



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

CERTIFICATE OF APPROPRIATENESS (COA)
BUILDING PERMIT FEE WAIVER
SMALL MATCHING GRANT (SMG)

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



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. MAY 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

APPLICANT(S) NAME C. Sidney Johnston

ADDRESS 310 Williams Street
Rockwall TX 75087

ADDRESS 7025 Spanish Oaks Drive
North Richland Hills TX

PHONE

PHONE 817-313-9857

E-MAIL

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

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
Mobile: 817.313.9857

Attachments: Application for COA
Photo
Power of Attorney

LOT C-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 S, 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 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 enclosing 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 shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or 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 its 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, chain staking, 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 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.

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

ROCKWALL SURVEYING COMPANY, Inc.

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

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
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 27th day of May, 2003

Jennell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
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. Felly, 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. Felly, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of May, 2003

By Patricia A. May
Jennell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
My Commission Expires: February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

Ross L. Ramsey 10 June 2003
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, 2003

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 4th day of June, 2003

Ed Deane Norothy Brown
Mayor, City of Rockwall City Secretary City of Rockwall

Chuck Ladd 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

FILED FOR RECORD
ROCKWALL CO. TEXAS
03 JUN 16 PM 2:21
FAULSTICH, BURN
CO. CLERK
NEW

SURVEY DATE: June 20, 2003
SCALE: 1" = 30'
CLIENT: May

WILLIAMS STREET

50' R.O.W. PER PLAT

S 87°41'49"E 161.28'

84.16'

LOT 2
0.16 ACRES
7,000 Sq. Ft.

LOT 1
0.61 ACRES
26,657 Sq. Ft.

BLOCK 1

ALLEY
20' R.O.W. (NOT PAVED)

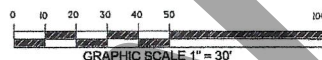
GRIFFIN ADDITION
BLOCK 4GRIFFIN ADDITION
BLOCK 4

NOTES

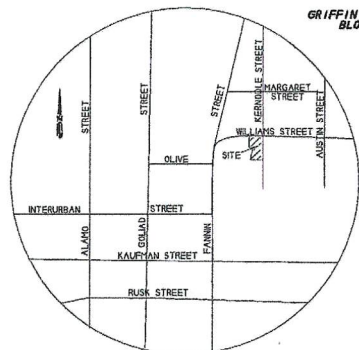
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I.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

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

E-310



VICINITY MAP



Patricia A May Add.



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 12th 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**

**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;

- ### GRANT OF SPECIFIC AUTHORITY

(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.)

- ## SPECIAL INSTRUCTIONS

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

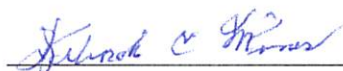
This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

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 12th 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

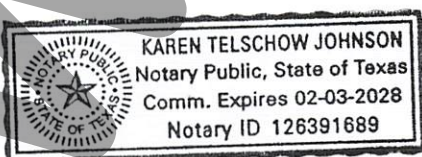
§


COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on the 12th 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.



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

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*

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 as 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. MAY 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



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.

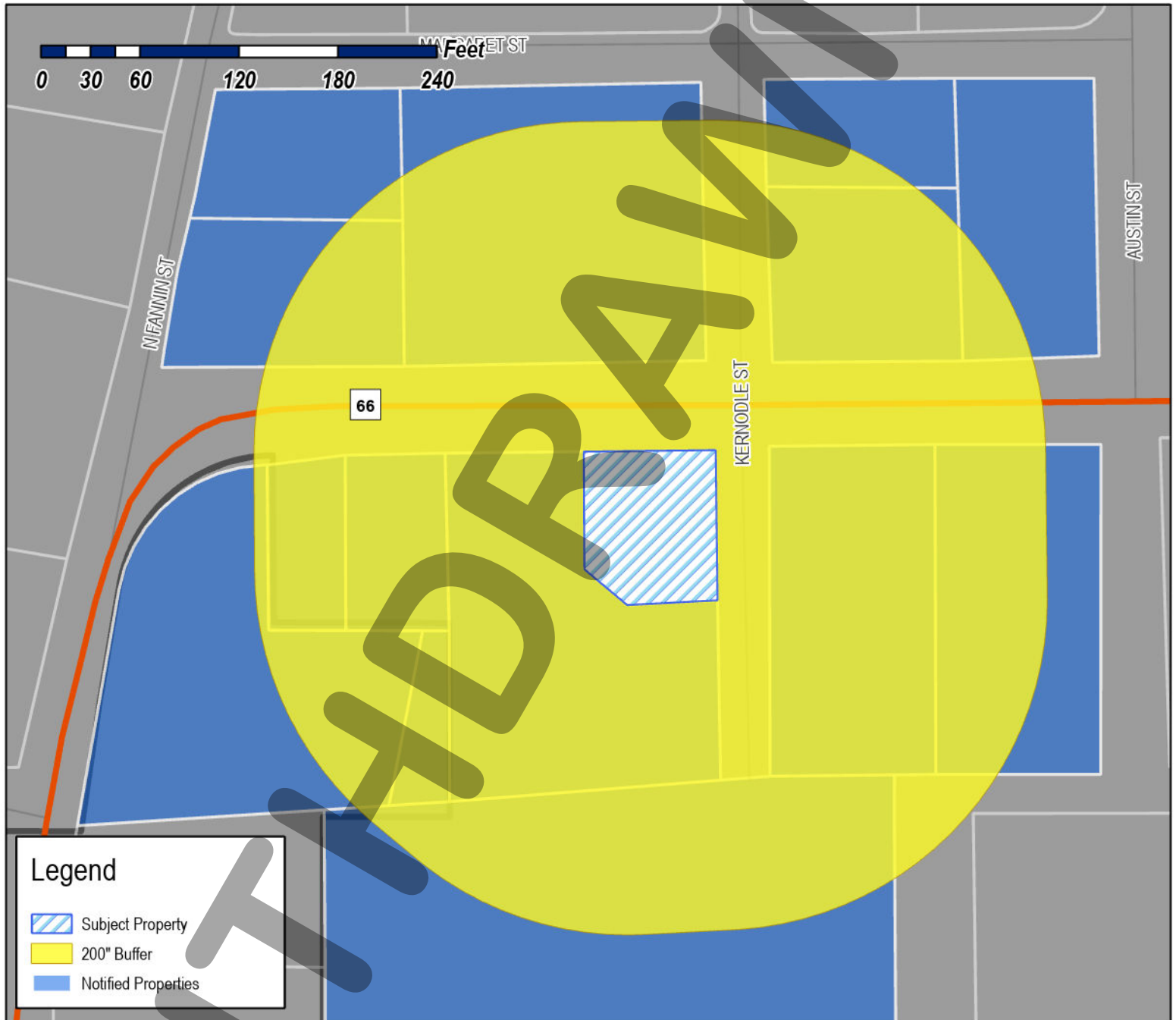




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Case Number: H2025-001
Case Name: Certificate of Appropriateness (COA)
for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 310 Williams Street

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

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. 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
Mobile: 817.313.9857

Attachments: Application for COA
Photo
Power of Attorney

LOT C-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 S, 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 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 shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or 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 its 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, chain staking, 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 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.

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

ROCKWALL SURVEYING COMPANY, Inc.

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

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
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 27th day of May, 2003

Jennell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
Jennell 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. Felly, 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. Felly, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of May, 2003

By: Harold D. Felly, III
Jennell Lee Strickland
Notary Public in and for the State of Texas

2-16-04
Jennell Lee Strickland
My Commission Expires
February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

Ross L. 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 was approved by the City Council of the City of Rockwall on the 14th day of August, 2003

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 4th day of June, 2003

Mayor, City of Rockwall
Dorothy Brown
City Secretary City of Rockwall

Chuck Ladd
CITY ENGINEER
6-4-03

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 RECORD
ROCKWALL CO. TEXAS
03 JUN 16 PM 2:10
FAULSTICH, BURNETT
CO. CLERK
NEW

SURVEY DATE: JUN 20, 2003
SCALE: 1" = 30' FILE: 00030222
CLIENT: JEM

WILLIAMS STREET

50' R.O.W. PER PLAT

S 87°41'49"E 161.28'

84.16'

LOT 2
0.16 ACRES
7,000 Sq. Ft.

LOT 1
0.61 ACRES
26,657 Sq. Ft.

BLOCK 1

ALLEY

20' R.O.W. (NOT PAVED)

GRIFFIN ADDITION
BLOCK 4GRIFFIN ADDITION
BLOCK 4

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

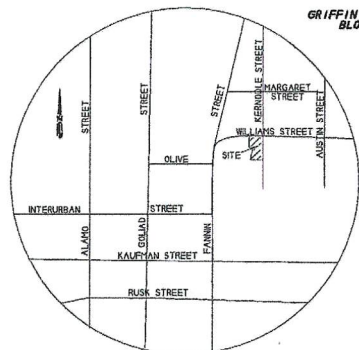
OWNER:

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

E-310



VICINITY MAP



Patricia A May Add.



LOT C-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:

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 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 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 or 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 the electric 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 27th day of May, 2003

Jenell Lee Strickland
Notary Public in and for the State of Texas

Jenell Lee Strickland
My Commission Expires: 2-16-04
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
Registered Professional Land Surveyor No. 5034

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

By *Harold D. Fetty*
Jenell Lee Strickland
Notary Public in and for the State of Texas

Jenell Lee Strickland
My Commission Expires: 2-16-04
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, approved by the City Council of the City of Rockwall on the 14 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 4th day of June, 2003

Raymond
Mayor, City of Rockwall
Norothy Brooks
City Secretary City of Rockwall

Chuck Todd
CITY ENGINEER 6-4-03

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

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 2:00
PAULETTE BURKH
CO. CLERK
DEPUTY
SURVEYOR
SCALE 1" = 30' FILE 20020503
CLIENT May

WILLIAMS STREET
50' R.O.W. PER PLAT

S 87°41'49"E 161.28'

84.16'

77.12'

N 2°31'12"E
72.40'LOT 2
0.16 ACRES
7,000 Sq. Ft.

92.11'

N 90°00'00"W
51.92'LOT 1
0.61 ACRES
26,657 Sq. Ft.

BLOCK 1

WEST 150.00'

ALLEY
20' R.O.W. (NOT PAVED)GRIFFIN ADDITION
BLOCK 4GRIFFIN ADDITION
BLOCK 4

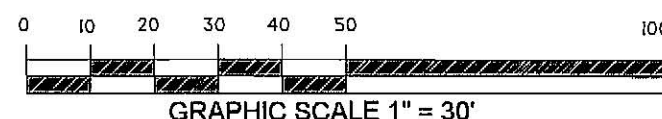
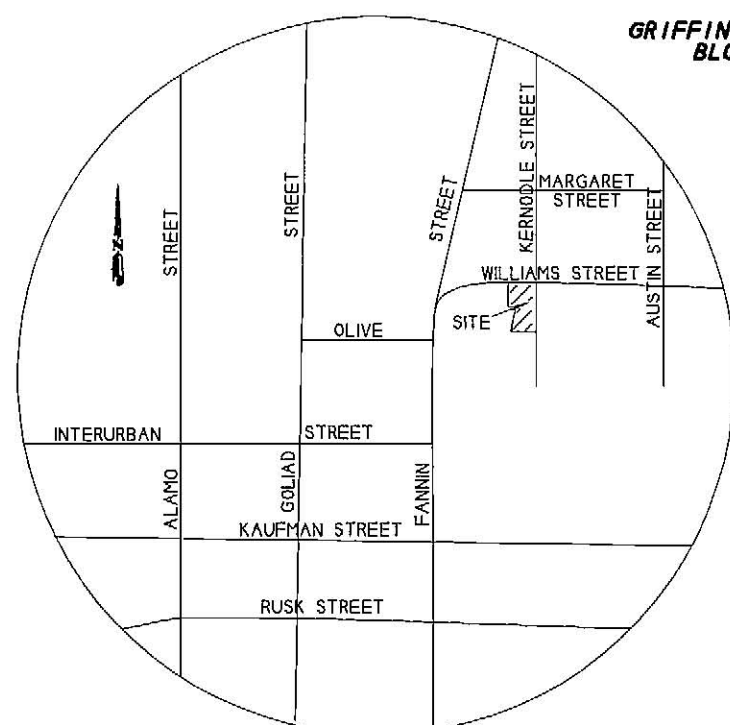
NOTES

- 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

OWNER: PATRICIA A. MAY

308 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-3633

E-310

VICINITY MAP
NTS

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 12th 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**

**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;
Deborah C. Wines _____ (O) 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.)

- Deborah C. Wines* _____ Create, amend, revoke, or terminate an inter vivos trust
Deborah C. Wines _____ 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.
Deborah C. Wines _____ 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

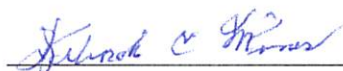
This power of attorney is effective immediately and is not affected by my subsequent disability or incapacity.

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 12th 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

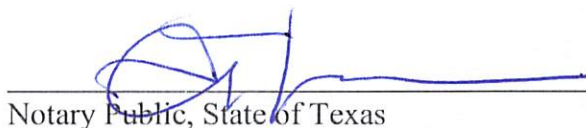
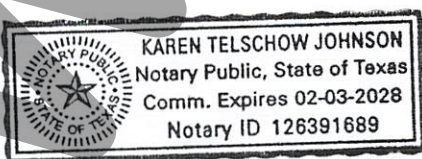
§

COUNTY OF TARRANT

§

§

This instrument was acknowledged before me on the 12th 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.





NOV 10 2004

From: [Sid Johnston](#)
To: [Guevara, Angelica](#)
Cc: [Nancy@thebochniakgroup.com](#); [Danette Johnston home](#); [yostfish@aol.com](#); [Deborahcwines@outlook.com](#); [Ross, Bethany](#)
Subject: Re: COA Application with Documents
Date: Monday, January 13, 2025 11:46:19 AM
Attachments: [image001.png](#)

Ms. Guevara:

Subject: Withdrawal of COA Request for 310 Williams Street, Rockwall

Please allow this letter to serve as formal written notice that I wish to withdraw my request for a Certificate of Appropriateness (COA) concerning the property located at 310 Williams Street, Rockwall. While I initially planned to attend the HPAB meeting this Thursday, we have decided to sell the property. Given this, our request is no longer necessary.

Should you require any further information or have any questions, please contact me at your earliest convenience.

Best regards,

Sid Johnston
817.313.9857