

# AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JANUARY 16, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

(1) Approval of Minutes for the November 21, 2024 Historic Preservation Advisory (HPAB) meeting.

(IV) PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

(2) **H2025-001 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Deborah Wines on behalf of C. Sidney Johnston for the approval of a Certificate of Appropriateness (COA) for a fence for a *Medium Contributing Property* being a 0.16-acre parcel of land identified as Lot 2, Block 1, Patricia A. May Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 310 Williams Street, and take any action necessary.

(V) DISCUSSION ITEMS

*These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

(3) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 10, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
NOVEMBER 21, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Sarah Freed, Haydon Frasier, Ben Lewis, Steve Gaskin and Allison McNeely. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.

## II. OPEN FORUM

*This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

Chairman Miller opened the open forum and asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Miller closed the open forum.

## III. CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

1. Approval of Minutes for the September 19, 2024 Historic Preservation Advisory (HPAB) meeting.

Board Member Freed made a motion to approve the Consent Agenda. Board Member Lewis seconded the motion which passed by a vote of 7-0.

## IV. PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

### 2. **H2024-025 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for exterior alterations for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a Certificate of Appropriateness (COA) for exterior alterations for a Landmarked property. A bit of background for the property, the historic significance is for the architectural engineering. It was built in 1913 and has had multiple alterations over the year. The applicant had asked for the same request back in March and the applicant needed additional time however, the Historic Preservation Advisory Board (HPAB) ultimately denied the request. It was submitted again on August 8<sup>th</sup> and they had submitted a new request and was ultimately denied on September 19<sup>th</sup>. The HPAB wanted to see a quote for the stain glass windows which was not provided and a timeline of when that would be completed. With this new request they want to install 73 new windows and repair and replace all the stained-glass windows. Replace six (6) doors and repair the tower molding since there is damage. They're replacing all seventy-three (73) of the existing windows with plan glass vinyl windows. They have added a quote showing the timeline, as well as how the windows will look for each of them. The vinyl would not be characteristic to the time of that period therefore it would not appear to meet the guidelines for the Historic Preservation Advisory Board (HPAB). The quote for the stained-glass windows have changed a bit. They're still requesting to do it in phases. They're also requesting to do fiber glass doors and appear to be mid-century modern in design and are not characteristics of the Spanish mission style of the primary structure. Given this it does not appear to meet the guidelines for the HPAB. Lastly, for the molding they did provide the same quote and timeline for the mold and they did explain the materials to repair the molding and replace it would be a more modern material. This wouldn't be typical for the time period but they will be painting it to match the molding in terms of appearance. Given that it is a material that is different or typical from that time period it does not appear to meet the standards.

Annette Lall  
102 N. Fannin Street  
Rockwall, TX 75087

Mrs. Lall came forward and explained that she had requested this prior and was asked to bring a timeline for the stained-glass windows. Explained that the look will be the same and will look like the original doors.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.

65 Heath Jackson  
66 413 Cattle Barron Drive  
67 Heath, TX 75032  
68

69 Mr. Jackson came forward and explained how they would install the product.  
70

71 Board member Frasier asked if the windows will look the same on the outside.  
72

73 Chairman Miller asked if anyone else wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed the  
74 public hearing and brought the item back for discussion or action.  
75

76 Director of Planning and Zoning Ryan Miller explained that any changes would have to be reported to the National Registry as well as Texas  
77 Historical Commission.  
78

79 Board member Gaskin asked if they would allow vinyl.  
80

81 Director of Planning and Zoning Ryan Miller mentioned it could impact their designation on the National Registry.  
82

83 Chairman Miller denied H2024- and Board member Freed seconded the motion which was denied by a vote of 7-0.  
84

85 V. DISCUSSION ITEMS  
86

87 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*  
88 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*  
89 *these items are considered for action by the Historic Preservation Advisory Board.*  
90

91 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
92

93 VI. ADJOURNMENT  
94

95 Chairman Miller adjourned the meeting at 6:21PM  
96

97 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_ DAY  
98 OF \_\_\_\_\_ 2024.  
99

100  
101 \_\_\_\_\_  
102 TIFFANY MILLER, CHAIRMAN  
103

104  
105 \_\_\_\_\_  
106 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
107  
108



# CITY OF ROCKWALL

## HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Historic Preservation Advisory Board  
**DATE:** January 16, 2025  
**APPLICANT:** Deborah C. Wines  
**CASE NUMBER:** H2025-001; *Certificate of Appropriateness (COA) for 310 Williams Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Deborah Wines on behalf of C. Sidney Johnston for the approval of a Certificate of Appropriateness (COA) for a fence for a *Medium Contributing Property* being a 0.16-acre parcel of land identified as Lot 2, Block 1, Patricia A. May Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 310 Williams Street, and take any action necessary.

### BACKGROUND

The 1,916 SF single-family home -- *situated on the subject property at 310 Williams Street* -- was constructed circa 1915 utilizing the *Craftsman* architectural style according to the 2017 *Historic Resource Survey*. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations to the home. In this case, the house has replaced doors, windows, and some exterior wall materials. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezone from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: AUGUST 10, 2012

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of constructing a fence on the south and west property lines of the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 310 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.7096-acre parcel of land (*i.e. 501 Kernodle Street*) that is developed with a *High-Contributing* single-family home. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.61-acre parcel of land (i.e. 308 Williams Street) developed with a single-family home. This property is classified as *Non-Contributing* and is zoned Single-Family 7 (SF-7) District. Beyond this is a public park (i.e. Lofland Park) owned by the City of Rockwall. South of this are two (2) parcels of land (i.e. 403 & 405 E. Kaufman Street) which are currently vacant. Beyond this is the boundary for the City of Rockwall's Historic District.

East: Directly east of the subject property is Kernodle Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) parcels of land (i.e. 402, 406, 502, 504, 510, & 602 Williams Street) developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Clark Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.61-acre parcel of land (i.e. 308 Williams Street) developed with a single-family home. This property is classified as *Non-Contributing*. Beyond this are two (2) parcels of land (i.e. 304 & 306 Williams Street) developed with single-family homes and classified as *Medium Contributing* properties. All of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.66-acre parcel of land (i.e. 308 Fannin Street) developed with a restaurant (i.e. Wade's Landing) and classified as a *Non-Contributing* property. Beyond this is Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

### **CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of constructing a cedar fence along the south and west property lines. Currently, there is an existing fence along the east property line and along the front of the property; however, there is not a fence dividing the subject property and the neighboring property. The applicant has indicated that the proposed fence will be matching the existing wooden fence. The current fence is shown below in Figure 1 and the layout of the proposed fence is outlined in the site plan depicted in Figure 2.



FIGURE 1: CURRENT FENCE ON SUBJECT PROPERTY.

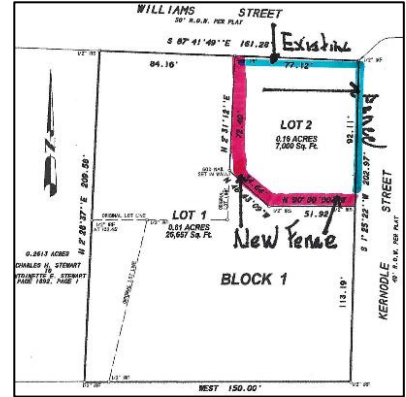


FIGURE 2: FENCE LOCATION

### **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure

on the lot.” According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner.” In this case, the applicant is requesting to construct a wooden fence which is permitted within a Single-Family 7 (SF-7) District. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the applicant’s scope of work (*i.e. construction of a fence*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

## **NOTIFICATIONS**

On January 2, 2025, staff mailed 20 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant’s request.

## **CONDITIONS OF APPROVAL**

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

### APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 310 Williams Street, Rockwall TX  
 SUBDIVISION Patricia A. MAP Addition LOT 2 BLOCK 1

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT?  YES  NO  
 APPLICANT(S) IS/ARE:  OWNER  TENANT  NON-PROFIT  RESIDENT  
 CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.  OTHER, SPECIFY: Power of Attorney

OWNER(S) NAME Deborah C. Wines  
 ADDRESS 310 Williams Street  
Rockwall TX 75087  
 PHONE \_\_\_\_\_  
 E-MAIL \_\_\_\_\_

APPLICANT(S) NAME C. Sidney Johnston  
 ADDRESS 7025 Spanish Oaks Drive  
North Richland Hills TX  
 PHONE 817-313-9857  
 E-MAIL Sid.Johnston@FmcFoundatio  
n.org

## SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:  EXTERIOR ALTERATION  NEW CONSTRUCTION  ADDITION  DEMOLITION  
 RELOCATIONS  OTHER, SPECIFY: Fence

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ Unknown

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

Construction of fence on South and West side of property where no fence exists.

## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

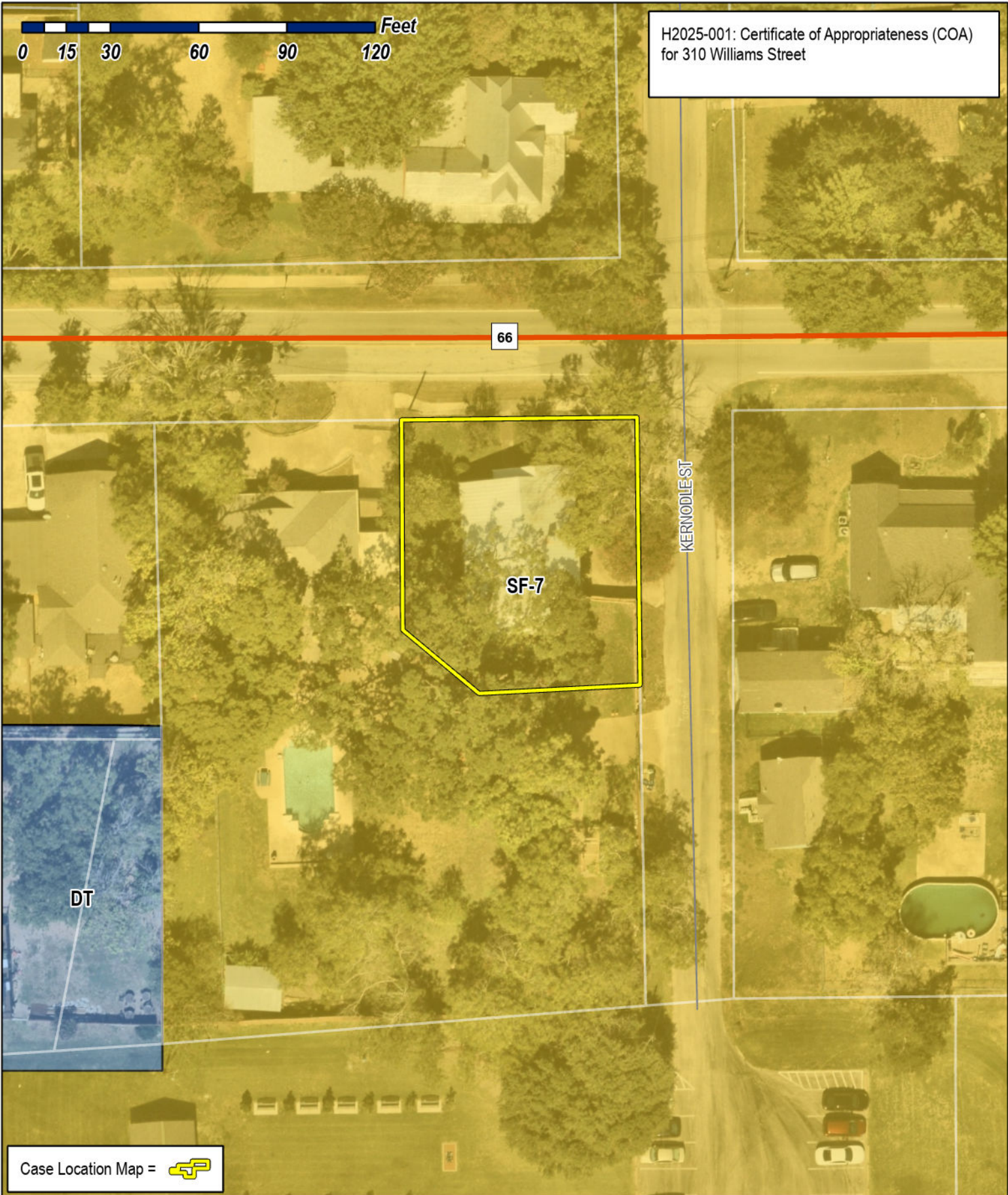
OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

C. Sidney Johnston  
POA Deborah C. Wines



H2025-001: Certificate of Appropriateness (COA)  
for 310 Williams Street



Case Location Map =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



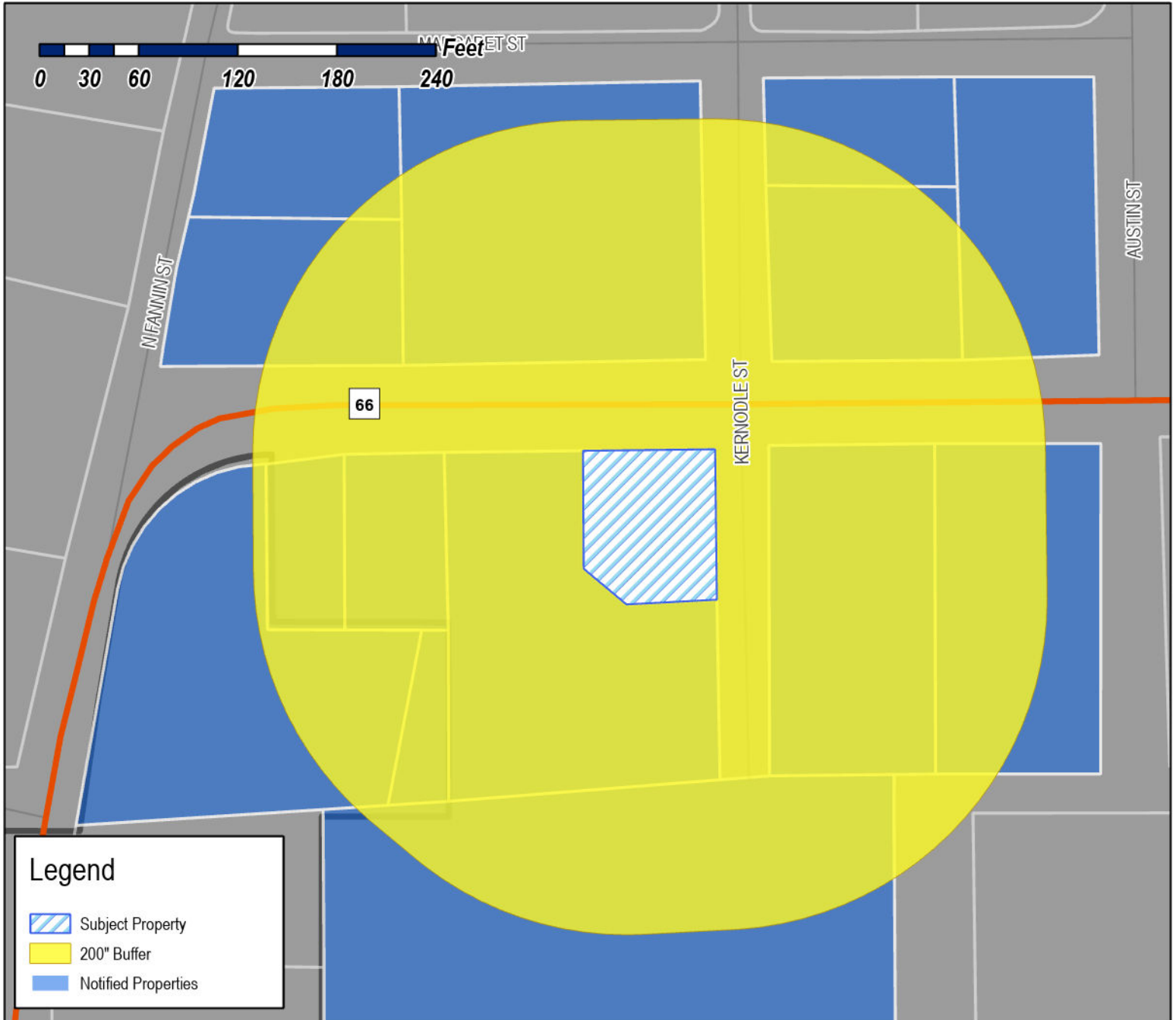




# City of Rockwall

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**Case Number:** H2025-001  
**Case Name:** Certificate of Appropriateness (COA) for a Medium Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 310 Williams Street

**Date Saved:** 1/2/2025

For Questions on this Case Call: (972) 771-7745



HILLTOP ESCAPES INC  
2234 RANDAS WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

RESIDENT  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN  
306 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST  
DEBORAH C WINES - TRUSTEE  
308 WILLIAMS ST  
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST  
PATRICIA A MAY - TRUSTEES  
308 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
310 WILLIAMS ST  
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE  
402 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
406 WILLIAMS ST  
ROCKWALL, TX 75087

CM FANNIN I LP  
4514 TRAVIS ST STE 326  
DALLAS, TX 75205

RESIDENT  
501 AUSTIN ST  
ROCKWALL, TX 75087

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K  
502 KERNODLE STREET  
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF  
TONI YEAGER, GUARDIAN  
504 PRESIDIO DR  
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH  
506 KERNODLE ST  
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC  
519 E I30 PMB 422  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

SHIPMAN CLAY  
742 RIDGE HOLLOW RD  
HEATH, TX 75032

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

**Case No. H2025-001: Certificate of Appropriateness (COA) for 310 Williams Street**

*Hold a public hearing to discuss and consider a request by Deborah Wines on behalf of C. Sidney Johnston for the approval of a Certificate of Appropriateness (COA) for a fence for a Medium Contributing Property being a 0.16-acre parcel of land identified as Lot 2, Block 1, Patricia A. May Addition, City of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 310 Williams Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, January 16, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, January 16, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

**Case No. H2025-001: Certificate of Appropriateness (COA) for 310 Williams Street**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

December 27, 2024

Ms. Bethany Ross, Planner  
Historic Preservation Advisory Board  
City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Being Lot 2, Block 1 of Patricia A. May Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 310 Map Records, Rockwall County, Texas  
Parcel I D: 4626-0001-0002-00-0R which currently has the address of:  
310 Williams Street  
Rockwall, Texas 75087

Dear Ms. Ross:

Attached is our application for a Certificate of Appropriateness (COA) related to the above property located in Rockwall, Texas, owned by my sister, Deborah C. Wines. As her Power of Attorney, I am submitting this application on her behalf. It is a medium contributing property in the Old Town Rockwall Historic District.

I understand the requirement to include a Site Plan, Survey, or Plot Plan with this application. I am enclosing a survey from August 2004; however, we are currently awaiting the completion of a new survey. I kindly request that you accept this application in the meantime, with the understanding that the new survey will be submitted as soon as it is available.

Since there is not a fence dividing the property, the proposed project involves building a fence along the west and south side of the property. There is an existing fence on the east side of the property, and a fence along the front of the property. The new fencing will match the material and appearance of this existing wooden fence. A photo of the current fence is included for your reference.

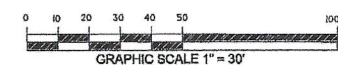
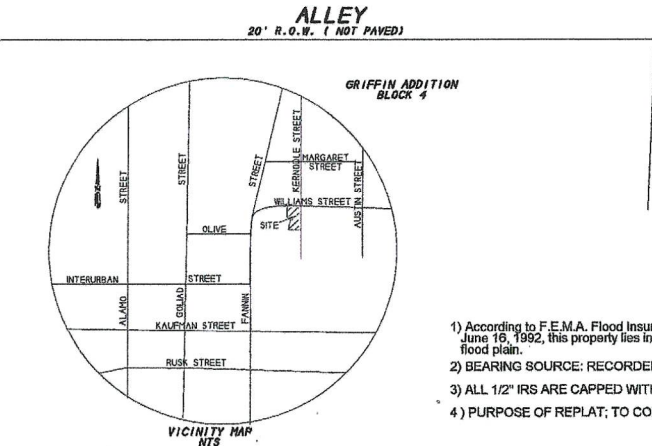
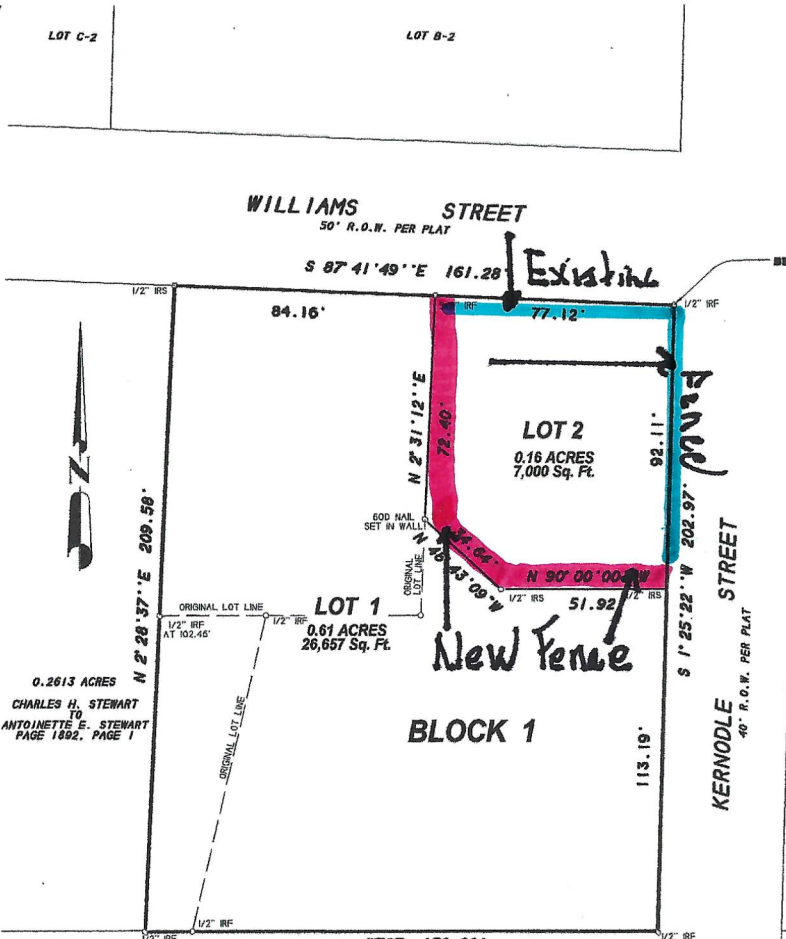
Thank you for your time and consideration of this request. Please let me know if you require any additional information or documentation to proceed with this application.

Sincerely,



C. Sidney Johnston  
Power of Attorney for Deborah C. Wines  
7025 Spanish Oaks Drive  
North Richland Hills, Tx 76182  
Email: [Sid.Johnston@fmcfoundation.org](mailto:Sid.Johnston@fmcfoundation.org)  
Mobile: 817.313.9857

Attachments: Application for COA  
Photo  
Power of Attorney



**OWNER'S CERTIFICATE**  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, PATRICIA A. MAY BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of FRANKLIN HALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume C, Slide 104 of the Plat Records of Rockwall County, Texas and being known as Lot C, and Lot B in Block 1, according to the Plat thereof Recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas, and being all of that tract of land being described in a Warranty deed from Frank D. Montana and wife Cynthia Montana to Patricia A. May, dated, September 15, 1999 and being recorded in Volume 1080, Page 280 of the Real Property Records of Rockwall County, Texas, and also being a part of that tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the intersection of the South right-of-way line of Williams Street and the West right-of-way line of Kernodle Street, at the Northeast corner of said Block 1;

THENCE S. 01°25'22"W. along the West right-of-way-line of Kernodle Street, a distance of 202.97' to a 1/2" iron rod found for corner;

THENCE WEST at a distance of 150.00 feet pass a 1/2" iron rod found for corner at the southeast corner of a tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas;

THENCE N. 02°28'37"E. at 102.46 feet pass a 1/2" iron rod found for corner at the Southwest corner of said Franklin Hall Addition, a distance of 209.58 feet to a 3/8" iron rod found for corner at the South right-of-way line of Williams Street;

THENCE S. 87°41'49"E. along said right-of-way, a distance of 161.28' to the POINT OF BEGINNING and containing 0.77 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as PATRICIA A. MAY ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water water courses, drains, easements and public places as shown on the plat and in consideration therefor expressed. I further certify that all other parties who have a mortgage of lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its electrical system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner of any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as a progress payment as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

**NOTES**

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PLAT.
- ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"
- PURPOSE OF REPLAT; TO COMBINE ADDITIONAL LAND INTO TWO LOTS

OWNER: PATRICIA A. MAY  
308 WILLIAMS STREET  
ROCKWALL, TEXAS 75087  
972-771-3693

**ROCKWALL SURVEYING COMPANY, Inc.**  
308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-6404 FAX (972) 772-6443

E-310

I further acknowledge that the dedications and/or exaction's made herein are proportion to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, I, my successors and assigns hereby waive any claim, damage, or cause of action that I may as a result of the dedication of exaction's made herein.

*Patricia A. May*  
PATRICIA A. MAY  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Patricia A. May*, known to me to be the person whose name is subscribed foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 27<sup>th</sup> day of May, 2003

*Janelle Lee Strickland*  
Janelle Lee Strickland  
Notary Public in and for the State of Texas  
My Commission Expires: February 16, 2004

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**SURVEYOR'S CERTIFICATE**  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Felty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Felty, III*  
Harold D. Felty, III  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL  
This instrument was acknowledged before me on the 27<sup>th</sup> day of May, 2003

By *Patricia A. May*  
Patricia A. May  
Notary Public in and for the State of Texas  
My Commission Expires: February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

*Ross L. Ramsey* 10 June 2003  
Ross L. Ramsey  
Planning and Zoning Commission  
Date

APPROVED

I hereby certify that the above and foregoing plat of PATRICIA A. MAY ADDITION an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 19 day of August, 2002

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 4<sup>th</sup> day of June, 2003

*Ed Deane*  
Ed Deane  
Mayor, City of Rockwall

*Norothy Brown*  
Norothy Brown  
City Secretary, City of Rockwall

*Chuck Sell* 6-4-03  
Chuck Sell  
CITY ENGINEER

**FINAL PLAT**  
**PATRICIA A. MAY ADDITION**  
A REPLAT OF FRANKLIN HALL ADDITION  
OUT OF  
THE  
B. F. BOYDSTUN  
ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

FILED FOR RECORDING  
ROCKWALL CO. TEXAS  
03 JUN 16 PM 2:00  
FAULSTICH BURNETT  
CO. CLERK  
NEP/rl

SEAL

SCALE 1" = 30'  
CLIENT: May

Patricia A May Add.



LOT B-2

LOT B-2

LOT A-6

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS PATRICIA A. MAY BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of FRANKLIN HALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 104 of the Plat Records of Rockwall County, Texas and being known as Lot C, and Lot B in Block 1, according to the Plat thereof Recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas, and being all of that tract of land being described in a Warranty deed from Frank D. Montana and wife Cynthia Montana to Patricia A. May, dated, September 15, 1999 and being recorded in Volume 1080, Page 280 of the Real Property Records of Rockwall County, Texas, and also being a part of that tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

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THENCE S. 01°25'22"W. along the West right-of-way-line of Kernodle Street, a distance of 202.97' to a 1/2" iron rod found for corner;

THENCE WEST at a distance of 150.00 feet pass a 1/2" iron rod found for corner at the southeast corner of a tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas;

THENCE N. 02°28'37"E. at 102.46 feet pass a 1/2" iron rod found for corner at the Southwest corner of said Franklin Hall Addition, a distance of 209.58 feet to a 3/8" iron rod found for corner in the South right-of-way line of Williams Street;

THENCE S. 87°41'49"E. along said right-of-way, a distance of 161.28' to the POINT OF BEGINNING and containing 0.77 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as PATRICIA A. MAY ADDITION an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage of lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportion to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may as a result of the dedication of exaction's made herein.

*Patricia A. May*  
PATRICIA A. MAY  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Patricia A. May* known to me to be the person whose name is subscribed foregoing instrument, and acknowledged to me that he executed the same for the purpose consideration therein stated.

Given upon my hand and seal of office this 27<sup>th</sup> day of May, 2003  
*Jenell Lee Strickland*  
Notary Public in and for the State of Texas  
My Commission Expires: 2-16-04  
Jenell Lee Strickland  
My Commission Expires February 16, 2004

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL  
This instrument was acknowledged before me on the 27<sup>th</sup> day of May, 2003

By *Harold D. Fetty*  
*Jenell Lee Strickland*  
Notary Public in and for the State of Texas  
My Commission Expires: 2-16-04  
Jenell Lee Strickland  
My Commission Expires February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

*Ross I. Ramsey*  
Planning and Zoning Commission  
Date 10 June 2003  
APPROVED

I hereby certify that the above and foregoing plat of PATRICIA A. MAY ADDITION an addition to the City of Rockwall, Texas, as approved by the City Council of the City of Rockwall on the 19<sup>th</sup> day of August, 2002

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 24<sup>th</sup> day of June, 2003

*Richard J. Jones*  
Mayor, City of Rockwall  
*Norothy Brooks*  
City Secretary City of Rockwall  
CITY OF ROCKWALL, TEXAS  
SEAL

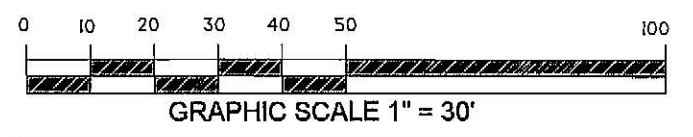
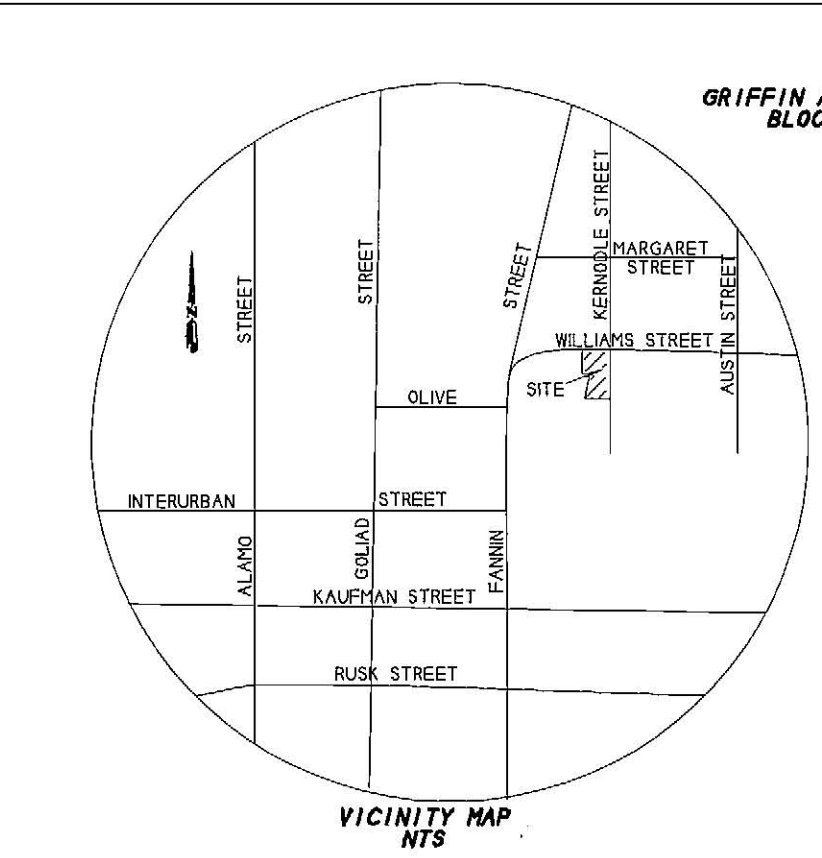
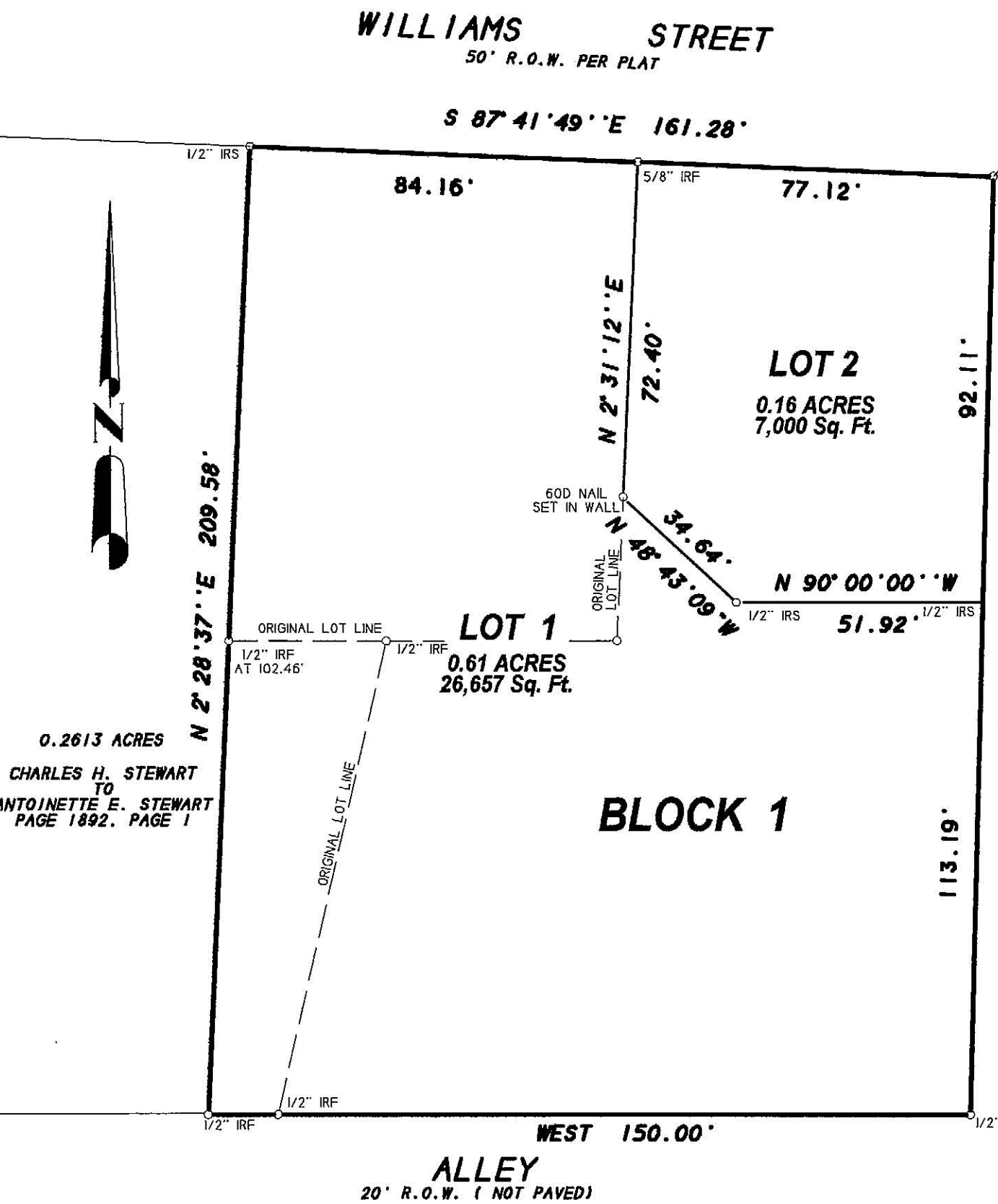
*Chuck Todd* 6-4-03  
CITY ENGINEER

FINAL PLAT  
**PATRICIA A. MAY ADDITION**  
A REPLAT OF FRANKLIN HALL ADDITION  
OUT OF  
THE  
B. F. BOYDSTUN  
ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER: PATRICIA A. MAY  
308 WILLIAMS STREET  
ROCKWALL, TEXAS 75087  
972-771-3633

ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-6434 FAX (972) 772-6443

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
03 JUN 16 PM 2:10  
PAULETTE BURK  
CO. CLERK  
DEPUTY  
SURVEYOR JUN 20 2003  
SCALE 1" = 30' FILE 20020523  
CLIENT May



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
  - 4) PURPOSE OF REPLAT; TO COMBINE ADDITIONAL LAND INTO TWO LOTS

Patricia A May Add.

E-310

## NOTICE REGARDING POWER OF ATTORNEY

A durable power of attorney is an important legal document. By signing a durable power of attorney, you are authorizing another person or persons to act for you, the principal, without any court supervision or approval. Each person you appoint to serve as your agent should be someone you trust completely. Before you sign the durable power of attorney, you should know these important facts:

The power of attorney is a very powerful document designed to give the designated person or persons (your "agent") the ability to manage your financial affairs. For instance, your agent has the power to manage, dispose of, sell, and convey your real and personal property, to open and close bank accounts, to sign your tax returns, and to use your property as security if your agent borrows money on your behalf. These are just a few of the powers you are giving to your agent.

Your agent will have the right to be reimbursed for reasonable expenses incurred on your behalf. Also, you will be able to choose whether your agent is entitled to receive compensation for services provided under the durable power of attorney.

The powers you give your agent will continue to exist for your entire lifetime, unless you state that the durable power of attorney will last for a shorter period of time or unless you otherwise terminate the durable power of attorney.

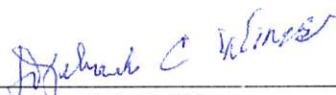
The powers you give your agent in the durable power of attorney will be effective the moment you sign the form, and such powers will continue to exist even if you can no longer make your own decisions respecting the management of your property.

You can amend or change the durable power of attorney only by executing a new durable power of attorney or by executing an amendment through the same formalities as an original. You have the right to revoke or terminate the durable power of attorney at any time, so long as you are competent.

You should read the durable power of attorney carefully. When effective, the durable power of attorney will give your agent the right to deal with property that you now have or might acquire in the future.

By signing below, you acknowledge that you have read the foregoing notice.

Dated: the 12<sup>th</sup> day of November, in the year 2024.

  
\_\_\_\_\_  
DEBORAH C. WINES



**DURABLE POWER OF ATTORNEY**  
**OF**  
**DEBORAH C. WINES**

**Prepared by:**

**TELSCHOW JOHNSON LAW, PLLC**  
**4200 S. Hulen St., Ste. 417**  
**Fort Worth, Texas 76109**

**817-632-7711**  
**[www.tjlawpllc.com](http://www.tjlawpllc.com)**

**STATUTORY DURABLE POWER OF ATTORNEY  
OF  
DEBORAH C. WINES**

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE DURABLE POWER OF ATTORNEY ACT, SUBTITLE P, TITLE 2, TEXAS ESTATES CODE. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO. IF YOU WANT YOUR AGENT TO HAVE THE AUTHORITY TO SIGN HOME EQUITY LOAN DOCUMENTS ON YOUR BEHALF, THIS POWER OF ATTORNEY MUST BE SIGNED BY YOU AT THE OFFICE OF THE LENDER, AN ATTORNEY AT LAW, OR A TITLE COMPANY.

You should select someone you trust to serve as your agent. Unless you specify otherwise, generally the agent's authority will continue until:

- (1) you die or revoke the power of attorney;
- (2) your agent resigns, is removed by court order, or is unable to act for you; or
- (3) a guardian is appointed for your estate.

I, DEBORAH C. WINES, with an address of 7025 Spanish Oaks Dr., North Richland Hills, Texas 76182, appoint my brother, C. SIDNEY JOHNSTON, with an address of 7025 Spanish Oaks Dr., North Richland Hills, Texas 76182, as my agent to act for me in any lawful way with respect to all of the following powers that I have initialed below. If C. SIDNEY JOHNSTON dies, becomes incapacitated, resigns, refuses to act, or is removed by court order, I appoint my sister-in-law, DANETTE M. JOHNSTON, as my successor agent. If DANETTE M. JOHNSTON dies, becomes incapacitated, resigns, refuses to act, or is removed by court order, I appoint my daughter, SIGRUNN YOST, as my successor agent.

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (O) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS LISTED IN (A) THROUGH (N).

TO GRANT A POWER, YOU MUST INITIAL THE LINE IN FRONT OF THE POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF THE POWER. YOU MAY, BUT DO NOT NEED TO, CROSS OUT EACH POWER WITHHELD.

- \_\_\_\_\_ (A) Real property transactions (specifically including, but not limited to, the real property described on the attached Schedule "A");
- \_\_\_\_\_ (B) Tangible personal property transactions;
- \_\_\_\_\_ (C) Stock and bond transactions;
- \_\_\_\_\_ (D) Commodity and option transactions;
- \_\_\_\_\_ (E) Banking and other financial institution transactions;

- \_\_\_\_\_ (F) Business operating transactions;
- \_\_\_\_\_ (G) Insurance and annuity transactions;
- \_\_\_\_\_ (H) Estate, trust, and other beneficiary transactions;
- \_\_\_\_\_ (I) Claims and litigation;
- \_\_\_\_\_ (J) Personal and family maintenance;
- \_\_\_\_\_ (K) Benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service;
- \_\_\_\_\_ (L) Retirement plan transactions;
- \_\_\_\_\_ (M) Tax matters;
- \_\_\_\_\_ (N) Digital assets and the content of an electronic communication;
- Delighted* \_\_\_\_\_ (O) *to be done* ALL OF THE POWERS LISTED IN (A) THROUGH (N). YOU DO NOT HAVE TO INITIAL THE LINE IN FRONT OF ANY OTHER POWER IF YOU INITIAL LINE (O).

**GRANT OF SPECIFIC AUTHORITY**

My agent MAY NOT do either of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting either of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent. If you DO NOT want to grant your agent one or both of the following powers, you may also CROSS OUT the power or powers you DO NOT want to grant.)

- DM* \_\_\_\_\_ Create, amend, revoke, or terminate an inter vivos trust
- DM* \_\_\_\_\_ Create or change a beneficiary designation

**SPECIAL INSTRUCTIONS**

**Compensation:** Special instructions applicable to agent compensation (initial in front of one of the following sentences to have it apply; if no selection is made, each agent will be entitled to compensation that is reasonable under the circumstances):

- \_\_\_\_\_ My agent is entitled to reimbursement of reasonable expenses incurred on my behalf and to compensation that is reasonable under the circumstances.
- DM* \_\_\_\_\_ My agent is entitled to reimbursement of reasonable expenses incurred on my behalf but shall receive no compensation for serving as my agent.

**Gifts:** My agent shall not have the power to make gifts of my property.

**Limitations:** Notwithstanding any provision herein to the contrary, any authority granted to my agent shall be limited so as to prevent this power of attorney from causing my agent to be taxed on my income (unless my agent is my spouse) and from causing my assets to be subject to a general power of appointment by my agent, as that term is defined in Section 2041 of the Internal Revenue Code of 1986, as amended.

**Additional Powers:** ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT. None.

**EFFECTIVE IMMEDIATELY**

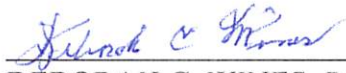
This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

**REVOCATION OF PRIOR POWERS OF ATTORNEY**

I hereby revoke all durable general powers of attorney executed by me prior to the date of this power of attorney, and all such durable general powers of attorney shall no longer be of force and effect. All powers and authorities granted under said durable general powers of attorney are hereby withdrawn and revoked effective immediately. The provisions of this paragraph shall not revoke any power of attorney I have previously executed which is limited to a specific and identifiable action or transaction, such as a power of attorney I have executed as part of a contract for the management of a bank or brokerage account. If I desire to revoke any such prior limited or specific power of attorney, I will execute a revocation specifically referring to the power of attorney to be revoked.

I agree that any third party who receives a copy of this document may act under it. Termination of this durable power of attorney is not effective as to a third party until the third party has actual knowledge of the termination. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney. The meaning and effect of this durable power of attorney is determined by Texas law.

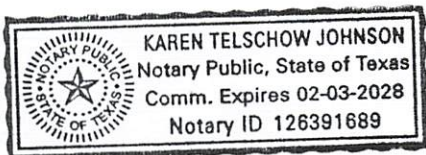
Signed on the 12<sup>th</sup> day of November, in the year 2024.

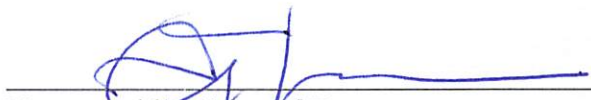
  
DEBORAH C. WINES, Principal

This document was executed at the law office of TELSCHOW JOHNSON LAW, PLLC, located at 4200 S. Hulen St., Ste. 417, Fort Worth, Texas 76109.

STATE OF TEXAS §  
  §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12<sup>th</sup> day of November, in the year 2024, by DEBORAH C. WINES.



  
Notary Public, State of Texas

## IMPORTANT INFORMATION FOR AGENT

### Agent's Duties

When you accept the authority granted under this power of attorney, you establish a "fiduciary" relationship with the principal. This is a special legal relationship that imposes on you legal duties that continue until you resign or the power of attorney is terminated, suspended, or revoked by the principal or by operation of law. A fiduciary duty generally includes the duty to:

- (1) act in good faith;
- (2) do nothing beyond the authority granted in this power of attorney;
- (3) act loyally for the principal's benefit;
- (4) avoid conflicts that would impair your ability to act in the principal's best interest; and
- (5) disclose your identity as an agent when you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

DEBORAH C. WINES, by     (Your Signature)     as Agent

In addition, the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code) requires you to:

- (1) maintain records of each action taken or decision made on behalf of the principal;
- (2) maintain all records until delivered to the principal, released by the principal, or discharged by a court; and
- (3) if requested by the principal, provide an accounting to the principal that, unless otherwise directed by the principal or otherwise provided in the Special Instructions, must include:
  - (A) the property belonging to the principal that has come to your knowledge or into your possession;
  - (B) each action taken or decision made by you as agent;
  - (C) a complete account of receipts, disbursements, and other actions of you as agent that includes the source and nature of each receipt, disbursement, or action, with receipts of principal and income shown separately;
  - (D) a listing of all property over which you have exercised control that includes an adequate description of each asset and the asset's current value, if known to you;
  - (E) the cash balance on hand and the name and location of the depository at which the cash balance is kept;
  - (F) each known liability;
  - (G) any other information and facts known to you as necessary for a full and definite understanding of the exact condition of the property belonging to the principal; and
  - (H) all documentation regarding the principal's property.

## **Termination of Agent's Authority**

You must stop acting on behalf of the principal if you learn of any event that terminates or suspends this power of attorney or your authority under this power of attorney. An event that terminates this power of attorney or your authority to act under this power of attorney includes:

- (1) the principal's death;
- (2) the principal's revocation of this power of attorney or your authority;
- (3) the occurrence of a termination event stated in this power of attorney;
- (4) if you are married to the principal, the dissolution of your marriage by court decree of divorce or annulment or declaration that your marriage is void, unless otherwise provided in this power of attorney;
- (5) the appointment and qualification of a permanent guardian of the principal's estate unless a court order provides otherwise; or
- (6) if ordered by a court, your removal as agent (attorney in fact) under this power of attorney. An event that suspends this power of attorney or your authority to act under this power of attorney is the appointment and qualification of a temporary guardian unless a court order provides otherwise.

## **Liability of Agent**

The authority granted to you under this power of attorney is specified in the Durable Power of Attorney Act (Subtitle P, Title 2, Estates Code). If you violate the Durable Power of Attorney Act or act beyond the authority granted, you may be liable for any damages caused by the violation or subject to prosecution for misapplication of property by a fiduciary under Chapter 32 of the Texas Penal Code.

THE AGENT, BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

**SCHEDULE "A"**

**REAL PROPERTY SPECIFICALLY COVERED  
BY THIS POWER OF ATTORNEY**

1. BEING LOT 2, BLOCK 1 OF PATRICIA A. MAY ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 310, MAP RECORDS, ROCKWALL COUNTY, TEXAS. Property also known as 310 WILLIAMS ST, ROCKWALL, TX 75087.



310





NOV 10 2004