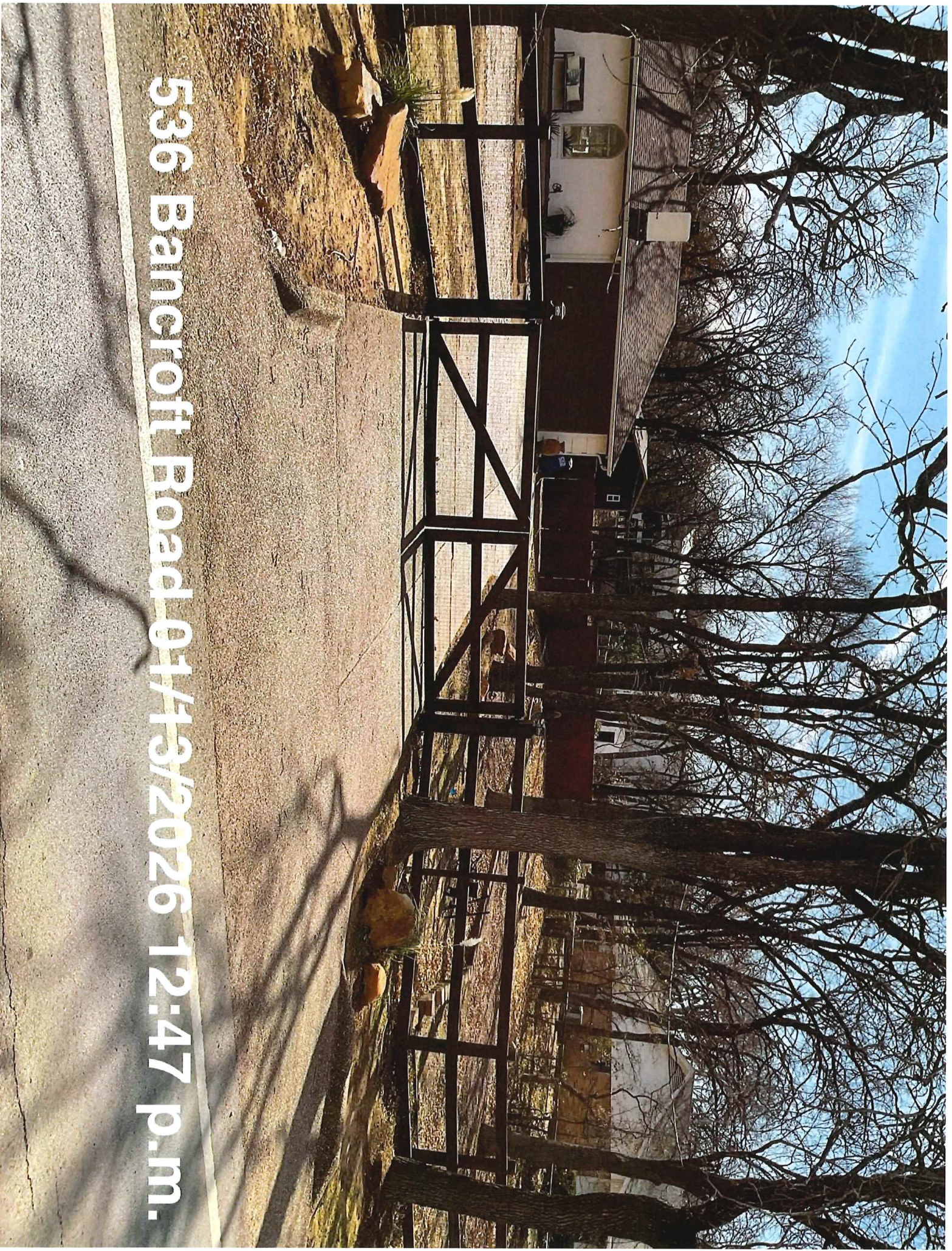


536 Bancroft Road 01/13/2026 12:47 p.m.



536 Bancroft Road 01/13/2026 12:47 p.m.

536 Bancroft Road 01/13/2026 12:47 p.m.

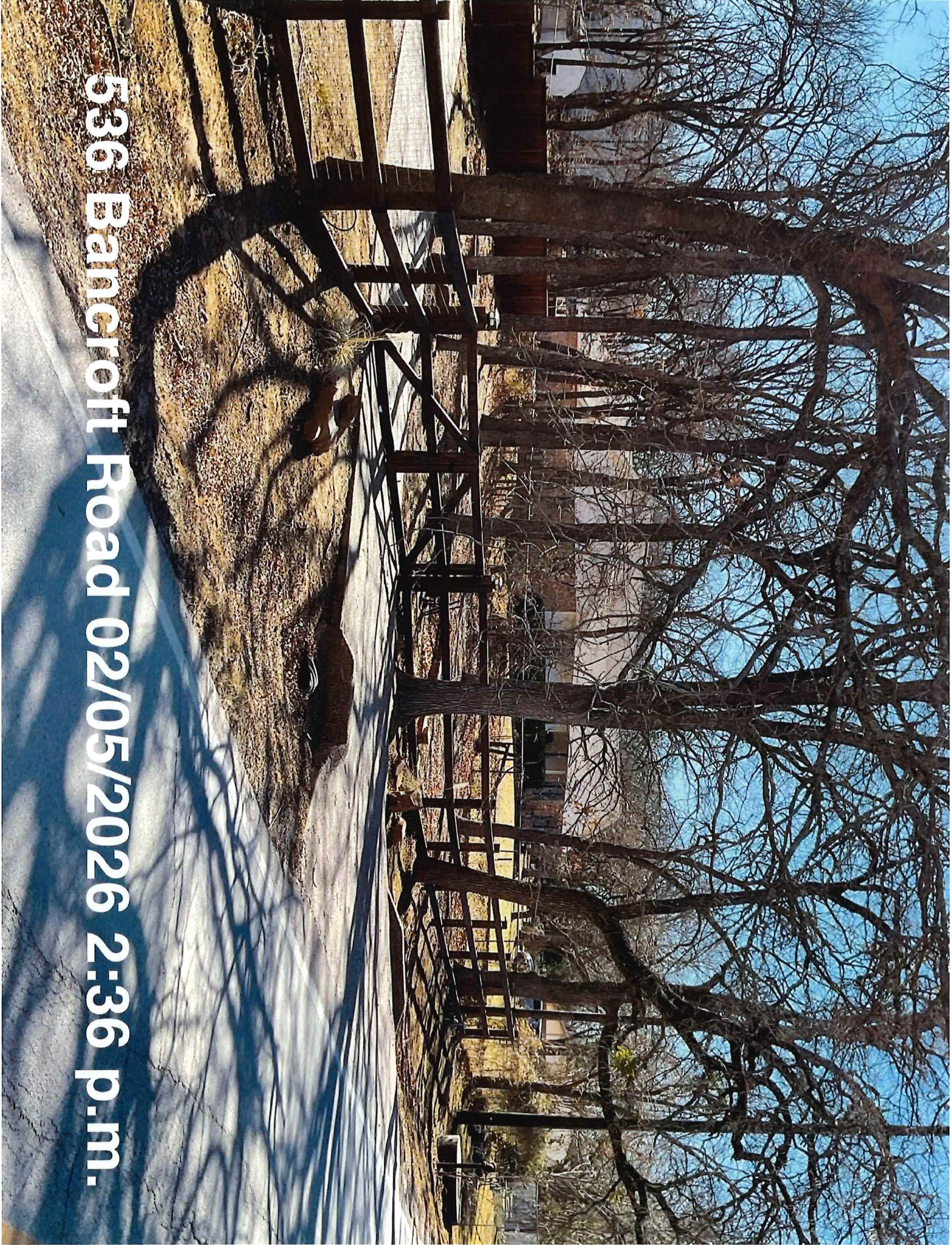


536 Bancroft Road 02/05/2026 2:36 p.m.





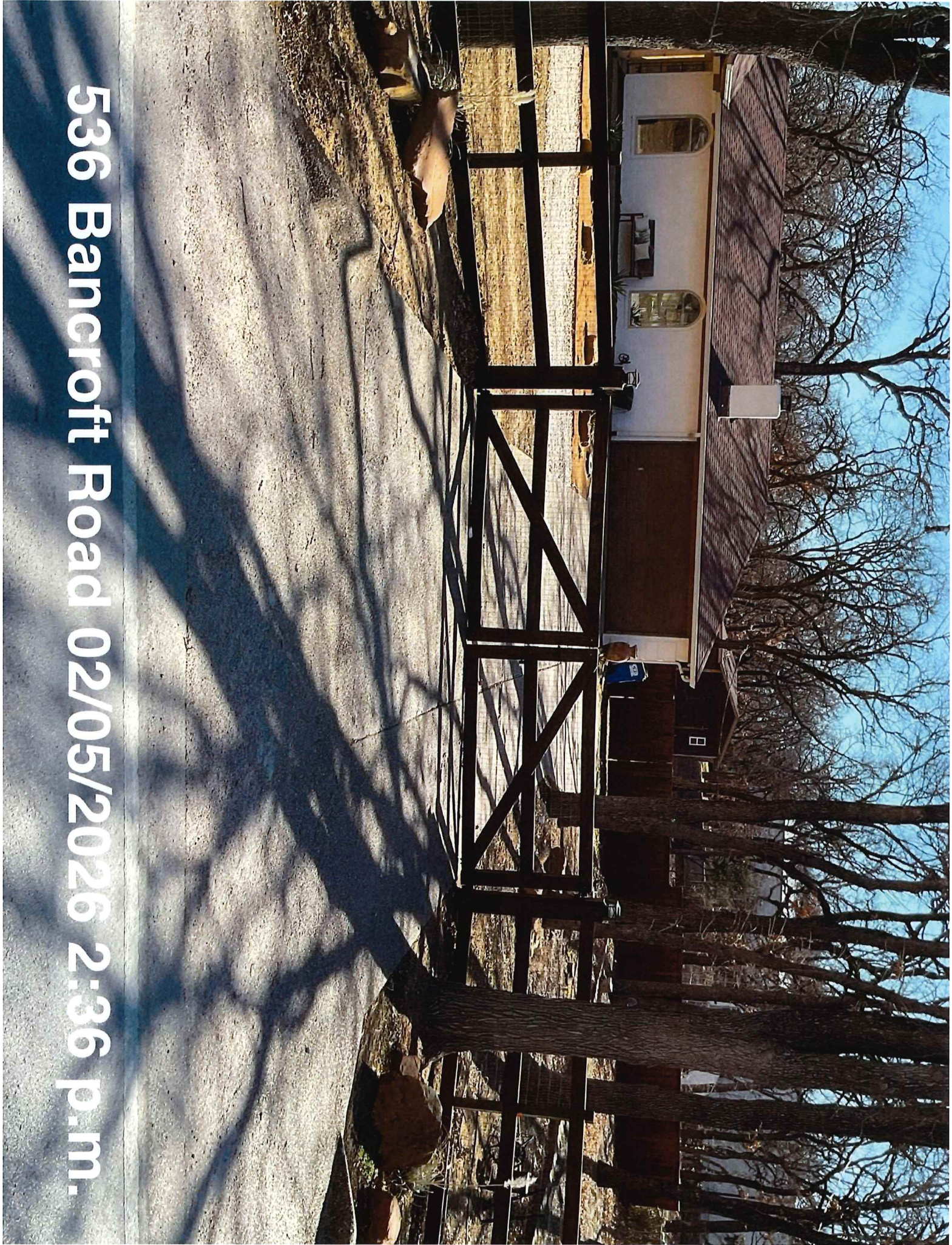
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536 Bancroft Road 02/05/2026 2:36 p.m.

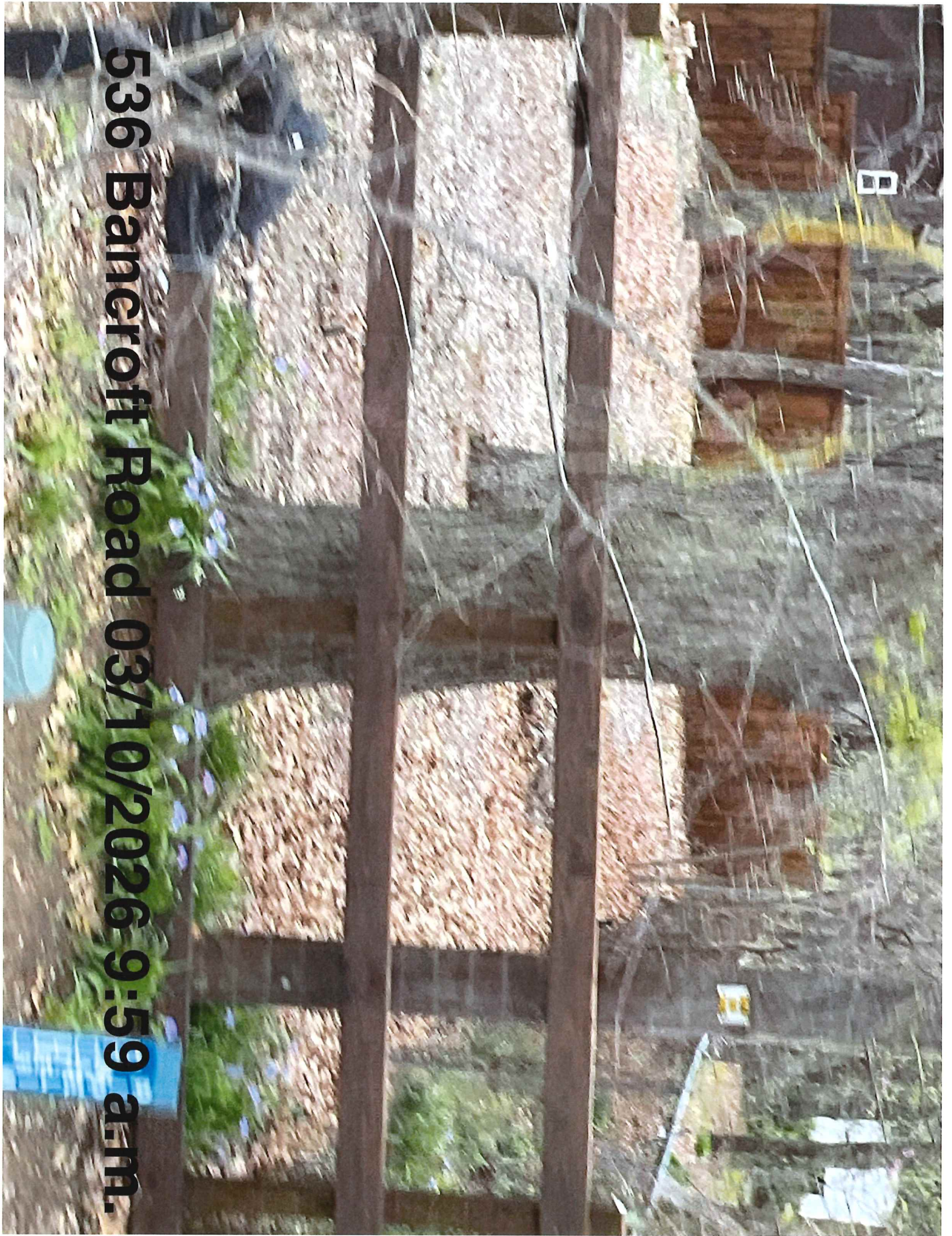
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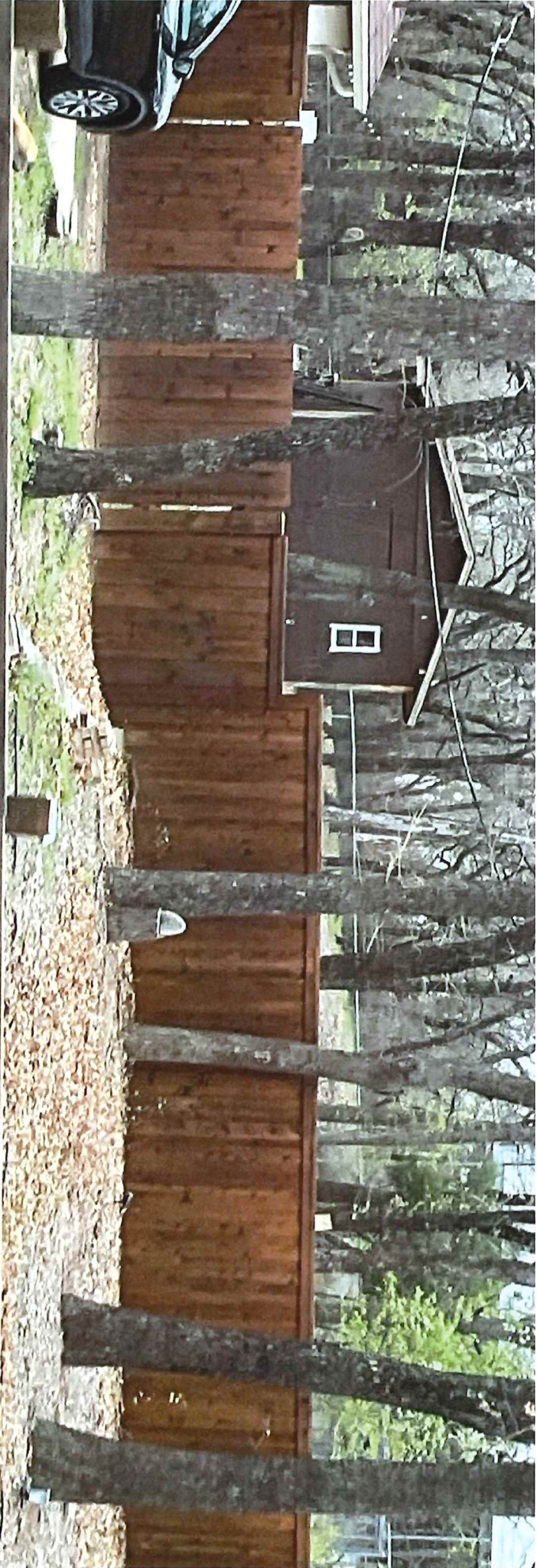


536 Bancroft Road 02/05/2026 2:36 p.m.

536 Bancroft Road 03/10/2026 9:59 am.



530 Bamcroft Road 03/10/2026 9:59 a.m.

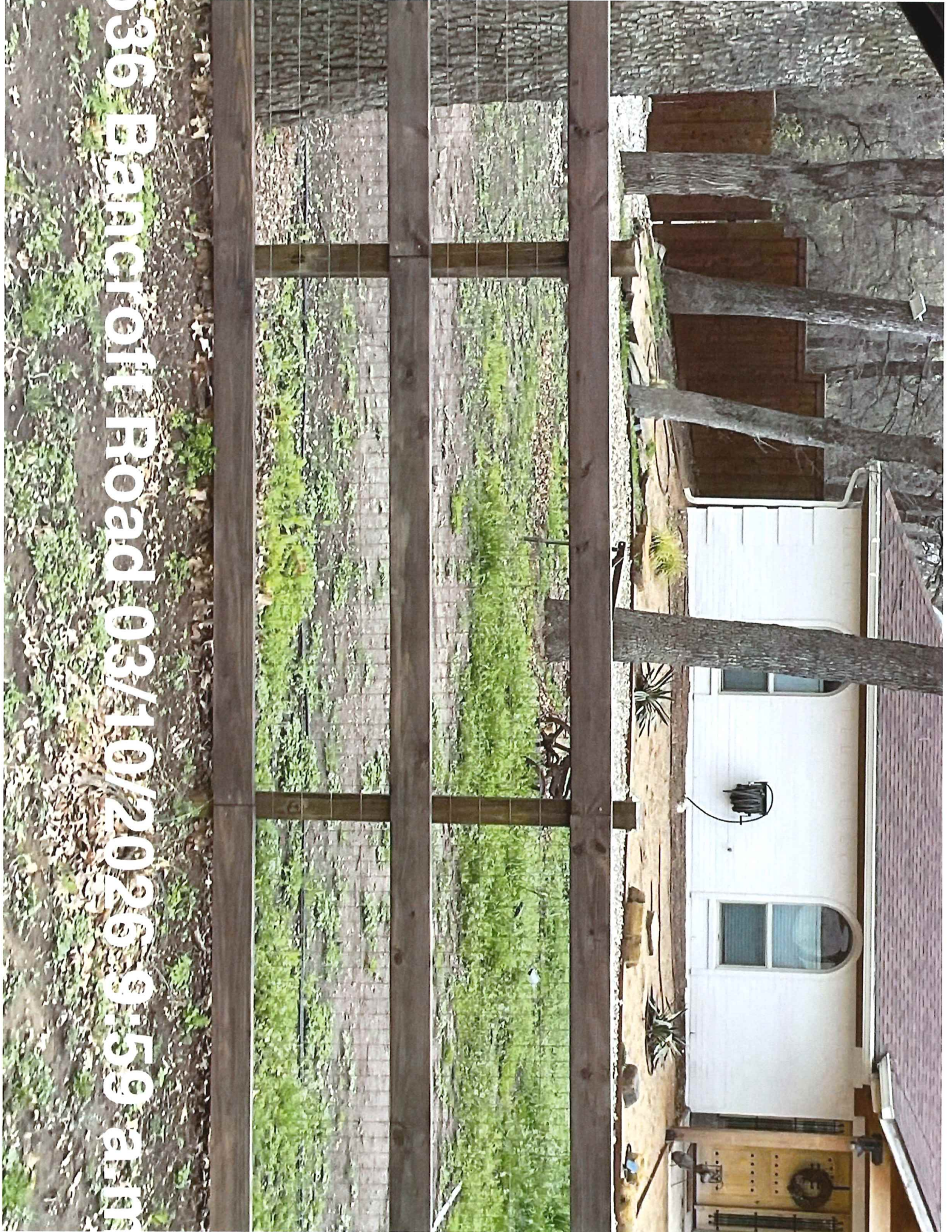




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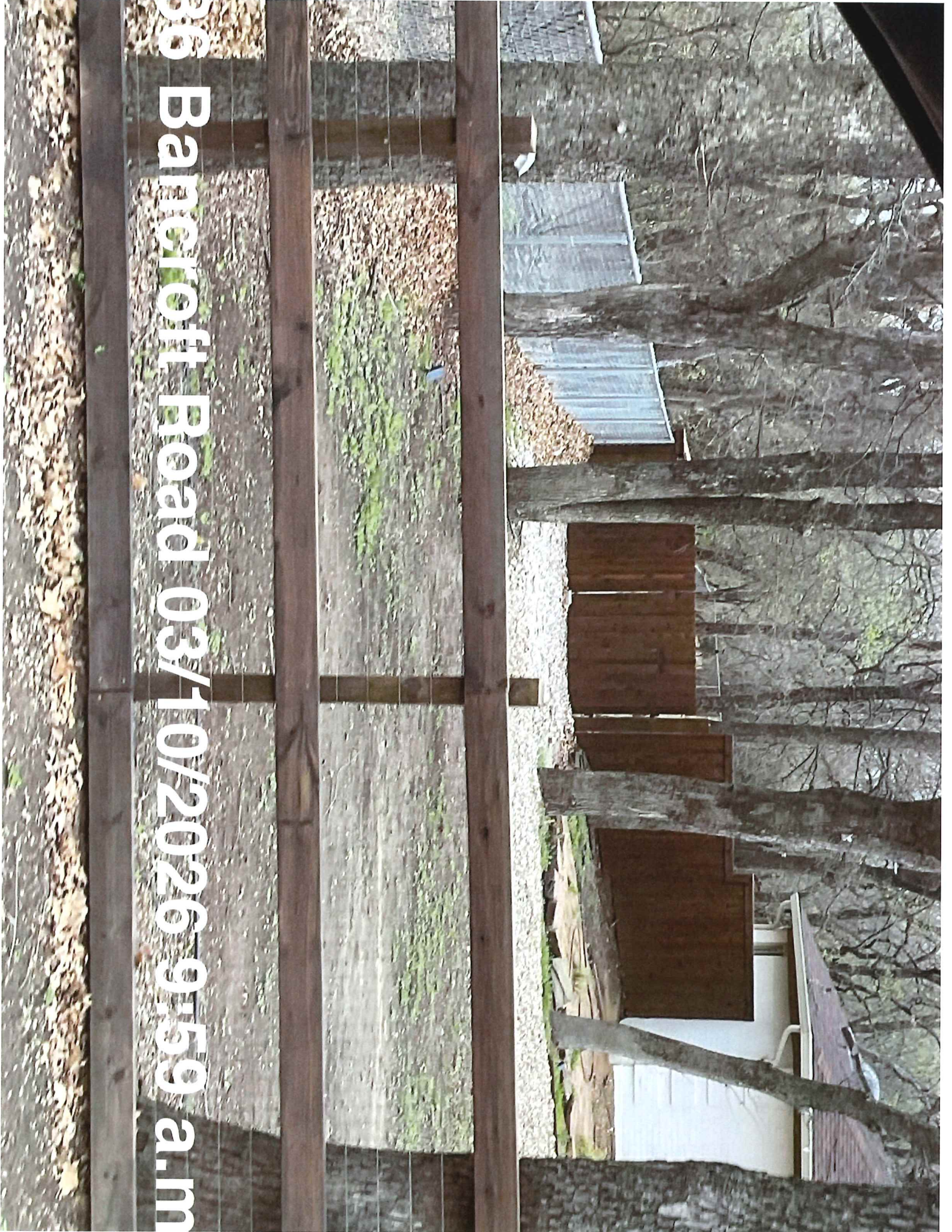


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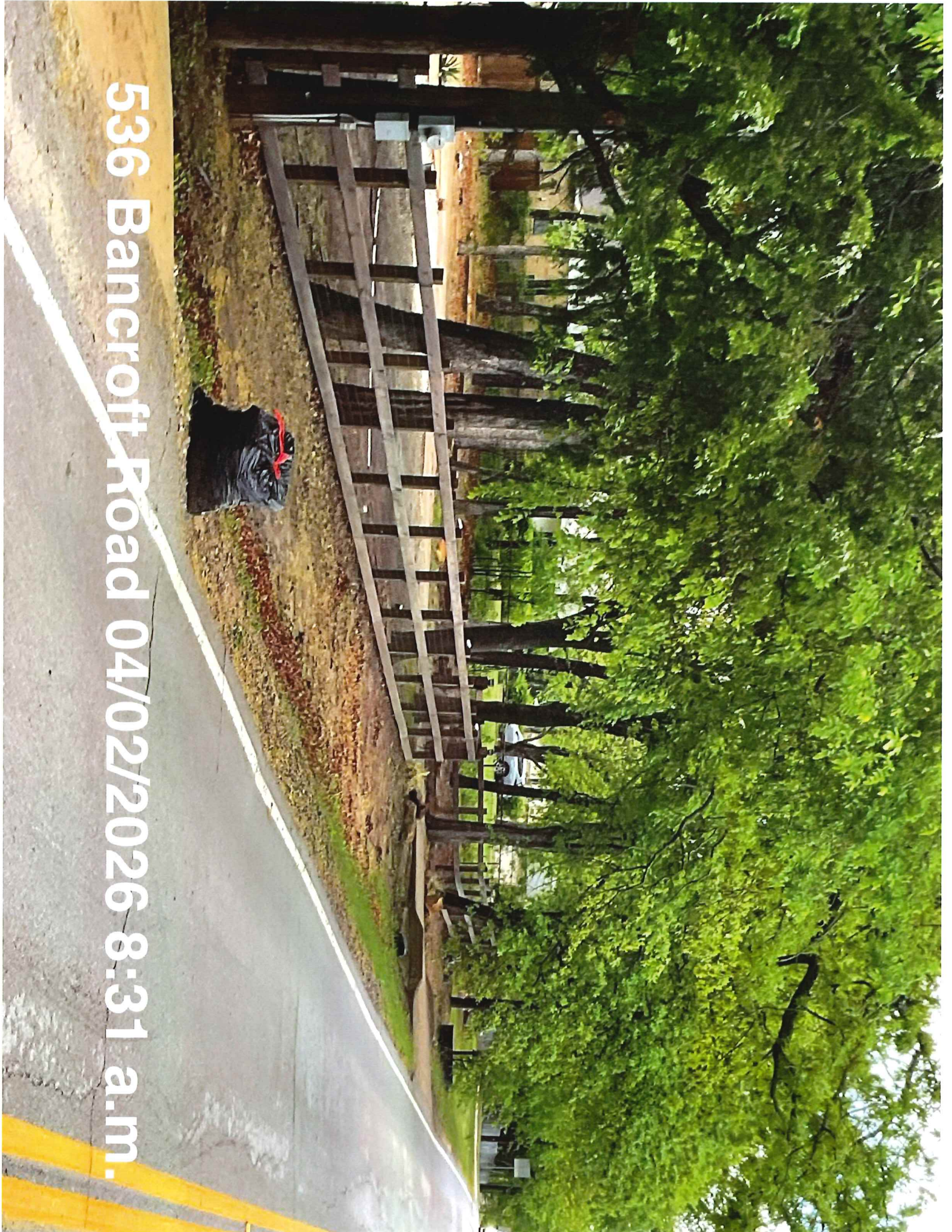


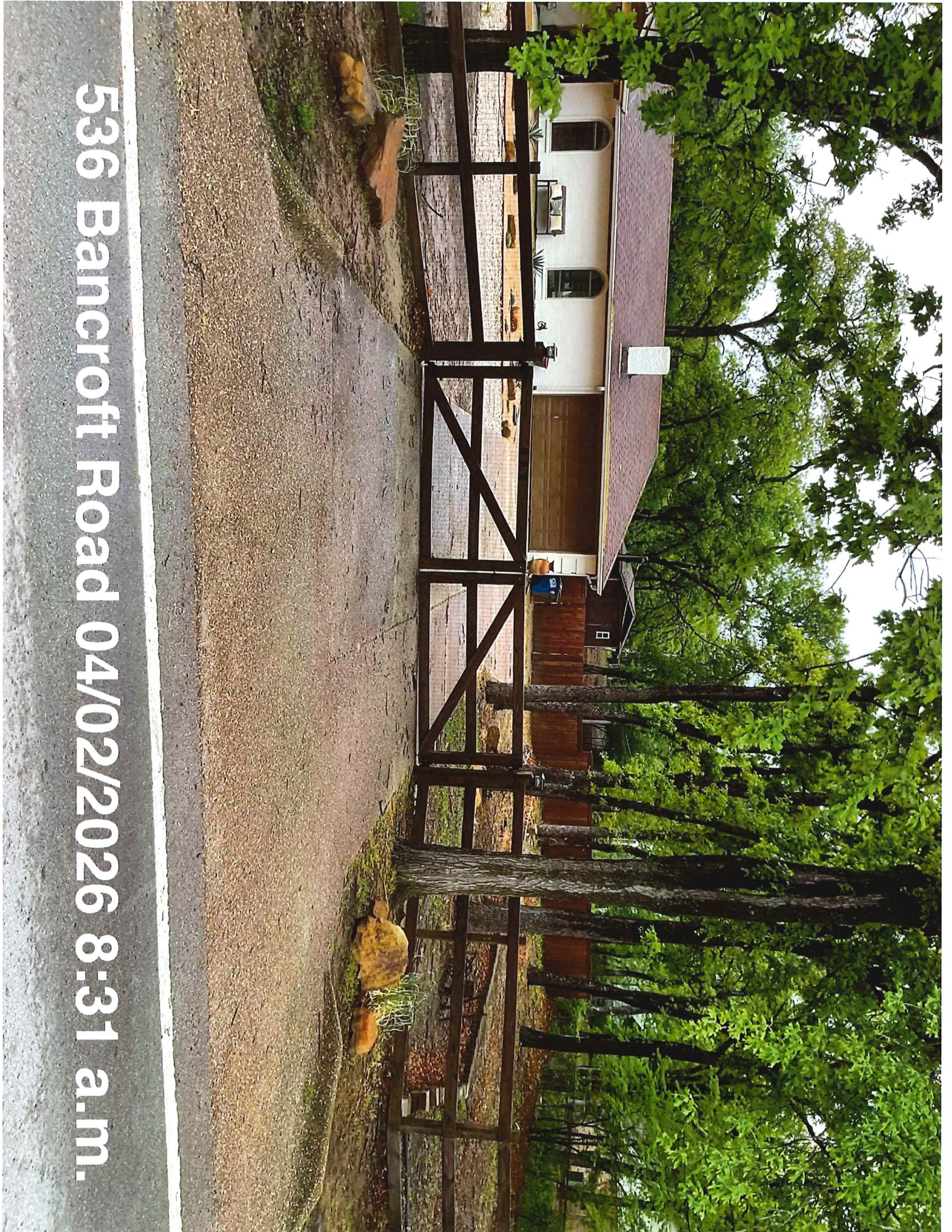
036 Bancroft Road 03/10/2026 9:59 am

306 Banoroff Road 03/10/2026 9:59 a.m



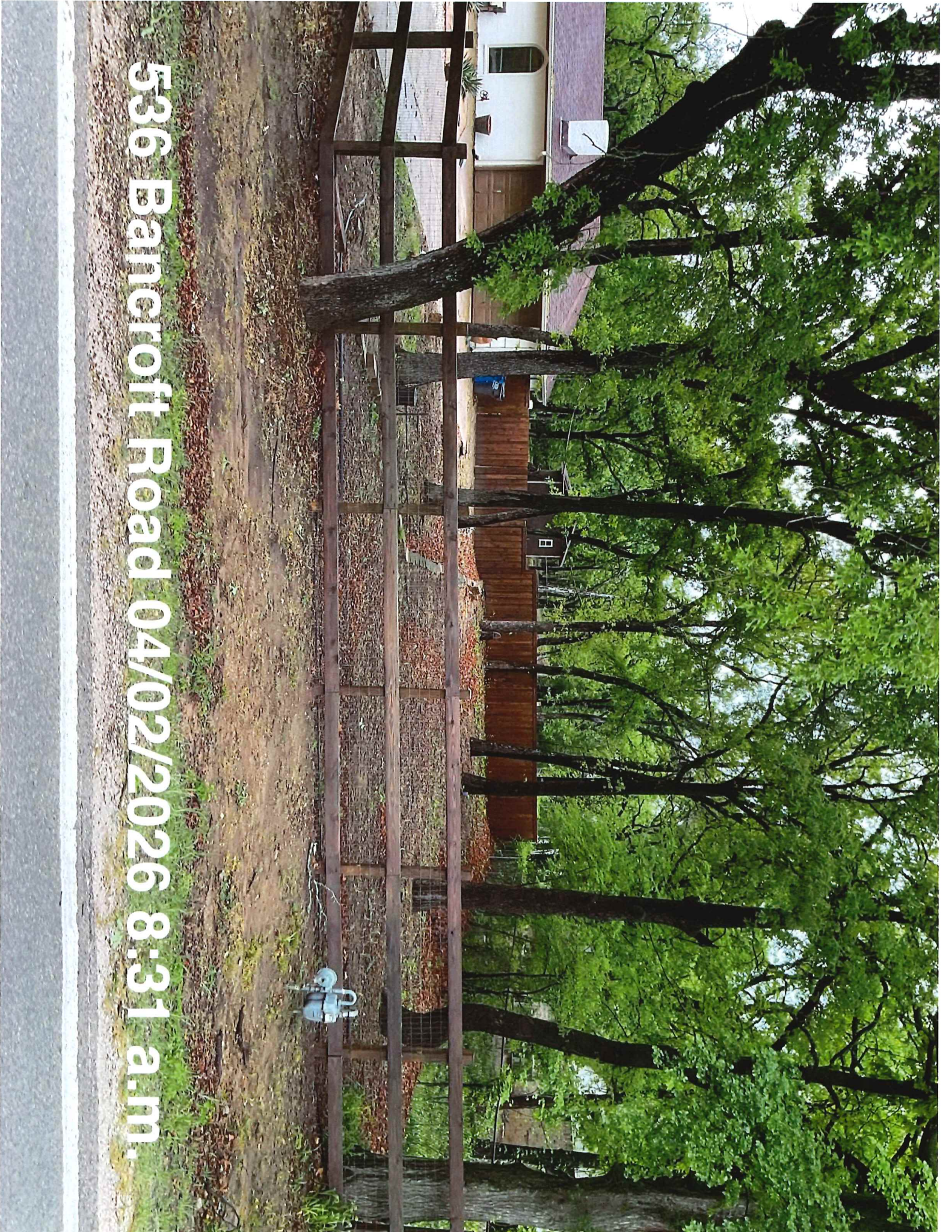
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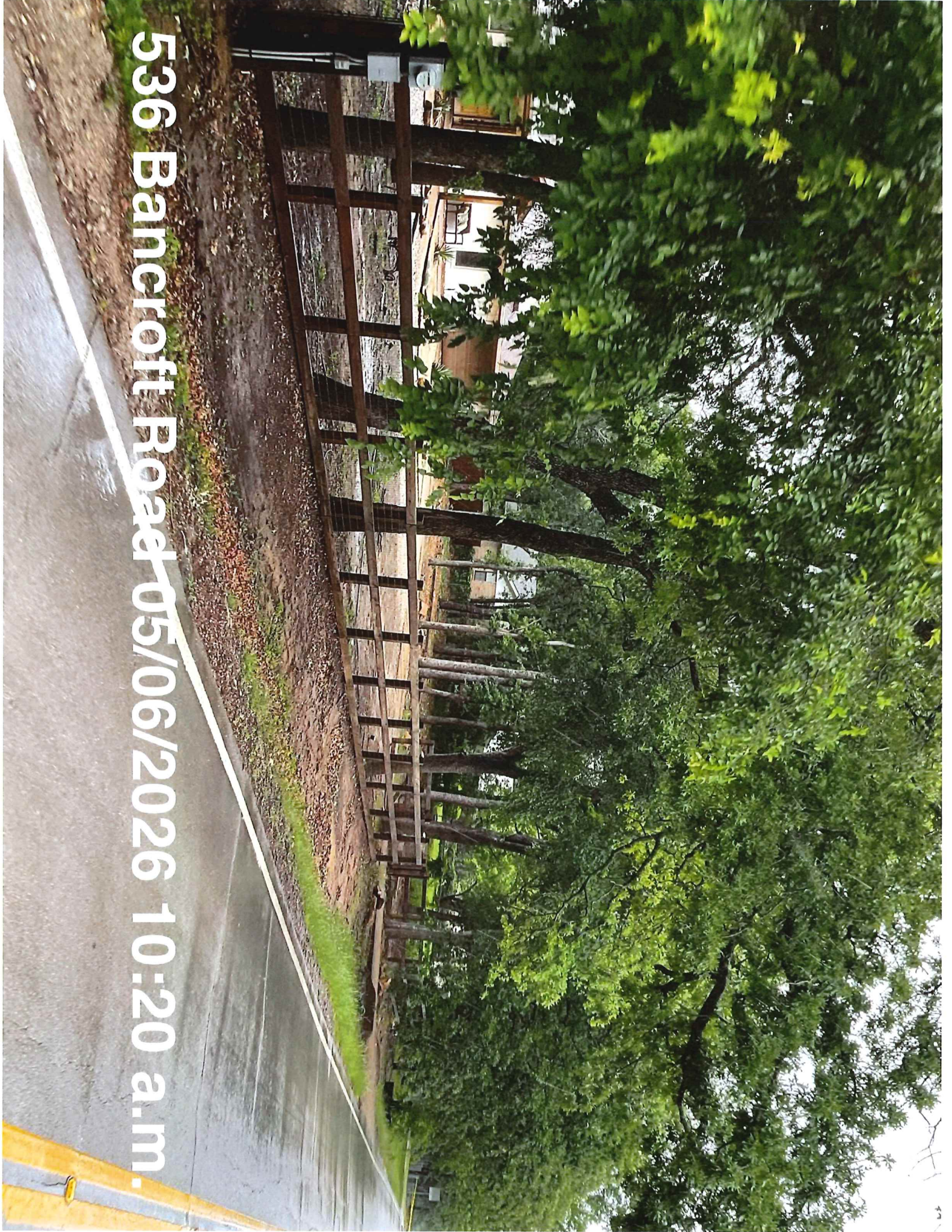


536 Bancroft Road 04/02/2026 8:31 a.m.

536 Bamcroft Road 04/02/2026 8:31 a.m.



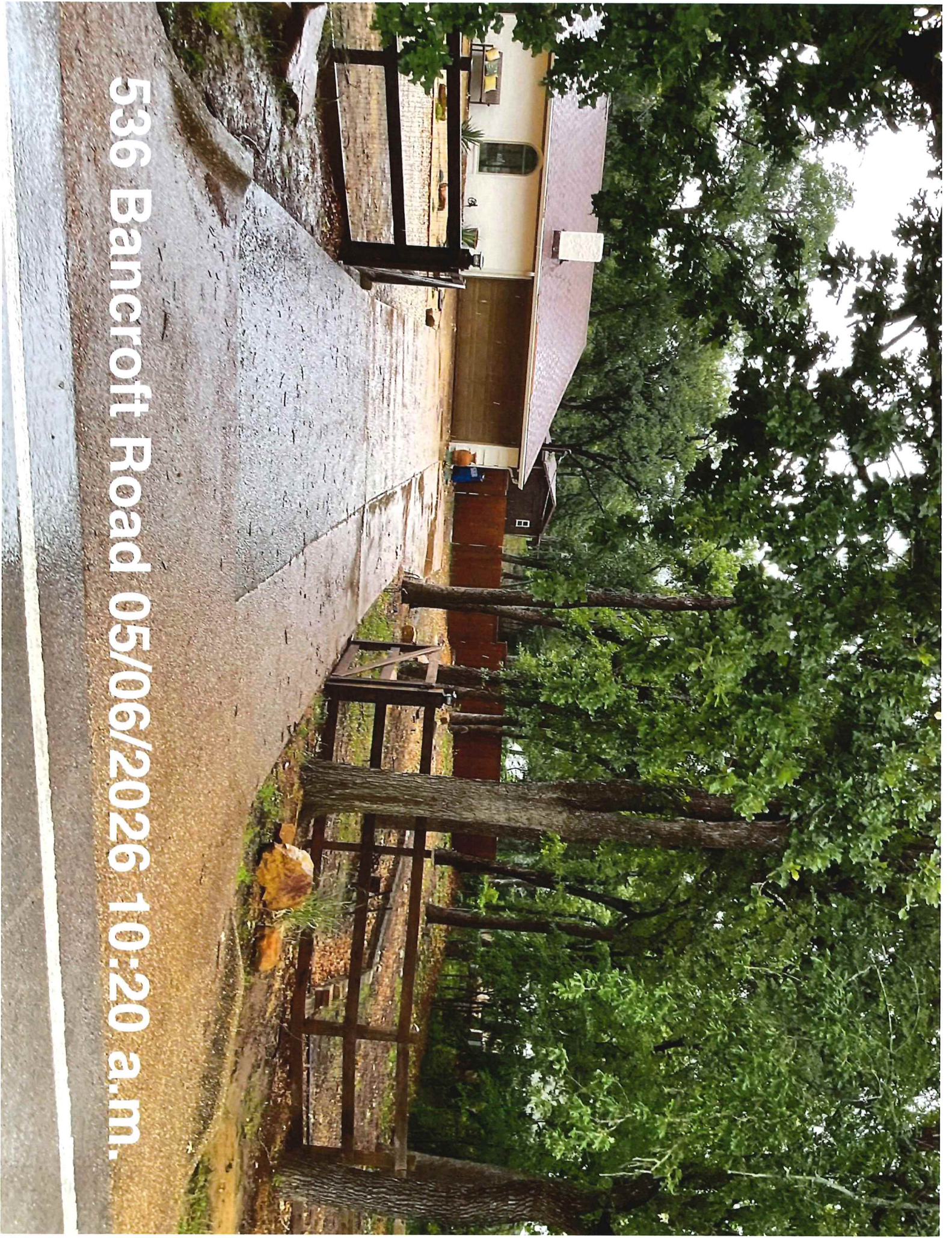
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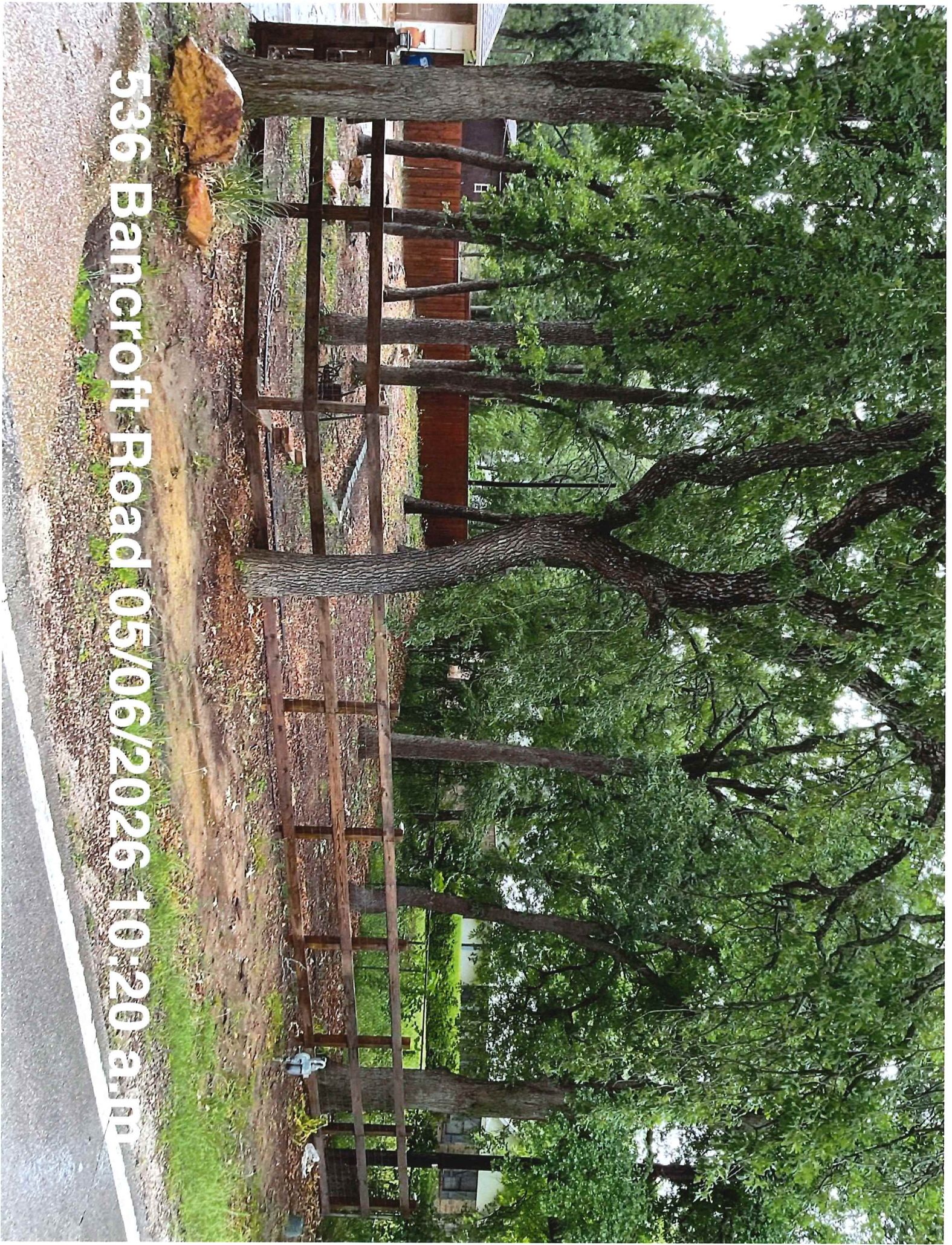
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536 Bancroft Road 05/06/2026 10:20 a.m.



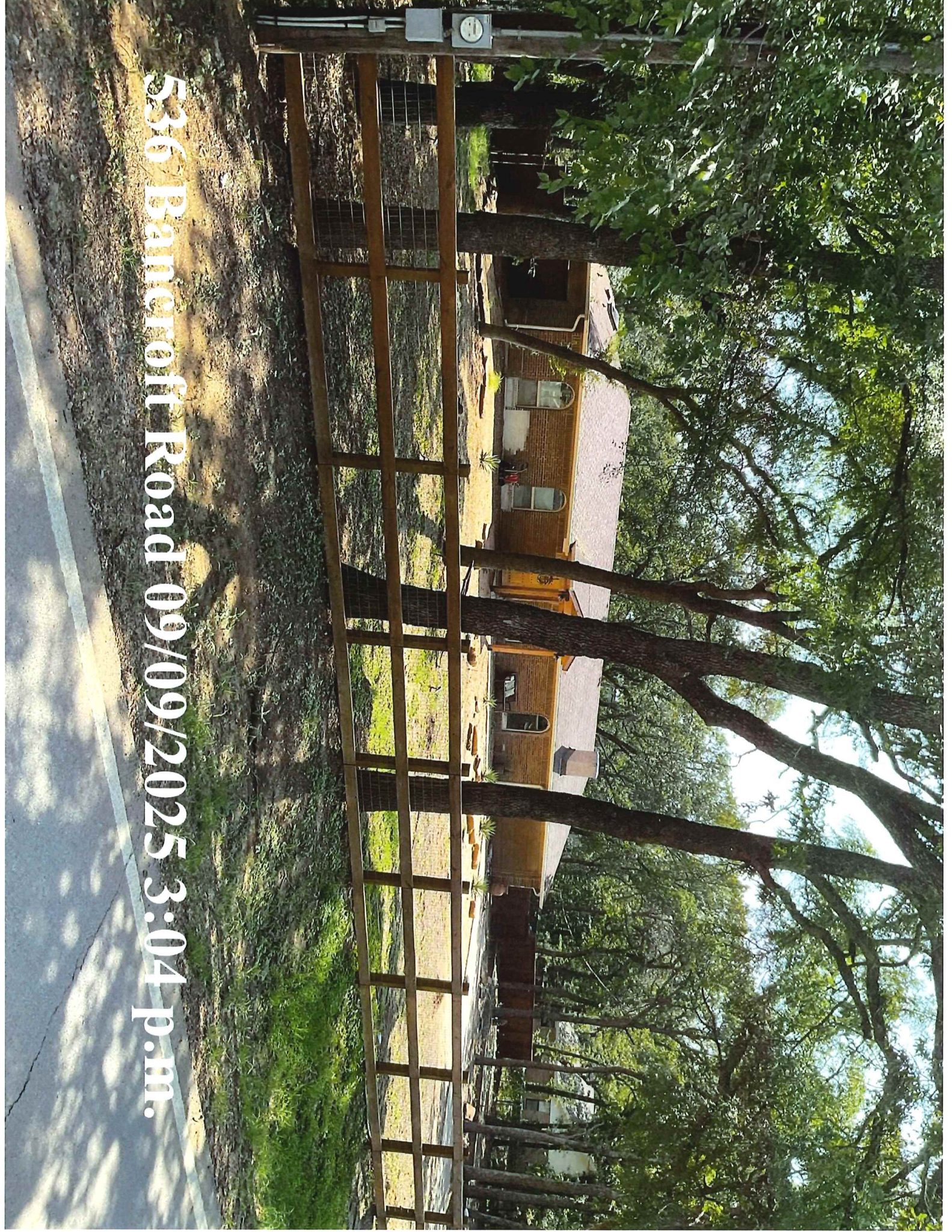
536 Bancroft Road 05/06/2026 10:20 am



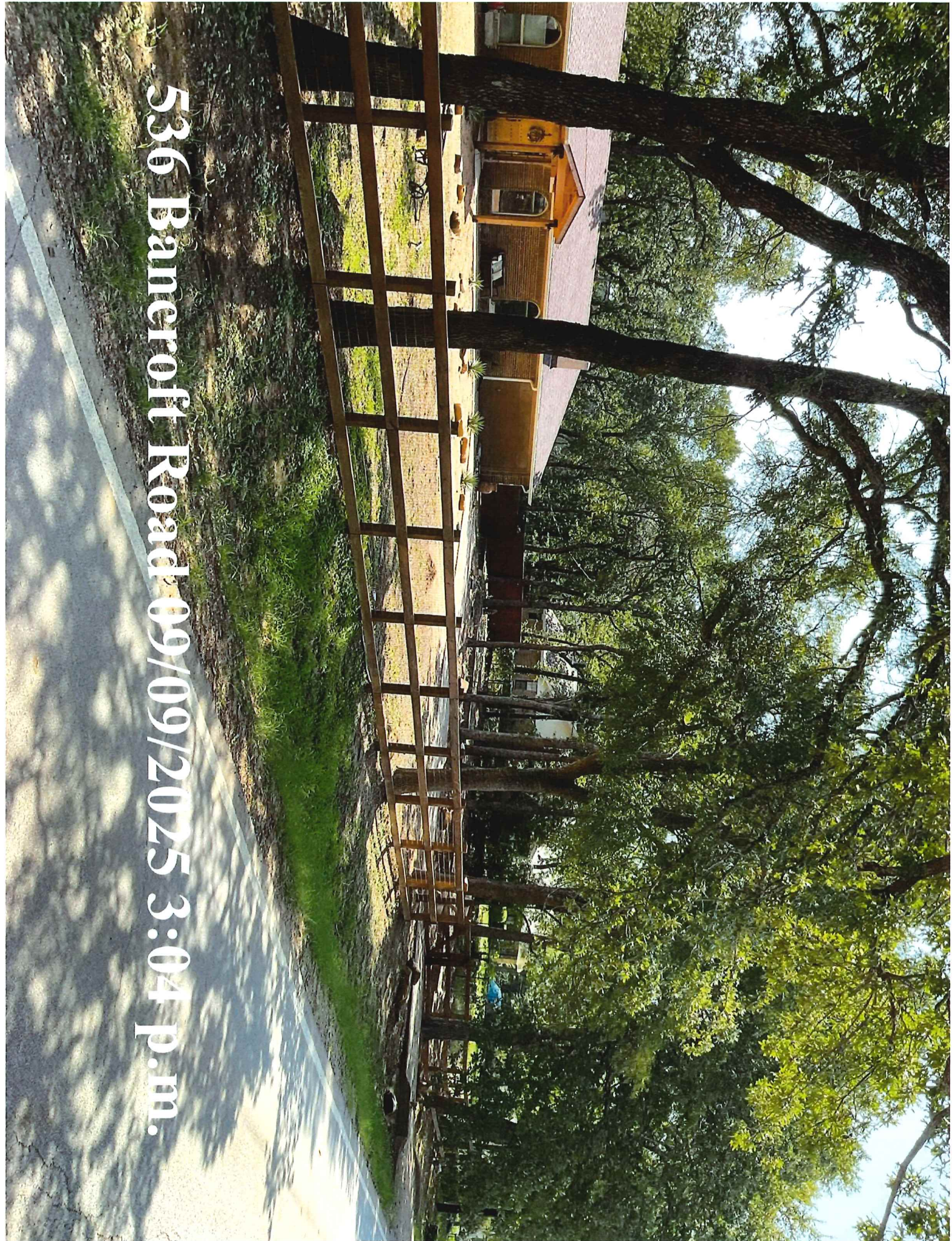
A photograph of a residential property. In the foreground, a light-colored gravel or dirt path runs horizontally across the frame. To the right of the path is a wooden fence made of vertical posts and horizontal rails. Behind the fence, there are several large, leafy green trees. A dog is lying on the ground near the fence. In the background, a house with a red roof is partially visible. The lighting suggests it is late afternoon or early evening, with long shadows cast across the path.

536 Bancroft Road 09/09/2025 3:04 p.m.

536 Bancroft Road 09/09/2025 3:04 p.m.



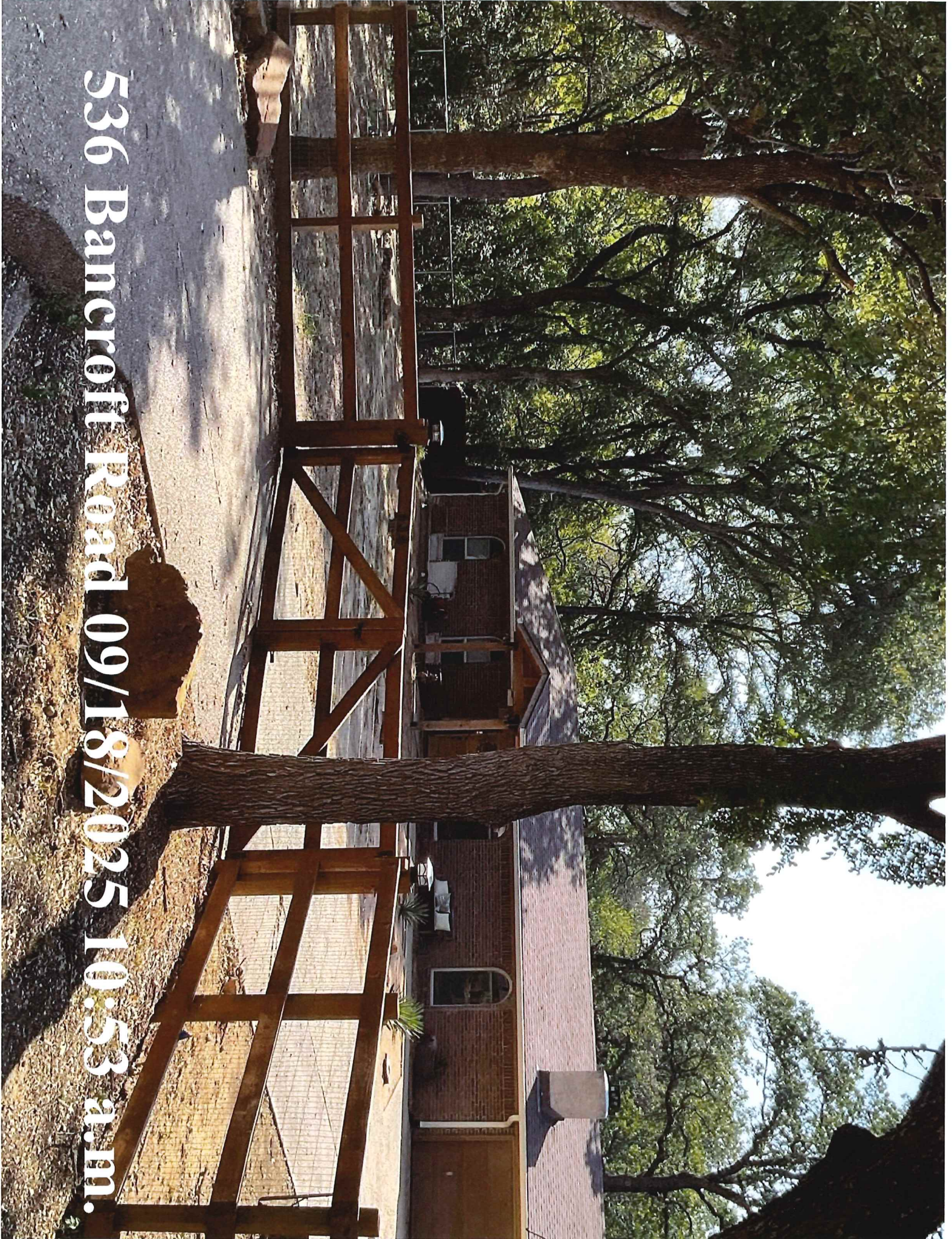
536 Baneroff Road 09/09/2025 3:04 p.m.





536 Bancroft Road 09/09/2025 3:04 p.m.

536 Bancroft Road 09/18/2025 10:53 a.m.



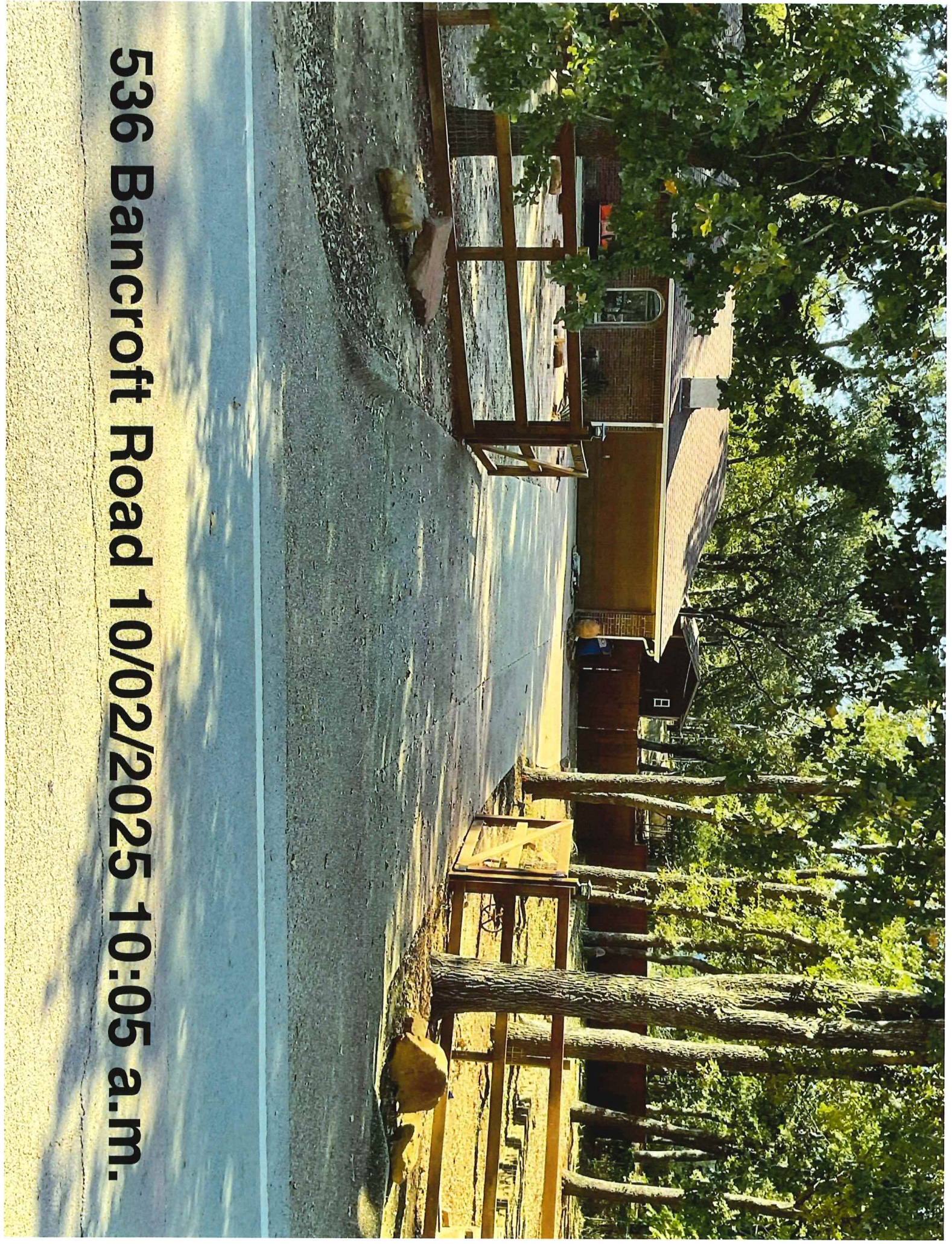
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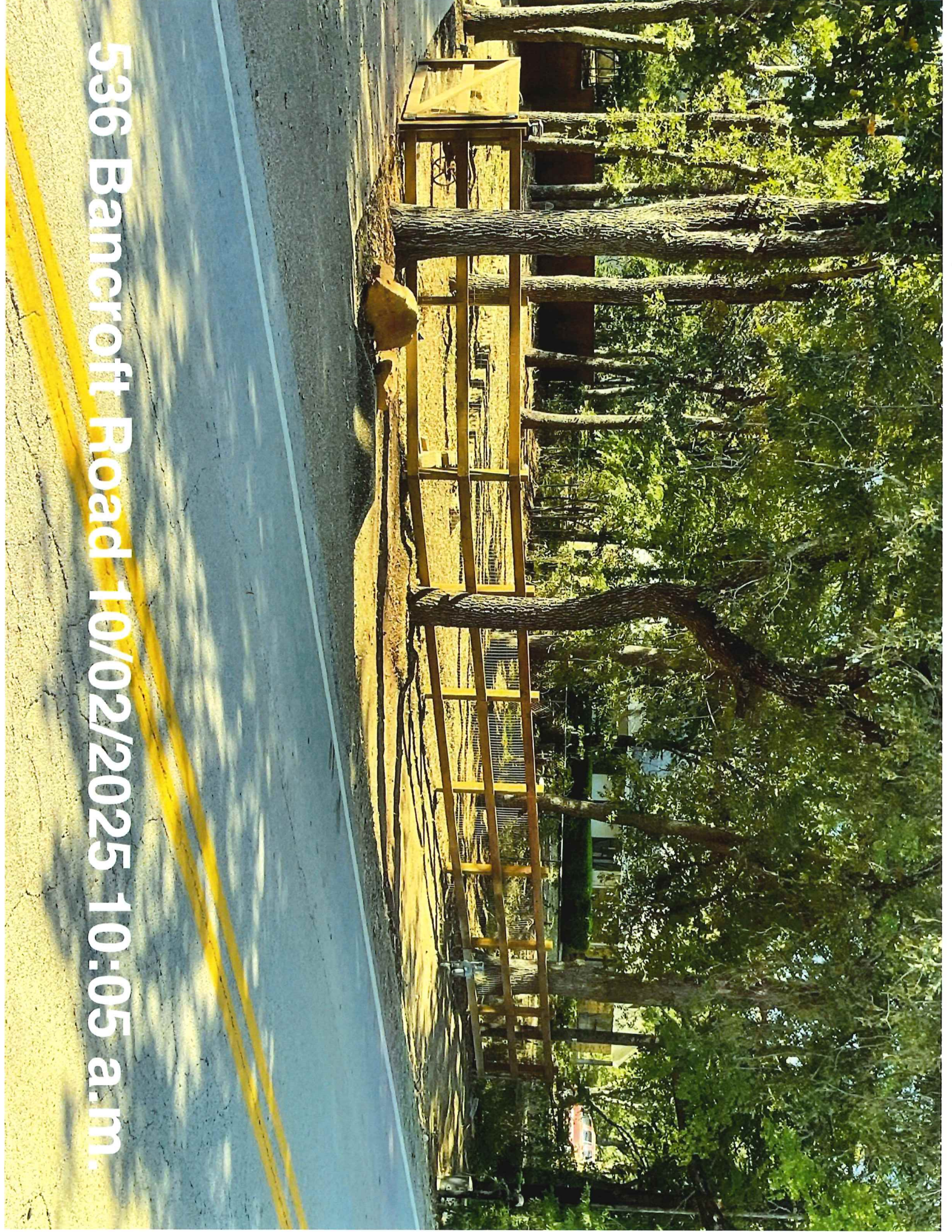
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536 Bancroft Road 10/02/2025 10:05 a.m.



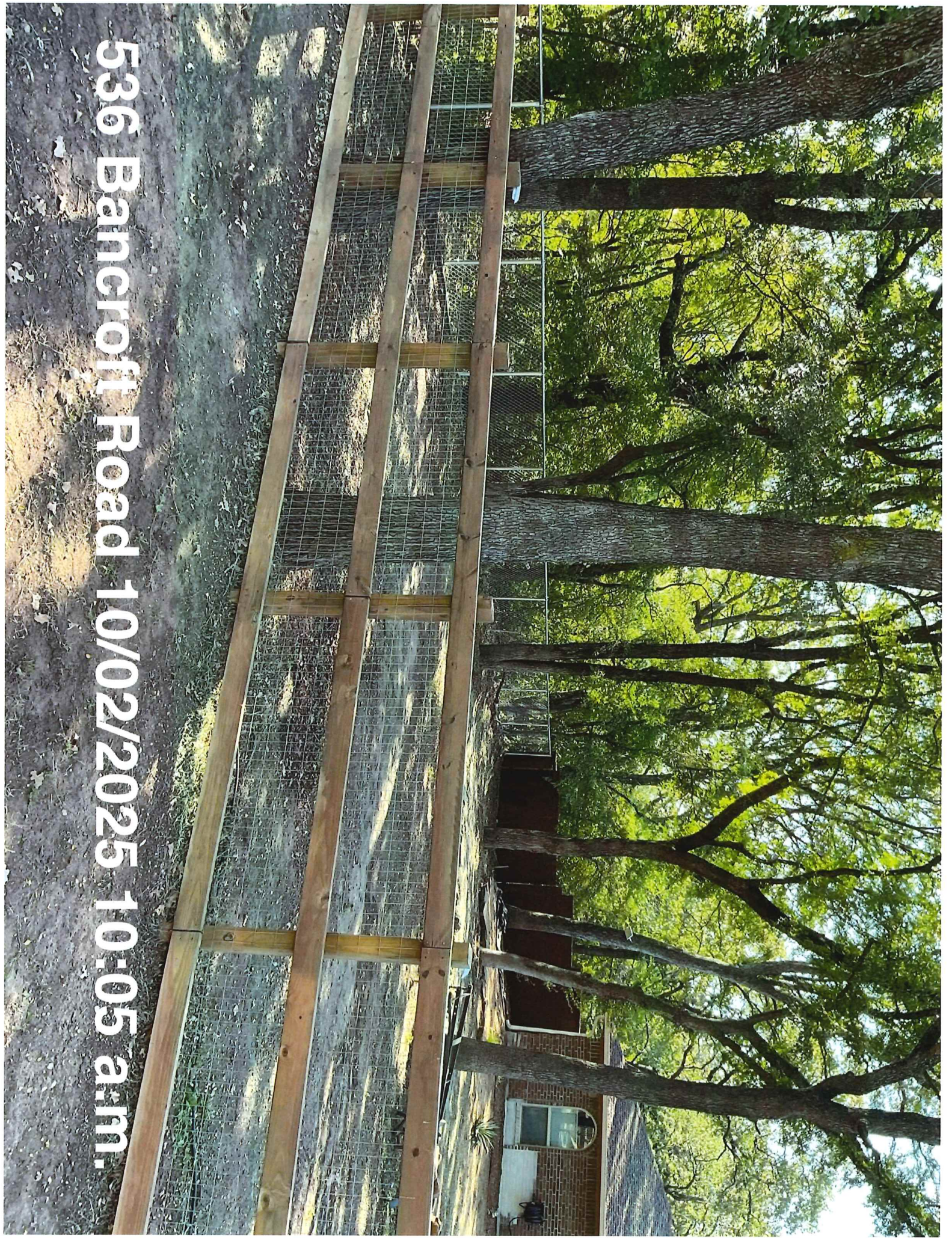
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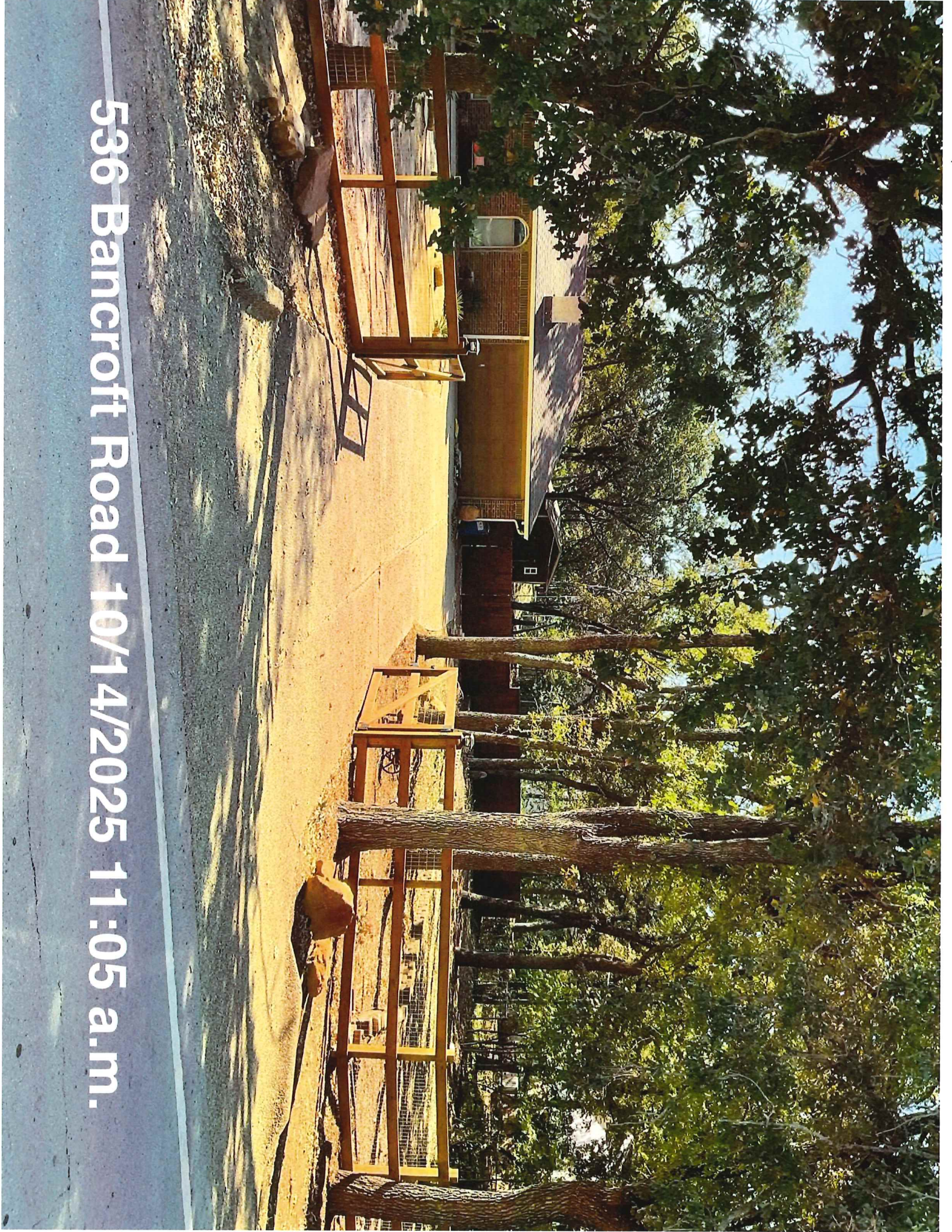
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536 Bancroft Road 10/02/2025 10:05 a.m.

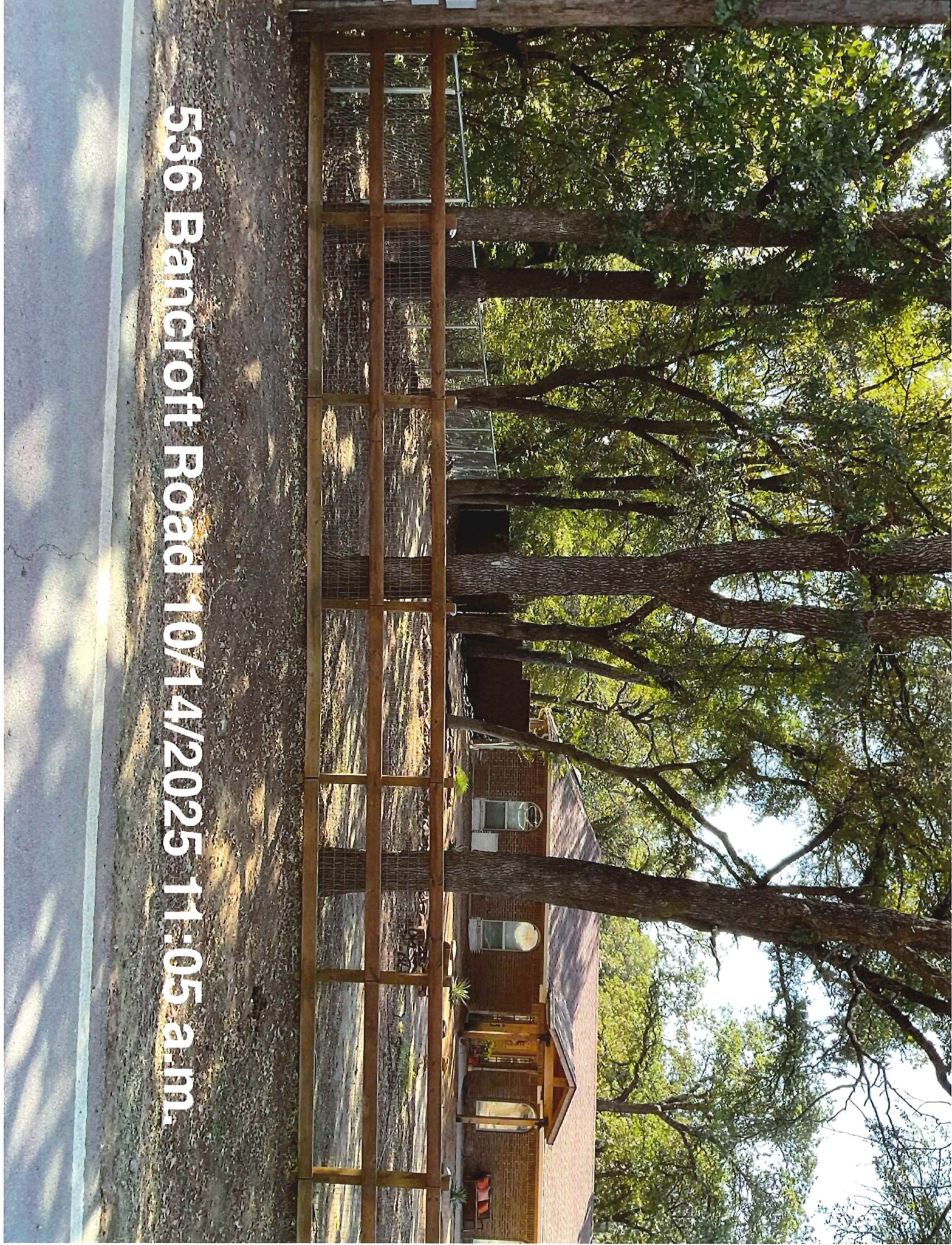
536 Bancroft Road 10/14/2025 11:05 a.m.

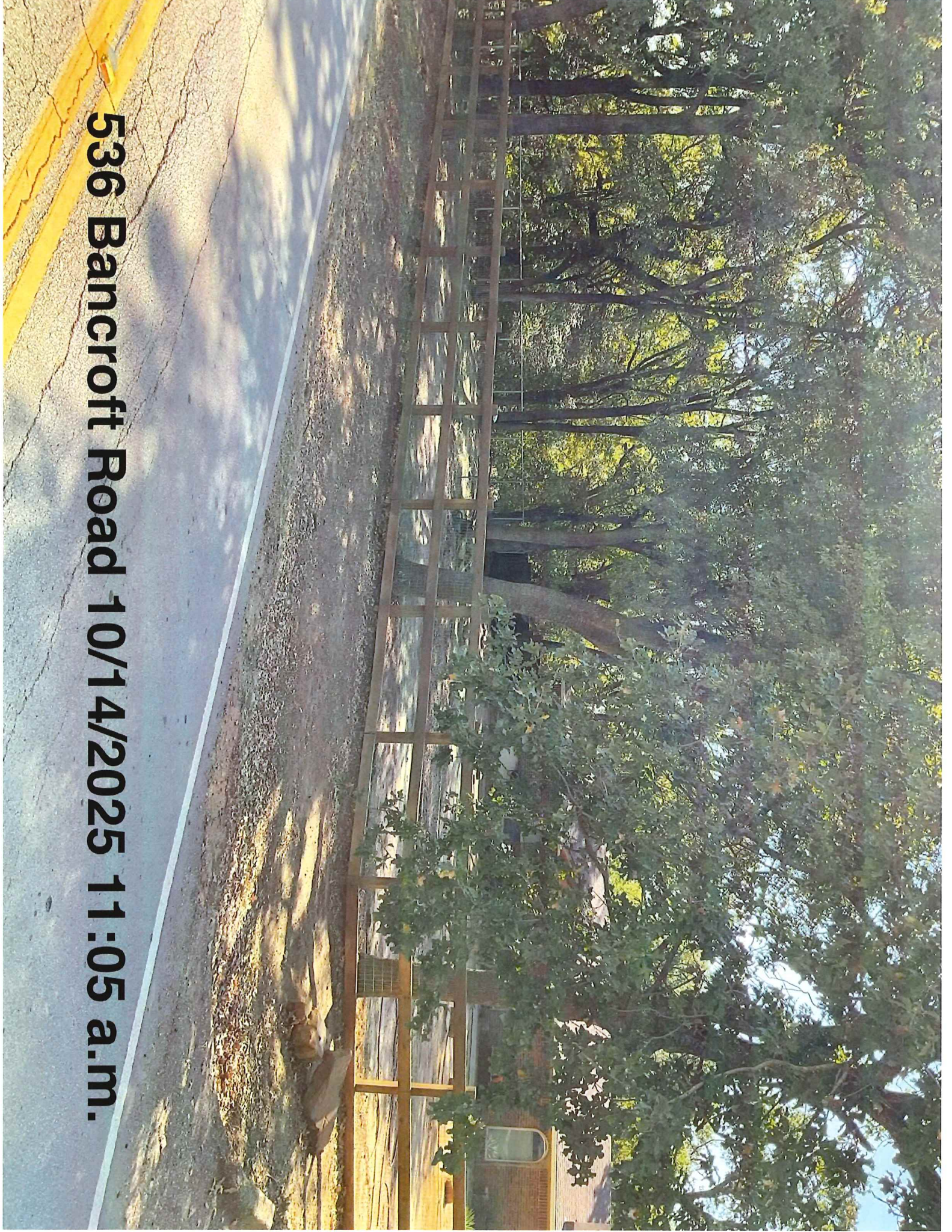




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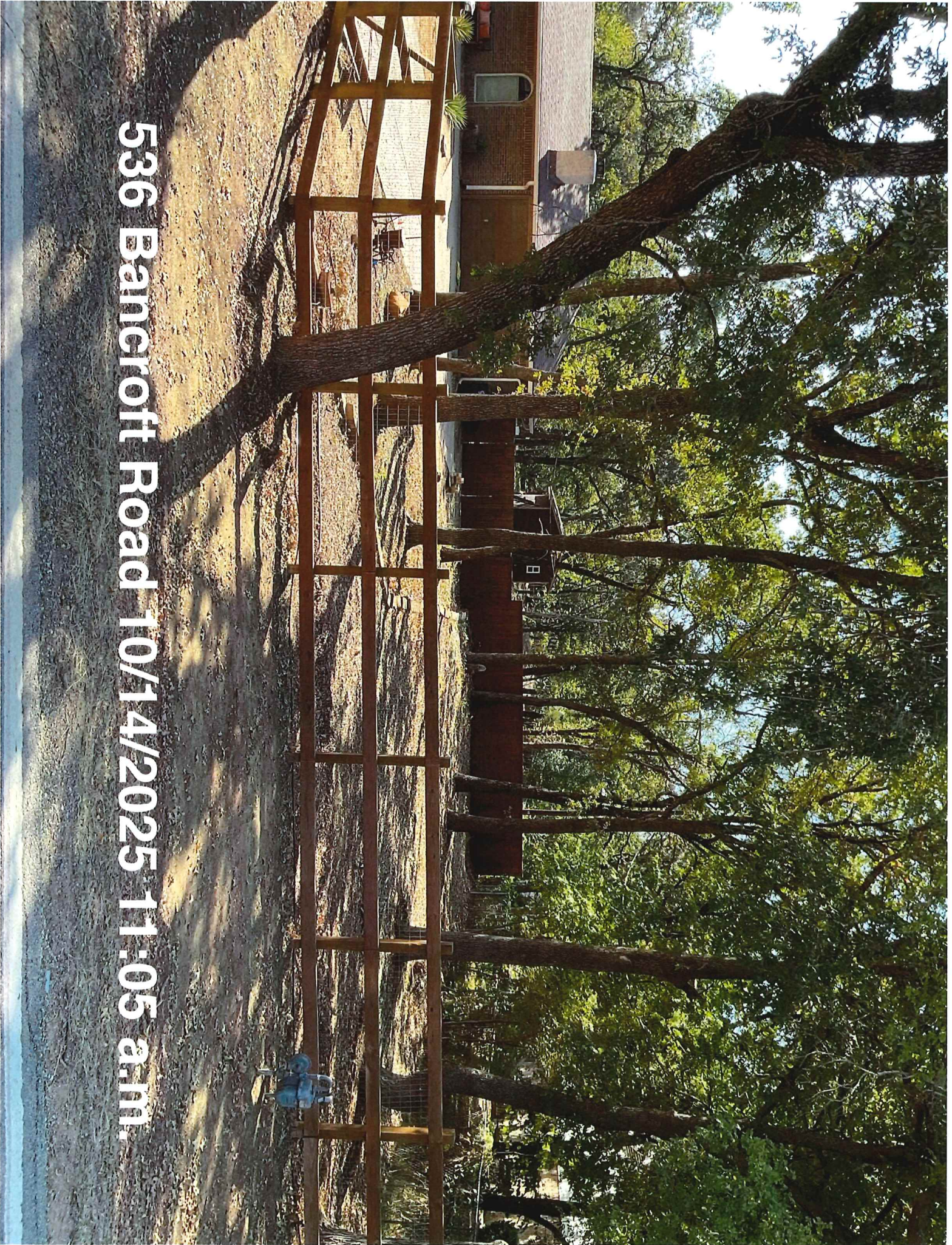
536 Bancroft Road 10/14/2025 11:05 a.m.



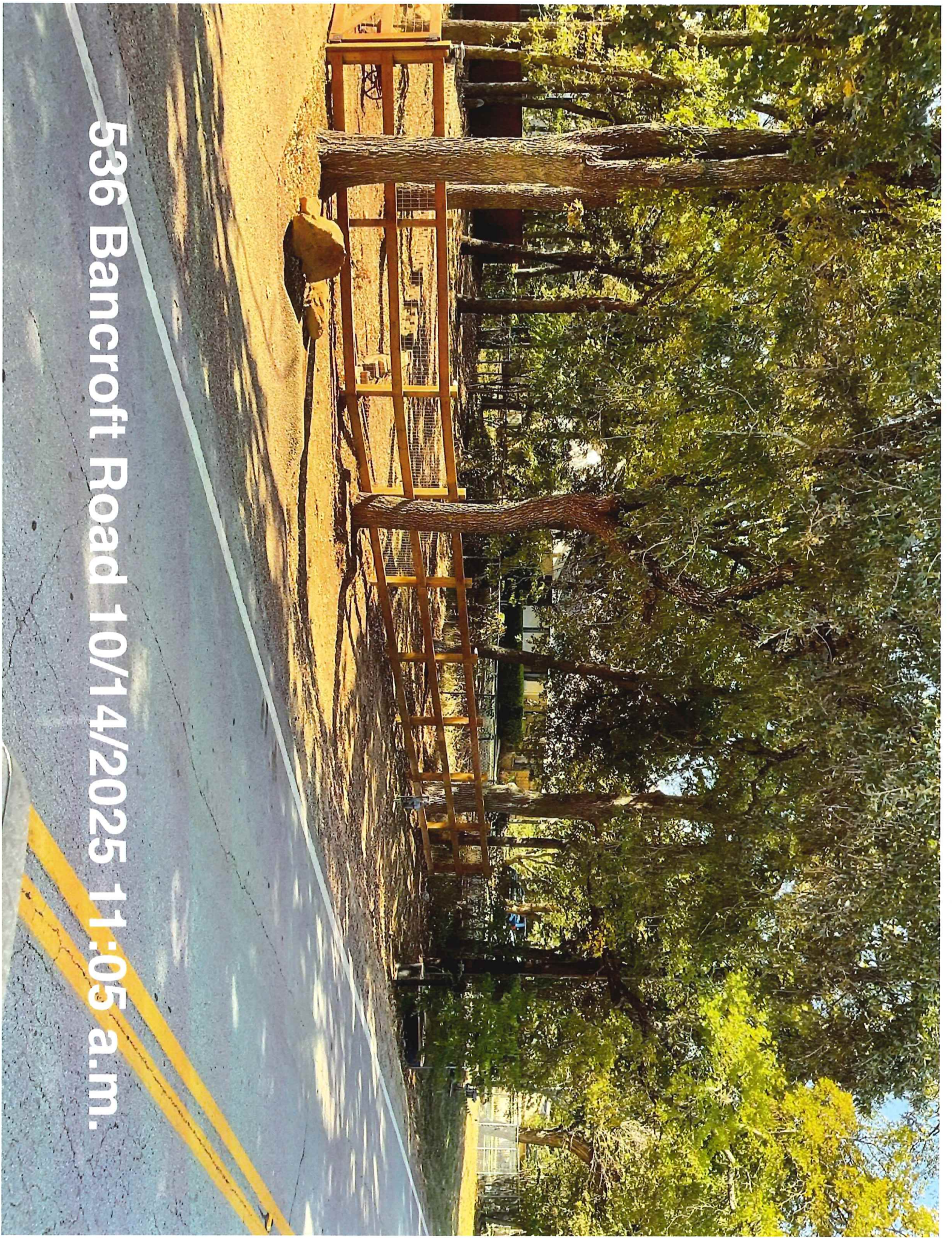


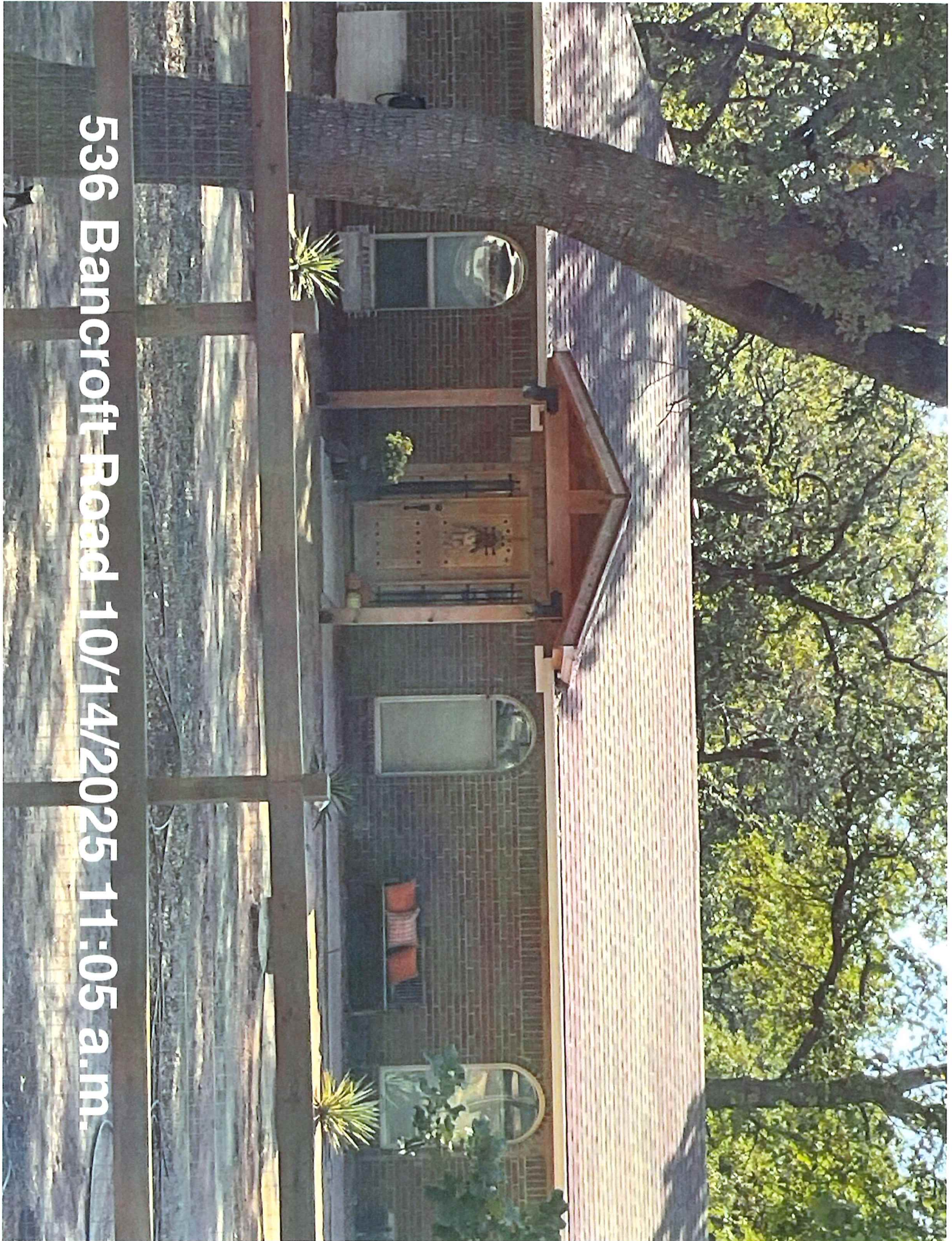
536 Bancroft Road 10/14/2025 11:05 a.m.

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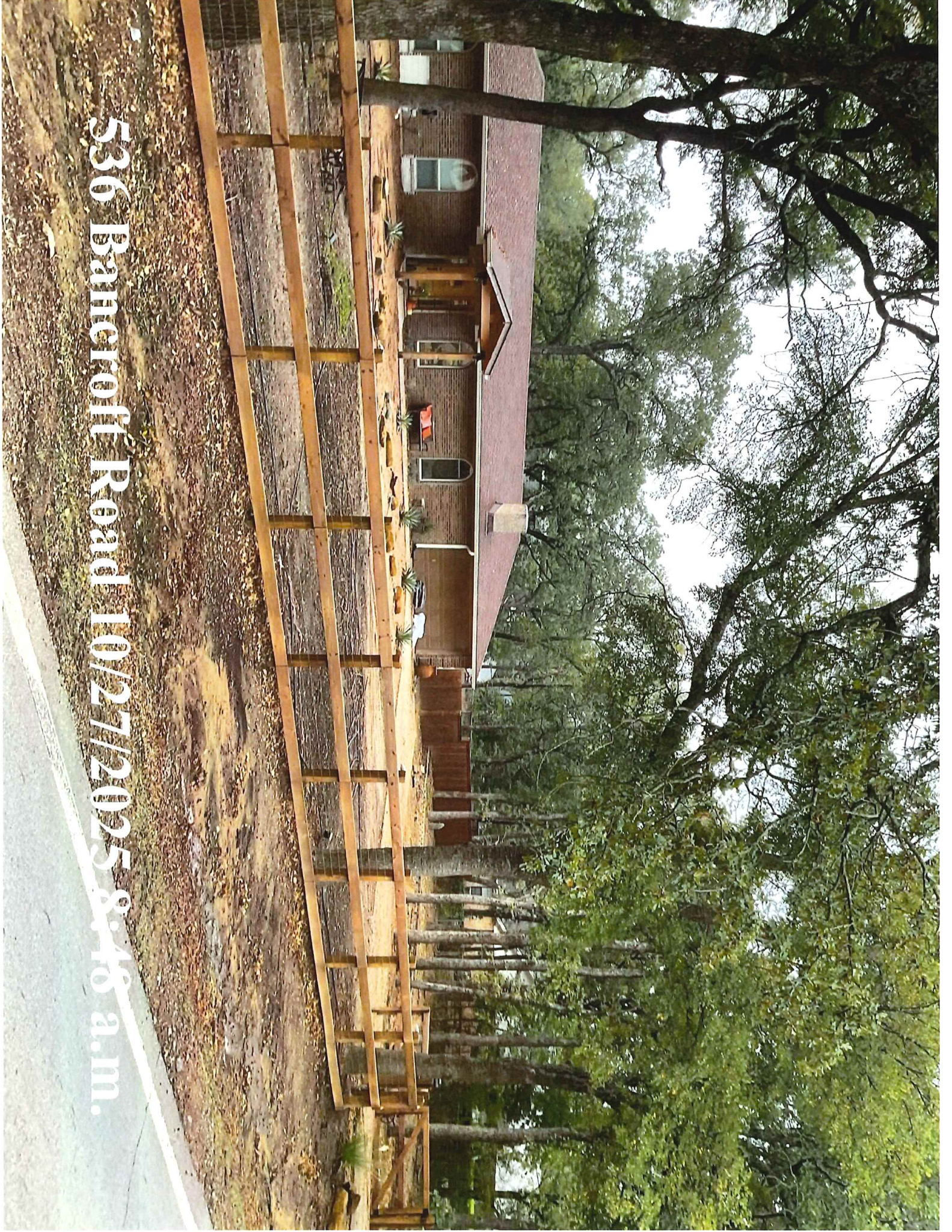
536 Bancroft Road 10/14/2025 11:05 a.m.



536 Bancroft Road 10/27/2025 8:48 a.m.



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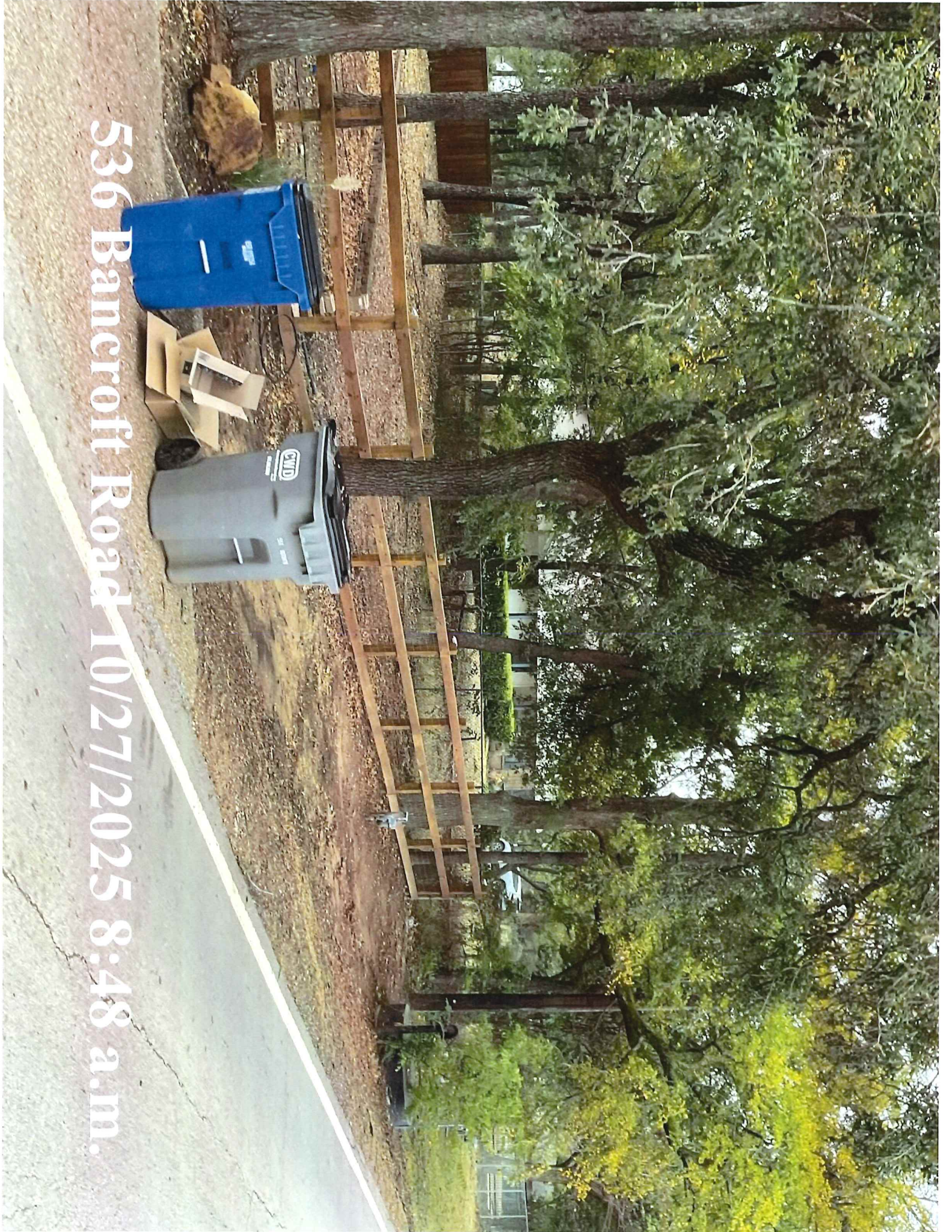
536 Bancroft Road 10/27/2025 8:48 a.m.



536 Bancroft Road 10/27/2025 8:48 a.m.



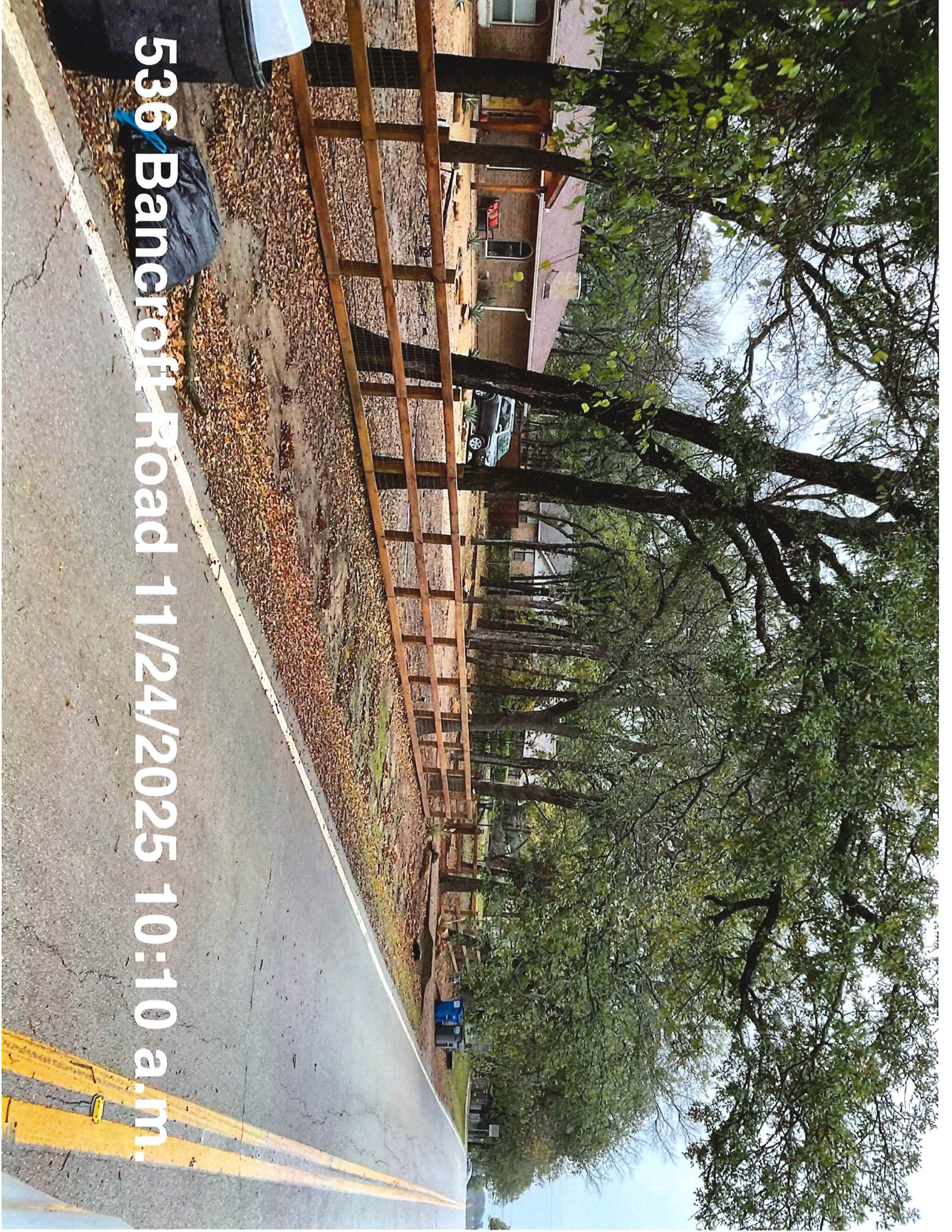
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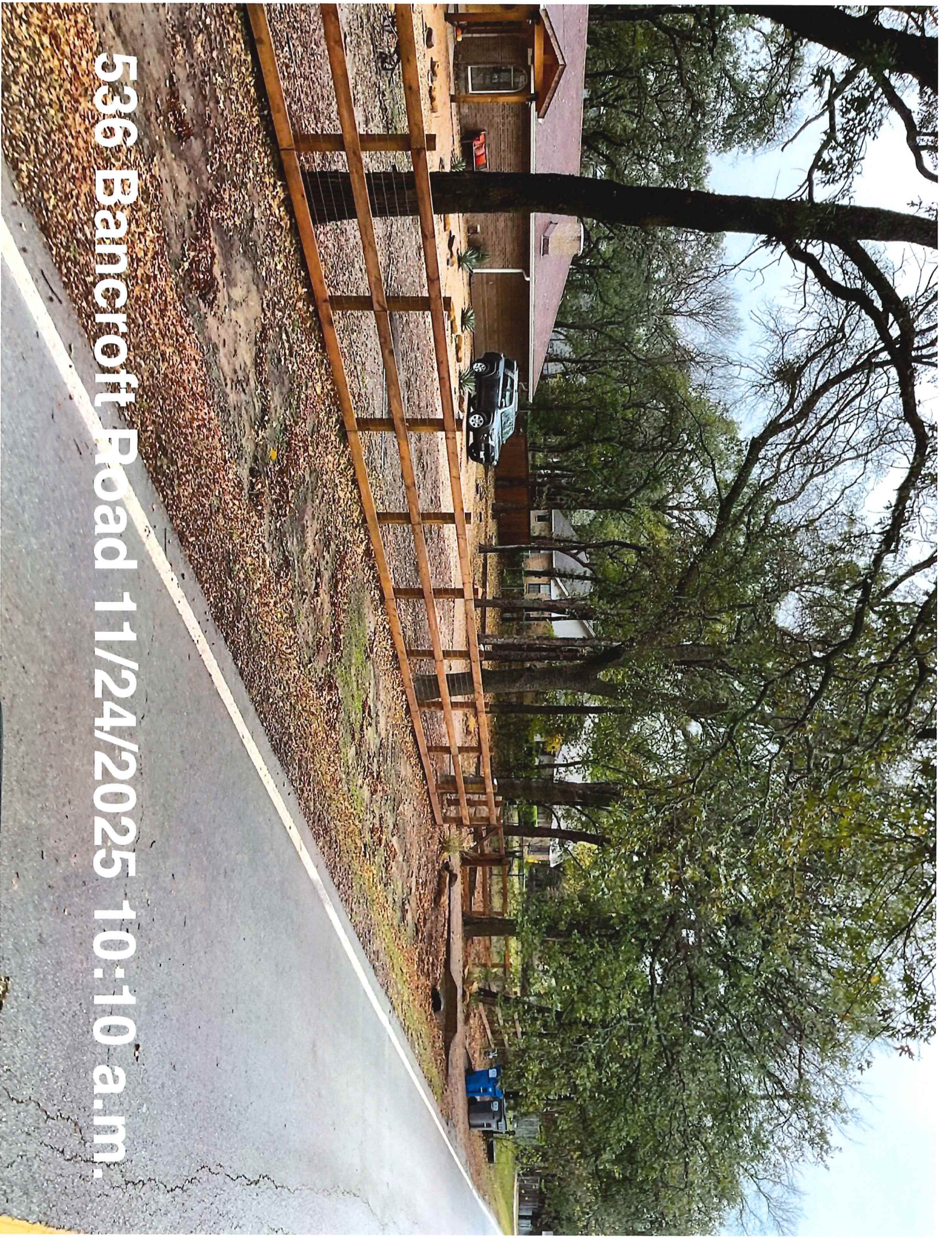
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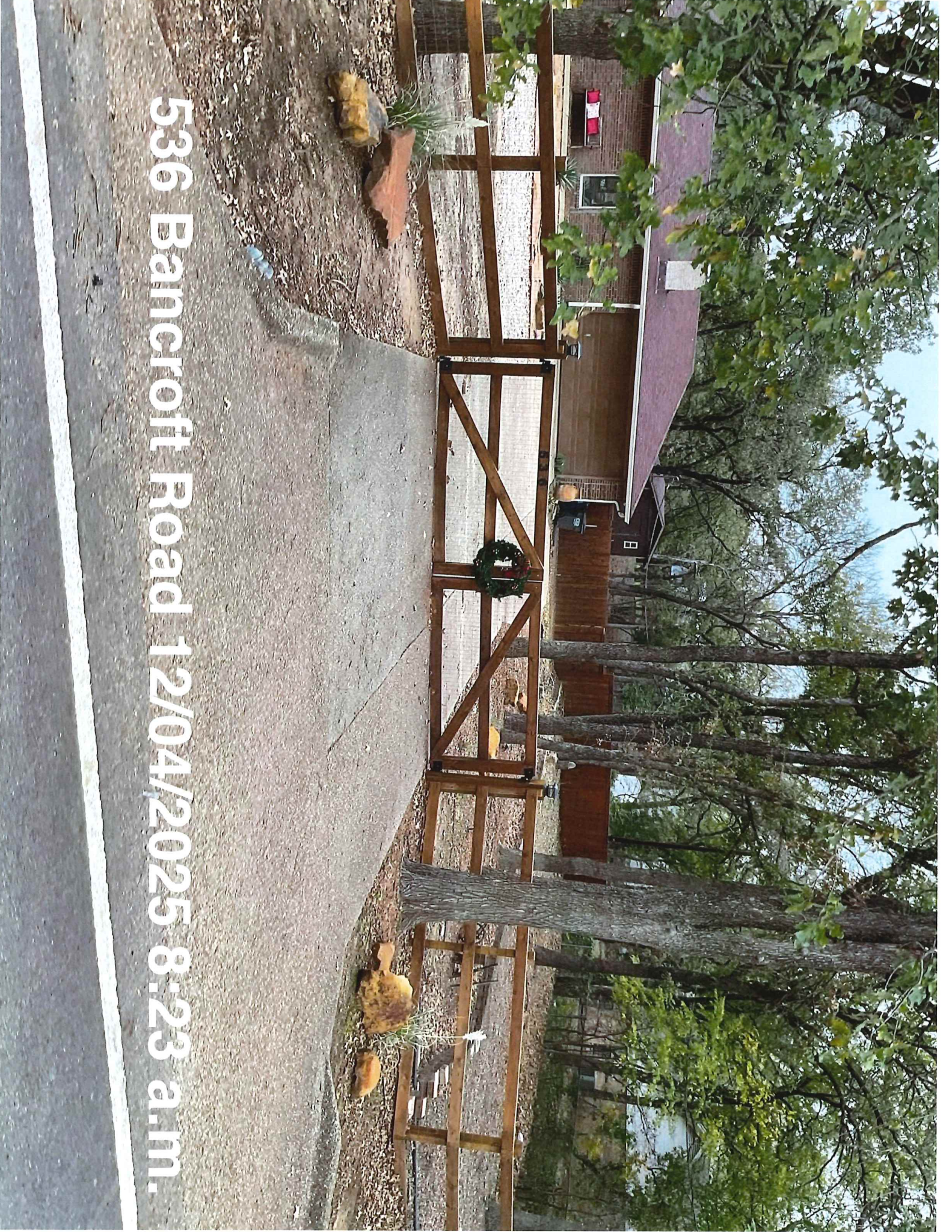
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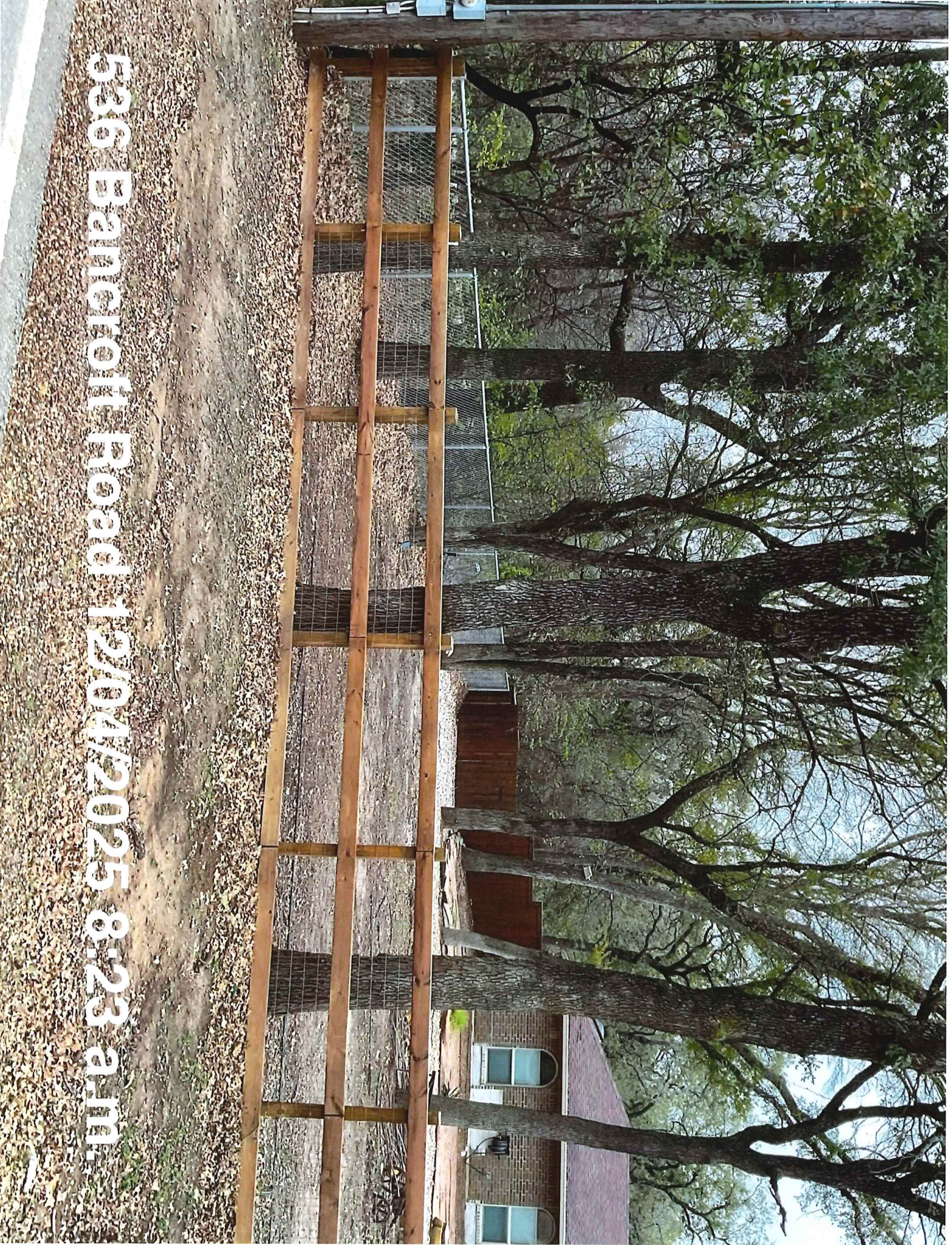
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536 Bancroft Road 12/04/2025 8:23 a.m.



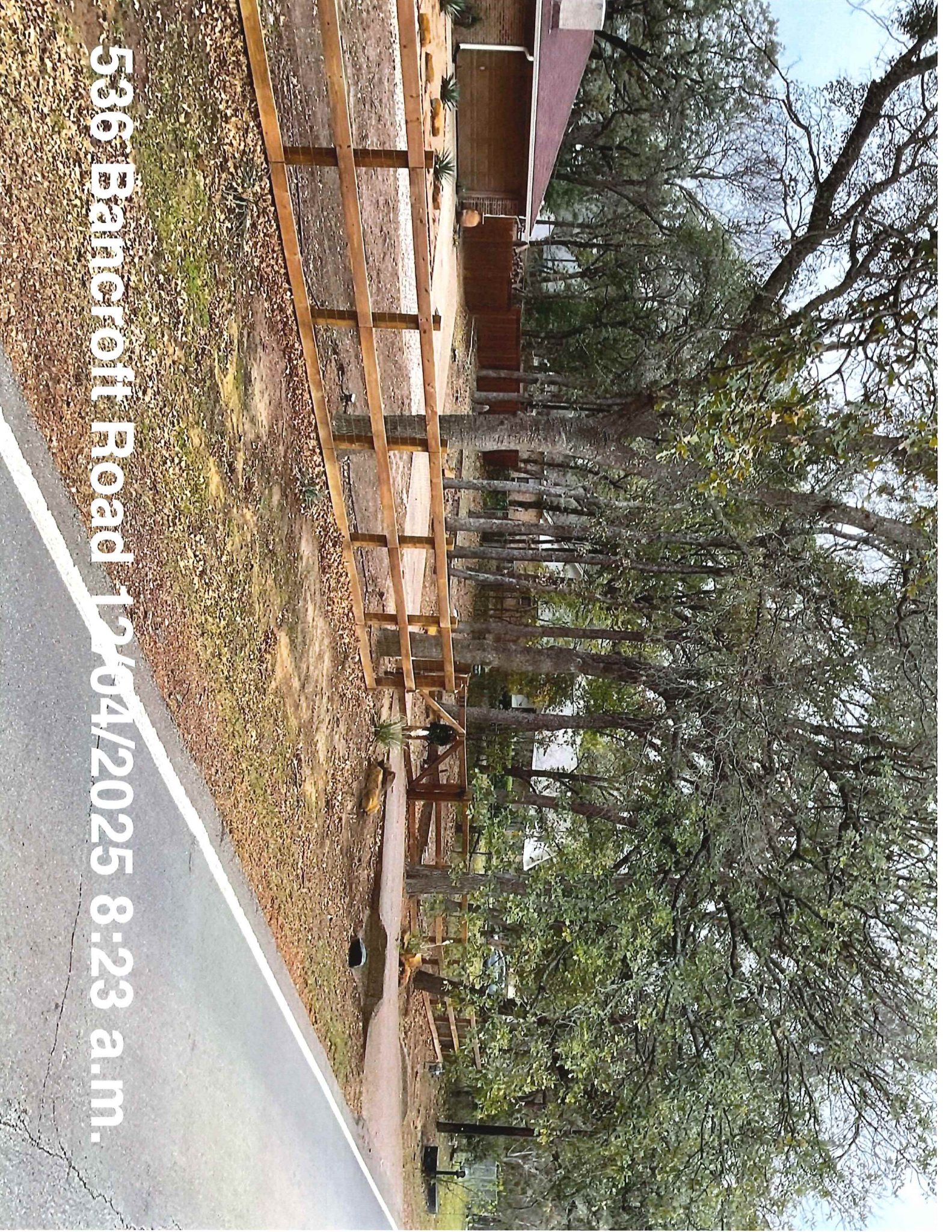
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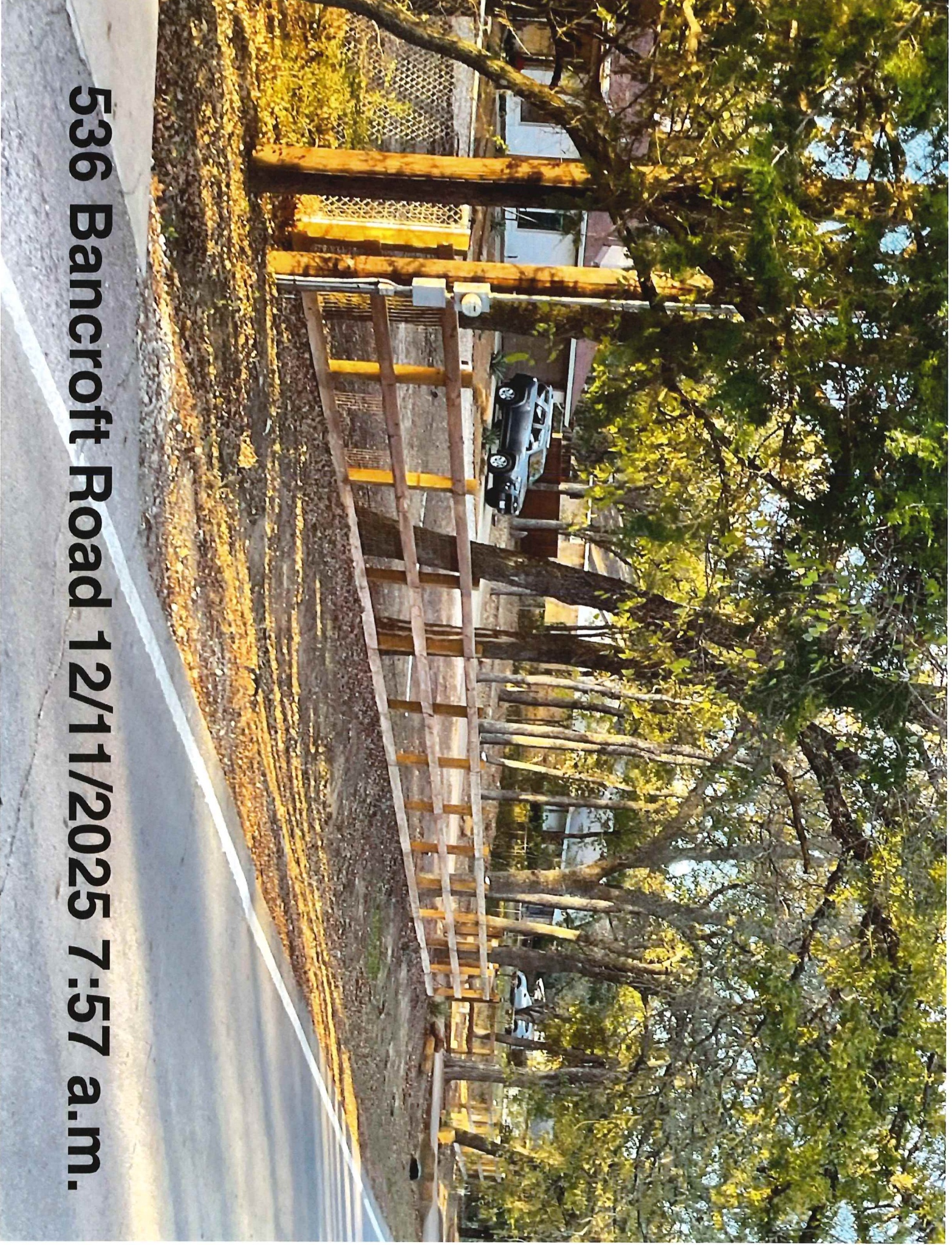
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536 Bancroft Road 12/04/2025 8:23 a.m.

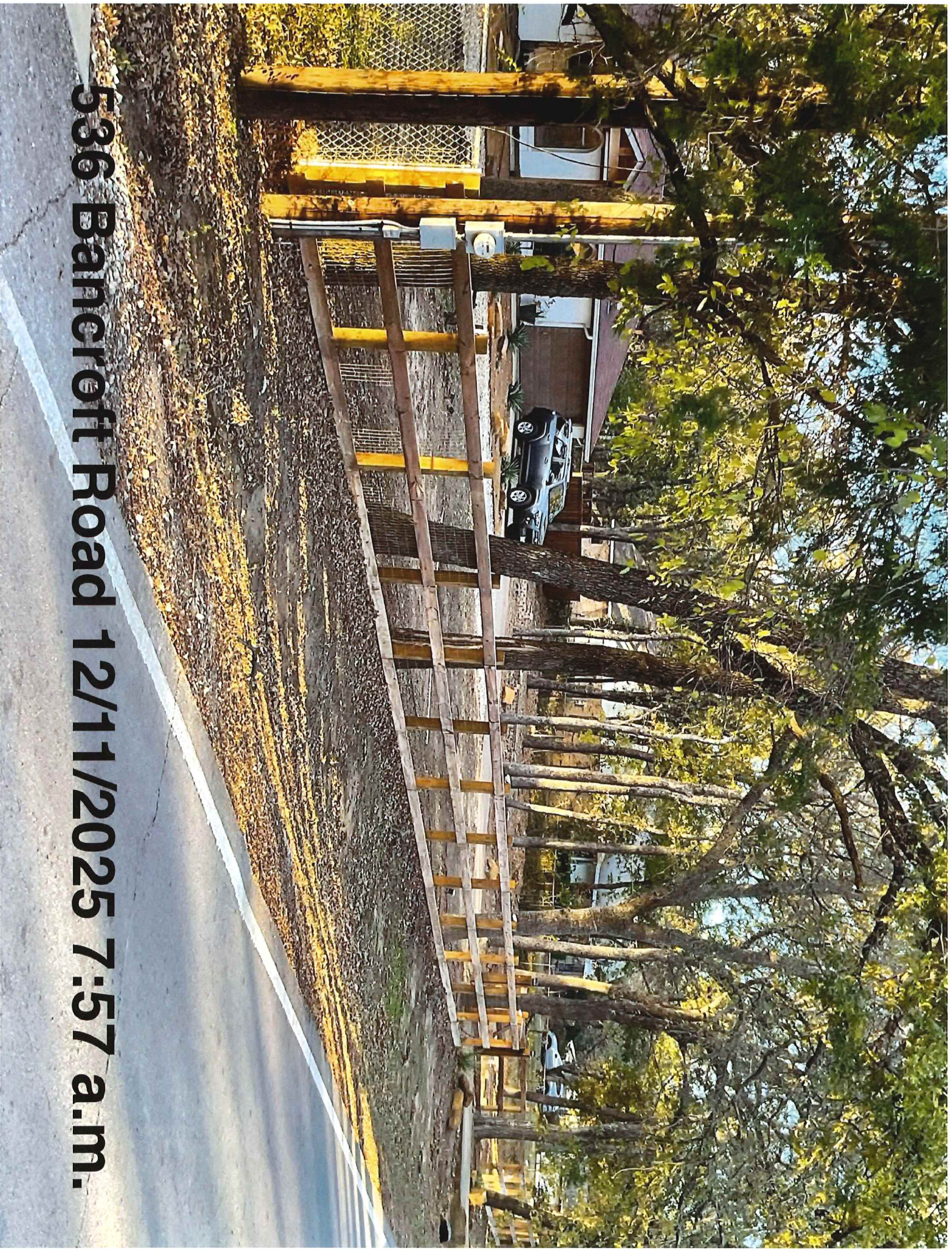


536 Bancroft Road 12/04/2025 8:23 a.m.





536 Bancroft Road 12/11/2025 7:57 a.m.

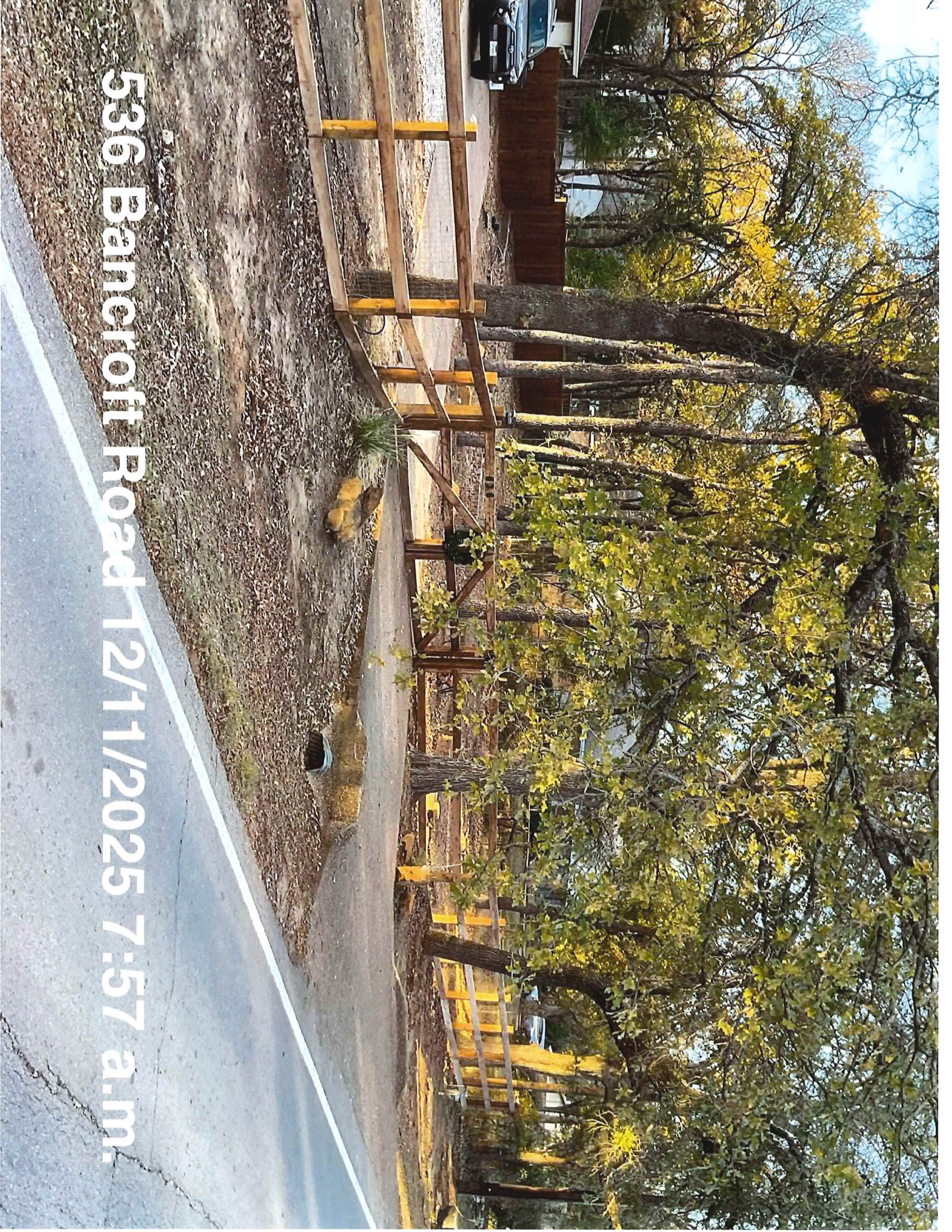


536 Bancroft Road 12/11/2025 7:57 a.m.



536 Bamcroft Road 12/11/2025 7:57 a.m.

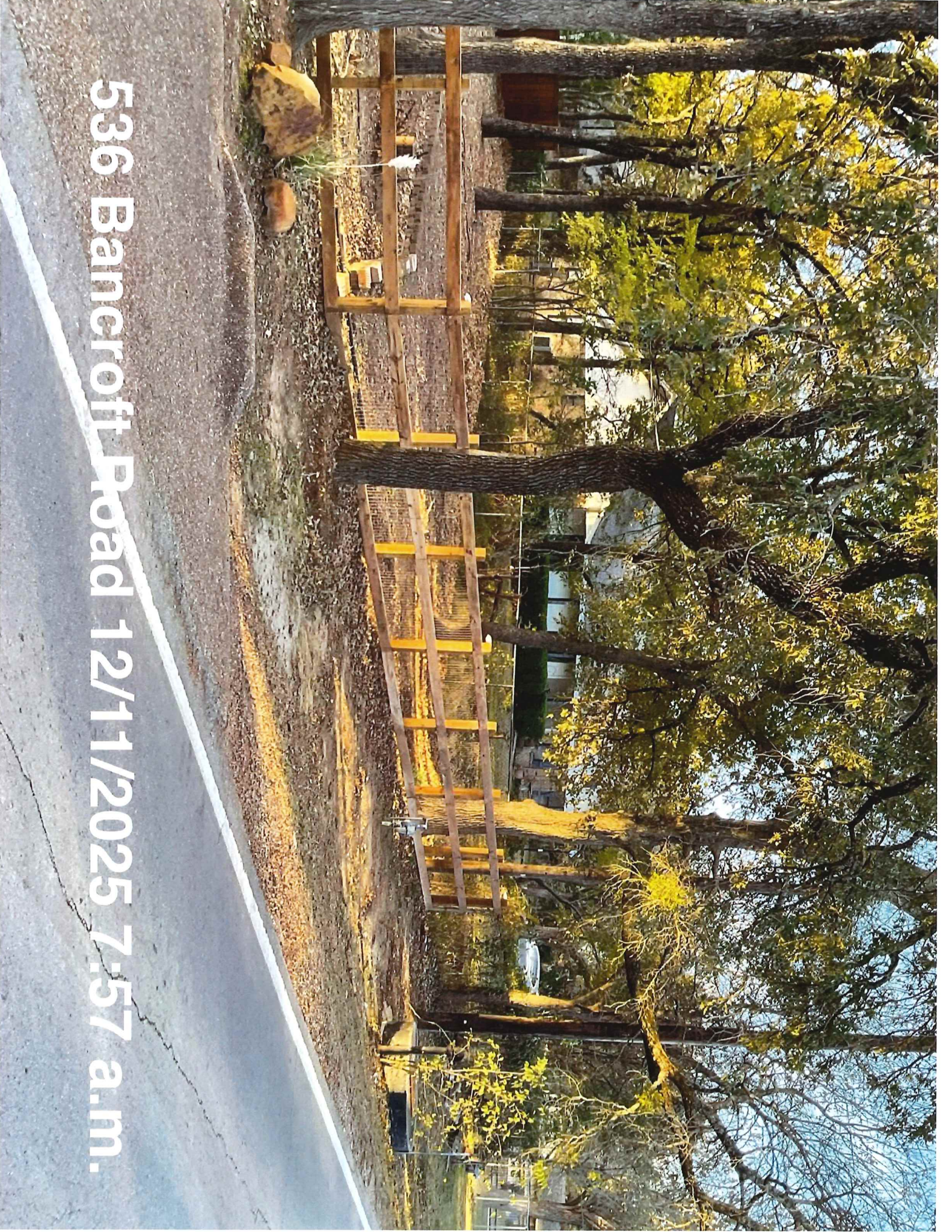
536 Bancroft Road 12/11/2025 7:57 a.m.



536 Bancroft Road 12/11/2025 7:57 a.m.



536 Bancroft Road 12/11/2025 7:57 a.m.





City of Keller
 1100 Bear Creek Parkway
 Keller, TX 76248

<h1>Violation Notice</h1>	Case Number: CODE-2508-0551
	Case Type: Code Enforcement
	Date Case Established: 08/22/2025
Compliance Deadline: 10/14/2025	

Owner: CARLOS VELEZ CONTY & NORMA BAEZ CABAN

Mailing Address

CARLOS VELEZ CONTY & NORMA BAEZ CABAN
 536 BANCROFT RD
 KELLER, TX 76248

Notice of Violation for the following location:

Address	Parcel
536 BANCROFT RD KELLER, TX 76248	05808227

PLEASE NOTE: All current owners and tenants associated with this property will receive this notice. Questions? Please contact City of Keller Code Compliance at codecompliance@cityofkeller.com or 817-743-4111.

Additional Information

Certified Receipt Number: 9589 0710 5270 2680 2707 49
Signature Number: 9590 9402 9622 5121 7521 87

<p>Violation: Part III UDC Art. 9 Sec. 9.07 (3) (a),(b),(c) - Requirements for Drive Gates</p> <p>Requirements for Drive Gates. Drive gates are permitted as follows: 3.All drive gates must adhere to the following criteria: a)Swinging drive gates must swing in towards the property and not out towards the street. Sliding gates may also be considered for a drive gate. b)All drive gates directly adjacent to a public street must be inset a minimum distance of twenty-five (25') from the edge of the curb or pavement, and c)All drive gates directly adjacent to a thoroughfare as shown on the Thoroughfare Plan must be inset for a minimum of fifty feet (50') from the edge of the curb or edge of pavement.</p> <p>Corrective Action: Please resolve, remove or abate within 10 days.</p> <p>Compliance Date: 10/14/2025</p>
--

To view your code case status, please visit us online at www.cityofkeller.com/css.

Sincerely,

Johnny Reyes
 Code Enforcement Officer III

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.
CERTIFIED MAIL®



9589 0710 5270 2680 2707 49
9589 0710 5270 2680 2707 49

JE CODE COMP

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

JE CODE COMP

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

CARLOS VELEZ CONTY & NORMA BAEZ CABAN
536 BANCROFT RD
KELLER, TX 76248

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
<input checked="" type="checkbox"/>	
B. Received by (Printed Name)	C. Date of Delivery

address different from item 1? Yes
or delivery address below: No

CARLOS VELEZ CONTY & NORMA BAEZ CABAN
536 BANCROFT RD
KELLER, TX 76248



9590 9402 9622 5121 7521 87

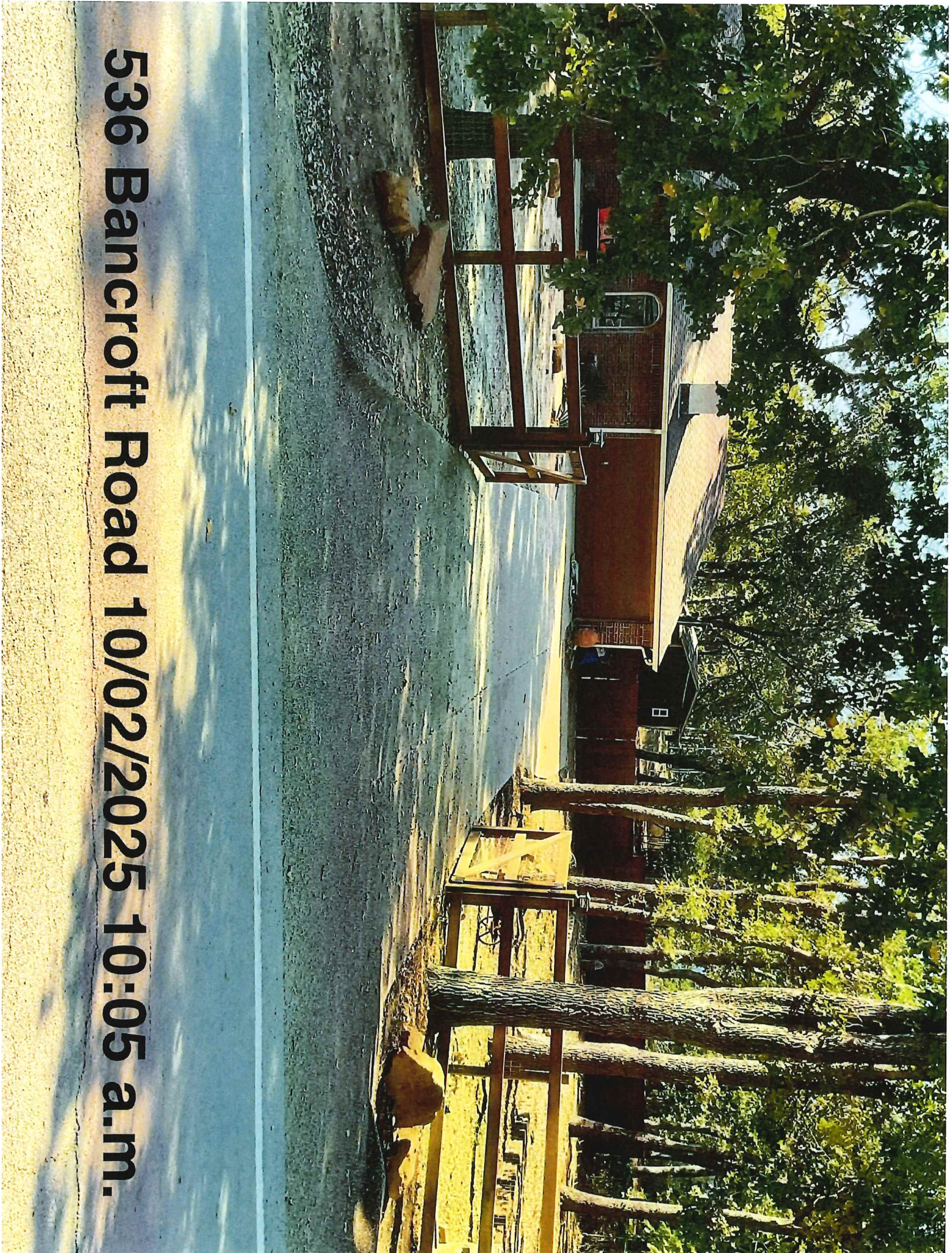
Article Number (Transfer from service label)
9589 0710 5270 2680 2707 49

3. Service Type	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature	<input checked="" type="checkbox"/> Registered Mail™
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail Restricted Delivery
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
Mail	
Mail Restricted Delivery	

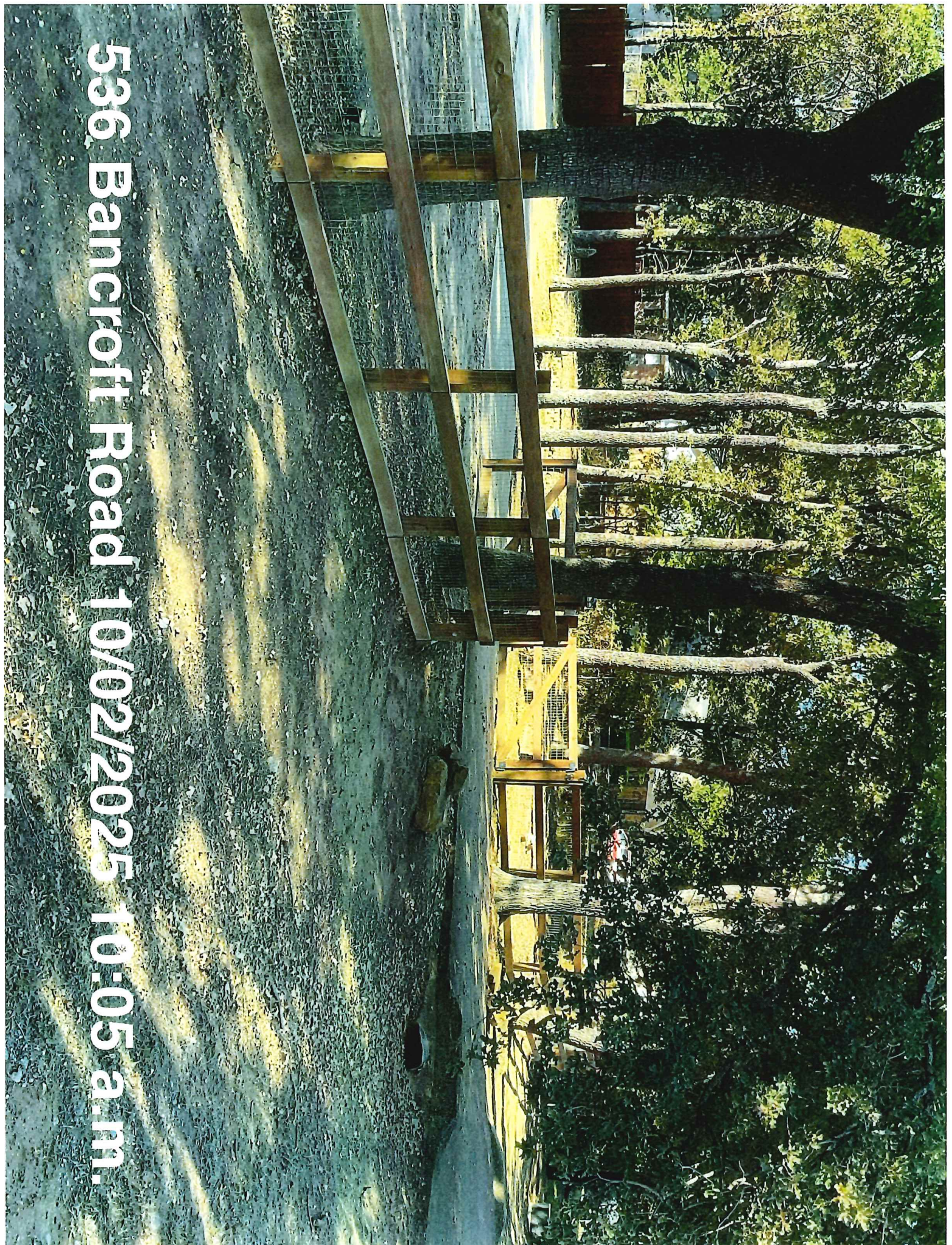
PS Form 3811, July 2020 PSN 7530-02-000-9053

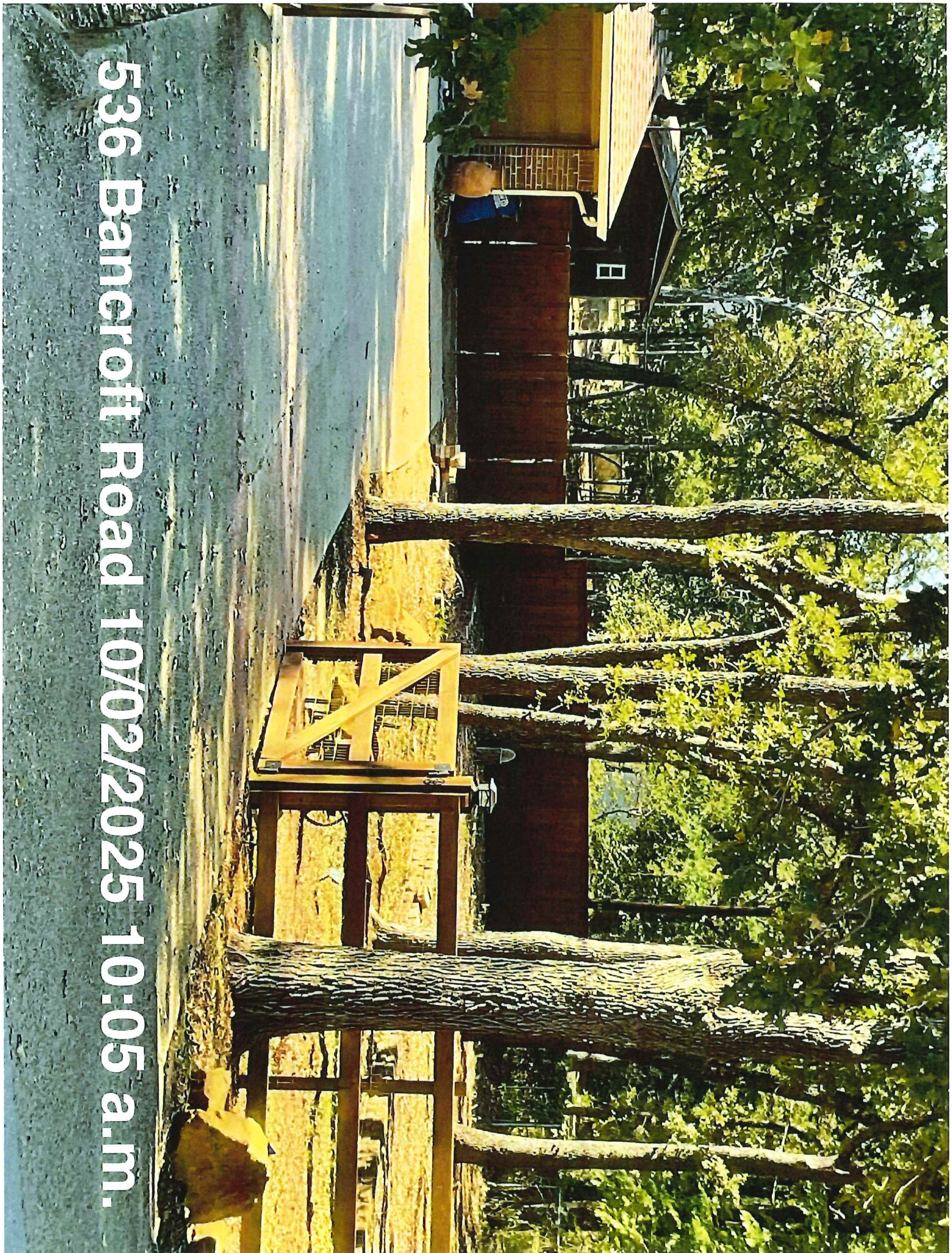
Domestic Return Receipt

536 Bancroft Road 10/02/2025 10:05 a.m.



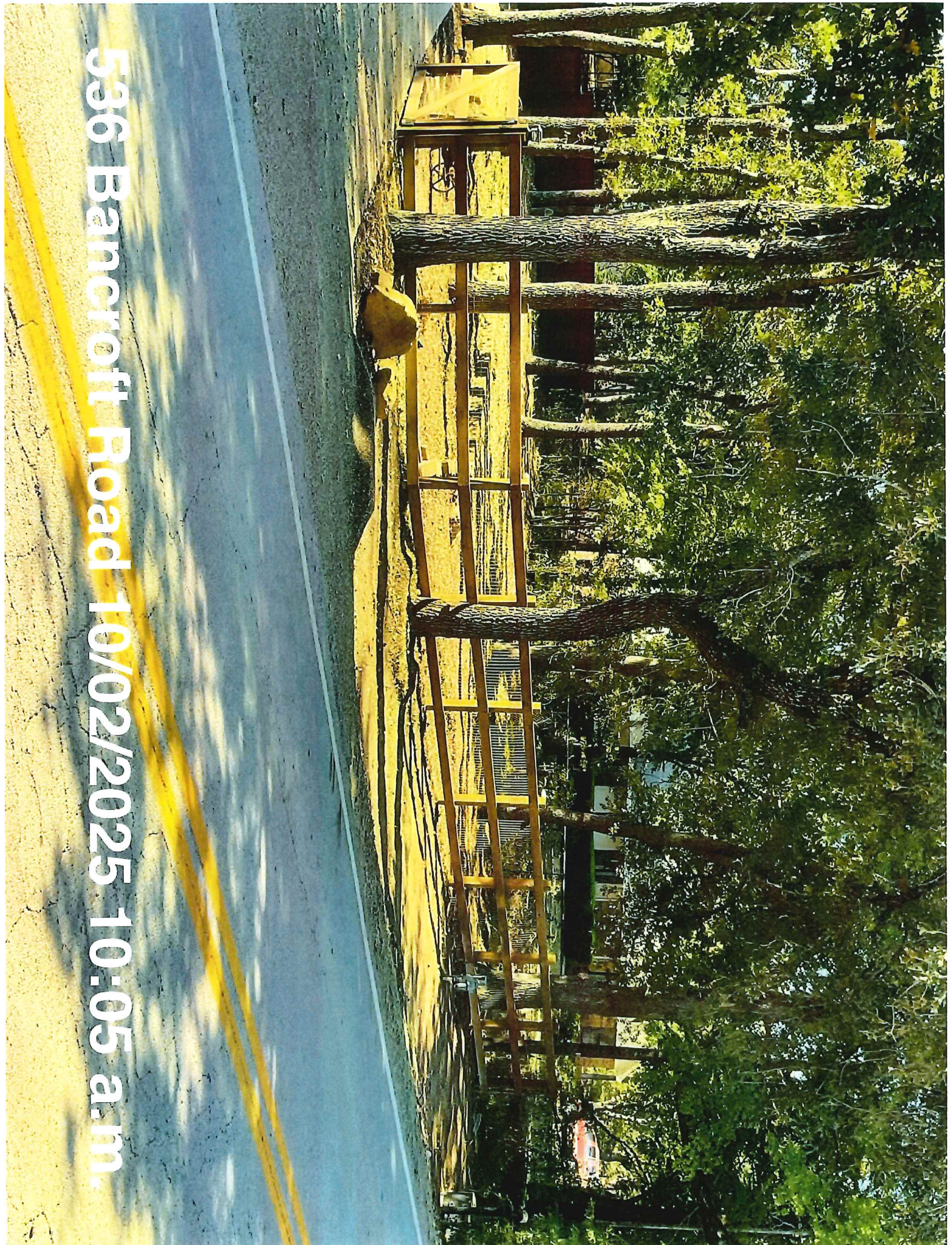
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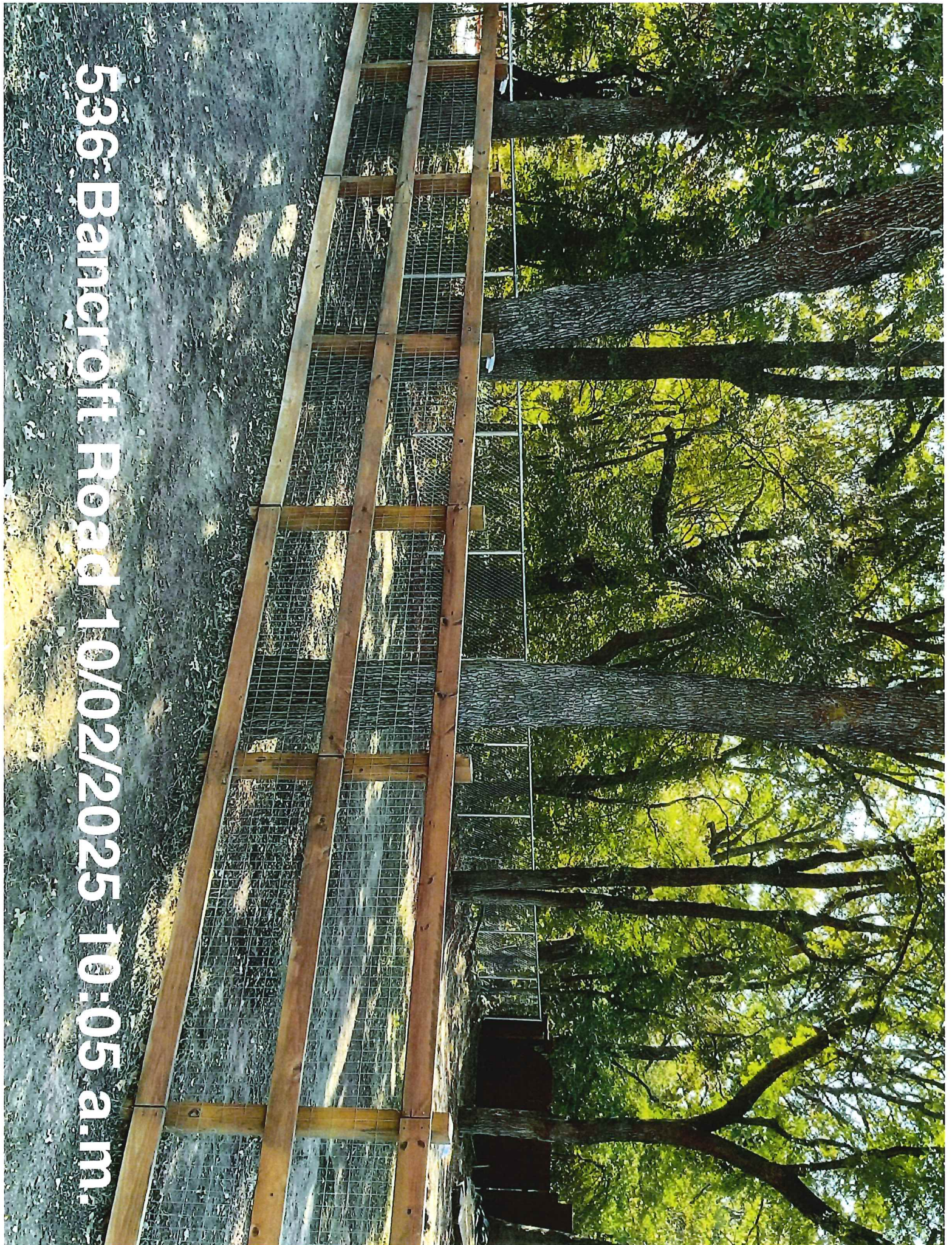




536 Baneroff Road 10/02/2025 10:05 a.m.

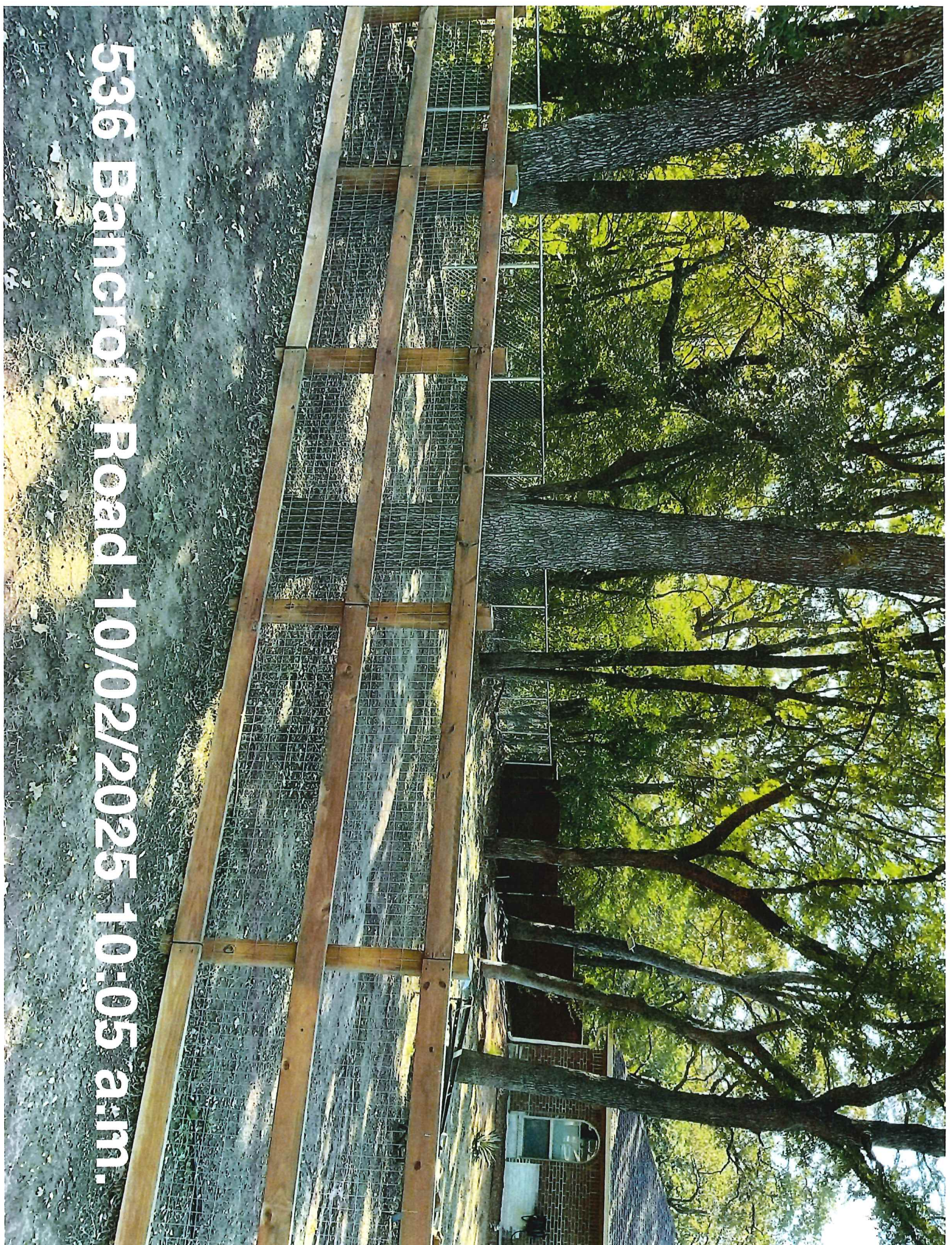
536 Bancroft Road 10/02/2025 10:05 a.m.





536 Bancroft Road 10/02/2025 10:05 a.m.

536 Bancroft Road 10/02/2025 10:05 a.m.





536 Bancroft Road 10/02/2025 10:05 a.m.



LOCATION

Address: [536 BANCROFT RD](#)
City: KELLER
Georeference: 44709-1-5B
Subdivision: VILLAGE MILL ADDITION
Neighborhood Code: 3W030Q

Latitude: 32.9486493666
Longitude: -97.2411056281
TAD Map: 2078-464
MAPSCO: TAR-023C



[Google Map](#) or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: VILLAGE MILL ADDITION Block
1 Lot 5B

Jurisdictions:

- CITY OF KELLER (013)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

Site Number: 05808227
Site Name: VILLAGE MILL ADDITION-1-5B
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,588
Percent Complete: 100%
Land Sqft^{*}: 32,670
Land Acres^{*}: 0.7500
Pool: Y

State Code: A

Year Built: 1986

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$501,175

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

VELEZ CONTY CARLOS
BAEZ CABAN NORMA I

Primary Owner Address:

536 BANCROFT RD
KELLER, TX 76248

Deed Date: 3/21/2024

Deed Volume:

Deed Page:

Instrument: [D224048732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANSON TOM	5/31/2005	D205168793	0000000	0000000
COBB REBECCA N	5/31/1994	00116160001800	0011616	0001800
COBB GARFIELD JR;COBB REBECCA	8/9/1985	00082710001596	0008271	0001596
BARRETT GLADYS;BARRETT JOHN D	6/14/1985	00082130001941	0008213	0001941
UTENS TAMARA	1/1/1985	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$147,009	\$300,000	\$447,009	\$447,009
2024	\$201,175	\$300,000	\$501,175	\$338,837
2023	\$146,162	\$300,000	\$446,162	\$308,034
2022	\$216,026	\$150,000	\$366,026	\$280,031
2021	\$148,160	\$150,000	\$298,160	\$254,574
2020	\$121,349	\$150,000	\$271,349	\$231,431

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.